

AGENDA  
Escambia Board of County Commissioners  
Northwest District 1 Advisory Committee  
December 3, 2018–6: 00 p.m..  
Beulah Middle School  
6001 W Nine Mile Rd  
Pensacola, Florida 32526

1. **Call to Order**
2. Invocation
3. Pledge of Allegiance
4. Board Member Forum
5. Approval of last months meeting minutes
  - A. Meeting minutes November 5, 2018
6. **Items for Discussion**
  - A. PK Master Plan  
Perdido Key Master Plan Presentation- Staff
  - B. OLF8 Transfer Update- Commissioner Bergosh
  - C. Update on Local Traffic Issues/Projects (Staff)
  - D. Refining Long Term Goals of Committee
7. Public Forum
8. **Schedule of Future Meetings**

The next NW District 1 Advisory meeting is scheduled for **Monday, January 14, 2019, at 6:00 p.m.**, Beulah Middle School, 6001 W Nine Mile Rd Pensacola, Florida.

**Northwest District 1 Advisory Committee**

**5. A.**

**Meeting Date:** 12/03/2018

**Submitted By:** Debbie Kenney, Board of  
County Commissioners

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**Recommendation:**

Meeting minutes November 5, 2018

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**Attachments**

November 5, 2018 Meeting Minutes

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Northwest District 1 Advisory Committee  
Beulah Middle School Cafeteria  
Meeting Minutes  
November 5, 2018

**Members Present**

K. Aderholdt, L. Bryant, P. Flores, J. Ingwell, J. Johnson, G. Levy, D. Leichty, J. Poitevin, W. Taylor

**Members Absent**

None

**Agenda Item I**

- a. Call to Order: The meeting was called to order at 6:05 p.m., by Dr. Bryant
- b. Invocation and Pledge were led by Commissioner Bergosh
- c. Members Forum: No comments
- d. Introduction of Committee Members and County Staff Present  
Staff Present: Drew Holmer, Charlie Gonzalez, Horace Jones, Joy Jones, Amy Lovoy, Matt Coughlin and Juan Lemos
- e. Introduction of Staff Liaison: Commissioner Bergosh introduced Mr. Drew Holmer as the Committee's staff liaison
- f. Roberts Rules of Order handout: No discussion
- g. Overview of Planning Acronyms Used by the County: Drew Holmer went over the handout and it will be updated with other acronyms as needed

**Agenda Item II**

**Approval of Minutes from 09-27-18 meeting**

- a. Motion made by K. Aderholdt to approve minutes. J. Ingwell seconded.
- b. Minutes approved for September 27, 2018 meeting.

**Agenda Item III**

**Public Forum**

- a. The Committee heard from Mr. Chester Holland about concerns for new development and its effect on existing properties.
- b. The Committee heard from Christine Rogers about concern for the growth of OLF8 and would like to see some type of town center.
- c. It was agreed upon that future meetings will have speaker cards available for public forum.

**Agenda Item IV**

**Discussion**

**a. Discussion of Master Plan for the area and seeking public input**

Commissioner Bergosh spoke about the growth in the northwest area of district 1 and spoke about the importance of public input. There was discussion a citizens group that included Dorian Vance and the plan they had put together. The Committee will ask for their plan to be included for input. Jay Ingwell will make contact with Ms. Vance to acquire the plan. G. Levy asked if a map could be made that could be marked with dry erase markers for planning purposes.

**Dates for meeting and public hearings**

Future meeting dates at 6:00 p.m. at Beulah Middle School cafeteria

December 3, 2018 (Discussion on how Perdido Key Master Plan was developed)

January 14, 2019 (Review previously done Master Plan by Beulah citizens group)

February 4, 2019 Workshop and development of citizen questionnaire

March 4, 2019 (public input meeting)

W. Taylor and J. Johnson offered to have Beulah Middle and Ransom Middle Schools use the schools' call-out systems for public meeting notification.

**b. Update on Status of OLF8 Property/Acquisition**

Commissioner Bergosh said the purchase is continuing to move forward. Assistant Administrator Matt Coughlin gave additional information, stating that the Navy will be getting an outlying airfield in Santa Rosa County, with a night tactical airfield. The land swap is expected in December 2018. A formal Ceremony is expected in February 2019. K. Aderholdt stated Navy Federal had offered to pay for the master planning and purchase the remaining OLF8 property. This would require BCC board approval.

Commissioner Bergosh stated his desire for a walking trail and park. He also stated that if 1,000 jobs are generated, then it's possible to get a Triumph grant.

**c. Midwest Sector Plan (Juan Lemos)**

Mr. Lemos is the staff person. He encouraged the committee to focus on very specific areas when planning.

**d. Upcoming Transportation Improvements (David Forte)**

D. Forte went over a District 1 Public Works Projects report to the committee.

**e. Long Term Goals of Committee**

W. Taylor is concerned about the road in front of Beulah Middle School. G. Levy is concerned the OLF8 land will be used.

**f. Next Meeting Date**

December 3, 6:00 p.m., Beulah Middle School Cafeteria

**Agenda Item V**

Meeting Adjourned 7:55 p.m.

**Northwest District 1 Advisory Committee**

**6. A.**

**Meeting Date:** 12/03/2018

**Submitted By:** Allyson Cain, Development  
Services

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**Recommendation:**

Perdido Key Master Plan Presentation- Staff

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**Attachments**

PK Master Plan

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# Perdido Key Master Plan Sector Plan Process Assessment



Development Services  
December 2018



# PERDIDO KEY MASTER PLAN HIGHLIGHTS

- Original Plan in 2013 was not adopted by the BOCC
- Leadership and vision changes in 2015; same consultant with different guidance
- Community driven plan
- 8 week timeline process (not including procurement time)
- Charrette based plan
- Total cost (2015) \$171,000



# PERDIDO KEY MASTER PLAN GOALS & OBJECTIVES

- **Adopt the Perdido Key Master Plan and new zoning regulations** to incentivize development of an exciting town center set into a high quality, walkable public realm;
- **Balance environmental preservation with compact, attractive development** that enhances the character of Perdido Key and supports a healthy community and economy;
- **Seek additional public beach access points** that provide safe and convenient access to Perdido Key's recreational beaches and nature parks;
- **Encourage and foster diverse business and retail opportunities** that meet the needs of the community, attract residents and visitors alike and revitalize Perdido Key;
- **Engage residents in community building efforts;** and
- **Make necessary infrastructure improvements** to Perdido Key Drive, sidewalks, trails, trees and streetscape to provide necessary connections and create a more pedestrian/bike friendly environment to accommodate such growth.



# Perdido Key Master Plan Process Analysis

PROS	CONS
COMMUNITY PARTICIPATION	+/-5,700 PROPERTY OWNERS
COMMUNITY VISION	LARGE AMOUNTS OF LAND WITH FEDERALY PROTECTED SPECIES
FOCUS ON DESIGNATED AREA SPECIFIC DEVELOPMENT GUIDELINES	EXISTING LARGE DEVELOPMENT FOOTPRINT AT CONCEPTION
<b>LOCALLY MANAGED VIA THE LDC REGULATIONS</b>	LARGE LAND OWNERSHIP BY FEDERAL, STATE AGENCIES
SMALL LAND AREA +/- 2,000 ACRES	
RESULTED IN THE ADOTION OF A MANAGEABLE OVERLAY	
URBAN FORM BASED	



# BENEFITS OF MASTER PLANNING

- Provides a long-term investment plan
- Identify the development of physical assets
- Provides for the evaluation of existing regulations, to include zoning standards
- Identifies areas in need of utility development or expansion
- Provides for the incorporation of environmental conservation and sustainability features
- It prioritizes overall needs
- Develop a phasing and implementation schedule and identify priorities for action
- Act as a framework for regeneration and attract private sector investment
- Conceptualize and shape the three-dimensional urban environment
- Define public, semiprivate, and private spaces and public amenities
- Determine the mix of uses and their physical relationship
- Engage the local community and act as builder of consensus



# ESCAMBIA COUNTY SECTOR PLAN

- State pilot program (1 of 5); Unique as to the multiple ownership within the area, as compared to other pilot plans
- Developer driven plan
- 1 year timeline process (to develop plan) + adoption process (3 years)
- Total cost (2011) \$820,000



# Sector Plan Process Analysis

PROS	CONS
COMMUNITY PARTICIPATION	+/-1,600 PROPERTY OWNERS
COMMUNITY VISION	LARGE AMOUNTS OF LAND WITH PROTECTED SPECIES
<b>MANAGED VIA THE COMPREHENSIVE PLAN (STATE INPUT) AND THE ADOPTED DETAILED SPECIFIC AREA PLANS</b>	<b>CHANGES TO THE PLAN AND OR MAPS MUST GO TO STATE FOR REVIEW AND APPROVAL</b>
EXISTING SMALL DEVELOPMENT FOOTPRINT AT CONCEPTION	DESIGNATED LAND AREA (15,000 ACRES); 2 DSAPS BY STATE LAW
REPLACED THE DRI PROCESS	STATE PROCESS 3 YEARS TO ADOPTION



# SECTOR PLAN GOALS & OBJECTIVES

- **Economic Development**
- a. Promote economic development and job creation
- b. Promote the fiscally efficient use of land and infrastructure
- c. Provide adequate retail and service opportunities to meet the needs
- of the surrounding community



# SECTOR PLAN

## GOALS & OBJECTIVES

- **Transportation**
- a. Create a highly interconnected, multi-modal transportation system that efficiently links housing to employment and retail opportunities
- b. Develop a hierarchy of transportation corridors that would
- increase mobility and accessibility within the OSP while respecting
- existing residential development
- c. Create an interconnected and accessible pedestrian and bicycle
- Network
- d. Reduce vehicle trips (VT) and vehicle miles traveled (VMT) through the use of compact, mixed-use and transit-oriented development patterns



# SECTOR PLAN GOALS & OBJECTIVES

- **Environment**
- a. Establish a “green infrastructure” network of interconnected recreation areas and open space
- b. Identify, protect and when impacted by development restore key ecosystems
- c. Identify, protect and when impacted by development restore wildlife habitat and corridors
- d. Reduce greenhouse gas (GHG) emissions



# SECTOR PLAN GOALS & OBJECTIVES

- **Community Design**
- a. Create a hierarchy of place
- b. Promote compact neighborhood design
- c. Create neighborhoods that would provide a broad range of housing options varying in size, style, cost and type of ownership
- d. Provide neighborhood schools and parks within close proximity to housing consistent with Chapter 16, Public Schools Facilities Element.
- e. Construct resource-efficient homes and businesses