

AGENDA
ESCAMBIA COUNTY PLANNING BOARD
December 2, 2013–8:35 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 Resume' Minutes of the November 4, 2013 Planning Board Meeting.
 - B. Planning Board Monthly Action Follow-up Report for December 2013.
 - C. Planning Board 6-Month Outlook for December 2013.
5. Public Hearings.
 - A. Review Cantonment Redevelopment Plan and Recommend Determination of Conformance With the Comprehensive Plan.

A Public Hearing Concerning Review of the Cantonment Redevelopment Plan and Recommend Determination of Conformance With the Comprehensive Plan.

That the Planning Board review the Cantonment Redevelopment Plan and determine that the plan is in conformance with the local Comprehensive Plan.
6. Action/Discussion/Info Items.
 - A. Material Recycling Facility, presentation by Drew Holmer.
 - B. Park Model RV's as Medical Hardship, presentation by Drew Holmer.
7. Public Forum.

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

The next Regular Planning Board meeting is scheduled for **Monday, January 6, 2014 at 8:30 a.m.** , in the Escambia County Central Office Complex, Room 104, First Floor, 3363 West Park Place, Pensacola, Florida.

11. Announcements/Communications.
12. Adjournment.



BOARD OF COUNTY COMMISSIONERS

Escambia County, Florida

Planning Board-Regular
Meeting Date: 12/02/2013

4.

Agenda Item:

A. **RECOMMENDATION:** That the Planning Board review and approve the Meeting Resume' Minutes of the November 4, 2013 Planning Board Meeting.

B. Planning Board Monthly Action Follow-up Report for December 2013.

C. Planning Board 6-Month Outlook for December 2013.

Attachments

Regular Mtg Resume

Quasi Mtg Resume

Monthly Action Follow Up Report

6 Month Outlook

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RESUMÉ OF THE ESCAMBIA COUNTY PLANNING BOARD November 4, 2013

CENTRAL OFFICE COMPLEX
3363 WEST PARK PLACE, BOARD CHAMBERS
PENSACOLA, FLORIDA
(10:03 A.M. – 10:34 A.M.) (10:40 A.M. - 11:50 A.M.)

Present: Tim Tate, Vice Chairman
David Luther Woodward
Dorothy Davis
Robert V. Goodloe
Karen Sindel
Alvin Wingate
Patty Hightower, School Board (Non-Voting)

Absent: Wayne Briske, Chairman
Stephanie Oram, Navy (Non-Voting)

Staff Present: Stephen West, Assistant County Attorney
Horace Jones, Interim Director, Development Services
Andrew Holmer, Senior. Planner, Planning & Zoning
Allyson Cain, Urban Planner, Planning & Zoning
Debbie Lockhart, Administrative Assistant
Denise Halstead, Sr Office Assistant

Attendees: Joy Blackmon, Director of Public Works
Matt Mooneyham, Project Manager
Bonita Player, Consultant
Temeka Mallory, Sr Office Assistant

1. Call to Order.
2. Proof of Publication.
3. Approval Of Minutes
 - A. **RECOMMENDATION:** That the Planning Board review and approve the Meeting Resume' Minutes of the October 7, 2013 Planning Board Meeting.
 - B. Planning Board Monthly Action Follow-up Report for October 2013.
 - C. Planning Board 6-Month Outlook for November 2013.

Motion was made to approve resume minutes of October 7,2013 meeting.

Vote: 6 - 0 Approved

Other: Wayne Briske (ABSENT)

4. Public Hearings.

A. Deleting References to Repealed Provisions of Comprehensive Plan from LDC

Motion by Robert V. Goodloe, Seconded by Dorothy Davis Motion to approve the Ordinance to the Land Development Code.

Vote: 6 - 0 Approved

Other: Wayne Briske (ABSENT)

B. Fence Height in Residential Zoning

Motion by Robert V. Goodloe, Seconded by David Luther Woodward

Vote: 6 - 0 Approved

Other: Wayne Briske (ABSENT)

Motion to approve Ordinance to Land Development Code.

Vote: 6 - 0 Approved

Other: Wayne Briske (ABSENT)

C. One Acre Lot Size Option for Rezoning

Motion by Karen Sindel,

Vote: 6 - 0 Approved

Other: Wayne Briske (ABSENT)

Motion to approve Ordinance to the Land Development Code.

Vote: 6 - 0 Approved

Other: Wayne Briske (ABSENT)

D. 2012-2016 Update to the Five-Year Schedule of Capital Improvements

Motion by Karen Sindel, Seconded by David Luther Woodward

Vote: 6 - 0 Approved

Other: Wayne Briske (ABSENT)

Motion to approve Ordinance adopting the uncodified 20016-2016 update to five year schedule of capital improvements.

Vote: 6 - 0 Approved

Other: Wayne Briske (ABSENT)

E. FEMA Flood Ordinance Article 10

Motion by Robert V. Goodloe, Seconded by Karen Sindel

Vote: 6 - 0 Approved

Other: Wayne Briske (ABSENT)

Motion to approve Ordinance to Land Development Code.

Vote: 6 - 0 Approved

Other: Wayne Briske (ABSENT)

5. Draft Comprehensive Plan: 2030 Revisions
6. Discussion for proposed outline for the November 19, 2013 Planning Board Workshop
7. Public Forum.
8. Director's Review.
9. County Attorney's Report.
10. Scheduling of Future Meetings.

The next Regular Planning Board meeting is scheduled for **Monday, December 2, 2013 at 8:35 a.m.** , in the Escambia County Central Office Complex, Room 104, First Floor, 3363 West Park Place, Pensacola, Florida.

11. Announcements/Communications.
11. Adjournment.

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RESUMÉ OF THE ESCAMBIA COUNTY PLANNING BOARD QUASI-JUDICIAL REZONING HEARING

November 4, 2013

CENTRAL OFFICE COMPLEX
3363 WEST PARK PLACE, BOARD CHAMBERS
PENSACOLA, FLORIDA
(8:30 A.M. –9:45 A.M.)

Present: Tim Tate, Vice Chairman
David Luther Woodward
Dorothy Davis
Robert V. Goodloe
Karen Sindel
Alvin Wingate
Patty Hightower, School Board (Non-Voting)
Stephanie Oram, Navy (Non-Voting)

Absent: Wayne Briske, Chairman

Staff Present: Stephen West, Assistant County Attorney
Horace Jones, Interim Director, Development Services
Andrew Holmer, Senior. Planner, Planning & Zoning
Allyson Cain, Urban Planner, Planning & Zoning
Debbie Lockhart, Administrative Assistant
Denise Halstead, Sr Office Assistant

Attendees: Temeka Mallory, Sr Office Assistant

1. Call to Order.
2. Invocation was given by Mr. Alvin Wingate.
Pledge of Allegiance to the Flag was given by Karen Sindel.
3. Proof of Publication was given by the Planning Board Coordinator.

Motion to accept staff findings and waive the reading of the legal advertisement.

Vote: 6 - 0 Approved

Other: Wayne Briske (ABSENT)

4. Quasi-judicial Process Explanation.

5. Public Hearings.

Z-2013-20

Applicant: Bobby and Sally Reynolds,
Owners

Address: 12511 Lillian Highway

From: R-4, Multiple-Family District,
(cumulative) Medium High
Density (18 du/acre)

To: R-6, Neighborhood
Commercial and Residential
District, (cumulative) High
Density (10 du/acre)

Mr. Alvin Wingate acknowledge visiting the site.

No planning board member acknowledged any ex parte communication regarding this item.

Mr. Tim Tate refrained from voting on this matter due to a conflict of interest.

Motion was made to adopt staffs findings of facts and recommend denial to the BCC.

Vote: 5 - 1 Approved

Voted No: Alvin Wingate

Other: Wayne Briske (ABSENT)

6. Adjournment.



BOARD OF COUNTY COMMISSIONERS ESCAMBIA COUNTY, FLORIDA

DEVELOPMENT SERVICES DEPARTMENT
3363 WEST PARK PLACE
PENSACOLA, FLORIDA 32505
PHONE: 850-595-3475
FAX: 850-595-3481
www.myescambia.com

Memorandum

TO: Planning Board

FROM: Temeka Mallory, Board Clerk

DATE: November 22, 2013

RE: Monthly Action Follow-Up Report for November 2013

Following is a status report of Planning Board (PB) agenda items for the prior month of **November**. 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

COMMITTEES & WORKING GROUP MEETINGS

COMPREHENSIVE PLAN AMENDMENTS

- Text Amendments:
- Map Amendments:

LAND DEVELOPMENT CODE ORDINANCES

REZONING CASES

- 1. Rezoning Case Z-2013-16**
08/05/13 PB continued case
10/07/13 PB recommended approval of rezoning
11/07/13 BCC Approved
- 2. Rezoning Case Z-2013-18**
10/07/13 PB recommended approval of rezoning
11/07/13 BCC Approved
- 3. Rezoning Case Z-2013-19**
10/07/13 PB recommended approval of rezoning
11/07/13 BCC Approved

4. Rezoning Case Z-2013-20

11/04/13 PB recommended Denial of Rezoning
12/05/13 BCC Meeting

PLANNING BOARD MONTHLY SCHEDULE SIX MONTH OUTLOOK FOR DECEMBER 2013

(Revised 11/22/13)

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

Meeting Date	LDC Changes and/or Public Hearings	Comprehensive Plan Amendments	Rezoning	Reports, Discussion and/or Action Items
Monday, December 2, 2013	<ul style="list-style-type: none"> Cantonment Redevelopment Plan 		<ul style="list-style-type: none"> Z-2013-21 Z-2013-22 Z-2013-23 Z-2013-25 Z-2013-26 	<ul style="list-style-type: none"> MRF's Park Model RV's as Medical Hardship
PB Workshop December 11, 2013	<ul style="list-style-type: none"> LDC Revisions 	<ul style="list-style-type: none"> Comp Plan Revisions 	<ul style="list-style-type: none"> 	
Monday, January 6, 2014	<ul style="list-style-type: none"> UWF Agreement (tentative) 	<ul style="list-style-type: none"> Comp Plan Revisions 	<ul style="list-style-type: none"> Z-2013-24 	<ul style="list-style-type: none"> LDC Revisions
Monday, February 3, 2014				<ul style="list-style-type: none"> LDC Revisions
Monday, March 3, 2014	<ul style="list-style-type: none"> LDC Revisions 			
Monday, April 7, 2014				
Monday, May 5, 2014				
Monday, June 2, 2014				

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

Planning Board-Regular

5. A.

Meeting Date: 12/02/2013

Issue: Review Cantonment Redevelopment Plan and Recommend Determination of Conformance With the Comprehensive Plan.

From: Keith Wilkins, Department Director

Organization: Community & Environment

RECOMMENDATION:

A Public Hearing Concerning Review of the Cantonment Redevelopment Plan and Recommend Determination of Conformance With the Comprehensive Plan.

That the Planning Board review the Cantonment Redevelopment Plan and determine that the plan is in conformance with the local Comprehensive Plan.

BACKGROUND:

On November 18, 2010, the Escambia County Board of County Commissioners adopted a Resolution (R2010-204) creating the Cantonment Redevelopment Area District. The attached draft Cantonment Redevelopment Plan provides a framework for coordinating and facilitating public and private redevelopment of the area.

Chapter 163.360(4) F.S. requires that the Community Redevelopment Agency (CRA) submit the Plan to the local planning agency for recommendation with respect to the conformity with the local comprehensive plan.

BUDGETARY IMPACT:

Funding sources include Tax Increment Financing (TIF), Community Development Block Grant (CDBG) funds, and non-County funding sources to be determined.

LEGAL CONSIDERATIONS/SIGN-OFF:

N/A

PERSONNEL:

N/A

POLICY/REQUIREMENT FOR BOARD ACTION:

Chapter 163.360(4) F.S. requires that the Community Redevelopment Agency submit the draft plan to the local planning agency for recommendation with respect to the conformity with the local Comprehensive Plan.

IMPLEMENTATION/COORDINATION:

The CRA solicited input from residents and business owners in the Cantonment area by conducting a series of four public community meetings in October 2013. Upon approval by the BCC, the CRA will continue to work with these residents, neighborhood associations, and area businesses to implement the plan.

Attachments

Cantonment Redevelopment Plan

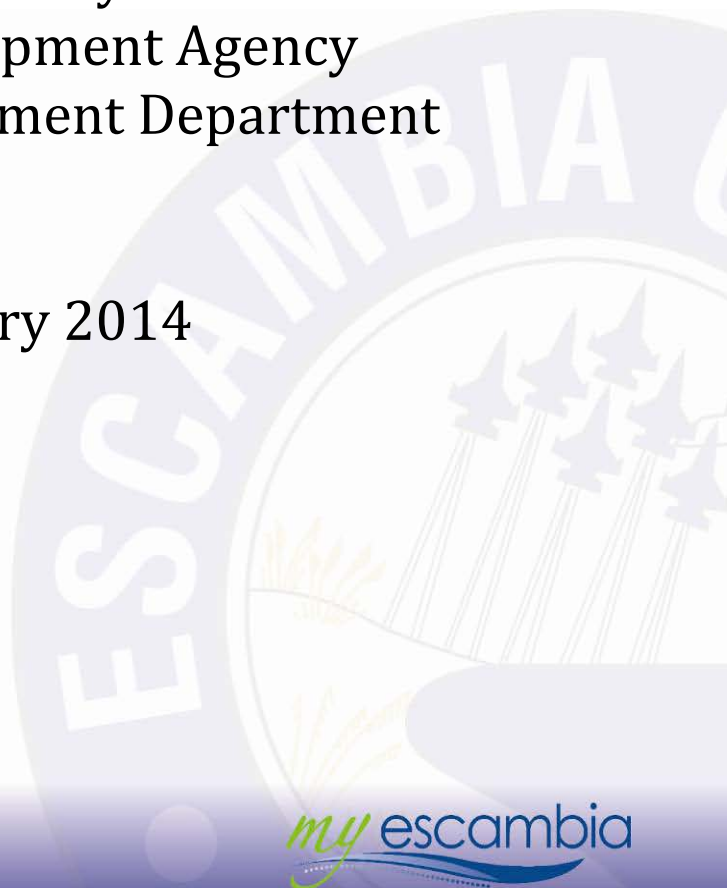


Cantonment Redevelopment Plan

Escambia County
Community Redevelopment Agency
Community and Environment Department

Adopted January 2014

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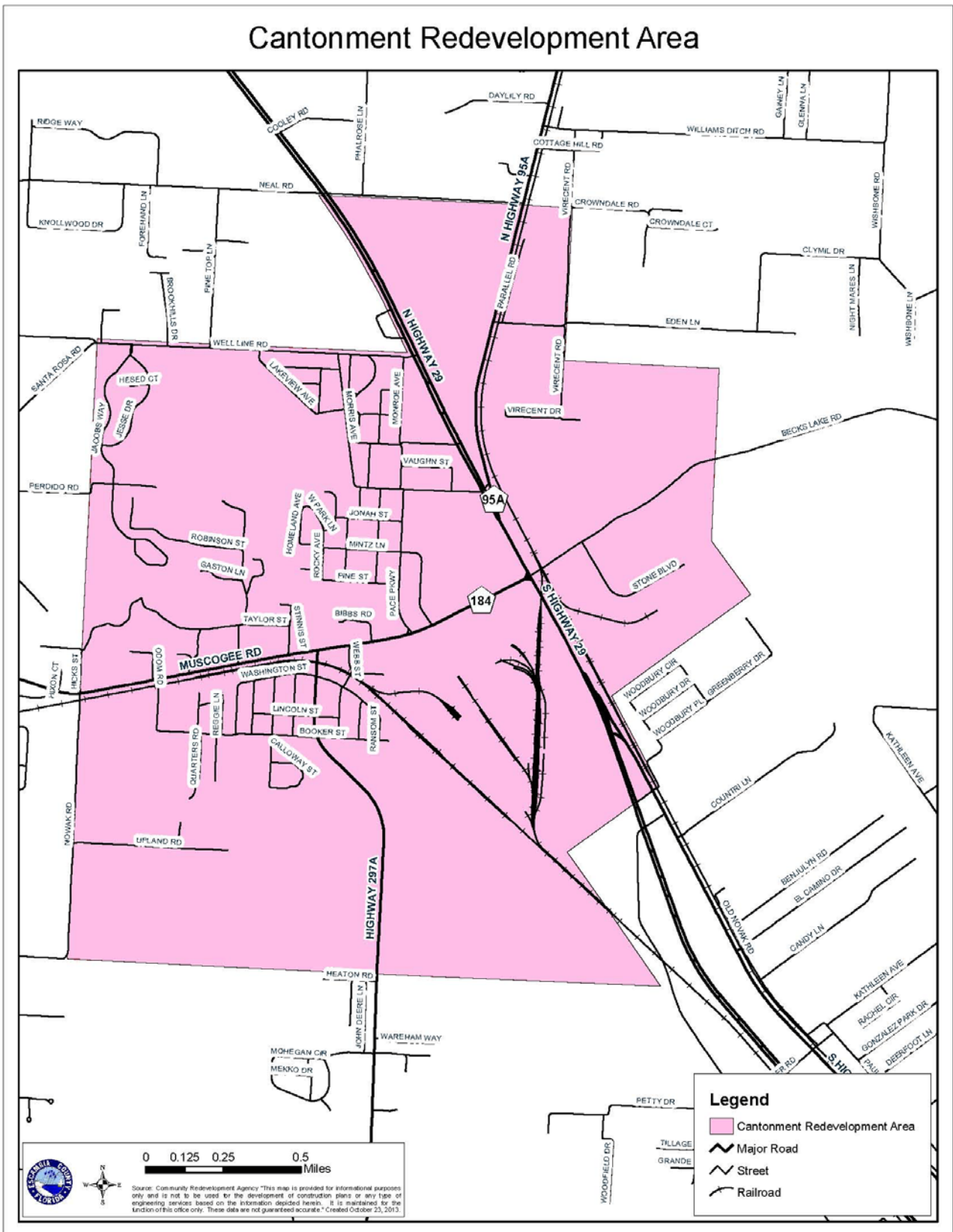
EXECUTIVE SUMMARY

The Community Redevelopment Act of 1969 was enacted to provide local governments within the State of Florida with the tools necessary to revitalize deteriorated 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 and blight; propose modification 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 the revenues from the sale of tax increment bonds for specific projects aimed at redeveloping and improving community slum or blight. 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 designated the Cantonment Redevelopment Area (CRA) pursuant to Resolution number R2010-204 on November 18, 2010. This Plan, developed with broad community involvement, supports the future redevelopment of the Cantonment CRA and is written in compliance with F.S. 163.362.



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LEGAL DESCRIPTION

Begin at the Northwest Corner of Section 10, Township 1 North, Range 31 West, Escambia County, Florida, thence Easterly along the North line of Section 10 to the intersection of said North line and the Westerly right-of-way line of U. S. Highway 29 (200' R/W); thence Northwesterly along said Westerly right-of-way line of U. S. Highway 29 (200' R/W) to the intersection of said Westerly right-of-way line and the extension West of the South right-of-way line of Neal Road (66' R/W); thence Easterly along the South right-of-way line of Neal Road (66' R/W) to the intersection of the Easterly extension of said South right-of-way line and the East right-of-way line of Virecent Road (R/W varies); thence Southerly along East right-of-way line of Virecent Road to the intersection of said East right-of-way line and the North Line Section 11, Township 1 North, Range 31 West; thence Easterly along the North line of Section 11 to the Northeast corner of Section 11, Township 1 North, Range 31 West; thence Southerly along the East line of Section 11 to the intersection of said East line of Section 11 and the Easterly line of Section 14, Township 1 North, Range 31 West; thence Southeasterly along said Easterly line of Section 14 to the Southeast corner of a parcel of land recorded in Official Records Book 4191 at page 1488 of the public records of Escambia County, Florida, (Property Reference No. 14-1N-31-1001-000-004); thence Southwesterly along the South line of said Parcel to the East right-of-way line of CSX Railroad; thence Southeasterly along East right-of-way line of CSX Railroad to the South line of Lot 3, Section 14, Township 1 North, Range 31 West as recorded in Deed Book "N" at page 37; thence Southwesterly along South line of Lot 3 to the East line of Section 15, Township 1 North, Range 31 West; thence Southeasterly to the Southeast corner of Section 15, Township 1 North, Range 31 West; thence Westerly along the South line of Section 15, Township 1 North, Range 31 West and Section 16, Township 1 North, Range 31 West to the Southwest corner of Section 16, Township 1 North, Range 31 West; thence Northerly along the West line of Section 16, Township 1 North, Range 31 West and Section 10, Township 1 North, Range 31 West to the Northwest corner of Section 10, Township 1 North, Range 31 West and the Point of Beginning.

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CHAPTER 1: EXISTING CONDITIONS

Introduction: This chapter gives a detailed description of the existing demographic and socio-economic conditions, crime statistics, housing inventory and conditions, current zoning and existing land use of the Cantonment Redevelopment Area.

The redevelopment area boundaries include the following neighborhoods and neighborhood associations:

- Harvesters neighborhood
- The Bottom neighborhood
- Cantonment Improvement Committee
- Brown's Quarter neighborhood
- The Village neighborhood
- Muscogee neighborhood

The CRA solicited input from residents and business owners in all of these neighborhoods and organizations by conducting a series of four public community meetings in October 2013. Community member responses as well as conditions listed in this chapter were used to determine specific needs to be addressed over the next five years. The CRA will continue to work with these residents, neighborhood associations, and area businesses during the plan implementation.

1.1 DEMOGRAPHIC AND SOCI-ECONOMIC CONDITIONS

The redevelopment needs of the Cantonment area were evaluated directly through field investigation and indirectly through U.S. Census data estimates which includes Population, Race, Households, Household income, and Housing.

- A. **Population** – As presented in Table 1.1A, the Cantonment Redevelopment Area is showing a slow but steady increase in population concurrently with Escambia County as a whole.

Table 1.1A: Population from 1990 to 2013

Total Population	1990	2000	2010	2013
Escambia County	263,272	294,784	298,144	302,715
Cantonment CRA	1,764	1,837	1,953	1,992

Source: U.S. Census Bureau & ESRI Estimates and Projections

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- B. **Race**- Table 1.1B shows that the racial majority of the Cantonment Redevelopment Area is White followed by African American and less than 3% of other races.

Table 1.1B: Race

Race	Cantonment CRA	Escambia County
White Alone	52.00%	75.00%
African American Alone	43.76%	16.00%
American Indian and Alaskan Native	1.18%	0.40%
Asian	0.36%	2.40%
Pacific	0.00%	0.10%
Other Race	0.67%	3.60%
Two or More Races	1.60%	2.50%

Source: U.S. Census Bureau & ESRI, 2009 Estimates

- C. **Households** – The number of family households in Cantonment Redevelopment Area is less than .005% of the total number of household in Escambia County.

Table 1.1C: Households

Households	Cantonment CRA	Escambia County
Family Households	553	111,928

Source: UWF Haas Center and U.S. Census Bureau

- D. **Household Income** – According to the sources below Table 1.1D, there is a large number of low (less than \$24,999) to very low (less than \$15,000) household incomes in the Cantonment Redevelopment Area.

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Table 1.1D: Household Income

Household Income	Cantonment CRA	Escambia County
Income under \$15,000	165 (21.7%)	6,601 (5.9%)
Income \$15,000 to \$24,999	150 (19.7%)	14,223 (12.7%)
Median Family Household Income	\$28,921	\$43,707

Source: UWF Haas Center & U.S. Census Bureau

E. *Housing*

Based upon windshield surveys conducted during 2010, there is a predominance of deteriorated or dilapidated housing in the proposed area. Single-family residences were scored based upon a point system ranging from 1= Excellent Condition to 5=Dilapidated Condition. The housing conditions windshield survey results found 96% of the single-family houses in the area fall in the categories of fair, poor, or dilapidated condition which means they require some form of repair or rehabilitation, show signs of structural damage, or need of demolition. The majority of houses, 87%, were found to be in fair condition. These houses show need for repair or rehabilitation as indicated by curling shingles and lack of energy related improvements. The majority (51.8%) of the houses in the proposed area were constructed prior to 1969. Due to the age of the majority of the structures in the proposed area, it would make sense that the houses are in need of updates to include energy related improvements. Over three quarters (79.8%) of the owner occupied housing in the area is valued at less than the County median housing value of \$117,527 with more than half (50.7%) valued at less than \$50,000. Overall housing conditions and values support the need for redevelopment in the area.

Table 1.1E: Housing

Occupied Units	Cantonment CRA	Escambia County
Owner Occupied	69.7%	67.4%
Rental Occupied	20.3%	32.6
Owner Occupied Housing Value	Cantonment CRA	Escambia County
Median Value	\$70,400	\$145,000

Source: ESRI, 2009 Estimates & U.S. Census Bureau

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1.2 CRIME

Crime and the perception of crime are major contributing factors to blight in the area. Data presented in Table 1.2A and the charts below indicate that this continues to be the case.

Violent crimes included aggravated assault, criminal homicide, forcible rape, and robbery. Non-violent crimes consisted of burglary, larceny, and motor vehicle theft. Implementation of the plan and several improvements throughout the Cantonment CRA along with grant programs readily available for the residents and stakeholders are designed to reduce the crime rate.

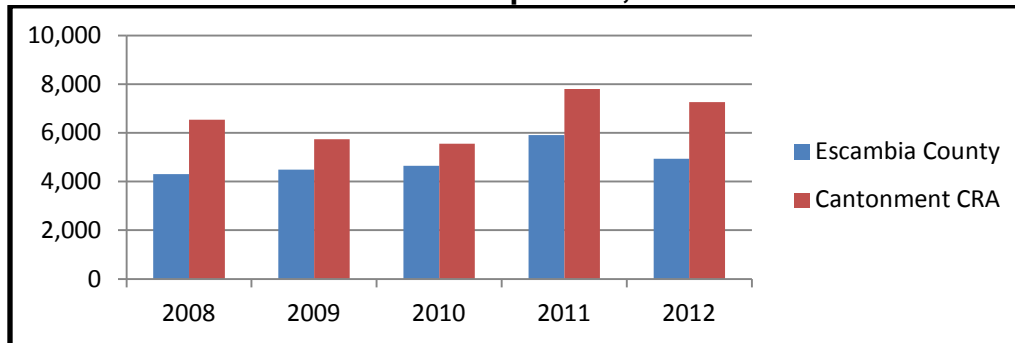
TABLE 1.2A: Index Crime Rates Reported by Jurisdiction and Year 2008-2012

Year	Area	Murder	Sex	Robbery	Assault	Burglary	Larceny	MVT	Narcotics	Total
2008	Escambia	18	225	554	1,420	2,417	6,364	687	1,369	13,054
2008	Cantonment	0	2	3	41	38	24	28	19	155
2009	Escambia	15	307	534	1,392	2,610	6,593	630	1,526	13,607
2009	Cantonment	0	2	5	37	39	29	22	7	141
2010	Escambia	26	313	461	1,128	2,665	7,271	519	1,458	13,841
2010	Cantonment	0	2	1	40	25	32	31	11	142
2011	Escambia	14	272	463	1,033	2,600	7,543	858	1,641	14,424
2011	Cantonment	0	2	5	45	47	46	34	13	192
2012	Escambia	15	264	412	1,269	3,156	7,579	550	1,701	14,946
2012	Cantonment	0	2	2	53	41	32	33	17	180

Source: Escambia County Sheriff's Office

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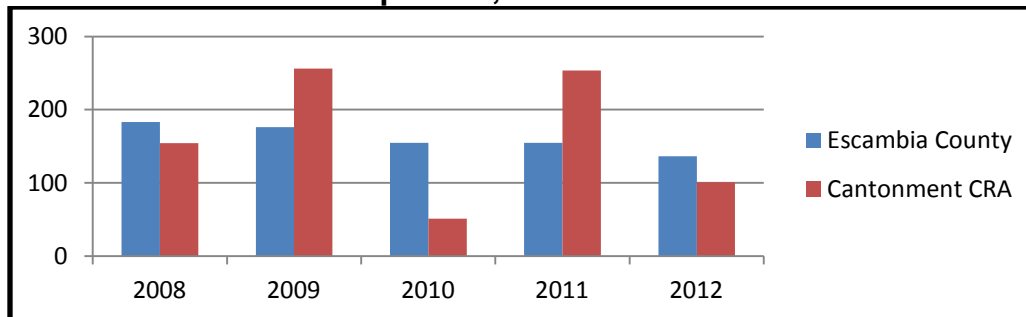
CHART 1.2A: Total Index Crimes per 100,000



Source: Escambia County Sheriff's Office & ESRI 2009 Estimates

When compared in crimes per 100,000 residents, the magnitude of the crime problem in Cantonment CRA is understood. In the five-year data period from 2008-2012, total crimes in the Cantonment CRA exceed the crime rate in Escambia County as a whole. Residents and business owners in the Cantonment CRA are more likely to experience crime than the county average.

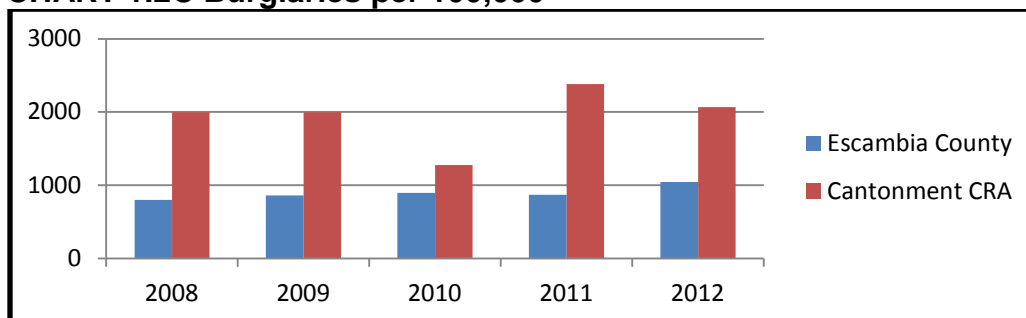
CHART 1.2B: Robberies per 100,000



Source: Escambia County Sheriff's Office & ESRI 2009 Estimates

The data for Robberies per 100,000 persons is inconclusive in the five years listed above. In some years, such as 2009 and 2011, the chance of being the victim of a robbery was much higher than the county average. However, in 2008, 2010 and 2012 the opposite was true.

CHART 1.2C Burglaries per 100,000



Source: Escambia County Sheriff's Office & ESRI 2009 Estimates

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The rate of Burglary in the Cantonment CRA is noticeably higher than the county average. In four out of the five reporting years, citizens and businesses in the Cantonment CRA were twice more likely to be the victim of a burglary than a citizen outside of the CRA.

1.3 HOUSING INVENTORY AND CONDITIONS

CRA staff completed a windshield housing conditions survey throughout the Cantonment Redevelopment Area in 2010. The survey results are presented in Table 1.3A Existing Housing Conditions. Area housing was evaluated based upon the following established conditions criteria:

1 = Excellent condition – No repair or very minor repair required.

2 = Good condition – Evidence of aging, but no structural repair needed. Houses may require minor repair and/or cosmetics, such as painting.

3 = Fair condition – Repair or rehabilitation required. Roofing work or shingle replacement may be needed. There may be evidence of a need for energy related improvements.

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.

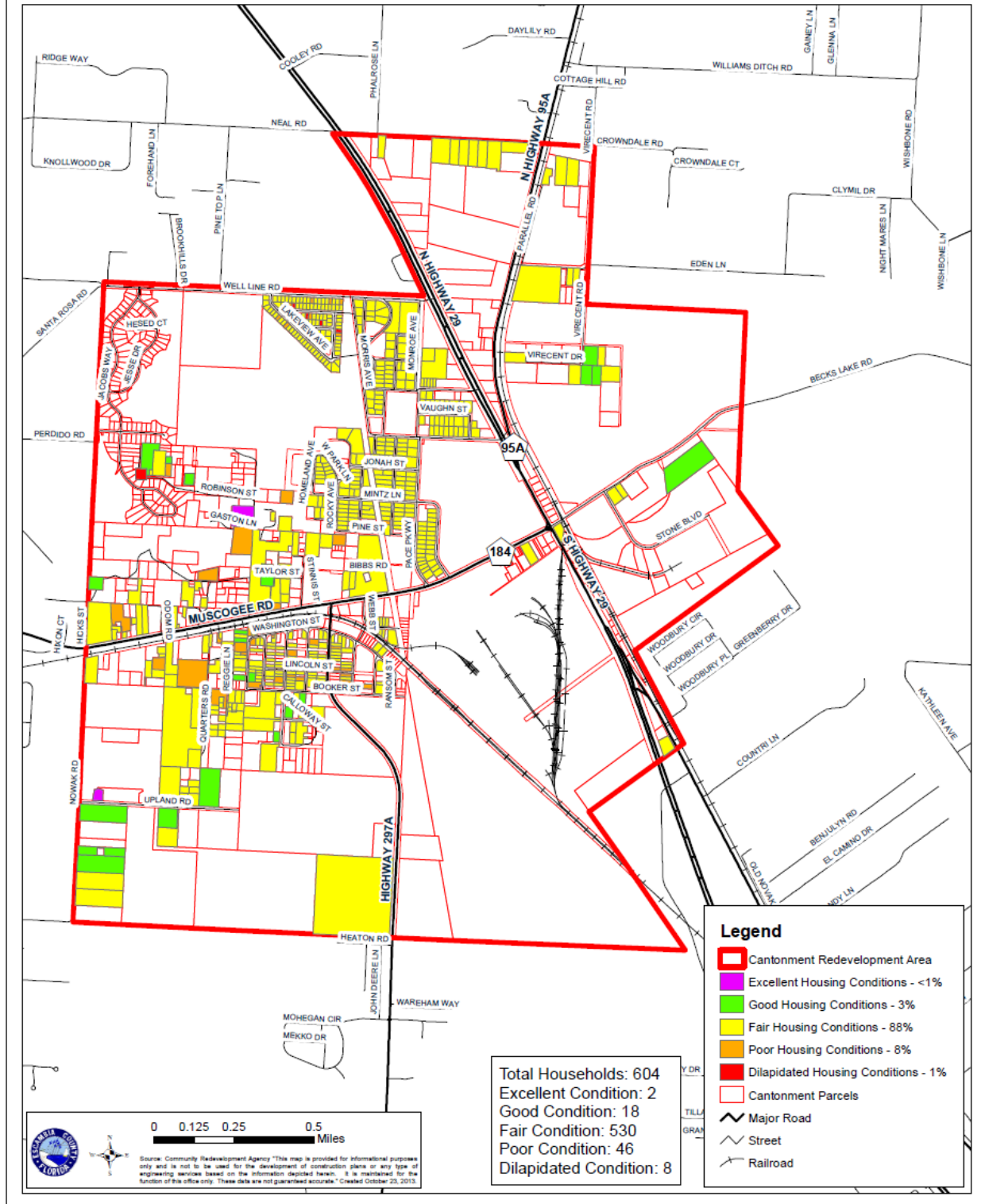
TABLE 1.3A: Existing Housing Conditions

HOUSING CONDITIONS	NUMBER OF STRUCTURES	PERCENT OF TOTAL
1 = Excellent	2	<1%
2 = Good	18	3%
3 = Fair	530	88%
4 = Poor	46	8%
5 = Dilapidated	8	1%
Total	604	100%

Source: Escambia County CRA staff

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Cantonment Redevelopment Area - Housing Conditions



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1.4 CURRENT ZONING

The eighteen zoning districts identified in the Cantonment Redevelopment Area include a broad range of intended uses. The zoning districts and brief descriptions are presented as follows in Table 1.4.A and further shown on the CRA Zoning map on the next page.

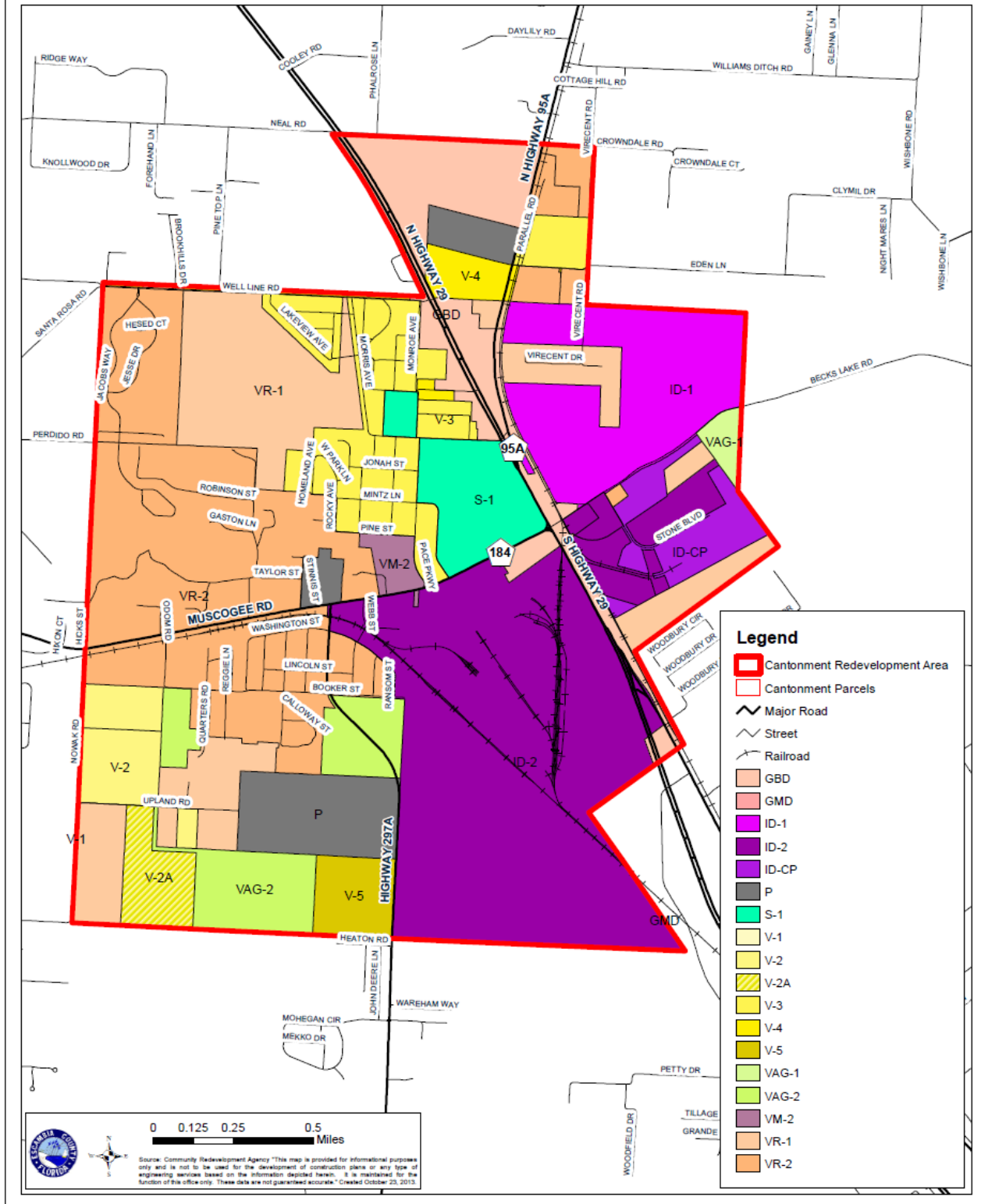
TABLE 1.4A: Zoning

Zoning	Intended Use
GBD	Gateway Business District
GMD	Gateway Mixed Use District
ID-1	Industrial District (no residential uses allowed)
ID-2	General Industrial District (no residential uses allowed)
ID-CP	Industrial Commerce Park (no residential uses allowed)
P	Public Land
S-1	Outdoor Recreational District (no residential uses allowed)
V-1	Villages Single-Family Residential, Low Density
V-2	Villages Single-Family Residential, Medium Density
V-2A	Villages Single-Family Residential, Low Density
V-3	Villages Single-Family Residential, High Density
V-4	Villages Multifamily Residential
V-5	Villages Mixed Residential Clustered
VAG-1	Villages Agriculture, Low Density
VAG-2	Villages Agriculture
VM-2	Villages Mixed Residential - 2
VR-1	Villages Rural Residential, Low Density
VR-2	Villages Rural Residential

Source: Escambia County Land Development Code

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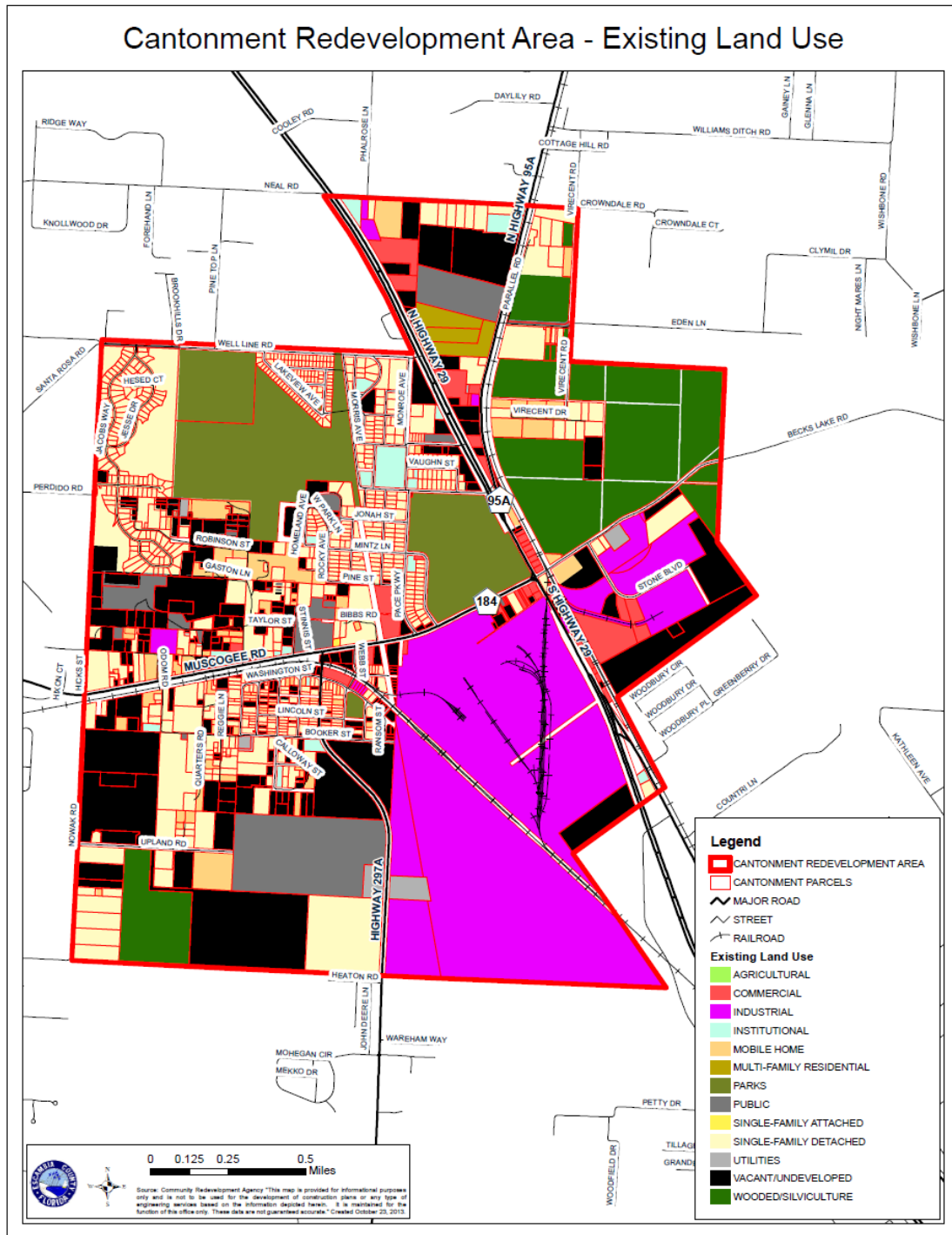
Cantonment Redevelopment Area - Zoning



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1.5 EXISTING LAND USE

Existing land use in the redevelopment area includes Agricultural, Commercial, Industrial, Institutional, Mobile Home, Multi-Family Residential, Parks, Public, Single-Family attached, Single-Family detached, Utilities, Vacant/Undeveloped, and Wooded areas.

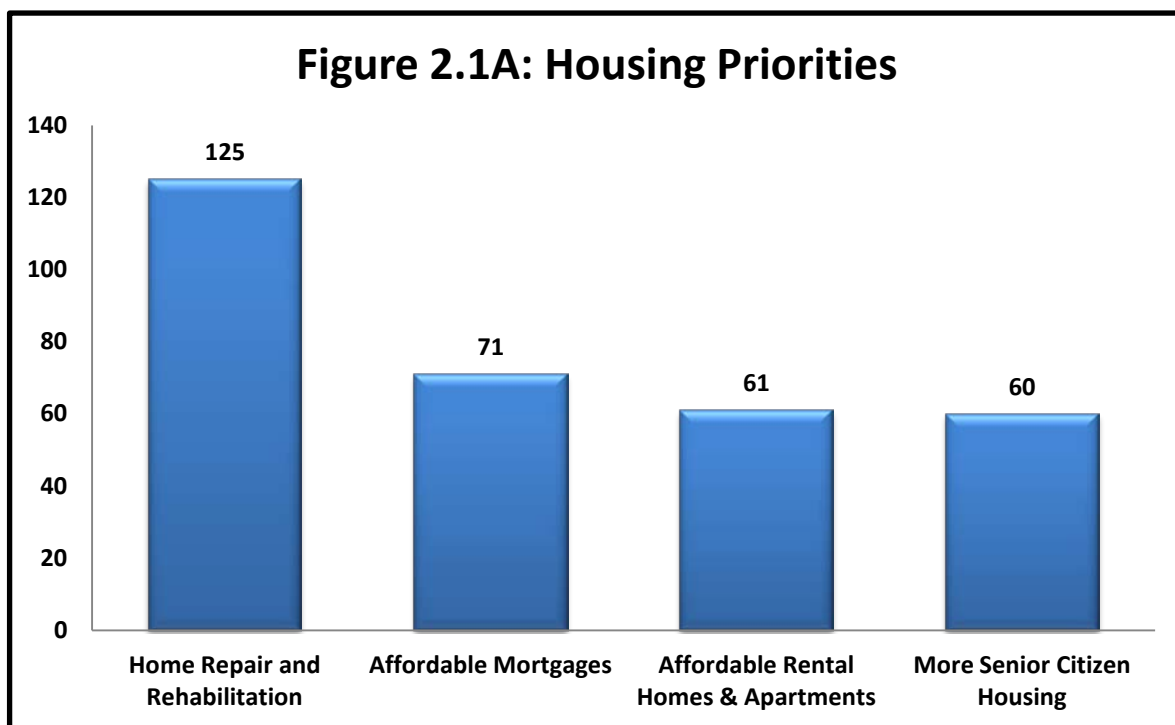


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CHAPTER 2: REDEVELOPMENT ISSUES AND OPPORTUNITIES

Through a series of Workshops and public participation, Issues and Opportunities were identified in seven focus areas of Community Visioning and prioritized by the Cantonment community. The seven focus areas are Housing, Community Facilities and Services, Health and Safety, Workforce and Jobs, Transportation and Infrastructure, Business Generation, and Cultural/Natural Resources and Recreation. The Issues are problems identified within the community and the Opportunities are the proposed solution to those problems.

2.1 HOUSING



Source: CRA Cantonment Community Prioritizing Survey, October 2013

Figure 2.1A depicts the four primary housing issues identified by the Cantonment community. The highest priority in regards to housing is that homes are in need of repair and rehabilitation. This issue vastly outranked the other three housing issues followed by affordable mortgages, affordable rental homes & apartments, and more senior citizens housing respectively.

a. The Issues: Home Repair and Rehabilitation

Because over fifty percent of the homes within the redevelopment area are forty five years or older, there is a great need for housing repair or rehabilitation.

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The Opportunities:

The Community Redevelopment Agency (CRA) will work very closely with the Neighborhood Enterprise Foundation, Inc. (NEFI), neighborhood groups, and other agencies to identify and assist residential property owners who need housing repairs and or rehabilitation assistance. Furthermore the CRA will initiate a residential rehabilitation grants program utilizing tax incremental financing (TIF) as a funding source. The CRA will continue to promote a variety of funding sources to assist in rehabilitation and reinvestment activities. The CRA will work with homeowners to achieve improved housing conditions and repair assistance to change the appearance and livability of this community.

b. The Issues: Affordable Mortgages

There is a great need for affordable mortgages in Cantonment. Home ownership is one avenue to improve the economy and value of a community. Many citizens desire to own a home, but in order for citizens to become homeowners the mortgages must be affordable.

The Opportunities:

The CRA will encourage public/private initiatives and collaborate with agencies such as Habitat for Humanity, Community Enterprise Investments, Inc, Hancock Bank, and other agencies to make affordable mortgages available to citizens.

c. The Issues: Affordable Rental Homes & Apartments

There is a great need to provide more affordable rental homes and apartments for citizens who prefer renting.

The Opportunities:

The CRA will encourage home and apartment owners to offer affordable rental rates and collaborate with other agencies to provide educational workshops on housing and apartment rental.

d. The Issues: More Senior Citizen Housing

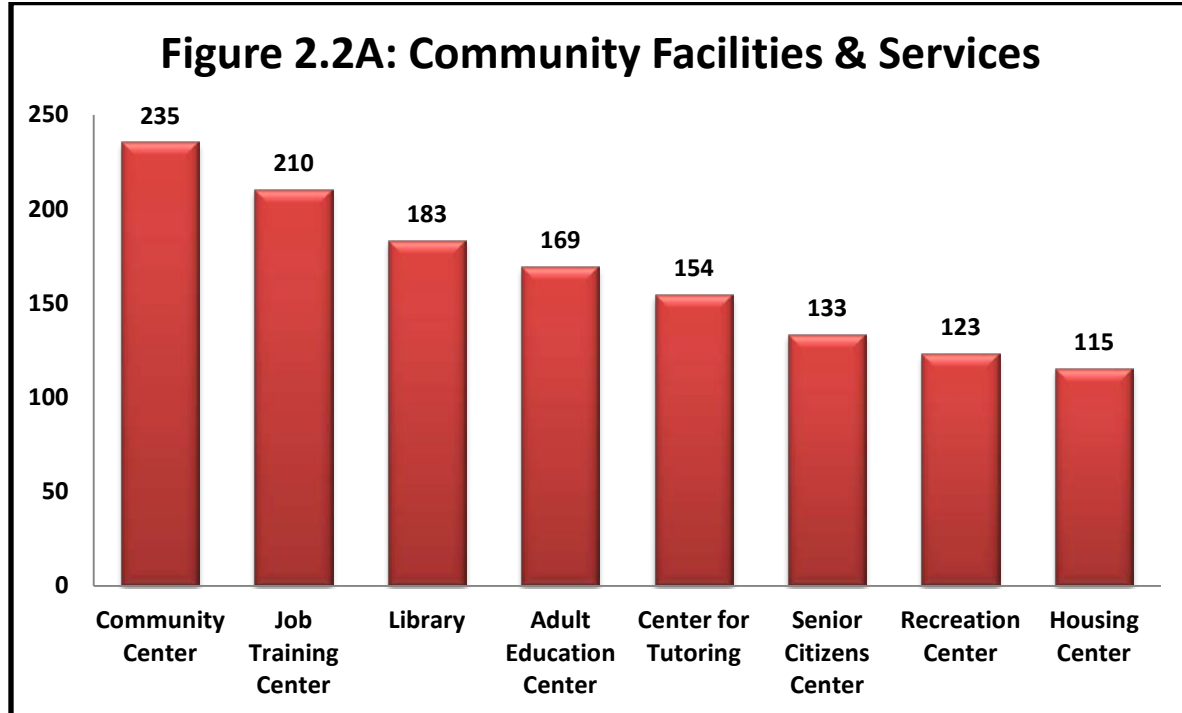
There is a growing population of senior citizens within the Cantonment redevelopment area, but a small amount of senior housing.

The Opportunities:

The CRA will work with NEFI, Habitat for Humanity, and other agencies to form public-private partnerships to develop more senior housing within the community.

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2.2 COMMUNITY FACILITIES AND SERVICES



Source: CRA Cantonment Community Prioritizing Survey, October 2013

Figure 2.2A lists the eight community facilities and services desired in Cantonment community. The top three highest ranking items are community center, job training center, and library. As shown in the figure above, the other five facilities fall in line accordingly. All of the above mentioned programs can be housed out of one large community center.

a. The Issues: Community Center

There is an outcry in the Cantonment community for a center to serve a number of purposes. The majority of the citizens agree that a community center could house the majority, if not all of the centers listed in Figure 2.2A.

The Opportunities:

The Sidney W. Nelson Community Learning Center (formerly known as Old Ransom High School) has been identified by the community to possibly be converted to a Community Center. The CRA will collaborate with the Escambia County School Board, Community Affairs, and other agencies to determine if this is feasible and/or look at alternatives of building a new facility.

b. The Issues: Job Training Center

There is no job training center in the Cantonment Community to prepare the citizens for highly skilled jobs and improve the quality of the local workforce.

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The Opportunities:

The Sidney W. Nelson Community Learning Center (formerly known as Old Ransom High School) has been identified by the community to possibly be converted to a Community Center that can house a job training program. The CRA will collaborate with the Escambia County School Board, International Paper Community Affairs, Workforce Escarosa Career Center and other agencies to determine if this is feasible and/or look at alternatives of building a new facility.

c. The Issues: Library

There is no public library in the Cantonment Community where citizens can read and checkout books, utilize the internet, and participate in educational and social events.

The Opportunities:

The Sidney W. Nelson Community Learning Center (formerly known as Old Ransom High School) has been identified by the community to possibly be converted to a Community Center that can house a library. The CRA will collaborate with the Escambia County School Board, Community Affairs, Workforce, Escambia County Library System and other agencies to determine if this is feasible and/or look at alternatives of building a new facility.

d. The Issues: Adult Education Center

There is no adult education center in the Cantonment Community where adult citizen can attain a high school diploma, gain or upgrade basic skills such as computer skills, language skills, math skills, or some other type of skills set.

The Opportunities:

The Sidney W. Nelson Community Learning Center (formerly known as Old Ransom High School) has been identified by the community to possibly be converted to a Community Center that can house an adult education program. The CRA will collaborate with the Escambia County School Board, Community Affairs, Pensacola State College, Community Action Program Committee, Inc. and other agencies to determine if this is feasible and/or look at alternatives of building a new facility.

e. The Issues: Center for Tutoring

There is no place available in the Cantonment redevelopment area where citizens can receive tutoring services.

The Opportunities:

The Sidney W. Nelson Community Learning Center (formerly known as Old Ransom High School) has been identified by the community to possibly be converted to a Community Center that can house a tutoring program. The CRA will collaborate with the Escambia County School Board, Community Affairs, Pensacola State College, Community Action Program Committee, University of West Florida and other agencies to determine if this is feasible and/or look at

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alternatives of building a new facility for public tutoring. The CRA will also encourage private at home tutoring services.

f. The Issues: Senior Citizens Center

The Cantonment Community does not have a Senior Citizens Center to provide programs and activities in the neighborhoods to help keep seniors active as they age.

The Opportunities:

The Sidney W. Nelson Community Learning Center (formerly known as Old Ransom High School) has been identified by the community to possibly be converted to a Community Center that can house senior citizens programs. The CRA will collaborate with the Escambia County School Board, Escambia County Parks and Recreation, Community Affairs, Council on Aging, and other agencies to determine if this is feasible and/or look at alternatives of building a new facility.

g. The Issues: Recreation Center

There is no recreation center within the Cantonment community where citizens can gather for recreation, swimming, sports and fitness activities, and other purposes.

The Opportunities:

The Sidney W. Nelson Community Learning Center (formerly known as Old Ransom High School) has been identified by the community to possibly be converted to a Community Center that can house a recreation center and community pool. The CRA will collaborate with the Escambia County School Board, Escambia County Parks and Recreation, Community Affairs, and other agencies to determine if this is feasible and/or look at alternatives of building a new facility.

h. The Issues: Housing Center

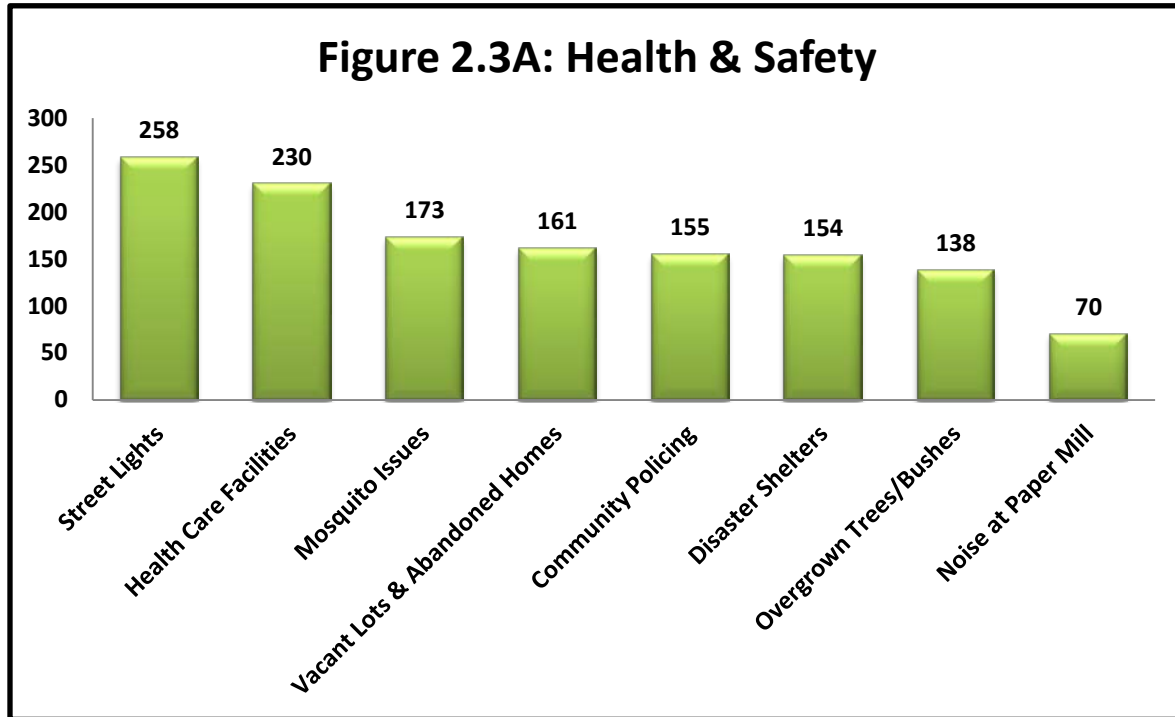
The Cantonment Community desires a Housing Center to provide programs to educate and assist citizens who desire to become homeowners and provide housing opportunities to citizens who would otherwise not be able to afford it.

The Opportunities:

The Sidney W. Nelson Community Learning Center (formerly known as Old Ransom High School) has been identified by the community to possibly be converted to a Community Center that can house community housing programs. The CRA will collaborate with the Escambia County School Board, Community Affairs, Habitat for Humanity, NEFI, and other agencies to determine if this is feasible and/or look at alternatives of building a new facility.

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2.3 HEALTH AND SAFETY



Source: CRA Cantonment Community Prioritizing Survey, October 2013

Figure 2.3A indicates the top two health and safety issues identified by the community are street lights and health care facilities. Additionally mosquito control and vacant and abandoned homes are important community issues. Community policing and disaster shelters ranked very close. Although they are lower priorities, over grown trees / bushes and noise at the paper mill are also major concerns.

a. The Issues: Street Lights

Many areas within the Cantonment community are unsafe at night because there are no street lights. Adequate street lights make the streets safer and help deter crime. Streetlights will improve safety for pedestrians, bicyclists, children playing, and motorists.

The Opportunities:

The CRA will collaborate with Gulf Power, NEFI, and other county departments to determine locations to install street lights around parks, residential areas, and throughout the Cantonment redevelopment area. CRA will continue to improve pedestrian safety and amenities where deficiencies occur through installation of streetlights, sidewalks & bike paths, and pedestrian crosswalk signals.

b. The Issues: Health Care Facilities

Citizens have to travel a long distance to receive medical attention which can make the difference in life or death situations. There are no after hours health care services or public health department in the local community.

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The Opportunities

The CRA will collaborate with Escambia County Health Department, Sacred Heart, Baptist and West Florida Hospitals and other agencies to provide/build a medical facility that provides 24 hour health care services in the local area.

c. The Issues: Mosquito Control

There is a high concentration of mosquitoes in the Cantonment area which raises citizen's concern about the spread of diseases.

The Opportunities

Mosquito Control Division manages the population of mosquitoes throughout Escambia County to reduce their danger to human health, economies, and enjoyment. They will work with the Cantonment Community to decrease the mosquito population and eliminate the spread of diseases at identified locations.

d. The Issues: Vacant Lots and Abandoned Homes

Vacant lots and abandoned houses are not maintained which decreases the property value as well as the aesthetics of the community.

The Opportunities

The CRA as well as neighborhood groups will encourage property owners to maintain their property, utilize Code Enforcement to investigate issues and initiate Community Clean Sweeps.

e. The Issues: Community Policing

Due to the high crime rate in the Cantonment redevelopment area, there is a great need for community policing.

The Opportunities

The CRA will encourage citizens to establish Neighborhood Watch Groups while working to provide a police substation to increase safety and deter crime in the neighborhoods and parks. The CRA will work closely with neighborhood groups and the Sheriff's Office to target high crime areas within the Cantonment CRA.

f. The Issues: Disaster Shelters

Citizens are not aware of how to prepare for a disaster or the locations of shelters within the Cantonment area.

The Opportunities

The CRA will work with BRACE (Be Ready Alliance Coordinating for Emergencies) and Escambia County Public Safety Department to provide Disaster Preparedness Workshops for the community to help identify shelters.

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g. The Issues: Overgrown Trees and Bushes

There is overgrowth of trees in the right-of-way and on power lines that obstruct driver's view on county roads.

The Opportunities

The CRA will work closely with Escambia County Road Department and Gulf Power to insure safety of the residents by increasing visibility along rights-of-way and power lines.

h. The Issues: Noise at Paper Mill

Residents expressed concern regarding loud noise from the industrial paper mill.

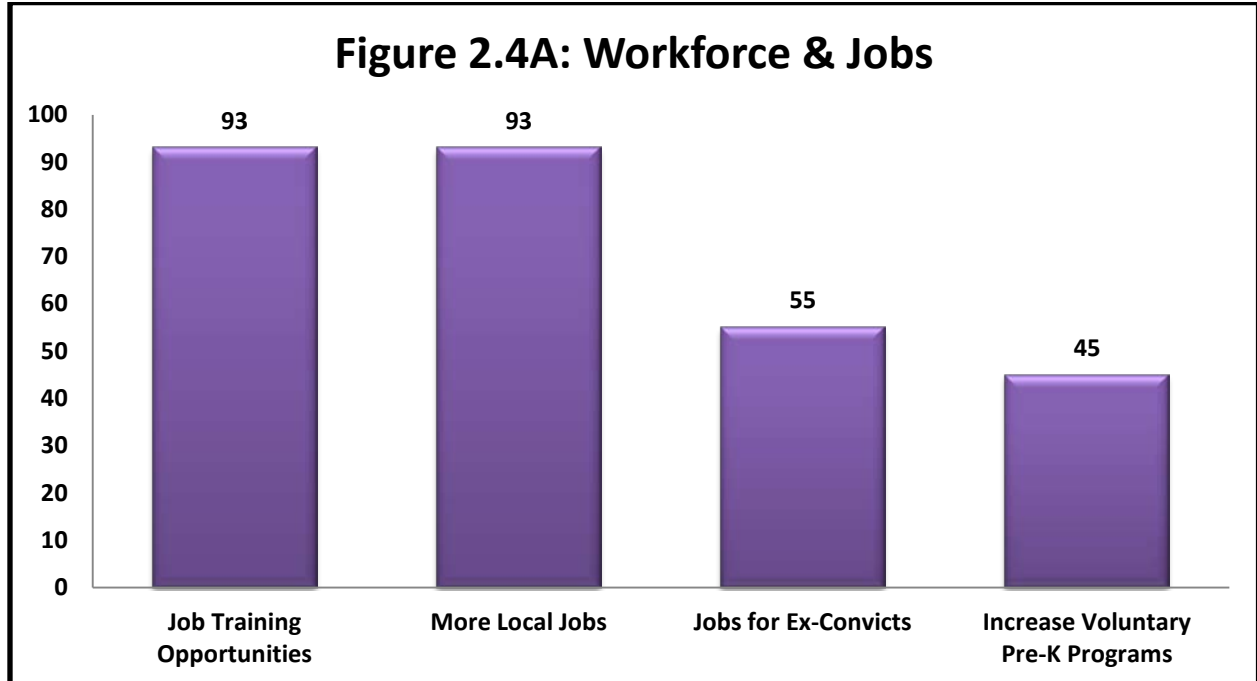
The Opportunities

The CRA staff will work closely with County Code Enforcement Department and International Paper to ensure buffers are in place to reduce and control the noise.



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2.4 WORKFORCE AND JOBS



Source: CRA Cantonment Community Prioritizing Survey, October 2013

Figure 2.4A indicates that both Job Training Opportunities and More Local Jobs tied as the highest priority in this category. Many participants at the public meetings noted the long drive required to job training centers and areas where most job opportunities are available. Making job opportunities and training available locally will improve the lives of residents in Cantonment. Providing job opportunities for ex-convicts and voluntary pre-kindergarten programs were also identified as needs in the community.

Several opportunities for Workforce & Jobs were identified by the community: bring job training to Cantonment, reuse the Old Ransom High School for the facility, create incentives to hire residents of Cantonment, provide basic skills classes, develop a workforce for felons to reduce the chance of repeat offenders, provide support for working single parents, develop volunteer programs to shadow skilled workers for experience, and hold a job fair.

a. The Issues: Job Training Opportunities

To provide programs that promote positive workforce ethics, life skills, and professionalism.

The Opportunities

The CRA will continue to seek partnerships with Escambia County School Board and private property owners to devise strategies to redevelop underutilized and vacant buildings owned by the school board and identify appropriate redevelopment alternatives that will address the needs of the community such as

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basic job skills training, computer training, and other job training opportunities through shadow volunteering at local companies.

b. The Issues: More Local Jobs

Bring more businesses and jobs to the local area.

The Opportunities

Develop a plan geared towards marketing Cantonment to regional & national high-wage employers.

c. The Issues: Jobs for Ex-Convicts

Provide an opportunity for second chance ex-convicts employment.

The Opportunities

Establish collaboration between agencies to assist employing ex-convicts.

d. The Issues: Increase Voluntary Pre-Kindergarten Programs

To give parents an opportunity to work by providing available childcare.

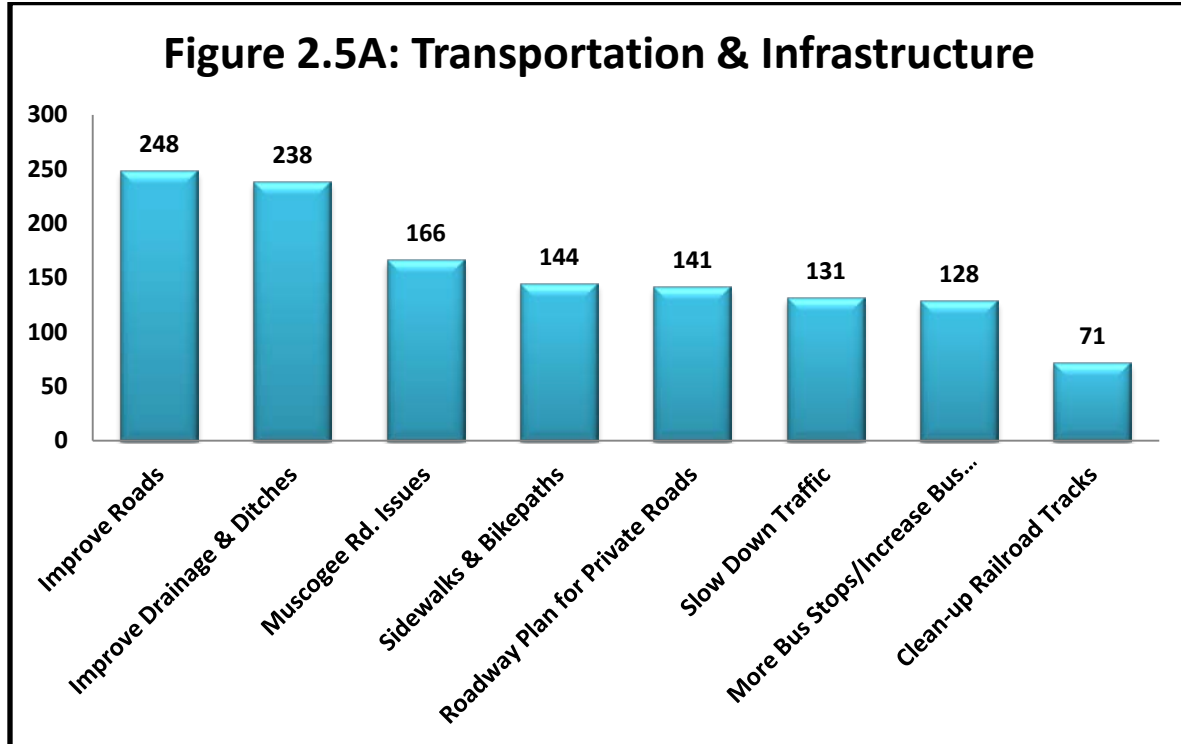
The Opportunities

Increase Voluntary Pre-Kindergarten and childcare programs.



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2.5 TRANSPORTATION & INFRASTRUCTURE



Source: CRA Cantonment Community Prioritizing Survey, October 2013

Figure 2.5A indicate Improving Roads and Improving Drainage and Ditches were the two highest priority issues identified by the community. Other high priority issues are: improving Muscogee Road, adding sidewalks and bike paths, creating a roadway plan for private roads, traffic calming and adding more bus stops and increasing bus frequency. Opportunities identified by meeting participants included increasing transit and transport jobs, training and elderly services.

a. The Issues: Improve Roads

To improve road conditions in neighborhoods.

The Opportunities

County will continue to work to repair road access and drainage issues.



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- b. The Issues: Improve Drainage and Ditches
Improve and maintain drainage ditches.

The Opportunities

The CRA will work closely with County Road Department and Engineering Department to repair and maintain drainage ditches.



- c. The Issues: Muscogee Road
Ensure that roads are in good driving conditions and traffic is circulating safely.

The Opportunities

The County Road and Engineering Department will coordinate and repair damaged roads on County Road 95A and Muscogee Road.

- d. The Issues: Sidewalks and Bike Paths
Ensure that sidewalks and bike paths are integrated into the community.

The Opportunities

The County will monitor areas for improvement through an implementation of sidewalks and bike paths as a safety enhancement throughout the community for pedestrians.

- e. The Issues: Roadway Plan for Private Roads
Develop a local roadway plan for private roads and easements.

The Opportunities

The County will consider options to make private roads into paved county roads.



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- f. The Issues:
Ensure safe circulation of traffic throughout the community.

The Opportunities

The County will coordinate with other departments to install traffic calming measures to decrease the vehicular speed on identified streets: Washington, Booker, and Louis Streets.

- g. The Issues:
Provide efficient bus transportation to citizens.

The Opportunities

Increase the number of bus stops with shelters and increase the bus pick-up times.

- h. The Issues:
Improve the aesthetic appearance along railroad tracks.

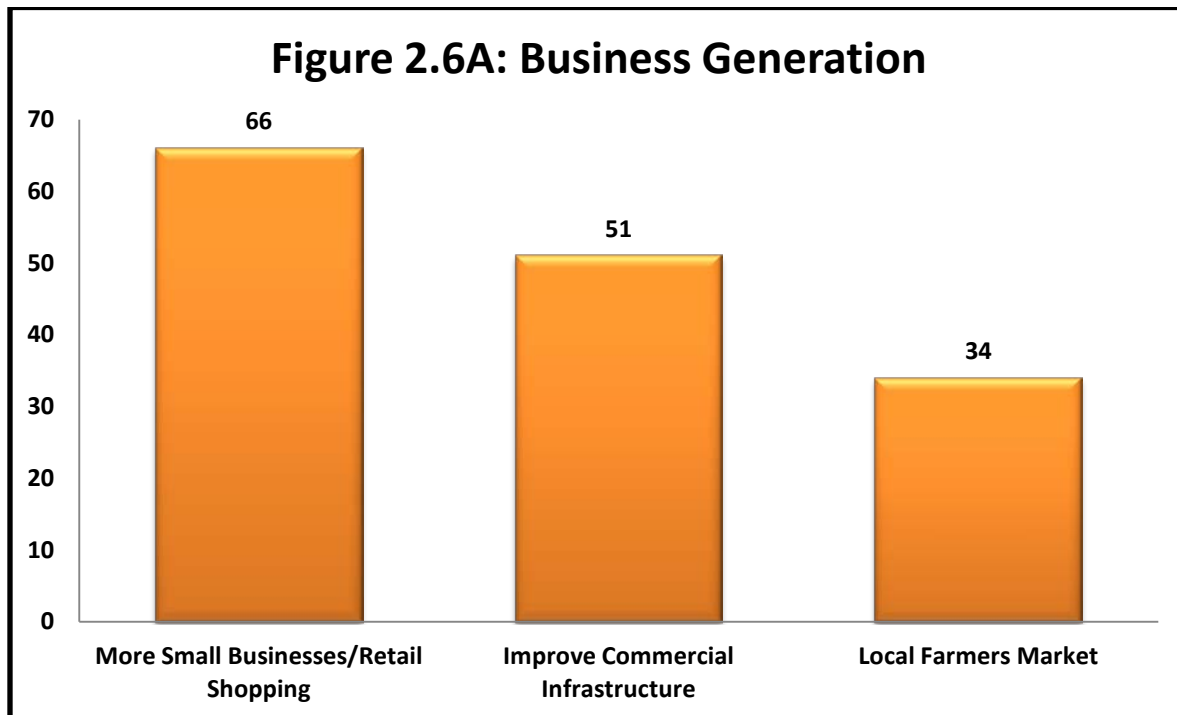
The Opportunities

The CRA will coordinate with Clean & Green to promote events to clean up trash along railroad tracks and encourage owners to maintain it.



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2.6 BUSINESS GENERATION



Source: CRA Cantonment Community Prioritizing Survey, October 2013

Figure 2.6A shows the three primary issues identified, creating more small business and retail shopping received the highest priority by the community. Improving commercial infrastructure and developing a local farmers market were also needs that could be addressed. The community identified several ideas for improving business generation opportunities: partner with major industries in the Cantonment and Greater Pensacola area to bring jobs to the community as well as reusing the Old Ransom High School as a Business Development Center.

a. The Issues:

The Cantonment area needs more small businesses and retail shops in the community.

The Opportunities

The CRA will collaborate with the Pensacola Chamber of Commerce, the UWF Small Business Development Center, and the Escarosa Career Center to establish a Business Incubator for start-up firms. The CRA will work with Pensacola Chamber to complete the development of the Central Commerce Park off Hwy 29.



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b. The Issues:

Improve commercial Infrastructure to attract new businesses.

The Opportunities

The CRA will work closely with Emerald Coast Utilities Authority (ECUA) to address sewer lines in commercial areas, improve roads, and trash pick-up.



c. The Issues:

Cantonment needs a market where local farmers can sell their produce.

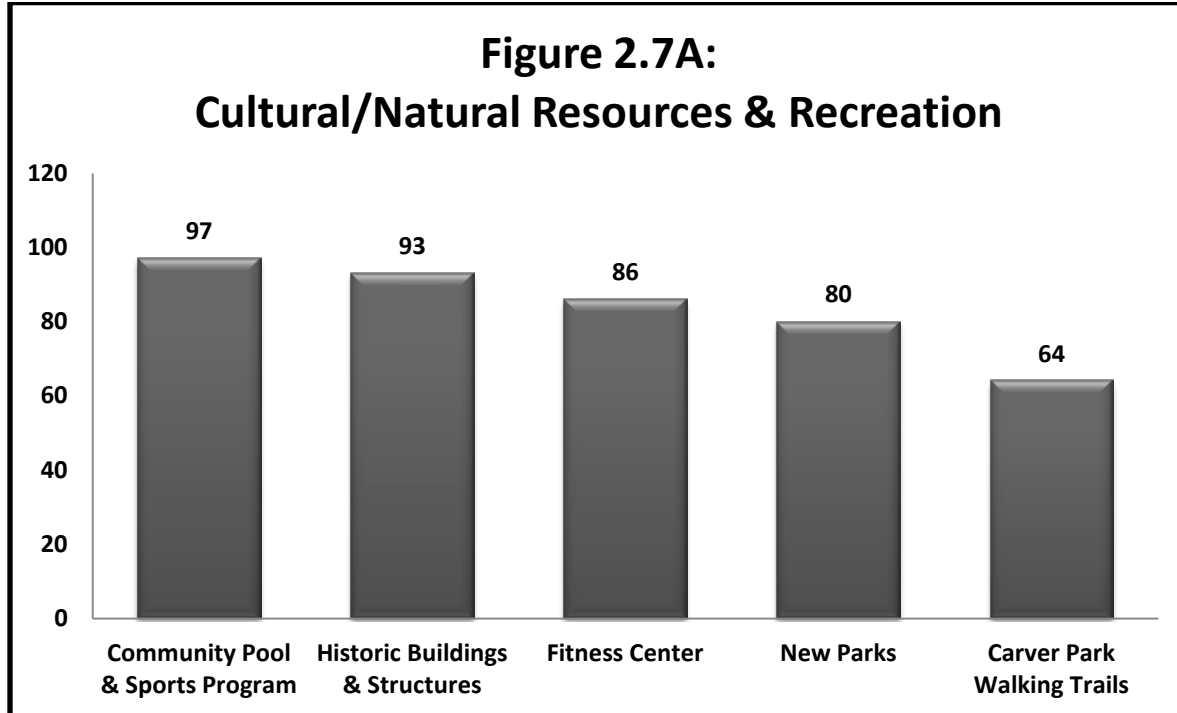
The Opportunities

The CRA will collaborate with the Chamber of Commerce and the University of West Florida Small Business Development Center to develop a local farmers market.



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2.7 CULTURAL/NATURAL RESOURCES AND RECREATION



Source: CRA Cantonment Community Prioritizing Survey Oct 2013

Figure 2.7A indicate the two highest priorities for the category of Cultural/Natural Resources & Recreation are: Community Pool and Sports Program and Historic Buildings & Structures. Community members noted that more organized sports programs and tapping into the resources of the communities historic structures were of high importance. A fitness center and new park and park improvements were also noted as community needs.

a. The Issues:

The Cantonment community needs recreational and team sports activities for children and adults and a community pool to promote healthy and active lifestyles.

The Opportunities

The CRA will work with the community and the Escambia County Parks and Recreation Department to evaluate a community pool and team sports programs at existing parks and/or community centers.

b. The Issues:

Historic buildings and structures in the Cantonment area have not been identified on the National Register Nominations for qualified sites and structures.

The Opportunities

The CRA will work with the Cantonment neighborhood to identify buildings or structures that may qualify as historic places such as Sidney Nelson Community

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Learning Center (formerly known as Old Ransom High School) and Greater First Baptist Church.

c. The Issues:

The Cantonment community does not have a fitness center to promote healthy and active lifestyles.

The Opportunities

The CRA will work with the community and the Escambia County Parks Department to incorporate space in a Community Center for fitness or build a fitness center.

d. The Issues:

The Cantonment community needs more parks with playgrounds to keep children from playing in the street.

The Opportunities

The CRA will work with the community and the Escambia County Parks Department to inventory parks in the community to determine new locations for additional parks.

e. The Issues:

The Cantonment community needs walking trails and exercise areas added to community parks.

The Opportunities

The CRA will work with the community and the Escambia County Parks Department to provide additional amenities such as walking trails and outside exercise equipment to the existing Carver Park and other parks.



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CHAPTER 3: PLAN IMPLEMENTATION

3.1 RESOURCES FOR IMPLEMENTATION

The CRA will be responsible for overseeing the implementation of this Redevelopment Plan. Implementation of this plan is multi-faceted and will be accomplished through the resources identified below.

Neighborhood Organization/Corporation

The Cantonment Improvement Committee will play a major role in the implementation of this plan, along with other neighborhood groups formed within this area. Representation from the diversity of neighborhoods will provide an ongoing forum for public input and encouragement of individual and group efforts to carry out the plan. CRA staff will focus on commercial issues and solutions as we progress forward with the plan.

Other Staffing

The CRA Manager will be responsible for overseeing the implementation of this Redevelopment Plan. Community and Environment Department/CRA staff, Planning and Engineering, Parks and Recreation, Solid Waste Management, Environmental Enforcement, various other County departments or divisions, and Neighborhood Enterprise Foundation, Inc. will play a key role in the implementation of this plan.

Code Enforcement and Housing Rehabilitation

As previously mentioned, the County's Environmental Code Enforcement Division will be an important element of this redevelopment program to systematically enforce all relevant codes, including those dealing with dilapidated structures, deteriorated housing, weeds and litter, zoning, signs, abandoned vehicles, etc. Yard debris and deferred home and building maintenance are among the most obvious and widespread problems in the Cantonment redevelopment area. The CRA will support the initiative of Clean and Green Program, monitoring sites, and supporting minimum housing standards codes.

Housing Rehabilitation and Commercial Reinvestment Financing

A variety of funding sources will continue to provide an array of mechanisms to assist in rehabilitation and reinvestment activities. This will include Community Development Block Grant funds, State housing assistance funds, and TIF resources. Of particular importance will be a housing rehabilitation loan pool with low interest rates geared to assist low and moderate-income homeowners in bringing their houses up to code. The CRA Division Manager will work with the Neighborhood Enterprise Foundation, Inc. to implement these programs.

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

- Brownfields financial assistance, loans, tax and other incentives
- Commercial Façade and Streetscape matching grants
- Community Enterprise Investments, Inc. low interest small business loans
- HUBZone (Historically Underutilized Business Zone) eligibility for preference in contracting with the federal government
- Public improvements including sidewalks, public parking, street resurfacing, streetscaping and beautification, expansion of sewer, etc.
- The CRA will seek designation as a State Enterprise Zone Area in order to utilize State incentives for this area.

Housing Construction

Through its Neighborhood Restoration Program, the CRA will identify vacant residential parcels suitable for in-fill construction and work with property owners to remove barriers to selling, donating or developing the property so that more lots can become available to private developers and non-profits such as Habitat for Humanity, Community Equity Investments, Inc., and NEFI for building more affordable housing.

Zoning

The CRA will work with the Planning and Zoning Department to review the Land Development Code for impediments to redevelopment and propose modifications as appropriate. No rezoning is recommended except in truly unique circumstances.

Tax Increment Financing (TIF) Area

The TIF area for Cantonment has been based on the legal description in the original redevelopment plan. As the TIF Trust Fund grows, the CRA will utilize its portion of the funds to implement the Cantonment Redevelopment Plan.

Other Financing Tools

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

- **Community Development Block Grant (CDBG) Funds**
Neighborhood Enterprise Foundation, Inc (NEFI) CDBG HUD Grant is one of the main funding sources used to fund project in the redevelopment areas. These funds also will be used for housing rehabilitation, capital improvements, possibly real estate acquisition, and assistance in site assessment, cleanup, and/or redevelopment of Brownfields (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).

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- **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 (LOST)**

The voter-approved sales tax fund will continue to be used for park and other capital improvements. The County plans to continue pursuing local option sales tax to help fund major capital improvement projects in this area.

- **State and Federal Housing Programs**

Several alternative programs including the State SHIP program and the Federal (HUD) HOME program will assist buyers and builders of in-fill affordable housing.

- **U.S Environmental Protection Agency UST fields Grant**

The County's Brownfields Pilot Program may use U.S. EPA funds to assist sites with underground storage tanks and other contamination.

Property Acquisition

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

All real property acquired by the CRA 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.

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Maintenance

Funding for maintenance of all neighborhood improvement projects must be anticipated so that the benefits of original investments will not be lost.

3.2 SHORT-TERM WORK PLAN

The Short-Term Work Plan (STWP) provides the road map of how the plan will be implemented in the next five years. The STWP identifies the objectives, supporting actions, fiscal years of implementation, responsible parties, estimated cost, and potential funding sources. The objectives are the issues identified by possible solutions coordinated with a list of responsible agencies need to implement the plan such as Community and Environment Department, Community Redevelopment Agency, Planning & Zoning Department, Engineering, Parks and Recreation Department, Solid Waste Management (SWM) Department, Environmental Code Enforcement Division, various other County departments/divisions, and Neighborhood Enterprise Foundation, Inc. A variety of funding sources will continue to provide an array of mechanisms to assist in rehabilitation and reinvestment activities. This will include funding from Community Development Block Grant funds, State housing assistance funds, and Tax Increment Financing fund (TIF), Local Option Sales Tax, State & Federal Housing Programs, and grants and other funding sources as available.

The STWP is designed to be a 'living document' that will be updated periodically as objectives are met or new information becomes available. Pages 37-42 below comprise the STWP.

CANTONMENT REDEVELOPMENT PLAN SHORT TERM WORK PROGRAM (STWP) FY 2014-2018

	Objective	Supporting Action	FY14	FY15	FY16	FY17	FY18	Responsible Party	Estimated Cost	Funding Source
GOAL 1: HOUSING - To ensure access to adequate and affordable housing options for all residents in all income levels.										
1.1	To repair and or rehabilitation homes for citizens.	Initiate Residential Rehabilitation Grants Programs.			X	X	X	NEFI/CRA/Public-Private Initiative/Beulah Landfill /Center for Independent Living	TBD	CDBG/TIF/LOST/ Private Funds
1.2	To make affordable mortgages available to encourage homeownership.	Encourage public/private initiatives to built affordable homes.		X	X	X	X	Habitat for Humanity/First Time Homebuyers Assistance/NEFI/CEII	TBD	CDBG/TIF/LOST/ Private Funds
1.3	To provide more affordable rental homes and apartments.	Encourage home and apartment owners to offer affordable rental rates.		X	X	X	X	Government Subsidized Apartments/Section 8	TBD	TBD
1.4	To build more senior citizen housing.	Develop senior living communities in partnership with other agencies & non-profit.			X	X	X	United Way/Public- Private Initiative/Council on Aging	TBD	TBD
GOAL 2: COMMUNITY FACILITIES AND SERVICES - To ensure the provision of infrastructure, community facilities, and public services that support efficient growth and economic development.										
2.1	To pursue the development of a general purpose Community Center to serve the community.	Convert the old Ransom School into a Community Center or build one.	X	X	X	X	X	ECSB/CRA/Community Affairs	TBD	CDBG/TIF/LOST/ Private Funds
2.2	To pursue the development of a Job Training Center.	Utilize space in the old Ransom School to house an Escarosa Center satellite or build one.	X	X				ECSB/Escara Rosa Center /Pensacola State College/ Chamber of Commerce	TBD	TBD
2.3	To pursue the development of a Public Library with the community.	Utilize space in the old Ransom School to house a Library or build one.	X	X				ECSB /Escambia County Libraries	TBD	TBD
2.4	To pursue the development of an Adult Education Center.	Utilize space in the old Ransom School to house an Adult Education Program.	X	X				ECSB/Escara Rosa Center/ Pensacola State College/ Community Action	TBD	TBD
2.5	To pursue the development of a center for tutoring children and young adults.	Utilize space in the old Ransom School for public tutoring or tutor students at home.	X	X				ECSB/Public - Private Initiative/Community Action/UWF/PSC	TBD	TBD

CANTONMENT REDEVELOPMENT PLAN SHORT TERM WORK PROGRAM (STWP) FY 2014-2018

	Objective	Supporting Action	FY14	FY15	FY16	FY17	FY18	Responsible Party	Estimated Cost	Funding Source
2.6	To pursue the development of a Senior Citizens Center.	Utilize space in the old Ransom School to house a Senior Center or build one.	X	X				ECSB/Parks & Rec./ Council on Aging	TBD	TBD
2.7	To pursue the development of a Recreation Center with a swimming pool.	Utilize space in the old Ransom School to house a Recreation Center with kids sports programs.	X	X				ECSB/Parks & Rec.	TBD	TBD
2.8	To pursue the development of a Housing Center.	Utilize space in the old Ransom School for a Housing Center or build one.	X	X				ECSB/NEFI/Habitat for Humanity/CRA	TBD	TBD
GOAL: 3 HEALTH AND SAFETY - To utilize community resources to create a safe and healthy environment to improve the quality of life for all citizens.										
3.1	To provide adequate street lights to help deter crime & make the streets safe.	Install street lights in the parks, on residential streets, and around businesses.		X	X	X	X	Escambia County Engineering, Gulf Power/CRA	TBD	TBD
3.2	To provide health care services in the local community.	Build a 24 hour medical treatment center.			X	X	X	Health Dept./Sacred Hearts, and West Florida Hospitals	TBD	TBD
3.3	To decrease the mosquito population and eliminate the spread diseases.	Maintain the control of mosquitoes at identified locations: Booker St. across from Bethel church, west side of Ward Temple church parking lot, Sheppard and Booker St. (short bridge), & Muscogee Rd. east side of farm hill water tower.	X	X				Mosquito Control/Code Enforcement	TBD	TBD
3.4	To ensure that vacant lots and abandoned houses are maintained to improve the aesthetic values of the community.	Encourage property owners to maintain their property, utilized Code Enforcement to investigate issues and initiate Community Clean Sweeps.			X	X	X	Homeowners/ Neighborhood Groups/ Code Enforcement/ Sheriffs Dept./NEFI/CRA	TBD	CDBG/TIF/LOST/ Private Funds

CANTONMENT REDEVELOPMENT PLAN SHORT TERM WORK PROGRAM (STWP) FY 2014-2018

	Objective	Supporting Action	FY14	FY15	FY16	FY17	FY18	Responsible Party	Estimated Cost	Funding Source
3.5	To establish and implement Community Policing.	Establish Neighborhood Watch Groups and provide police sub-station to increase safety and deter crime in the neighborhoods and parks.	X	X	X	X	X	Sheriffs Department/Neighborhood Groups/CRA/Parks & Rec.	TBD	CDBG/TIF/LOST/Private Funds
3.6	To educate community on disaster preparedness.	Provide Disaster Preparedness Workshops for community and identify shelters within the community.	X	X				Public Safety/Community Affairs	TBD	TBD
3.7	To ensure that drivers can safely entering the roadways.	Remove overgrown trees and bushes around electric lines right-of-way at the corner of Booker & Louis St and other areas.	X	X				Roads Department/Gulf Power/CRA	TBD	TBD
3.8	To reduce noise pollution or to reduce the impact of outdoor noise.	Encourage papermill to reduce noise pollution.	X	X				Code Enforcement	TBD	TBD
GOAL 4: WORKFORCE AND JOBS - To provide a high-level, qualified community workforce that will sustain new business in the area.										
4.1	To provide programs that promote positive workforce ethics, life skills, & professionalism.	Teach basic job skills, computer training, and provide job training opportunities by shadowing in companies.		X	X			EscaRosa Center/UWF/ Gulf Power/Escambia County/SSTI	TBD	TBD
4.2	To bring more businesses and jobs to the local area.	Develop a plan geared towards marketing Cantonment to regional & national high-wage employers.		X	X	X	X	Chamber of Commerce/EscaRosa Center	TBD	TBD
4.3	To provide an opportunity for second chance ex-convicts employment.	Establish collaboration between agencies to assist employing ex-convicts.		X	X			Pathway for Change/EscaRosa Center/SSTI	TBD	TBD

CANTONMENT REDEVELOPMENT PLAN SHORT TERM WORK PROGRAM (STWP) FY 2014-2018

	Objective	Supporting Action	FY14	FY15	FY16	FY17	FY18	Responsible Party	Estimated Cost	Funding Source
4.4	To give parents an opportunity to work by providing available childcare.	Increase Voluntary Pre-Kindergarten and childcare programs.		X	X			Community Action Program/PSC	TBD	TBD
GOAL 5: TRANSPORTATION AND INFRASTRUCTURE - To improve vehicular and pedestrian safety and enhance the community's overall quality of life.										
5.1	To improve road conditions in neighborhoods.	Fix access and drainage issues, add curbs on streets and widen narrow streets.		X	X	X	X	Engineering Dept./Roads Dept./FDOT	TBD	TBD
5.2	To improve and maintain drainage ditches.	Repair and maintain drainage ditches.	X	X	X	X	X	Traffic Dept./Engineering Dept./Roads Dept.	TBD	TBD
5.3	To ensure that roads are in good driving conditions and traffic is circulating safely.	Repair road damage on 95A and Muscogee Rd cause by logging trucks.			X	X	X	Traffic Dept./Engineering Dept./Roads Dept.	TBD	TBD
5.4	To ensure that sidewalks and bikepaths are integrated into the community.	Add sidewalks and bikepaths throughout the community for kids & adult safety.			X	X	X	Traffic Dept./Engineering Dept./Roads Dept./Bike & Pedestrian Advisory Committee (BPAC)/Safe Routes to School (SRTS)	TBD	TBD
5.5	To develop local roadway plan for private roads & easements.	Consider making private roads into paved county roads.		X	X	X	X	Traffic Dept./Engineering Dept./Roads Dept.	TBD	TBD
5.6	To ensure safe circulation of traffic throughout the community.	Install speed bumps to decrease the vehicular speed on identified streets: Washington, Booker, and Louis Streets.	X	X	X			Traffic Dept./Engineering Dept./Sheriff Dept.	TBD	TBD
5.7	To provide efficient bus transportation to citizens.	Increase the number of bus stops with shelters and increase the pick-up times.	X	X	X	X	X	ECAT/CRA/Traffic Dept.	TBD	CDBG/TIF/LOST/Private Funds

CANTONMENT REDEVELOPMENT PLAN SHORT TERM WORK PROGRAM (STWP) FY 2014-2018

	Objective	Supporting Action	FY14	FY15	FY16	FY17	FY18	Responsible Party	Estimated Cost	Funding Source
5.8	To improve the aesthetic value along railroad tracks.	Coordinate a clean & green event to clean up trash along railroad tracks and encourage owners to maintain it.		X	X	X	X	Neighborhood Groups / Railroad Company/CRA/Clean & Green	TBD	CDBG/TIF/LOST/Private Funds
GOAL 6: BUSINESS GENERATION - To attract new businesses, encourage entrepreneurial & small business development to increase the local economy.										
6.1	To attract small businesses and retail shops in the community.	Establish a Business Dev. Center with a Business Incubator for business start-ups. Complete the development of the Central Commerce Park on Hwy 29.			X	X	X	UWF SBDC/Chamber of Commerce/EscaRosa Center/CRA	TBD	CDBG/TIF/LOST/Private Funds
6.2	To improve commercial Infrastructure to attract new businesses.	Add sewer lines in commercial areas, improve roads and trash pick up.		X	X	X	X	Escambia County Engineering/Roads Dept./Traffic Dept./CRA/ECUA	TBD	CDBG/TIF/LOST/Private Funds
6.3	To provide a market where local farmers can sell their produce.	Create a local farmers market.		X	X	X	X	UWF SBDC/Chamber of Commerce/EscaRosa Center/CRA/ECES	TBD	CDBG/TIF/LOST/Private Funds
GOAL 7: CULTURAL / NATURAL RESOURCES AND RECREATION - To protect our natural and cultural resources for current and future generations.										
7.1	To provide recreational and team sports activities to promote healthy and active lifestyles.	Build community pool and add team sports programs at existing parks.		X	X	X		Parks & Rec./CRA	TBD	CDBG/TIF/LOST/Private Funds
7.2	To promote use of National Register Nominations for qualified sites and structures.	Identify buildings or structures that may qualify as historic places. Ransom High School and Greater 1st Baptist Church identified.	X	X	X			CRA/NEFI	TBD	CDBG/TIF/LOST/Private Funds
7.3	To develop a fitness center to promote healthy and active lifestyles.	Utilize space in a Community Center or build a fitness center.			X	X	X	Public - Private Initiative/Parks & Rec./ECSB	TBD	TBD

CANTONMENT REDEVELOPMENT PLAN SHORT TERM WORK PROGRAM (STWP) FY 2014-2018

	Objective	Supporting Action	FY14	FY15	FY16	FY17	FY18	Responsible Party	Estimated Cost	Funding Source
7.4	Need parks for kids to play, not in the streets	Inventory parks in community to determine new locations for additional parks.	X	X	X			Parks & Rec. / NEFI	TBD	TBD
7.5	To provide a walking trails and exercise areas to community parks.	Add walking trails & exercise areas to community parks. Carver Park identified.	X	X	X			Parks & Rec. /NEFI	TBD	TBD

LEGEND

CDBG - Community Development Block Grant
CRA - Community Redevelopment Agency
ECSB -Escambia County School Board
ECES - Escambia County Extension Services
ECUA - Emerald Coast Utilities Authority
FDOT - Florida Department of Transportation
CEII - Community Enterprise Investments, Inc.

LOST-Local Option Sales Tax
NEFI-Neighborhood Enterprise Foundation, Inc.
PSC - Pensacola State College
SBDC - Small Business Development Center
SSTI - Soft Skills Training Institute
TDB - To be Determined
TIF- Tax Increment Financing
UWF -University of West Florida

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CHAPTER 4: 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 to ten year capital improvement program list.

<u>Project</u>	<u>Fiscal Year</u>	<u>Funding Source</u>	<u>Cost</u>
Community Center			
• Cantonment Multi-purpose Center (Job Training, Library, Senior Citizen, Housing & Community Center)	TBD	CDBG, TIF, LOST	TBD
Parks			
• Additional Amenities at the Existing Carver Park	2013-2015	TBD	TBD
• New Park ○ Community Pool & Fitness Center	2014-2019	TBD	TBD
Property Acquisition			
• Retail Center and/or In-fill housing	2014-2019	LOST, CDBG Brownfields	TBD
Road Improvements			
• Muscogee Rd. Widening and Drainage	2013-2017	LOST	\$13,000,000
• Well Line Road Extension	2013-2016	LOST	\$4,000,000
• Pave Dirt Roads (Entire Cantonment redevelopment area)	2014-2019	TBD	TBD
• Asphalt Road Resurfacing	TBD	TBD	TBD
• Traffic Calming Measures	TBD	TBD	TBD
Residential Street Lights			
• Cantonment Redevelopment Area	TBD	CDBG, TIF	TBD
Sewer Extension:			
• Cantonment Redevelopment Area	TBD	LOST/CDBG/ECUA	TBD

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Sidewalks:

- | | | | |
|-------------------------|-----|-------------|-----|
| • Sidewalks & Bike Path | TBD | CDBG , LOST | TBD |
|-------------------------|-----|-------------|-----|

Storm Water Drainage

- | | | | |
|--------------------|-----------|------|-----------|
| • Carver Park Area | 2013-2016 | LOST | \$189,000 |
|--------------------|-----------|------|-----------|

Streetscape Design and Beautification

- | | | | |
|--------------------------|-----|-----------|-----|
| • Muscogee Road & Hwy 29 | TBD | FDOT,LOST | TBD |
|--------------------------|-----|-----------|-----|

Business Development Center

- | | | | |
|----------------------------|-----|-----|-----|
| • Small Business Incubator | TBD | TBD | TBD |
| • Farmer's Market | TBD | TBD | TBD |

Legend:

CDBG - Community Development Block Grant

ECUA – Emerald Coast Utilities Authority

FDOT - Florida Department of Transportation

LOST - County Local Option Sales Tax

TBD – To be determined

TIF - Tax Increment Financing



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CHAPTER 5: NEIGHBORHOOD IMPACT ANALYSIS

Chapter 163.362(3) F.S. requires that the plan include a neighborhood impact element that describes the plan's impact on the subject matter listed below.

Relocation:

The plan as proposed does not require the relocation of any of the low/moderate, very low-income residents of the redevelopment area. It is possible, however, that a few families may decide to move based on the provision of better housing or the inconvenience of extensive rehabilitation.

Traffic Circulation:

There is no portion of the plan that will significantly increase neighborhood traffic.

Muscogee Road, a primary route through the CRA will be improved. This project consists of widening the existing roadway to 12-foot travel lanes and adding 5-foot paved shoulders, beefing up the road base and asphalt traveling surface. Drainage improvements between US 29 and Perdido River will also be considered. Existing side street interchanges will be improved and some will be re-aligned for safety improvements. This project will enhance traffic circulation through the CRA.

Well Line Road will also be improved. This project is a part of the sector plan and is one of the roadways that are included in the MOU between Escambia County and the development group behind the sector plan. The project includes two different areas:

Well Line Road from Highway 29 west to the intersection of Well Line Road and Madrid Road. This improvement includes the entire section of Well Line Road that is within the CRA district. The scope of work along this section will include miscellaneous drainage improvements, as well as numerous safety upgrades including lane widening, the addition of paved shoulders, and re-alignment at a couple of intersections.

The new extension of Well Line Road is planned west of the CRA district and will intersect the existing road just east of Madrid Road and continue west to Jacks Branch Road. This is approximately 2 miles of new roadway that will open up over 800 acres of new property for future development west of the CRA district. The cross section for this proposed roadway consists of 12-foot travel lanes and 5-foot paved shoulders.

The CRA will work with the county Engineering Department and others to advocate the inclusion of sidewalks and bike paths in all road improvement projects

Environmental Quality:

The plan proposes improvements to drainage in order to alleviate mosquito problems. Implementing the plan will improve environmental quality of the Cantonment CRA.

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Community Facilities and Services:

The plan offers a strategy to establish a community center in the area that will be used to provide facilities and programs for the area elderly, youth, and adults. Redevelopment strategies presented in the plan allow for the continued installation of sidewalks, sewer service, and streetlights throughout the area.

School Population:

There is no portion of the plan that will have an impact on area school population. However, it is possible that the population of the area may increase as the Cantonment Redevelopment Area improves with the implementation of the plan. This impact on the school population is currently unknown.

Physical and Social Quality of the Neighborhood:

Proposed continued infrastructure improvements (street lighting, sidewalks, street repaving, sewer expansion, etc.) combined with continued code enforcement actions and the implementation of the Clean Sweep and Community Policing programs will have a positive impact on the area housing conditions and the area's overall appearance. Establishing a community center to provide job training and job creation opportunities targeted to area residents will create opportunities for improved household incomes resulting in a long-term positive impact to the area.



**Before and After
Photo**

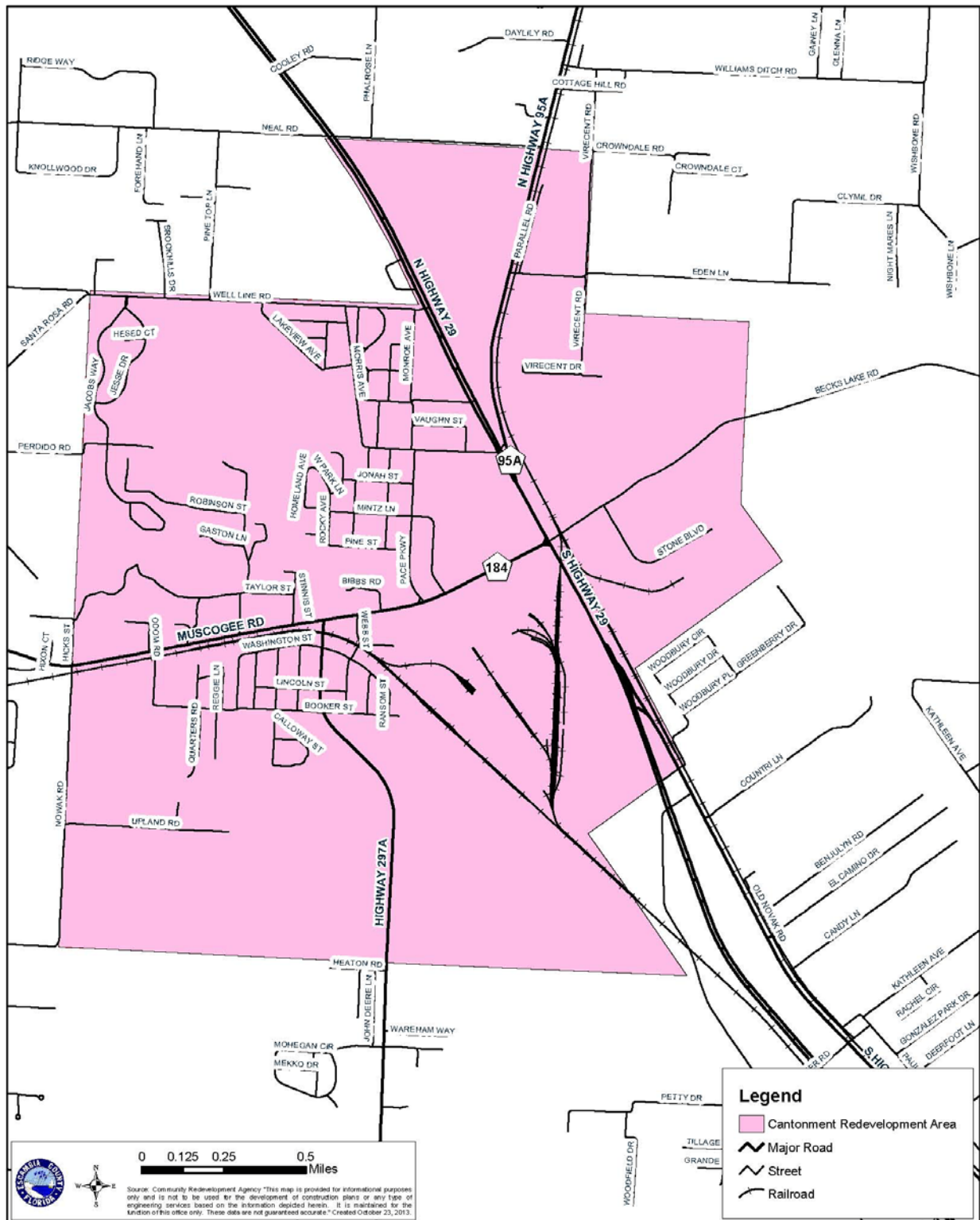
**Code Enforcement
Demo Program**



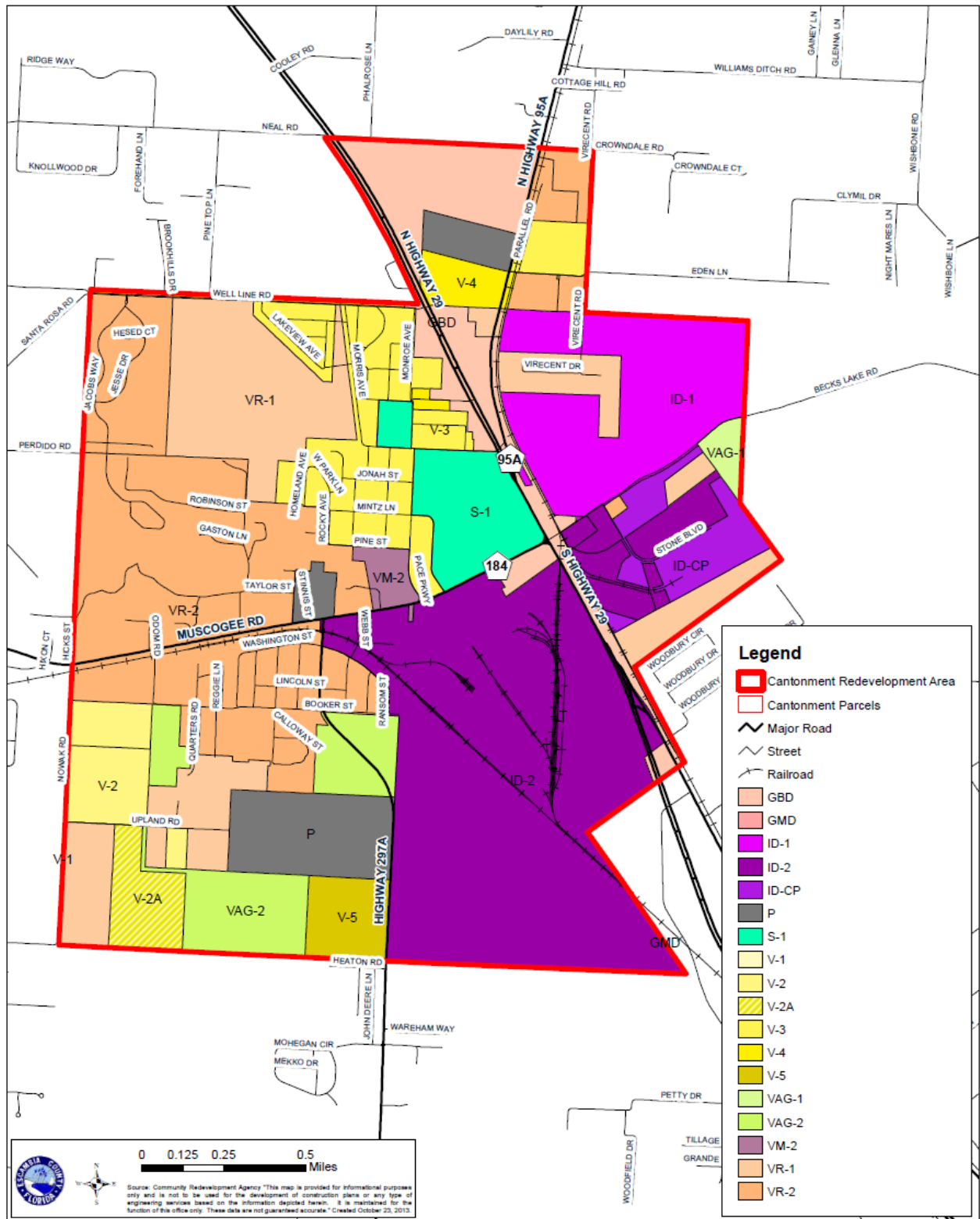
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MAPS

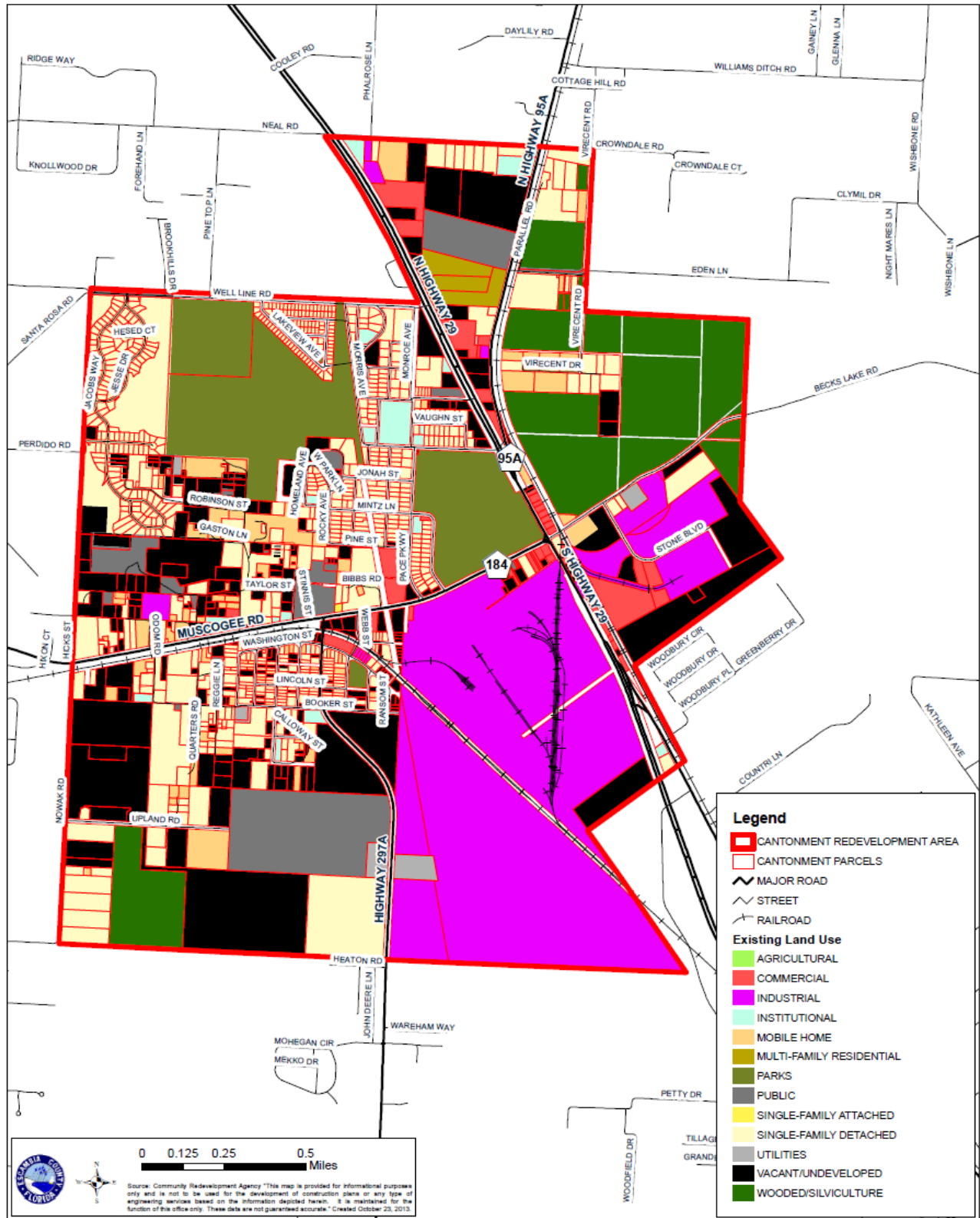
Cantonment Redevelopment Area



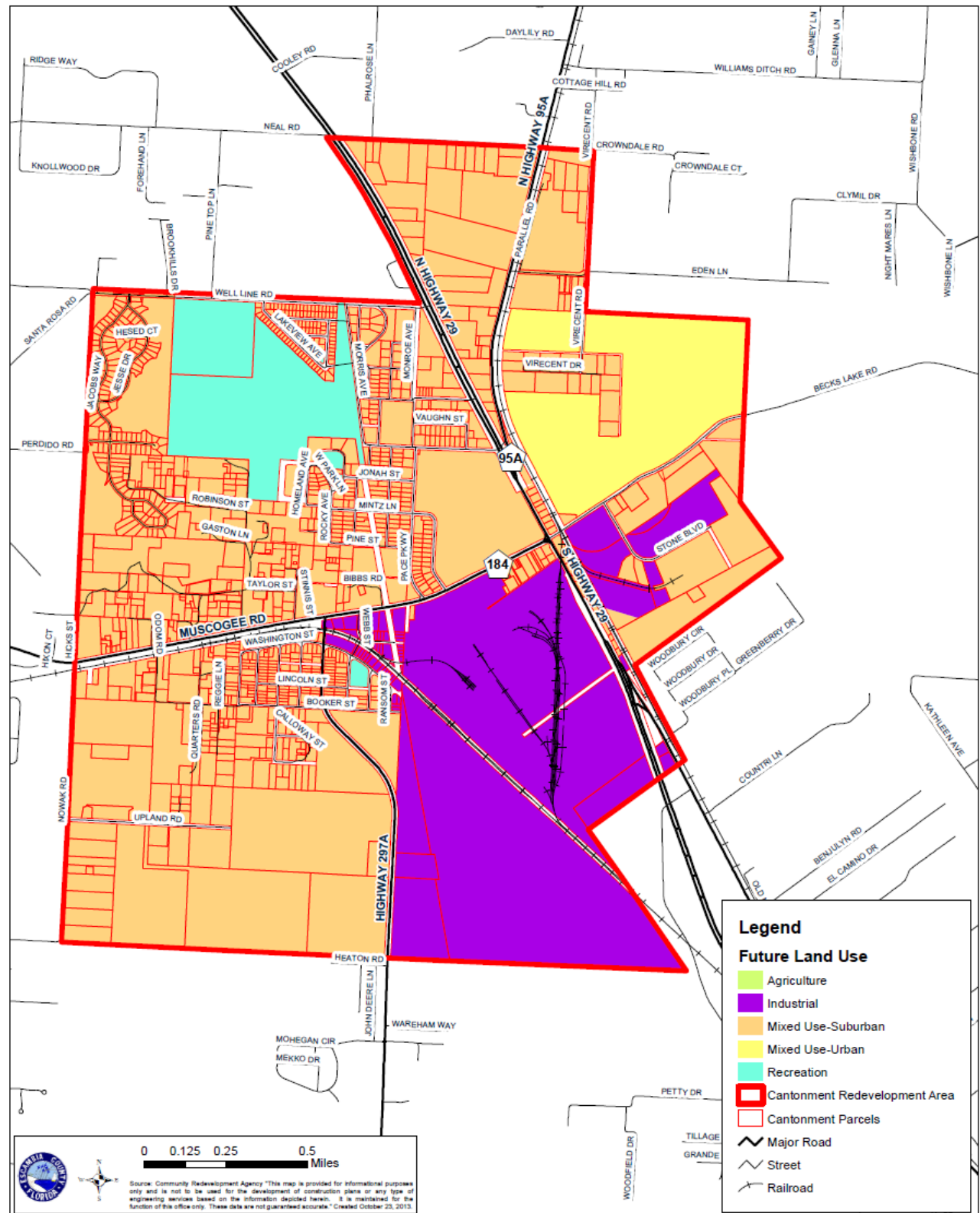
Cantonment Redevelopment Area - Zoning



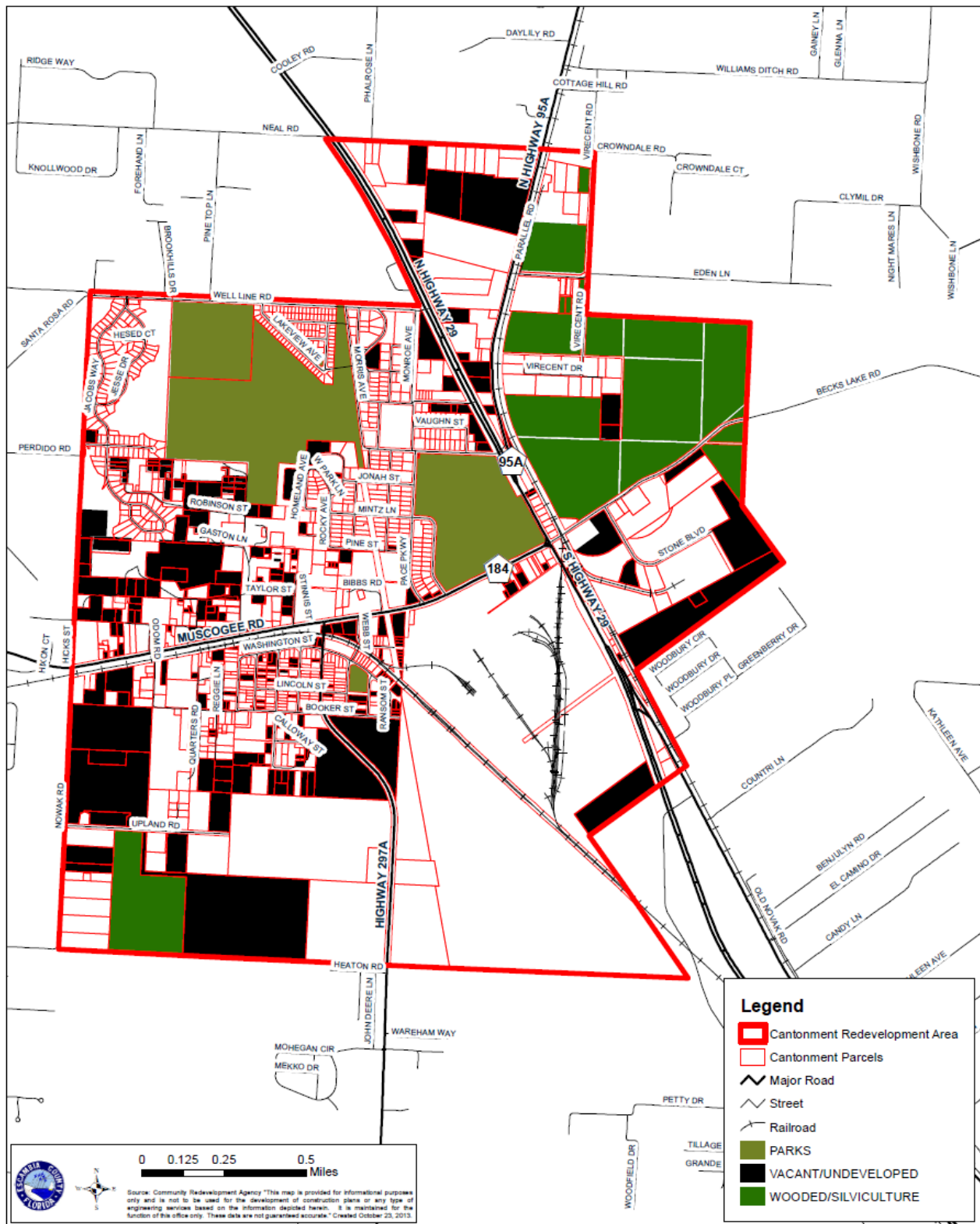
Cantonment Redevelopment Area - Existing Land Use



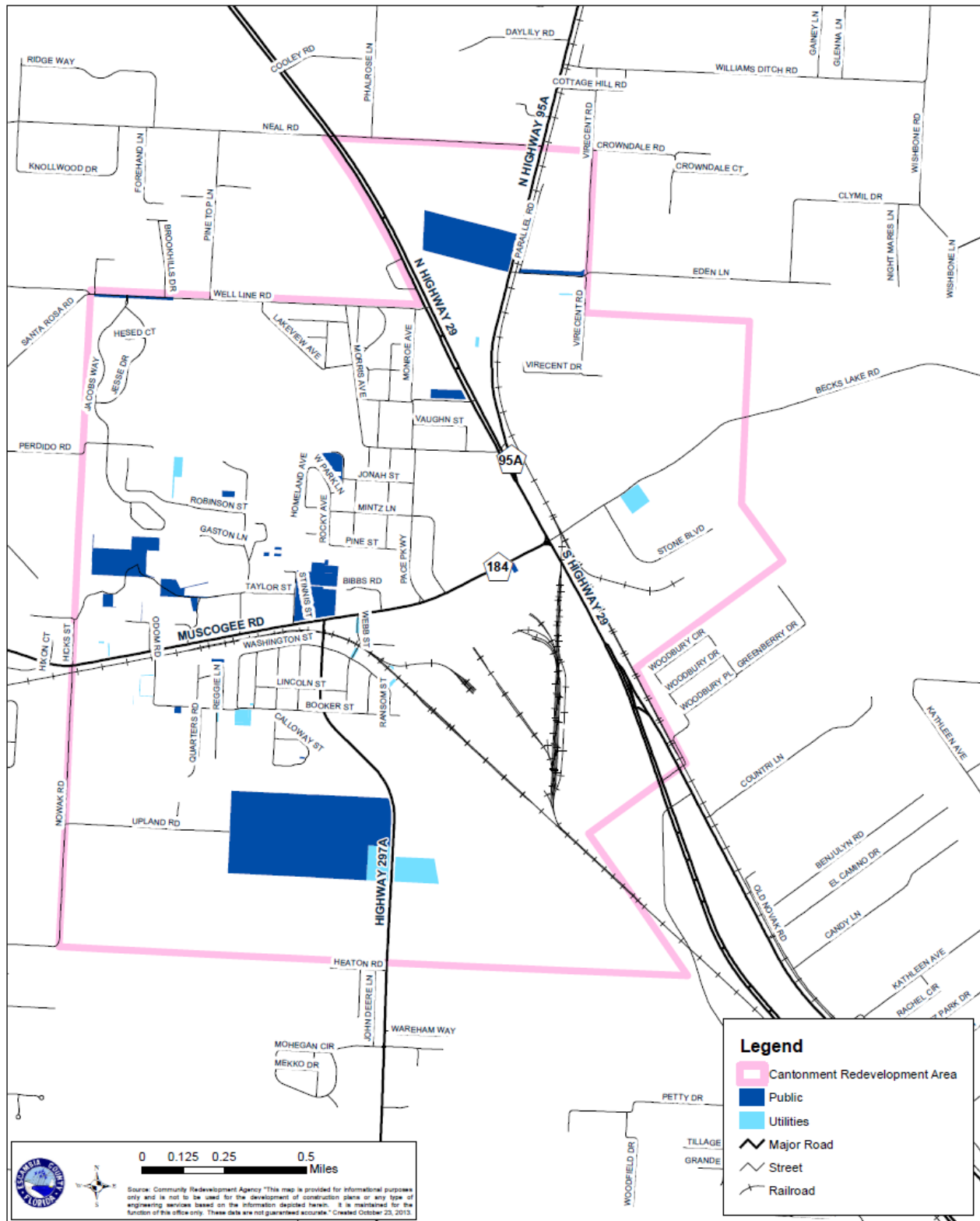
Cantonment Redevelopment Area - Future Land Use



Cantonment Redevelopment Area - Parks/ Recreation & Vacant



Cantonment Redevelopment Area - Public Lands & Utilities



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APPENDICES

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APPENDIX A: RESOLUTION

Escambia County
Clerk's Original

11/18/2010 5:32 pm PH

2010-001301 BCC
Nov. 18, 2010 Page 1

RESOLUTION NUMBER R2010-204

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ESCAMBIA COUNTY, FLORIDA, PURSUANT TO PART III, CHAPTER 163, FLORIDA STATUTES, RELATING TO COMMUNITY REDEVELOPMENT: FINDING THAT THERE IS A BLIGHTED AREA WITHIN ESCAMBIA COUNTY, FLORIDA, AND A SHORTAGE OF AFFORDABLE HOUSING FOR LOW AND MODERATE INCOME HOUSEHOLDS, SPECIFICALLY WITHIN THE CANTONMENT COMMUNITY; FINDING THAT REHABILITATION CONSERVATION, REDEVELOPMENT, OR A COMBINATION OF THESE IN THE CANTONMENT COMMUNITY IS NECESSARY IN THE INTEREST OF THE PUBLIC HEALTH, SAFETY, MORALS AND WELFARE OF THE RESIDENTS OF ESCAMBIA COUNTY; FINDING THAT THERE IS A NEED TO DESIGNATE CANTONMENT AS A REDEVELOPMENT AREA; AND PROVIDING FOR AN EFFECTIVE DATE.

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

Section 1. Authority. This resolution is adopted pursuant to the provisions of Part III, Chapter 163, Florida Statutes, known as the "Community Redevelopment Act of 1969."

Section 2. Definitions. The definition of the terms as provided in Section 163.340, Florida Statutes, are hereby adopted by reference whenever used or referred to in the Resolution. In addition, the term, "Proposed Cantonment Redevelopment Area" when used in this Resolution means the area within the boundaries of Escambia County, Florida, as outlined in the map and legal description attached hereto and incorporated herein as Exhibit A.

Section 3. Findings and Determinations. The Board of County Commissioners of Escambia County, Florida finds and determines as follows:

- a) The Board of County Commissioners finds that the area referred to as the "Proposed Cantonment Redevelopment Area" is a slum or blighted area which substantially impairs the sound growth of the County, and is a threat to the public health, safety, morals, and welfare of the residents of the County, and that the existence of blight further creates an economic and social liability by hindering development, discouraging private investment, reducing employment opportunities, retarding the construction and improvement of housing accommodations, causing an excessive proportion of expenditures for crime prevention and other forms of

Verified By: J. MacArthur

Date: 11/19/10

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public services, and depressing the tax base.

b) The Board of County Commissioners finds that a combination of rehabilitation, conservation and redevelopment of the area identified as the Proposed Cantonment Redevelopment Area is necessary in the interest of the public health, safety, morals and welfare of the residents of the County in order to eliminate, remedy and prevent conditions of slum and blight.

c) The Board of County Commissioners finds and determines that there exists a need for the Community Redevelopment Agency created pursuant to Part I, Article VI, Section 78.151 of the Escambia County Code of Ordinances, to carry out redevelopment purposes pursuant to Part III, Chapter 163, Florida Statutes, in the Proposed Cantonment Redevelopment Area.

d) The Board of County Commissioners finds and determines that the area described in Exhibit A and entitled Proposed Cantonment Redevelopment Area is appropriate for redevelopment projects and is hereby designated a Community Redevelopment Area.

Section 4. Effective Date. This Resolution shall take effect immediately upon adoption by the Board of County Commissioners.

Adopted this 18th day of November, 2010.

BOARD OF COUNTY COMMISSIONERS ESCAMBIA COUNTY, FLORIDA



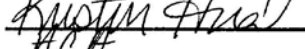
Kevin W. White, Chairman
Date Executed

11/18/2010

Attest: Ernie Lee Magaha
Clerk of the Circuit Court

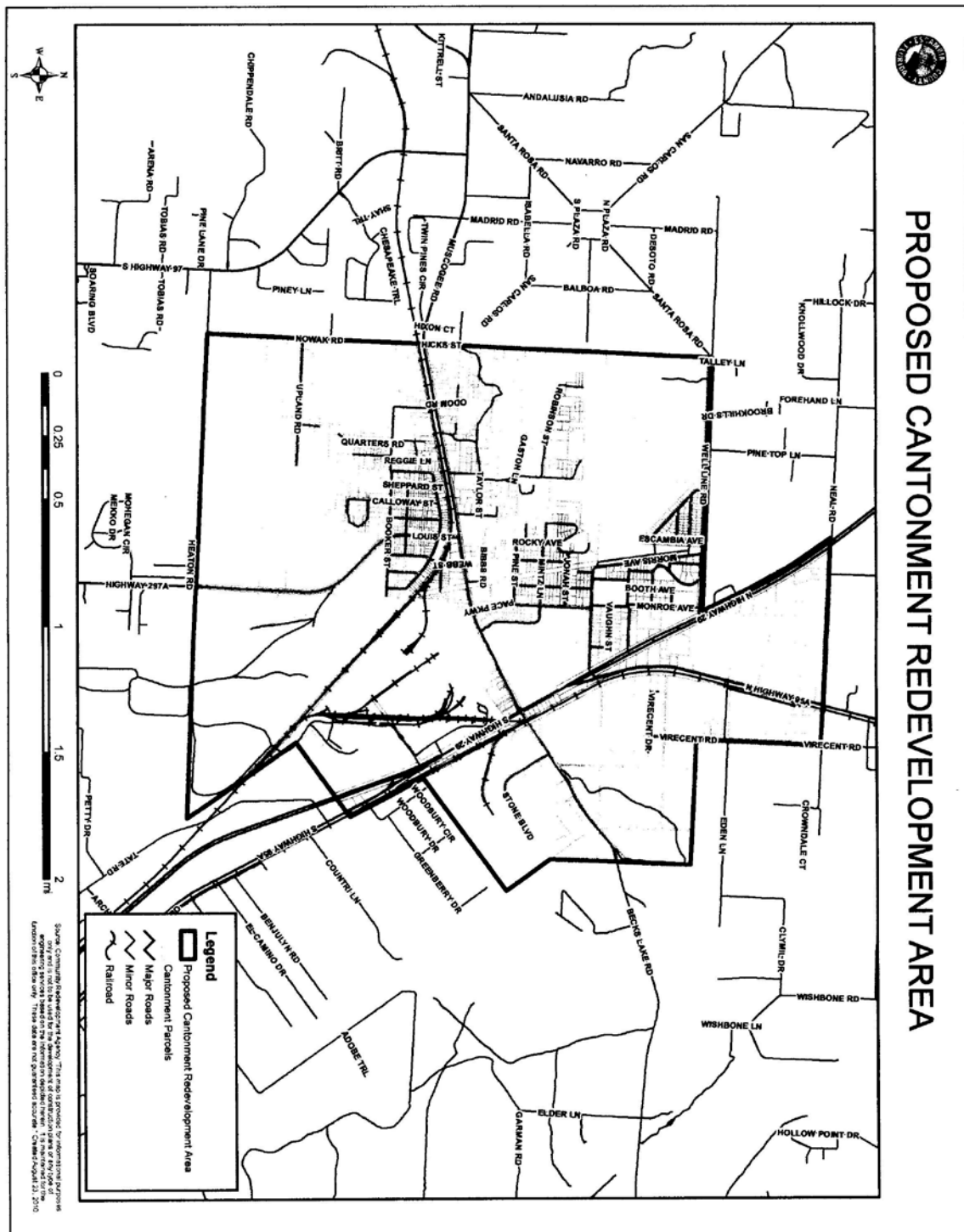

Doris Harris
Deputy Clerk

This document approved as to form
and legal sufficiency.

By: 
Title: HCH
Date: 8/20/10

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PROPOSED CANTONMENT REDEVELOPMENT AREA

Exhibit A

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Exhibit A

Description
Cantonment Community Redevelopment Area (CRA)
August 5, 2010

This description is intended solely for the purpose of identifying the Cantonment Community Redevelopment Area referenced in this ordinance and is not intended to be used when conveying or otherwise defining interests in real property.

Begin at the Northwest Corner of Section 10, Township 1 North, Range 31 West, Escambia County, Florida, thence Easterly along the North line of Section 10 to the intersection of said North line and the Westerly right-of-way line of U. S. Highway 29 (200' R/W); thence Northwesterly along said Westerly right-of-way line of U. S. Highway 29 (200' R/W) to the intersection of said Westerly right-of-way line and the extension West of the South right-of-way line of Neal Road (66' R/W); thence Easterly along the South right-of-way line of Neal Road (66' R/W) to the intersection of the Easterly extension of said South right-of-way line and the East right-of-way line of Virecent Road (R/W varies); thence Southerly along East right-of-way line of Virecent Road to the intersection of said East right-of-way line and the North Line Section 11, Township 1 North, Range 31 West; thence Easterly along the North line of Section 11 to the Northeast corner of Section 11, Township 1 North, Range 31 West; thence Southerly along the East line of Section 11 to the intersection of said East line of Section 11 and the Easterly line of Section 14, Township 1 North, Range 31 West; thence Southeasterly along said Easterly line of Section 14 to the Southeast corner of a parcel of land recorded in Official Records Book 4191 at page 1488 of the public records of Escambia County, Florida, (Property Reference No. 14-1N-31-1001-000-004); thence Southwesterly along the South line of said Parcel to the East right-of-way line of CSX Railroad; thence Southeasterly along East right-of-way line of CSX Railroad to the South line of Lot 3, Section 14, Township 1 North, Range 31 West as recorded in Deed Book "N" at page 37; thence Southwesterly along South line of Lot 3 to the East line of Section 15, Township 1 North, Range 31 West; thence Southeasterly to the Southeast corner of Section 15, Township 1 North, Range 31 West; thence Westerly along the South line of Section 15, Township 1 North, Range 31 West and Section 16, Township 1 North, Range 31 West to the Southwest corner of Section 16, Township 1 North, Range 31 West; thence Northerly along the West line of Section 16, Township 1 North, Range 31 West and Section 10, Township 1 North, Range 31 West to the Northwest corner of Section 10, Township 1 North, Range 31 West and the Point of Beginning.

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Findings of Necessity Proposed Cantonment Redevelopment Area

Introduction

As directed by the Board of County Commissioners 27, 2010 Committee of the Whole, Escambia County Community Redevelopment Agency (CRA), Community & Environment Bureau, prepared this report to support the proposed creation of a Cantonment redevelopment area. A map depicting the proposed redevelopment area and boundary description for the proposed area are presented as Exhibit A. Data obtained from UWF Haas Center for Business Research using 2000 U.S. Bureau of Census Population and Housing with 2009 forecasts and field surveys were used to formulate these findings. The following data and analysis support the legislative finding that conditions in the proposed redevelopment area meet the criteria of slum or blight as described in Florida Statute 163.340(7) or (8).

Findings

A "blighted area" is an area experiencing economic distress, endangerment to life or property due to the presence of a large number of deteriorated structures. The proposed area exhibits conditions of blight as defined in Florida Statute to include the following:

Finding 1: Predominance of defective or inadequate street layout, parking facilities, roadways, bridges, or public transportation facilities:

The proposed redevelopment area lacks public infrastructure to include adequate street layout, paved roads, stormwater management systems, and sanitary sewer service. Inadequate street layout and lack of paved roads limits accessibility to property located north of Muscogee Road and appears to have contributed to faulty lot layouts, accessibility, and usefulness of the property. While some of the area is served by sanitary sewer, the majority of the proposed area to the north of Muscogee Road and east of Highway 29 is not served by a public sewer system which hinders reinvestment and redevelopment opportunities. The faulty lot layouts, lack of accessibility or usefulness of property, and marginal sewer service in the proposed redevelopment area supports the need for redevelopment.

Finding 2: Deterioration of site or other improvements:

Based upon windshield surveys conducted during 2010, there is a predominance of deteriorated or dilapidated housing in the proposed area. Single family residents were scored based upon a point system ranging from 1, Excellent Condition to 5, Dilapidated

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Condition. The housing conditions windshield survey results found 96% of the single family houses in the area fall in the categories of fair, poor, or dilapidated condition which means they require some form of repair or rehabilitation, show signs of structural damage, or need of demolition. The majority of houses, 87%, were found to be in fair condition. These houses show need for repair or rehabilitation as indicated by curling shingles and lack of energy related improvements. The majority (51.8%) of the houses in the proposed area were constructed prior to 1969. Due to the age of the majority of the structures in the proposed area, it would make sense that the houses are in need of updates to include energy related improvements. Over three quarters (79.8%) of the owner occupied housing in the area is valued at less than the County median housing value of \$117,527 with more than half (50.7%) valued at less than \$50,000. Overall housing conditions and values support the need for redevelopment in the area.

The average median household income in the area is \$28,921 which is over \$16,000 less than the County median income of \$45,484. Approximately 60% (59.6%) of the households located within the proposed redevelopment area reported an income of less than the County median income while only 38% of the residents in the County as a whole reported income below the median value.

Summary

Based upon the findings presented, the proposed redevelopment area exhibits conditions of slum or blight as defined by Florida Statutes. The proposed area would benefit from redevelopment programs and projects. A combination of rehabilitation, conservation, and redevelopment of the proposed area will support the elimination, prevention, and remedy of the conditions of slum and blight.

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BOARD OF COUNTY COMMISSIONERS Escambia County, Florida

AI-67

Item #: 9.

BCC Regular Meeting

Date: 11/18/2010

Issue: 5:32 p.m. Public Hearing – Adopt a Resolution Creating the Cantonment Redevelopment Area

From: Sandra Prince Jennings, P.E., Bureau Chief

Organization: Comm & Env Neigh Redevelopment

CAO Approval: *Charles R. Oliver*

RECOMMENDATION:

Recommendation: That the Board, at the 5:32 p.m. Public Hearing, take the following action concerning a Resolution creating the Cantonment Redevelopment Area (Funding Source: CRA Administration, Fund 151, Cost Center 220523, Object Code 54901):

A. Adopt the Resolution of Escambia County, Florida, relating to Community Redevelopment; finding that there is a blighted area within Escambia County, Florida, and a shortage of affordable housing for low and moderate income households, specifically within the Cantonment community; finding that rehabilitation conservation, redevelopment, or a combination of these in the Cantonment Community is necessary in the interest of the public health, safety, morals and welfare of the residents of Escambia County; finding that there is a need to designate Cantonment as a redevelopment area; and providing for an effective date; and

B. Authorize the Chairman execute the Resolution.

BACKGROUND:

On May 27, 2010, Committee of the Whole, the CRA, a Division of the Community & Environment Bureau (CEB), was directed to conduct the necessary research and analysis to support findings that would determine whether areas located within the Cantonment community would meet the statutory criteria to be designated as a redevelopment area. The CRA has completed the "Findings of Necessity", and a copy is attached.

On November 18, 2010, at 4:20 p.m., a CRA meeting was convened to recommend to the Board the adoption of a Resolution creating the Cantonment Redevelopment Area. A Map of the proposed Area and the Findings of Necessity are attached.

BUDGETARY IMPACT:

BCC 5:32 PH

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Funding for the newspaper advertising was provided through the CRA Administration, Fund 151, Cost Center 220523, Object Code 54901. After the Redevelopment Plan is adopted by the Board, a Tax Increment Financing (TIF) Ordinance will be created to fund proposed improvements in the designated area.

LEGAL CONSIDERATIONS/SIGN-OFF:

Kristin Hual, Assistant County Attorney, has reviewed the Resolution as to form and legal sufficiency.

PERSONNEL:

N/A

POLICY/REQUIREMENT FOR BOARD ACTION:

Scheduling a Public Hearing for the proposed redevelopment area designation is in compliance with the Board guidelines and procedures.

IMPLEMENTATION/COORDINATION:

N/A

Attachments

Resolution Finding of Necessity Legal Description Map

BCC 5:32 PH

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APPENDIX B: REDEVELOPMENT TRUST FUND ORDINANCE

ORDINANCE 2013-_____

AN ORDINANCE OF ESCAMBIA COUNTY, FLORIDA RELATING TO THE ESTABLISHMENT AND FUNDING FOR A REDEVELOPMENT TRUST FUND PURSUANT TO SECTION 163.387, FLORIDA STATUTES FOR CANTONMENT REDEVELOPMENT DISTRICT PROJECTS; PROVIDING FOR SHORT TITLE; PROVIDING FOR LEGISLATIVE FINDINGS; PROVIDING FOR DEFINITIONS; PROVIDING FOR ESTABLISHMENT OR REDEVELOPMENT TRUST FUND; PROVIDING FOR FUNDING OF REDEVELOPMENT TRUST FUND; PROVIDING FOR DISPOSITION OF MONIES UPON EXPIRATION OF THE FISCAL YEAR; PROVIDING FOR INDEPENDENT AUDIT; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, it is the intent of the Board of County Commissioners to promote, protect, and improve the health, safety, and welfare of the citizens of Escambia County;

WHEREAS, on March 7, 1995, the Board of County Commissioners by Resolution determined there existed the need for a Community Redevelopment Agency in Escambia County to carry out the community redevelopment purposes set out in Part III of Chapter 163, Florida Statutes, "The Community Redevelopment Act of 1969"; and

WHEREAS, on November 18, 2010, the Board of County Commissioners adopted the Cantonment Resolution of Findings (R2010-204) of slum and blight and a shortage of affordable housing for low and moderate income households in the Cantonment community; and

WHEREAS, the Board of County Commissioners hereby finds that a Redevelopment Trust Fund for the Cantonment Redevelopment Area, as provided in this Ordinance, is now necessitated to ensure the Community Redevelopment Act.

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

Section 1. Chapter 46, Article VI, Section 46-290 of the Code of Ordinances of Escambia County, Florida is hereby amended to read as follows:

Sec. 46-290. **The Cantonment Redevelopment Trust Fund Ordinance.**

(1) Title. This section shall be known as the "The Cantonment Redevelopment Trust Fund Ordinance", and may be cited as such, and will be referred to herein as "this section".

(2) Legislative Findings:

- a. On March 7, 1995, September 4, 1997, and September 19, 2002, the Board of County Commissioners of Escambia County (hereinafter called the "Board") adopted resolutions by which it found and declared that five blighted areas existed in Escambia County; that the rehabilitation, conservation or redevelopment, or a combination thereof, of said blighted areas were necessary in the interest of the public health, safety, morals and welfare of the residents of Escambia County to eliminate, remedy and prevent conditions of slums and blights; that said blighted areas were appropriate for community redevelopment projects; and that there existed the need for a Community Redevelopment Agency to function in Escambia County to carry out the community redevelopment purposes pursuant to part III of Ch. 163, Florida Statutes, "The Community

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Redevelopment Act of 1969" or (hereinafter called "the Act"), as amended.

These resolutions designated the blighted areas as community redevelopment areas.

- b. On March 7, 1995, the Board adopted Ordinance No. 95-6 by which it declared its membership to comprise the Community Redevelopment Agency of Escambia County and vested in such agency all rights, powers, duties, privileges and immunities authorized by the Act.
- c. On January 2014, the Board will adopt the Cantonment Redevelopment Plan which, among other things adopted a plan, subject to modification from time to time as appropriate, for community redevelopment projects conducted by the Community Redevelopment Agency. The boundaries of the area are described as follows:

Begin at the Northwest Corner of Section 10, Township 1 North, Range 31 West, Escambia County, Florida, thence Easterly along the North line of Section 10 to the intersection of said North line and the Westerly right-of-way line of U. S. Highway 29 (200' R/W); thence Northwesterly along said Westerly right-of-way line of U. S. Highway 29 (200' R/W) to the intersection of said Westerly right-of-way line and the extension West of the South right-of-way line of Neal Road (66' R/W); thence Easterly along the South right-of-way line of Neal Road (66' R/W) to the intersection of the Easterly extension of said South right-of-way line and the East right-of-way line of Virecent Road (R/W varies); thence Southerly along East right-of-way line of Virecent Road to the intersection of said East right-of-way line and the North Line Section 11, Township 1 North, Range 31 West; thence Easterly along the North line of Section 11 to the Northeast corner of Section 11, Township 1 North, Range 31 West; thence Southerly along the East line of Section 11 to the intersection of said East line of Section 11 and the Easterly line of Section 14, Township 1 North, Range 31 West; thence Southeasterly along said Easterly line of Section 14 to the Southeast corner of a parcel of land recorded in Official Records Book 4191 at page 1488 of the public records of Escambia County, Florida, (Property Reference No. 14-1N-31-1001-000-004); thence Southwesterly along the South line of said Parcel to the East right-of-way line of CSX Railroad; thence Southeasterly along East right-of-way line of CSX Railroad to the South line of Lot 3, Section 14, Township 1 North,

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Range 31 West as recorded in Deed Book “N” at page 37; thence Southwesterly along South line of Lot 3 to the East line of Section 15, Township 1 North, Range 31 West; thence Southeasterly to the Southeast corner of Section 15, Township 1 North, Range 31 West; thence Westerly along the South line of Section 15, Township 1 North, Range 31 West and Section 16, Township 1 North, Range 31 West to the Southwest corner of Section 16, Township 1 North, Range 31 West; thence Northerly along the West line of Section 16, Township 1 North, Range 31 West and Section 10, Township 1 North, Range 31 West to the Northwest corner of Section 10, Township 1 North, Range 31 West and the Point of Beginning.

d. In addition, the Board makes the following findings:

1. The Board finds that the findings, determinations, declarations, and actions set forth in Resolution R2010-204 and Ordinance 2013-___ are supported by competent and substantial evidence and that said findings’ determinations, declarations, and actions are valid related to the purpose of this Ordinance.

2. The Cantonment Redevelopment Plan, incorporated herein by reference, supports the findings of the Board that the Cantonment Redevelopment District is a blighted area within this meaning of this Ordinance.

3. Each governmental taxing authority, which levies ad valorem taxes on taxable real property contained within the boundaries of the Cantonment Redevelopment District, was furnished notice of the proposed Ordinance at least fifteen (15) days prior to the date on which this matter is to be considered, as required by Section 163.346, Florida Statutes, as amended.

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(3) Definitions. Unless the context clearly requires otherwise, any terms contained in this Ordinance shall have the same meaning set forth in Part III, Chapter 163, Florida Statutes, as amended.

(4) Establishment of Redevelopment Trust Fund.

For the duration of the Cantonment Redevelopment Plan, such plan shall be funded by the Cantonment Redevelopment Trust Fund.

Pursuant to Section 163.387, Florida Statutes, as amended, there is hereby established a Redevelopment Trust Fund for the Community Redevelopment Agency of Escambia County. Funds allocated to and deposited in this Fund shall be used to finance or to refinance community redevelopment projects undertaken in the Cantonment Redevelopment District and when directly related to the financing or refinancing of such a community redevelopment project, also may be expended for any other purpose authorized by Section 163.387 Florida Statutes, as amended, including:

- a. Administrative and overhead expenses necessary or incidental to the preparation and implementation of a community redevelopment plan adopted by the Community Redevelopment Agency;
- b. Expenses of redevelopment planning, surveys, and financial analysis, including the reimbursement of the Board or the Community Redevelopment Agency for such expenses incurred before the redevelopment plans was approved and adopted;
- c. The acquisition of real property in the Cantonment Redevelopment District;

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- d. Property clearance and preparation of the Cantonment Redevelopment District for redevelopment and for relocation of site occupants as provided for Section 163.370, Florida Statutes, as amended;
- e. Repayment of principal and interest or any redemption premium for loans, advances, bonds, bond anticipation notes, and other forms of indebtedness;
- f. All expenses incidental to or connected with the issuance, sale, redemption, retirement, or purchase of agency bonds, bond anticipation notes, or other form of indebtedness; including funding of any reserve, redemption, or other fund or account provided for in the Ordinance or Resolution authorizing such bonds, notes, or other form of indebtedness; and
- g. Development of affordable housing in the area.

(5) Funding of Redevelopment Trust Fund.

- a. For the duration of any community redevelopment project undertaken in the Cantonment Redevelopment District pursuant to its redevelopment plan, the annual funding of the Redevelopment Trust Fund established by Section 4 shall be in an amount not less than the increment in the income, proceeds, revenues, and funds of each taxing authority, derived from or held in connection with the undertaking and the carrying out of community redevelopment under the Community Redevelopment Act. Such increment shall be determined annually and shall be that amount equal to thirty-four percent (34.3%) of the difference between:

- 1. The amount of ad valorem taxes levied each year by each taxing authority, exclusive of any amount from any debt service millage, on

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taxable real property contained within the geographic boundaries of the Cantonment Redevelopment Area; and

2. The amount of ad valorem taxes, which would have been produced by the rate upon which the tax is levied each year by or for each taxing authority, exclusive of any debt service millage, upon the total of the assessed value of the taxable real property in the Cantonment Redevelopment Area is shown upon the most recent assessment roll used in connection with the taxation of such property by each taxing authority prior to the effective date of the ordinance providing for the funding of the trust fund.

b. Pursuant to Section 163.387(2) Florida Statutes, as amended, commencing upon the effective date of this ordinance and for the duration of any community redevelopment project undertaken pursuant to the Community Redevelopment Act, each taxing authority shall annually appropriate and shall pay on or before January 1 to the Redevelopment Trust Fund a sum that is not less than the increment of ad valorem tax revenues as defined and as determined above. Failure of said taxing authorities to do so shall subject the taxing authorities to the penalty provision set forth in Section 163.387, Florida Statutes, as amended.

c. The obligation of the Board to fund the Redevelopment Trust Fund annually shall continue until all loans, advances, and indebtedness, if any, and any interest thereon of the Community Redevelopment Agency incurred as a

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result of a community redevelopment project, has been paid, but only to the extent that the tax increment described in this section accrues. The Board covenants that so long as its obligation to fund the Redevelopment Trust Fund continues pursuant to Section 163.387, Florida Statutes, as amended, it shall take all necessary action to enforce the performance of the obligation of each taxing authority to make the annual appropriations required by aforementioned paragraphs. However, the obligation of the Board to fund the Redevelopment Trust Fund shall not be construed to make Escambia County a guarantor of the obligations of other taxing authorities under this ordinance or the Community Redevelopment Act; nor shall it be construed to require the exercise of the taxing power of Escambia County or the payment to the Redevelopment Trust Fund from any other funds of Escambia County except for the incremental revenue provided in aforementioned paragraphs.

- d. The Redevelopment Trust Fund shall be maintained and shall be administered as a separate account and unexpended monies deposited therein shall be dispensed as authorized by law.

(6) Disposition of Monies Upon Expiration of the Fiscal Year. Any money, which remains in the Redevelopment Trust Fund after the payment of expenses on the last day of the fiscal year of the fund, shall be appropriated for a redevelopment project pursuant to an approved community redevelopment plan which project will be completed within three (3) years from the date of such appropriation in accordance with Section 163.387(7), Florida Statutes, as amended.

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(7) Annual Audit.

The Community Redevelopment Agency shall provide for an independent financial audit of the Redevelopment Trust Fund each fiscal year and a report of such audit. Such report shall describe the amount of and source of deposits into, and the amount of and purpose of withdrawals from the trust fund during such fiscal year and the amount of principal and interest paid during such year on any indebtedness to which is pledged increment revenues and the remaining amount of any such indebtedness. Thereafter, the agency shall provide a copy of the report to each taxing authority.

Section 2. Severability.

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

Section 3. Inclusion in the Code.

It is the intention of the Board that the provisions of this ordinance shall become and be made a part of the Escambia County Code of Ordinances and that such sections of this ordinance may be renumbered or re-lettered and the word “ordinance” may be changed to “section”, “article” or such other appropriate word or phrase in order to accomplish such intentions.

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Section 4. **Effective Date.**

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

DONE AND ENACTED THIS ____ DAY OF _____, 2013.

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

BY: _____
Lumon J. May, Chairman

ATTEST: **PAM CHILDERS**
Clerk to the Circuit Court

BY: _____
Deputy Clerk

(Seal)

Enacted:

Filed with Department of State:

Effective:

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APPENDIX C: ENVISION CANTONMENT WORKSHOPS

CRA staff, in partnership with the Cantonment Improvement Committee and Habitat for Humanity Pensacola, conducted a series of public involvement meetings to engage the community in the development of this plan. The meetings were entitled Envision Cantonment and consisted of:

Kickoff Meeting and Identification
of Issues & Opportunities
October 1, 2013



Prioritize Issues & Opportunities
October 15, 2013



Review of Priorities, Short Term
Work Program, and Outline of
Redevelopment Plan
October 22, 2013



Review of Final Draft of
Cantonment Redevelopment Plan
October 29, 2013

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FOCUS AREAS TOPICS

HOUSING:

Affordable Housing
Low Income Housing
Housing Rehabilitation
Nursing Homes
Seniors Communities

WORKFORCE / JOBS:

Skilled Workforce
Bring jobs to Cantonment
Job Training Center (i.e. Escarosa)
Technical or Trade Schools

TRANSPORTATION & INFRASTRUCTURE:

Sewage System & Wastewater Treatment
Water Supply
Drainage
Paved Streets / Roads Repair
Street Patterns
Bus System
Car Pool
Taxi

COMMUNITY SERVICES:

Boys & Girls Club
Childcare Centers
Community Centers
Fire Protection
Library
Schools

HEALTH & SAFETY:

Crime
Community Cleanups
Ambulance Services
Health Departments
Hospitals & Clinics

BUSINESS GENERATION

Attracting New Business
Business Incubators
Desired Types of Business
Enhancing Current Businesses

CULTURAL / NATURAL RESOURCES & RECREATION:

Parks
Nature Trails
Outdoor Recreation
Lakes & Ponds

Sports Complex
Camp Grounds