AGENDA
ESCAMBIA COUNTY PLANNING BOARD
June 7, 2016–8:35 a.m.
Escambia County Central Office Complex
3363 West Park Place, Room 104

1. Call to Order.

2. Pledge of Allegiance to the Flag.

3. Proof of Publication and Waive the Reading of the Legal Advertisement.

4. Approval of Minutes.

A.

A. **RECOMMENDATION:** That the Planning Board review and approve the Meeting Resume' Minutes of the April 5, 2016 Regular Planning Board Meeting.

B. Planning Board Monthly Action Follow-up Report for May 2016.

C. Planning Board 6-Month Outlook for June 2016.

5. Acceptance of Planning Board Meeting Packet.

6. Public Hearings.

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

That the Planning Board review and recommend to the Board of County Commissioners (BCC) adoption of the Ensley Redevelopment Plan and determine that the plan is in conformance with the local Comprehensive Plan.

B. A Public Hearing Concerning the Review of an Ordinance Amending the 2030 Future Land Use map, LSA-2016-01

That the Board review and recommend to the Board of County Commissioners (BCC) for transmittal to the Department of Economic

Opportunity (DEO), an ordinance amending the 2030 Future Land Use map.

7. Action/Discussion/Info Items.

A. Residential Uses in Zoning Districts.

8. Public Forum.

9. Director's Review.

10. County Attorney's Report.

11. Scheduling of Future Meetings.

The next Regular Planning Board meeting is scheduled for **Tuesday, July 5, 2016 at 8:30 a.m.**, in the Escambia County Central Office Complex, Room 104, First Floor, 3363 West Park Place, Pensacola, Florida.

12. Announcements/Communications.

13. Adjournment.

BOARD OF COUNTY COMMISSIONERS
Escambia County, Florida

Planning Board-Regular **4. A.**
Meeting Date: 06/07/2016

Agenda Item:

A. **RECOMMENDATION:** That the Planning Board review and approve the Meeting Resume' Minutes of the April 5, 2016 Regular Planning Board Meeting.

B. Planning Board Monthly Action Follow-up Report for May 2016.

C. Planning Board 6-Month Outlook for June 2016.

Attachments

04/05/16 Draft Regular Planning Board Meeting Minutes
Monthly Action Follow-Up
Six Month Outlook

D R A F T

AGENDA
ESCAMBIA COUNTY PLANNING BOARD
April 5, 2016
8:34 a.m. - 9:38 a.m.
9:47 a.m. - 11:05 a.m.
11:13 a.m. - 12:56 p.m.
Escambia County Central Office Complex
3363 West Park Place, Room 104

Present:	Chairman Wayne Briske
	Vice Chairman Tim Tate
	Rodger Lowery
	Alvin Wingate
	School Board (non-voting) Patty Hightower
	Timothy Pyle
	Bob Cordes
	Reid Rushing
Absent:	Navy (Non voting) Stephanie Oram
Staff Present:	Allyson Cain, Urban Planner, Planning & Zoning
	Andrew Holmer, Division Manager, Planning & Zoning
	Griffin Vickery, Urban Planner, Planning & Zoning
	Horace Jones, Director, Development Services
	John Fisher, Senior Urban Planner, Planning & Zoning
	Juan Lemos, Senior Planner, Planning & Zoning
	Kayla Meador, Sr Office Assistant
	Kerra Smith, Assistant County Attorney

1. Call to Order.

2. The Pledge of Allegiance to the Flag was given by Alvin Wingate.

3. Proof of Publication and Waive the Reading of the Legal Advertisement.

   Motion by Reid Rushing, Seconded by Bob Cordes

   Motion was made to accept the proof of publication and to waive the reading of the legal advertisement.

Vote: 7 - 0 Approved

4. Approval of Minutes.

A.

A. **RECOMMENDATION:** That the Planning Board review and approve the Meeting Resume' Minutes of the March 1, 2016 Rezoning Planning Board Meeting and Regular Planning Board Meeting.

B. Planning Board Monthly Action Follow-Up Report for March 2016.

C. Planning Board 6-Month Outlook for April 2016.

Motion by Alvin Wingate, Seconded by Rodger Lowery
Motion was made to approve the minutes from the Rezoning Planning Board Meeting and the Regular Planning Board Meeting held on March 1, 2016.

Vote: 7 - 0 Approved

5. Acceptance of Planning Board Meeting Packet.

Motion by Rodger Lowery, Seconded by Alvin Wingate

Motion was made to accept the April 5, 2016 Regular Planning Board Meeting packet.

Vote: 7 - 0 Approved

6. Public Hearings.

A. A Public Hearing Concerning the Review of an Ordinance Amending Chapter 3, Articles 3 and 4 of the Land Development Code - Perdido Key Master Plan

That the Board review and recommend to the Board of County Commissioners (BCC) adoption of an Ordinance amending Part III of the Escambia Code of Ordinances, the Land Development Code of Escambia County, amending Chapter 3, Article 3 to adopt Section 3-3.9,
The Perdido Key Towncenter Overlay District, establishing permitted and conditional land uses and site and building requirements for development within the overlay; adopting an overlay district map; repealing and replacing Chapter 3, Article 4, Perdido Key Districts, in its entirety; and adopting the Master Plan Design document.

Motion by Timothy Pyle, Seconded by Rodger Lowery

Motion was made to recommend approval of the Master Plan with attachments A, B, C, and D, correcting formatting errors as noted and forward to the BCC.

Vote: 7 - 0 Approved

Motion by Timothy Pyle, Seconded by Reid Rushing

Board Members made a motion to Staff to recommend to the BCC a 3 year "maintence plan" with DPZ with specific points for traffic, parking, and implementation of the Master Plan.

Vote: 7 - 0 Approved

B. A Public Hearing Concerning the Review of an Ordinance Amending Chapter 3, Article 2, Section 3-2.11 of the Land Development Code

That the Board review and recommend to the Board of County Commissioners (BCC) for adoption, an Ordinance amending the Land Development Code (LDC) Chapter 3, Article 2, Section 3-2.11, "Heavy Commercial and Light Industrial District (HC/LI)," to add criteria for temporary sales of automobiles as a permitted use in HC/LI.

Motion by Reid Rushing, Seconded by Timothy Pyle

Motion was made to deny both options and direct staff to get more information.

Vote: 3 - 4 Failed

Voted No: Chairman Wayne Briske
Vice Chairman Tim Tate
Rodger Lowery
Bob Cordes

Motion by Bob Cordes, Seconded by Vice Chairman Tim Tate

Motion was made to delay action on this item, Board Members asked for more information on both options so they could make a better informed decision and Board Members want Staff to engage the stakeholders.

Vote: 7 - 0 Approved

C. A Public Hearing Concerning the Review of an Ordinance Amending Chapter 5 and DSM Chapter 1 of the Land Development Code

That the Board review and recommend to the Board of County Commissioners (BCC) for adoption, an Ordinance amending Chapter 5 and Design Standards Manual (DSM) Chapter 1 of the Land Development Code (LDC).

Motion by Vice Chairman Tim Tate, Seconded by Alvin Wingate

Motion was made to recommend adoption of the ordinance with changes noted, not accepting changes to "turn lanes' in Chapter 5 and the DSM, and remove Section 5-6.2(c), Variances.

Vote: 7 - 0 Approved

D. A Public Hearing Concerning the Review of an Ordinance Amending LDC Chapter 5, Fences on Pensacola Beach

That the Board review and recommend to the Board of County Commissioners (BCC) for adoption, an Ordinance amending the Land Development Code (LDC) Chapter 5, Section 5-9.4(e), Fences on Pensacola Beach.

Motion by Vice Chairman Tim Tate, Seconded by Rodger Lowery

Motion was made to accept the Ordinance and move to the BCC.

Vote: 6 - 0 Approved

Other: Timothy Pyle (ABSENT)

E. A Public Hearing Concerning the Review of an Ordinance Amending Chapter 7 of the Escambia County 2030 Comprehensive Plan - CPA-2016-01

That the Board review and recommend to the Board of County Commissioners (BCC) for transmittal to the Department of Economic Opportunity (DEO), an Ordinance amending the Comprehensive Plan, Chapter 7, Policy FLU 1.3.1, Future Land Use categories, to allow limited agriculture in Mixed-Use Urban and Mixed-Use Suburban FLU categories.

Motion by Vice Chairman Tim Tate, Seconded by Timothy Pyle

Motion was made to recommend approval to the BCC.

Vote: 7 - 0 Approved

7. Action/Discussion/Info Items.

8. Public Forum.

9. Director's Review.

10. County Attorney's Report.

11. Scheduling of Future Meetings.

    The next Regular Planning Board meeting is scheduled for **Tuesday, May 3, 2016 at 8:30 a.m.**, in the Escambia County Central Office Complex, Room 104, First Floor, 3363 West Park Place, Pensacola, Florida.

12. Announcements/Communications.

13. Adjournment.

BOARD OF COUNTY COMMISSIONERS
ESCAMBIA COUNTY, FLORIDA

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: Kayla Meador, Board Clerk

DATE: May 19, 2016

RE: Monthly Action Follow-Up Report for May 2016.

The following is a status report of Planning Board (PB) agenda items for the prior month of **May**. 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:**

  CPA-2016-01
  04-05-16 PB recommended approval
  05-05-16 BCC approved

- **Map Amendments:**

  LSA-2015-02
  Jail Site
  01-05-16 PB recommended approval
  02-02-16 BCC approved for transmittal to DEO
  05-05-16 BCC approved

LAND DEVELOPMENT CODE ORDINANCES

Perdido Key Master Plan
04-05-16 PB recommended approval
05-19-16 BCC reviewed
06-02-16 BCC meeting (2 of 2)

DSM Changes
04-05-16 PB recommended approval w/changes
05-05-16 BCC dropped the item

SRIA Fence Height
04-05-16 PB recommended approval
05-05-16 BCC approved

REZONING CASES

1. Rezoning Case Z-2015-19
11-03-15 PB recommended approval
TBD BCC meeting

2. Rezoning Case Z-2015-23
01-05-16 PB recommended approval
02-02-16 BCC reviewed
05-05-16 BCC approved

MISCELLANEOUS ITEMS

PLANNING BOARD MONTHLY SCHEDULE
SIX MONTH OUTLOOK FOR JUNE 2016

(Revised 05/19/16)

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	Rezonings	Reports, Discussion and/or Action Items
Tuesday, June 7, 2016	• 2 Year Warranty Ord • Ensley Redevelopment	• LSA-2016-01	• Z-2016-04 • Z-2016-05	• Residential Uses in Zoning Districts
Tuesday, July 5, 2016	• Anteitam Master Plan PUD • Residential Uses in Zoning Districts? • Lot Widths • DSM Ordinance			
Tuesday, August 2, 2016				
Tuesday, September 6, 2016				
Tuesday, October 4, 2016				
Tuesday, November 1, 2016				

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 **6. A.**

Meeting Date: 06/07/2016

Issue: A Public Hearing Concerning the Review of the Ensley Redevelopment Plan and Recommend Determination of Conformance With the Comprehensive Plan

From: Tonya Gant, Director

Organization: Neighborhood & Human Svcs

RECOMMENDATION:

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

That the Planning Board review and recommend to the Board of County Commissioners (BCC) adoption of the Ensley Redevelopment Plan and determine that the plan is in conformance with the local Comprehensive Plan.

BACKGROUND:

On December 11, 2014, the Escambia County Board of County Commissioners adopted a Resolution (R2014-146) creating the Ensley Redevelopment Area District. The attached draft Ensley 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. A draft copy of the Plan is attached.

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:

The Plan has been reviewed and approved for legal sufficiency by Meredith Crawford, Assistant County Attorney. Any recommended legal comments are attached herein.

PERSONNEL:

There is no additional personnel required.

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 Ensley area by conducting a series of four monthly public community meetings in October - December 2015, and January 2016. Upon adoption by the BCC, the CRA will continue to work with these residents, neighborhood associations, and area businesses to implement the plan.

Attachments

Draft Ensley Plan_June2016

ENSLEY CHIEFS. PHOTO CREDIT: ENSLEY YOUTH SPORTS ASSOCIATION

ENSLEY REDEVELOPMENT PLAN

Escambia County
Community Redevelopment Agency
Neighborhood & Human Services Department

Adopted [MONTH] 2016

DRAFT

TABLE OF CONTENTS

CHAPTER 1: OVERVIEW

PLAN CONTENT AND ORGANIZATION

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 or 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.

On December 11, 2014, the Board of County Commissioners designated Ensley as a Redevelopment Area finding that it was blighted and the area had a shortage of affordable homes for low- and moderate-income households. This designation was necessary in the interest of public health, safety, morals and welfare of the residents in order to eliminate, remedy, and prevent conditions of blight. This Redevelopment Plan, developed with broad community involvement, supports the future redevelopment of the Ensley Redevelopment Area and is written in compliance with Florida Statues Part III, Chapter 163.

The Ensley Redevelopment Plan represents the synthesis of a series of planning efforts conducted by the Escambia County Community Redevelopment Agency and area residents and community leaders. The intent of the Redevelopment Plan is to facilitate positive transformation, preservation, and revitalization of the neighborhoods in the Ensley Redevelopment Area. Each of the planning initiatives contained herein involved a series of community workshops and meetings designed to create a unified vision for Ensley. The stakeholder-driven planning process integrates several objectives: Enhance the physical environment; preserve residential character; support commercial activity; introduce a diverse mix of uses along primary corridors; pursue new development opportunities; create a community focal point to foster positive change in the area's core; improve the pedestrian environment; and overcome the obstacles to economic development.

To be useful as a long-term redevelopment guide, the Redevelopment Plan must be flexible to accommodate unanticipated changes and should be monitored closely and updated to reflect changes in the economy, public concerns and private sector development opportunities.

The Redevelopment Plan is a comprehensive resource for community leaders and stakeholders engaged in reshaping the social, economic, and physical form of Ensley. Future actions targeted in this area are anticipated to follow the recommendations of the Redevelopment Plan through continued discussions with residents, community stakeholders, and County agencies.

Starting with Chapter 1, Overview, the Ensley Redevelopment Plan consists of five chapters and a set of appendices.

CHAPTER 2: INVENTORY & ANALYSIS

This chapter presents a summary of existing conditions, including existing land uses, zoning districts, future land uses designations, demographic profile, housing conditions, and neighborhood identity and aesthetics. The summary of inventory results employs data generated by past studies from the Escambia County Community Redevelopment Agency, the Escambia County Property Appraiser GIS database, the 2010 U.S. Census, and University of West Florida's Haas Center for Business Research and Economic Development.

CHAPTER 3: CONCEPT PLAN

The information generated from the inventory, analysis, and the public involvement phases is the foundation for the recommendations contained in Chapter 3. This chapter details action strategies based on established objectives, providing guidelines for sound development and redevelopment of properties in Ensley.

CHAPTER 4: CAPITAL IMPROVEMENTS

This chapter identifies projects that can be pursued in the short-term, mid-term, and long-term. It also includes anticipated costs for the proposed improvements and funding sources to assist the CRA with budgeting and financial planning.

CHAPTER 5: PROJECT IMPLEMENTATION

This chapter presents the organizational framework and financial strategies that will be required for successful implementation of the Redevelopment Plan. It defines the roles and responsibilities that should be undertaken by the various agencies and stakeholders that are involved in shaping the future development of the Ensley Redevelopment Area.

APPENDICES

Five appendices conclude the Redevelopment Plan: A) Public Workshops documentation; B) Statutory Requirements; C) Tax Increment Financing; D) Resolution R2014-146 authorizing the Ensley Redevelopment Area; and E) a map of the Proposed ECUA Sewer Expansion Area.

INTRODUCTION & GEOGRAPHIC CONTEXT

Ensley Redevelopment Area represents one of multiple unincorporated districts of Escambia County and contains 32 platted neighborhoods, including: Chemwood, Hope Manor, Calvert Oaks, Airway Oaks and Mazurek Plantation. The 456-year-old city of Pensacola, around which Escambia County developed, is the closest urban entity to Ensley, and the westernmost city of the Florida Panhandle (Fig. 1.1), the location of a large U.S. naval air station, and a tourist destination for residents of Louisiana, Alabama, and Mississippi. Pensacola's long and rich history as a trading center occupied by settlers under no fewer than five different flags since the 1550s and its unique white sand beaches have made the city today a popular destination for tourists, which the city capitalizes on by way of its numerous festivals year-round that draw visitors from all areas within Pensacola's vicinity. Although not a particularly large economic draw, Pensacola's visitors traveling south on U.S. Highway 29 pass through Ensley on the way to Pensacola and Escambia County's beaches.

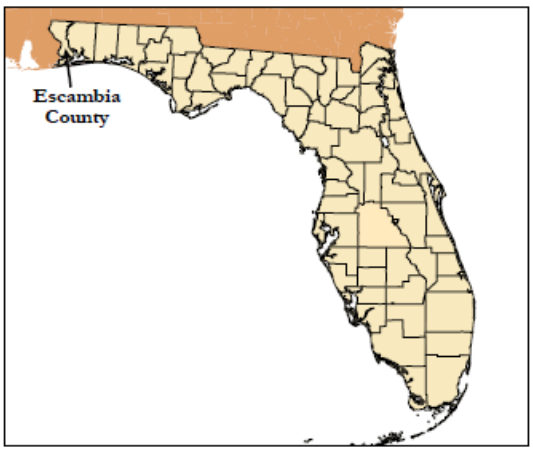


FIGURE 1.1: MAP SHOWING ESCAMBIA COUNTY'S LOCATION IN FLORIDA. ESCAMBIA COUNTY GIS

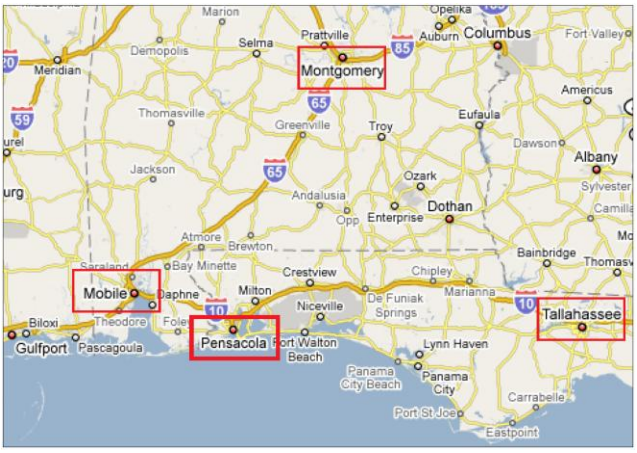


FIGURE 1.2 PENSACOLA'S REGIONAL CONTEXT. GOOGLE MAPS

The southern part of Escambia County is served by Interstate 10 and the Interstate 110 spur that leads south to downtown Pensacola. This metro area is 50 miles east of Mobile, Alabama, 200 miles west of Tallahassee, and 165 miles south of Montgomery, Alabama—the three largest cities in the vicinity of Pensacola (see Fig. 1.2). Commercial air traffic in the Pensacola and greater northwest Florida area is handled by Pensacola Regional Airport.

As elsewhere in the Florida Panhandle, Escambia County's overall growth in the postwar period has been significantly aided by tourism, even while naval and air force operations continue to support and define much of the character of the Panhandle coast. While the beaches and historic downtowns have prospered, many other areas, particularly in the unincorporated parts of the county, have started to face challenges in economic and residential growth. In 1995, Escambia County established a community redevelopment agency in order to provide direction for urban revitalization and future growth. Since then, a total of nine redevelopment areas were designated for unincorporated parts of the county, including Ensley. These redevelopment areas focus on historic urban residential and commercial centers in Escambia County.

REDEVELOPMENT AREA BOUNDARY

The Ensley Redevelopment Area (Fig. 1.3) is bounded by E. Nine Mile Road to the north, Alabama and Gulf Coast Railroad to the west, Interstate 10 to the south along the east side of the industrial subdivision at Sears Boulevard, Olive Road to the south and Cody Lane/Jernigan Road to the east. The total area comprises 2,437.49 acres and is composed of more than 32 neighborhoods.

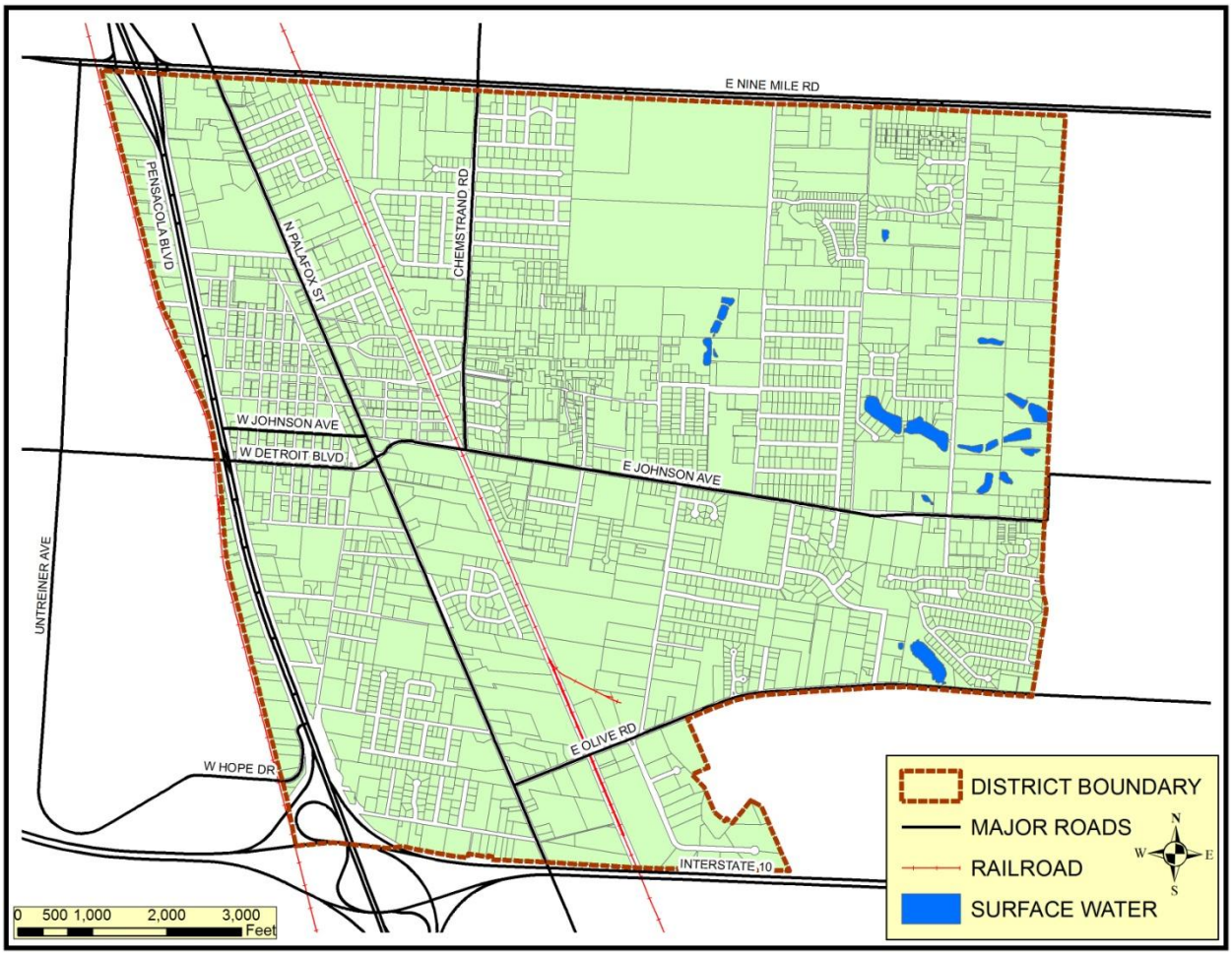


FIG. 1.3: ENSLEY REDEVELOPMENT AREA. ESCAMBIA COUNTY GIS

As one of Escambia County's nine community redevelopment areas, Ensley is situated immediately north of the Oakfield CRA (below Interstate 10) and approximately 4.5 miles south of the Cantonment CRA (Fig. 1.4). The remaining county CRA redevelopment areas are situated further south, located to west of the City of Pensacola.

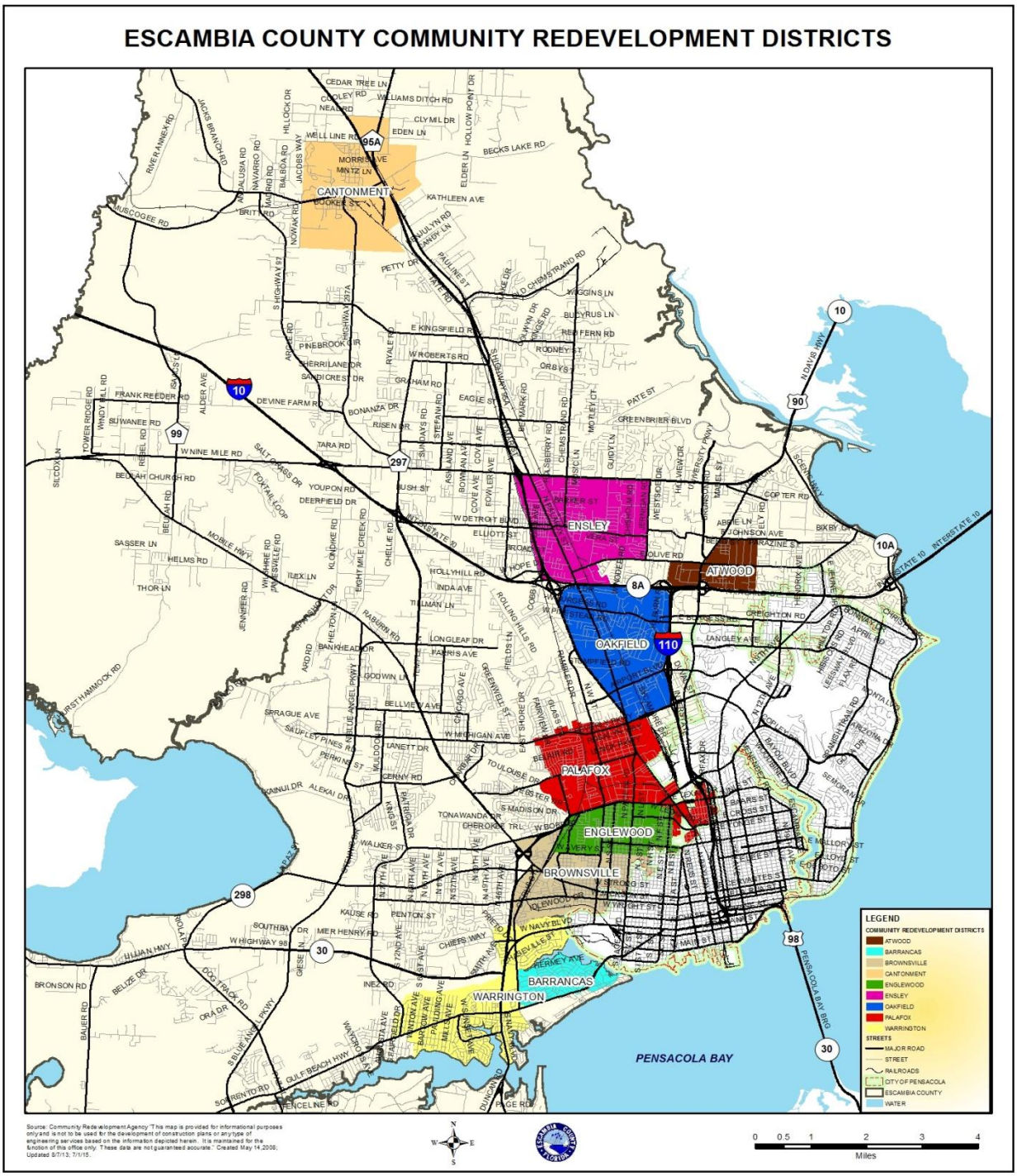


FIG. 1.4: ESCAMBIA COUNTY'S NINE REDEVELOPMENT AREAS. ESCAMBIA COUNTY GIS

CHAPTER 2: INVENTORY AND ANALYSIS

EXISTING LAND USE

The Ensley Redevelopment Area is composed of 2,959 parcels across 2,069 acres, excluding roads and rights-of-way. Five primary land uses are represented: **Residential** (comprising approximately 53% of total land use), **Commercial** (approximately 15%), **Vacant** (approximately 13%), **Industrial** (approximately 4%), and **Institutional** (approximately 3%). Other land uses, such as: conservation, parks, public properties and utilities comprise the remaining 11% of land uses identified in the Redevelopment Area. A more detailed description of these land uses follows below.

Land Use Type	Acreage	Percent
Residential	1099.21	53.13%
Single-Family Detached	879.26	42.50%
Single-Family Attached	23.87	1.15%
Multi-Family Residential	22.13	1.07%
Mobile Home Park	22.95	1.11%
Mobile Home	151	7.30%
Commercial	305.85	14.78%
Industrial	85.01	4.11%
Institutional	68.7	3.32%
Conservation	12.14	0.59%
Parks	88.42	4.27%
Public	82.02	3.96%
Utilities	49.72	2.40%
Vacant/Undeveloped	277.94	13.43%
Total	**2,069.01**	**100%**

TABLE 2.1: EXISTING LAND USES IN THE REDEVELOPMENT AREA. ESCAMBIA COUNTY GIS

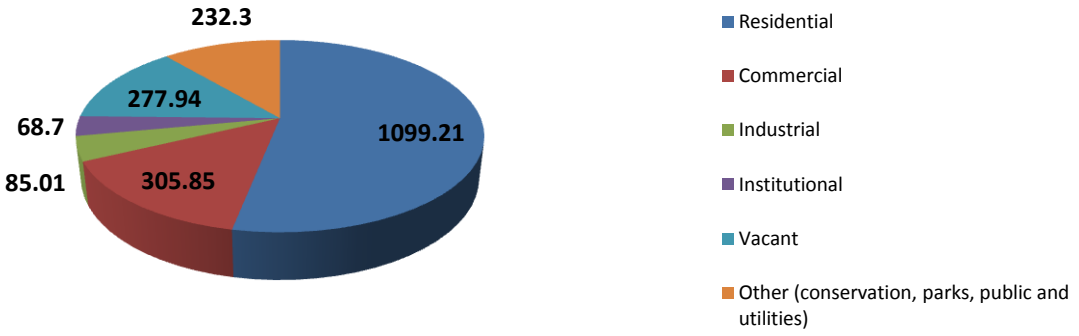


FIGURE 2.1: DISTRIBUTION OF EXISTING LAND USES BY PARCEL COUNT AS A PERCENT OF TOTAL PARCELS. ESCAMBIA COUNTY GIS

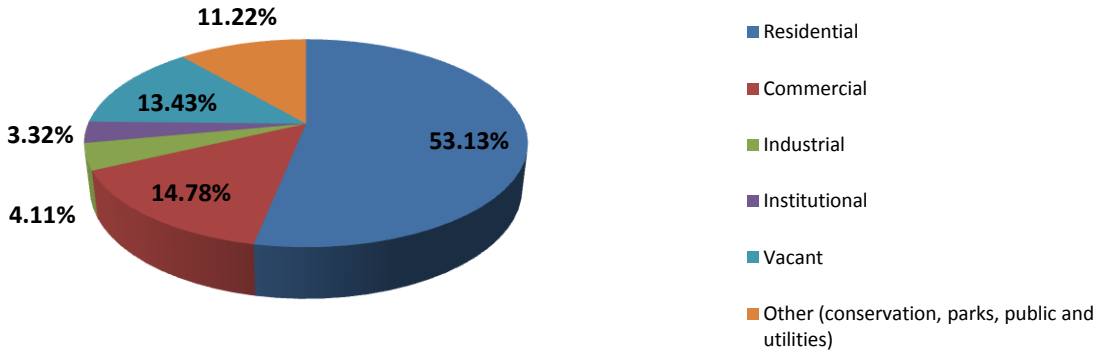


FIGURE 2.2: DISTRIBUTION OF EXISTING LAND USES BY ACREAGE AS A PERCENTAGE OF TOTAL ACRES. ESCAMBIA COUNTY GIS

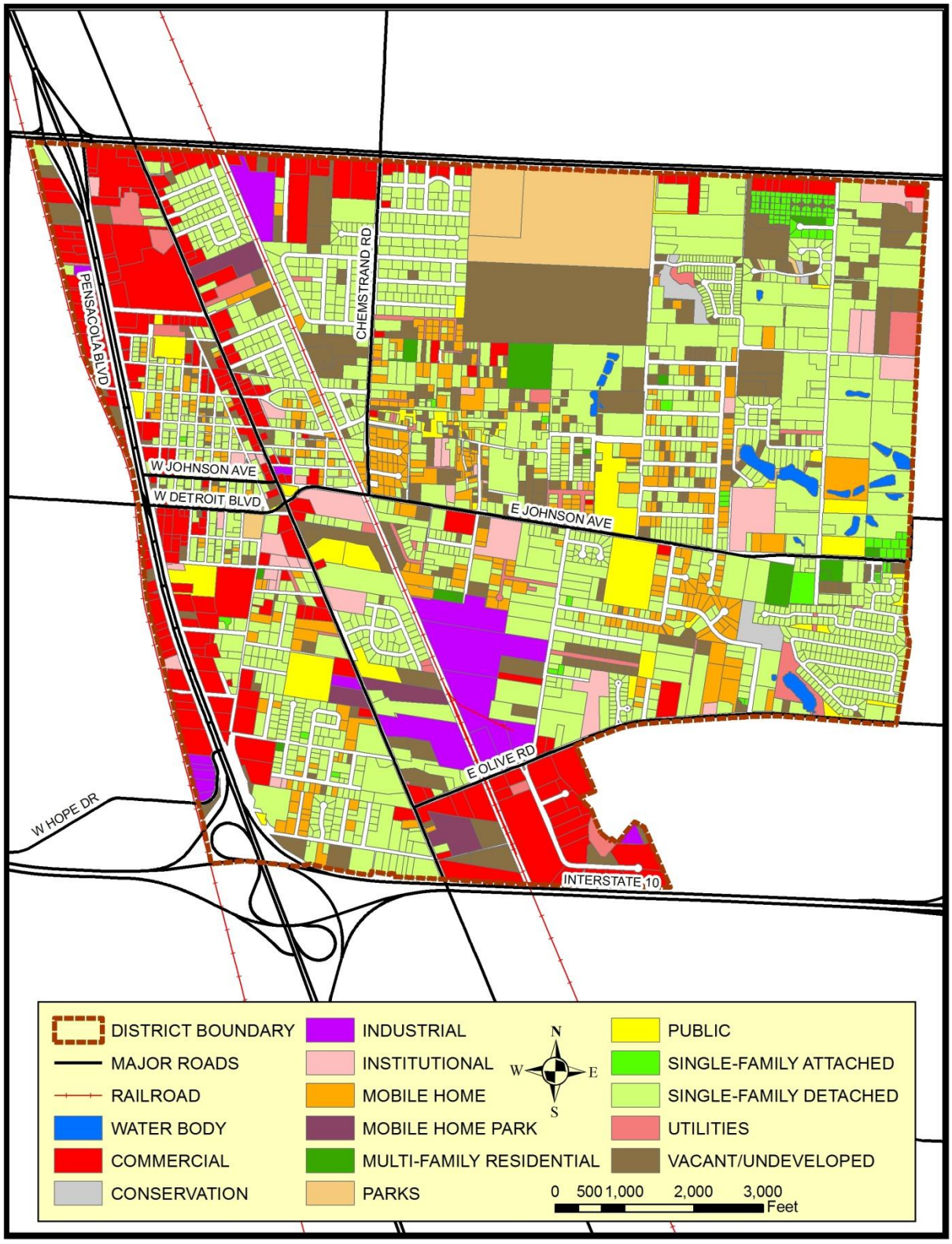


FIGURE 2.3: EXISTING LAND USE IN THE ENSLEY REDEVELOPMENT DISTRICT. ESCAMBIA COUNTY GIS

RESIDENTIAL

Of the 1,099.21 acres of residential land, single-family homes account for 903.13 acres, or 43.65% of the total residential acreage of the Redevelopment Area. Single-family residential uses account for a total of 1,792 parcels, or 60.56% of the total number of parcels in the Redevelopment Area. This is by far the most dominant land use type in the Redevelopment Area. Comprising 151 acres (7.3% of the district), mobile homes on individual parcels are the second most common residential use in Ensley.

At a much smaller fraction of residential land use are the other residential types – multi-family (22.13 acres over 16 parcels) and mobile home parks (2.9 acres over 4 parcels). Their combined share of acreage is approximately 2.18% of the residential acreage of the Redevelopment Area.

RESIDENTIAL HOMES, ENSLEY REDEVELOPMENT AREA. PHOTO CREDIT: CRA STAFF

COMMERCIAL

The second-largest land use contingent occupies 305.85 acres, or 14.78% of the total Redevelopment Area acreage, covering 254 parcels. These uses are located primarily along the commercially-oriented U.S. Highway 29, E. Nine Mile Road, N. Palafox Street corridors. Smaller concentrations of commercial uses are also found along E. Olive Road and E. Johnson Avenue.

Ensley's two major commercial corridors (U.S. Highway 29 and E. Nine Mile Road) are vibrant and well-travelled. Big Box stores are highly-visible and anchor local shopping centers. Unique local restaurants, shops and services round out the commercial offerings along the corridors. North Palafox Street also is a mixed-commercial corridor that is primarily dominated by automotive sales, repair, and parts mixed with scattered institutional and residential uses.

In Ensley, commercial uses are generally stable with many local businesses remaining in place for generations. Ensley's geographic location north of Pensacola serves both the suburban clientele of those who consider themselves living in 'North Pensacola' as well as the more rural residents who live in Gonzalez, Cantonment, Quintette and Molino. Escambia County's rural residents are likely to shop in Ensley as it is the northern most commercial area in the county and it is more convenient for those living in north Escambia to travel to Ensley rather than driving further south into Pensacola.

Sears Boulevard is a concentration of light industrial commercial companies: Sears Parts Direct, Golden Flake Snack Foods, Logistic Services International, Gulf Ice Systems, GraniteWorx Pensacola, American Tire Distributors, and Stone Age Custom Flooring.


COMMERCIAL USES, ENSLEY CRA. PHOTO CREDIT: GOOGLE MAPS

VACANT USES

As a testament to the redevelopment potential of the area, Ensley's third largest land use category is vacant or undeveloped land. Approximately 13.43% of the redevelopment area consisting of 277.94 acres across 344 parcels is undeveloped. In Ensley, most of the vacant properties are smaller in size and scattered throughout the Redevelopment Area.

Vacant structures and abandoned lots are strong indicators of economic distress and lead to deterioration of the physical environment and are detrimental to the investment image of the community. The presence of vacant and underutilized buildings contributes both as an opportunity and a liability for redevelopment. Vacant parcels of considerable size can be assembled to support significant adaptive reuse of underutilized and deteriorating buildings.

The largest undeveloped parcel in the Redevelopment Area is 69.46 acres and is presently in the initial stages of development approval. The owner-developer of the site is seeking to develop the site with 70 single family lots and nearly 500 apartment units.


VACANT PROPERTIES, ENSLEY CRA. PHOTO CREDIT: GOOGLE MAPS

PARKS, PUBLIC USES AND UTILITIES

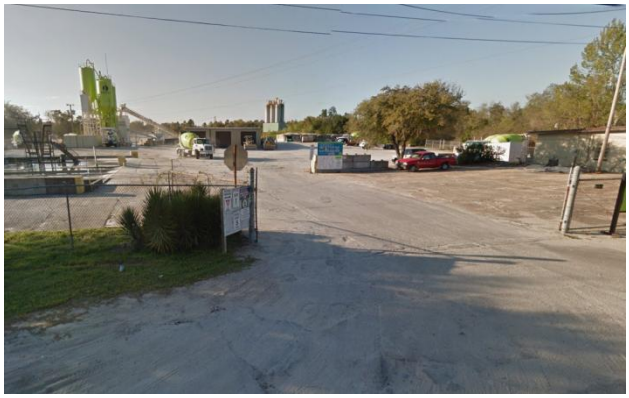
The fourth largest use in the Redevelopment Area is parks, public uses and utilities. Public uses in Ensley, as categorized by Escambia County GIS, include a wide variety of uses for the public benefit such as schools, stormwater detention areas, and government buildings like the Escambia County Health Department's Northside Service Center located on N. Palafox Street. Public uses consist of 36 parcels, spanning 82.02 acres, representing 11.22% of the Redevelopment Area.

The Ensley Redevelopment Area has two parks. John R. Jones Jr. Athletic Park is an 80+ acre park with 12 youth baseball fields, a football field, covered pavilion, playground, security lights and picnic area. Partnerships with the Youth Association of Northeast Pensacola and the Ensley Chiefs Football Association provide sports programming for the young athletes in the Ensley area. This facility is also home to the Adult Softball Complex which has four 300-foot fields with 12-foot fences and covered dugouts. Old Ensley School Park is a 1.5 acre neighborhood park with a covered pavilion, playground, walking path, security lights, benches, grills and a picnic area.

JOHN R. JONES JR. ATHLETIC PARK, ENSLEY CRA. PHOTO CREDIT: CRA STAFF

INDUSTRIAL

Industrial uses make up a small portion (4.11%) of the Redevelopment Area. Nearly all of the industrial land uses in Ensley are located along the one of the two rail corridors that run through the Redevelopment Area. The largest groupings of industrial parcels in Ensley are located north of Olive Road and are associated with development of construction and building materials. Argos, USA located at 100 E. Olive Road provides ready mix cement products to the greater Pensacola area. Bonsal American, located at 150 E. Olive Road is a supplier or aggregates, asphalt, ready mixed concrete and construction and paving services.




INDUSTRIAL PROPERTIES, ENSLEY CRA. PHOTO CREDIT: GOOGLE MAPS

INSTITUTIONAL

Institutional use in the Redevelopment Area occupies only 68.7 acres, which is 3.32% of the land of the Redevelopment Area. This land use category has a total of 36 parcels, which represents 1.22% of total parcels of the Redevelopment Area. Institutional uses are generally churches or church-owned properties.

INSTITUTIONAL USES, ENSLEY CRA. PHOTO CREDIT: GOOGLE MAPS

CONSERVATION

Conservation land represents the smallest land use category with only 12.14 acres (0.59%) of the Redevelopment Area. The conversation designation is given to lands with high environmental sensitivity to development. Protected wetlands are often in this category.

FUTURE LAND USE & COMPREHENSIVE PLAN

The Escambia County Comprehensive Plan is a guiding document that sets forth goals, objectives, and policies that help define the character, rate of growth, and timing for future development in the County. It also corresponds with the County's future land use map (Fig. 2.4) that identifies almost all of the Ensley Redevelopment Area as a candidate for mixed-use urban redevelopment with strip commercial and industrial development along established corridors.

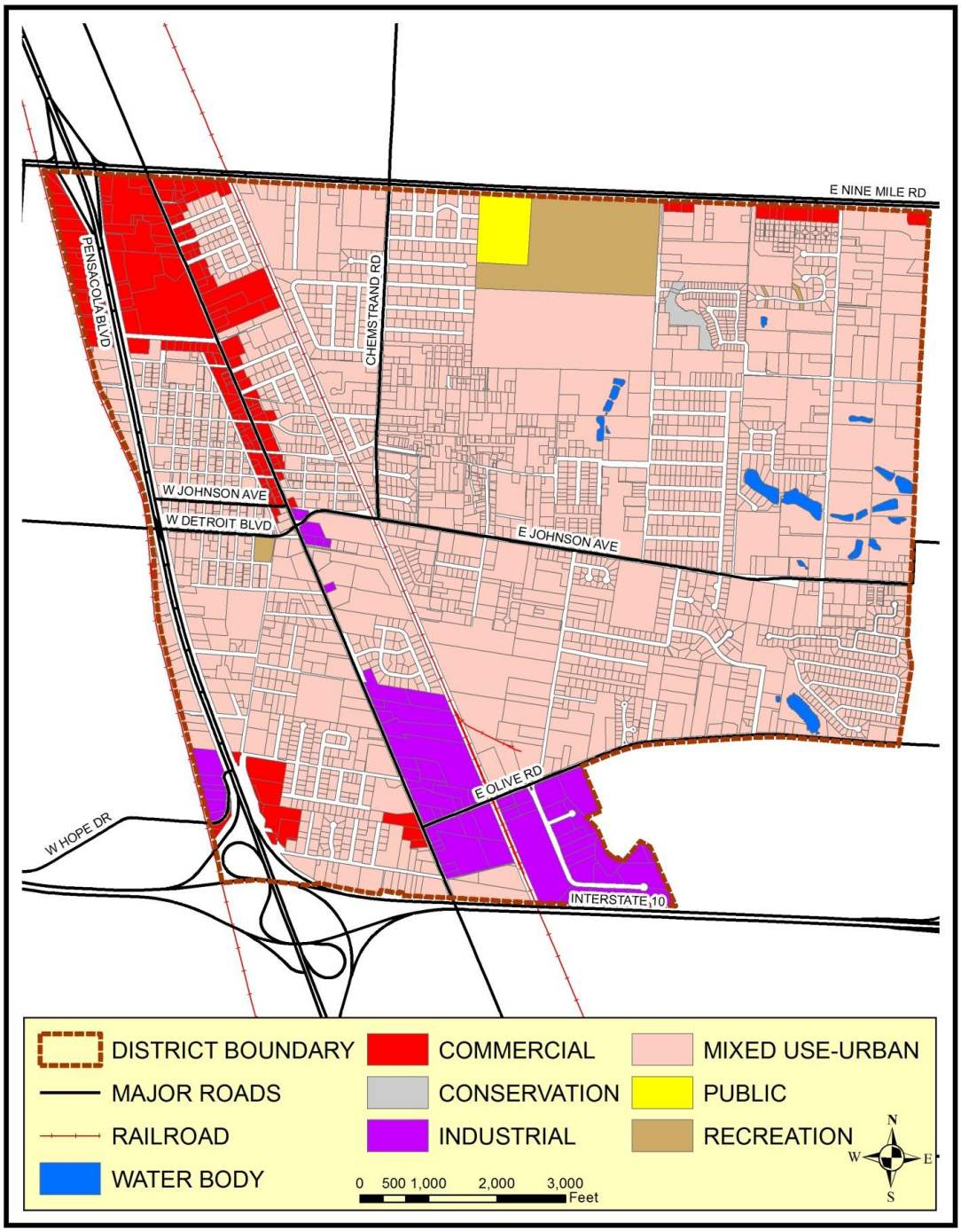


FIGURE 2.4: FUTURE LAND USE IN THE ENSLEY REDEVELOPMENT AREA. ESCAMBIA COUNTY GIS

The following sections are excerpts from the Goals, Policies and Objectives of the Escambia County Comprehensive Plan. These goals, policies and objectives have a direct impact on the Ensley Redevelopment Area and are included below:

Chapter 7: Future Land Use Element

GOAL FLU 1 FUTURE DEVELOPMENT PATTERN

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

OBJECTIVE FLU 1.1 Growth Strategies

Apply accepted planning principles and utilize innovative and flexible planning strategies to achieve orderly and balanced growth and development.

OBJECTIVE FLU 1.3 Future Land Use Map Designations

Designate land uses on the FLUM to discourage urban sprawl, promote mixed use, compact development in urban areas, and support development compatible with the protection and preservation of rural areas.

POLICY FLU 1.3.1 Future Land Use Categories General descriptions, range of allowable uses and residential densities and non-residential intensities for all future land use categories in Escambia County in the Ensley Redevelopment Area are listed below:

1. Mixed-Use Urban (MU-U)

General Description: Intended for an intense mix of residential and nonresidential uses while promoting compatible infill development and the separation of urban and suburban land uses within the category as a whole.

Range of Allowable Uses: Residential, Retail and Services, Professional Office, Light Industrial, Recreational Facilities, and Public and Civic.

Standards: Residential Maximum Density 25 du/acre, Non-Residential Minimum Intensity: 0.25 Floor Area Ratio (FAR), and Non-Residential Maximum Intensity: 2.0 FAR. Escambia County intends to achieve the following mix of land uses for new development within a ¼ of mile arterial roadways or transit corridors by 2030: Residential – 8% to 25%, Public/Recreation/Institutional – 5% to 20%, Non-Residential: Retail/Service – 30% to 50%, Office – 25% to 50%, and Light Industrial – 5% to 10%. In areas beyond a ¼ mile of arterial roadways or transit corridors, the following mix of land uses is anticipated: Residential – 70% to 85%, Public/Recreation/ Institutional – 10% to 25%, and Non-Residential – 5% to 10%.

2. Commercial (C)

General Description: Indented for professional office, retail, wholesale, service and general business trade. Residential development may be permitted only if secondary to a primary commercial development.

Range of Allowable Uses: Residential, Retail and Services, Professional Office, Light Industrial, Recreational Facilities, and Public and Civic.

Standards: Residential Minimum Density: None, Residential Maximum Density: 25 du/acre, Non-Residential Minimum Intensity: None, and Non-Residential Intensity: 1.0 FAR

3. Industrial (I)

General Description: Intended for a mix of industrial development and ancillary office and commercial uses that are deemed to be compatible with adjacent or nearby properties. Industrial areas shall facilitate continued industrial operations within the County and provide jobs and employment security for present and future residents.

Range of Allowable Uses: Light to Intensive Industrial, Ancillary Retail and Office. No new residential development is allowed.

Standards: Residential Minimum Density: None, Residential Maximum Density: None, Non-Residential Minimum Intensity: None, and Non-Residential Intensity: 1.0 FAR

4. Recreation (REC)

General Description: Recreational opportunities for the Escambia County citizens including a system of public and private park facilities.

Range of Allowable Uses: Active and passive recreation activities and amenities, Park facilities such as boat launch, basketball courts, tennis courts, baseball and softball fields, Meeting halls and the like. No new residential development is allowed.

Standards: Residential Minimum Density: None, Residential Maximum Density: None, Non-Residential Minimum Intensity: None, and Non-Residential Intensity: 0.5 FAR

5. Public (P)

General Description: Provides for uses or facilities owned or managed by the federal, state or county government or other public institutions or agencies.

Range of Allowable Uses: Public Parks, Local, Regional, State or Federal Facilities, Public structures or lands, and Quasi-public Facilities providing public services

Standards: Residential Minimum Density: None, Residential Maximum Density: None, Non-Residential Minimum Intensity: None, Non-Residential Intensity: None

OBJECTIVE FLU 1.4 Protect Existing Communities

Escambia County shall protect and enhance existing communities by eliminating nonconforming uses and structures over time and through an active code enforcement program.

POLICY FLU 1.4.1 Nonconformity Escambia County shall prohibit expansion of nonconforming land uses or structures within the County. The LDC shall restrict any activity that would expand the land use in question, improve structures or expand improvements associated with a nonconforming land use.

POLICY FLU 1.4.2 Code Enforcement Escambia County shall conduct a combination of complaint-driven and systematic code enforcement actions to reduce property maintenance code violations.

OBJECTIVE FLU 1.5 Sustainable Development

Escambia County will promote sustainable development by encouraging compact, mixed- and multi-use land patterns.

POLICY FLU 1.5.1 New Development and Redevelopment in Built Areas To promote the efficient use of existing public roads, utilities and service infrastructure, the County will encourage redevelopment in underutilized properties to maximize development densities and intensities located in the Mixed Use-Suburban, Mixed Use-Urban, Commercial and Industrial Future Land Use districts categories (with the exception of residential development).

POLICY FLU 1.5.2 Compact Development and Maximum Densities and Intensities To ensure developments are designed to be compact and to accommodate travel mode choice, especially for short, local trips, the County will require minimum densities in the Mixed-Use-Suburban Future Land Use category and encourage the maximum densities and intensities in the Mixed Use-Urban Future Land Use category.

GOAL FLU 2 DEVELOPMENT AND PUBLIC SERVICES

Escambia County shall promote urban strategies for compact development, efficient provision of infrastructure and urban services, and the protection of natural resources. Urban strategies shall include infill development, mixed-use development and coordinated land use and transportation planning.

OBJCETIVE FLU 2.1 Urban Development

Direct growth toward those areas where infrastructure and services exist to support development at approved densities and intensities.

POLICY FLU 2.1.1 Infrastructure Capacities Urban uses shall be concentrated in the urbanized areas with the most intense development permitted in the Mixed-Use Urban (MU-U) areas and areas with sufficient central water and sewer system capacity to accommodate higher density development. Land use densities may be increased through Comprehensive Plan amendments. This policy is intended to direct higher density urban uses to those areas with infrastructure capacities sufficient to meet demands and to those areas with capacities in excess of current or projected demand. Septic systems remain allowed through Florida Health Department permits where central sewer is not available.

POLICY FLU 2.1.2 Compact Development To promote compact development, FLUM amendments and residential rezonings to allow higher residential densities may be allowed in the Mixed-Use Urban (MU-U) and Mixed-Use Suburban (MU-S) future land use categories.

OBJECTIVE FLU 2.3 Infill Development

Encourage infill development in appropriate urbanized areas where infrastructure is sufficient to meet demands, such as in MU-U and MU-S.

POLICY FLU 2.3.1 Area Designation The Englewood and Brownsville Redevelopment Areas, as adopted by the BCC, are hereby designated as an Urban Infill and Redevelopment Area in conformance with Section 163.2514(2), Florida Statutes. The County shall pursue similar designation for the remaining adopted redevelopment areas.

POLICY FLU 2.3.2 Community Redevelopment Areas Escambia County shall use its fiscal resources to encourage infill residential, commercial and public development, particularly in the Community Redevelopment Areas.

OBJECTIVE FLU 2.4 Community Redevelopment

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

POLICY FLU 2.4.1 Strategy The CRA and other County agencies will implement the recommendations of the Community Redevelopment Strategy through the Palafox, Englewood, Brownsville, Warrington and Barrancas Redevelopment Plans.

POLICY FLU 2.4.2 Block Grants Escambia County shall direct its Community Development Block Grant (CDBG) efforts primarily to the Community Redevelopment Areas, but in any case, the program requirements promulgated by the U.S. Department of Housing and Urban Development (HUD) shall be met.

Chapter 8: Mobility Element

The purpose of the Mobility Element, serving as the Transportation Element, is to establish the desired and projected transportation system in Escambia County and to plan for future motorized and non-motorized traffic circulation systems. This element provides guidelines to prepare for and establish an effective multi-modal transportation system.

GOAL MOB 1 TRANSPORTATION

Escambia County shall provide a safe, cost-effective and functional roadway and transportation system for all residents and visitors to Escambia County.

OBJECTIVE MOB 1.1 Transportation System

Continue to provide a safe, convenient, efficient and cost-effective multimodal transportation system and roadway network for present and future residents.

POLICY MOB 1.1.3 Non-motorized Transportation All new public road construction projects in urban areas or community redevelopment areas shall accommodate non-motorized transportation. At a minimum, sidewalks and bicycle facilities should be included. Consideration should also be given to include storage racks, striping, or signage.

POLICY MOB 1.1.11 Required Bicycle and Pedestrian Facilities Escambia County will encourage through private/public partnerships the installation of sidewalks along the street frontage of new development (including but not limited to new development along routes shown on the TPO Bicycle and Pedestrian Plan, the County's Bicycle and Pedestrian Plan, or the "Transportation Alternative" Plan) to provide connectivity and utility for existing sidewalks in the vicinity of the development.

POLICY MOB 1.1.12 Coordination with School District and Sidewalk Planning Participation Escambia County will coordinate with the Escambia County School District regarding new school siting and needs at existing schools when determining locations for improvements to pedestrian facilities. Escambia County will also seek public input from citizens, the Escambia County School District, and the development community regarding sidewalk needs and priorities.

OBJECTIVE MOB 1.2 Transportation and Land Use

Assure the continual coordination of land use decisions with the future traffic circulation system by coordinating traffic circulation improvements with the FLUM and maintaining consistency between land use decisions and traffic circulation system improvements.

POLICY MOB 1.2.2 Non-motorized Transportation Facilities Escambia County will provide or require the provision of non-motorized transportation facilities to link residential areas with recreational and commercial areas in a safe manner. This may include the construction of sidewalks, bike lanes, installation of signage, striping of roadways, or the like so as to accommodate non-motorized transportation facilities.

GOAL MOB 2 TRANSIT

Escambia County shall encourage the provision and use of a safe, efficient and financially feasible mass transit transportation system, which is responsive to community needs, consistent with land use policies, is environmentally sound, and promotes economic opportunity and energy conservation.

OBJECTIVE MOB 2.2 Mass Transit and Growth Patterns

Operate an efficient and accessible fixed route mass transportation service in support of the projected growth patterns of the service area while maintaining or increasing ECAT's operating ratio.

POLICY MOB 2.2.1 Route Modernization ECAT shall modernize service from the existing radial route system into a modified grid system to improve efficiency.

POLICY MOB 2.2.2 Service Area Adjustments ECAT shall realign or adjust existing routes to provide service to areas requiring service while at the same time reducing service to lower use areas in order to provide more efficient service to more riders at comparable cost.

Chapter 9: Housing Element

The purpose of the Housing Element is to provide guidance for the development of safe, sanitary and affordable housing for all residents of Escambia County. In particular, the goals, objectives and policies contained in this element are intended to identify and address current and future deficits in the provision of moderate, low and very-low income housing, group homes, foster care facilities and housing for those with special needs. In addition, this element is intended to provide guidance to public and private sector housing providers, as well as the residents of Escambia County, regarding redevelopment of existing neighborhoods, removal of substandard housing, relocation assistance and critical housing assistance programs.

GOAL HOU 1 Provision of Housing

Escambia County shall provide safe, sanitary and affordable housing for the current and future residents of the County.

OBJECTIVE HOU 1.1 Housing Delivery Process

Provide guidance and direction to both the public and private sectors to assist in the provision of adequate housing that varies in type, density, size, tenure, ownership, cost and location.

POLICY HOU 1.1.1 Residential Areas The Escambia County Future Land Use Map (FLUM) and Zoning maps shall identify areas suitable for residential development and/or redevelopment.

OBJECTIVE HOU 1.2 Affordable Housing

Assure the provision of safe, sanitary and affordable housing for moderate, low and very-low income residents.

POLICY HOU 1.2.1 Definition Escambia County shall define affordable housing as housing with costs, including monthly rents or mortgage payments, taxes, insurance, and utilities, not exceeding 30 percent of the amount that represents the percentage of the median adjusted gross annual income for the households in Florida Statutes as amended.

POLICY HOU 1.2.2 Location Escambia County shall allow the location of affordable housing in any residential FLUM category provided the housing is compatible with all applicable rules and regulations of the LDC.

POLICY HOU 1.2.3 Development Types Escambia County shall promote affordable housing opportunities by allowing cluster developments, zero-lot line developments, planned unit developments and other types of housing layouts that may reduce the cost of individual dwelling units.

POLICY HOU 1.2.4 Mobile or Manufactured Home Location Escambia County will encourage the use of modular homes, mobile, and manufactured as a type of housing as defined by Florida Statutes within the appropriate zoning and FLU categories.

OBJECTIVE HOU 1.4 Existing Neighborhoods and Redevelopment

Protect the character of existing residential neighborhoods, provide opportunities for redevelopment and infill development and reduce the number of substandard housing units through the continued implementation of structural and aesthetic improvement programs such as but not limited to: preservation and infill, regulation enforcement, construction inspection, improvement aid, unsafe building abatement, substandard home removal, infrastructure improvement, and rental units and housing stock conservation/rehabilitation.

OBJECTIVE HOU 1.5 Relocation Assistance

Provide housing assistance, including relocation housing for persons displaced by public programs, projects or housing rehabilitation.

POLICY HOU 1.5.1 Grants Escambia County will pursue grants to provide for relocating moderate, low, and very low income persons displaced during the housing rehabilitation process.

POLICY HOU 1.5.2 County Policy Escambia County will utilize its “Relocation Policy” that was developed in compliance with Public Law 93-383 (The Housing and Community Development Act of 1974) and adopted by the BCC on November 28, 1988, including any revisions thereto.

OBJECTIVE HOU 1.6 Housing Programs

Continue implementation of critical housing programs. Implementation will include, but not be limited to, County/Private partnerships, County/City partnerships, private non-profit, and technical assistance providers.

POLICY HOU 1.6.1 Program Information Escambia County will continue its housing outreach program to assure dissemination of housing information.

POLICY HOU 1.6.2 Non-discrimination Escambia County will enforce its nondiscrimination policies and provisions so as to ensure access to housing opportunities by all segments of the County's population.

POLICY HOU 1.6.3 Low-Interest Mortgage Loans Escambia County will cooperate with appropriate local, state and federal agencies to facilitate bond-backed low- interest mortgage loans for homes purchase by qualified individuals or families.

POLICY HOU 1.6.4 Housing Finance Authority Escambia County will participate with the Escambia County Housing Finance Authority (HFA) in the issuance of bonds to provide low interest mortgage loans for home purchases by qualified families.

POLICY HOU 1.6.5 State and Federal Assistance Escambia County will participate in affordable housing programs as made available by the state, federal, or other appropriate agencies.

POLICY HOU 1.6.6 Neighborhood Enterprise Division Escambia County will provide assistance, through NED, to provide affordable homeownership opportunities for moderate, low, and very low income homebuyers.

POLICY HOU 1.6.7 SHIP Fund Initiatives Escambia County will use State Housing Initiatives Partnership (SHIP) Program funds to expand and/or enhance ongoing activities designed to develop new affordable housing initiatives conforming to the statutory requirements of Florida Statutes.

Chapter 10: Infrastructure Element

The purpose of the Infrastructure Element is to provide guidance in the provision of services necessary to accommodate existing and future development in a way that is environmentally sensitive, efficient, and cost-effective. Included within this Element are goals, objectives and policies regarding potable water provision, wastewater treatment, solid waste disposal, stormwater management and aquifer protection. The adequate provision of these services is intended to promote orderly growth within areas best suited to accommodate development, protect sensitive natural resource systems and rural and agricultural areas, and preserve the public health, safety, and general welfare of Escambia County's citizens.

GOAL INF 1 WASTEWATER

Escambia County shall ensure the provision of environmentally safe and efficient wastewater collection, treatment, and disposal concurrent with the demand for such services.

OBJECTIVE INF 1.1 Provision of Wastewater Service

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

POLICY INF 1.1.1 Service Agreements Wastewater service shall be provided at established levels of service within Escambia County consistent with the Interlocal Agreement between the County and the Emerald Coast Utility Authority (ECUA), the Escambia County Utilities Authority Act, Chapter 2001-324, Laws of Florida, and agreements with other wastewater providers.

POLICY INF 1.1.2 Provider Consistency with Plan Escambia County will coordinate with ECUA and other providers relative to their capital improvements and program formulation to assure consistency with this Comprehensive Plan.

POLICY INF 1.1.4 Required Septic Tank Retirement Escambia County shall, in coordination with the Escambia County Health Department and wastewater service providers, require all onsite sewage treatment and disposal system (i.e., septic tank) users to connect to an available central sewer system within the times prescribed by Section 381.00655, Florida Statutes. Sewer availability shall also be as defined in Florida Statutes.

POLICY INF 1.1.5 Coordination on System Expansions Escambia County will coordinate with ECUA and other wastewater service providers on the extensions of sanitary sewer collection lines and the siting or increase in capacity of wastewater treatment facilities to meet future needs.

GOAL INF 3 STORMWATER MANAGEMENT

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

OBJECTIVE INF 3.1 Provision of Stormwater Management

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

POLICY INF 3.1.2 County System Improvements Escambia County shall continue its practice of enhancing localized and regional drainage systems to increase the LOS associated with development prior to current stormwater management requirements.

Chapter 13 Recreation and Open Space Element

The purpose of the Recreation and Open Space Element is to ensure adequate recreational opportunities for the citizens of Escambia County through the provision of a comprehensive system of public and private park facilities. These facilities may include, but are not limited to, natural reservations, parks and playgrounds, trails, beaches and public access to beaches, open spaces, and waterways.

LAND DEVELOPMENT REGULATIONS

Ensley's land is divided into seven zoning categories. Three primary zoning categories are represented in the Ensley Redevelopment Area – residential, heavy commercial/light industrial and recreation. As with land use, the share of each zoning designation reflects the dominance of the corresponding land use, with residential occupying 64.76% of the total acreage, heavy commercial/light industrial occupying 28.63%, and recreation representing 4.18% (Table 2.2). Ensley's zoning categories are mapped in Figure 2.5 and described below.

Zoning Category	Acreage	Percent
HDMU	924.96	44.54%
MDR	419.95	20.22%
HC/LI	594.59	28.63%
Commercial	41.43	1.99%
Industrial	3.60	0.17%
Recreation	86.86	4.18%
Conservation	5.39	0.26%
Total	**2,076.78**	**100%**

TABLE 2.2: DISTRIBUTION OF ZONING CATEGORIES. ESCAMBIA COUNTY GIS

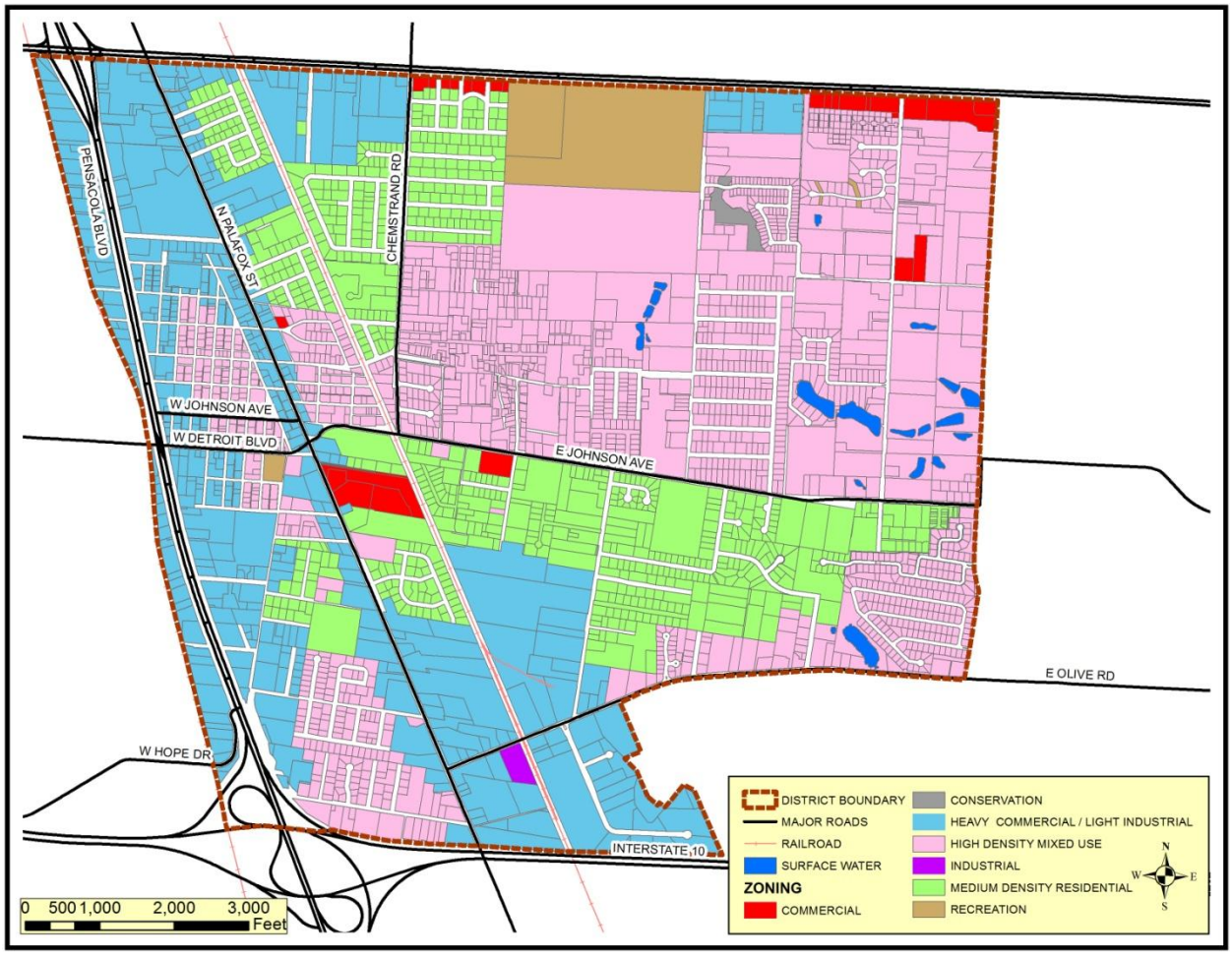


FIGURE 2.5: ZONING CATEGORIES IN THE ENSLEY REDEVELOPMENT AREA. ESCAMBIA COUNTY GIS

Medium Density Residential district (MDR): The Medium Density Residential district establishes appropriate areas and land use regulations for residential uses at medium densities within suburban or urban areas. The primary intent of the district is to provide for residential neighborhood development in an efficient urban pattern of well-connected streets and at greater dwelling unit density than the Low Density Residential district. Residential uses within the MDR district are limited to single-family and two-family dwellings. The district allows non-residential uses that are compatible with suburban and urban residential neighborhoods.

High Density Mixed-use district (HDMU): The High Density Mixed-use district establishes appropriate areas and land use regulations for a complimentary mix of high density residential uses and compatible non-residential uses within urban areas. The primary intent of the district is to provide for a mix of neighborhood retail sales, services and professional offices with greater dwelling unit density and diversity than the Low Density Mixed-use district. Additionally, the HDMU district is intended to rely on urban street connectivity and encourage vertical mixes of commercial and residential uses within the same building to accommodate a physical pattern of development characteristic of village main streets and older neighborhood commercial areas. Residential uses within the district include all forms of single-family, two-family and multi-family dwellings.

Commercial district (Com): The Commercial district establishes appropriate areas and land use regulations for general commercial activities, especially the retailing of commodities and services. The primary intent of the district is to allow more diverse and intense commercial uses than the neighborhood commercial allowed within the mixed-use districts. To maintain compatibility with surrounding uses, all commercial operations within the Commercial district are limited to the confines of buildings and not allowed to produce undesirable effects on surrounding property. To retain adequate area for commercial activities, new and expanded residential development within the district is limited, consistent with the Commercial (C) future land use category.

Heavy Commercial and Light Industrial district (HC/LI): The Heavy Commercial and Light Industrial district establishes appropriate areas and land use regulations for a complementary mix of industrial uses with a broad range of commercial activities. The primary intent of the district is to allow light manufacturing, large-scale wholesale and retail uses, major services, and other more intense uses than allowed in the Commercial district. The variety and intensity of non-residential uses within the HC/LI district is limited by their compatibility with surrounding uses. All commercial and industrial operations are limited to the confines of buildings and not allowed to produce undesirable effects on other property. To retain adequate area for commercial and industrial activities, other uses within the district are limited.

Industrial district (Ind): The Industrial district establishes appropriate areas and land use regulations for a broad range of industrial uses. The primary intent of the district is to accommodate general assembly, outdoor storage, warehousing and distribution, major repair and services, manufacturing, salvage and other such uses and activities that contribute to a diverse economic base but cannot satisfy the compatibility requirements and higher performance standards of other districts. The Industrial district is also intended to provide appropriate locations and standards that minimize dangers to populations and the environment from heavy industrial activities, and to preserve industrial lands for the continuation and expansion of industrial production. Non-industrial uses within the district are limited to ensure the preservation of adequate areas for industrial activities. New or expanded residential development is generally prohibited.

Recreation district (Rec): The Recreation district establishes appropriate areas and land use regulations for outdoor recreational uses and open space. The primary intent of the district is to preserve and maintain parcels of land necessary or used for a system of public and private parks providing both active and passive recreational activities and amenities. Indoor recreation facilities are allowed within the Recreational district if customarily

incidental to the principal outdoor uses. Non-recreational uses are severely limited to ensure the preservation of district lands and provision of adequate areas for public recreation. New or expanded residential development is generally prohibited.

Conservation district (Con): The Conservation district establishes appropriate areas and land use regulations for the conservation of important natural resources. The primary intent of the district is to conserve wetlands, marshes, watersheds, coastal dunes, wildlife habitats and other environmentally sensitive lands, but allow for passive recreational opportunities and amenities consistent with the Conservation future land use category. Non-conservation uses are severely limited to ensure the conservation of district resources and provision of appropriate areas for public recreation. Non-residential uses within the Conservation district are limited to activities that will have minimal impacts and where the educational benefits of the uses are determined to outweigh those impacts.

As shown on the zoning map, in the Ensley Redevelopment Area, these zoning categories are placed within contiguous districts. The high contiguity of the different zoning districts will help in creating distinct neighborhoods in Ensley whose character will be tied closely to the allowances of each zoning category.

PARCEL SIZE

The size of parcels (Fig. 2.6) has a significant impact on redevelopment potential for any proposed project. Typically, older subdivision plats and commercial properties may be too small for redevelopment and may exhibit non-conformance with current zoning codes.

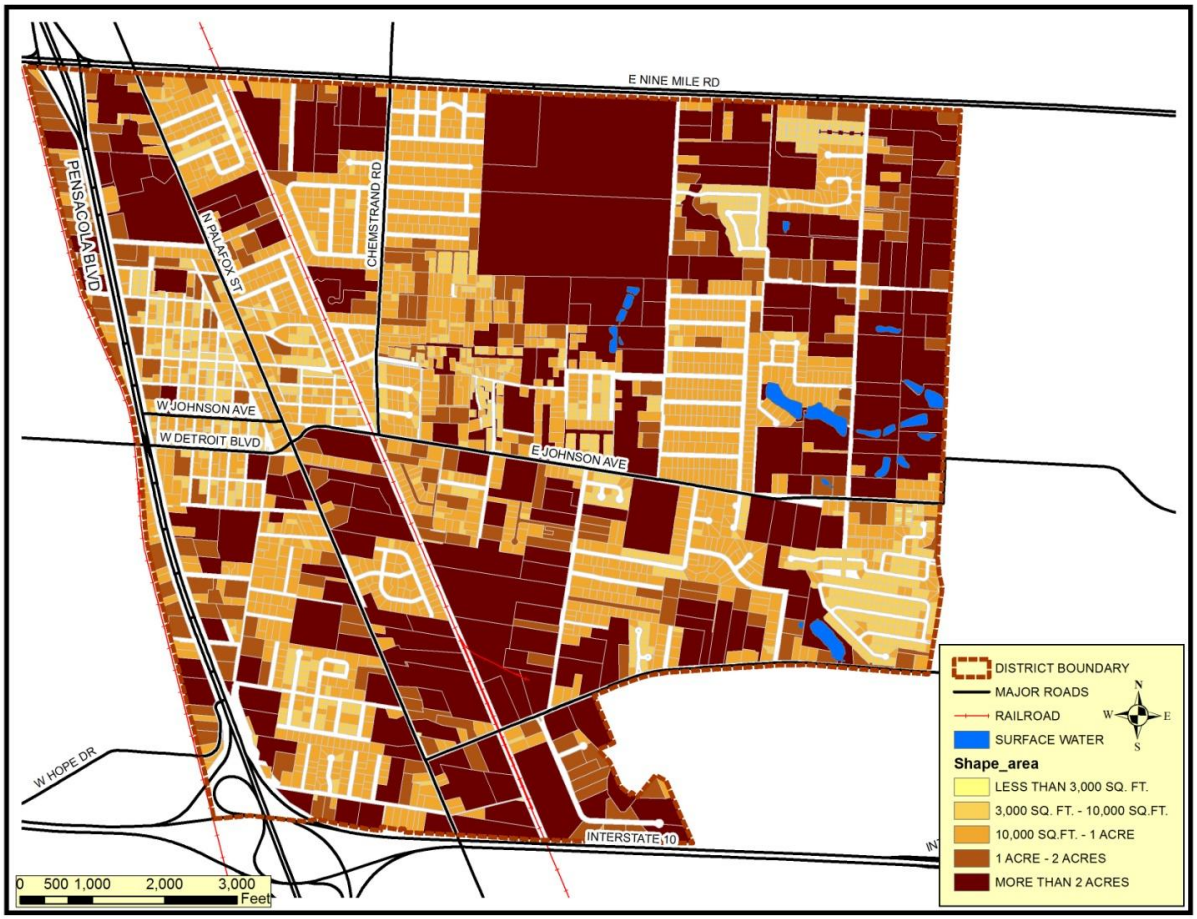


FIGURE 2.6: PARCEL SIZE IN THE ENSLEY REDEVELOPMENT AREA. ESCAMBIA COUNTY GIS

Table 2.5 summarizes the parcel counts and distribution of various parcel sizes. The majority (55%) of parcels in Ensley are between 10,000 square feet to 1 acre (43,560 square feet) in size. The next most common parcel sizes in Ensley are lots that are between 3,000 to 9,000 square feet – representing nearly 31% of the Redevelopment Area.

Parcel Size	Count	Percent
< 3,000 square feet	46	1.55
3,000 – 9,999 square feet	906	30.66
10,000 square feet – 1 acre	1,635	55.26
1-2 acres	189	6.39
> 2 acres	183	6.18
Total	**2,959**	**100**

TABLE 2.5: DISTRIBUTION OF PARCEL SIZE. ESCAMBIA COUNTY GIS

Inadequate parcel size may become a significant deterrent for redevelopment efforts. The smaller properties are often limited by their size in relation to parking and setback requirements, stormwater retention standards, landscaping requirements, and other land development regulations. In addition, contemporary development trends favor larger sites for redevelopment as it offers the flexibility to provide a variety of uses and a mix of activities. It also reduces the complexities involved with assembly of smaller parcels to support large scale redevelopment projects.

HOUSING CONDITION

Housing condition in the Redevelopment Area is in many areas dilapidated or vacant and the distribution of substandard housing is scattered across the entire Redevelopment Area (Fig. 2.7), while the neighborhoods of Tower Terrace, Hope Manor and Shady Oaks contain a relatively higher concentration of poor quality housing compared to the rest of Ensley.

CRA staff conducted a neighborhood housing survey throughout the Ensley Redevelopment Area. Houses were evaluated based upon the following established conditions criteria:

1. **Excellent condition** – None or very minor repair required.
2. **Good condition** – Possibly requiring paint. There may be evidence of aging. No structural repair necessary.
3. **Fair condition** – Repair or rehabilitation is required. Shingles may be curling. There may be evidence of the need for energy improvements. Roofing may be required as well.
4. **Poor condition** – Obvious structural damage exists. The Entire structure may be leaning, the floor may be settling in places, and there may be evidence of water damage.
5. **Dilapidated condition** – Typically beyond feasible rehabilitation and in need of demolition. The building may be burned out or otherwise structurally unsafe. Portions of the structure may already be down.

Conditions of deterioration in a neighborhood are a negative influence on surrounding residents, and the condition of these units can be a deterrent to continuing investment and maintenance of other units. Of the 1,908 houses in Ensley, over 25% are in either poor or dilapidated condition. Another quarter (27%) of the housing stock is in fair condition. On the east side of Ensley, new subdivisions of housing in excellent condition are located in close proximity to depressed housing stock.

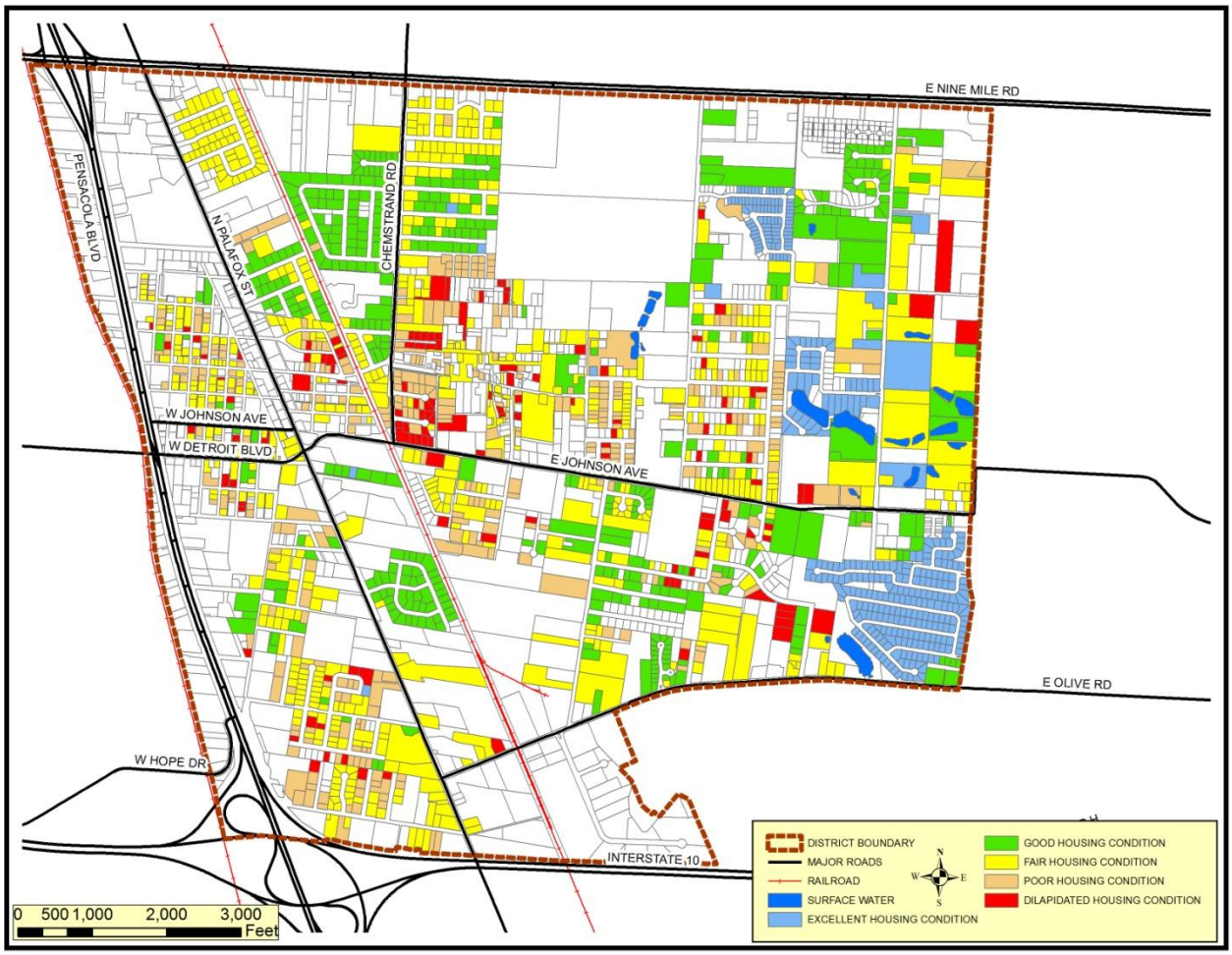


FIGURE 2.7: HOUSING CONDITIONS IN THE ENSLEY REDEVELOPMENT AREA. ESCAMBIA COUNTY GIS

TRANSPORTATION AND INFRASTRUCTURE

Vehicular circulation through Ensley's commercial corridors is logical and efficiently planned. U.S. Highway 29 intersects E. Nine Mile Road as a grade-separated interchange that keeps the north-south flow of traffic unhindered. North Palafox Street serves as an alternate north-south passage and E. Johnson Avenue and E. Olive Road provide the primary east-west access through the residential and lesser commercial areas of the redevelopment area. Efficient north-south connection through the central residential area is impeded by the railroad track bisecting the redevelopment area running parallel to N. Palafox Street.

Ensley doesn't have much of a traditional city-like street grid, with only the area south of Caro Street and north of Jones Street between U.S. Highway 29 and N. Palafox Street having this traditional interconnected street layout. The remainder of the redevelopment district is either served by high-capacity commercial corridors or an inefficient suburban layout unconnected to neighboring residential areas.

A new east-west extension of Camden Road to Airway Drive was proposed by a developer of the approximate 69-acre parcel located south of John R. Jones Jr. Athletic Park. This new road connection was largely opposed by nearby residents attending the Envision Ensley workshops who expressed concern about high volumes of traffic on narrow residential roads and the general traffic impact in an already congested area. At the time of this plan, the County was still working with the developer and local residents to find an amenable solution.

A major improvement to U.S. Highway 29 from Interstate-10 north of E. Nine Mile Road will increase road capacity from four lanes to six. Sidewalks, bike lanes, drainage and other safety improvements will be incorporated into the project. This road improvement has a completed design and is funded as a Florida Department of Transportation Committed Strategic Intermodal System project for fiscal year 2017-2021.

INTERSECTION OF U.S. HIGHWAY 29 AND E. NINE MILE ROAD & INTERSECTION OF N. PALAFOX STREET & E. NINE MILE ROAD ESCAMBIA COUNTY GIS

INTERSECTION OF N. PALAFOX STREET AND E. OLIVE ROAD ESCAMBIA COUNTY GIS

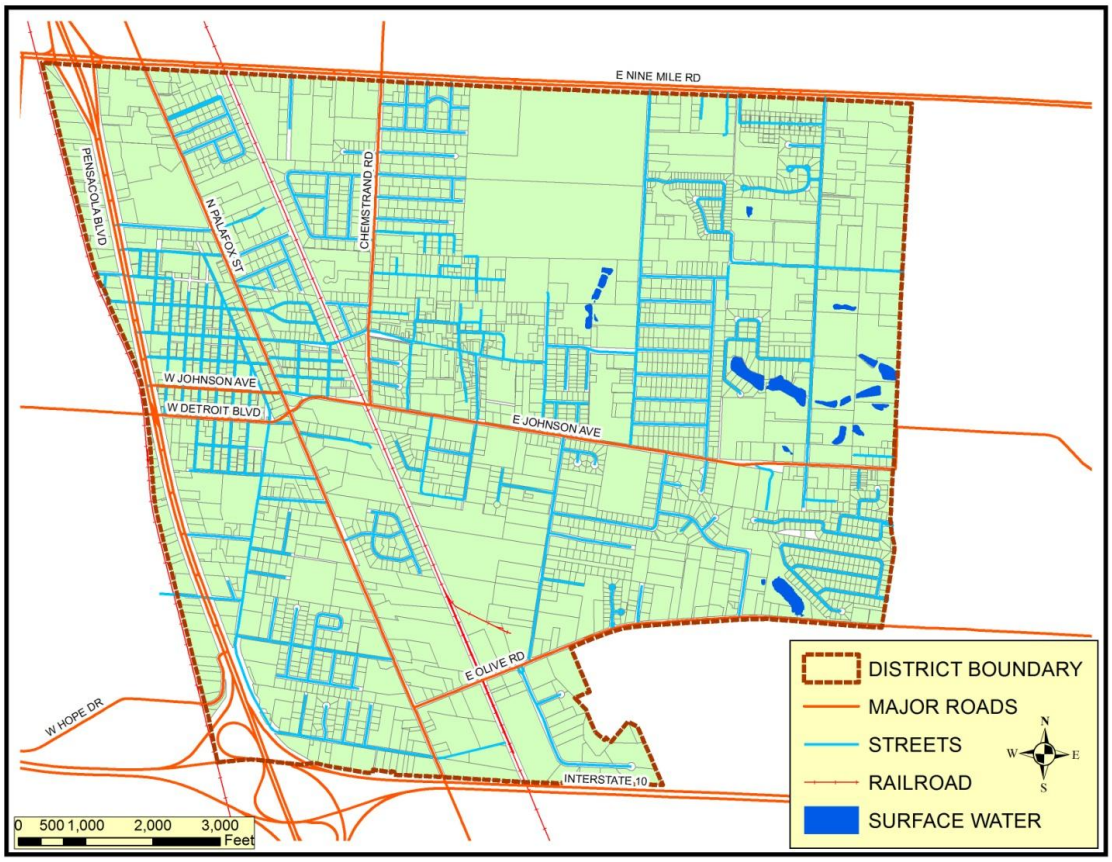


FIGURE 2.8: VEHICULAR CIRCILATION IN THE ENSLEY REDEVELOPMENT AREA ESCAMBIA COUNTY GIS

PEDESTRIAN CIRCULATION

Pedestrian circulation in Ensley is deficient. With the exception of two subdivisions (Crystal Wells and Crestwood), Ensley does not have an interconnected sidewalk network other than improvements made to E. Johnson Avenue east and west of N. Palafox Street and along the length of Airway Drive. The sidewalk on E. Johnson Avenue extends on both side of the road from N. Palafox St. east to Briese Lane.

The planned road widening of U.S. Highway 29 will include bike lanes and sidewalks throughout the length of this heavily-travelled corridor in the Redevelopment Area.

A corridor management plan for N. Palafox Street was completed in 2015. Planned (but currently unfunded) improvements to N. Palafox Street include sidewalks and bike lanes.

With the funded and planned improvements in the Ensley Redevelopment Area, north-south pedestrian circulation will be vastly improved. East-west circulation still requires further enhancement.

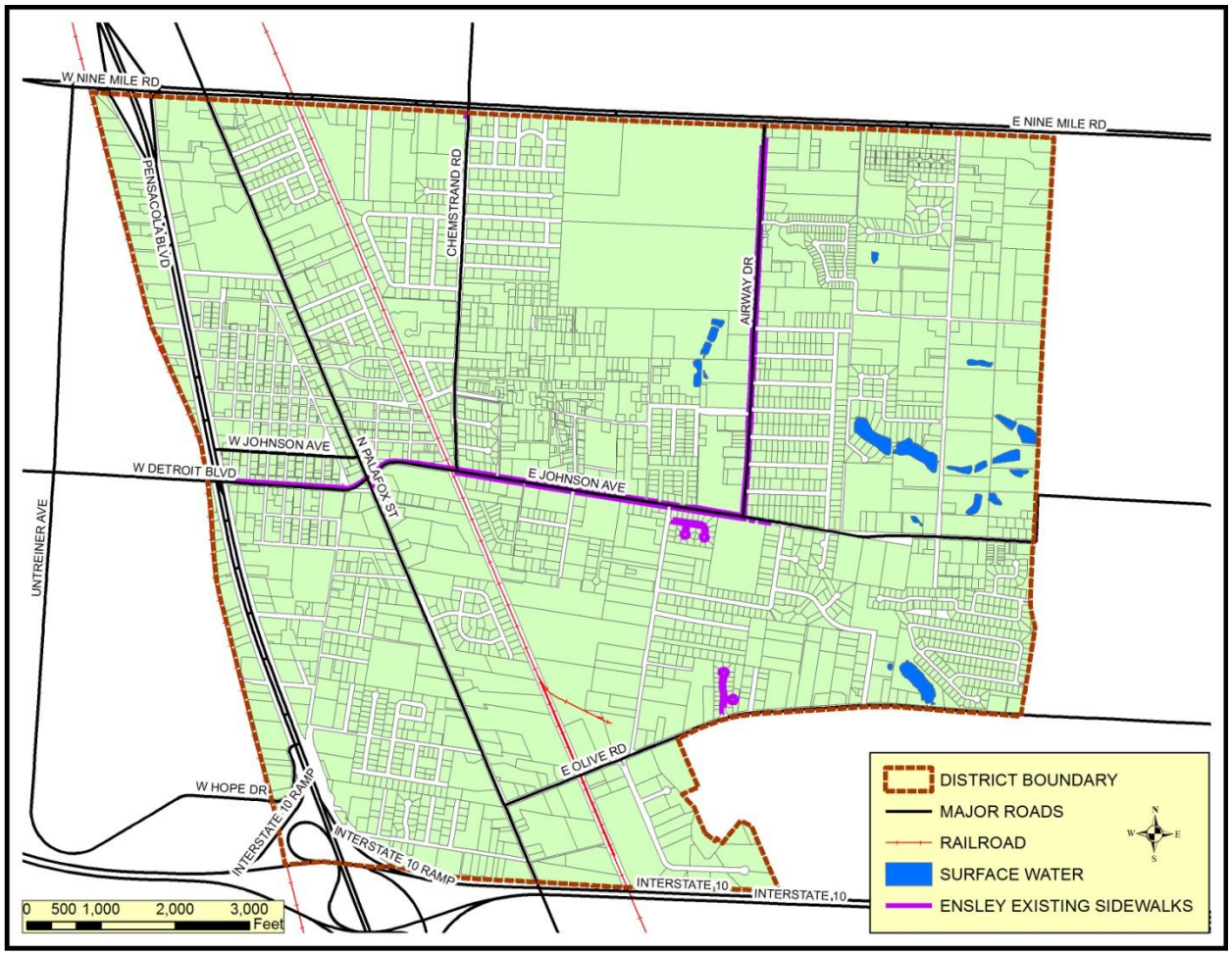


FIGURE 2.9: SIDEWALKS IN ENSLEY REDEVELOPMENT AREA. ESCAMBIA COUNTY GIS

SANITARY SEWER

The sewer network in Ensley is limited and scattered throughout the Redevelopment Area. Sewer is available in the following neighborhoods: Chemwood, Palafox Mobile Home Estates, Chrystal Wells, Airway Oaks, Legacy Oaks, Azalea Court, Serenity Townhomes, Grand Cedars Reserve, Mazurek Plantation, and The Arbors at Ensley. A

handful of residential streets not in subdivisions also have sewer: Vickie Street, and E. Johnson Avenue in the vicinity of Vickie Street, Argo Drive, E. Ensley Street, Handicare Street, Washburn Street, and Sonnyboy Lane.

Sewer service is also limited to businesses and industry in Ensley. U.S. Highway 29 north of Detroit Boulevard has sewer service covering most of both sides of the highway. E. Nine Mile Road's sewer availability is spread out in The Redevelopment Area, serving the eastern and western corners and a section in the center. The industrial subdivision on Sears Drive is fully-served by a sewer system.

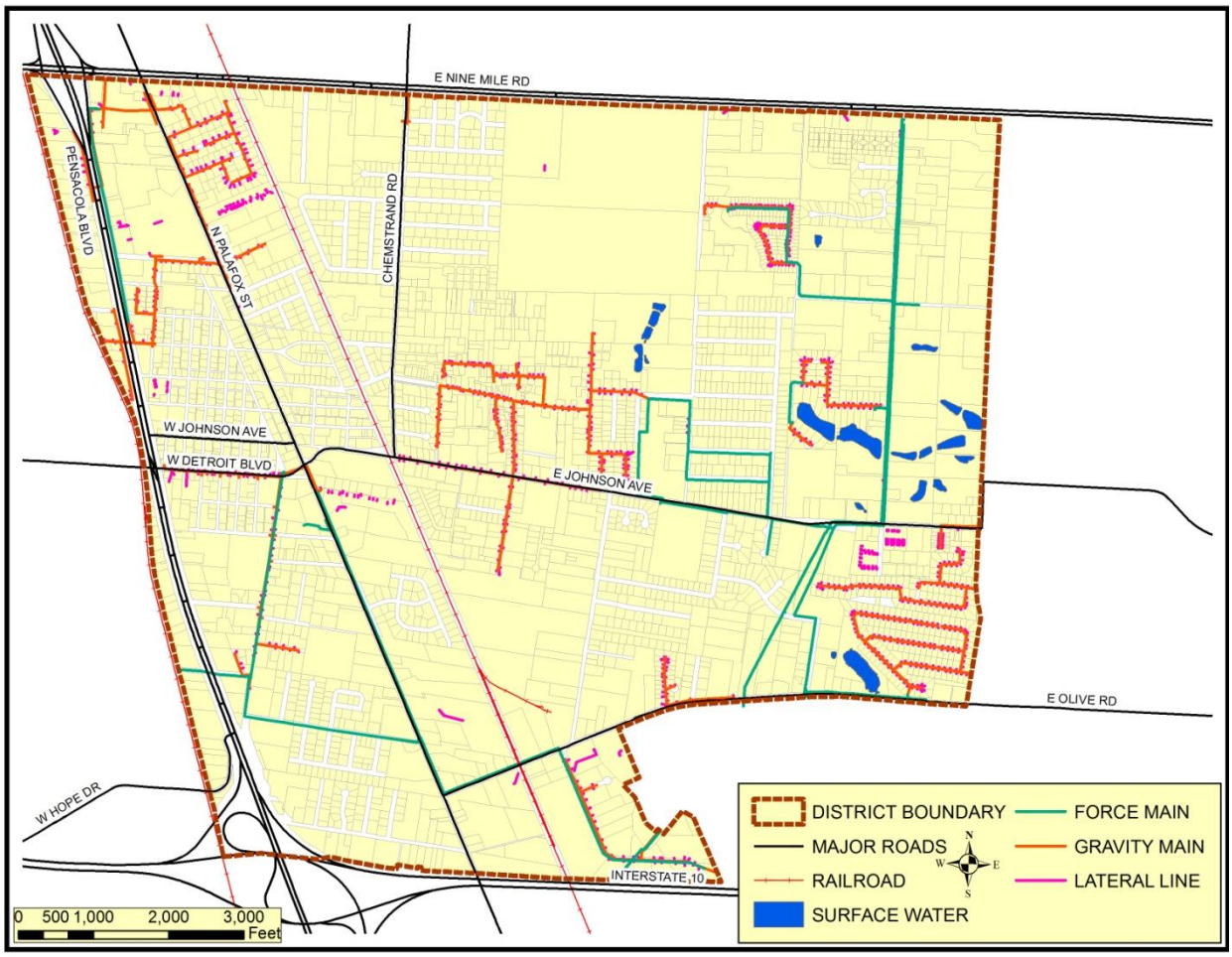


FIGURE 2.11: SEWER LINES IN THE ENSLEY REDEVELOPMENT DISTRICT. ESCAMBIA COUNTY GIS

DEMOGRAPHICS

This section uses data provided by Nielsen SiteReports as compiled by the Haas Center of University of West Florida to discuss the demographic, housing and economic conditions in the Ensley Redevelopment Area and compare them to the same conditions across the whole of Escambia County.

POPULATION

Ensley's population has been very stable over the past fourteen years and is expected to remain so in the near future. The 2000 Census identified 5,947 residents and 5,811 residents in 2010. Estimated population in 2014 was 5,837. Projected population in 2019 is 5,940. Population in the Redevelopment Area declined 2.30% from 2000-2010, but increased 0.45% from 2010-2014. Ensley is expected to grow 1.77% from 2014-2019.

The Ensley Redevelopment Area is growing at a much slower pace than the county as a whole. In the period from 2000-2010, Escambia County grew 1.09%. Population grew faster in Escambia County from 2010-2014 with a growth rate of 3.03%. Projected growth rate of the county as a whole is expected to pick up to 4.49% from 2014-2019.

POPULATION Location	2010	2014	% change from 2010	2019 (estimated)	% change from 2014
Ensley CRA	5,811	5,837	0.45%	5,940	1.77%
Escambia County	297,619	306,630	3.03%	320,397	4.49%

TABLE 2.6 POPULATION. 2010 U.S. CENSUS/ESRI/UNIVERSITY OF WEST FLORIDA

HOUSEHOLDS

Household data (Tables 2.7 and 2.8) are important indicators of housing demand, household characteristics, and market potential in a community. The 2010-2014 percent increase of households in Ensley (1.15%) is less than half than the rate in household growth in Escambia County (3.42%). Despite this difference, the percentage of home owners living in their homes is nearly similar when comparing Ensley to the county as a whole.

HOUSEHOLDS Location	2010	2014	% change from 2010	2019 (estimated)	% change from 2014
Ensley CRA	2,291	2,317	1.15%	2,371	2.30%
Escambia County	116,238	120,219	3.42%	125,949	4.77%

TABLE 2.7 HOUSEHOLDS. 2010 U.S. CENSUS/ESRI/UNIVERSITY OF WEST FLORIDA

HOME OWNERSHIP RATE IN 2014	Ensley	Escambia County
% Owner-occupied	63.31%	64.78%
% Renter-occupied	36.69%	35.22%

TABLE 2.8 HOME OWNERSHIP RATES. 2010 U.S. CENSUS/ESRI/UNIVERSITY OF WEST FLORIDA

Median household income is another very significant indicator of an area's economic strength. Ensley's median household income in 2014 was $39,640. Escambia County's median income in 2014 was $43,533. The discrepancy in Ensley's median income is $3,893 or 9.82% less than the County's median income.

Ensley's median owner-occupied house price in 2014 was $109,823, compared to Escambia County's median owner-occupied house price of $128,533. Ensley's median home price is $18,710 (14.56%) less than the countywide average.

ETHNIC COMPOSITION

Compared to Escambia County as a whole, the Ensley Redevelopment Area is more ethnically diverse (Table 2.9). Ensley has 17.72% fewer white and 13.38% more black or African American than the county as a whole. Although the other listed races only make-up a small percentage of the ethnic composition of Ensley, it is worthwhile to note that Ensley generally has double the percentage of the other race categories than the county's average.

ETHNIC COMPOSITION	ENSLEY CRA	ESCAMBIA COUNTY
White	50.85%	68.57%
Black or African American	36.61%	22.78%
Amer. Indian or Alaska Native	1.25%	0.85%
Asian	4.33%	2.89%
Native Hawaiian and other Pacific Islander	0.02%	0.16%
Some other race	3.27%	1.46%
Two or more races	3.67%	3.29%

TABLE 2.9: ETHNIC COMPOSITION. 2010 U.S. CENSUS/ESRI/UNIVERSITY OF WEST FLORIDA

AGE

Age breakdowns are comparatively similar in Ensley and Escambia County as a whole (Table 2.10). In the Ensley Redevelopment Area, 74.68% of the population is over 18 years of age while countywide the percentage is 78.4%. Comparison of the elderly population is nearly equal. Although slight, the greatest age comparison difference is in children in Ensley. Ensley has about 1.6% more young children and 2.1% more school-aged children than the county as a whole.

AGE	ENSLEY CRA	ESCAMBIA COUNTY
0-4	7.86%	6.23%
5-17	17.48%	15.36%
18-64	59.30%	62.75%
65+	15.36%	15.67%
Over 18	74.68%	78.41%

TABLE 2.10: AGE. 2010 U.S. CENSUS/ESRI/UNIVERSITY OF WEST FLORIDA

EMPLOYMENT

The total working-age population of Ensley in 2014 was estimated at 4,504, of those 2,595 are employed. In 2014, unemployment rate in Ensley was 7.86%. 37.04% of the working age population of Ensley is not in the labor force. Among Ensley residents (Table 2.11), the highest percentages are employed people work in food preparation/serving (18.84%) and office/administration support (18.23%).

EMPLOYMENT	ENSLEY CRA	ESCAMBIA COUNTY
Architect/Engineer	1.73%	1.30%
Arts/Entertain/Sports	0.08%	1.66%
Building Grounds Maintenance	3.43%	5.12%
Business/Financial Operations	1.35%	3.33%
Community/Social Services	1.39%	1.65%
Computer/Mathematical	1.12%	1.27%
Construction/Extraction	4.78%	5.02%
Education/Training/Library	4.35%	5.43%
Farm/Fish/Forestry	0.23%	0.43%
Food Prep/Serving	18.84%	8.52%
Health Practitioner/Tech.	8.79%	7.60%
Healthcare Support	5.51%	2.78%
Maintenance Repair	4.59%	3.61%
Legal	0.54%	0.97%
Life/Phys/Social Science	1.35%	0.57%
Management	3.47%	8.28%
Office/Admin. Support	18.23%	15.84%
Production	0.81%	3.40%
Protective Services	1.31%	2.15%
Sales/Related	7.90%	11.82%
Personal Care/Service	5.47%	3.33%
Transportation/Moving	4.70%	5.90%

TABLE 2.11: EMPLOYMENT. 2010 U.S. CENSUS/ESRI/UNIVERSITY OF WEST FLORIDA

EDUCATION

Economic conditions in a community are often analyzed through indicators such as per capita income, median and average household incomes, employment rate, educational attainment, labor force participation, and poverty rate, but there may be correlations as well between income performance and educational attainment.

As shown is Table 2.12, in 2104, it is estimated that 30% of Ensley residents have received their high school diploma, while an additional 28% have attended college (with nearly 13% of the population attaining a Bachelor's Degree). In contrast, 16% of the Redevelopment Area adults have not completed high school.

In comparison with Ensley to the county as a whole, the difference isn't dramatic – with slightly lower educational attainment in Ensley. However, Ensley does lead the county with the percentage of adults who have a high school diploma and have attended college.

EDUCATIONAL ATTAINMENT	ENSLEY CRA (population 25+ in 2014)	ESCAMBIA COUNTY (population 25+ in 2014)
Less than 9th grade	6.56%	4.03%
Some High School, no diploma	7.86%	8.81%
High School Graduate (or GED)	30.05%	29.00%
Some College, no degree	27.97%	24.49%
Associate Degree	9.58%	10.40%
Bachelor's Degree	12.62%	14.77%
Master's Degree	4.79%	6.33%
Professional School Degree	0.26%	1.32%
Doctorate Degree	0.34%	0.85%

TABLE 2.12: EDUCATIONAL ATTAINMENT. 2010 U.S. CENSUS/ESRI/UNIVERSITY OF WEST FLORIDA

INCOME

In 2014, residents of Ensley on average earned 19.6% less than a resident elsewhere in Escambia County. The difference in median income was not quite as drastic with Ensley residents earning 9.82% less median income than in the county as a whole. Despite this discrepancy, Ensley has higher percentages of residents in the $35,000 - $99,999 income range than compared countywide.

INCOME BRACKETS	ENSLEY CRA	ESCAMBIA COUNTY
2014 Average Income	$48,699	$58,243
2014 Median Income	$39,640	$43,533
<$15,000	16.83%	15.44%
$15,000 - $24,999	14.24%	12.08%
$25,000 - $34,999	13.90%	13.48%
$35,000 - $49,999	16.18%	15.82%
$50,000 - $74,999	18.90%	17.37%
$75,000 - $99,999	12.86%	12.13%
$100,000 - $124,999	3.11%	5.68%
$125,000 - $149,000	0.95%	2.68%
$150,000 - $199,999	2.07%	2.93%
$200,000 - $249,999	0.47%	0.95%
$250,000 - $499,999	0.43%	1.12%
$500,000+	0.04%	0.33%

TABLE 2.13: INCOME BRACKETS, 2010 U.S. CENSUS/ESRI/UNIVERSITY OF WEST FLORIDA

CRIME

With a limited dataset, it is difficult to establish a deep understanding of crime trends in the Ensley Redevelopment Area. The data in Table 2.14 does show that in Ensley, 2013 was a particularly bad year in nearly every respect; murder, aggravated assault/battery, burglary/break-and-enter, larceny, motor vehicle theft and narcotic charges were the highest in recent memory or above average. Oddly enough, when compared to Escambia County as a whole, 2013 wasn't correspondingly high in the same categories.

TOTAL INCIDENCE OF CRIME Location	2008 Reports	2009 Reports	2010 Reports	2011 Reports	2012 Reports	2013 Reports	2014 Reports
Ensley CRA (pop. 5,837)							
Murder	1	1	4	0	0	4	1
Forcible Sex Offenses	11	9	17	11	5	5	9
Robbery	25	16	23	21	15	21	19
Aggravated Assault/Battery	34	48	28	39	47	51	50
Burglary/Break-and-Enter	110	104	87	91	151	332	253
Larceny	434	494	425	438	473	471	507
Motor Vehicle Theft	30	43	19	26	30	65	53
Narcotics	77	78	46	56	61	94	56
Escambia County (pop. 306,630)							
Murder	18	15	26	14	15	23	18
Forcible Sex Offenses	225	307	313	272	264	224	234
Robbery	554	534	461	463	412	370	306
Aggravated Assault/Battery	1,420	1,392	1,128	1,033	1,269	1,169	1,203
Burglary/Break-and-Enter	2,417	2,610	2,665	2,600	3,156	2,776	2,356
Larceny	6,364	6,593	7,271	7,543	7,579	7,588	6,908
Motor Vehicle Theft	687	630	519	858	550	654	554
Narcotics	1,369	1,526	1,458	1,641	1,701	1,600	1,122

TABLE 2.14 TOTAL INCIDENCE OF CRIME IN ENSLEY AND ESCAMBIA COUNTY. ESCAMBIA COUNTY SHERRIFF'S OFFICE

The crime rate for two areas with different populations can be compared when using a simple formula:

(Number of Crimes / Population) x 100,000 = Crimes per 100,000

Crimes per 100,000 population is a metric that is commonly used throughout the U.S. to create a basis for comparing different towns and cities with a normalized crime rate. Table 2.15 below shows the crime rate comparison between the Ensley Redevelopment Area and Escambia County as a whole for the period of 2008 to 2014. This comparison gives a more accurate depiction of crime in Ensley in comparison to the county.

CRIMES PER 100,000 POPULATION	2008 Reports	2009 Reports	2010 Reports	2011 Reports	2012 Reports	2013 Reports	2014 Reports
Ensley Murder	17.21	17.21	68.83	0	0	68.83	17.21
Escambia Murder	5.94	4.94	8.72	4.67	4.96	7.52	5.79
Ensley Forcible Sex Offenses	189.30	154.88	292.55	189.30	86.04	86.04	154.88
Escambia Forcible Sex Offenses	74.31	101.21	104.99	90.79	87.21	73.25	75.32
Ensley Robbery	430.22	275.34	395.80	361.38	258.13	361.38	326.97
Escambia Robbery	182.97	176.04	154.64	154.54	136.10	120.99	98.50
Ensley Aggravated Assault/Battery	585.10	826.02	481.84	671.14	808.81	877.65	860.44
Escambia Aggravated Assault/Battery	468.99	458.89	378.38	344.80	419.21	382.25	387.24
Ensley Burglary/Break-and-Enter	1,892.96	1,789.71	1,497.16	1,566.00	2,598.52	5,713.30	4,353.81
Escambia Burglary/Break-and-Enter	798.28	860.41	893.95	867.85	1042.56	907.73	758.39
Ensley Larceny	7,468.59	8,501.12	7,313.72	7,537.43	8,139.73	8,105.32	8,724.83
Escambia Larceny	2,101.88	2,173.45	2,439.00	2,517.77	2,503.68	2,481.22	2,223.66
Ensley Motor Vehicle Theft	516.26	739.98	326.97	447.43	516.26	1,118.57	912.06
Escambia Motor Vehicle Theft	226.90	207.69	174.09	286.39	181.69	213.85	178.33
Ensley Narcotics	1,325.07	1,342.28	791.60	963.69	1,049.73	1,617.62	963.69
Escambia Narcotics	452.15	503.06	489.07	547.75	561.91	523.1	361.17

TABLE 2.15 CRIMES PER 100,000 POPULATION COMPARISON. ESCAMBIA COUNTY SHERRIFF'S OFFICE, CRA STAFF

In all aspects of measured crime, the Ensley Redevelopment Area has a much higher rate than the county as a whole. In every category but one, the crime rate in Ensley was *at least* more than double than Escambia County.

For the period of 2008 to 2014, in the Ensley Redevelopment Area had a:

- 4.45 times **higher** murder rate
- 1.90 times **higher** forcible sex offense rate
- 2.35 times **higher** robbery rate
- 1.80 times **higher** aggravate assault/battery rate
- 3.16 times **higher** burglary/break-and-enter rate
- 3.39 times **higher** larceny rate
- 3.12 times **higher** motor vehicle theft rate
- 2.34 times **higher** narcotics rate

Crime and the perception of crime remain impediments to the redevelopment of Ensley. This data provides a baseline for future improvement as the Redevelopment Area progresses.

CHAPTER 3: CONCEPT PLAN

CONCEPT PLAN PHILOSOPHY

This chapter presents the Concept Plan for future land use and redevelopment within the Ensley Redevelopment Plan. The Concept Plan elements were conceived based on the priority issues and assets identified during the public workshops and surveys. The Concept Plan presents a general outline of the recommended elements for redevelopment of the Ensley Redevelopment Area followed by a brief description of the objectives and the recommended action strategies to achieve these objectives. The Concept Plan serves as the foundation for future policy decisions by the County. The following general principles form the basis for recommendations and strategies contained in the Concept Plan:

- The Plan identifies, in general, where future land use changes and redevelopment activities should occur to make best use of limited resources and attract desirable businesses and reinvestment.
- The Plan offers a comprehensive strategy from which the Community Redevelopment Agency can plan its activities for the Ensley Redevelopment Area.
- The Plan emphasizes public safety and the passive means that help achieve this; i.e., street lighting, CPTED design, signage, etc.
- The Plan considers business development, particularly small-scale and local enterprise, as the future economic foundation for the Ensley Redevelopment Area.

In summary, the Concept Plan supports desirable social, physical and economic development strategies as expressed by community stakeholders, including:

- Improving physical conditions and visual character of the area's primary transportation corridors.
- Encouraging infill, renovation, reconstruction and enhancement of single-family residential areas.
- Creating natural centers of social, entertainment, and retail activity that help anchor neighborhoods and form gateways into Ensley.
- Promoting denser and fuller commercial development on Ensley main commercial corridors.
- Appropriately buffering non-harmonious adjacent land uses in order to preserve residential character and help stabilize property values.
- Identifying appropriate locations in the Redevelopment Area to introduce mixed-use developments through adaptive reuse, new infill construction and future land use revisions.
- Enforcing code regulations as they apply to housing and property upkeep, visual blight, and safety requirements.
- Enhancing the pedestrian orientation of the Ensley Redevelopment Area by increasing its walkability;
- Providing infrastructure, especially sanitary sewer connections to enable infill development of single-family homes.
- Devising strategies to support increased home ownership and improved housing rehabilitation efforts such as soft second mortgages and low-interest loans without income restrictions.

ENSLEY CRA CONCEPT PLAN

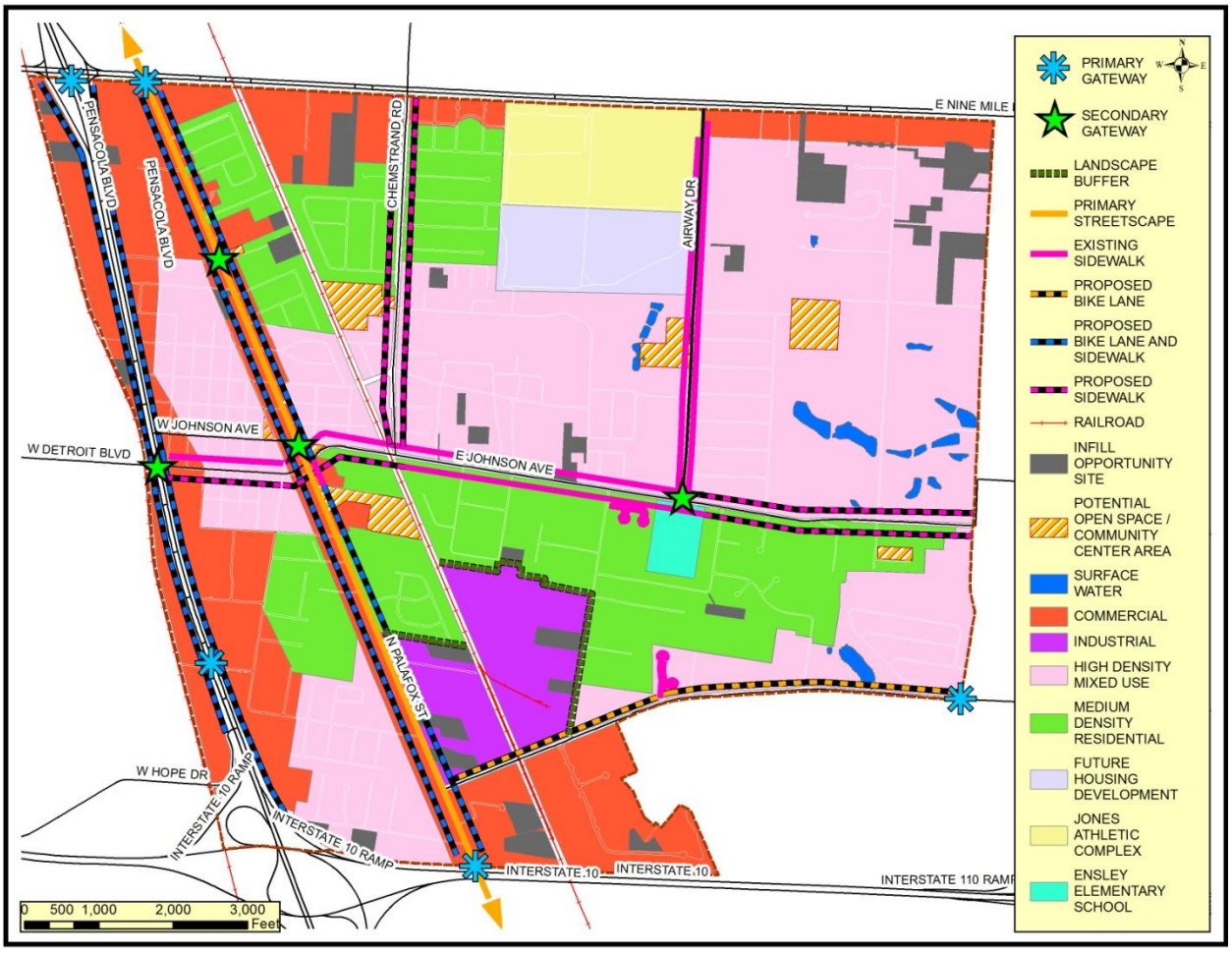


FIGURE 3.1: CONCEPT PLAN FOR THE ENSLEY REDEVELOPMENT AREA. ESCAMBIA COUNTY GIS, CRA STAFF

CORRIDORS

Primary corridors serve as major access routes for vehicular and pedestrian movement. Highly visible and easily accessible business locations are essential components of market development, and effective traffic circulation is an important factor. Primary corridors carry the largest amounts of traffic and are the most recognizable and convenient routes. Integration of transportation and land use considerations become important in designing primary corridors that are effective at moving traffic, allowing curbside access, and presenting an appealing and welcoming image to motorists and pedestrians alike.

Existing conditions on the Redevelopment Area's primary corridors are largely deficient in terms of infrastructure quality, commercial activity, personal safety, and aesthetic character. These deficiencies must be addressed in order to create the conditions that will lead to reinvestment in the Redevelopment Area. The Concept Plan identifies three primary corridor types within the Ensley Redevelopment Area that could potentially act as catalysts for the redevelopment of the area. These corridors are:

1. Primary Commercial Corridors:

U.S. Highway 29, E. Nine Mile Road

2. Neighborhood Commercial Corridors

N. Palafox Street

3. Neighborhood Connectors

E. Johnson Ave/Detroit Blvd, E. Olive Road, Chemstrand Road and Airway Road

PRIMARY COMMERCIAL CORRIDORS

U.S. Highway 29 is the primary north-south route through Ensley. Land use along U.S. Highway 29 is primarily highway-commercial with numerous driveways and access points along the road. Economic vitality along the corridor is moderate with retail, industrial and institutional uses. Retail uses are more concentrated north of Detroit Boulevard traveling north approaching E. Nine Mile Road. Some areas of the corridor are vacant or under-utilized, with excellent redevelopment potential.

Although traffic is heavy during peak hours, a significant road improvement for U.S. Highway 29 through the Redevelopment Area is funded and imminent in the next few years. This Florida Department of Transportation project will improve safety for vehicles, bicycles and pedestrians in addition to widening the roadway to six lanes from Interstate-10 to north of E. Nine Mile Road.

E. Nine Mile Road is the primary east-west route through Ensley and serves as the northern border of the Redevelopment Area. Commercial activity along E. Nine Mile Road is as intense as is found on U.S. Highway 29 through the Redevelopment Area. Large shopping centers are anchored by large national retailers and are supported by smaller shops and services. A significant commercial redevelopment opportunity is available in the former K-Mart store at E. Nine Mile Road and Chemstrand Road. Although not technically in the Redevelopment Area, the north side of E. Nine Mile Road is also a vibrant part of the commercial corridor.

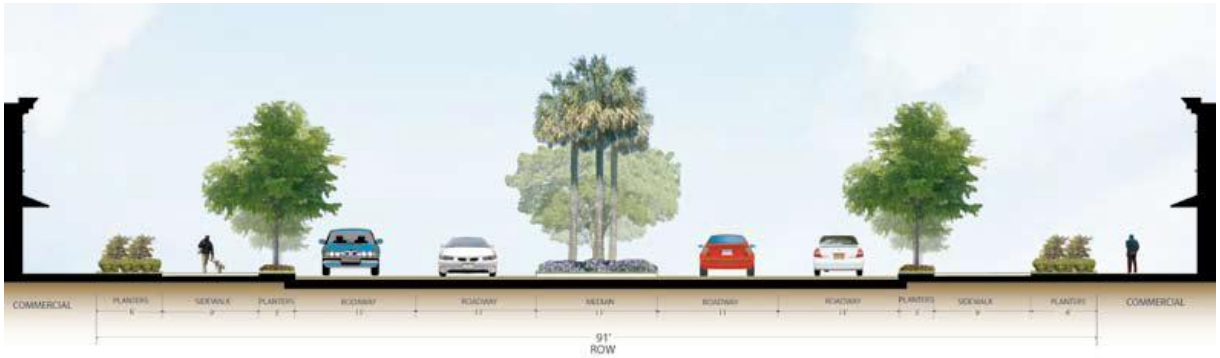
Objective: Integrate existing commercial development into the functional and aesthetic framework of the redevelopment vision that retains the economic benefits of these uses, while improving their visual impact. Establish an identity for the corridor and stimulate quality development in the Ensley Redevelopment Area.

Action Strategies:

- Initiate physical improvements to enhance the overall visual appearance of the commercial corridor. These include constructing elements such as landscaped medians, street lighting, sidewalks, and shared access to adjacent uses.
- Concentrate and consolidate existing commercial uses to prepare for any new development and use the services of a real estate agent and/or the County's land management team to acquire and assemble land for the development of large marketable retail or office sites.
- Identify priority sites for developing neighborhood retail and entertainment centers. These centers would centralize important neighborhood features, such as grocery stores, banks, dry cleaners, restaurants, etc.
- Provide business owners and developers with incentives such as a tax breaks to upgrade existing buildings and property to meet minimum code standards.
- Encourage adaptive reuse of underutilized and obsolete commercial uses wherever possible.
- Adopt and enforce design standards to ensure visual integration and a sense of identity for the entire corridor.
- Extend and/or complete sewer infrastructure to all properties in the corridor.

EXISTING CONDITION: E. NINE MILE RD., CRA STAFF PHOTO

PHOTO SIMULATION OF DESIRED IMPROVEMENTS FOR A PRIMARRY COMMERCIAL CORRIDOR, CREDIT: IBI GROUP, INC.



TYPICAL SECTION AN IMPROVED COMMERCIAL CORRIOR, CREDIT: IBI GROUP, INC.

NEIGHBORHOOD COMMERCIAL CORRIDORS

Preserving neighborhood character and unity was mentioned as being important to the residents of Ensley, and the proposed development program for Ensley's neighborhood commercial corridor intends to build upon their existing character.

North Palafox Street is the secondary north-south route through the Redevelopment Area. Businesses and residential uses are interspersed along the corridor. Many of the businesses along this corridor are auto-centric: auto sales, repair and parts.

Residential streets provide pivotal links between different neighborhoods, between different uses in the same neighborhoods, and form the road network that residents use to interact with each other. Their character is generally leisurely; narrow laneways, on-street parking, and tree canopies combine to create a sense of tranquility that is unavailable on busier roadways. Streets with mixed commercial and residential uses, such as N. Palafox Street, require modified strategies to properly manage their character and uses. Also, in certain cases, pedestrian infrastructure is deficient or missing, and without a safe or comfortable pedestrian environment, it is unlikely that such streets will be utilized by local residents.

Objective: Transform the functional and visual character of the street as primary neighborhood commercial corridor at a scale that is pedestrian friendly and compatible with the residential neighborhoods. Establish an identity for the corridor and encourage private sector investment that addresses the needs of the neighborhood.

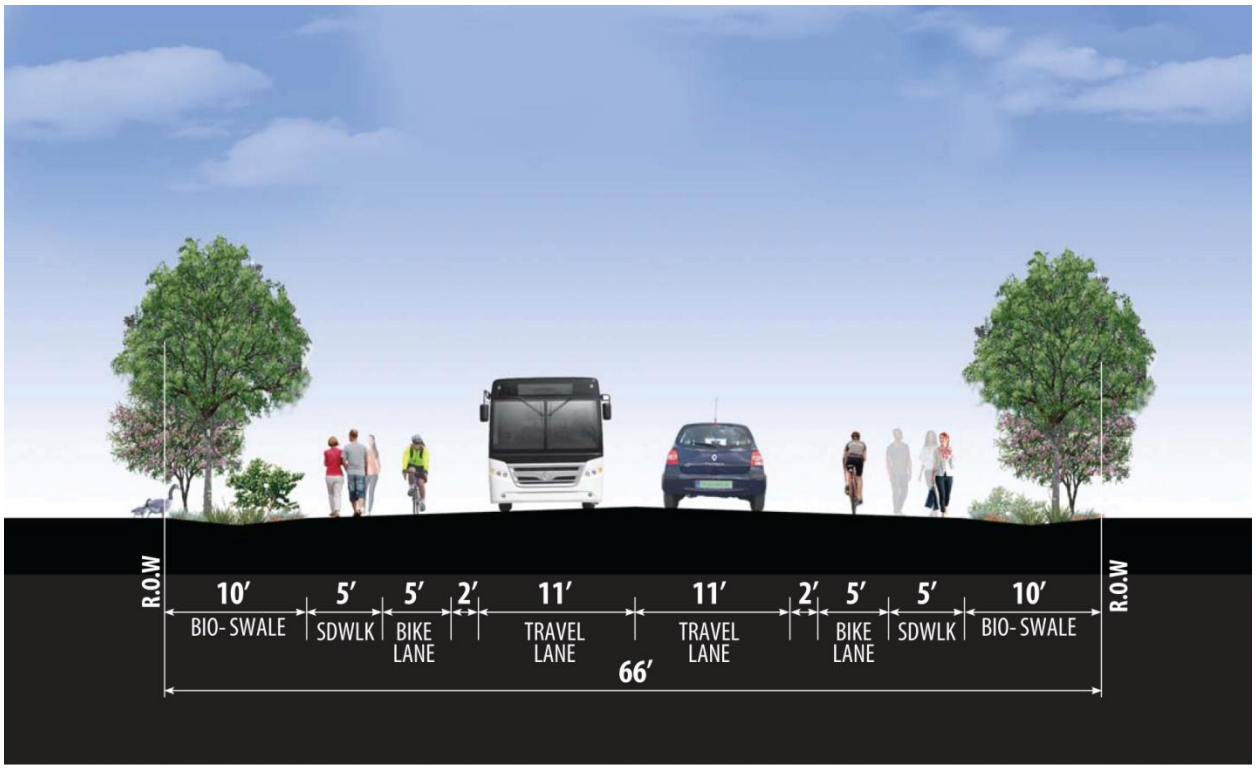
EXISTING CONDITION: N. PALAFOX STREET, CRA STAFF PHOTO

Action Strategies:

- Implement physical improvements to enhance the overall visual appearance of these residential corridors. Such improvements should be made to help soften the street view, provide pedestrian comfort and safety, and slow traffic to reasonable speeds. Tree canopy, landscaping, street lighting, sidewalk repair and construction, and vegetative screens to hide undesirable views are all appropriate.
- Encourage neighborhood commercial development that is compatible with the adjacent uses.
- Provide business owners and developers with incentives such as tax breaks to upgrade existing buildings and property to meet minimum code standards.
- Adopt and enforce design standards to ensure visual integration and a sense of identity for the entire corridor.
- Focus redevelopment efforts at neighborhood gateway intersections.
- Improve pedestrian safety and amenity where deficient, particularly in the form of street lighting, crosswalks and signals, and sidewalks.
- Increase code enforcement and augment public security.

N. PALAFOX STREET CURRENT CONDITION, CREDIT: ATKINS GLOBAL, N. PALAFOX CORRIDOR MANAGEMENT PLAN, 2015

N. PALAFOX STREET CORRIDOR IMPROVEMENT CONCEPT, CREDIT: ATKINS GLOBAL N. PALAFOX CORRIDOR MANAGEMENT PLAN, 2015



PROPOSED CROSS SECTION OF N. PALAFOX ST. IMRPOVEMENTS, CREDIT: ATKINS GLOBAL N. PALAFOX CORRIDOR MANAGEMENT PLAN, 2015

NEIGHBORHOOD CONNECTORS

Only one neighborhood connector runs the entire span of the Redevelopment Area. Detroit Boulevard becomes E. Johnson Road at the intersection of N. Palafox Street. This newly-created intersection utilizes Detroit Boulevard, which has better access from U.S. Highway 29 than the former section of E. Johnson Road, to make a logical east-west connection through the Redevelopment Area. Curb and gutter drainage as well as sidewalks were included in this recent intersection improvement.

East Olive Road is also an important east-west connection through Ensley although E. Olive Road's western terminus is at N. Palafox Street and does not extend all the way to U.S. Highway 29. East Olive Road extends eastward to the Atwood Redevelopment Area and beyond to Scenic Highway (U.S. Highway 90).

Jernigan Road is a north-south neighborhood connector on the eastern boundary of the Ensley Redevelopment Area. Jernigan Road provides access from E. Nine Mile Road to E. Johnson Avenue. South of E. Johnson Avenue, Jernigan Road becomes Cody Lane, which defines the southeastern edge of the Redevelopment Area down to E. Olive Road. Other north-south neighborhood connectors in the Redevelopment Area are Chemstrand Road, Airway Drive and Chisholm Road – all of which provide a connection from E. Nine Mile Road south to E. Johnson Avenue.

Objective: Maintain and improve the residential character of the neighborhoods. Connect important neighborhood destinations. Enhance the community's sense of place and identity by establishing higher quality architectural design standards in the residential areas.

Action Strategies:

- Implement physical improvements to enhance the overall visual appearance of these residential connectors. Such improvements should be made to help soften the street view, provide pedestrian comfort and safety, and slow traffic to reasonable speeds.
- Encourage adaptive reuse of vacant properties that is compatible with the neighborhoods.
- Adopt and enforce design standards to ensure visual integration and a sense of identity for the entire corridor.
- Improve pedestrian safety and amenity where deficient, particularly in the form of street lighting crosswalks and signals, and sidewalks.
- Increase code enforcement and augment public security.

PHOTO SIMULATION OF DESIRED IMPROVEMENTS FOR A NEIGHBORHOOD CONNECTOR, CREDIT: IBI GROUP

GATEWAYS

Gateways are important visual landmarks that reinforce the entrance into a geographic area. They commonly make use of a combination of complementary elements to create a pleasing and welcoming image to residents and visitors. Such elements include signage, landscaping, hardscape features like fountains or plazas, outdoor kiosks or vending stalls, and various forms of retail or dining activity. Gateways, when designed in this manner, help to provide focal points for people to spend time away from work or home. In addition to serving as landmarks, they can be zones of social and retail/dining activity for local residents.

In the Ensley Redevelopment Area, there are nine intersections where gateways of primary and secondary magnitude could eventually be developed. The primary ones are located at major intersections, while the secondary ones serve largely residential blocks.

PRIMARY GATEWAYS

All primary gateways can be designed and developed on common principles, with particular strategies added to each gateway appropriate to the area around it. The implementation of any of these town-center gateways will

require close cooperation between the public and private sectors. Escambia County and various state and federal agencies must ensure that public utilities, rights-of-way, zoning requirements are able to accommodate the proposed primary gateways.

EXAMPLE OF A GATEWAY BEAUTIFICATION.
PHOTO CREDIT: GOOGLE MAPS

Proposed primary gateway locations:

- on U.S. Highway 29 at E. Nine Mile Road
- on U.S. Highway 29 at Broad Street
- on N. Palafox Street at E. Nine Mile Road
- on N. Palafox Street at Interstate-10 Overpass
- on Olive Road at Cody Lane

SECONDARY GATEWAYS

Secondary gateways are intended to highlight the instance of entering a particular neighborhood or district. In these cases, signage, landscaping, and paving are combined in ways that draw attention to the intersection and the streets that lead to it. For example, N. Palafox Street is selected as the ideal street to build secondary gateways in Ensley. In addition to being located parallel to busy U.S. Highway 29, it is anchored on the south end by the Interstate 10 overpass, representing an important opportunity to brand the entrance into the Redevelopment District along a lower-speed corridor.

EXAMPLE OF A GATEWAY FEATURE.
PHOTO CREDIT: GOOGLE MAPS

Proposed secondary gateway locations:

- on N. Palafox Street at E. Hood Drive
- on N. Palafox Street at E. Johnson Avenue
- on W. Detroit Boulevard at U.S. Highway 29
- on Airway Drive at E. Johnson Avenue

Objective: Create entrance gateways at critical intersections to create a sense of arrival and neighborhood identity for the Ensley Redevelopment Area.

Action Strategies:

- Install unique landscaping elements and signage directing people to the Ensley Redevelopment Area.
- Prioritize construction of gateway improvements in conjunction with other planned improvements.
- Establish neighborhood identification and directional signage programs announcing the entrance to the Ensley Neighborhood at the identified prime entry points.
- Continue to bury utilities during new construction where feasible to provide safe pedestrian access and improve visual qualities.
- Ensure a coherent design for all the proposed gateways with an integrated landscaping and unified signage theme.

EXAMPLES OF A PRIMARY GATEWAY DESIGN. CREDIT: IBI GROUP, INC.

EXAMPLES OF NEIGHBORHOOD GATEWAY DESIGN. CREDIT: IBI GROUP, INC.

COMMUNITY AMENITIES

Existing community amenities in the Ensley Redevelopment Area are limited. This Redevelopment Plan proposes to emphasize new open space, park facilities and amenities that encourage outdoor recreation and social interaction.

Ensley has two parks: a large 80+ acre athletic park and a small 1.5-acre neighborhood park. Neighborhood parks can be created on vacant lots that are strategically located near neighborhoods. The goal is to provide a neighborhood park within a reasonable walk of any residence in the Ensley Redevelopment Area. Future areas in Ensley that have the potential to be preserved as open space are indentified in Figure 3.1 on page 38. If all areas were preserved as open space, the total acreage would be approximately 40.9 acres.

A community center is proposed as a capital improvement project in Chapter 4 of this Redevelopment Plan. A community center would become Ensley's civic focal point as the area is redeveloped.

Objective: Strengthen and enhance the system of parks, trails, and open space in the neighborhood providing recreational opportunities for residents of the Ensley Redevelopment Area. Such amenities should be readily accessible and serve to improve the quality of life for residents.

Action Strategies:

- Strategically locate neighborhood pocket parks within a reasonable walking distance from residential blocks. Identify such pocket park opportunity sites through acquisition of privately owned vacant, dilapidated or uninhabitable structures, when possible.
- Increase the number of neighborhood groups and strengthen neighborhood group collaboration.
- Fund the community center project identified in the capital improvement section of this plan.

REDEVELOPMENT OPPORTUNITIES

This section of the plan highlights five particular redevelopment opportunities that could have far-reaching positive impact on the Redevelopment Area:

- Commercial Redevelopment and Infill
- Infill Opportunities for Single- and Multi-Family Housing
- Enhancement of the Industrial District
- Implementation of the North Palafox Street Corridor Management Plan
- Encourage Citizen Groups and Civic Pride

COMMERCIAL REDEVELOPMENT AND INFILL

Over 13% of the Redevelopment Area is vacant, representing a good opportunity for redevelopment of underutilized areas and infill development for new businesses. The former K-Mart shopping center at 235 E. Nine Mile Road represents the largest single commercial redevelopment site in the Ensley Redevelopment Area. Composed of a few parcels under the same ownership, this approximately 8.68-acre site has the potential to be revitalized into a new shopping area or other large-scale commercial use.

The Concept Map (on page 38) identifies vacant parcels 1-acre and larger. These identified parcels are opportunities for new development.

Objective: Encourage the redevelopment and infill development of vacant properties with commercial potential. Such economic growth benefits both Ensley and Escambia County.

Action Strategies:

- Initiate the Sign Grant and Commercial Façade, Landscape & Infrastructure Grant programs. These grant programs match commercial property owners in a reimbursement grant for 50% of the project cost according to the grant program guidelines. If the amount of the TIF and Community Development Block Grant funding allows, consider expanding the maximum match to a higher amount to accommodate larger improvement projects.
- Meet with developers to find out what the County can do to help promote commercial growth in the Ensley Redevelopment Area.

EXAMPLE OF A COMMERCIAL FAÇADE GRANT RECIPIENT. PHOTO CREDIT: CRA STAFF

EXAMPLE OF A COMMERCIAL SIGN GRANT RECIPIENT. PHOTO CREDIT: CRA STAFF

INFILL OPPORTUNITIES FOR SINGLE- AND MULTI-FAMILY HOUSING

Located directly south the John R. Jones Athletic Complex, The largest undeveloped parcel in the Ensley Redevelopment Area will soon be urbanized with single-and multi-family homes. This 69.46-acre parcel will be developed in three phases of residential construction. Phase I includes 70 single-family homes. Phases II and III will contain approximately 235 and 250 multi-family units, respectively.

Several smaller undeveloped tracts remain in the Ensley Redevelopment Area for future residential development. As Escambia County continues to grow its economy, new residential development will follow. The ongoing expansion of the Navy Federal Credit Union campus, only 4.5 miles from the western edge of the Redevelopment Area, is expected to place additional demand for housing units as the credit union's employees relocate to the area and new jobs are created.

The Community Redevelopment Agency will coordinate with local housing authorities such as Escambia County Neighborhood Enterprise Division, Habitat for Humanity, and Community Equity Investment, Inc. concerning the development of new affordable housing opportunities. By partnering with a wide variety of agencies and non-profits, a greater pool of funding is available for home repairs and construction.

EXAMPLE OF A LOW-INCOME QUALIFIED HOME REPAIR IN THE STATE HOUSING INITIATIVE PARTNERSHIP (SHIP) PROGRAM. PHOTO CREDIT: STAFF

Objective: Encourage the redevelopment and infill development of vacant properties with residential potential.

Action Strategies:

- Work with local partners to increase the affordable housing opportunities in Ensley.
- Create community amenities, beautification and streetscapes to make Ensley an attractive place to live.
- Use Tax Increment Financing (TIF) funds to expedite funding of infrastructure improvements in the Ensley CRA.

ENHANCEMENT OF THE INDUSTRIAL DISTRICT

Industrial uses in Ensley are mostly clustered in the area along Olive Road east of N. Palafox Street. Light industrial uses are clustered along Sears Boulevard. Heavy industry is located on the north side of E. Olive Road west of Briese Lane. These industrial uses are important economic engines for the community and should be protected by residential encroachment with enhanced buffering and dense landscaping. The CRA offers matching grants up $10,000 that could be used to improve a landscape buffer for the businesses seeking grant assistance.

Objective: Promote and protect the industrial uses and vacant parcels with a Future Land Use that supports heavy and light industrial jobs.

Action Strategies:

- Promote the CRA's Commercial Façade, Landscape and infrastructure grant to local businesses as a means of improving the buffering of residential uses. Also use this grant program to help businesses improve the appearance and infrastructure needs to improve the attractiveness of Ensley's industrial areas.
- Work with the regional chamber of commerce to promote infill development on Sears Boulevard to fill out the remaining vacant parcels in the light industrial subdivision.

EXAMPLE OF A LIGHT INDUSTRIAL BUSINESS ON SEARS BLVD. IN ENSLEY. PHOTO CREDIT: CRA STAFF

IMPLEMENTATION OF THE NORTH PALAFOX STREET CORRIDOR MANAGEMENT PLAN

In 2014, Atkins was commissioned by the Florida-Alabama Transportation Planning Organization to conduct a corridor management plan for N. Palafox Street (CR 95A) with the study limits consisting of U.S. 29 at the south to E. Nine Mile Road in the north – approximately 4.8 miles. The purpose of the corridor management plan was to identify operational and access management improvements and priorities needed to support all modes of transportation including roadway capacity, public transit and bicycle and pedestrian movements.

Recommended improvements to the corridor include:

- A combination of buffered bike-pedestrian lanes with rain gardens for drainage throughout the corridor;
- A road diet in the Airport Blvd. area (within the Oakfield CRA);
- A roundabout at Ensley St.;
- A dual roundabout at Stumpfield Rd./Majors Rd./Industrial Blvd. (within the Oakfield CRA);
- Access management/driveway modifications throughout the corridor;
- N. Palafox Street/I-10 bridge design modifications; and
- Transit improvements

The N. Palafox Street Corridor Management Plan was adopted by the Florida-Alabama Transportation Planning Organization by Resolution FL-AL 15-38 on November 3, 2015.

Objective: Implement the N. Palafox Street Corridor Management Plan. This plan defines the improvements needed to make the N. Palafox Street corridor a safe, functional, and attractive space.

Action Strategies:

- Work with County Engineering to develop a phasing plan to implement this project in both the Ensley and Oakfield redevelopment areas.
- Seek funding for the phases of this project through the FL-AL Transportation Planning Organization.

ENCOURAGE CITIZEN GROUPS AND CIVIC PRIDE

Citizen involvement in the redevelopment of an area is critical to its success. Citizen groups, such as neighborhood watch groups or other civic-minded organizations are a great way to advocate for improvements to elected officials. Motivated neighbors also are a great resource to get small projects completed whether it is helping someone paint a house or hosting a park clean-up day. These neighborhood groups will receive support and guidance from Escambia County to maximize their effectiveness in the community. Ortega Neighborhood Watch is a group established in 2015 to improve the Ortega subdivision and has interest in the issues affecting the Ensley Community Redevelopment Area.

In the past, the Escambia County Redevelopment Agency hosted a Neighborhood Leadership Workshop for the heads of the neighborhood groups of all the CRA districts to attend a workshop to network, trade information, and learn new skills. The CRA hopes to reinvigorate this practice in the future which will include leaders from the Ensley Redevelopment Area.

CELEBRATING BROWNSVILLE FESTIVAL 2015. PHOTO CREDIT: CRA STAFF

An annual festival is also a great way for neighbors to get out and meet. Starting in 2014, the CRA has hosted an annual festival in the Brownsville CRA called: Celebrating Brownsville. This festival includes music, food, an art exhibition, and vendors. Future festivals could be held in Ensley and are a good goal to strive towards.

Objective: Help foster a sense of civic pride in the Ensley Redevelopment Area through neighborhood groups, beautification projects, neighborhood conferences and festivals.

Action Strategies:

- Work with residents to establish community groups and provide support to help those groups have maximum effectiveness in their community.
- Host an annual Neighborhood Leadership Workshop and invite leaders from all CRA areas in Escambia County and the City of Pensacola.
- Work with residents to gauge support for an annual festival or block party.

Residential Preservation and Enhancement

The Ensley Redevelopment Area contains over thirty neighborhoods. The housing condition is fair with a number of dilapidated homes scattered across the Redevelopment Area. In addition, crime and public safety are also concerns of the community. The efforts to revitalize the Redevelopment Area and improve the quality of life should be supported by a harmonizing effort to revitalize and preserve existing neighborhoods. The Plan calls for continued neighborhood improvements to create a strong, safe and vibrant community.

To preserve and improve the quality of the existing housing conditions, the Plan recommends utilizing existing incentives such as the CRA's residential rehabilitation grant to encourage housing restoration across the Redevelopment Area, and continuing to collaborate with non-profit organizations and faith-based institutions.

To improve neighborhood connections and pedestrian walkability, the Plan suggests enhancing the existing neighborhood character, continuing with public realm improvements to provide a safe and aesthetically pleasing environment, and in particular, improving the connections with local schools, parks and other neighborhood destinations. The Plan also recommends pursuing infill development opportunities in the neighborhood to develop pocket parks and multi-family housing development through land assembly and acquisition, where possible.

Objective: Preserve and enhance the residential character of the neighborhood through investment in public infrastructure and by establishing or promoting programs that support investment in residential renovations and redevelopment of existing housing stock.

Action Strategies:

- Establish the residential improvement grant to encourage housing restoration across the Redevelopment Area.
- Establish residential design standards for building renovations and infill development.
- Acquire lots or building sites, or execute land exchanges for infill development.
- Actively pursue code enforcement including demolition of dilapidated structures. Parcels that become available as a result of the demolition may be used for infill housing development or neighborhood parks.

- Identify opportunities to develop pocket parks through acquisition of privately owned vacant, dilapidated or uninhabitable structures so that Ensley residents can reasonably walk to a park from their home.
- Continue to provide financial assistance to further sewer system expansion throughout the redevelopment area together with ECUA and developer funding.
- Consider the provision of flexible development standards in future zoning code revisions for minimum lot sizes to enable development of smaller residential lots.
- Enhance pedestrian safety employing a combination of traffic calming measures such as reduced speed limits, better signage, and the use of elevated decorative crosswalks at primary intersections.
- Initiate community-based activities involving the youth and public safety staff to generate support and participation in local anti-crime programs and improve public relations with the staff.
- Continue to work with neighborhood associations to conduct neighborhood planning exercises on a periodic basis to determine the specific needs of each neighborhood within the Redevelopment Area.
- Support enhanced law enforcement.
- Support neighborhood promotional programs.

HOUSES IMPROVED WITH THE CRA RESIDENTIAL REHAB GRANT PROGRAM. PHOTO CREDIT: CRA STAFF

CHAPTER 4: CAPITAL IMPROVEMENTS

CAPITAL IMPROVEMENTS

Capital investment in improvement projects, including pedestrian-targeted improvements, will help to achieve the goals and desires of the Ensley community. It is through such projects that Escambia County will enhance the functional and aesthetic quality of the Ensley Redevelopment Area and provide the basis for leveraging private redevelopment investment. The table below presents a list of proposed capital projects and programs that could be pursued by the county to implement the recommendations of this Redevelopment Plan.

The strategies herein are divided into short-term (within 5 years), mid-term (5 to 10 years), and long-range (+10 years) time horizons to help facilitate budgeting and provide a guide to what projects may be considered a higher priority at first. It is important to note that these proposed capital improvement strategies are not a pledge of expenditure of funds on a given project in a given year. Actual funding allocations will be determined annually through the county's budget process. Also, as years pass, priorities may change and the capital improvement strategies may need to be amended to reflect that.

County funds can be used to leverage grants and commercial financing to accomplish a substantial number of capital improvements and planning activities. With successful revitalization, Escambia County should see a substantial increase in the tax base and realize a healthy return on its investment through increased ad valorem tax revenues, sales tax receipts and other formulated revenue sharing programs.

The Ensley Redevelopment Plan contains several projects consisting of public, private and joint public/ private efforts that may take up to twenty years to complete. It is essential that the county incorporates a sound project implementation strategy when identifying priorities. The community should understand that the county will be pursuing multiple elements of the Redevelopment Plan at all times, and it is important to note that the summary of capital implementation strategies in this chapter is flexible in nature. It is the best estimate of project costs based on a measure of the order of magnitude for projects in relation to anticipated revenues. As a matter of practice the county will continue to prepare annual budgets as well as establish five-year and long-range work programs for budgetary and administrative purposes. Ultimately project costs will be refined during the design and construction phase of any given project.

Project	Description	Estimated Costs	Funding Sources	Estimated Timeframe
Bike Lanes				
U.S. 29 from I-10 to north of E. Nine Mile Rd.	Bike lanes on both sides of U.S. 29	Funded as a part of the U.S. 29 road improvement project	FDOT	Construction begins Summer 2016.
N. Palafox St. from I-10 bridge to E. Nine Mile Rd.	Bikes lanes as identified in the N. Palafox Corridor Management Plan	$3,500,000 (if done separately from major road improvement)	TIF, FDOT, LOST	Long-range. TBD. May be constructed in several phases.
Olive Rd.	A bike lane or sidewalk is proposed. ROW not big enough for both amenities.	$1,100,000	TIF, FDOT, LOST	Mid-term. TBD.
Bus Stop Improvements				
General transit improvements to bus stops in Ensley CRA	Transit improvements are made on an as-needed basis. Olive Rd. and N. Palafox St.	TBD	TBD, ECUA, LOST	Short-term. TBD

	have identified needs. Additional needs may be identified in the future.			
Project	Description	Estimated Costs	Funding Sources	Estimated Timeframe
Community Center				
Ensley Community Center	Community Center with similar layout and size as Marie K. Young in Wedgewood	$2,900,000	LOST, TIF	Long range. TBD
Drainage				
Caro-Mayflower Pond Area	Expansion of the Caro-Mayflower pond to address issues south of Caro St. north of E. Johnson Ave. between Hwy 29 and N. Palafox St. including repetitive flooding loss on Orange Ave.	$1,300,000	Fully funded	Project is funded. Construction to begin in March 2016
Johnson Ave. Drainage (east of Briese Ln.)	Remove/replace faulty storm pipe from Pine Ridge Lane to E. Johnson Ave.; address pipe flow Crystal Wells pond; address two 24" pipes feeding one 24" pipe down to outfall in Gulf Power easement.	$400,000	TBD	Mid-term. TBD
Briese Ln. between Jeffery and Olive Rd.	Extend existing E. Johnson Ave drainage system to relieve roadway and yard flooding.	$100,000	TBD	Mid-term. TBD
Parks				
Improvements to Old Ensley School Park	Improvements are TBD with public input.	$30,000	Parks Capital Improvement budget, TIF	Mid-term. TBD
New Neighborhood Park	Construct a new neighborhood park with safe pedestrian access to the park.	$1,000,000	LOST, Parks, TIF	Long-range. TBD
Road Improvements				
U.S. 29 Road Improvement from I-10 to north of Nine Mile Rd.	Add lanes and reconstruct the highway to improve drainage and add sidewalks and bike lanes. Construction estimated to begin in late August 2016. Ending by spring 2020.	$35,500,000	FDOT	Project is fully designed and funded. Construction from Summer 2016 to Spring 2020.
U.S. 29/I-10 Major Intersection Improvement (Phase I)	Interim improvement project to begin in 2016	$7,900,000	FDOT	Interim improvement project to begin in 2016
U.S. 29/I-10 Major Intersection Improvement (Phase II)	Full reconstruction currently scheduled in the 2nd Five Year SIS Plan (FY2022-2026)	$84,000,000	FDOT	Project scheduled to begin in FY2022
N. Palafox St. improvements identified in the Corridor Management Plan	Improve drainage, resurfacing, restriping, stripe safety buffer, bike lanes, sidewalks and streetscape	$4,824,064	FDOT, LOST, TIF	Long-range. TBD

Project	Description	Estimated Costs	Funding Sources	Estimated Timeframe
Sidewalks				
Chemstrand Rd. from E. Nine Mile Rd. to E. Johnson Rd.	Sidewalk one side of Chemstrand Rd. Which side is to construct is TBD. Project will include drainage improvements.	$1,200,000	LOST IV, TIF	Short-term. TBD
E. Johnson Ave. past Greenacres store to Cody Ln.	Sidewalk on south side of E. Johnson Ln. Project will include drainage improvements.	$1,200,000	LOST IV, TIF	Short-term. TBD
Cody Ln. from E. Johnson Rd. to Olive Rd.	Side walk on west side of Cody Ln.	$400,000	TBD	Mid-term. TBD
Additional sidewalks to be identified in the Ensley pedestrian study	The County will perform a pedestrian study for the Ensley CRA. Additional sidewalks may be identified as recommended improvements.	TBD	LOST, TIF	Long-range. TBD
Street Corridor Beautification				
N. Palafox St. beautification	Improve N. Palafox with streetscaping and landscaping as identified in the N. Palafox Corridor Management Plan.	$2,000,000	LOST, TIF, CDBG	Mid-term. TBD
Gateway signage and beautification	on U.S. Highway 29 at E. Nine Mile Road	$50,000	TIF, CDBG	Mid-term. TBD
Gateway signage and beautification	on U.S. Highway 29 at Broad Street	$50,000	TIF, CDBG	Mid-term. TBD
Gateway signage and beautification	on N. Palafox Street at E. Nine Mile Road	$50,000	TIF, CDBG	Mid-term. TBD
Gateway signage and beautification	on N. Palafox Street at Interstate-10 Overpass	$50,000	TIF, CDBG	Mid-term. TBD
Gateway signage and beautification	on Olive Road at Cody Lane	$25,000	TIF, CDBG	Mid-term. TBD
Gateway signage and beautification	on N. Palafox Street at E. Hood Drive	$25,000	TIF, CDBG	Mid-term. TBD
Gateway signage and beautification	on N. Palafox Street at E. Johnson Avenue	$25,000	TIF, CDBG	Mid-term. TBD
Gateway signage and beautification	on W. Detroit Boulevard at U.S. Highway 29	$50,000	TIF, CDBG	Mid-term. TBD
Gateway signage and beautification	on Airway Drive at E. Johnson Avenue	$25,000	TIF, CDBG	Mid-term. TBD
Street Lights				
New streetlights to be identified by Gulf Power	Encompasses the Ensley CRA	$200,000	TIF, CDBG	Short-term. 2016-2018
Power bill	Monthly electric costs to power the new streetlights	$30,000	TIF	Recurring annual expense

Project	Description	Estimated Costs	Funding Sources	Estimated Timeframe
Sewer				
Ackerman Drive Sewer Expansion Area	Sewer project will serve 186 new customers.	$1,702,690	ECUA, LOST, TIF	Long-range. TBD
Camden Road Sewer Expansion Area	Sewer project will serve 287 to 410 new customers. The higher price estimate includes the cost of a new regional lift station.	$2,419,186 to $3,638,393	ECUA, LOST, TIF	Long-range. TBD
Ensley Street Sewer Expansion Area (Phase I)	Sewer project will serve 247 new customers.	$2,207,172	ECUA, LOST, TIF	Long-range. TBD
Ensley Street Sewer Expansion Area (Phase II)	Sewer project will serve 138 new customers.	$1,179,106	ECUA, LOST, TIF	Long-range. TBD
Stockdale Avenue Sewer Expansion Area	Sewer project will serve 207 new customers. The higher price estimate includes the cost of a new regional lift station.	$1,522,175 to $1,756,706	ECUA, LOST, TIF	Mid-term. TBD
Tower Drive Sewer Expansion Area	Sewer project will serve 104 new customers.	$874,115	ECUA, LOST, TIF	Long-range. TBD

TABLE 4.1: CAPITAL IMPROVEMENT PROGRAM

List of Acronyms:

CDBG	Community Development Block Grant
LOST	Local Option Sales Tax
TIF	Tax Increment Financing
TBD	To Be Determined
FDOT	Florida Department of Transportation

CHAPTER 5: IMPLEMENTATION STRATEGIES

IMPLEMENTATION STRATEGIES

The success of the Ensley Redevelopment Plan will depend on the coordinated efforts of the community's various stakeholders and agencies including the Escambia County Community Redevelopment Agency, neighborhood associations, business and property owners, and residents. This chapter outlines the implementation functions and organizational framework that are critical components for successful realization of the planning and design objectives that have been developed for Ensley.

Implementation Functions

The implementation process can be divided into two major dimensions:

- Functional areas related to non-financing as well as financing considerations; and
- Responsible groups or agencies charged with addressing the functional areas.

Financial and non-financial considerations are equally important to the effective implementation of the Ensley redevelopment plan. Non-financing considerations deal with developing an organizational framework to define the roles for various stakeholders involved in the redevelopment effort. Financing mechanisms are perhaps more easily defined, but not to be focused on until organizational elements are put into effect.

1. Non-Financing Functions

Non-financing functions fall into six general categories:

Site Assembly

The redevelopment of an urban area requires assemblage of multiple parcels of land to maximize the development potential of constrained properties. Site assembly efforts are vital in pursuing land trades and creating development partnerships to ensure controlled growth in the neighborhood. In Ensley, the primary opportunity for economic growth lies in the redevelopment of the substandard parcels located along the area's commercial corridors and the development of the proposed primary gateways which are located in areas where site assembly is advised.

Capital Improvements

Escambia County employs dedicated funding sources such as the Local Option Sales Tax Plan (LOST) and Local Option Gas Tax (LOGT) to fund capital improvements such as street improvement and upgrading utilities. With the creation of a CRA district for Ensley, tax increment financing will soon be available for use.

Standards and Controls

Design guidelines and development controls for controlling future development assures tenants and developers that quality future development will occur. In addition, promotion of high-quality design for the community improves aesthetic character and raises the market value of the neighborhood.

Physical Development

This concerns the actual construction of new facilities and rehabilitation of older facilities. Physical development is dependent upon several factors, the most important of which is the ability to effectively rehabilitate existing facilities and to attract and integrate new development in concert with a comprehensive redevelopment plan.

Development Incentives

To further stimulate private investment, Escambia County can provide development incentives through various means, including façade, landscape, signage, and property improvement grants; payment of impact fees; provision of site specific infrastructure improvements to address any deficiencies; participation in environmental clean-up of contaminated sites, flexibility in the application of use restrictions and increasing intensity of site use, flexible parking regulations, grants or low interest loans for life safety improvements; joint business support ventures such as district business identification signage or centralized marketing strategies.

Code Enforcement, Neighborhood Clean Ups, and Housing Rehabilitation

CRA will continue to partner with the County's Environmental Code Enforcement Division to help reduce blight within the designated areas. Code Enforcement 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. The CRA will support and fund the initiatives of Keep Pensacola Beautiful, neighborhood clean ups, demolition and lot abatements, monitoring sites, and supporting minimum housing standards codes.

Property Acquisition

The CRA is authorized under F.S. 163, Part 3 to sell, lease, exchange, subdivide, transfer, assign, pledge encumber by mortgage or deed of trust, or otherwise dispose of any interest in real property. 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. This plan will support the acquisition of vacant land for housing construction or commercial development; the land may or may not be acquired by the County.

Seasonal Lawn Maintenance

CRA will continue to support the Seasonal Lawn Maintenance Program to remove blight and control litter along selected corridors and residential roadways by mowing and weed-eating during the high seasonal summer/fall growth periods.

2. Financing

Grants

Federal grants have long been a source of funds for development projects, especially for public improvements. Such sources as community development block grants (CDBG) and Section 108 grants, are available, although the extent of their uses is diminishing as the volume of the grant decreases. They have the advantage of directly mitigating development costs and their benefits are predictable and readily understood. The Section 108 loan program allows municipalities to convert a portion of the funds they will receive through the CDBG program into loans to use in economic revitalization projects. Local governments often use their current and future CDBG funds

as collateral to guarantee the loans. Other sources of financing include the State Housing Initiatives Partnership (SHIP) Program, and HOME Program. All of these programs should be leveraged as much as possible.

Tax Increment Funds

Tax increment funds are the increased revenues generated by taxes gained from growth in property values resulting from successful redevelopment activities in a designated CRA district. Because this is a commonly relied-upon source of funding for redevelopment, it is addressed in more detail in Appendix C.

Redevelopment Bonds

Redevelopment bonds are issued by the Redevelopment Agency and approved by the County to finance renovation of specific projects, but are not guaranteed by the general revenues of the County. Anticipated TIF revenue may be pledged as the collateral for these bonds.

Private Investment

A general rule for successful revitalization is that private investment usually must exceed public funding by a factor of three to four. Private investment, therefore, is the single most important source of redevelopment funding. Such funding takes the form of equity investment and conventional real estate loans.

Project Equity Position

When a community redevelopment agency takes an equity position in a project, the agency contributes cash or land to the project with a return in the form of profit-sharing. This manner of participation can reduce developer costs.

Leasing

County-owned land, buildings, and equipment can be leased to developers for projects. For the developer, this reduces the need for capital investment in land, buildings, etc. or debt service on money borrowed to finance the purchase of the same. The County would then receive lease payments deductible from the developer's income tax. Such leases may also include a purchase option.

Joint Ventures

In real estate syndication ventures, the community redevelopment agency can contribute equity capital to a project, thereby reducing equity requirements from the developer and/or reducing the amount of debt service. Through equity syndication, tax subsidy benefits can be passed on to investors in the form of depreciation, investment tax credits, deferral of taxes and capital gains.

Mortgage Write-Downs

Mortgage write-downs (funded through the Escambia County Neighborhood Enterprise Division) is a mechanism typically used to encourage residential development and home ownership in the Redevelopment Area. Funds from the agency are offered to qualified potential home buyers (low-moderate income, first time buyers, etc.) to increase their down payment, thereby decreasing mortgage payments. The Agency usually takes an ownership interest, such as a soft second mortgage, in the dwelling for a predetermined period of time to guarantee against misuse of the funds.

County support and management of the program's activities will provide the system to carry out the recommendations presented in this plan. It is necessary to establish lines of communication between all sectors of the community to positively effect change in the Ensley neighborhoods. Developers and entrepreneurs will be key contributors to the success of this project. Strong public-private partnerships will be crucial to the long-term success of the redevelopment effort.

Faith-based Institutions

Ensley Redevelopment Area churches and other faith-based institutions have an important social role in the successful implementation of the redevelopment plan. Escambia County should work closely with faith-based organizations to develop community development programs that capitalize on their strengths and outreach capacity. Participation from faith-based organizations can aid in obtaining community-wide support, addressing the social service needs such as instituting daycare centers, organizing neighborhood clean-up drives and crime prevention campaigns, and encouraging youth participation in community development programs such as mentorship and job training programs to enhance their sense of responsibility.

Private Sector

Private-sector leadership can come from local banks, real estate development entrepreneurs, and property owners within the community. Local banks may provide financing for private developments and establishing a consortium to provide a revolving loan pool at below market interest rate. This activity may provide an opportunity for these financial institutions to meet their goals with respect to the Community Reinvestment Act that is designed to provide capacity building support and financial assistance for the revitalization of low and moderate income communities. Additionally, Escambia County should connect with companies dedicated to investing in local communities. A number of companies actively invest in several communities across Florida with a mission of enhancing the quality of life for the community. First Union Corporation (Northwest Florida, Lee County) and the Corporate Partners Program (St. Petersburg) are examples of programs that involve corporate investment in community development. Similar companies may exist in Escambia County.

However, in order to encourage private investment, the right set of conditions must be in place that facilitate investment and help reduce risk. Creating new business incubators and working closely with interested property owners to develop and/or redevelop vacant land and structures in accordance with the community's overall vision for the Redevelopment Area's future growth is a recommended start. Ensuring that property owners are familiar with the brownfield development procedures and financial incentives available for brownfield redevelopment would also help significantly.

Planning and Development Strategies

Escambia County Community Redevelopment Agency staff should be responsible for the execution of this redevelopment plan, and the following are recommendations towards such implementation:

- Prioritize and develop detailed programs for projects to implement major strategies illustrated in the Redevelopment Plan including phasing, project financing, land acquisition, land disposition, funding sources and financing.
- Contact affected property owners to determine their level of interest in participating in proposed redevelopment activities.
- Solicit the services of a realtor and/or utilize the County's community development team to devise a land acquisition strategy for potential purchases of property in the neighborhood.

- Support residential renovation and rehabilitation programs through the use of grant funding such as SHIP, CDBG, HOME, and TIF.
- Increase awareness of funding resources and program initiatives available to residents interested in improving their property as means to increasing home ownership and property values.
- Conduct traffic analysis and market feasibility studies to assess the impact of proposed projects in surrounding areas.
- Initiate discussions with the City of Pensacola to coordinate joint improvement projects planned for the Ensley Redevelopment Area.

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 to help spur economic development. 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 will work with the Neighborhood Enterprise Division to implement these programs.

APPENDIX A: PUBLIC WORKSHOPS

Ensley residents and business owners were invited to participate in a series of public workshop at Ensley Elementary on E. Johnson Avenue. Dates and themes of the workshops were:

- **October 13, 2015** **Kick-off meeting, identify issues**
- **November 12, 2015** **Prioritize Ensley's needs**
- **December 8, 2015** **Review results, learn about the draft plan**
- **January 12, 2015** **Final meeting: Presentation of the draft final plan**

CITIZENS ATTENDING THE ENVISION ENSLEY WORKSHOPS, CRA STAFF PHOTO

Citizens were encouraged to contribute their ideas to the redevelopment of the Ensley Redevelopment Area. The results of their input are summarized below and were integrated into the concept plan development.

At the October 13th and November 12th workshops the following strengths, weaknesses, opportunities and threats regarding Ensley were identified by the participants:

Strengths

- Like their neighbors, community pride
- Good school/teachers
- Semi-rural atmosphere
- Location, convenience
- Proximity to University of West Florida, Navy Federal, and West Florida Hospital
- Affordable
- Family legacy, grew up here
- Feel safe here

Weaknesses

- Abandoned houses, trash, overgrowth
- Drugs and crime
- Drainage problems
- Not enough green space, neigh. parks
- Needs sidewalks, sewer, street lighting
- No place for community to meet
- Housing/rentals in poor condition
- Homeless congregating near I-10
- Ensley does not have a post office
- Many areas need sewer

Opportunities

- Room for development and infill
- Add more parks as the area grows
- Better info sharing/community website
- Community center
- Volunteering
- Neighborhood watch/association
- St. James Church is planning to build a community center

Threats

- Crime/robbery/drugs
- Lack of information for citizens
- Lacking community outreach/resources
- Jobless people/poor economy
- Lack of sidewalks & lighting
- Poor planning/lack of a plan for area
- Area could grow faster than available school capacity
- Loitering/open containers outside at stores make area unsafe

The November 12th Envision Ensley workshop built upon the community attributes identified above. Residents were tasked with identifying the short- and long-term improvements they wanted to see the Ensley Redevelopment Plan accomplish. The following improvements were identified:

- Chemstrand Rd from Nine Mile Rd. to E. Johnson Rd. add sidewalks
- Add left turn lane and light on Chemstrand Rd. at Nine Mile Rd.
- Add left turn signal on Detroit Blvd. at U.S. 29 – both directions (x2)
- Add sidewalks on E. Johnson Ave. past Greenacres to Cody Ln. on both sides
- Traffic signal synchronization
- Street lights on E. Johnson Ave.
- Clean up abandoned lots
- More police presence (x2)
- Streetlights and sidewalks on all major thoroughfares and side streets
- Large community center with gym, multi-purpose rooms, kitchen, pavilions outsides, public pool, tennis courts, athletic/recreational events, skate park, computer lab and library (x2)
- Smaller parks strategically placed in community
- Cultural festival/events
- Partnership with St. James Church to build community center (church will provide land with entrance from Vickie St.
- Expand sewer system throughout CRA
- Improvement to Ensley Elementary School crossing guards signage and road striping.
- Street lights, trash containers, benches, and bike paths for: Nine Mile Rd., Olive Rd., N. Palafox St., U.S. 29, Cody Ln.
- Finish sidewalks network from E. Johnson Ave. and Chemstrand Rd. and Chisholm Rd., Airway Dr. and Briese Ln.
- Sidewalks on N. Palafox St.
- Dedicated bike lanes
- Bus stop improvements (shelters and other amenities)
- Design retention ponds to double as public spaces
- Infill development/better utilization of Sears Blvd. Industrial Park
- Improved street connectivity
- Sidewalks on Tower Dr. and Detroit Blvd.
- Community Center between Sunny Lane & Sunny Acres/Partnership with St. James Church
- Widen N. Palafox St.
- Staff the Sherriff's Office substation 24-hours a day
- Improve bus routes/handicapped service
- Speed bumps at Tower Dr. & Detroit
- Streetlights and sidewalks on E. Johnson Ave. from Airway Dr. to Cody Ln.
- Streetlights and sidewalks on Chemstrand Rd. from Johnson to E. Nine Mile Rd.
- Bike lanes on Chemstrand from E. Johnson Ave. to E. Nine Mile
- No entrance through Topeka or Camden roads for the new subdivision (x2)
- Redevelopment of K-Mart shopping center
- Improve drainage/clean existing ditches
- Traffic merging issues/congestion on U.S. 29 from I-10 during evening rush hour
- Trim trees over roads

APPENDIX B: STATUTORY REQUIREMENTS

This section addresses certain specific requirements of Chapter 163, Part III, Florida Statutes, as they relate to the preparation and adoption of Community Redevelopment Plans in accordance with Sections 163.360 and 163.362. Provided below is a brief synopsis of each subsection requirement from 163.360 and 163.362, and a brief description of how the redevelopment plan and adoption process meet those requirements.

163.360 – Community Redevelopment Plans

Section 163.360 (1), Determination of Slum or Blight By Resolution

This section requires that a local governing body determine by resolution that an area has been determined to be a slum or blighted area before a redevelopment area can be established.

Action: Escambia County previously conducted a blight study which established conditions of blight in Ensley and designated the area as appropriate for community redevelopment.

Section 163.360 (2)(b), Completeness

This section requires that the Redevelopment Plan be sufficiently complete to address land acquisition, demolition and removal of structures, redevelopment, improvements and rehabilitation of properties within the redevelopment area, as well as zoning or planning changes, land uses, maximum densities, and building requirements.

Action: These issues are addressed in Chapters 2 and 3 of the Redevelopment Plan.

Section 163.360 (2)(c), Development of Affordable Housing

This section requires the redevelopment plan to provide for the development of affordable housing, or to state the reasons for not addressing affordable housing.

Action: The Redevelopment Plan anticipates the need to maintain and expand affordable housing in Ensley. The Escambia County Community Redevelopment Agency will coordinate with local housing developers to seek opportunities for the development of additional affordable housing.

Section 163.360 (4), Plan Preparation and Submittal Requirements

The Community Redevelopment Agency may prepare a Community Redevelopment Plan. Prior to considering this plan, the redevelopment agency will submit the plan to the local planning agency for review and recommendation as to its conformity with the comprehensive plan.

Action: Escambia County Community Redevelopment Agency staff prepared the Ensley Redevelopment Plan.

Section 163.360 (5), (6), (7)(a)(d), Plan Approval

163.360 (5). The Community Redevelopment Agency will submit the Redevelopment Plan, along with written recommendations, to the governing body and each taxing authority operating within the boundaries of the redevelopment area.

Action: The Escambia County Board of County Commissioners, sitting as the Escambia County CRA, will pass a resolution for the final adoption of the Plan as provided by statute. The Board of County Commissioners will proceed with a public hearing on the Redevelopment Plan as outlined in Subsection (6), below.

163.360 (6). The governing body shall hold a public hearing on the Community Redevelopment Plan after public notice by publication in a newspaper having a general circulation in the area of operation of the Ensley Redevelopment Area.

Action: A public hearing on the Ensley Redevelopment Plan will be held at a future date.

163.360 (7). Following the public hearing described above, Escambia County may approve the redevelopment plan if it finds that:

(a) A feasible method exists for the location of families who will be displaced from the Redevelopment area in decent, safe, and sanitary dwelling accommodations within their means and without undue hardship to such families;

Action: To minimize the relocation impact, the CRA will provide supportive services and equitable financial treatment to any individuals, families and businesses subject to relocation. When feasible, the relocation impact will be mitigated by assisting relocation within the immediate neighborhood and by seeking opportunities to relocate within new/redeveloped buildings that will contain residential and commercial space.

(d) The Redevelopment Plan will afford maximum opportunity consistent with the sound needs of the county or municipality as a whole, for the rehabilitation or redevelopment of the redevelopment area by private enterprise.

Action: The need for, and role of, private enterprise and investment to ensure the successful rehabilitation or redevelopment of the Ensley area is described throughout the Plan.

Section 163.360 (8)(a)(b), Land Acquisition

These sections of the statute establish requirements for the acquisition of vacant land for the purpose of developing residential and non-residential uses. The Redevelopment Plan supports future development of both residential and non-residential uses at various locations in the redevelopment area as described in Chapter 3. The Plan identifies strategies that will promote and facilitate public and private sector investment in vacant land acquisition for these purposes.

Chapter 163.362 - Contents of Community Redevelopment Plans

Every community redevelopment plan shall:

Chapter 163.362(1) Legal Description

Contain a legal description of the boundaries of the redevelopment area and the reasons for establishing such boundaries shown in the plan.

Action: A legal description of the boundaries is contained in Escambia County Board of County Commissioners Resolution R2014-146 and the Finding of Necessity Report, which are attached and incorporated herein by reference.

Chapter 163.362(2) Show By Diagram and General Terms:

(a) Approximate amount of open space and the street layout.

Action: This task is achieved in the Redevelopment Plan in Chapter 2 and Chapter 3. Figure 3.1 demonstrates the location for potential areas to be preserved as open space.

(b) Limitations on the type, size, height, number and proposed use of buildings.

Action: These are described in general terms in Chapter 2, however it is expected that the County's zoning ordinance and land development regulations will continue to provide the regulatory framework for any building dimension or style limitations. This redevelopment plan does not add any new limitations on the type, size, height, number and proposed use of buildings in the Ensley Redevelopment Area.

(c) The approximate number of dwelling units.

Action: This redevelopment plan does not include any capital improvements for the development of new housing units – therefore, no estimation of new dwelling units is included in this plan. However, based on the future land use concepts contained in the Plan, and the expressed desire to increase residential opportunities in Ensley, it can be reasonably expected that new investment in housing will occur over time. Future developments of moderate to high density residential projects are encouraged in other areas of the redevelopment area, as well as new investment in single family infill. Residential density in Ensley is expected to increase.

(d) Such property as is intended for use as public parks, recreation areas, streets, public utilities and public improvements of any nature.

Action: Proposed future uses and activities of this nature are described in Chapter 2.

Chapter 163.362(3) Neighborhood Impact Element

If the redevelopment area contains low or moderate income housing, contain a neighborhood impact element which describes in detail the impact of the redevelopment upon the residents of the redevelopment area and the surrounding areas.

The Ensley Redevelopment Area contains a significant number of dwelling units which may be considered low to moderate-income units. The Redevelopment Plan makes provisions for affordable housing through rehabilitation and new construction. Shortages in affordable housing will be addressed through existing and new affordable housing development strategies, with an emphasis on developing ways in which affordable housing can be integrated within market rate housing projects.

The implementation of the Ensley Redevelopment Plan will contribute significantly in improving the quality of life for Ensley residents. Potential impacts are summarized below for each category required by statute: relocation, traffic circulation, environmental quality, availability of community facilities and services, effect on school population, and other matters affecting the physical and social quality of the neighborhood.

Relocation

The Redevelopment Plan as proposed supports the preservation of existing residential areas and does not require the relocation of any of the low or moderate income residents of the redevelopment area. To minimize the relocation impact, the Community Redevelopment Agency will provide support services and equitable financial

treatment to any individuals, families and businesses subject to relocation. When feasible, the relocation impact will be mitigated by assisting relocation within the immediate neighborhood and by seeking opportunities to relocate within new/ redeveloped buildings that will contain residential and commercial space.

Traffic Circulation

The implementation of the Redevelopment Plan recommendations related to streetscape improvements and traffic circulation are anticipated to positively impact the Ensley Redevelopment Area. The primary corridor improvements, a component of the Redevelopment Plan, envisions enhancing identified roadways through streetscape improvements that encourage pedestrian mobility and improve vehicular circulation within the area.

Environmental Quality

Escambia County Community Redevelopment Agency will work closely with developers to ensure anticipated new development does not negatively affect the drainage capacity of the area, and, when feasible, support on-site provision of stormwater retention facilities for new development. The development of vacant and/or underutilized sites within Ensley may result in minor increases in the amount of stormwater runoff which may contain pollutants. The Redevelopment Plan recommends pursuing environmental remediation in close cooperation with property owners to ensure that the pollutants are handled adequately prior to new development on identified brownfield sites.

The county will closely monitor the capacity of the existing and planned stormwater infrastructure to ensure sufficient capacity exists, and there are no negative impacts from development. In terms of vegetation and air quality, proposed streetscape improvements are anticipated to add vegetation to Ensley and preserve existing mature tree canopies.

No negative impact on the existing sanitary sewer is expected from implementation of the Redevelopment Plan, and expansion of said sewer may be required to spur redevelopment. If future deficiencies are projected, the county and the Redevelopment Agency will ensure that adequate capacity is available at the time of development.

Community Facilities and Services

The Redevelopment Plan presents strategies to create a number of town-center-styled gateway areas that will accommodate a diverse range of community and cultural facilities serving the needs of the local population. Existing open space/recreation facilities in Ensley and its vicinity include: John R. Jones, Jr. Park and Old Ensley School Park. The Plan recognizes the importance of these facilities and supports improvements of these facilities.

Effect on School Population

The Redevelopment Plan does not anticipate significantly affecting Ensley school population. Any increase in school population is expected to be absorbed by the existing schools in the area. The Redevelopment Plan recommends streetscape improvements and sidewalks connecting the area schools to improve pedestrian safety and walkability for students and parents who walk to school. The County and the Redevelopment Agency will continue to work closely with Escambia County School Board to ensure the board's plans for area schools are consistent with the Redevelopment Plan.

Physical and Social Quality

The Plan's recommendations to continue with improvements to the existing streetscape environment, to redevelop vacant land and former industrial sites, to establish urban design and architectural standards for new development, and to continue code enforcement will have a positive impact on Ensley's physical and visual character.

Implementation of the redevelopment plan will also improve community access to the social service network currently available to local residents. Job training, apprenticeship opportunities, and mentorship programs created through commercial and industrial redevelopment and establishment of a community center will support the development of human capital, increase employment opportunities and serve as a tool to improve the household income.

Chapter 163.362(4) Identify Specifically any Publicly Funded Capital Projects

Publicly Funded Capital Improvements are identified in Chapter 4 of the Plan.

Chapter 163.362(5) (6) Safeguards and Retention of Control

Contain adequate safeguards that the work of redevelopment will be carried out pursuant to the plan. Provide for the retention of controls and establishment of any restrictions or covenants running with land sold or leased for private use.

Action: The following safeguards and procedures will help ensure redevelopment efforts in the redevelopment area are carried out pursuant to the redevelopment plan:

The Community Redevelopment Plan is the guiding document for future development and redevelopment in and for the Ensley Redevelopment Area. In order to assure that redevelopment will take place in conformance with the projects, goals and policies expressed in this Plan, the Escambia County Community Redevelopment Agency will utilize the regulatory devices, instruments and systems used by Escambia County to permit development and redevelopment within its jurisdiction. These include but are not limited to the Comprehensive Plan, the Land Development Code, the Zoning Code, adopted design guidelines, performance standards and County-authorized development review, permitting and approval processes. Per Florida Statute, Escambia County retains the vested authority and responsibility for:

- The power to grant final approval to Redevelopment Plans and modifications.
- The power to authorize issuance of revenue bonds as set forth in Section 163.385.
- The power to approve the acquisition, demolition, removal or disposal of property as provided in Section 163.370(3), and the power to assume the responsibility to bear loss as provided in Section 163.370(3).

In accordance with Section 163.356(3)(c), by March 31 of each year the Redevelopment Agency shall file an Annual Report with Escambia County detailing the Agency's activities for the preceding fiscal year. The report shall include a complete financial statement describing assets, liabilities, income and operating expenses. At the time of filing, the Agency shall publish in a newspaper of general circulation a notice that the report has been filed with the County and is available for inspection during business hours in the office of the County Clerk and the Escambia County Community Redevelopment Agency.

The Community Redevelopment Agency shall maintain adequate records to provide for an annual audit, which shall be conducted by an independent auditor and will be included as part of the Escambia County Comprehensive Annual Financial Report for the preceding fiscal year. A copy of the Agency audit, as described in the CAFR will be forwarded to each taxing authority.

The Agency shall provide adequate safeguards to ensure that all leases, deeds, contracts, agreements, and declarations of restrictions relative to any real property conveyed shall contain restrictions and/or covenants to run with the land and its uses, or other provisions necessary to carry out the goals and objectives of the redevelopment plan.

The Redevelopment Plan may be modified, changed, or amended at any time by the Escambia County Community Redevelopment Agency after notice and public hearing. If the Plan is modified, changed, or amended after the lease or sale of property by the Agency, the modification must be consented to by the developer or redevelopers of such property or his successors or their successors in interest affected by the proposed modification. This means that if a developer acquired title, lease rights, or other form of development agreement, from the Agency to a piece of property within the redevelopment area with the intention of developing it in conformance with the redevelopment plan, any amendment that which might substantially affect his/her ability to proceed with that development would require his/her consent.

When considering modifications, changes, or amendments in the redevelopment plan, the Agency will take into consideration the recommendations of interested area property owners, residents, and business operators. Proposed minor changes in the Plan will be communicated by the agency responsible to the affected property owner(s).

Chapter 163.362(7) Assurance of Replacement Housing for Displaced Persons

Provide assurances that there will be replacement housing for the relocation of persons temporarily or permanently displaced from housing facilities within the community redevelopment area.

Action: As previously stated, to minimize the relocation impact, the Agency will provide supportive services and equitable financial treatment to any individuals, families and businesses subject to relocation. When feasible, the relocation impact will be mitigated by assisting relocation within the immediate neighborhood and by seeking opportunities to relocate within new/redeveloped buildings that will contain residential and commercial space.

Chapter 163.362(8) Element of Residential Use

Provide an element of residential use in the redevelopment area if such use exists in the area prior to the adoption of the plan or if the plan is intended to remedy a shortage of housing affordable to residents of low to moderate income, including the elderly.

Action: There are residential uses of various types and character, including, single-family, multi-family, rental units, owner-occupied units, and detached units in existence in the redevelopment area at the time of this writing. The efforts undertaken by the Agency, as described in this Redevelopment Plan, are intended to retain and enhance a high quality of residential use, particularly with regard to developing and maintaining sustainable neighborhoods. Redevelopment program activities will strive to cultivate the positive neighborhood characteristics cited by the community during public workshops and reduce or eliminate any negative characteristics.

The establishment of a revitalized and expanded residential base in Ensley is essential to achieve a successful economic redevelopment program. Residents living within the redevelopment area will comprise components of the work force and the market, which will generate economic activity.

Chapter 163.362(9) Statement of Projected Costs

Contain a detailed statement of the projected costs of development, including the amount to be expended on publicly funded capital projects in the community redevelopment area and any indebtedness of the community redevelopment agency or the municipality proposed to be incurred for such redevelopment if such indebtedness is to be repaid with increment funds.

Action: Project costs and funding sources are described in Chapter 4 of the Redevelopment Plan.

Chapter 163.362(10) Duration of Plan

Provide a time certain for completing all redevelopment financed by increment revenues.

Action: The Ensley Redevelopment Plan shall remain in effect and serve as a guide for future redevelopment activities in the redevelopment area through 2046.

APPENDIX C: TAX INCREMENT FINANCING

Tax increment financing (TIF) is a tool that uses increased revenues generated by taxes gained from growth in property values resulting from successful redevelopment activities. Because it is a frequently relied-upon tool for project financing, it is explored more fully here. This section presents a brief history of tax increment financing, types of expenses allowed, and TIF revenue projections that the Ensley redevelopment area may generate in the next forty years.

History of Tax Increment Financing

TIF was originally developed over 50 years ago as a method to finance public improvements in distressed areas where redevelopment would not otherwise occur. TIF is separate from grants or government funds, and given reductions in federal funds available for local projects in recent years TIF has increasingly developed into a primary means to finance local redevelopment.

State law controls tax increment financing. Because of this control, tax increment financing takes on a number of different techniques and appearances throughout the country. In Florida, tax increment financing is authorized in the Community Redevelopment Act of 1969, which is codified as Part III, Chapter 163 of the Florida Statutes. This act, as amended in 1977, provides for a combination of public and private redevelopment efforts and authorizes the use of tax increment financing. Under the Statutes, municipalities must go through a number of steps to establish a redevelopment area and implement a tax increment financing district for that area.

Upon approval of the governing body, a trust fund for each community redevelopment area may be established. The revenues for the trust fund are obtained by allocating any increases in taxable assessed value to the area. The current assessed value of the district is set as the base and any increases (the tax increment revenues) are available for improvements to the area. The property tax paid on the base assessed value continues to be distributed to the local governments. The tax collector collects the entire property tax and subtracts the tax on the base value, which is available for general government purposes. Of the remaining tax increment revenues, 75 percent are deposited to the trust fund. The remaining 25 percent of the incremental growth is kept by the local government as a collection fee.

Type of Expenses Allowed

Funds from the redevelopment trust fund may be expended for undertakings of the community redevelopment agency which are directly related to financing or refinancing of redevelopment in the redevelopment area pursuant to an approved community redevelopment plan for the following purposes, including, but not limited to:

- Establishment and operations: The implementation and administrative expenses of the community redevelopment agency.
- Planning and analysis: Development of necessary engineering, architectural, and financial plans.
- Financing: Issuance and repayment of debt for proposed capital improvements contained in the community redevelopment plan.
- Acquisition: The acquisition of real property.
- Preparation: Tasks related to site preparation, including the relocation of existing residents.

According to F.S. 163.370(2), TIF funds may not be used for the following purposes:

- To construct or expand administration buildings for public bodies or police and fire buildings unless each taxing authority involved agrees,
- Any publicly-owned capital improvements which are not an integral part of the redevelopment if the improvements are normally financed by user fees, and if the improvements would have other-wise been made without the Redevelopment Agency within three years, or
- General government operating expenses unrelated to the Redevelopment Agency.

In addition, tax increment funds cannot be spent on capital projects contained in the local government's Capital Improvement Plan for the preceding three years.

APPENDIX D: RESOLUTION R2014-146

Escambia County
Clerk's Original

12/11/2014 5:33pm PH.

RESOLUTION R2014-146

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 ENSLEY COMMUNITY; FINDING THAT REHABILITATION CONSERVATION, REDEVELOPMENT, OR A COMBINATION OF THESE IN THE ENSLEY 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 ENSLEY AS A REDEVELOPMENT AREA; AND PROVIDING FOR AN EFFECTIVE DATE.

Date: 12/15/2014 Verified By: K. Caver

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 definitions of the terms as provided in §163.340, Florida Statutes, are hereby adopted by reference whenever used or referred to in the Resolution. In addition, the term, "Proposed Ensley 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 Ensley 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 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 Ensley Redevelopment Area is necessary in the interest of the public health, safety, morals, and welfare of the residents if 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 Ensley Redevelopment Area.

d) The Board of County Commissioners finds and determines that the area described in Exhibit A and entitled Proposed Ensley 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 11th day of December, 2014.

BOARD OF COUNTY COMMISSIONERS
ESCAMBIA COUNTY, FLORIDA

BY: _____
Steven Barry, Chairman

Attest:

PAM CHILDERS
Clerk of the Circuit Court

By: _____
Deputy Clerk

(SEAL)

Date Executed
12/11/2014

Approved as to form and legal sufficiency.

By/Title: _____
Date: 11/25/14

EXHIBIT "A"

Legal Description
Ensley Redevelopment Area
November 5, 2014

This description is intended solely for the purpose of identifying the Ensley 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 intersection of the East right-of-way line of the Alabama and Gulf Coast Railroad (100' R/W) and the South right-of-way line of East Nine Mile Road (200' R/W); thence run East along said South right-of-way line of East Nine Mile Road (200' R/W) to the West right-of-way line of Jernigan Road (66' R/W); thence run south along said West right-of-way line of said Jernigan Road (66' R/W) and the West right-of-way line Cody Lane (R/W varies) to the South right-of-way line of East Olive Road (R/W varies); thence run West along said South right-of-way line of East Olive Road (R/W varies) to the Northwest corner of Lot 1, Block "W", Oak Forest Subdivision as recorded in Plat Book 10 at page 100 of the public records of Escambia County, Florida, thence run in a Southeasterly, Westerly and Southeasterly direction along the West boundary of said Oak Forest Subdivision to the most Southerly corner of Lot 47, Block "W", thence continue on an extension of the line last run for 100.00 feet to the East line of a Gulf Power Easement (100' Easement); thence run Northeast 433 feet, more or less, to the Northwest corner of that parcel of land recorded in Official Records Book 6620 at page 590 of the public records of Escambia County, Florida; thence run Southeasterly along the North line of said parcel for 154.2 feet to the Southwest corner of Lot 52, Block "A", Carlisle Subdivision Unit 2 as recorded in Plat Book 9 at page 85 of the public records of said County; thence Southeasterly along the West line of said Carlisle Subdivision Unit 2 to the North right-of-way line of Interstate 10; thence run West along said North right-of-way line and extension thereof to the East right-of-way line of the Alabama and Gulf Coast Railroad (100' R/W); thence run Northerly along said East right-of-way line of the Alabama and Gulf Coast Railroad (100' R/W) to the Point of Beginning.

Findings of Necessity
Proposed Ensley Redevelopment Area

Introduction

As directed by the Board of County Commissioners and Committee of the Whole, Escambia County Community & Environment Department/Community Redevelopment Agency prepared a Findings of Necessity report to support the proposed creation of an Ensley 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 2010 U.S. Bureau of Census Population and Housing with 2014 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 a area experiencing economic distress, endangerment to life or property due to the presence of a substantial 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. While some of the area is served by sanitary sewer, other areas in the proposed are 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 2014, 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 Condition. The housing conditions windshield survey results found 52% 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. These houses show need for repair or rehabilitation as indicated by curling shingles and lack of energy related improvements. Many of the homes were constructed prior to 1982. The age and conditions of the structures in the proposed area, indicates the houses are in need of updates, including energy related improvements.

The residents' economic conditions indicate economic distress of the proposed Ensley Area. This contributes to the diminished re-investment and new development in the area as highlighted by the following:

- The average median owner-occupied housing value of $114,000 in the proposed area compared to the County median of $132,412.
- The average median household income in the area is $39,000 compared to the County median income of $42,100.

Summary

Based upon the findings presented, the proposed redevelopment area exhibits conditions of slum or blight as defined by Florida Statutes. The condition of numerous structures within its boundaries, lack of public infrastructure, and the socio-economic characteristics of the residents all contribute to this recommendation. 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. The creation of a redevelopment area will serve to improve the condition of this blighted area and help bring much needed economic development to the area.

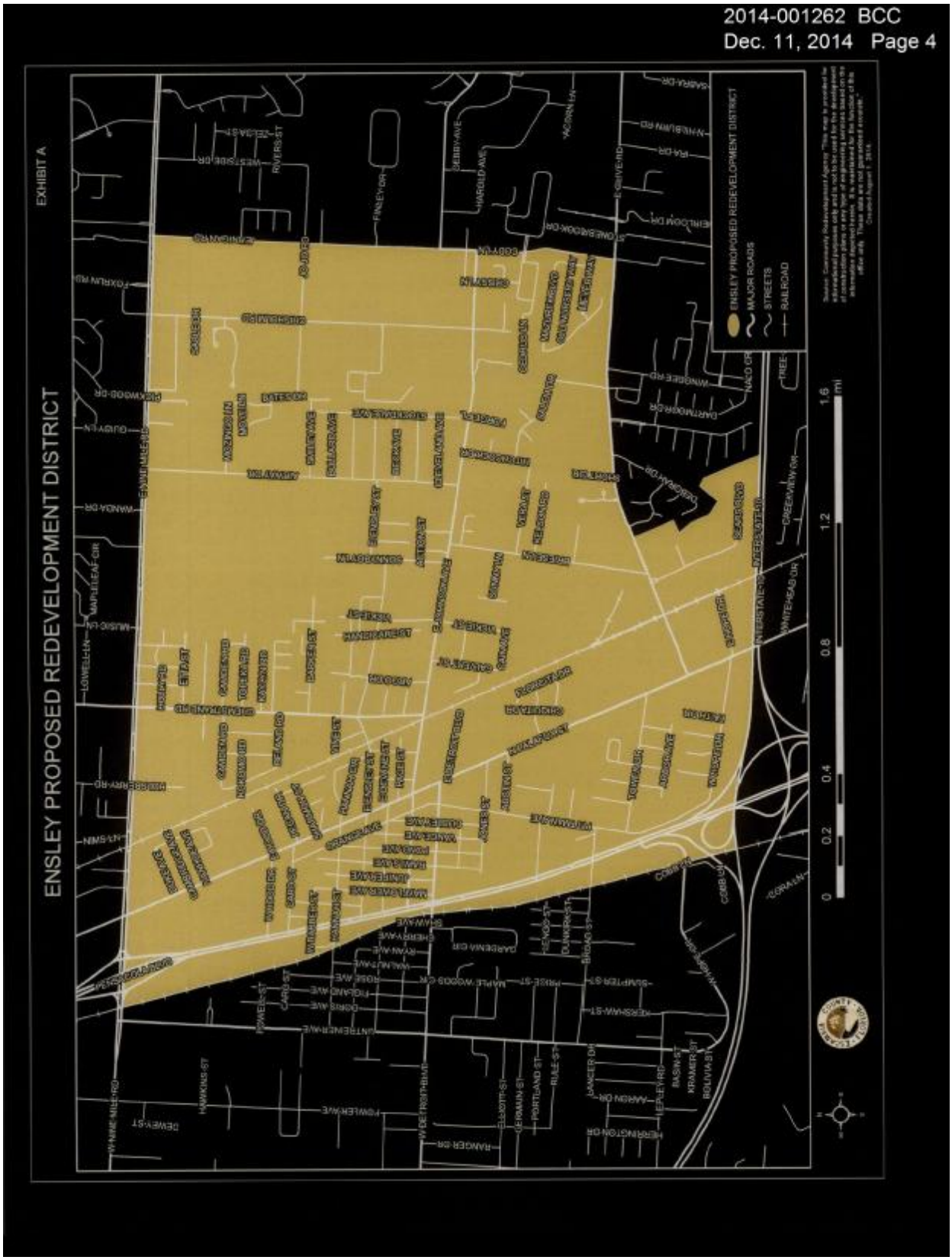


EXHIBIT A
ENSLEY PROPOSED REDEVELOPMENT DISTRICT
ENSLEY PROPOSED REDEVELOPMENT DISTRICT
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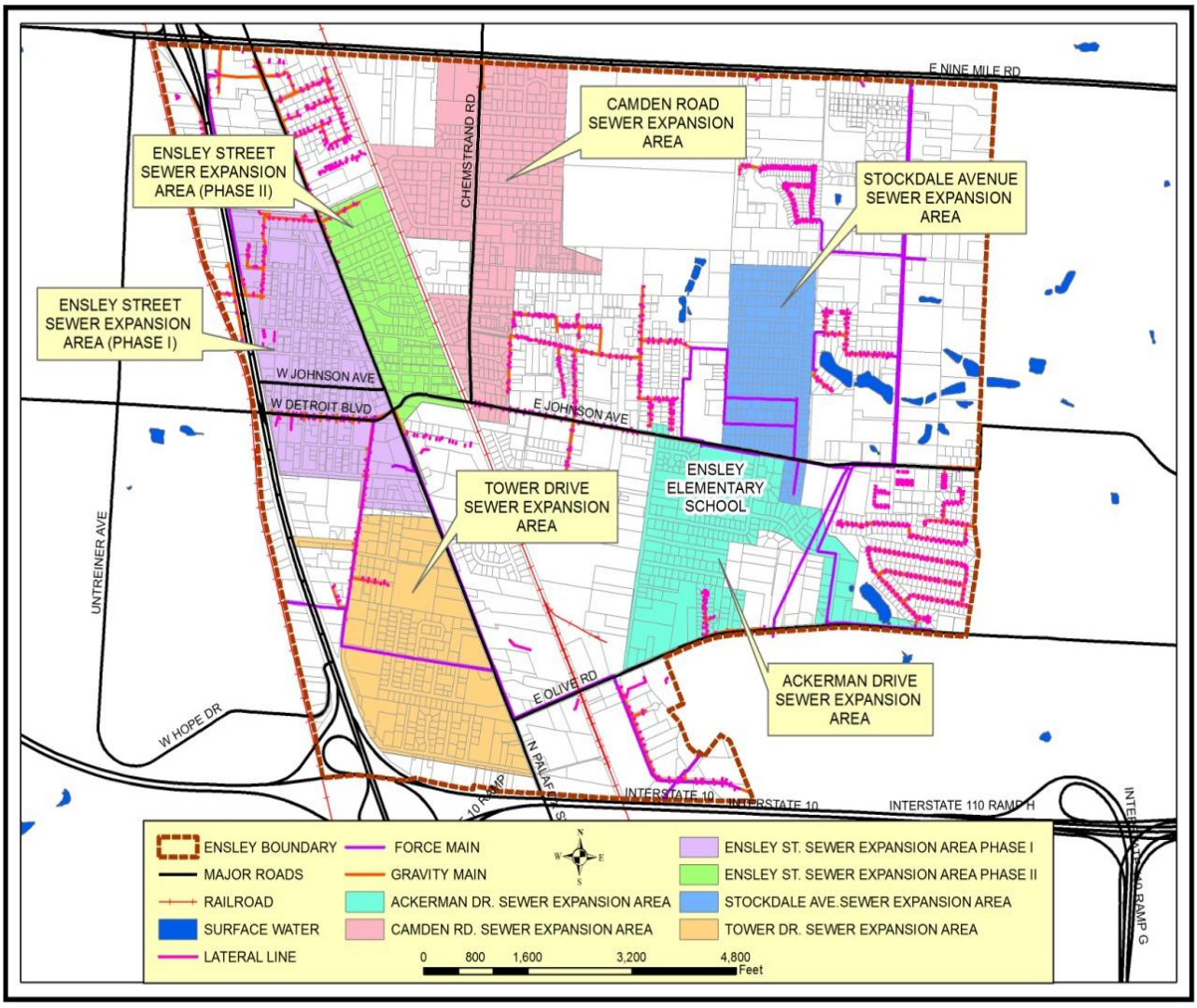
APPENDIX E: PROPOSED ECUA SEWER EXPANSION AREA



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LEGAL REVIEW

(COUNTY DEPARTMENT USE ONLY)

Document: Ensley Redevelopment Plan

Date: 5/11/16

Date due for placement on agenda: 6/7/16 Planning Board

Requested by Max Rogers, AICP, Dev. Program Manager

Phone Number: 595-3499

(LEGAL DEPARTMENT USE ONLY)

Legal Review by Meredith Crawford

Date Received: 5/2/16

X Approved as to form and legal sufficiency.

_____ Not approved.

_____ Make subject to legal signoff.

Additional comments:

BOARD OF COUNTY COMMISSIONERS
Escambia County, Florida

Planning Board-Regular **6. B.**

Meeting Date: 06/07/2016

Issue: A Public Hearing Concerning the Review of an Ordinance Amending the 2030 Future Land Use map, LSA-2016-01

From: Horace Jones, Director

Organization: Development Services

RECOMMENDATION:

A Public Hearing Concerning the Review of an Ordinance Amending the 2030 Future Land Use map, LSA-2016-01

That the Board review and recommend to the Board of County Commissioners (BCC) for transmittal to the Department of Economic Opportunity (DEO), an ordinance amending the 2030 Future Land Use map.

BACKGROUND:

The applicant requests a Future Land Use (FLU) map amendment to change the FLU category of a 60.50 +/- acres parcel, as depicted in Exhibit F, from Mixed-Use Urban (MU-U) to Industrial (I). The current zoning designation of the referenced parcel is Heavy Commercial-Light Industrial (HC/LI). The FLU change is proposed to allow for the operation of a borrow pit.

The subject parcel is located North of Beck's Lake Road, adjacent to the active CSX railroad track to the West. The property is primarily vacant woodland containing areas of jurisdictional wetlands.

There is a mixture of FLU categories within the surrounding area; just north of the site there is 14-lot residential development, Leonard subdivision, with a Mixed-Use Suburban (MU-S) FLU designation. The adjacent parcel to the East, also owned by the applicant, is approximately 126+/- acres, under the MU-U FLU designation. Across Beck's Lake Road to the South, the applicant owns multiple parcels totaling 53 +/- acres under the Industrial FLU category. Across U.S. Highway 29 to the West, there is a golf course on a 68 +/- acres parcel of land owned by the International Paper Company with a MU-S FLU category; just south of Muscogee Road there is a 438 +/- acres parcel accommodating an industrial facility owned by the International Paper Company.

The parcel was part of the total acreage for an approved Large Scale Future Land Use Map amendment of 188.61 +/- acres from MU-S to MU-U, (CPA 2012-01). The current applicant has received Conditional Use approval, (CU-2016-04, 20 April, 2016), from the Board of Adjustments for operation of a borrow pit in HC/LI zoning.

BUDGETARY IMPACT:

No budgetary impact is anticipated by the adoption of this Ordinance.

LEGAL CONSIDERATIONS/SIGN-OFF:

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

PERSONNEL:

No additional personnel are required for implementation of this Ordinance.

POLICY/REQUIREMENT FOR BOARD ACTION:

The proposed Ordinance is consistent with the Board's goal "to increase citizen involvement in, access to, and approval of, County government activities."

IMPLEMENTATION/COORDINATION:

This Ordinance, amending the Future Land Use Map, will be filed with the Department of State following adoption by the board.

Implementation of this Ordinance will consist of an amendment to the 2030 Future Land Use Map and distribution of a copy of the adopted Ordinance to interested citizens and staff.

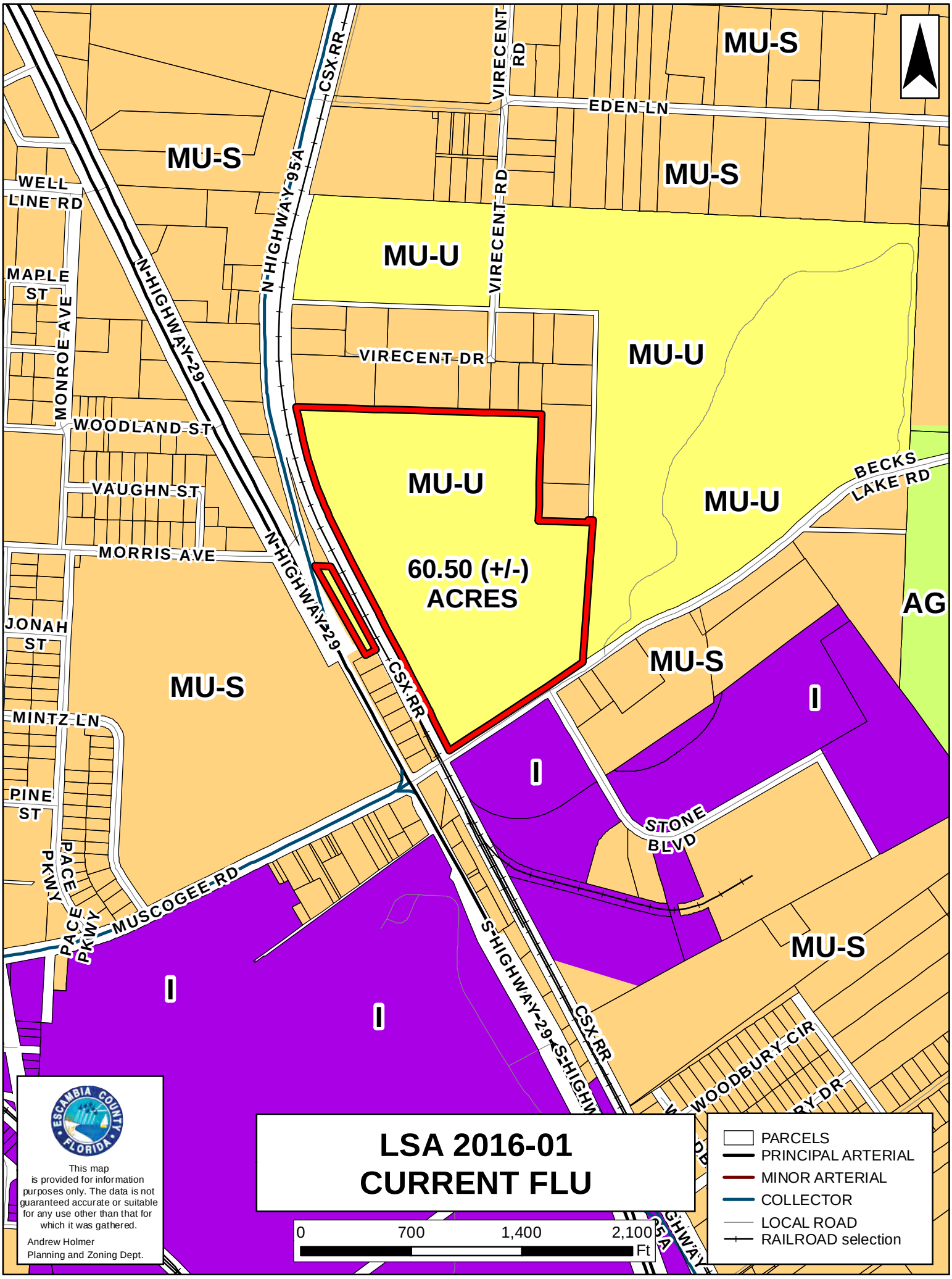
The proposed Ordinance was prepared by Development Services Department, in cooperation with the County Attorney's Office and all interested citizens. The Development Services Department will ensure proper advertisement.

Attachments

LSA-2016-01

Draft Ordinance

LSA-2016-01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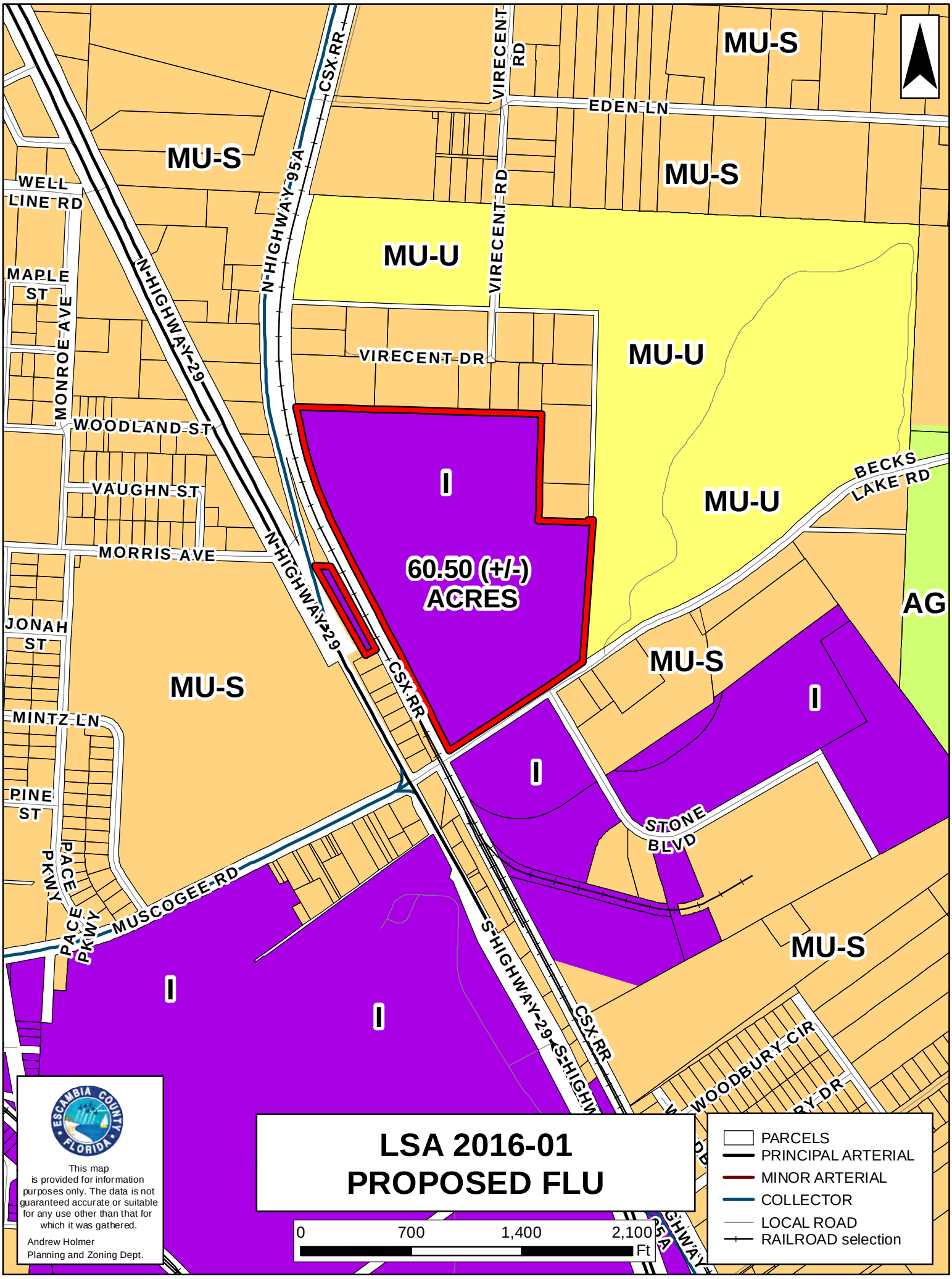
ESCAMBIA COUNTY FLORIDA
This map is provided for information purposes only. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.
Andrew Holmer
Planning and Zoning Dept.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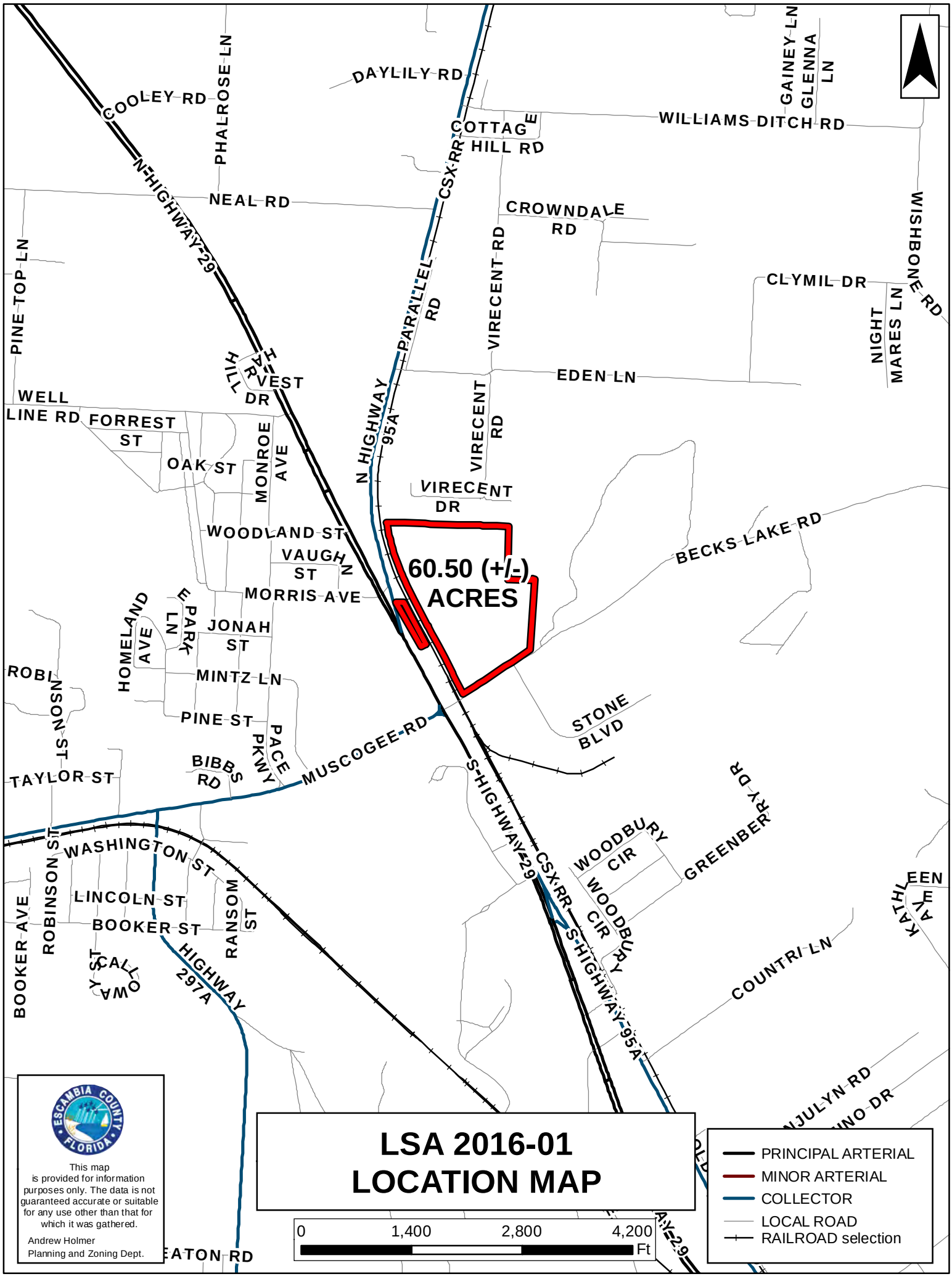
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LOCATION MAP
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This map is provided for information purposes only. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.
Andrew Holmer
Planning and Zoning Dept.
COOLEY RD
PHALROSE LN
DAYLILY RD
GAINEY LN
GLENNA LN
WILLIAMS DITCH RD
COTTAGE HILL RD
CSX RR
N HIGHWAY 29
NEAL RD
CROWNDALE RD
VIRECENT RD
WISHBONE RD
CLYMIL DR
NIGHT MARES LN
PINE TOP LN
PARALLEL RD
HARVEST HILL DR
EDEN LN
WELL LINE RD
FORREST ST
OAK ST
MONROE AVE
N HIGHWAY 95A
VIRECENT DR
WOODLAND ST
VAUGHN ST
MORRIS AVE
BECKS LAKE RD
HOMELAND AVE
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MINTZ LN
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ROBINSON ST
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BIBBS RD
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GREENBERRY RD
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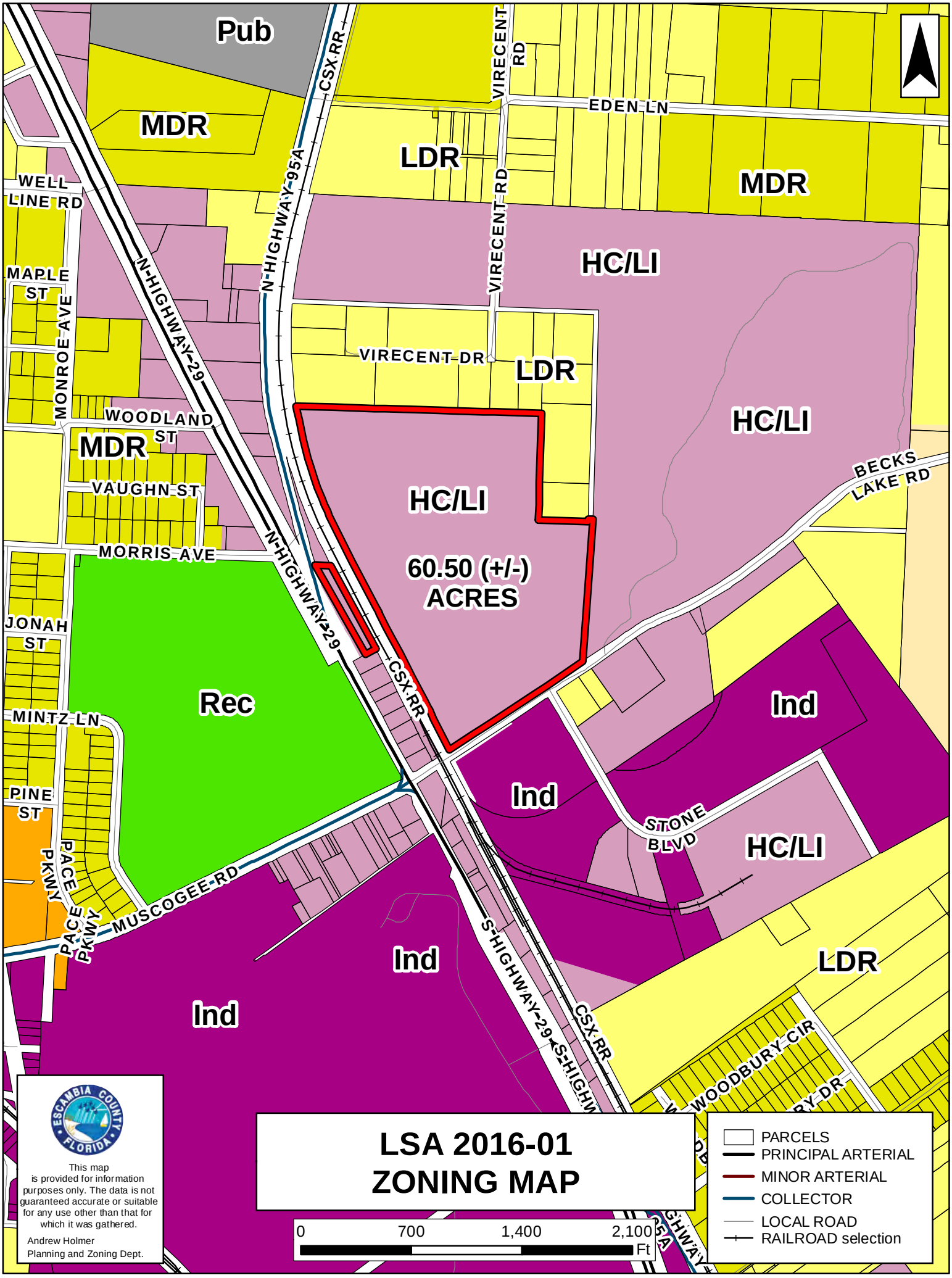


LSA 2016-01
ZONING MAP

This map is provided for information purposes only. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.

Andrew Holmer
Planning and Zoning Dept.

Comprehensive Plan
Large-Scale Future Land Use Map Amendment
Staff Analysis

General Data

Project Name:	LSA 2016-01 – Beck's Lake
Location:	Beck's Lake Road
Parcel #s:	11-1N-31-1000-004-001
Acreage:	60.50 (+/-) acres
Request:	From Mixed-Use Urban (MU-U) to Industrial (I)
Agent:	R. Todd Harris**,** Agent for Black Gold of Northwest Florida, Inc.
Meeting Dates:	Planning Board, June 7, 2016 BCC, July 7, 2016

Site Description and Summary of Proposed Amendment:

The applicant requests a Future Land Use (FLU) map amendment to change the FLU category of a 60.50 +/- acres parcel, as depicted in Exhibit F, from Mixed-Use Urban (MU-U) to Industrial (I). The current zoning designation of the referenced parcel is Heavy Commercial-Light Industrial (HC/LI). The FLU change is proposed to allow for the operation of a borrow pit.

The subject parcel is located North of Beck's Lake Road, adjacent to the active CSX railroad track to the West. The property is primarily vacant woodland containing areas of jurisdictional wetlands.

There is a mixture of FLU categories within the surrounding area; just north of the site there is 14-lot residential development, Leonard subdivision, with a Mixed-Use Suburban (MU-S) FLU designation. The adjacent parcel to the East, also owned by the applicant, is approximately 126+/- acres, under the MU-U FLU designation. Across Beck's Lake Road to the South, the applicant owns multiple parcels totaling 53 +/- acres under the Industrial FLU category. Across U.S. Highway 29 to the West, there is a golf course on a 68 +/- acres parcel of land owned by the International Paper Company with a MU-S FLU category; just south of Muscogee Road there is a 438 +/- acres parcel accommodating an industrial facility owned by the International Paper Company.

The parcel was part of the total acreage for an approved Large Scale Future Land Use Map amendment of 188.61 +/- acres from MU-S to MU-U, (CPA 2012-01). The current applicant has received Conditional Use approval, (CU-2016-04, April 20, 2016), from the Board of Adjustments for operation of a borrow pit in HC/LI zoning.

Analysis of Availability of Facilities and Services:

The availability of public facilities and services for the site of a Future Land Use map amendment requires analysis of the general demands of its proposed use. All specific

level of service (LOS) standards established by Escambia County are evaluated for compliance during the review processes prescribed by the LDC for approval of proposed development.

Sanitary Sewer Service.

CP Policy INF 1.1.7 Level of Service (LOS) Standards. *Average LOS standard for wastewater service is 210 gallons per residential connection per day, and the peak LOS will be 350 gallons per residential connection per day. For nonresidential uses, the LOS requirements will be based upon an Equivalent Residential Connection (ERC), as may be recalculated by the service provider from time to time, and on the size of the nonresidential water meter. Escambia County will continue to work with the water providers to ensure that adequate capacity is available.*

CP Policy INF 1.1.11 Required New Service Connection. *All new structures intended for human occupancy will connect to the ECUA wastewater system unless ECUA has determined that it is not feasible to provide wastewater service to the proposed structures. Those structures not required to connect to the ECUA wastewater system will not be issued a building permit until the applicant has obtained the appropriate permit from the Health Department.*

Analysis: The subject property is within the service area of the Emerald Coast Utility Authority (ECUA) for sanitary sewer. Connection to ECUA's system in compliance with its requirements is the responsibility of the developer. The application indicates that due to the nature of the operations, there will be no on-site need for sanitary sewer at this time. The applicant has provided with the application a letter from ECUA stating the availability of water and sewer demand capacity, (Exhibit 1). If approved, based on the operations proposed, further analysis and evaluation will be conducted during the Site Plan Review process.

Solid Waste Disposal.

CP Policy INF 2.1.2 Perdido Landfill Operation. *Escambia County will provide and operate the Perdido Landfill so as to accommodate the municipal solid waste disposal needs of the entire County.*

CP Policy INF 2.1.4 Level of Service (LOS) Standards. *The LOS standard for solid waste disposal will be 6 pounds per capita per day.*

Analysis: Based on the applicant's project description and narrative, there will be no municipal solid waste disposal on-site. If approved, based on the operations proposed, further analysis and evaluation will be conducted during the Site Plan Review process.

Potable Water Service.

CP Policy INF 4.1.4 Concurrency Management. *Escambia County will ensure the provision of potable water facilities concurrent with the demand for such facilities but no later than the certificate of occupancy, as created by development or redevelopment through the implementation of the Concurrency Management System.*

CP Policy INF 4.1.6 Developer Responsibility. *The cost of water line extensions made necessary by new development will be the responsibility of the developer unless otherwise funded by the service provider.*

CP Policy INF 4.1.7 Level of Service (LOS) Standards. *The LOS standard for potable water service within Escambia County will be 250 gallons per residential connection per day. For non-residential uses, the LOS requirements will be based upon an Equivalent Residential Connection (ERC) to be calculated by the service provider at the time of application. Escambia County will continue to work with the water providers to ensure that adequate capacity is available.*

Analysis: The subject property is within the service area of ECUA for potable water. Based on the applicant's project description and narrative, there will not be a need for potable water service on-site. Applicant provided a letter from ECUA stating availability of capacity for potable water, (Exhibit 1). If approved, based on the operations proposed, further analysis and evaluation will be conducted during the Site Plan Review process.

Stormwater Management.

CP Policy INF 3.1.5 Concurrency Management. *Escambia County will ensure the provision of stormwater management facilities concurrent with the demand for such facilities as created by development or redevelopment through implementation of the Concurrency Management System.*

CP Policy INF 3.1.6 Developer Responsibilities. *Installation of stormwater management facilities made necessary by new development will be the responsibility of the developer.*

CP Policy INF 3.1.7 Level of Service (LOS) Standards. *Stormwater management LOS will be monitored through the provisions in the LDC design standards.*

Analysis: The applicant has documented and understands the requirements for stormwater management. The applicant acknowledges that separate requirements and permitting thru other state agencies such as the Northwest Florida Water Management District may be required. If approved, based on the proposed operations, further analysis and evaluation will be conducted during the Site Plan Review process.

Streets and Access.

CP Policy MOB 1.1.1 Level of Service (LOS) Standards. *Levels of Service (LOS) will be used to evaluate facility capacity. Escambia County will adopt LOS standards for all roadways as indicated in the LDC. The standards for SIS facilities may be revised based on changes to the federal classification of these roadways. These standards are not regulatory but provide a basis by which the County may monitor congestion and coordinate needed improvements with FDOT.*

Analysis: The following language is from an excerpt from the interoffice memorandum comments provided by the County's Transportation and Traffic Operations Division staff:

LSA 2016-01 – Due to the planned manufacturing campus known as The Bluffs a change in the functional classification to Becks Lake Road may occur. If Becks Lake Rd is classified as a collector road, then an additional seven feet of right-of-way will be requested to be donated to the county from this parcel. If an arterial classification is required the seventeen feet of right-of-way will be requested to be donated to the county from this parcel. The amount requested is half of the required right-of-way needed for a collector or arterial roadway. The other half will be requested from parcels on the opposite side of Becks Lake Rd. Determination of right-of-way requirements will be during development review process. Please note that TTO's review is solely based off the application submittal packet, so the comments above hold no bearing on future TTO comments during the Development Review process.

Public School Facilities.

CP Policy ICE 1.3.1 Interlocal Agreement for Public School Facility Planning. *In cooperation with the School Board and the local governments within Escambia County, the County will implement the Interlocal Agreement for Public School Facility Planning (herein Interlocal Agreement) that establishes procedures for coordination and sharing of information, planning processes, and implementation.*

Analysis: The Industrial FLU does not allow for residential densities. The applicant stated that no residential uses are proposed, therefore there will be no impact to the school system.

Analysis of Suitability of Amendment for Proposed Use:

The suitability of a Future Land Use map amendment for its proposed use requires an analysis of the characteristics of the site and its resources relative to Comprehensive Plan (CP) goals, objectives, and policies. For these purposes, suitability is the degree to which the existing characteristics and limitations of land and water are compatible with the proposed use or development. Compliance with specific regulations and standards established by Escambia County, including those for public facilities and services, are evaluated during the development review processes prescribed by the LDC for approval of proposed development.

Impact on Land Use.

CP Policy FLU 1.3.1 Future Land Use Categories. *General descriptions, range of allowable uses, and residential densities and non-residential intensities for all future land use categories in Escambia County.*

Analysis: The current MU-U FLU is intended for an intense mix of residential and non-residential uses while promoting compatible infill development and the separation of urban and suburban land uses within the category as a whole. Range of Allowable Uses includes residential, retail and services, professional office, light industrial, recreational facilities, public and civic. Residential density is limited to twenty five dwelling units per acre.

The proposed Industrial FLU is intended for a mix of industrial development and ancillary office and commercial uses that are deemed to be compatible with adjacent or nearby properties. Industrial areas shall facilitate continued industrial operations within the County and provide jobs and employment security for present and future residents. Range of Allowable Uses includes light to intensive industrial, ancillary retail and office. No new residential development is allowed. The Residential Maximum Density is none. The Non-Residential Maximum Intensity is 1.0 Floor Area Ratio (FAR).

Approval of the amendment would eliminate residential uses from among the range of allowable uses on the subject site and increase the rate of intensity for industrial activities; the retail services and office uses would remain unchanged.

Impact on Wellheads.

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

Analysis: Based on the existing Geographical Information Systems layer, the subject parcel is partially located within the 20 year wellhead protection area. The applicant has provided a memorandum from CDM Smith, a consulting engineering company, summarizing the results for a ECUA tasked analysis of the seven and 20-year wellhead protection areas with delineations, (Exhibit 3), addressing the wellhead protection areas for Escambia County, (Exhibits 5 and 7). The applicant has also provided results for a preliminary geotechnical engineering evaluation on-site, preformed by Nova Engineering and Environmental, dated November 30, 2015 (Exhibit 9). The requirements for wellhead protection areas will again be addressed at the time of specific project submittal thru the Development Review process; further permitting from outside agencies may be required.

Impact on Historically Significant Sites.

CP Policy FLU 1.2.1 State Assistance. *Escambia County will utilize all available resources of the Florida Department of State, Division of Historical Resources in the identification of archeological and/or historic sites or structures within the County and will utilize guidance, direction, and technical assistance received from this agency.*

Analysis: The FLU amendment application includes a response letter and map (Exhibit 4), to a record search request indicating that the Florida Master Site File, the state's official inventory of historical and cultural resources maintained by the Florida Department of State. The site ES 3738 on the map represents the Alabama & Florida railroad that runs adjacent to westerly boundary of the parcel. Development of the site remains subject to LDC provisions in Chapter 4, Article 6, Historical and Archeological Resources, requiring the cessation of construction or other development activities should archaeological or historical artifacts or resources be discovered until a determination of significance is completed.

Impact on the Natural Environment.

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

CP Policy CON 1.1.6 Habitat Protection. *Escambia County will coordinate with the FDEP, FFWCC, and other state or federal agencies so as to provide the fullest protection to marine or wildlife habitats that may be impacted by existing or proposed development within the County.*

CP Policy CON 1.3.1 Stormwater Management. *Escambia County will protect surface water quality by implementing the stormwater management policies of the Infrastructure Element to improve existing stormwater management systems and ensure the provision of stormwater management facilities concurrent with the demand for such facilities.*

CP Policy CON 1.3.6 Wetland Development Provisions. *Development in wetlands will not be allowed unless sufficient uplands do not exist to avoid a taking. In this case, development in wetlands will be restricted to allow residential density uses as indicated by the LDC:*

CP CON 1.5.4 Extraction and Reclamation Review. *Escambia County will subject all new or expanded resource extraction and reclamation activities to a mandatory development review process to assess technical standards for public safety, environmental protection, and engineering design.*

CP Policy CON 1.6.3 Tree Protection. *Escambia County will protect trees through LDC provisions.*

Analysis: The FLU amendment application includes a wetland sketch, (Exhibit 6), also an Environmental Site Conditions Survey, prepared by Wetland Sciences, Inc. dated, April 29, 2016, (Exhibit 7). If the FLU change is approved, the new proposed activities on site will be reviewed and approved by appropriate agencies, as designated by the Land Development Code.

CP Objective FLU 1.3 Future Land Use Map Designations. *Designate land uses on the FLUM to discourage urban sprawl, promote mixed use, compact development in urban areas, and support development compatible with the protection and preservation of rural areas.*"

Analysis: Based on the application documents, the materials extracted from the site will be transported directly to the parcel across to the south on Beck's Lake, to process at the existing asphalt plant. The area's optimal location for commercial and industrial operations is highlighted by the historical development of sites requiring immediate access to the existing roadway and railway transportation infrastructure, available within this area of the County. The proposed location would encourage compact development, by utilizing a site that is adjacent to operations that are compatible in character and intensity to the proposed project thus facilitating continued industrial operations within the County.

BOARD OF COUNTY COMMISSIONERS
ESCAMBIA COUNTY, FLORIDA

INTEROFFICE MEMORANDUM

TO: Andrew Holmer, Development Services Manager
Development Services Department

FROM: Tommy Brown, Transportation Planner
Transportation & Traffic Operations Division

THRU: David Forte, Division Manager
Transportation & Traffic Operations Division

DATE: May 3, 2016

RE: Transportation & Traffic Operations (TTO) Comments

TTO Staff has reviewed the future land use map amendment case for the upcoming Escambia County Planning Board Quasi-Judicial Hearing. Please see comments below:

- LSA 2016-01 – Due to the planned manufacturing campus known as The Bluffs a change in the functional classification to Becks Lake Road may occur. If Becks Lake Rd is classified as a collector road, then an additional seven feet of right-of-way will be requested to be donated to the county from this parcel. If an arterial classification is required the seventeen feet of right-of-way will be requested to be donated to the county from this parcel. The amount requested is half of the required right-of-way needed for a collector or arterial roadway. The other half will be requested from parcels on the opposite side of Becks Lake Rd. Determination of right-of-way requirements will be during development review process.

Please note that TTO's review is solely based off the application submittal packet, so the comments above hold no bearing on future TTO comments during the Development Review process.

cc: Horace Jones, Development Services Department Director
Joy Blackmon, P.E., Public Works Department Director
Colby Brown, P.E., Public Works Department Deputy Director

LSA 2016-01

ESCAMBIA COUNTY DEVELOPMENT SERVICES DEPARTMENT
3363 West Park Place, Pensacola, FL 32505 (850) 595-3475

FUTURE LAND USE MAP AMENDMENT APPLICATION

CHECKLIST

✓ 1.	A	**Owner(s) Name, Home Address and Telephone Number. An email address is optional (see form herein).**
✓ 2.	G	**Letter of request, including reason(s) for map amendment and desired future land use category**
✓ 3.	B	**Notarized Affidavit of Ownership and Authorization (form herein)**
✓ 4.	C	**Notarized Affidavit of Ownership and Limited Power of Attorney (form herein) if agent will act in owner's behalf**
✓ 5.	D	**Concurrency Determination Acknowledgement (form herein)**
✓ 6.	E	**Proof of Ownership (Copy of Warranty Deed or Tax Notice) - Also need copy of Contract for Sale if the change of ownership has not yet been recorded.**
7.	G-8	**Street Map depicting general property location**
✓ 8.	F	**Legal Description of exact property area proposed for a future land use map amendment, including:** ✓ **Street Address** ✓ **Property Reference Number(s)** ✓ **Boundary Survey** ✓ **Total acreage requested for amendment**
9.	X	**Land Use Map Amendment Application fee**
✓ 10.	G	**Complete Data and Analysis (See applicable page herein)**

ESCAMBIA COUNTY DEVELOPMENT SERVICES DEPARTMENT
3363 West Park Place, Pensacola, FL 32505 (850) 595-3475

FUTURE LAND USE MAP AMENDMENT APPLICATION

(THIS SECTION FOR OFFICE USE ONLY):

TYPE OF REQUEST: SMALL SCALE FLU AMENDMENT _____
LARGE SCALE FLU AMENDMENT X

Current FLU: MU-U **Desired FLU:** I **Zoning:** HC/LI **Taken by:** [illegible]

Planning Board Public Hearing, date(s): 7 JUNE

BCC Public Hearing, proposed date(s): JULY.

Fees Paid _____ **Receipt #** _____ **Date:** _____

OWNER'S NAME AND HOME ADDRESS AS SHOWN ON PUBLIC RECORDS OF ESCAMBIA COUNTY, FL

Name: Black Gold of North West Florida, LLC

Address: 106 STONE BLVD

City: Cantonment State: FL Zip Code: 32533

Telephone: ((850) 916-0991

Email: _____

DESCRIPTION OF PROPERTY:

Street address: 200 block of Beck's Lake Rd, Cantonment, FL, 32533

Subdivision: N/A

Property reference number: Section 11 Township 1N Range 31

Parcel 1000 Lot 004 Block 001

Size of Property (acres) 60.32 +/-

EXHIBIT "A"

ESCAMBIA COUNTY DEVELOPMENT SERVICES DEPARTMENT
3363 West Park Place, Pensacola, FL 32505 (850) 595-3475

AFFIDAVIT OF OWNERSHIP AND AUTHORIZATION FOR FUTURE LAND USE CHANGE REQUEST

By my signature, I hereby certify that:

1) I am duly qualified as owner or authorized agent to make such application, this application is of my own choosing, and staff has explained all procedures relating to this request; and

2) All information given is accurate to the best of my knowledge and belief, and I understand that deliberate misrepresentation of such information will be grounds for denial or reversal of this application and/or revocation of any approval based upon this application; and

3) I understand there are no guarantees as to the outcome of this request, the application fee is non-refundable; and

4) The signatory below will be held responsible for the balance of any advertising fees associated with required public hearings for this amendment request (Payment due within 90 days of invoice date) or future planning and zoning applications will not be accepted; and

5) I authorize County Staff to enter upon the property referenced herein at any reasonable time for purposes of site inspection; and

6) I authorize placement of a public notice sign(s) on the property referenced herein at a location(s) to be determined by County Staff.

Cody L. Rawson 04/28/16
Signature (Property Owner) Printed Name Date

R. Todd Harris 5/2/16
Signature (Agent's Name (or owner if representing oneself) Printed Name Date

Address: [redacted] 714 S. Palafox St

City: Pensacola State: FL Zip: 32502

Telephone (850) 202 - 8525 Fax # ( ) -

Email: rtharris@pensacola-law.com

STATE OF Florida
COUNTY OF Escambia

The forgoing instrument was acknowledged before me this 2nd day of May, year of 2016 by, R. Todd Harris who ( ) did (✓) did not take an oath. He/she is (✓) personally known to me, ( ) produced current Florida/Other driver's license, and/or ( ) produced current N/a as identification.

Tanya Andruczk Vaughn 5-2-16 Tanya Andruczk Vaughn
Signature of Notary Public Date Printed Name of Notary

My Commission Expires 3.30.2017 Commission No. FF 001182
(Notary seal must be affixed)

TANYA ANDRUCZK VAUGHN
MY COMMISSION # FF 001182
EXPIRES: March 30, 2017
Bonded Thru Notary Public Underwriters

EXHIBIT "B"

ESCAMBIA COUNTY DEVELOPMENT SERVICES DEPARTMENT
3363 West Park Place, Pensacola, FL 32505 (850) 595-3475

AFFIDAVIT OF OWNERSHIP AND LIMITED POWER OF ATTORNEY

As owner of the property located at 200 block Beck's Lake Rd,
Pensacola, Florida, Property Reference Number(s) 11-1N-31-1000-004-001,
I hereby designate R. Todd Harris, for the sole purpose of completing this application and making a presentation to the Planning Board, sitting as the Local Planning Agency, and the Board of County Commissioners, to request a change in the Future Land Use on the above referenced property.

This Limited Power of Attorney is granted on this 28th day of April, the year of 2016, and is effective until the Board of County Commissioners has rendered a decision on this request and any appeal period has expired. The owner reserves the right to rescind this Limited Power of Attorney at any time with a written, notarized notice to the Planning and Engineering Department.

Signature of Property Owner	04/28/16 Date	Cody L. Rawson Printed Name of Property Owner
Signature of Agent	5/2/16 Date	R. Todd Harris Printed Name of Agent

STATE OF Florida

COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 28 day of Apr. 7, year of 2016, by Cody Rawson who ( ) did (X) did not take an oath.

He/~~she~~ is (X) personally known to me, ( ) produced current Florida/Other driver's license, and/or ( ) produced current _____ as identification.

Signature of Notary Public	4-28-16 Date	Darrin Johnson Printed Name of Notary Public

Commission Number EE193763 My Commission Expires 8/19/16

(Notary seal must be affixed)

DARRIN J. JOHNSON MY COMMISSION EXPIRES August 19, 2016 #EE 193763 Bonded thru Notary Public Underwriters NOTARY PUBLIC, STATE OF FLORIDA

EXHIBIT "C"

ESCAMBIA COUNTY DEVELOPMENT SERVICES DEPARTMENT
3363 West Park Place, Pensacola, FL 32505 (850) 595-3475

FUTURE LAND USE MAP AMENDMENT APPLICATION
CONCURRENCY DETERMINATION ACKNOWLEDGMENT

Project name:

Black Gold Future Land Use Change (I)

Property reference #: Section 11 Township 1N Range 31

Parcel # 1000-004-001

Project Address:

200 block Beck's Lake Road

I/We acknowledge and agree that no future development permit (other than a rezoning/reclassification) shall be approved for the subject parcel(s) prior to the issuance of a certificate of concurrency for such proposed development based on the densities and intensities contained within such future development permit application.

I/We also acknowledge and agree that no development permit or order (other than a rezoning /reclassification) will be issued at that time unless at least one of the concurrency management system standards is met as contained in the Escambia County Code of Ordinances, Part II, Section 6.04, namely:

(1) The necessary facilities and services are in place at the time a development permit is issued; or

(2) A development permit is issued subject to the condition that the necessary facilities and services will be in place when the impacts of the development occur; or

(3) The necessary facilities are under construction at the time a permit is issued; or

(4) The necessary facilities and services are the subject of a binding executed contract for the construction of the facilities or the provision of services at the time the development permit is issued. NOTE: This provision only relates to parks and recreation facilities and roads. The LDC will include a requirement that the provision or construction of the facility or service must commence within one (1) year of the Development Order or Permit; or

(5) The necessary facilities and services are guaranteed in an enforceable development agreement. An enforceable development agreement may include, but is not limited to, development agreements pursuant to Section 163.320, Florida Statutes or an agreement or development order issued pursuant to Chapter 380, Florida Statutes. Any such agreement shall include provisions pursuant to paragraphs 1, 2, or 3 above.

(6) The necessary facilities needed to serve new development are in place or under actual construction no more than three (3) years after issuance, by the County, of a certificate of occupancy or its functional equivalent. NOTE: This provision only relates to roads.

I HEREBY ACKNOWLEDGE THAT I HAVE READ, UNDERSTAND AND AGREE WITH THE ABOVE STATEMENT ON THIS 28th **DAY OF** April **, 20**16

Owner's signature — **Owner's name (print)** Cody L. Rawson

Agent's signature — **Agent's name (print)**

EXHIBIT "D"

Recorded in Public Records 02/04/2015 at 09:10 AM OR Book 7294 Page 1861, Instrument #2015008632, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording $27.00 Deed Stamps $1870.40

Prepared By & Return to:
Ashley Lentini, as an employee of
Clear Title of Northwest Florida, LLC
2115 W. Nine Mile Road, Ste. 15, Pensacola, Florida 32502
File Number: PEN-14-8950
Parcel ID #: 111N31-1000-001-001 and 111N31-1000-002-001

SPECIAL WARRANTY DEED

This WARRANTY DEED, dated this 29 day of January, 2015, by **Figure 8 (Florida), LLC, a Florida limited liability company** whose post office address is 9995 Gate Parkway N, Suite 330, Jacksonville, FL 32246, hereinafter called the Grantor, to **Black Gold of Northwest Florida, LLC, a Florida limited liability company**, whose post office address is 106 Stone Blvd., Cantonment, Florida 32533, hereinafter called the Grantee (Wherever used herein the terms "Grantor" and "Grantee" include all parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

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

SEE ATTACHED EXHIBIT "A" FOR COMPLETE LEGAL DESCRIPTION

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any,

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

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

IN WITNESS WHEREOF, Grantor Hereby covenants with said Grantee that Grantor is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; and that said land is free of all encumbrances except taxes and assessments for the year 2012 and subsequent years. That it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

Figure 8 (Florida), LLC, a Florida limited liability company
By: Figure 8 Partners, LP, a Delaware limited partnership
By: Figure 8 GP, LLC, a Delaware limited liability company, its general partner

By: M. Ashton Hudson, president

M. Ashton Hudson, as president of and on behalf of Figure 8 GP, LLC, a Delaware limited liability company, general partner of Figure 8 Partners, LP, a Delaware limited partnership, manager of Figure 8 (Florida), LLC, a Florida limited liability company

EXHIBIT "E"

SIGNED IN THE PRESENCE OF
THE FOLLOWING WITNESSES:

Signature: _____ Signature: _____
Printed name: Katherine McDaniel Printed name: Jennifer Harris

State of FLORIDA County of DUVAL

THE FOREGOING INSTRUMENT was acknowledged before me this 29 day of January, 2015, by M. Ashton Hudson, president and on behalf of Figure 8 GP, LLC, a Delaware limited liability company, as General Partner of Figure 8 Partners, LP, a Delaware partnership as manager of Figure 8 (Florida), LLC, a Florida limited liability company.

Signature: _____, Notary Public

✓ Personally Known
OR
____ Produced Identification
type of Identification Produced _____

Notary Public State of Florida
Katherine Moore McDaniel
My Commission EE075853
Expires 03/20/2015

EXHIBIT "A"

BEGINNING AT A 1/2" CAPPED IRON ROD, NUMBER 7174, MARKING THE NORTHWEST CORNER OF LOT 36, LEONARD TRACKS SUBDIVISION, AS RECORDED IN DEED BOOK 100, AT PAGE 171, OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA; THENCE GO SOUTH 87 DEGREES 16 MINUTES 27 SECONDS EAST ALONG THE NORTH LINE OF LOTS 36, 35, 34, 33 AND 32, OF SAID SUBDIVISION FOR A DISTANCE OF 1554.24 FEET TO 6" X 6" PLAIN CONCRETE MONUMENT MARKING THE NORTHEAST CORNER OF LOT 32, OF SAID SUBDIVISION; THENCE GO SOUTH 02 DEGREES 51 MINUTES 35 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 32, FOR A DISTANCE OF 661.04 FEET TO A 6" X 6" PLAIN CONCRETE MONUMENT, SAID POINT BEING ON THE CENTERLINE OF PECAN AVENUE (30' VACATED R/W); THENCE GO SOUTH 87 DEGREES 16 MINUTES 47 SECONDS EAST ALONG SAID CENTERLINE FOR A DISTANCE OF 330.42 FEET TO AN INTERSECTION WITH THE CENTERLINE OF SATSUMA ROAD (30' VACATED R/W), SAID POINT BEING A 6" X 6" CONCRETE MONUMENT; THENCE GO NORTH 02 DEGREES 49 MINUTES 47 SECONDS EAST ALONG SAID CENTERLINE OF SATSUMA ROAD FOR A DISTANCE OF 15.00 FEET TO A 1/2" CAPPED IRON ROD, NUMBER 7174, AT AN INTERSECTION WITH THE NORTH RIGHT OF WAY LINE OF PECAN AVENUE; THENCE GO SOUTH 87 DEGREES 16 MINUTES 47 SECONDS EAST ALONG SAID NORTH RIGHT OF WAY LINE OF PECAN AVENUE FOR A DISTANCE OF 15.00 FEET TO A 1/2" CAPPED IRON ROD, NUMBER 7174, AT AN INTERSECTION WITH THE EAST RIGHT OF WAY LINE OF SATSUMA ROAD; THENCE GO SOUTH 02 DEGREES 49 MINUTES 47 SECONDS WEST ALONG SAID EAST RIGHT OF WAY LINE OF SATSUMA ROAD FOR A DISTANCE OF 903.95 FEET TO A 1/2" CAPPED IRON ROD, NUMBER 7174, AT AN INTERSECTION WITH THE NORTHERLY RIGHT OF WAY LINE OF BECK'S LAKE ROAD (66' R/W); THENCE GO SOUTH 55 DEGREES 01 MINUTES 20 SECONDS WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE FOR A DISTANCE OF 1012.70 FEET TO A 5/8" CAPPED IRON ROD (ILLEGIBLE) AT AN INTERSECTION WITH THE EASTERLY RIGHT OF WAY LINE OF MAIN STREET (30' R/W); THENCE GO NORTH 27 DEGREES 38 MINUTES 50 SECONDS WEST ALONG SAID EASTERLY RIGHT OF WAY LINE OF MAIN STREET (30' R/W) FOR A DISTANCE OF 1436.92 FEET TO A 1/2" CAPPED IRON ROD, NUMBER 7174, AT POINT OF CURVATURE OF A SPIRAL CURVE; THENCE GO NORTHERLY ALONG SAID EASTERLY RIGHT OF MAIN STREET AND SPIRAL CURVE CONCAVE EASTERLY AND HAVING A CHORD BEARING OF NORTH 18 DEGREES 37 MINUTES 26 SECONDS WEST, CHORD DISTANCE OF 983.48, TANGENT = 971.29 FEET, TANGENT OFFSET = 154.24 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL IS SITUATED IN SECTION 11, TOWNSHIP 1 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA.

AND ALSO:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 58, LEONARD TRACKS SUBDIVISION, AS RECORDED IN DEED BOOK 100, AT PAGE 171, OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA; THENCE GO NORTH 27 DEGREES 38 MINUTES 59 SECONDS WEST ALONG THE WESTERLY RIGHT OF WAY LINE OF THE SEABOARD SYSTEMS RAILROAD (100' R/W) FOR A DISTANCE OF 600.00 FEET TO A 1/2" CAPPED IRON ROD, NUMBER 7174, FOR THE POINT OF BEGINNING; THENCE GO SOUTH 63 DEGREES 39 MINUTES 21 SECONDS WEST PARALLEL TO THE SOUTH LINE OF LOT 58, FOR A DISTANCE OF 72.17 FEET TO A 1/2" CAPPED IRON ROD, NUMBER 7174, SAID POINT BEING ON THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 29 (200' R/W); THENCE GO NORTH 29 DEGREES 00 MINUTES 45 SECONDS WEST ALONG SAID EASTERLY RIGHT OF WAY LINE FOR A DISTANCE OF 645.91 FEET TO A 1/2" CAPPED IRON ROD, NUMBER 7073, AT THE NORTHWEST CORNER OF LOT 58; THENCE GO SOUTH 88 DEGREES 19 MINUTES 05 SECONDS EAST ALONG THE NORTH LINE OF LOT 58, FOR A DISTANCE OF 100.34 FEET TO A 1/2" CAPPED IRON ROD, NUMBER 7073 AT THE NORTHEAST CORNER OF LOT 58; THENCE GO SOUTH 27 DEGREES 39 MINUTES 11 SECONDS EAST ALONG THE AFORESAID WESTERLY RIGHT OF WAY LINE OF THE SEABOARD SYSTEMS RAILROAD (100' R/W) FOR A DISTANCE OF 598.22 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL IS SITUATED IN SECTION 11, TOWNSHIP 1 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA.

2015 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT

FILED
Apr 15, 2015
Secretary of State
CC6761476907

DOCUMENT# L05000073571

Entity Name: BLACK GOLD OF NORTHWEST FLORIDA, LLC

Current Principal Place of Business:

106 STONE BLVD
CANTONMENT, FL 32533

Current Mailing Address:

106 STONE BLVD
CANTONMENT, FL 32533

FEI Number: 20-3842052

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

MOORHEAD, STEPHEN R
25 WEST GOVERNMENT STREET
PENSACOLA, FL 32502 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE:

Electronic Signature of Registered Agent — Date

Authorized Person(s) Detail :

Title	MGR	Title	MGR
Name	RAWSON, CODY	Name	RAWSON, DONNA
Address	106 STONE BLVD	Address	106 STONE BLVD
City-State-Zip:	CANTONMENT FL 32533	City-State-Zip:	CANTONMENT FL 32533

Title	MGR
Name	RAWSON, CHASON
Address	106 STONE BLVD
City-State-Zip:	CANTONMENT FL 32533

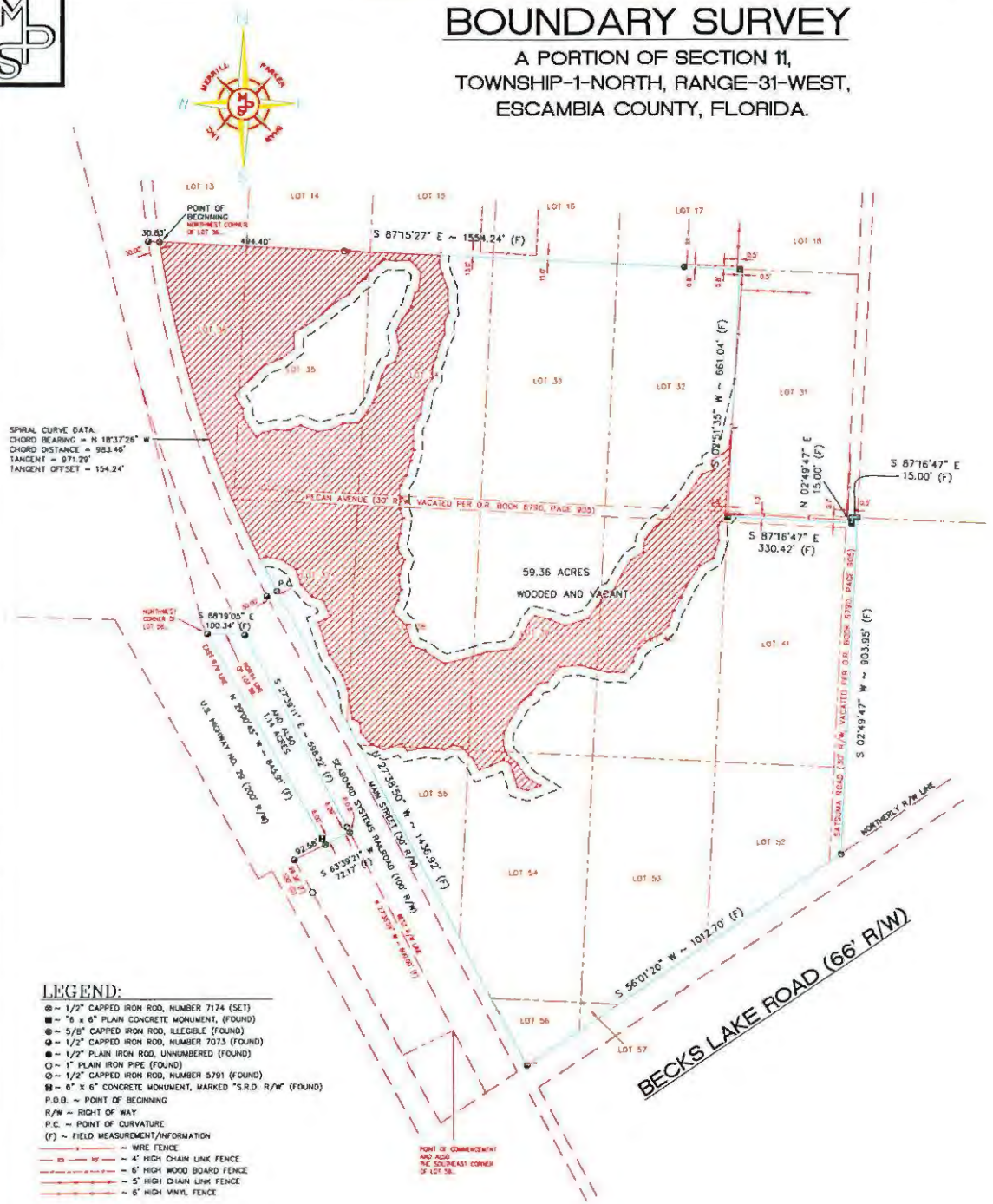
I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 605, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: CODY RAWSON MGR 04/15/2015

Electronic Signature of Signing Authorized Person(s) Detail — Date

BOUNDARY SURVEY

A PORTION OF SECTION 11, TOWNSHIP-1-NORTH, RANGE-31-WEST, ESCAMBIA COUNTY, FLORIDA.



LEGEND:

- ⊗ ~ 1/2" CAPPED IRON ROD, NUMBER 7174 (SET)
- ■ ~ 6" x 6" PLAIN CONCRETE MONUMENT, (FOUND)
- ⊕ ~ 5/8" CAPPED IRON ROD, ILLEGIBLE (FOUND)
- ◒ ~ 1/2" CAPPED IRON ROD, NUMBER 7073 (FOUND)
- ● ~ 1/2" PLAIN IRON ROD, UNNUMBERED (FOUND)
- ○ ~ 1" PLAIN IRON PIPE (FOUND)
- ⊘ ~ 1/2" CAPPED IRON ROD, NUMBER 5791 (FOUND)
- ⊠ ~ 6" x 6" CONCRETE MONUMENT, MARKED "S.R.D. R/W" (FOUND)
- P.O.B. ~ POINT OF BEGINNING
- R/W ~ RIGHT OF WAY
- P.C. ~ POINT OF CURVATURE
- (F) ~ FIELD MEASUREMENT/INFORMATION
- ~ WIRE FENCE
- ~ 4' HIGH CHAIN LINK FENCE
- ~ 6' HIGH WOOD BOARD FENCE
- ~ 5' HIGH CHAIN LINK FENCE
- ~ 6' HIGH VINYL FENCE

GRAPHIC SCALE

200 0 100 200 400 800

(IN FEET)
1 inch = 200 ft.

DESCRIPTION: *PREPARED BY MERRILL PARKER SHAW, INC.*

BEGINNING AT A 1/2" CAPPED IRON ROD, NUMBER 7174, MARKING THE NORTHWEST CORNER OF LOT 36, LEONARD TRACKS SUBDIVISION, AS RECORDED IN DEED BOOK 100, AT PAGE 171, OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA; THENCE GO SOUTH 87 DEGREES 15 MINUTES 27 SECONDS EAST ALONG THE NORTH LINE OF LOTS 36, 35, 34, 33 AND 32, OF SAID SUBDIVISION FOR A DISTANCE OF 1554.24 FEET TO 6" X 6" PLAIN CONCRETE MONUMENT MARKING THE NORTHEAST CORNER OF LOT 32, OF SAID SUBDIVISION; THENCE GO SOUTH 02 DEGREES 51 MINUTES 35 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 32, FOR A DISTANCE OF 661.04 FEET TO A 6" X 6" PLAIN CONCRETE MONUMENT, SAID POINT BEING ON THE CENTERLINE OF PECAN AVENUE (30' VACATED R/W); THENCE GO SOUTH 87 DEGREES 16 MINUTES 47 SECONDS EAST ALONG SAID CENTERLINE FOR A DISTANCE OF 330.42 FEET TO AN INTERSECTION WITH THE CENTERLINE OF SATSUMA ROAD (30' VACATED R/W), SAID POINT BEING A 6" X 6" CONCRETE MONUMENT; THENCE GO NORTH 02 DEGREES 49 MINUTES 47 SECONDS EAST ALONG SAID CENTERLINE OF SATSUMA ROAD FOR A DISTANCE OF 15.00 FEET TO A 1/2" CAPPED IRON ROD, NUMBER 7174, AT AN INTERSECTION WITH THE NORTH RIGHT OF WAY LINE OF PECAN AVENUE; THENCE GO SOUTH 87 DEGREES 16 MINUTES 47 SECONDS EAST ALONG SAID NORTH RIGHT OF WAY LINE OF PECAN AVENUE FOR A DISTANCE OF 15.00 FEET TO A 1/2" CAPPED IRON ROD, NUMBER 7174, AT AN INTERSECTION WITH THE EAST RIGHT OF WAY LINE OF SATSUMA ROAD; THENCE GO SOUTH 02 DEGREES 49 MINUTES 47 SECONDS WEST ALONG SAID EAST RIGHT OF WAY LINE OF SATSUMA ROAD FOR A DISTANCE OF 903.95 FEET TO A 1/2" CAPPED IRON ROD, NUMBER 7174, AT AN INTERSECTION WITH THE NORTHERLY RIGHT OF WAY LINE OF BECKS LAKE ROAD (66' R/W); THENCE GO SOUTH 56 DEGREES 01 MINUTE 20 SECONDS WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE FOR A DISTANCE OF 1012.70 FEET TO A 5/8" CAPPED IRON ROD, (ILLEGIBLE) AT AN INTERSECTION WITH THE EASTERLY RIGHT OF WAY LINE OF MAIN STREET (30' R/W); THENCE GO NORTH 27 DEGREES 38 MINUTES 50 SECONDS WEST ALONG SAID EASTERLY RIGHT OF WAY LINE OF MAIN STREET (30' R/W) FOR A DISTANCE OF 1436.92 FEET TO A 1/2" CAPPED IRON ROD, NUMBER 7174, AT A POINT OF CURVATURE OF A SPIRAL CURVE; THENCE GO NORTHERLY ALONG SAID EASTERLY RIGHT OF MAIN STREET AND SPIRAL CURVE CONCAVE EASTERLY AND HAVING A CHORD BEARING OF NORTH 18 DEGREES 37 MINUTES 26 SECONDS WEST, CHORD DISTANCE OF 983.46, TANGENT = 971.29 FEET, TANGENT OFFSET = 154.24 FEET TO THE POINT OF BEGINNING.
THE ABOVE DESCRIBED PARCEL IS SITUATED IN SECTION 11, TOWNSHIP 1 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA, AND CONTAINS 59.36 ACRES.

AND ALSO:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 58, LEONARD TRACKS SUBDIVISION, AS RECORDED IN DEED BOOK 100, AT PAGE 171, OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA; THENCE GO NORTH 27 DEGREES 38 MINUTES 59 SECONDS WEST ALONG THE WESTERLY RIGHT OF WAY LINE OF THE SEABOARD SYSTEMS RAILROAD (100' R/W) FOR A DISTANCE OF 600.00 FEET TO A 1/2" CAPPED IRON ROD, NUMBER 7174, FOR THE POINT OF BEGINNING; THENCE GO SOUTH 63 DEGREES 39 MINUTES 21 SECONDS WEST PARALLEL TO THE SOUTH LINE OF LOT 58, FOR A DISTANCE OF 72.17 FEET TO A 1/2" CAPPED IRON ROD, NUMBER 7174, SAID POINT BEING ON THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 29 (200' R/W); THENCE GO NORTH 29 DEGREES 00 MINUTES 45 SECONDS WEST ALONG SAID EASTERLY RIGHT OF WAY LINE, FOR A DISTANCE OF 645.91 FEET TO A 1/2" CAPPED IRON ROD, NUMBER 7073, AT THE NORTHWEST CORNER OF LOT 58; THENCE GO SOUTH 88 DEGREES 19 MINUTES 05 SECONDS EAST ALONG THE NORTH LINE OF LOT 58, FOR A DISTANCE OF 100.34 FEET TO A 1/2" CAPPED IRON ROD, NUMBER 7073 AT THE NORTHEAST CORNER OF LOT 58; THENCE GO SOUTH 27 DEGREES 39 MINUTES 11 SECONDS EAST ALONG THE AFORESAID WESTERLY RIGHT OF WAY LINE OF THE SEABOARD SYSTEMS RAILROAD (100' R/W) FOR A DISTANCE OF 598.22 FEET TO THE POINT OF BEGINNING.
THE ABOVE DESCRIBED PARCEL IS SITUATED IN SECTION 11, TOWNSHIP 1 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA, AND CONTAINS 1.14 ACRES.

SURVEYOR'S NOTES:

1.) THE NORTH ARROW AND FIELD BEARINGS AS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM NORTH ZONE, LAMBERT PROJECTION, RELATIVE TO NAD 83 (2011).

2.) SOURCE OF INFORMATION: DEEDS OF RECORD, FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAPS AND EXISTING FIELD MONUMENTATION.

3.) NO TITLE SEARCH WAS PERFORMED BY OR FURNISHED TO MERRILL PARKER SHAW, INC. FOR THE SUBJECT PROPERTY. THERE MAY BE DEEDS OF RECORD, UNRECORDED DEEDS, RIGHT-OF-WAYS, EASEMENTS, BUILDING SETBACKS, RESTRICTIVE COVENANTS, GOVERNMENTAL JURISDICTIONAL AREAS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES AND/OR USE OF THE SUBJECT PROPERTY.

4.) ONLY THE ABOVE GROUND VISIBLE ENCROACHMENTS AND IMPROVEMENTS WERE FIELD LOCATED AS SHOWN HEREON, UNLESS OTHERWISE NOTED. UNDERGROUND ENCROACHMENTS AND IMPROVEMENTS, IF ANY, WERE NOT FIELD LOCATED OR VERIFIED, UNLESS OTHERWISE NOTED.

5.) THE DIMENSIONS OF THE BUILDINGS (IF ANY) AS SHOWN HEREON ARE ALONG THE OUTSIDE FACE OF THE BUILDINGS AND DO NOT INCLUDE THE EAVES OVERHANG OR THE FOOTINGS OF THE FOUNDATIONS.

6.) THE SURVEY AS SHOWN HEREON DOES NOT DETERMINE OWNERSHIP.

7.) THE MEASUREMENTS MADE IN THE FIELD, INDICATED THUSLY (F), AS SHOWN HEREON WERE MADE IN ACCORDANCE WITH UNITED STATES STANDARDS.

8.) FEDERAL AND STATE COPYRIGHT ACTS PROTECT THIS MAP FROM UNAUTHORIZED USE. THIS MAP IS NOT TO BE COPIED OR REPRODUCED IN WHOLE OR PART AND IS NOT TO BE USED FOR ANY OTHER TRANSACTION. THIS DRAWING CANNOT BE USED FOR THE BENEFIT OF ANY OTHER PERSON, COMPANY OR FIRM WITHOUT PRIOR WRITTEN CONSENT OF THE COPYRIGHT OWNER AND IS TO BE RETURNED UPON REQUEST.

CERTIFIED TO:

BLACK GOLD OF NORTHWEST FLORIDA, INC.
CLEAR TITLE OF NORTHWEST FLORIDA, INC.
WESTCOR LAND TITLE INSURANCE COMPANY

THAT THE SURVEY SHOWN HEREON MEETS THE FLORIDA MINIMUM TECHNICAL STANDARDS SET FORTH BY THE BOARD OF PROFESSIONAL SURVEYORS & MAPPERS IN THE STATE OF FLORIDA, ACCORDING TO FLORIDA ADMINISTRATIVE CODE, CHAPTER 5J-17.050, CHAPTER 5J-17.051 AND 5J-17.052, PURSUANT TO SECTION 472.027 FLORIDA STATUES.

MERRILL PARKER SHAW, INC.
4928 N. DAVIS HIGHWAY, PENSACOLA, FL. 32503

E. WAYNE PARKER, REGISTERED LAND SURVEYOR
REGISTRATION NUMBER 3683 CORPORATE NUMBER 7174
STATE OF FLORIDA

NO.	DATE	APPR.	REVISIONS:

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR

EXHIBIT "F"

MERRILL PARKER SHAW, INC.
4928 N. DAVIS HWY. PENSACOLA, FL 32503
PH: (850) 478-4923
FAX: (850) 478-4924
FLORIDA CORPORATION NUMBER 7174

SCALE: 1" = 200' | DRAWN: WPJ | CHECKED: EWP | DATE: 1/21/15
FIELD DATE: 1/2/15 | FIELD BOOK: 282, PAGE 30

BOUNDARY SURVEY
A PORTION OF SECTION 11, TOWNSHIP-1-NORTH, RANGE-31-WEST, ESCAMBIA COUNTY, FLORIDA.

PREPARED FOR: BLACK GOLD OF NORTHWEST FLORIDA
REQUESTED BY: TED WALKER

JOB NO. 14-7120-1 | SHEET 1 OF 1

McDONALD
FLEMING
MOORHEAD
ATTORNEYS AT LAW

REPLY TO:
R. TODD HARRIS

rtharris@pensacolalaw.com
Fax: (850) 477-4510

April 29, 2016

VIA HAND DELIVERY

Horace Jones, Director
Juan Lemos, Senior Planner
Escambia County Planning and Zoning
Development Services Department
3363 West Park Place
Pensacola, Florida 32505

Re: Letter of Request/Data and Analysis
Beck's Lake Road – Large Scale Amendment
From Mixed Used Urban (MU-U) to Industrial (I)
Parcel #11-1N-31-1000-004-001 ("the Property")
Acreage: 60.32 +/-
Zoning: HC/LI

Dear Mr. Jones and Mr. Lemos:

This firm has the privilege of representing the applicant for purposes of the requested future land use change. An amendment of the future land use map to provide for an Industrial (I) future land use is necessary and appropriate to allow soils and other natural materials to be excavated and removed from the Property.

A conditional use has recently been approved by Escambia County allowing for excavation and removal of soils and other natural materials from the Property. (CU-2016-04). In 2012, the Property was part of a 188 acre large scale map amendment (CPA 2012-01) changing the future use to Mixed Use Urban. Some of the data and analysis utilized during that review process will be referenced for purposes of this request.

EXHIBIT "G"

DATA AND ANALYSIS

1. Comparative Analysis[1]

Potable Water: The ECUA would be the potable water provider for the parcel. The proposed future land use change would not allow for any new residential development. Therefore no "per capita" level of service (LOS) analysis is necessary in regard to residential connections. Unlike residential development for which population can be estimated from proposed dwelling units, non-residential development has no associated population that can be used to evaluate the potential impacts on the provider's adopted per capita LOS. Notably, the proposed use of the property for excavation and removal of soils and other natural materials does not require potable water.

However, if potable water was ever needed, the ECUA has confirmed it has a water line of adequate size (12") to service industrial development of the Property. See Exhibit 1.

Sanitary Sewer: The ECUA would be the sanitary sewer provider for the parcel. The proposed future land use change would not allow for any new residential development. Therefore, it is not necessary to calculate for purposes of residential LOS. There is no equivalent residential connection to calculate because the proposed resource extraction use does not require sewer usage.

However, if the Property ever did require sewer service, the ECUA has identified nearby sewer lines of sufficient size on Becks Lake Road (2" FM) to service industrial development. Exhibit 1

Solid Waste: The proposed future land use change would not allow for any new residential development. The potential impacts of non-residential development on a per capita adopted LOS standard for solid waste cannot reasonably be estimated.

The proposed use of the Property for excavation and removal of soils and other natural materials will not generate any significant solid waste collection or disposal. Notably, when considering the 2012 future land use change which allowed for residential development on the entire 188 acres, staff found that "Based on the level of service

[1] An analysis of the Property's current impacts can be found at Exhibit 2. Note that this analysis considers the Property as part of a 188 acre future land use change.

standards and estimated life of the landfill, there not be any additional impact on capacity." See Exhibit 2

Finally, in regard to water, sewer and waste, the applicant for the 2012 future land use change for 188 acres obtained ECUA confirmation that "adequate system resources are available to support potable water, sanitary sewer and solid waste needs for a development sized at 250,000sf and 50,000gpd." See Exhibit 3. In this case, the Property is less than 1/3 the size considered for the 2012 change and does not allow for residential development.

Accordingly, there would be no negative impact on water, sewer or waste disposal infrastructure as a result of the requested change to Industrial.

Stormwater Management: Pursuant to INF 3.1.7 Level of Service (LOS) Standard, stormwater management LOS will be monitored through the provisions in the LDC design standards. Accordingly, LOS compliance will be addressed as part of the site development review process.

Additionally, permitting through the Northwest Florida Water Management District may be required for purposes of the Property's intended use.

Traffic: The number of trips generated by the proposed future land use change will not unduly burden impacted road segments of Hwy 29, Muscogee Rd/Beck's Lake Road. In 2011/2012, Planning and Zoning staff analyzed the impact of changing the future land use of the property (which was part of 188 acres being considered in the analysis) from Mixed Use Suburban to the more intensive Mix Used Urban category. In regard to the potential impact of trips generated by possible development, staff found that an industrial park use, which is more intensive than "a heavy industrial use" (i.e. those allowed under an Industrial future land use) would not generate trips exceeding the capacity of the adjacent roadways:

> The county's Transportation & Traffic Operations Division analyzed the impacts on area roads from trips generated by potential use of the parcel. The analysis estimated the impacted road segments of U.S. Highway 29 and Muscogee Rd (CR-184) would all maintain their adopted levels of service established in Comprehensive Plan Policy Mobility Element (MOB)1.1.2 and would meet the test for concurrency prescribed by Land Development Code (LDC) Section 5.12.00. Potential trip generation was based on "industrial park" land use as

> defined by the Institute of Transportation Engineers. That use is a more trip-intensive use than possible heavy industrial use and is a best-fit characterization of the potential impacts of the industrial FLU. (emphasis supplied)[2]

Based on staff's prior analysis, the proposed future land use (on acreage one-third the size of the 188 acre property considered in the staff analysis) would not generate trips exceeding the capacity of adjacent roadways. Accordingly, the proposed future land use change would not unduly burden the adjacent roadways.

Recreation and Open Space: REC 1.3.5 Areas within Private Development states that, "[t]he LDC will clearly articulate the provision of open space and recreation areas within private developments." No residential use will be permitted under an Industrial future land use. No analysis is or will be needed regarding the provision of recreation and open space. If such analysis was needed, it would be conducted during the development review process.

Schools: No residential use will be permitted under an Industrial future land use. Therefore, there will be no impact on Escambia County schools.

2. Proximity and Impact on:

Wellheads: Cantonment Well #40 is approximately 200 feet to the south of the southern property line of the Property. According to a 2013 report provided by the Emerald Coast Utilities Authority (ECUA) to Escambia County, there is no established Well Head Protection Area (WHPA) for Well #40 because numerous factors have produced a travel time of at least 31 years:

> The minimum time of travel from the water table to the Cantonment Well #40 is 31 years; therefore, there exists no 7 or 20 year WHPA for this well. The longer travel time is a result of several factors including the depth of the well, the increasing thickness of the Sand and Gravel Aquifer in this area and to the north; and potentially the influence of over 20 mgd of International Paper withdrawals to the west.[3] (emphasis supplied)

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[2] See Exhibit 2.

[3] See December 27, 2013 "Well Head Protection Area Development" Report, page 3, and fig 2. Exhibit 5. As noted in the transmittal letter from the ECUA, this report was provided in response to a request for the "latest wellhead protection area updates..." (emphasis supplied)

Accordingly, the requested future land use change will not impact Well #40. Furthermore, the confining layer protecting the aquifer is located at an approximate 30 foot depth. Any materials suitable for excavation are above that depth.[4] Furthermore, as noted in the ECUA report, there is an "increasing thickness of the Sand and Gravel Aquifer in this area." Notably, the Site Condition Survey (Exhibit 7) examines the ECUA report and agrees, based on that report, that the Property is not located within a 7 or 20 year WHPA. Any issues relevant to the Well can be addressed during the development review process.

Historically Significant Sites: According to the State of Florida Division of Historical Resources, the only "historically" significant item located on or near the Property is the railroad track to the west of the Property. The attached map provided by the State shows every item on record within a 1 mile radius of the Property. Nothing of historical significance would be adversely impacted by the proposed future land use change. See Exhibit 4

Wetlands: There are approximately 17.64 acres of wetlands on the north and northeast portion of the Property. See Exhibit 6 The proposed development would not encroach upon those wetlands and would be reviewed for compliance during the development review process. The attached Site Condition Survey provided by Wetland Sciences demonstrates it is possible for the Property to be developed under the proposed future land use change with no negative environmental impact. See Exhibit 7

3. Need for the Future Land Use Category and Consistency with Escambia County Comprehensive Plan

Consistent with FLU 1.3.1, the Industrial future land use change allows for uses compatible with adjacent or nearby properties and will facilitate continued industrial operations within the County and provide jobs and employment security for present and future residents. The following uses are adjacent or near to the Property:

- To the immediate east of the property is vacant land with a Mixed Use Urban future land use and a commercial/light industrial zoning.

[4] See Exhibit 9

- To the south is Beck's Lake Road which separates the property from an asphalt plant and a paving and grading facility. The intended use of the property for excavation and removal of soils and other natural materials will service the asphalt plant and reduce the need for the asphalt plant to import material; thereby reducing the burden on infrastructure and the need to find suitable locations in other parts of the County to obtain suitable materials.

- To the west, Hwy 29 and a railroad track separate the property from a golf course.

- To the southwest is the International Paper Mill, which sits on approximately 438 acres and has been a presence in the region since 1941. The paper mill is arguably the most intense industrial presence in all of Escambia County.

- To the immediate north of the project will be a wooded vacant buffer of at least 500 feet. The buffer area includes approximately 15.3 acres of jurisdictional wetlands. Farther to the north are approximately 8 lots bordering the property all of which are zoned for low density residential use.

- There are a variety of commercial uses, including two gas stations, which surround the intersection of Hwy 29/Beck's Lake/Muscogee and which are in relatively close proximity to the Property.

Exhibit 8 shows the surrounding streets and land uses. Those uses are predominately commercial and industrial. The Paper Mill has essentially made this area industrial since 1941. The close proximity (approximately 300 feet) of the Property to a major arterial corridor (Highway 29) ensures traffic does not travel through residential areas prior to reaching their main transportation route. A railroad track separates the Property from Highway 29, making future access possible for the transportation of materials by rail. The significant wooded and wetland buffering to the north mitigate any potential impact on residential uses.

The Comprehensive Plan prohibits "resource extraction" in all future land use categories other than "Agriculture, Rural Community, Industrial, and Public" (CON 1.5.2). Changing the future land use will allow development (following the receipt of required permits) for resource extraction required to obtain materials essential for production of, among other things, asphalt. The primary asphalt plant at which it will be used is located about 200 feet to the south of the property, just across Beck's Lake Road.

This location means fewer trips by trucks on Hwy 29, greatly reduced fuel consumption, and reduced burden on transportation infrastructure in general.

The Property is located in the central part of the County which means that if materials are transported to locations other than the adjacent asphalt plant, trucks are driving fewer miles and placing less of a burden on transportation infrastructure.

Amending the future land use map as requested provides industrial property in *a central industrialized area* of the County and reduces the need to find another location for excavation and removal of soils and other natural materials – a location which will likely not be as suitable.

Finally, because the Industrial future land use does not allow for new residential development (and the prior future land use did), is not automobile dependent, and does not require the extension of public service or facilities in an inefficient manner, the future land use change does not contribute to urban sprawl. Furthermore, it:

a. Promotes the efficient and cost-effective provision or extension of public infrastructure and services by locating an industrial use within 300 feet of a major arterial corridor and directly across the street from industrial uses which the Property is most likely to service; thereby reducing the burden on public infrastructure and the cost of maintaining it;

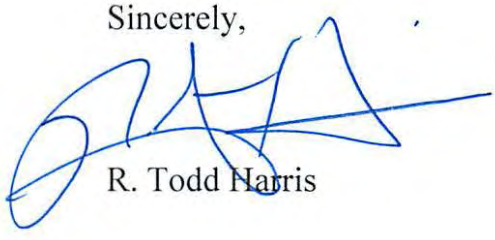
b. Promotes conservation of energy by reducing fuel consumption by locating an industrial use within 300 feet of a major arterial corridor and directly across the street from industrial uses which the Property is most likely to service;

c. Preserves agricultural areas and activities, including silviculture, and dormant, unique, and prime farmlands and soils by reducing the need to locate suitable soils for extraction in the agriculturally rich farmland in the northern part of the County.

d. Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area by providing industrial property that can produce the materials necessary to build, among other things, the roads necessary to support the residential population.

Should you need any further information for purposes of considering this application, please do not hesitate to contact my office.

Sincerely,



R. Todd Harris

Enclosures (as referenced)

EMERALD COAST UTILITIES AUTHORITY

P.O. Box 15311 • 9255 Sturdevant Street
Pensacola, Florida 32514-0311
ph: 850 476-5110 • fax: 850 969-3308

November 30, 2015

Tom Hammond, P.E.
Hammond Engineering
3802 North S Street
Pensacola, Florida 32503

Re: **Letter of Capacity Reservation**
Black Gold Borrow Pit-190 Beck's Lake Road

Dear Mr. Hammond:

In response to your inquiry concerning availability of water and sewer services for the above referenced project, ECUA anticipates no problems in water supply or sewage treatment plant capacity. Our review indicates this project will not degrade ECUA's water and sewer systems to a degree which would cause these systems to fail to meet the adopted levels of service as defined in the Escambia County Comprehensive Plan.

For the purpose of concurrency review, ECUA will guarantee the availability of water and sewer system capacity up to the requested demand and flow for a period not to exceed one year from the date of this letter. The administration of the Concurrency Review Process is the sole responsibility of Escambia County. This letter is provided to assist in that process.

Connection of the proposed project to ECUA's systems is the responsibility of the developer. Extensions to the ECUA potable water distribution and sewage collection systems to serve this project must be designed, approved, and constructed in accordance with ECUA's policies and procedures and all applicable permitting requirements. Wastewater capacity impact fees are due and payable prior to issuance of building permits. Water capacity impact fees are due prior to actual connection to the ECUA system.

Sincerely,

William E. Johnson, Jr., PE/LS
Director of Engineering

WEJ/bs

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EXHIBIT 1

Capacity Reservation Form

Date 11/16/15 Service Requested: Water N/A Sewer N/A

Name of Project Black Gold Borrow Pit Area(Acres) 60

PROJECT ADDRESS – *THIS INFORMATION IS REQUIRED TO PROCESS APPLICATION (ATTACH LOCATION MAP) 190 Beck's Lake Road

Type Development: Residential____ Commercial____ Industrial X Other____

(Explain) Borrow Pit for Fill Material

Number and/or Size of Units____

Estimated Flow: (Average Day) Water 0 Sewer 0 Fire 0

How will water and/or sewer be provided if not from ECUA?____

Special Requirements:____

Owner of Property: (type or print) Black Gold, LLC

Address: 106 Stone Blvd, Cantonment Fl Phone: 968 0991

Developer: (type or print) See Above

Address:____ Phone:____

Engineer: (type or print) Tom Hammond

Address: (type or print) 3302 N. 15th St Pcola Phone: 4342603 Email: tom@sebarvi...[illegible]

Submitted By: (type or print)____ Title:____

Signature of Submitter____ Title:____

FOR ECUA USE: **MAP PAGE:** R-36

Nearest Water Line of Adequate Size: BECKS LAKE RD

Size: 12" Pressure: HYD. # 3720 / # 3716

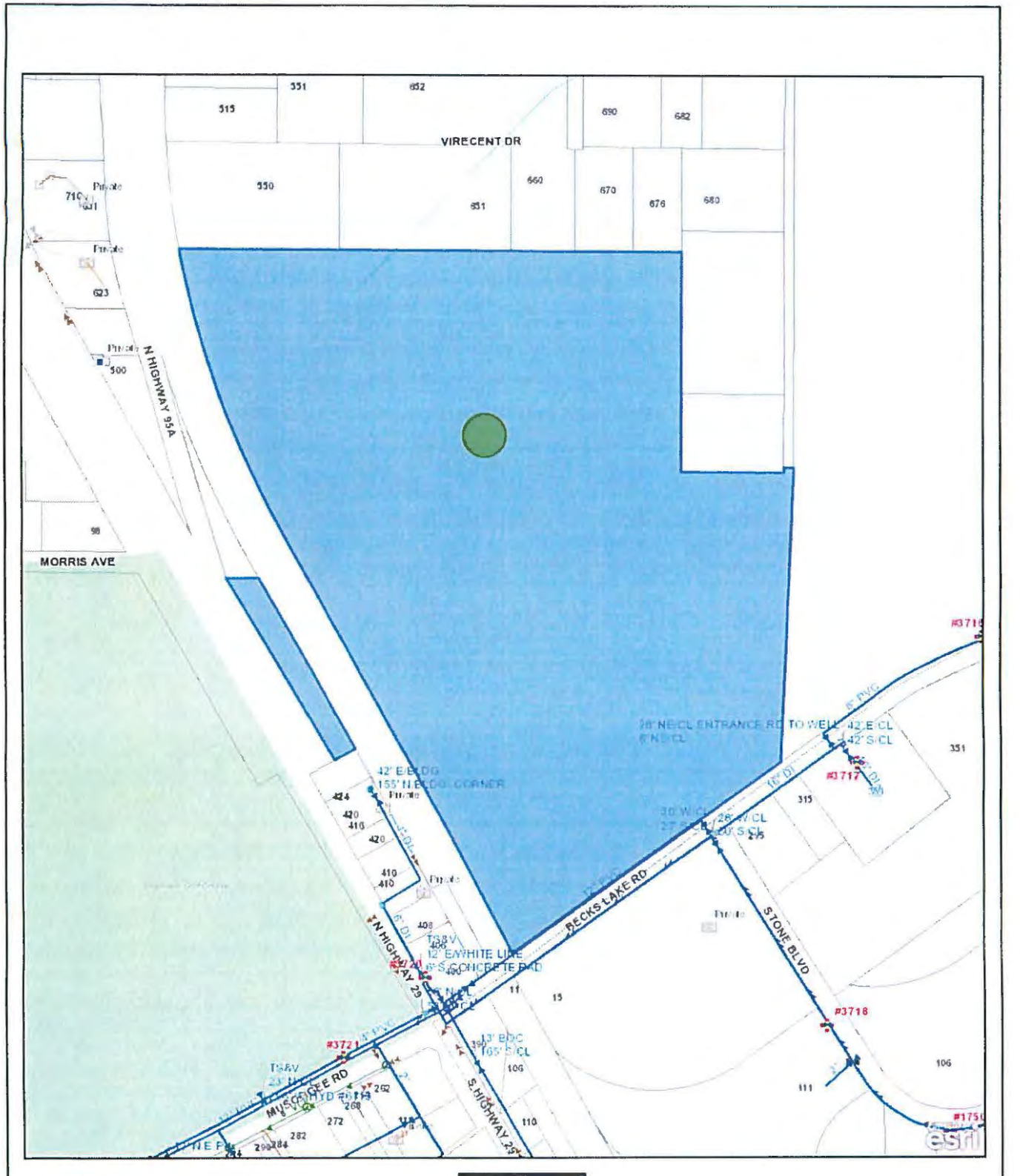
Nearest Sewer Line of Adequate Size: BECKS LAKE RD

Size: 2" FM 1st L/S:____ 2nd L/S:____ Plant: CWRF

ECUA Sanitation?____

Prepared By Wendell Kutzer Date 11-30-15 **Reviewed By**____

12/18/14



DISCLAIMER

The Emerald Coast Utilities Authority map/data is informational records of the approximate location of ECUA water and/or sewer facilities only. No representation is made as to its accuracy, and ECUA disclaims any and all liability with respect to any information shown. It is provided for information purposes only and it is not to be used for development of construction plans or any type of engineering services based on information depicted herein. This map/data is not guaranteed accurate or suitable for any use other than that for which it was gathered. Any use of this information by any other organization for any other purpose and any conclusions drawn from the use of this data is strictly the responsibility of the user.

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EMERALD COAST
UTILITIES AUTHORITY

ECUA Fire Hydrant Flow Data

Requested Information

In response to your request for fire hydrant flow information, ECUA is able to provide the data in the table below. Additional testing or data collection may be performed with the approval and supervision of ECUA.

ECUA Fire Hydrant #	Date Tested	Flow [gpm]	Static Pressure [psi]	Residual Pressure [psi]	Comments
3720	6/30/09	1140	70	56	
3716	8///05/09	1210	80	62	

DISCLAIMER

This Emerald Coast Utilities Authority fire hydrant flow test data is from a single test performed at an arbitrary point in time and as such is not assumed to be representative of typical water system conditions. No representation is made as to its accuracy and ECUA disclaims any and all liability with respect to any information given. It is provided as information only and is not to be used as the basis for development of construction plans or any type of engineering service. This data is not guaranteed to be accurate or suitable for any use other than that for which it was gathered. Any use of this information by any other organization for any other purpose and any conclusions drawn from the use of this data is strictly the responsibility of the user.

Comprehensive Plan Amendment
Staff Analysis

General Data

Project Name:	CPA 2012-01 – Becks Lake Road
Location:	200 block of Becks Lake Rd
Parcel #s:	11-1N-31-1000-002-001
Acreage:	188.61 (+/-) acres
Request:	From Mixed Use Suburban (MU-S) to Mixed Use Urban (MU-U)
Agent:	Wiley C. "Buddy" Page, Agent for Figure 8, Florida, LLC, Owners
Meeting Dates:	Planning Board October 10, 2011 BCC November 3, 2011

Summary of Proposed Amendment:

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

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

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

Land Use Impacts:

Residential Impact

Under Comprehensive Plan Policy 1.3.1, the current Mixed Use Suburban (MU-S) future land use category has a maximum intensity of 1.0 Floor Area Ratio (FAR) and no Minimum Intensity for non Residential uses. It allows for a mix of residential and non-residential uses such as residential, retail and services, professional office, recreational facilities and public and civic.

The proposed amendment to Mixed Use Urban (MU-U) future land use category allows for a 0.25 Minimum intensity FAR and a Maximum Intensity of 2.0 FAR, with a maximum density is 25 du/acre. Using the calculation above, the total number of

EXHIBIT 2

allowable dwelling units is 4,715. If the amendment is granted, there is the possibility for an increase of 2,829 dwelling units for the parcel area. The proposed future land use category allows for the same uses as MU-S with the addition of light industrial development. Since the proposed future land use will allow for light industrial type uses, staff has some concerns that the proposed development could adversely impact the residential community by allowing for more intense development because of the higher floor area ratio.

Infrastructure Availability:

FLU 1.5.3 New Development and Redevelopment in Built Areas
To promote the efficient use of existing public roads, utilities and service infrastructure, the County will encourage redevelopment in underutilized properties to maximize development densities and intensities located in the Mixed Use-Suburban, Mixed Use-Urban, Commercial and Industrial Future Land Use districts categories (with the exception of residential development).

FLU 2.1.1 Infrastructure Capacities
Urban uses shall be concentrated in the urbanized areas with the most intense development permitted in the Mixed-Use Urban (MU-U) areas and areas with sufficient central water and sewer system capacity to accommodate higher density development. Land use densities may be increased through Comprehensive Plan amendments. This policy is intended to direct higher density urban uses to those areas with infrastructure capacities sufficient to meet demands and to those areas with capacities in excess of current or projected demand. Septic systems remain allowed through Florida Health Department permits where central sewer is not available.

GOAL CMS 1 Concurrency Management System
Escambia County shall adopt a Concurrency Management System to ensure that facilities and services needed to support development are available concurrent with the impacts of such development.

OBJ CMS 1.1 Level of Service Standards
Ensure that Escambia County's adopted Level of Service (LOS) standards for roadways, mass transit, potable water, wastewater, solid waste, stormwater, public schools and recreation will be maintained.

CMS 1.2.1 Concurrency Determination.
The test for concurrency shall be met and the determination of concurrency shall be made prior to the approval of an application for a development order or permit that contains a specific plan for development, including the densities and intensities of the proposed development. If an applicant fails concurrency, he/she may apply to satisfy the requirements of the concurrency management system through the proportionate fair share program. For applicants participating in the proportionate fair share program, the BCC must approve a proportionate fair share agreement before a certificate of concurrency can be issued. A multi-use Development of Regional Impact (DRI) may

satisfy the transportation concurrency requirements of the concurrency management system and of Section 380.06, Florida Statutes, by payment of a proportionate share contribution in accordance with the terms of Section 163.3180(12), Florida Statutes.

Potable Water

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

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

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

Sanitary Sewer

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

Solid Waste Disposal

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

annual Class 1 municipal solid waste (MSW) received, the estimated remaining life of the landfill is 70 years.[1]

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

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

Stormwater Management

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

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

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

Traffic Concurrency

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

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

[1] Solid Waste, Escambia Co. Comp. Plan Implementation Annual Report, FY 09/10

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

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

Recreation and Open Space

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

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

Schools

OBJ PSF 2.1 Level of Service Standards
The agent indicated the future development would not be of residential nature with no additional demand for school capacity, Calculating the more intense use for residential, if the amendment is granted, there is a possibility for an increase of approximately 850 elementary students, 418 middle school students, and 522 high school students for a total of 1,790 additional students, therefore creating the need to do mitigation to ensure the level of service standards are met in accordance with the comprehensive plan.

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

ANALYSIS OF SUITABILITY

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

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

Wellheads:

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

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

Historically Significant Sites:

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

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

Wetlands:

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

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

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

Urban Sprawl:

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

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

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

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

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

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

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

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

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

   The proposed amendment allows for more intense use, higher density, more mixed use, assists to congregate industrial uses around transportation infrastructure and allows for an increase in industrial uses.

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

Comprehensive Plan Consistency and Relevant Policies:

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

FLU 1.3 Future Land Use Map Designations:
"Designate land uses on FLUM to discourage urban sprawl, promote mixed use, compact development in urban areas, and support development compatible with the protection and preservation of rural areas."

Mixed Use Urban Future Land Use Category:

FLU 1.3.1 states that the Mixed Use Urban FLU "provides for and allows intensive mix of residential and nonresidential uses while promoting compatible infill development and the separation of urban and suburban land uses."

The agent's analysis did not reference the area that will require buffering and allow coexistence with surrounding uses; the amount of existing woodland to remain or be supplemented with additional vegetation cannot be evaluated in the absence of site-specific development plans.

As previously elaborated, the site has been evaluated for potable water, sanitary sewer, solid waste disposal, stormwater management, and traffic concurrency. The adopted levels of service would appear to be maintained with the proposed industrial development of the parcels.

New industrial uses in the MU-U category may be permitted provided such use conforms to the permitted uses listed in the ID-CP and ID-1 zoning categories. If the amendment is approved, the parcel must go through the quasi-judicial rezoning process.

Escambia County Engineering Department, Traffic and Development Division

INITIAL TEST FOR TRAFFIC CONCURRENCY WORKSHEETS

DEVELOPMENT REVIEW COMMENTS

Future Land Use Ammendment

Rev 01/28/03

Planning ID #:

Pre-App: _____ **MP:** _____ **PP:** _____ **SP:** _____ **Mini:** _____

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

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

Project Description: Industrial Park **District:** _____ **TAZ:** _____

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

TRIP GENERATION

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

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

If additional information or further discussion is needed, please call for an appointment.

AREA OF INFLUENCE FOR TRIP DISTRIBUTION / ASSIGNMENT

Is the number of New Driveway Trips **[I]**, greater than 50 for commercial or greater than 5% of the Service Volume (column 22) for residential? **NO**

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

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

If additional information or further discussion is needed, please call for an appointment.

ROADWAY IMPACT ANALYSIS

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

Attachment 1 of 2

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

PART I: *De Minimis* Determination

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

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

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

X If **"YES"** for **[O]**, **[S]**, or **[T]**, traffic impact is non *de minimis*. Continue with PART II.
- X If **"YES"** to **[T]**, continue with question **[U]** only, in PART II below; or
- _____ If **"YES"** to **[O]** and/or **[S]** only and **"NO"** to **[T]**, continue with question **[V]** only, in PART II below.

PART II: Non *De Minimis* Concurrency Determination

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

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

X If **"YES,"** identify which method will be used to maintain the adopted Level of Service:
- _____ applying applicable trip reduction methods for service or commercial developments,
- _____ conducting a Traffic Impact Analysis Report (TIAR),
- _____ reducing the scale or scope of the proposed project,
- _____ withdrawing the application, or
- _____ identifying the roadway facility as part of the Transportation Concurrency Exception Area (TCEA) in a designated redevelopment area.

If additional information or further discussion is needed, please call for an appointment.

ROADWAY IMPACT ANALYSIS

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

Attachment 2 of 2

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

PART I: *De Minimis* Determination

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

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

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

X If **"YES"** for **[O]**, **[S]**, or **[T]**, traffic impact is non *de minimis*. Continue with PART II.
_____ If **"YES"** to **[T]**, continue with question **[U]** only, in PART II below; or
X If **"YES"** to **[O]** and/or **[S]** only and **"NO"** to **[T]**, continue with question **[V]** only, in PART II below.

PART II: Non *De Minimis* Concurrency Determination

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

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

X If **"YES,"** identify which method will be used to maintain the adopted Level of Service:
_____ applying applicable trip reduction methods for service or commercial developments,
_____ conducting a Traffic Impact Analysis Report (TIAR),
_____ reducing the scale or scope of the proposed project,
_____ withdrawing the application, or
_____ identifying the roadway facility as part of the Transportation Concurrency Exception Area (TCEA) in a designated redevelopment area.

If additional information or further discussion is needed, please call for an appointment.

200 Becks Lake Road Site

DATA AND ANALYSIS

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

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

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

This new Central Wastewater Treatment Facility replaces the old Main Street facility located some 10-12 miles south in downtown Pensacola. The older facility had a capacity of 20mgd while the new facility will have a maximum treatment flow of 50mgd suggesting that new capacity will be adequate to support new development through the design year of 2030. The attached letter of capacity from ECUA confirms that adequate system resources are available to support potable water, sanitary sewer and solid waste needs for a development sized at 250,000sf and 50,000gpd. This proposed development is not residential, therefore there will be little or no impact on school facilities or recreation and open space requirements as identified in the adopted Escambia

EXHIBIT 3

County Land Development Code and the Comprehensive Plan.

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

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

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

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

This record search is for informational purposes only and does NOT constitute a project review. This search only identifies resources recorded at the Florida Master Site File and does NOT provide project approval from the Division of Historical Resources. Contact the Compliance and Review Section of the Division of Historical Resources at 850-245-6333 for project review information.

November 12, 2015

Florida Master Site File

R. Todd Harris
McDonald Fleming Moorhead
Attorneys at Law
719 S. Palafox Street
Pensacola, FL 32502
Phone: 850.202.8525
Email: rtharris@pensacolalaw.com

In response to your inquiry of November 12, 2015, the Florida Master Site File lists three archaeological sites, six surveys, two resource groups, and six standing structures, found in the following parcels of Escambia County:

The portions of T01N R31W Sections 01–03, & 10-16, indicated by the map submitted with search request (including a project area, and a 1 mile buffer).

When interpreting the results of our search, please consider the following information:

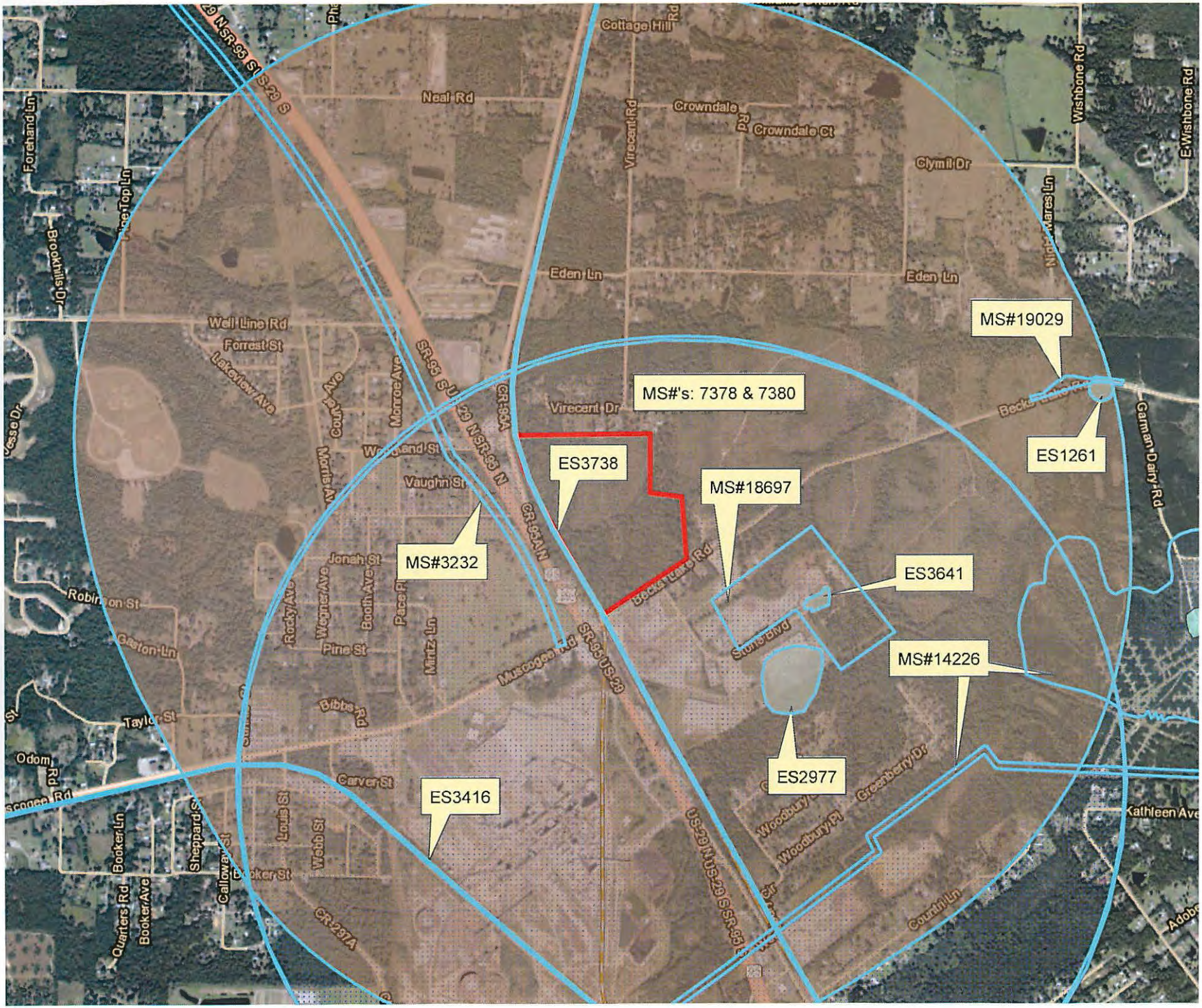
- **This search area may contain *unrecorded* archaeological sites, historical structures or other resources even if previously surveyed for cultural resources.**
- **Because vandalism and looting are common at Florida sites, we ask that you limit the distribution of location information on archaeological sites.**
- **While many of our records document historically significant resources, the documentation of a resource at the Florida Master Site File does not necessarily mean the resource is historically significant.**
- **Federal, state and local laws require formal environmental review for most projects. This search DOES NOT constitute such a review. If your project falls under these laws, you should contact the Compliance and Review Section of the Division of Historical Resources at 850-245-6333.**

Please do not hesitate to contact us if you have any questions regarding the results of this search.

Sincerely,

Gabrielle McDonnell
Archaeological Data Analyst
Florida Master Site File
Gabrielle.McDonnell@DOS.myflorida.com

EXHIBIT 4


MS#19029
MS#'s: 7378 & 7380
ES1261
ES3738
MS#18697
MS#3232
ES3641
MS#14226
ES2977
ES3416
Cottage Hill Rd
Neal Rd
Crowndale Rd
Crowndale Ct
Clymil Dr
Wishbone Rd
E Wishbone Rd
Virecent Rd
Eden Ln
Well Line Rd
Forrest St
Lakeview Ave
Virecent Dr
Becks Lake Rd
Garman Dairy Rd
Vaughn St
Jonah St
Robinson St
Pine St
Muscogee Rd
SR-95/US-29
Taylor St
Odom Rd
Carver St
Greenbery Dr
Woodbury Pl
Kathleen Ave
Booker Ln
Booker St
Booker Ave
Quarters Rd
Louis St
Webb St
Sheppard St
CR-237A
Country Ln

SiteID	SiteName	RgType	NRCa	City	Contr	NonC	TimeSig1
ES03416	St. Louis-San Francisco Railway	Linear Resource	SITE	Pensacola			Twentieth century American, 1900-present
ES03738	Alabama & Florida Railroad	Linear Resource	SITE	Pensacola			Nineteenth century American, 1821-1899

SiteID	PI SiteName	Address	Dest	Survey	Architect	YearBu	Style
ES00539	D COTTAGE HILL UNITED METHODIST CHURC	WILLIAM'S DITCH RD	NO	0		c1915	Frame Vernacular
ES00540	D CARTER, WILLIAM L HOUSE	WILLIAM'S DITCH RD	NO	0		c1890	Frame Vernacular
ES00541	D TAITE HOUSE	WILLIAM'S DITCH RD	NO	0		c1900	Frame Vernacular
ES00542	D EMMANUEL HOUSE	HWY 95A-OFF ON DIRT RD	NO	0		1900	Frame Vernacular
ES00544	D HAVARD GROCERY	HWY 95A	NO	0		1928	Frame Vernacular
ES00545	D MCCRARY HOUSE	COTTAGE HILL RD	NO	0		c1900	Frame Vernacular

SurvNum	Title	Pub_D
3232	Cultural Resource Assessment Survey of the Resurfacing of SR-95/US-29 from CR-184 to Fletcher Cree	1992
7378	Cantonment Cell Tower	2001
7380	Gonzales Cell Tower	2001
14226	Archaeological and Historical Survey of the Proposed Emerald Coast Utilities Authority Main Steet W\	2007
18697	Cultural Resources Survey, Proposed Vulcan Materials Terminal Sites, Escamia, Walton and Bay Count	2011
19029	Technical Memorandum: A Cultural Resources Assessment of the Beck Lake's Road Bridge (Bridge No.	2012

EMERALD COAST UTILITIES AUTHORITY

P.O. Box 15311 · 9255 Sturdevant Street · Pensacola, FL 32514-0311 · Phone: 850 476-5110 · Fax: 850 969-3308

Via USPS

January 4, 2016

Mr. R. Todd Harris
McDonald, Fleming, Moorhead
719 S. Palafox Street
Pensacola, FL 32502

Re: *Public records request – Updates on wellhead protection areas*

Dear Mr. Harris:

Provided herewith are documents responsive to your public records request for production of certain documents for inspection and possible copying, particularly updates (as indicated on page 23 of the ECUA's 2014 Annual Report) which have been provided to Escambia County for the seven year and 20-year time-of-travel for the wellhead protection areas related to all ECUA wells. Further, you requested to review and possibly copy the latest wellhead protection area updates for wellheads north of Kingsfield Road and south of Well Line Road. The documents provided are copies you requested following your review on December 31, 2015. An invoice for this effort in the amount of $47.23 is enclosed. Prompt payment is appreciated.

Very truly yours,

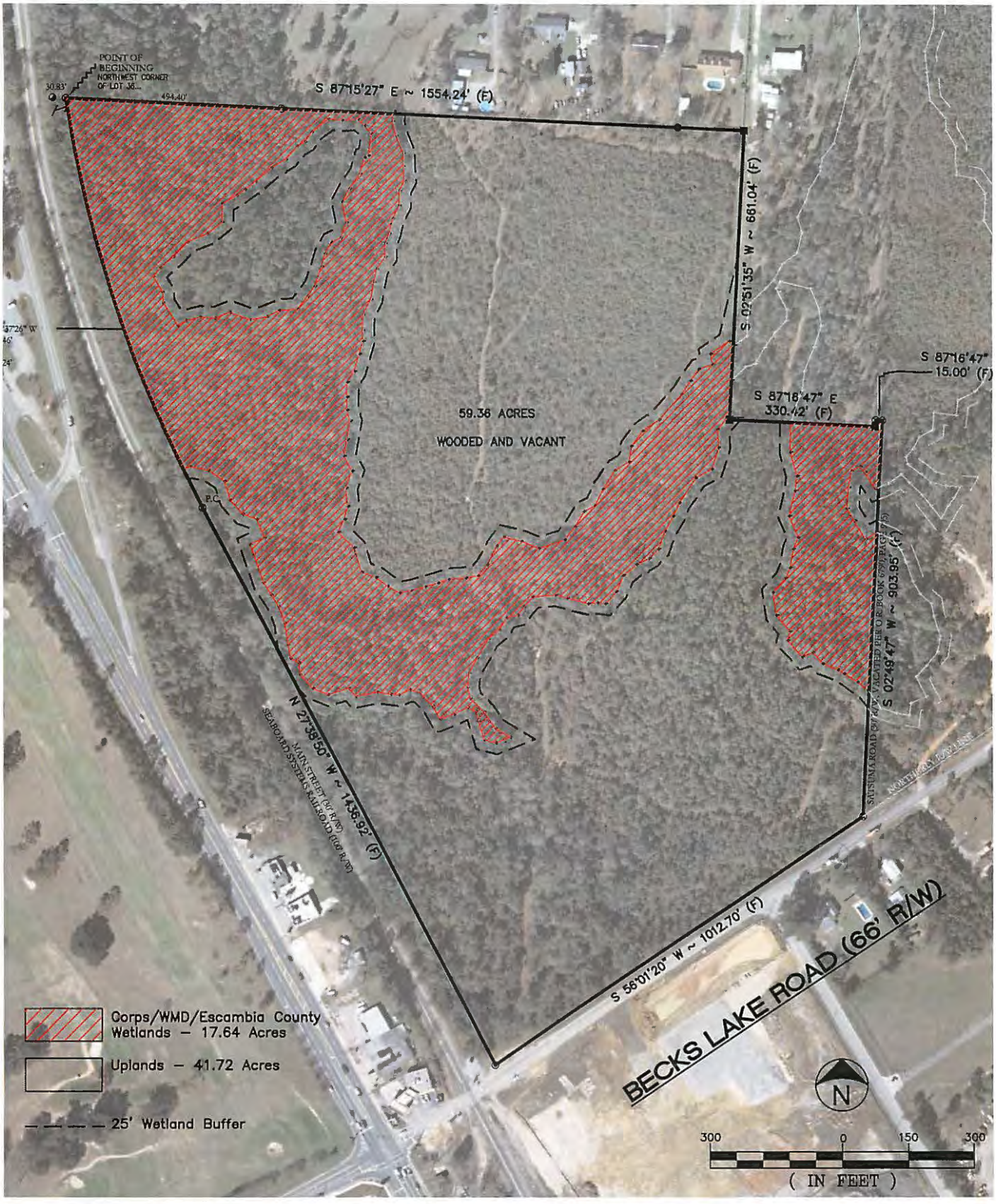
EMERALD COAST UTILITIES AUTHORITY

Linda G. Iversen
Executive Assistant to the Board

lgi
cc: Stephen E. Sorrell
Executive Director

Bradley S. Odom
ECUA Counsel

EXHIBIT 5



WETLAND SCIENCES INCORPORATED

ENVIRONMENTAL CONSULTANTS

3308 GULF BEACH HWY
PENSACOLA, FLORIDA 32507
TEL: 850.453.4700
KEITH@WETLANDSCIENCES.COM

PROJECT NAME:	60 Acres Becks Lake
	JURISDICTIONAL WETLAND SKETCH
PROJECT NO.:	2011-218
BY: JAT	DATE: 9/24/15
SHEET: 1 OF 1	

EXHIBIT 6

ENVIRONMENTAL SITE CONDITIONS SURVEY

Beck's Lake Road Industrial Future Land Use Change
Cantonment, Florida 32533

Prepared for:

R. Todd Harris
719 S. Palafox Street
Pensacola, FL 32502

Prepared By:

Wetland Sciences, Inc.
3308 Gulf Beach Highway
Pensacola, FL 32507

Date:

April 29, 2016

EXHIBIT 7

1.0 Introduction

The following report is intended to provide specific environmental data required by Escambia County's Land Development Code and in support of a development order application. The code and application requires a site specific survey that identifies wetlands, environmentally sensitive resources, and presence of threatened and endangered species and/or habitat. The final section of this report provides a summary of our findings and opinions and recommended course of actions (if any).

2.0 Project Description

The subject property is generally located at the northeast corner of Beck's Lake Road and US Highway 29 in Cantonment, Escambia County, Florida herein referred to as the subject property (Figure 1). It is comprised of approximately 59.36 acres of property. It exists in a natural undeveloped state. Escambia County Property identifies the subject property by the following identification number: 11-1N-31-1000-004-001.

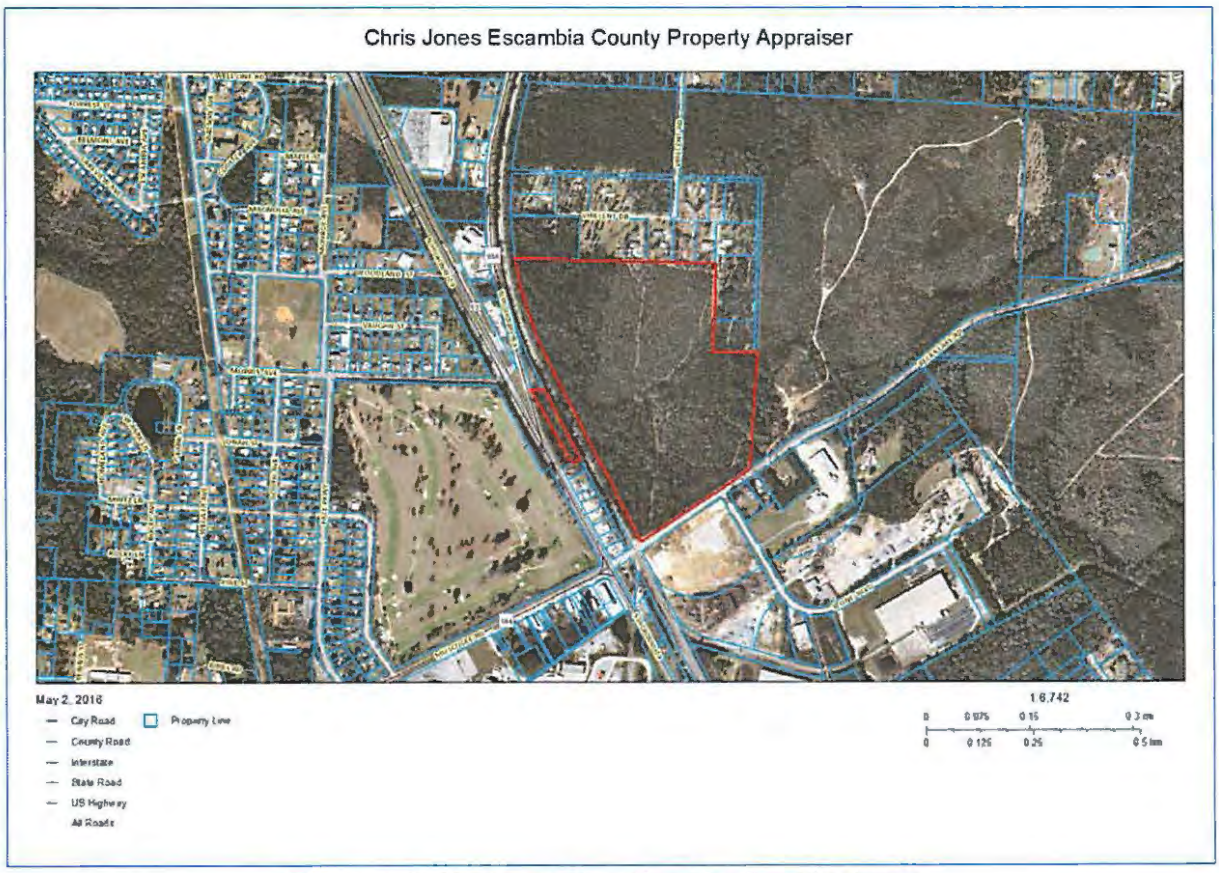


Figure 1. Subject property outlined by the red polygon.

3.0 Soils

Soils were delineated utilizing the United States Department of Agriculture, NRCS Soil Survey for Escambia County, Florida (Figure 2).

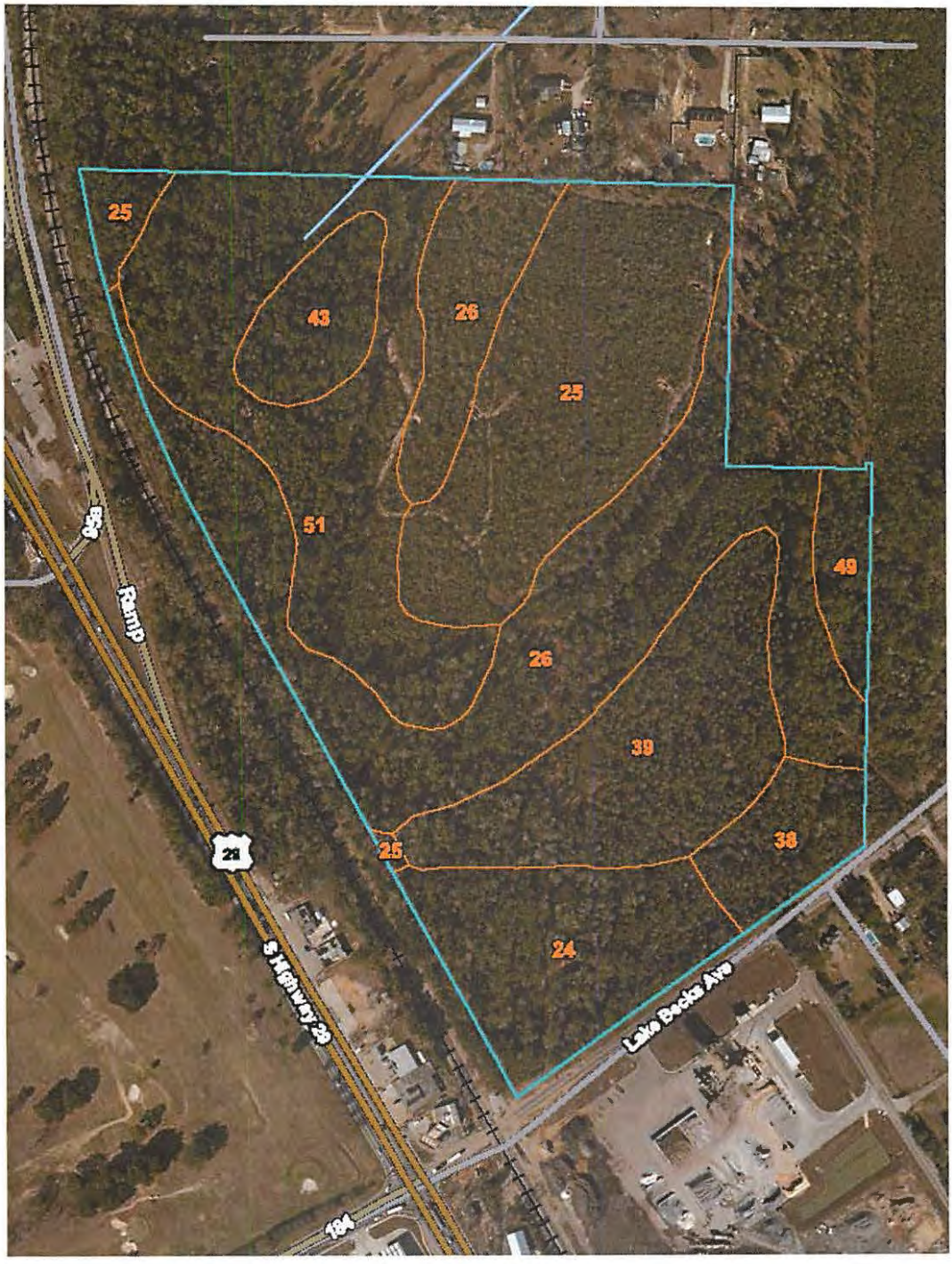


Figure 2. Soil survey map with subject property depicted by the cyan polygon.

The following table describes the soil types are found within the subject property.

Map Unit Legend

Escambia County, Florida (FL033)			
Map Unit Symbol	**Map Unit Name**	**Acres in AOI**	**Percent of AOI**
24	Poarch sandy loam, 0 to 2 percent slopes	6.0	10.1%
25	Poarch sandy loam, 2 to 5 percent slopes	11.4	19.3%
26	Poarch sandy loam, 5 to 8 percent slopes	16.8	28.3%
38	Bonifay loamy sand, 0 to 5 percent slopes	2.2	3.8%
39	Bonifay loamy sand, 5 to 8 percent slopes	7.7	12.9%
43	Albany sand, 0 to 5 percent slopes	2.3	3.9%
49	Dorovan muck and Fluvaquents, frequently flooded	1.3	2.3%
51	Pelham loamy sand, 0 to 2 percent slopes	11.5	19.4%
Totals for Area of Interest		**59.3**	**100.0%**

Table 1. Soil types within the subject property.

As noted in the soil survey the property is comprised of several soil types. The Poarch sandy loam, 0 to 2 percent slopes, are very deep, well drained soils on nearly level summits of broad ridges. Slopes are long and smooth. Typically, the surface layer is very dark grayish brown sandy loam about 5 inches thick. The subsoil extends to a depth of 80 inches. It is yellowish brown sandy loam in the upper part; yellowish brown and brownish yellow sandy loam that has brownish, reddish, and grayish mottles in the middle part; and very pale brown and brownish yellow sandy loam that has brownish, reddish, and grayish mottles in the lower part. The middle and lower parts of the subsoil have nodules of plinthite.

The Poarch sandy loam, 2 to 5 percent slops are also very deep, well drained soils on gently sloping shoulder slopes and side slopes of ridges. Slopes generally are long and smooth. Typically, the surface layer is very dark grayish brown sandy loam about 5 inches thick. The subsoil extends to a depth of 80 inches. It is yellowish brown sandy loam in the upper part; yellowish brown and brownish yellow sandy loam that has brownish, reddish, and grayish mottles in the middle part; and very pale brown and brownish yellow sandy loam that has brownish, reddish, and grayish mottles in the lower part. The middle and lower parts of the subsoil have nodules of plinthite.

Important properties of the Poarch soil:

- Seasonal high water table: Perched, at a depth of 21 /2 to 5 feet from December through April
- Available water capacity: Moderate
- Permeability: Moderately slow

- Flooding: None

Bonifay loamy sand, 0 to 5 percent slopes, is very deep, well-drained soil on nearly level summits and gently sloping shoulder slopes of ridges. Slopes generally are long and smooth. Individual areas are irregular in shape. They range from 10 to about 350 acres in size. Typically, the surface layer is dark grayish brown loamy sand about 3 inches thick. The subsurface layer extends to a depth of 54 inches. It is yellowish brown loamy sand in the upper part, brownish yellow loamy sand in the middle part, and brownish yellow loamy sand that has brownish mottles in the lower part. The subsoil to a depth of 80 inches is mottled yellowish, brownish, grayish, and reddish sandy clay loam that has masses of plinthite within the matrix.

Bonifay loamy sand, 5 to 8 percent slopes, is very deep, well-drained soil on moderately sloping shoulder slopes and side slopes of ridges. Slopes generally are long and smooth, but some are short and complex. Individual areas are irregular in shape. They range from 10 to about 100 acres in size. Typically, the surface layer is dark grayish brown loamy sand about 3 inches thick. The subsurface layer extends to a depth of 54 inches. It is yellowish brown loamy sand in the upper part, brownish yellow loamy sand in the middle part, and brownish yellow loamy sand that has brownish mottles in the lower part. The subsoil to a depth of 80 inches is mottled yellowish, brownish, grayish, and reddish sandy clay loam that has masses of plinthite within the matrix.

Important properties of the Bonifay soil:

- Seasonal high water table: Perched, at a depth of 31 /2 to 5 feet from December through April
- Available water capacity: Low
- Permeability: Rapid in the surface and subsurface layers and moderately slow in the subsoil
- Flooding: None

The Albany sand, 0 to 5 percent slopes, are very deep somewhat poorly drained soil is in flat or slightly concave positions on nearly level summits of low ridges and on gently sloping positions on toe slopes. It is in positions that are depressed relative to the surrounding landforms. Slopes are long and smooth. Typically, the surface layer is very dark grayish brown sand about 7 inches thick. The subsurface layer extends to a depth of 57 inches. It is brown sand in the upper part, light yellowish brown sand that has brownish mottles in the middle part, and light gray sand in the lower part. The subsoil extends to a depth of 80 inches. It is light brownish gray sandy loam that has brownish mottles in the upper part and gray sandy clay loam that has brownish mottles in the lower part.

Important properties of the Albany soil:

- Seasonal high water table: Apparent, at a depth of 1 to 21 /2 feet from December through April
- Available water capacity: Very low
- Permeability: Rapid in the surface and subsurface layers and moderately slow in the subsoil
- Flooding: None

All of the above mentioned soils are associated with upland ecological communities.

Dorovan muck and Fluvaquents are soils that are very poorly drained. This soil unit is a combination of mucky Dorovan soil and loamy and sandy Fluvaquents. It is on flood plains along rivers and streams. This map unit is subject to frequent flooding and ponding for very long periods in most years. The composition of this unit is variable. Some areas mainly consist of the Dorovan soil, some areas mainly consist of the Fluvaquents, and other areas contain both in variable proportions. In a typical area, the Dorovan soil makes up about 45 percent of the map unit and the Fluvaquents make up about 40 percent. Slopes are less than 2 percent. Individual areas are long and narrow and range from 20 to several hundred acres in size. The Dorovan soil commonly is on the lower parts of the flood plain. Typically, the surface layer is dark reddish brown muck about 8 inches thick. Below this is black muck to a depth of 80 inches.

Important properties of the Dorovan soil:

- Seasonal high water table: Apparent, from 2 feet above the surface to a depth of 1 /2 foot from December through July
- Available water capacity: Very high
- Permeability: Moderate
- Flooding: Frequently flooded for very long periods in most years Duration of ponding: Very long periods in most years

The Fluvaquents are in slightly higher positions on the flood plains than the Dorovan soil. Fluvaquents are mineral soils that have variable soil properties. Because of this variability, Fluvaquents are classified only to the Great Group level. No typical pedon has been selected.

Important properties of the Fluvaquents:

- Seasonal high water table: Apparent, at the surface to a depth of 1 /2 foot from December through July
- Available water capacity: Variable
- Permeability: Variable
- Flooding: Frequently flooded for very long periods in most years

The Pelham loamy sand, 0 to 2 percent slopes, are very deep poorly drained soil is in flat or slightly depressional positions on stream terraces and uplands in the northern and central parts of the county. Slopes are long and smooth. Individual areas are irregular in shape. They range from 3 to about 90 acres in size. Typically, the surface layer is very dark gray loamy sand about 5 inches thick. The subsurface layer to a depth of 35 inches is gray loamy sand that has brownish mottles. The subsoil extends to a depth of 80 inches. It is gray sandy loam that has brownish mottles in the upper part and is mottled gray and light gray sandy clay loam that has yellowish and brownish mottles in the lower part.

Important properties of the Pelham soil:

- Seasonal high water table: Apparent, at the surface to a depth of 1 /2 foot from December through April
- Available water capacity: Low
- Permeability: Rapid in the surface and subsurface layers and moderately slow in the subsoil
- Flooding: None

The Pelham, Dorovan Muck, and sandy Fluvaquents are associated with the wetland communities identified within the subject property.

4.0 Natural Vegetative Communities – Upland and Wetland

Individual ecological communities found within the subject property were identified using the inventory descriptions found the *FNAI Guide to Natural Communities of Florida.* There are two individual ecological communities identified within the subject property. They include: Upland pine and bayswamp.

A majority of the subject property is comprise of the upland pine ecological community. Upland pine primarily occurs on the rolling hills of northern Florida north of the Cody Scarp where the soils, classed as ultisols, are composed of sandy loams and loamy sands with clayey subsoils of Miocene and Pleistocene origin. The presence of clay helps retain soil moisture, creating more mesic conditions than are found on the deep sands that support sandhill. Thus, some plant species (e.g., gallberry, Darrow's blueberry) are found in upland pine that, on more sandy soils, are restricted to lowlands such as mesic flatwoods.

Upland pine is a woodland of widely spaced pines with a sparse to moderate shrub layer and a dense, species-rich groundcover of grasses and herbs, occurring on gently rolling terrain. The canopy is dominated by longleaf pine (*Pinus palustris*) and slash pine (Pinus elliottii). There is an intermittent subcanopy layer of smaller pines, and hardwoods including flowering dogwood (*Cornus florida*), laurel oak (*Q. hemisphaerica*), winged sumac (*Rhus copallinum*), and common persimmon (*Diospyros virginiana*). Though typically present as low shrubs and occasional midstory trees, these species can form a dense midstory (subcanopy and tall shrubs layers) in areas that have experienced a lack of fire for many years. Shrub cover can vary from sparse to dense, and includes low-growing species such as yaupon holly (*Ilex vomitoria*) and Darrow's blueberry (*Vaccinium darrowii*). Herbaceous cover varies, from sparse to abundant, dependent upon the density and shading effects of the shrubs. Wiregrass (*Aristida stricta* var. *beyrichiana*) is often dominant, but a high diversity of grasses and forbs may be present; as many as 40-50 species. In addition to wiregrass, other common grasses are little bluestem (*Schizachyrium scoparium*), broomsedge bluestem (*Andropogon virginicus*), hairawn muhly (*Muhlenbergia capillaris*), and indiangrass (*Sorghastrum* spp.). Typical forbs include pineland silkgrass (*Pityopsis aspera*), scaleleaf aster (*Symphyotrichum adnatum*), bracken fern (*Pteridium aquilinum*), goldenrod (*Solidago* spp.), squarehead (*Tetragonotheca helianthoides*), soft greeneyes (*Berlandiera pumila*), yellow jessamine (*Gelsemium sempervirens*), rice button aster (*Symphyotrichum dumosum*), and often a diverse suite of legumes including sensitive pea (*Chamaecrista nictitans*), sensitive briar (*Mimosa quadrivalvis*), sidebeak pencil flower

(*Stylosanthes biflora*), and goat's rue (*Tephrosia virginiana*). Woody vines such as greenbrier (*Smilax* spp.) and musodine (*Vitis rotundifolia*) are occasionally present.

This upland community is highly disturbed most likely from the prior land silvicultural use that dominated the property for the last fifty years. This has removed much of the canopy and subcanopy stratums.

The Baygall wetland community is located on wet soils at the bases of slopes, edges of floodplains, in depressions, and in stagnant drainages. The soils are generally composed of peat with an acidic pH (3.5 - 4.5). Seepage from uplands, rainfall, and/or capillary action from adjacent wetlands maintains a saturated peat substrate.

Baygall is an evergreen forested wetland of bay species situated at the base of a slope or in a depression. Sweetbay (*Magnolia virginiana*), and/or swamp bay (*Persea palustris*) form an open to dense tree canopy and are also dominant in the understory along with fetterbush (*Lyonia lucida*), large gallberry (*Ilex coriacea*), dahoon (*I. cassine*), myrtle dahoon (*I. cassine* var. *myrtifolia*), titi (*Cyrilla racemiflora*), black titi (*Cliftonia monophylla*), wax myrtle (*Myrica cerifera*), red maple (*Acer rubrum*), Florida anisetree (*Illicium floridanum*), and/or Virginia willow (*Itea virginica*). The canopy and understory do not generally form distinct strata but appear as a dense, tall thickets. Vines, especially laurel greenbrier (*Smilax laurifolia*) and muscadine (*Vitis rotundifolia*) are be abundant and contribute to the impenetrable nature of the understory. Herbs are absent or few, and consist of ferns such as cinnamon fern (*Osmunda cinnamomea*), netted chain fern (*Woodwardia areolata*), and Virginia chain fern (*W. virginica*). Sphagnum mosses (*Sphagnum* spp.) are common.

5.0 Wetlands

Prior to our field inspection of the property, Wetland Sciences, Inc. researched the U.S. Fish and Wildlife Service's National Wetland Inventory Data. The NWI map suggests that the entire property is comprised of uplands (Figure 3).

Figure 3. National Wetlands Inventory Map. General outline of the subject property is depicted by the red poly line.

Our desktop review was followed by a pedestrian field inspection. During the course of our inspection, Wetland Sciences, Inc. did identify a wetland complex located throughout the subject property. This wetland complex will be subject to the regulatory purview of the Northwest Florida Water Management District (District), Department of the Army Corps of Engineers (Corps), and Escambia County. In addition, both the District and Escambia County may regulate lands within 25-ft landward of the delineated wetland boundary line. More specifically, upland buffers with a minimum width of 15-ft and an average width of 25-ft shall be provided abutting those wetlands under the regulatory jurisdiction of the State of Florida under 62-340, F.A.C. This buffer can be reduced to an average of 10-ft if the project can avoid impacts to wetlands and does not require a regulatory permit from the District (ERP permit).

The wetland boundaries shown on the attached sketch appended as Exhibit A were delineated in accordance with both the methodology outlined in Chapter 62-340, Florida Administrative Code and in the Florida Wetlands Delineation Manual (State – DEP & Water Management District) and the Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Atlantic and Gulf Coastal Plain Region (Federal – Corps). The wetland boundary was identified in the field by progressively locating points along the upland/wetland boundary at 25-50-ft. intervals or corresponding with directional changes with the boundary. Each point was identified by an experienced wetland scientist paired with a second environmental professional to obtain a Global Positioning System (GPS) location. Pink flags were placed at each point clearly marked "Wetland Delineation". Each flagged point also contains specific alpha numeric designator for later tracking of its location.

6.0 Threatened and Endangered Species

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

Through evaluation of the classified land uses and vegetation types, as well as those citing habitat preferences for rare, threatened and species of special concern, specific areas were identified that could possibly support listed species. Field verification of land use, associated vegetation types and the comprehensive field evaluation was conducted over a one-day period in April 2016. This study was based on a Land Use, Cover and Forms Classification System (FLUCFCS) and focused on habitats that could potentially support state or federally listed species or species of special concern. The survey was performed within all habitats encountered and had the sole aim of determining habitat status of such flora or fauna by concentrating on signs suggesting their presence and activities. Surveys were based on visual and audible detection methodologies as outlined within the FGFWFC manual entitled, *Wildlife Methodology Guidelines for Section 18.D of the Application for Development Approval, 1988.*

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

To aide our efforts, Wetland Sciences, Inc. also queried the Florida Natural Areas Inventory (FNAI) Biodiversity Matrix which includes a list of rare species and natural communities tracked by FNAI, the United State Fish and Wildlife Service (USFWS) critical habitat portal, and the Florida Fish and Wildlife Conservation Commission Terrestrial Resources Geographic Information System.

No state or federally listed plant or animal species and/or designated habitat were confirmed existing or residing within the subject property.

7.0 Conclusions

Article 5, Section 4-5.2 of Escambia County Land Development Code defines environmentally sensitive lands as:

1. Wetlands as defined by the State of Florida.
2. Shoreline protection zones as defined in this article.
3. Aquatic preserves and the Escambia River Wildlife Management Area as defined or authorized by Florida Statutes.
4. Outstanding Florida Waters as listed in the rules of Florida Administrative Code (Ch. 62-302.700).
5. Habitats of threatened and endangered species as defined by the U.S. Fish and Wildlife Service (FWS), the Florida Fish and Wildlife Conservation Commission (FWC), or other state or federal agencies.
6. Essential fish habitat, including seagrasses, defined as those waters and substrate necessary for fish to spawn, breed, feed, or grow to maturity. (See Magnuson-Stevens Act, 16 U.S.C. 1802 (101)).
7. Floodplain areas identified on the Federal Emergency Management Agency's Flood Insurance Rate Map as areas of special flood hazard subject to a one percent or greater annual chance of flooding.
8. Wellhead protection areas as defined in this article, including potable water wells, cones of influence, and potable water well fields. (9) Surface waters identified as impaired under Section 303(d) of the Clean Water Act

The wetland complex identified within the study area will be subject to the regulatory purview of the State of Florida (District), Department of the Army Corps of Engineers, and Escambia County. Additionally, lands located 25-ft. landward of the delineated wetland boundary line is subject to the jurisdiction of the District and Escambia County.

The subject property does not contain any shoreline protection zones defined in Escambia County Land Development Code.

The subject property is not located within an Aquatic Preserve or Outstanding Florida Waters.

No state or federally listed plant or animal species and or designated habitats were confirmed as residing or existing within the subject property.

The subject property does not include any essential fish habitat identified or defined by the Magnuson-Stevens Act.

Escambia County's geographic information system suggests that the subject property is located within a 20-year Well Head Protection Zone (Figure 4). The 20-year Well Head Protection Zone is depicted by the light green polygon.

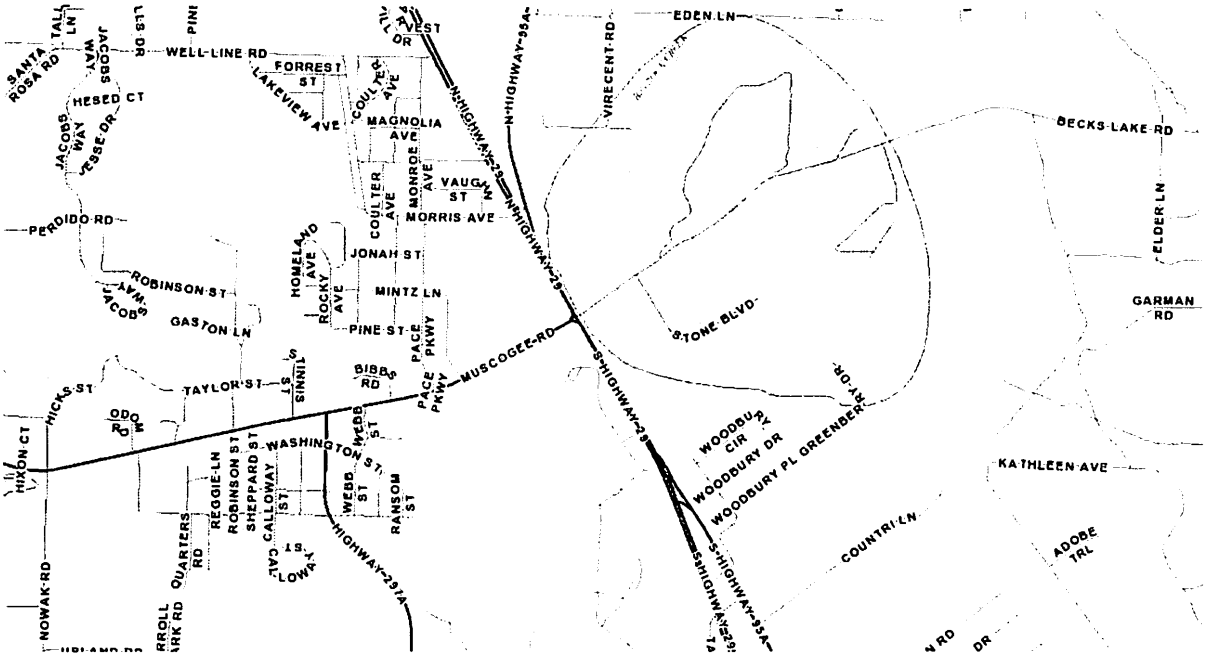


Figure 4. 20-year Well Head Protection Zone which is located throughout much of the subject property.

On behalf of Emerald Coast Utilities Authority (ECUA), CDM Smith developed seven and twenty year well head protection areas (WHPA) for several wells including Cantonment Well #40 which is located off of Beck's Lake Road near the subject property. The technical memorandum report prepared by CDM Smith is dated December 27, 2013 and appended as Exhibit B. Stated briefly, the report concluded the minimum time of travel from the water table to the Cantonment Well #40 is 31 years; therefore, there exists no 7- or 20-year WHPA for this well. CDM Smith concluded that the longer travel time is a result of several factors including the depth of the well; the increasing thickness of the Sand and Gravel Aquifer in this area and to the north; and potentially the influence of over 20 million gallons per day of International Paper withdrawals to the west. Based on the findings of this report, it is our opinion that the subject property is not located within either a 7- or 20-year WHPA.

The subject property is located entirely within an Area of Minimal Flood Hazard, Zone X as depicted on FEMA Flood Zone Panel 12033C02806, effective 09/29/2006.

This concludes our findings. The information presented within this report represents the professional opinion of the scientist that performed the work and is intended to furnish the client with an approximation of the status of natural resources on the site under consideration.

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

8.0 List of Preparers

We declare that, to the best of our professional knowledge and belief, we have the specific qualifications based on education, training, and experience to complete an assessment of the subject property.

Keith Johnson
Environmental Scientist

Years of Experience: 20

9.0 References

Allen, M. 1988. Wildlife Survey Methodology Guidelines – for Section 18.D of the Application for Development Approval. FG&FWFC, Tallahassee, FL.

Environmental Laboratory. 1987. Corps of Engineers wetlands delineation manual. Technical Report Y–87–1. U.S. Army Engineer Waterways Experiment Station, Vicksburg, MS.

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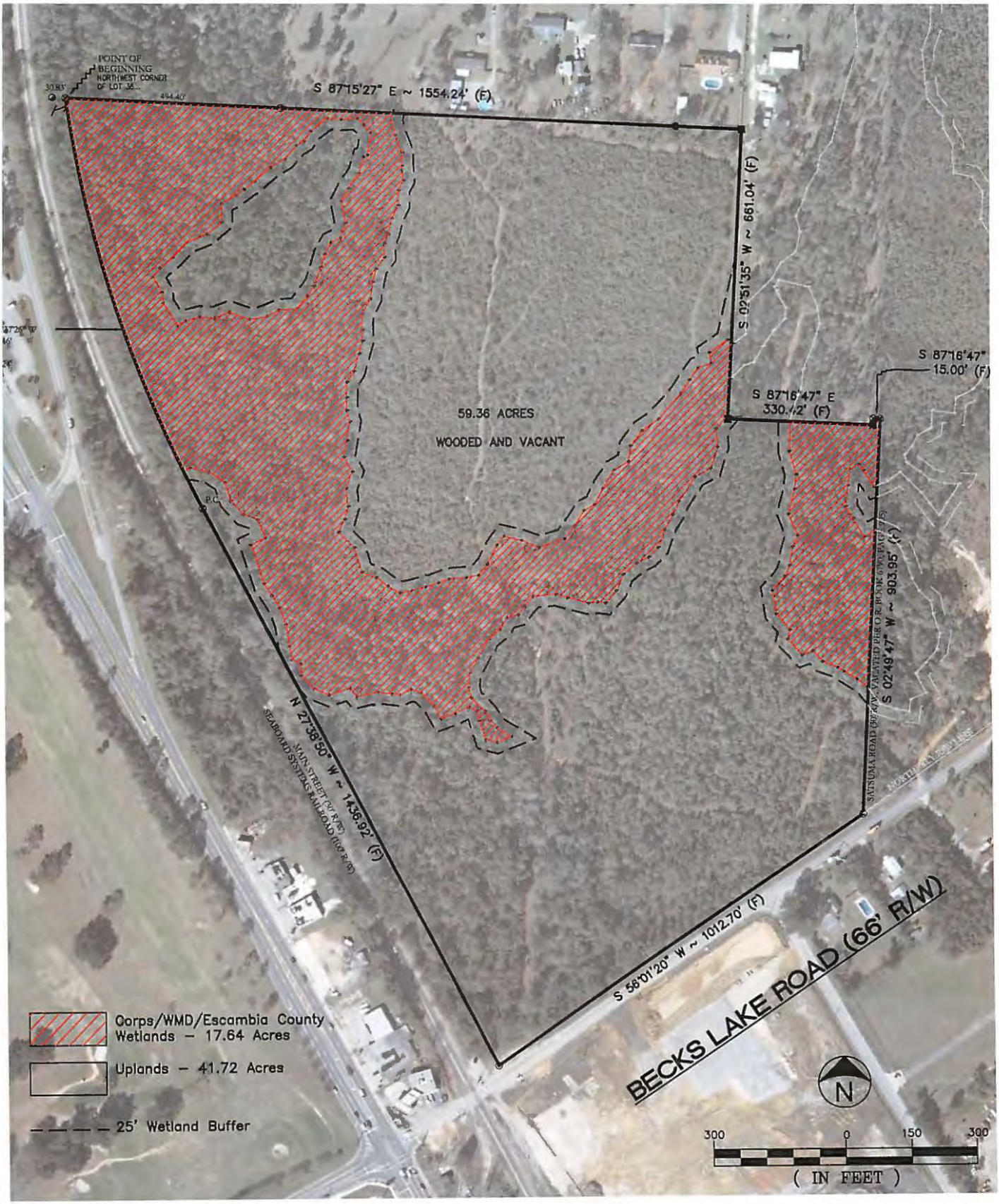
United States Department of Agriculture, Soil Conservation Service. 1993. National soil survey handbook, title 430–VI. (Available in the State Office of the Natural Resources Conservation Service at Gainesville, Florida.)

Exhibit A – Wetland Delineation Sketch



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PROJECT NAME: 60 Acres Becks Lake	
JURISDICTIONAL WETLAND SKETCH	
PROJECT NO.: 2011-218	
BY: JAT	DATE: 9/24/15
SHEET: 1 OF 1	

Exhibit B– CDM Smith December 27, 2013 Memorandum to ECUA

CDM Smith

Memorandum

To: *Mr. Tom Dawson, ECUA*
Mr. Brian Reid, ECUA
Mr. Timothy Haag, ECUA
Mr. Ned McMath, ECUA

From: *CDM Smith*

Date: *December 27, 2013*

Subject: *Task Order 13-01 Well Head Protection Area Development*

CDM Smith is pleased to provide this technical memorandum summarizing the results for Task Order 13-01 Well Head Protection Area Development. Seven and 20-year well head protection area (WHPA) delineations were developed for the following Emerald Coast Utilities Authority (ECUA) wells:

- Plant #6 Well #01
- West Well #05
- Hagler Well #06
- West Pensacola Well #07
- W Avery Well #08
- F & Scott Well #09
- Lillian Well #10
- Bronson Well #11
- McAllister Well #18
- Airport North Well #19
- Olive Well #20
- Davis Well #21
- Sweeney Well #22
- Ensley Well #23
- Broad Well #24
- Dunaway Well #25
- University Well #27
- OLF 4A Well #28
- Carriage Hills #29
- Villa Well #37
- Royce Well #38
- Ellyson Well #39
- Cantonment Well #40
- Tennant Well #41
- McCrory Well #42
- Humphreys Well #45

WHPA delineations were previously developed (CDM Smith, 2010) for the following six wells: Avondale #30, Spanish Trail #43, Muldoon #46, Nine Mile #47, Kingsfield #48, and George Watson #49. A seventh delineation for a proposed well (Equestrian Center well), was also developed; however, this well was not installed by ECUA. The model development and WHPA results for the 26 wells listed above are summarized in the following paragraphs and attached figures.

Flow Model Development

The previously developed and calibrated Escambia County numerical groundwater flow model (CDM, 2008) was used to build the flow model for the WHPA delineations. The model uses the finite-element code DYNFLOW, which is capable of fully simulating three-dimensional multi-layer aquifer systems, including both confined and unconfined aquifers. The basis for the model was the Northwest Florida Water Management District's (NWFWMD) original SWICHA model (Roaza, 1993 and Richards, 1997); however, because the SWICHA code did not allow for simulation of unconfined aquifers, the model was recreated and updated using DYNFLOW. As a result, the surficial zone of the Sand-and-Gravel aquifer, which was not part of the SWICHA model, was included during model development and calibration.

The flow model was updated to support WHPA delineations by incorporating additional model nodes and elements in the vicinity of the subject wells. Node spacing, which was originally on the order of 1,000 feet in the ECUA service area, was reduced to approximately 200 to 400 feet around each well. The updated model grid is shown in **Figure 1**. Material properties and other model attributes were interpolated onto the new model grid from the previously calibrated regional flow model.

For the purpose of simulating source water contributing areas to each well, new flow fields were developed using long-term average rates of precipitation and recharge. Long term average precipitation rates were previously determined to be 62.8 inches per year and recharge was estimated at 13.8 inches per year, or approximately 22 percent of average annual precipitation.

For the purpose of developing the 7- and 20-year WHPA, each ECUA well was modeled at its currently permitted maximum daily withdrawal rate while all other ECUA supply wells were modeled at their FY 2012 average pumping rate. In this manner, 26 separate flow fields were created. This approach was selected because the simultaneous use of maximum permitted daily rates for all ECUA wells results in an unrepresentative flow field with areas of excessive drawdown. For example, in certain locations such as the area south of I-10 and east of I-110, the use of maximum daily rates at all ECUA wells is simulated to cause the water table to drop below the surficial zone (SZ). Accurately representing saturated groundwater flow in the surficial zone is important in determining the shape and location of the WHPA. Furthermore, the combined pumping of all modeled ECUA wells at their permitted maximum daily rate is 84 million gallons per day (mgd). This is higher that ECUA's permitted maximum combined single-day withdrawal rate of 74 mgd. The maximum permitted daily rates and FY 2012 average rates for all ECUA wells are shown in **Table 1.**

The previous WHPA delineations prepared by the NWFWMD were based on the average daily pumping of May through September, the five highest use months of the year (Pratt, 1997). The use of maximum permitted daily rates for each well being assessed, combined with average daily rates for all other wells, reflects a slightly more conservative approach resulting in slightly larger 7- and

20-year contributing areas to each well; however, this approach is reasonable given that ECUA may, at any time, withdraw water from any of its supply wells at the maximum permitted daily rate.

Permitted industrial and public supply wells not part of ECUA's system were modeled at calendar year 2012 rates. In instances where 2012 pumping rates were not available or appeared questionable, 2011 rates were used. **Table** 2 lists pumping rates for all non-ECUA industrial and public supply wells included in the model.

Model Results

The mass transport code, DYNTRACK, coupled with the DYNFLOW-derived steady state flow field was used to delineate 7- and 20-year WHPAs to the 26 wells listed on page 1, not including the 6 wells which were previously assessed in 2010. Particles representing source water were uniformly spaced in 100-foot increments at the water table across the model and allowed to migrate forward in time under the long-term simulated flow field for a period of 20 years. As particles move through the saturated zone of the Sand and Gravel aquifer, the model records the coordinates of their positions over time (in 30 day increments). The starting positions of those particles that are removed at supply wells are documented to delineate the surface area contributing recharge to each supply well, which in this case are the 7- and 20-year WHPAs. The WHPAs are then drawn by surrounding the starting locations of particles removed by the well with a polygon using ArcGIS. During this procedure, some smoothing takes place to improve the presentation of the WHPA. This smoothing also helps account for variability associated with recharge and pumping rates of the subject well and surrounding wells.

Model-delineated 7- and 20-year WHPAs are shown for all ECUA wells in **Figure 2. Figures 3** through **12** provide the WHPAs by area (e.g. north, east, central, etc.) and in relation to roads and aerial imagery. The previously developed WHPAs for well numbers 30, 43, 46, 47, 48, and 49 are also shown. Because 26 separate flow fields were developed using the maximum permitted daily rate for each well being assessed and the average rate for all other wells, the 20-year WHPAs overlap in some instances. For example, the WHPAs for the five wells in the vicinity of the Pensacola Airport (**Figures 5 and 6**) each have some amount of overlap with their 20-year WHPA. This overlap would not exist if only one flow field were used; however, the overlap does help represent the fact that changes in pumping rates impact the size and shape of the WHPA and that the WHPAs based on the maximum permitted daily pumping rates are conservative.

The minimum time of travel from the water table to the Cantonment Well #40 is 31 years; therefore, there exists no 7- or 20-year WHPA for this well. The longer travel time is a result of several factors including the depth of the well; the increasing thickness of the Sand and Gravel Aquifer in this area and to the north; and potentially the influence of over 20 mgd of International Paper withdrawals to the west.

The shapes of WHPAs are influenced by a number of factors, including but not limited to recharge rates, vertical and horizontal hydraulic gradients, and permeability differences in materials

representing the layers of the Sand and Gravel aquifer, especially the Low Permeability Zone (LPZ). In many instances, WHPA shapes are significantly influenced by nearby major industrial and/or supply wells which compete for the same water. This competition for water may result in non-circular shapes.

Model Assumptions

Groundwater models are simplified representations of real world conditions and incorporate several simplifying assumptions. The WHPA delineations documented here were developed based on the following assumptions:

- Long-term average annual rates of precipitation and recharge remain constant;
- The locations of supply wells and elevations of screen intervals remain constant;
- Water supply pumping rates remain constant;
- The time it takes for a particle of water to travel through the unsaturated portion of the aquifer is not considered. Both simple and complex methods for developing WHPAs, including complex numerical, modeling based methods like those used here, take a conservative approach and do not account for travel time through the unsaturated zone. In instances where the water table is close to the surface, the time of travel in the unsaturated zone is generally short. WHPAs are more conservative in instances where the water table is deeper, and the time of travel may be more heavily influenced by low permeability zones which may slow movement and/or cause perched conditions.
- In the WHPA modeling, the time it takes for a particle of water to travel from the water table to the well screen considers advection only. Advection describes the transport of a particle simply due to the bulk flow of water. Advection is the primary process by which solutes move in the groundwater. The direction of transport coincides with that of groundwater and mass transport takes places at the average linear velocity of the groundwater.
- Dispersion is not considered when developing the WHPA delineations. Dispersion refers to the spreading and mixing caused by molecular diffusion and by the variations in velocity with which water moves at different scales. Dispersion is defined as the sum of the mechanical dispersion and the diffusion. Mechanical dispersion is mixing that occurs as a consequence of local variations in velocity around some mean velocity of flow. Diffusion is spreading of solutes due to molecular diffusion in response to concentration gradients within the groundwater. Mechanical dispersion and diffusion are generally not considered when using numerical models to develop WHPAs.
- The time it takes for a contaminant to reach a supply well may be longer due to the effects of retardation. Retardation occurs due to the process of adsorption/desorption of a solute on soil grains. Retardation was not considered when developing the WHPA delineations.

These assumptions are appropriate for planning purposes for areas of relatively stable population, development and land use. It should also be noted that the contributing areas to supply wells can change considerably should additional wells (not simulated in this analysis) be installed and operated in close vicinity to other supply wells or if particular wells are taken out of service for an extended period of time.

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Pratt, Thomas R., 1997. Wellhead Protection Area Delineation in Southern Escambia County, Florida, Water Resources Special Report 97-4, Northwest Florida Water Management District.

Richards, C.J., T.R. Pratt, and K.A. Milla, 1997. Wellhead Protection Area Delineation in Southern Escambia County Florida, Northwest Florida Water Management District, Water Resources Special Report, 97-4, 52 pgs.

Roaza, H.P., T.R. Pratt, and C.J. Richards, 1993. Numerical Modeling of Ground Water Flow and Contaminant Transport in the Sand-and-Gravel Aquifer, Escambia County Florida, Northwest Florida Water Management District, Water Resources Special Report, 93-4, 91 pgs.

Table 1
Pumping Rates Used for WHPA Delineations

ECUA Supply Well	*Maximum Permitted Daily Rate* Gallons per Day (gpd)	*Maximum Permitted Daily Rate* Gallons per Minute (gpm)	*FY 11-12 Average Rate* Gallons per Minute (gpm)
Plant 6 #01	2,880,000	2,000	461
West #05	2,880,000	2,000	408
Hagler #06	2,880,000	2,000	1,097
West Pensacola #07	2,880,000	2,000	639
W & Avery #08	2,880,000	2,000	1,114
F & Scott #09	2,880,000	2,000	95
Lillian #10	2,880,000	2,000	527
Bronson #11	1,080,004	750	309
McAllister #18	2,880,000	2,000	872
Airport North #19	2,880,000	2,000	709
Olive #20	1,728,000	1,200	417
Davis #21	2,880,000	2,000	0
Sweeney #22	2,880,000	2,000	607
Ensley #23	1,728,000	1,200	0
Broad #24	2,880,000	2,000	608
Dunaway #25	2,880,000	2,000	880
University #27	2,880,000	2,000	548
OLF 4A #28	2,880,000	2,000	842
Carriage Hills #29	1,440,000	1,000	127
Avondale #30	*2,880,000*	*1,500*	*961*
Villa #37	2,160,000	2,000	584
Royce #38	2,880,000	2,000	361
Ellyson #39	2,880,000	1,500	732
Cantonment #40	2,160,000	1,200	1,251
Tennant #41	1,728,000	2,000	709
McCrory #42	2,880,000	2,000	905
Spanish Trail #43	*2,880,000*	*2,000*	*1,202*
Humphreys #45	2,880,000	2,000	79
Muldoon #46	*1,080,004*	*750*	*1,238*
Nine Mile #47	*4,320,000*	*3,000*	*1,435*
Kingsfield #48	*2,880,000*	*2,000*	*1,092*
George Watson #49	*3,240,004*	*2,250*	*1,906*

WHPA delineations were developed for the six shaded wells in 2010.

Table 2
Pumping Rates Used for Non-ECUA Industrial and Public Supply Wells

Public or Industrial Supply Well	Gallons per Day (gpd)[1]	Public or Industrial Supply Well	Gallons per Day (gpd)[1]	Public or Industrial Supply Well	Gallons per Day (gpd)[1]
MOLINO#3	501,161	CHAMP#9	868,982	PJC#1	0
MOLINO#2	63,746	CHAMP#10	823,772	PEN_CHR#3	29,868
MOLINO#1	65,257	CHAMP#11	868,982	PEN_CHR#4	16,381
MOLINO#4	129,541	CHAMP#12R	823,772	PEN_CHR#5	16,763
CENTURY#3	253,210	CHAMP#13	0	PEN_CHR#6	18,626
CENTURY#1	94,728	CHAMP#13R	868,982	PEN_CHR#7	254
CENTURY#2	139,041	CHAMP#17	935,951	PEN_CHR#8	1,937
PEOPLES#4	156,851	CHAMP#20	935,951	PEN_CHR#9	3,112
PEOPLES#3	617,462	CHAMP#22	935,951	PEN_CHR#10	0
PEOPLES#9	566,650	CHAMP#23	747,602	PEN_CHR#11	47,806
PEOPLES#5	289,481	CHAMP#23R	935,951	PEN_AIR#2	1,691
PEOPLES#8	601,926	CHAMP#25R	747,602	PEN_AIR#1	4,944
GONZALEZ#2	135,323	CHAMP#29	935,951	PEN_AIR#3	2,745
GONZALEZ#1	35,688	CHAMP#30	935,951	PEN_AIR#4	5,221
GONZALEZ#3	336,314	CHAMP#31	935,951	WALNHILL#1	64,052
SOLUTIAPW-B	969,485	CHAMP#32	935,951	WALNHILL#2	105,343
SOLUTIAPW-10	1,438,369	CHAMP#33	935,951	WALNHILL#3	79,551
SOLUTIAPW-D	12,088	CHAMP#34	935,951	CENTRAL#1	0
SOLUTIAPW-C	1,587,172	CHAMP#35	935,951	CENTRAL#2	0
SOLUTIAPW-9	0	CRISTPLANT#6	540,305	CENTRAL#3	0
SOLUTIAPW-7A	161,489	CRISTPLANT#5	517,064	CENTRAL#4	124,597
SOLUTIAPW-6	0	CRISTPLANT#3	366,332	CENTRAL#5	0
SOLUTIAPW-5	0	CRISTPLANT#4	330,218	WASH_H#2	0
SOLUTIAPW-8	435,590	CRISTPLANT#2	0	PNS_H#1	0
SOLUTIAPW-2	0	CRISTPLANT#7	446,347	LOSTKEY	0
SOLUTIAPW-E	1,635,830	FARMHILL#1	0	SH_H#1	34,640
SOLUTIAPW-AA	976,591	FARMHILL#3	245,199	SH_H#3	1,346
CORRY#16	23,301	FARMHILL#2	27,071	SH_H#2	43,258
CORRY#12	167,914	FARMHILL#4	215,450	SH_H#4	2,700
CORRY#9	254,541	BAYVIEWM#2	0	SH_H#5	1,234
CORRY#11	256,688	BAYVIEWM#4	43,071	COTTAGE#2	0
CORRY#15	274,678	BAYVIEWM#5	18,753	COTTAGE#1	3,890
CORRY#13	121,956	GULFPOW#1	23,974	COTTAGE#3	36,929
CORRY#14	213,393	GULFPOW#2	0	COTTAGE#4	274,162
CORRY#7	265,178	BRATT-DV#1	67,007	NAS_PEN#2	0
CORRY#10	260,630	BRATT-DV#2	27,460	NAS_PEN#3	0
CORRY#8	190,781	BRATT-DV#3	72,819	PERD_BAYCC	0
CHAMP_INT#1	3,403	BRATT-DV#4	0	PENS_CC	44,544
CHAMP#1	1,134,489	REICHOLD#14	128,531	NPWC#1	0
CHAMP#2	1,134,489	REICHOLD#11	43,647	NPWC#2	0
CHAMP#03	868,982	BAPT_H#5	0	NPWC#3	0
CHAMP#5	868,982	BAPT_H#6	0	LK_CHARL#1	0
CHAMP#6	868,982	PJC#3	0	UWF#1	0
CHAMP#7	868,982	PJC#2	0	UWF#2	0
CHAMP#8	868,982	PJC#4	0	SOLUTIA_GOLF	112

[1] *Reflects the average annual pumping rate reported in 2012. Where 2011 data was incomplete or questionable, 2011 data was used.*

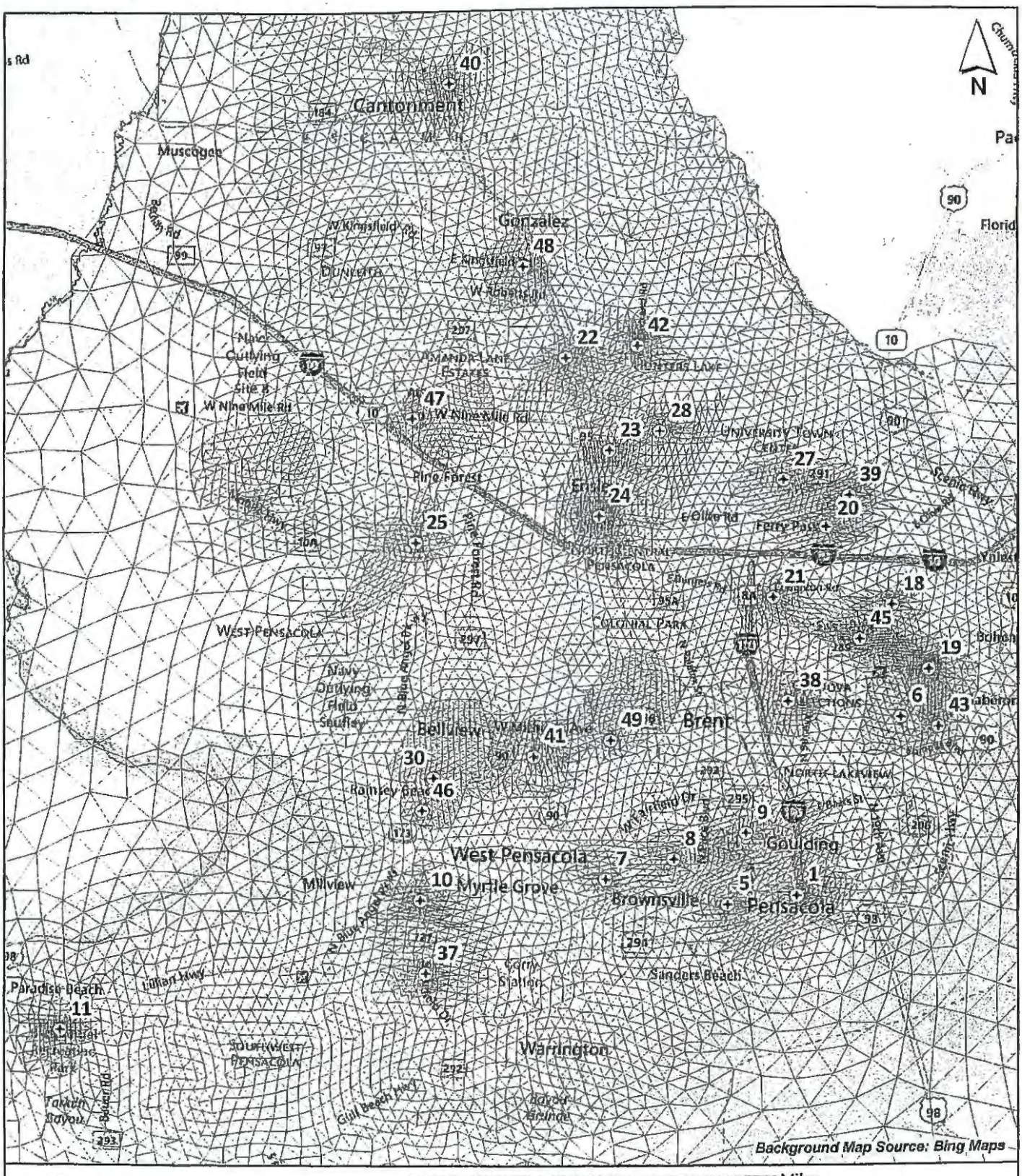


Figure 1
Updated Finite Element Model Grid

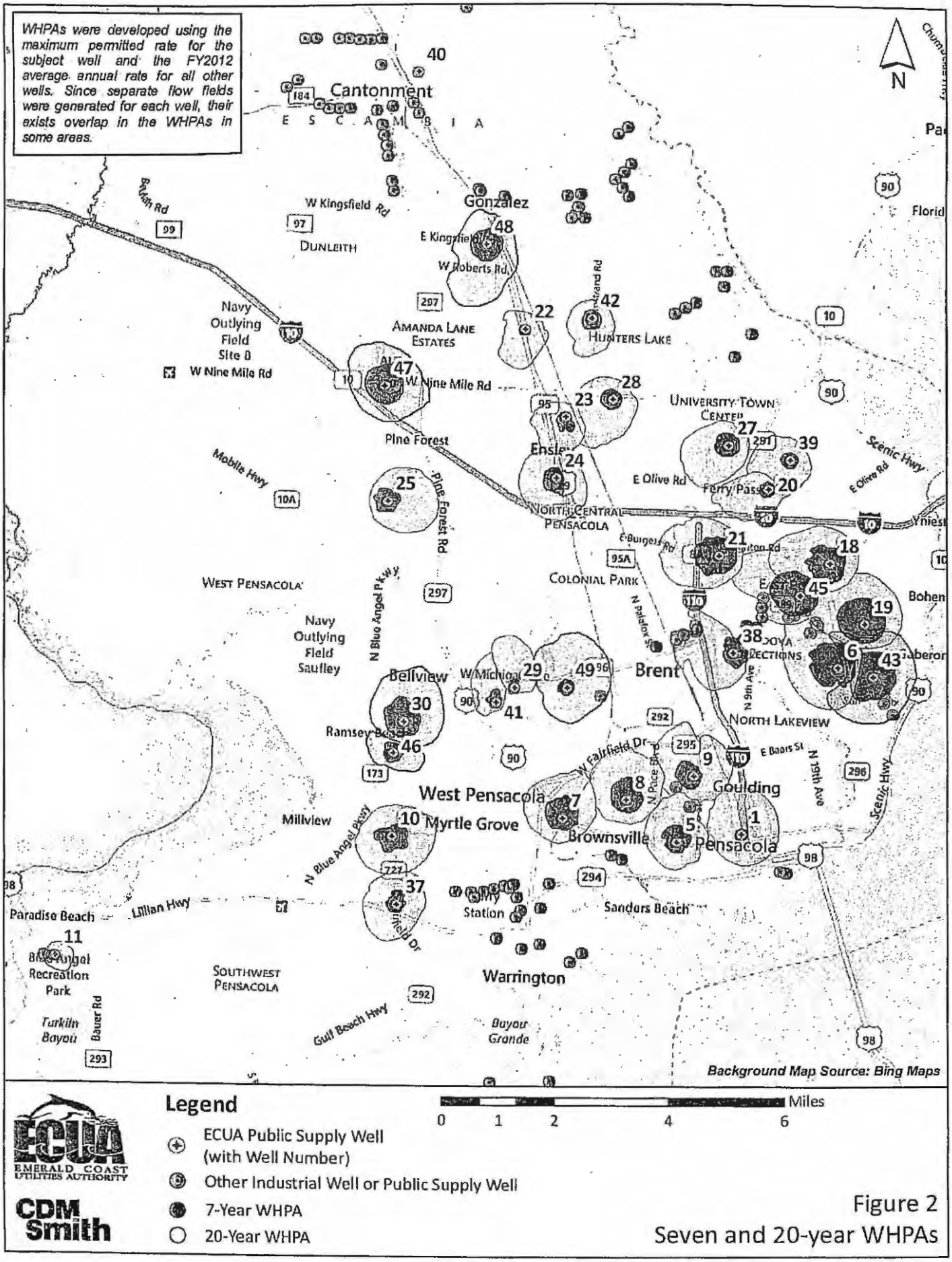


Figure 2
Seven and 20-year WHPAs

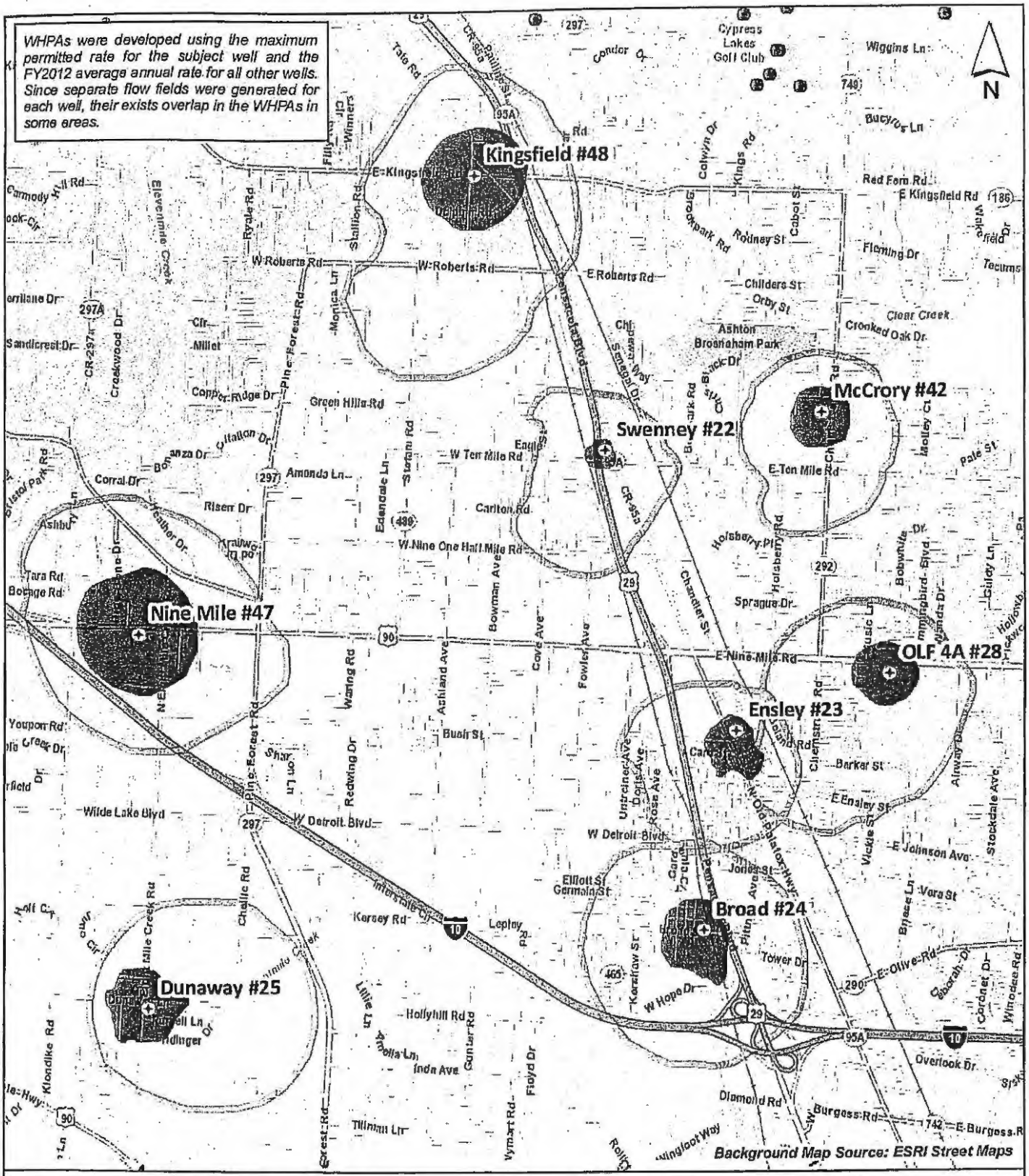
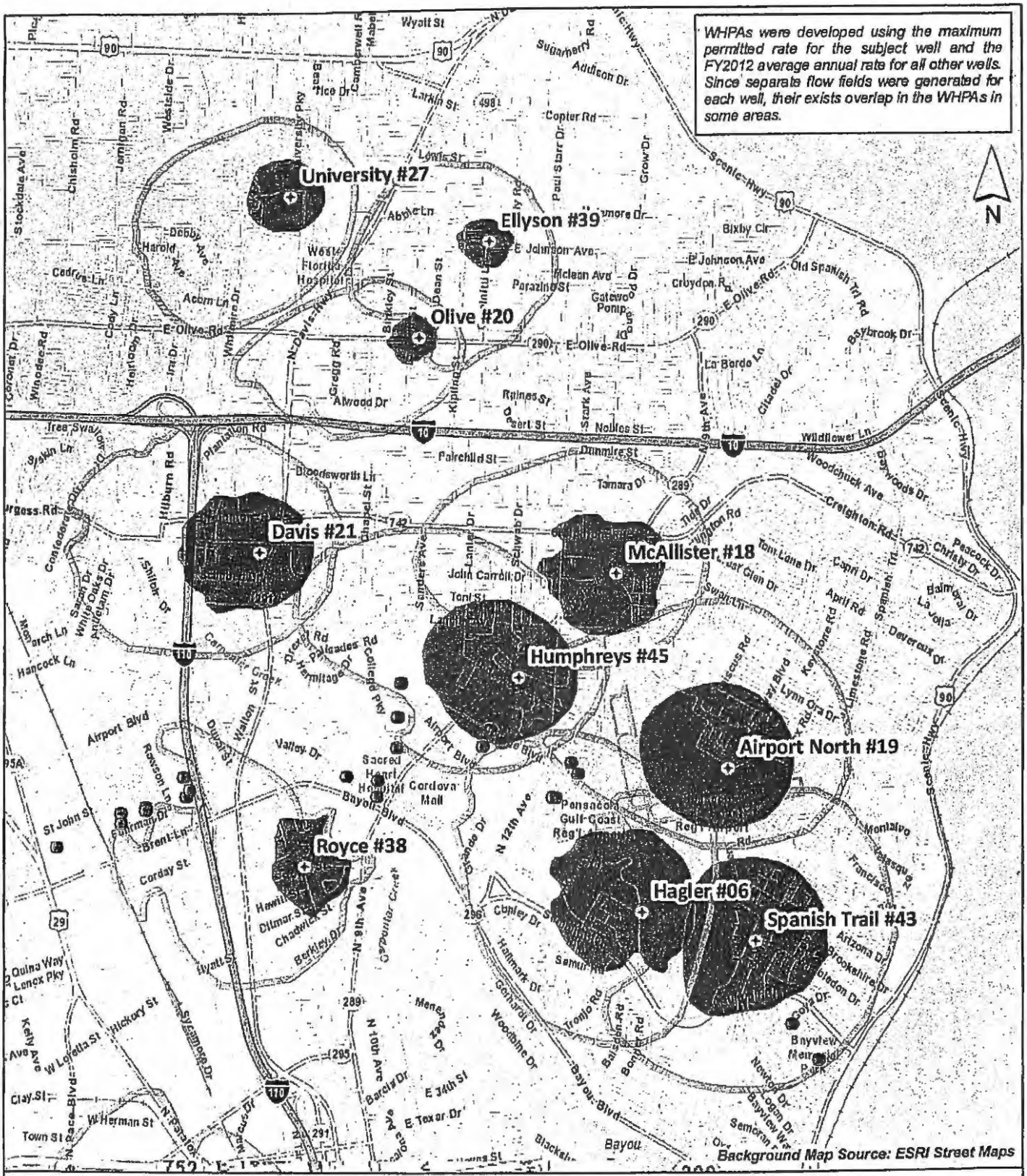


Figure 3
Seven and 20-year WHPAs
ECUA Well Nos.
22, 23, 24, 25, 28, 42, 47 & 48

ECUA EMERALD COAST UTILITIES AUTHORITY

CDM Smith

Figure 4
Seven and 20-year WHPAs
ECUA Well Nos.
22, 23, 24, 25, 28, 42, 47 & 48



EMERALD COAST UTILITIES AUTHORITY

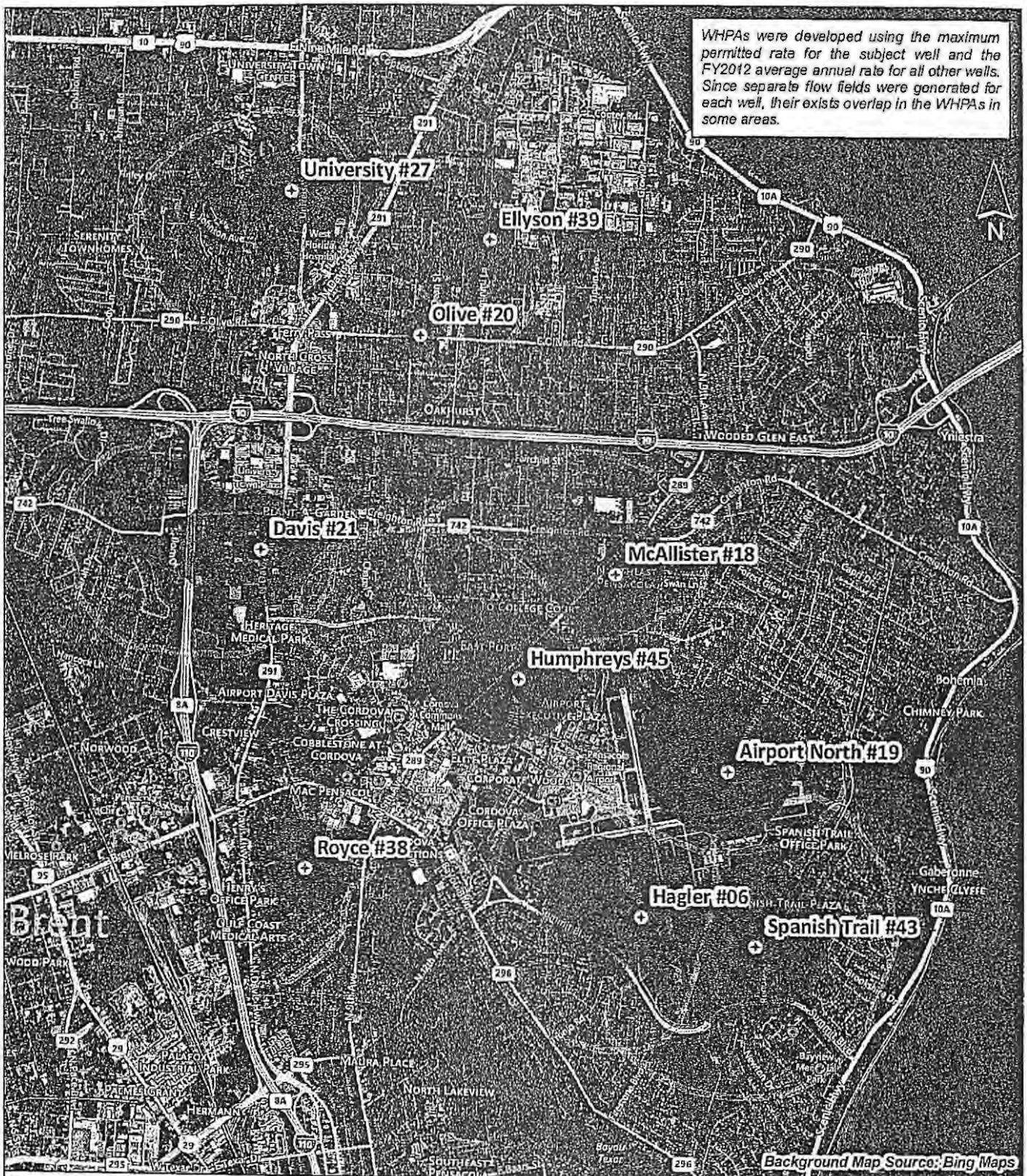
CDM Smith

Figure 5

Seven and 20-year WHPAs

ECUA Well Nos.

6, 18, 19, 20, 21, 27, 38, 39, 43, & 45



Legend

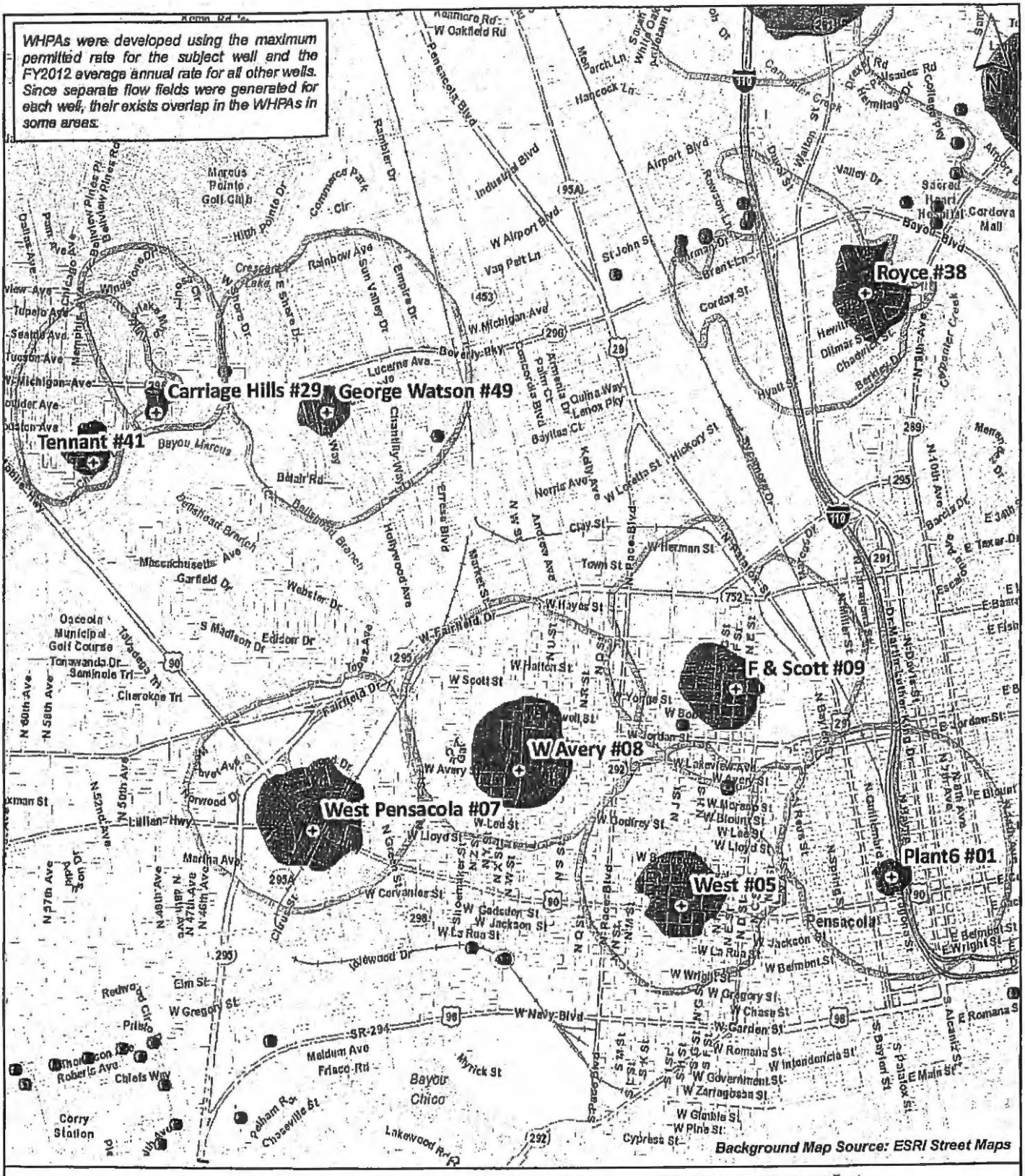
- ECUA Public Supply Well (with Well Number)
- Other Industrial Well or Public Supply Well
- 7-Year WHPA
- 20-Year WHPA

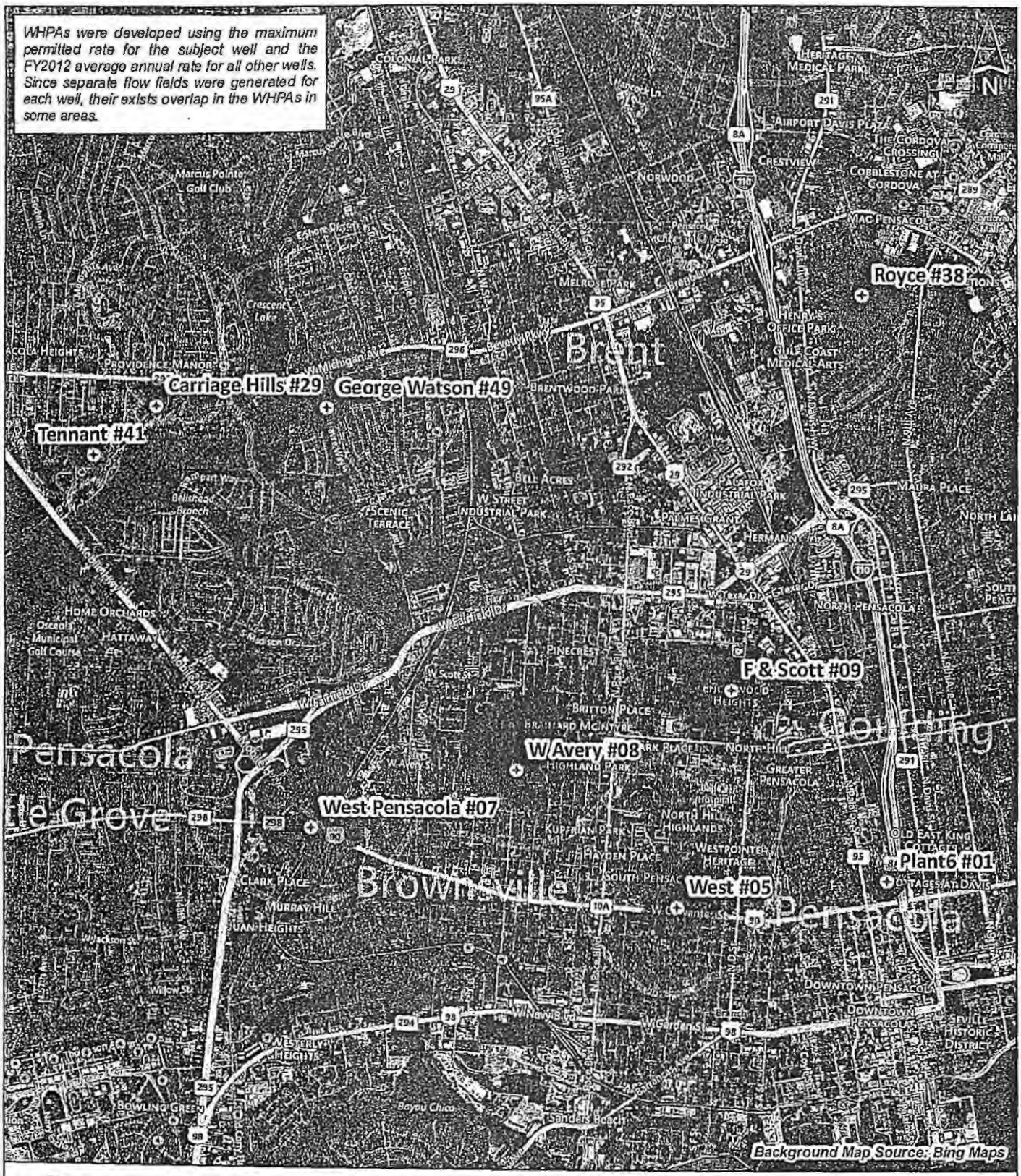
0 2,500 5,000 10,000 Feet

ECUA EMBRALD COAST UTILITIES AUTHORITY

CDM Smith

Figure 6
Seven and 20-year WHPAs
ECUA Well Nos.
6, 18, 19, 20, 21, 27, 38, 39, 43, & 45


WHPAs were developed using the maximum permitted rate for the subject well and the FY2012 average annual rate for all other wells. Since separate flow fields were generated for each well, their exists overlap in the WHPAs in some areas.
Royce #38
Carriage Hills #29
George Watson #49
Tennant #41
F & Scott #09
W Avery #08
West Pensacola #07
West #05
Plant6 #01
Pensacola
Background Map Source: ESRI Street Maps
Legend
ECUA Public Supply Well (with Well Number)
Other Industrial Well or Public Supply Well
7-Year WHPA
20-Year WHPA
0
2,500
5,000
10,000
Feet
EMERALD COAST UTILITIES AUTHORITY
CDM Smith
Figure 7
Seven and 20-year WHPAs
ECUA Well Nos.
1, 5, 7, 8, 9, 29, 38, 41 & 49



Legend

- ECUA Public Supply Well (with Well Number)
- Other Industrial Well or Public Supply Well
- 7-Year WHPA
- 20-Year WHPA

0 2,500 5,000 10,000 Feet

EMERALD COAST UTILITIES AUTHORITY

CDM Smith

Figure 8
Seven and 20-year WHPAs
ECUA Well Nos.
1, 5, 7, 8, 9, 29, 38, 41 & 49

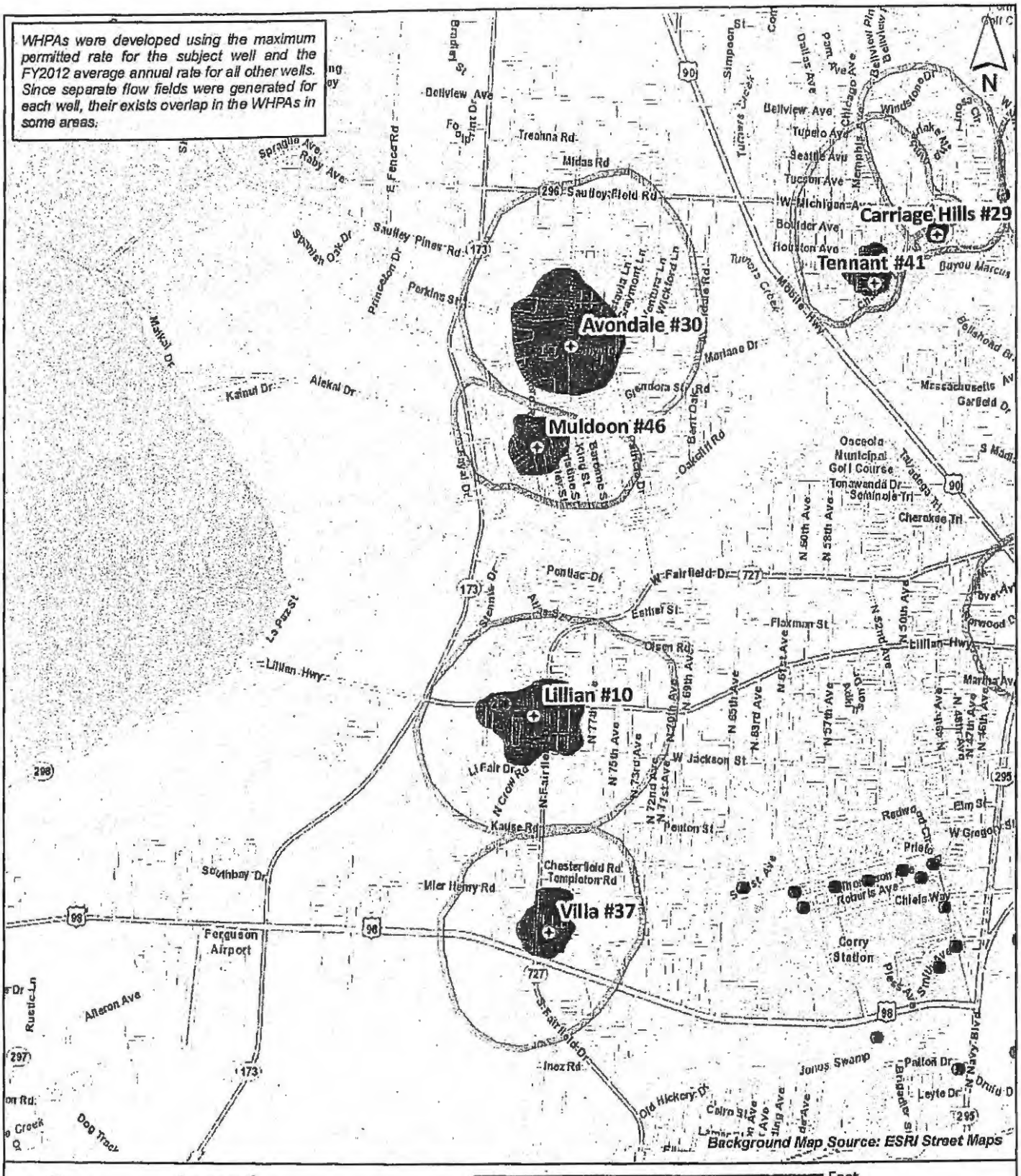


Figure 9
Seven and 20-year WHPAs
ECUA Well Nos.
10, 29, 30, 37, 41 & 46

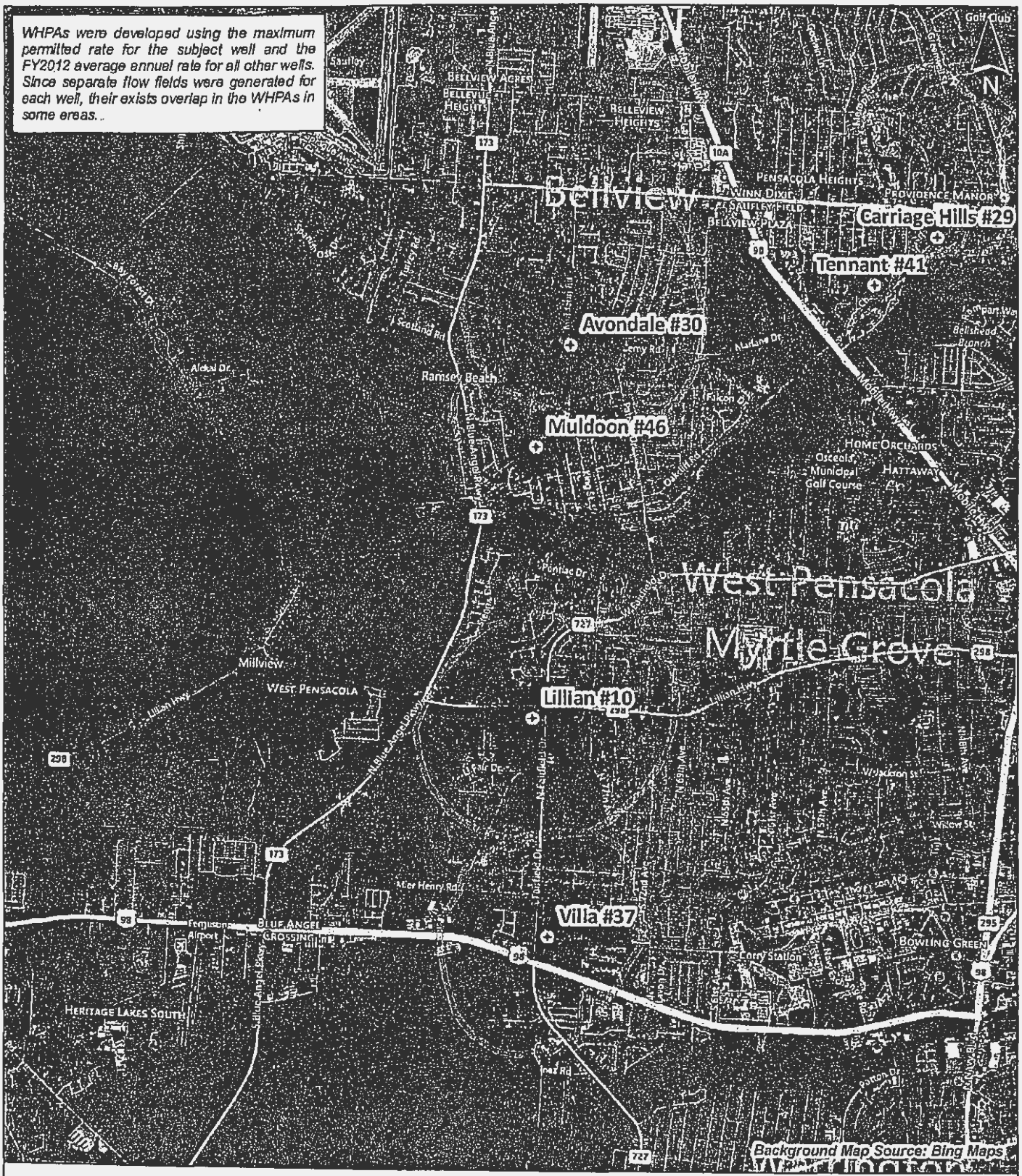


Figure 10
Seven and 20-year WHPAs
ECUA Well Nos.
10, 29, 30, 37, 41 & 46

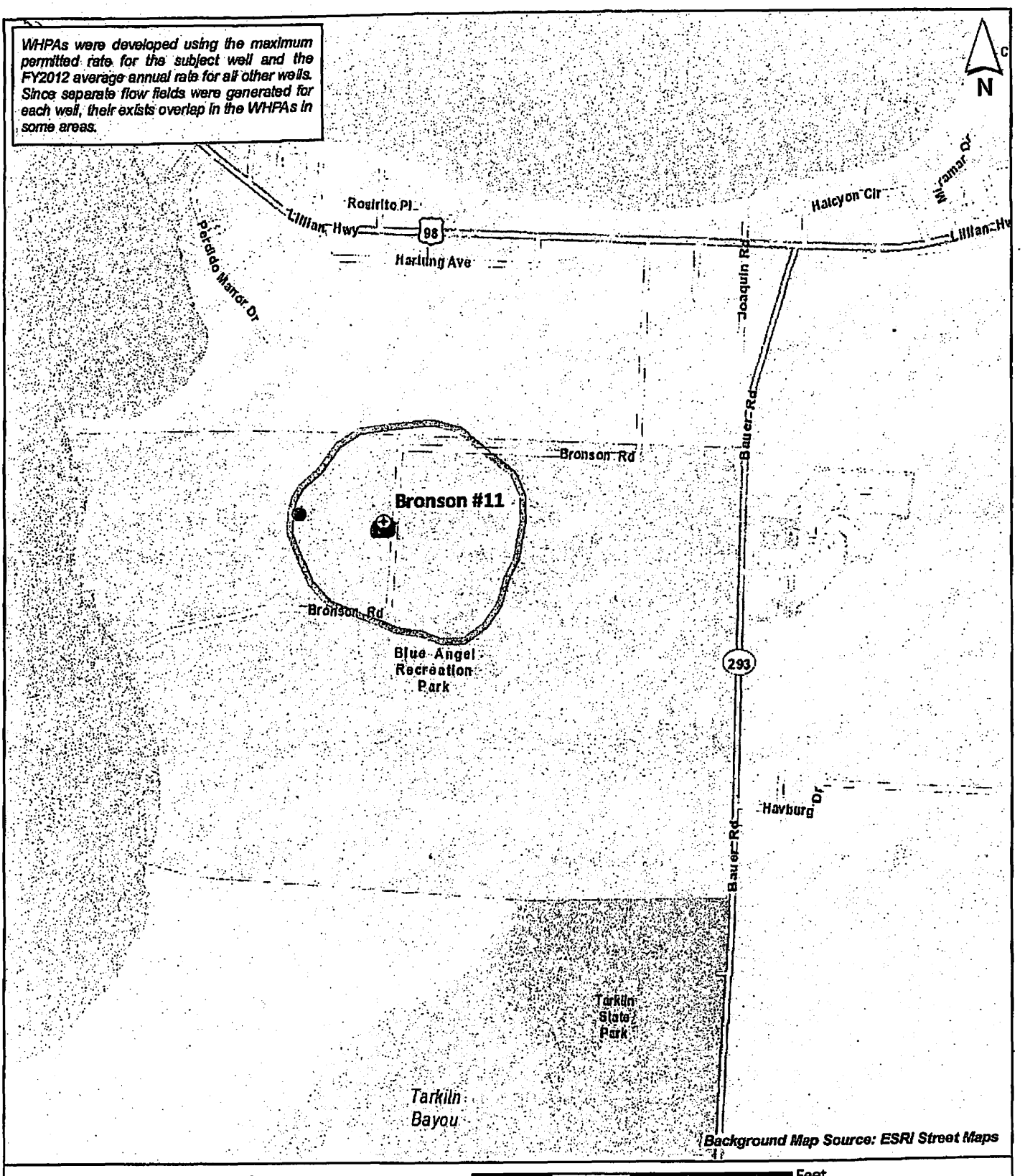
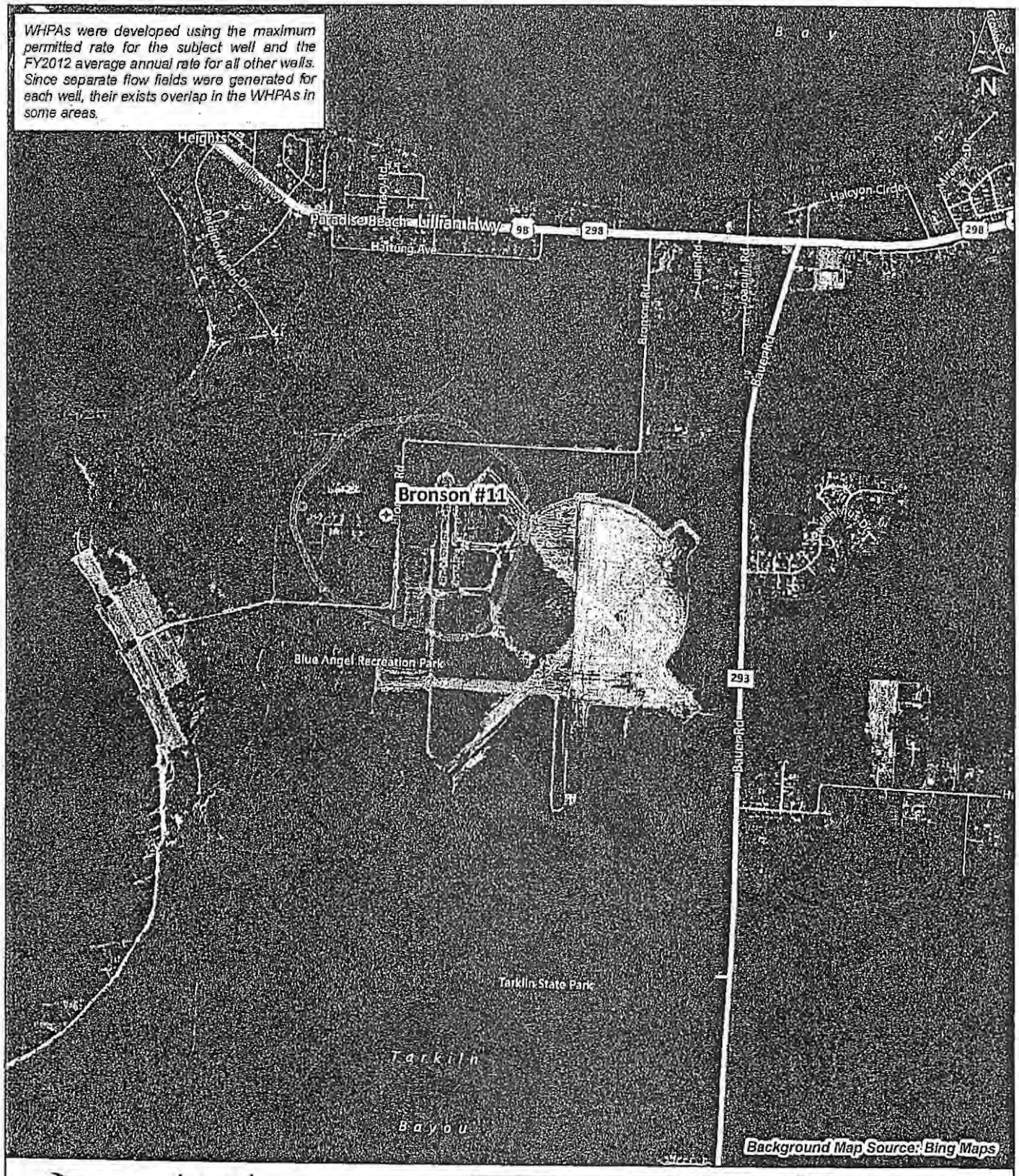


Figure 11
Seven and 20-year WHPAs
ECUA Well No. 11



Legend

- ECUA Public Supply Well (with Well Number)
- Other Industrial Well or Public Supply Well
- 7-Year WHPA
- 20-Year WHPA

Feet: 0 — 1,000 — 2,000 — 4,000

ECUA EMERALD COAST UTILITIES AUTHORITY

CDM Smith

Figure 12
Seven and 20-year WHPAs
ECUA Well No. 11

CDM Smith

cdmsmith.com

Escambia County Property Appraiser Mobile Map

EXHIBIT 8

NOVA
ENGINEERING AND
ENVIRONMENTAL

140-A Lurton Street
Pensacola, Florida 32505
850.607.7782 / Fax – 850.249.6683
www.usanova.com

November 30, 2015

Mr. Tom Hammond, P.E.
Hammond Engineering, Inc.
3802 North 'S' Street
Pensacola, Florida 32505

Subject: **BLACK GOLD II**
PRELIMINARY GEOTECHNICAL EXPLORATION
Cantonment, Escambia County, Florida
NOVA Project Number 8215146

Dear Mr. Hammond,

NOVA Engineering and Environmental, LLC (NOVA) has completed the authorized subsurface exploration and preliminary geotechnical engineering evaluation for the Black Gold II site in Cantonment, Escambia County, Florida. The work was performed in general accordance with NOVA Proposal No. 016-20152479 (dated October 12, 2015), and industry standards.

This letter forwards the results of our preliminary Geotechnical exploration for the subject site. The purpose of the exploration was to preliminarily evaluate the near surface soils present on the site to ascertain whether or not unsuitable materials are present that may prove detrimental to the desired development of the site.

Project Description

Based on the provided preliminary information, we understand that the subject property could potentially be used as a borrow source for sandy soils to be used in earthworks operations. Our services were requested to perform preliminary soil borings across the property to determine the vertical and horizontal extent of sandy subsurface strata that might be present above the underlying more clayey strata that are prevalent in the region.

Site Location and Description

The subject property is located on the north side of Becks Lake Road several hundred feet east of Pensacola Boulevard in Cantonment, Escambia County, Florida. At the time of our field exploration, the subject property was primarily undeveloped woodlands, although several jeep trails traversed the property. A visual estimate of site topography was not possible due to the existing site vegetation.

Subsurface Description

The borings encountered variable subsurface conditions, and will be discussed separately in general terms below.

Beneath roughly 6 to 12 inches of topsoil, the Standard Penetration Test (SPT) borings performed in the western, central and southern portions of the site (Borings B-1, B-2 and B-3) generally encountered mixed strata of very loose to dense fine-grained sands to clayey sands (USCS classifications of SP, SP/SM, SM, SM/SC and SC) to depths varying between about 23 feet to greater than 30 feet below existing grade (b.e.g.) underlain by soft to stiff high-plasticity (i.e., "fat") clay (CH) to the maximum depth explored of about 30 feet b.e.g.

Beneath roughly 6 to 12 inches of topsoil, the Standard Penetration Test (SPT) borings performed in the northeastern portion of the site (Borings B-4 and B-5) generally encountered mixed strata of very loose to medium dense fine-grained slightly silty sands to clayey sands (SP/SM, SM, SM/SC and SC) to depths varying between about 6 feet to 8 feet b.e.g., underlain by medium stiff to hard fat clay (CH) to roughly 18 feet to 20 feet b.e.g., in turn underlain by mixed strata of very loose to medium dense fine-grained slightly clayey to clayey sands (SP/SC and SC) and very stiff fat clay (CH) to the maximum depth explored of about 30 feet b.e.g.

Please refer to the Log of Boring Records provided in the attached Appendix for the subsurface conditions encountered at the specific boring locations.

Significant zones of perched groundwater were encountered in the test borings at depths varying between about 4 feet to 22 feet b.e.g. during our field exploration, which occurred during a period of normal to slightly above normal seasonal rainfall. We estimate that the normal permanent seasonal high groundwater (SHGW) table for this property can be assumed to remain at a depth greater than 30 feet b.e.g. during the wet season, but the perched groundwater zones found in the test borings can also be assumed to remain beneath this site relatively permanently given the presence of the underlying impermeable fat clays.

Discussion

Based on the results of our field exploration, the subsurface conditions encountered in the western, central and southern portions of this site (i.e., the areas represented by Borings B-1, B-2 and B-3) appear to be suitable for utilizing these areas as borrow sources for fill soils on commercial projects, provided the materials are excavated only down to the underlying fat clay (CH) soils and no deeper to preserve the relatively impermeable barrier that prevents regional infiltration of untreated storm or surface waters into the underlying aquifer present beneath the fat clay zone. The subsurface conditions identified in the northeastern portion of the property that is approaching adjacent wetlands (i.e., the area represented by Borings B-4 and B-5) do not appear to be suitable for utilizing this area as a borrow source due to the very shallow depths of available potential borrow materials above the fat clay zone noted above.

We appreciate your selection of **NOVA** and the opportunity to be of service on this project. If you have any questions, or if we may be of further assistance, please do not hesitate to contact us.

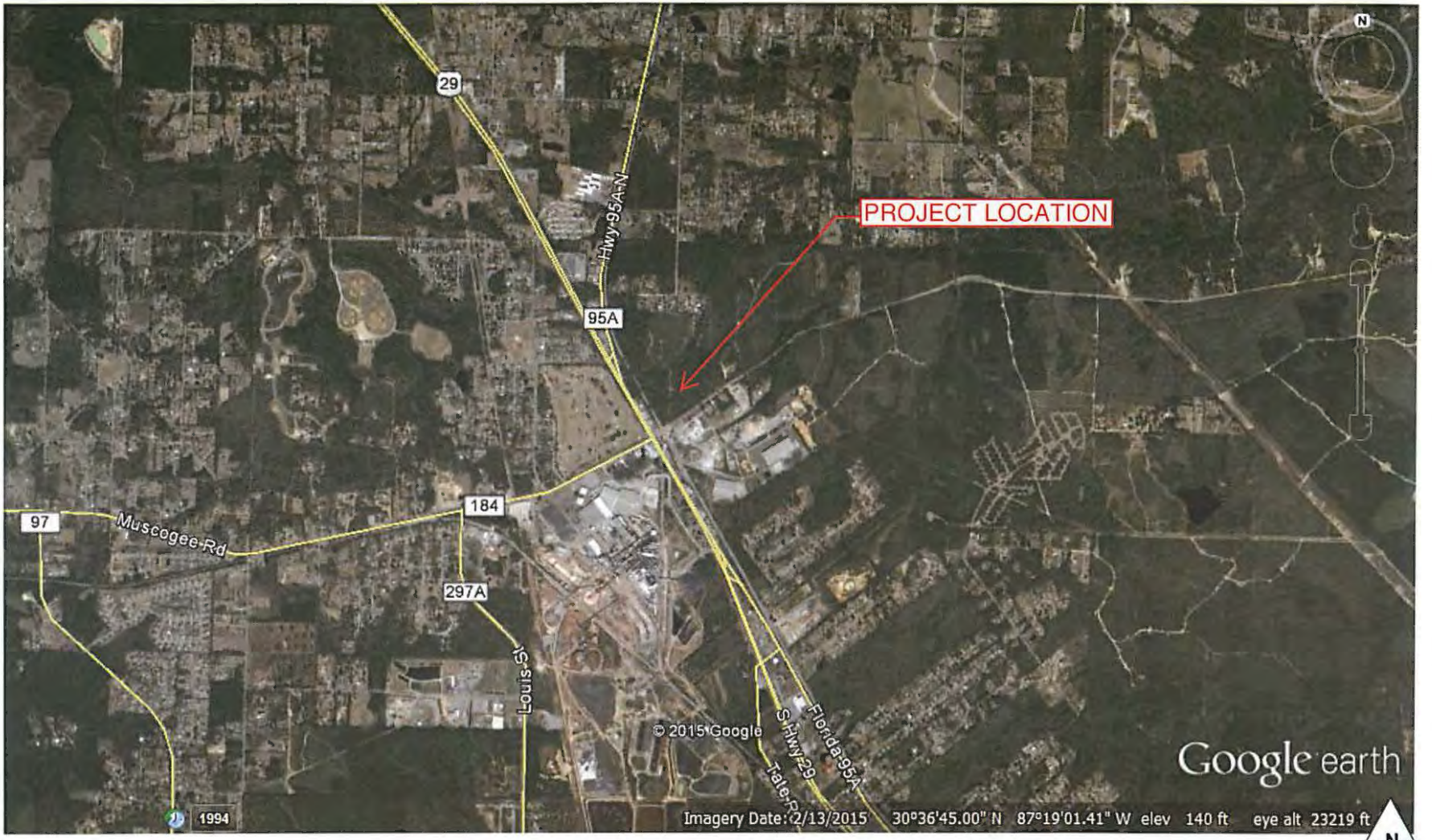
Sincerely,
NOVA ENGINEERING AND ENVIRONMENTAL, LLC

Phil Kauzlarich, P.E.
Project Engineer

William L. Lawrence, P.E.
Branch Manager

Attachments: **Appendix**
Site Location Map
USDA NRCS Soil Survey References
Boring Location Plan
Key to Symbols and Classifications
Log of Boring Records (5)
Qualification of Recommendations
ASFE Information about Geotechnical Reports

APPENDIX A
FIGURES & MAPS



Scale: NTS **Date Drawn:** 10/29/15 **Drawn By:** MJC **Checked By:** WLL	NOVA ENGINEERING AND ENVIRONMENTAL	140-A Lurton Street Pensacola, Florida 32505 850.607.7782 ♦ 850.249.6683	**SITE LOCATION MAP** **Black Gold II** Pensacola, Escambia County, Florida *NOVA Project Number 8215146*

Soil Map—Escambia County, Florida
(Black Gold II)

Map Scale: 1:9,340 if printed on A landscape (11" x 8.5") sheet.

N

Meters
0 100 200 400 600

Feet
0 450 900 1800 2700

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 16N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL: http://websoilsurvey.nrcs.usda.gov
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Escambia County, Florida
Survey Area Data: Version 12, Sep 28, 2015

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jan 31, 2015—Mar 7, 2015

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Escambia County, Florida (FL033)			
Map Unit Symbol	**Map Unit Name**	**Acres in AOI**	**Percent of AOI**
22	Urban land	1.0	0.2%
24	Poarch sandy loam, 0 to 2 percent slopes	107.9	26.4%
25	Poarch sandy loam, 2 to 5 percent slopes	39.7	9.7%
26	Poarch sandy loam, 5 to 8 percent slopes	35.3	8.6%
27	Escambia fine sandy loam, 0 to 2 percent slopes	14.1	3.5%
38	Bonifay loamy sand, 0 to 5 percent slopes	81.9	20.1%
39	Bonifay loamy sand, 5 to 8 percent slopes	7.7	1.9%
43	Albany sand, 0 to 5 percent slopes	2.3	0.6%
49	Dorovan muck and Fluvaquents, frequently flooded	18.7	4.6%
50	Bigbee-Garcon-Fluvaquents complex, flooded	3.5	0.8%
51	Pelham loamy sand, 0 to 2 percent slopes	19.6	4.8%
52	Robertsdale sandy loam, 0 to 1 percent slopes	37.0	9.1%
54	Troup-Poarch complex, 8 to 12 percent slopes	39.6	9.7%
67	Notcher-Maubila complex, 2 to 5 percent slopes	0.1	0.0%
Totals for Area of Interest		**408.2**	**100.0%**

APPENDIX B
SUBSURFACE DATA

Scale: NTS **Date Drawn:** 10/23/15 **Drawn By:** MJC **Checked By:** WLL	NOVA ENGINEERING AND ENVIRONMENTAL	140-A Lurton Street Pensacola, Florida 32505 850.607.7782 ♦ 850.249.6683	**BORING LOCATION PLAN** **Black Gold II** Pensacola, Escambia County, Florida *NOVA Project Number 8215146*

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KEY TO BORING LOGS

SYMBOLS AND ABBREVIATIONS

SYMBOL	DESCRIPTION
N-Value	No. of Blows of a 140-lb. Weight Falling 30 Inches Required to Drive a Standard Spoon 1 Foot
WOR	Weight of Drill Rods
WOH	Weight of Drill Rods and Hammer
	Sample from Auger Cuttings
	Standard Penetration Test Sample
	Thin-wall Shelby Tube Sample (Undisturbed Sampler Used)
% REC	Percent Core Recovery from Rock Core Drilling
RQD	Rock Quality Designation
	Stabilized Groundwater Level
	Seasonal High Groundwater Level (also referred to as the W.S.W.T.)
NE	Not Encountered
GNE	Groundwater Not Encountered
BT	Boring Terminated
-200 (%)	Fines Content or % Passing No. 200 Sieve
MC (%)	Moisture Content
LL	Liquid Limit (Atterberg Limits Test)
PI	Plasticity Index (Atterberg Limits Test)
K	Coefficient of Permeability
Org. Cont.	Organic Content
G.S. Elevation	Ground Surface Elevation

UNIFIED SOIL CLASSIFICATION SYSTEM

MAJOR DIVISIONS			GROUP SYMBOLS	TYPICAL NAMES
COARSE-GRAINED SOILS More than 50% retained on the No. 200 sieve*	GRAVELS 50% or more of coarse fraction retained on No. 4 sieve	CLEAN GRAVELS	GW	Well-graded gravels and gravel-sand mixtures, little or no fines
			GP	Poorly graded gravels and gravel-sand mixtures, little or no fines
		GRAVELS WITH FINES	GM	Silty gravels and gravel-sand-silt mixtures
			GC	Clayey gravels and gravel-sand-clay mixtures
	SANDS More than 50% of coarse fraction passes No. 4 sieve	CLEAN SANDS 5% or less passing No. 200 sieve	SW**	Well-graded sands and gravelly sands, little or no fines
			SP**	Poorly graded sands and gravelly sands, little or no fines
		SANDS with 12% or more passing No. 200 sieve	SM**	Silty sands, sand-silt mixtures
			SC**	Clayey sands, sand-clay mixtures
FINE-GRAINED SOILS 50% or more passes the No. 200 sieve*	SILTS AND CLAYS Liquid limit 50% or less		ML	Inorganic silts, very fine sands, rock flour, silty or clayey fine sands
			CL	Inorganic clays of low to medium plasticity, gravelly clays, sandy clays, lean clays
			OL	Organic silts and organic silty clays of low plasticity
	SILTS AND CLAYS Liquid limit greater than 50%		MH	Inorganic silts, micaceous or diamicaceous fine sands or silts, elastic silts
			CH	Inorganic clays or clays of high plasticity, fat clays
			OH	Organic clays of medium to high plasticity
			PT	Peat, muck and other highly organic soils

*Based on the material passing the 3-inch (75 mm) sieve
** Use dual symbol (such as SP-SM and SP-SC) for soils with more than 5% but less than 12% passing the No. 200 sieve

RELATIVE DENSITY
(Sands and Gravels)
Very loose – Less than 4 Blow/Foot
Loose – 4 to 10 Blows/Foot
Medium Dense – 11 to 30 Blows/Foot
Dense – 31 to 50 Blows/Foot
Very Dense – More than 50 Blows/Foot

CONSISTENCY
(Silts and Clays)
Very Soft – Less than 2 Blows/Foot
Soft – 2 to 4 Blows/Foot
Medium Stiff – 5 to 8 Blows/Foot
Stiff – 9 to 15 Blows/Foot
Very Stiff – 16 to 30 Blows/Foot
Hard – More than 30 Blows/Foot

RELATIVE HARDNESS
(Limestone)
Soft – 100 Blows for more than 2 Inches
Hard – 100 Blows for less than 2 Inches

MODIFIERS

These modifiers Provide Our Estimate of the Amount of Minor Constituents (Silt or Clay Size Particles) in the Soil Sample
Trace – 5% or less
With Silt or With Clay – 6% to 11%
Silty or Clayey – 12% to 30%
Very Silty or Very Clayey – 31% to 50%

These Modifiers Provide Our Estimate of the Amount of Organic Components in the Soil Sample
Trace – Less than 3%
Few – 3% to 4%
Some – 5% to 8%
Many – Greater than 8%

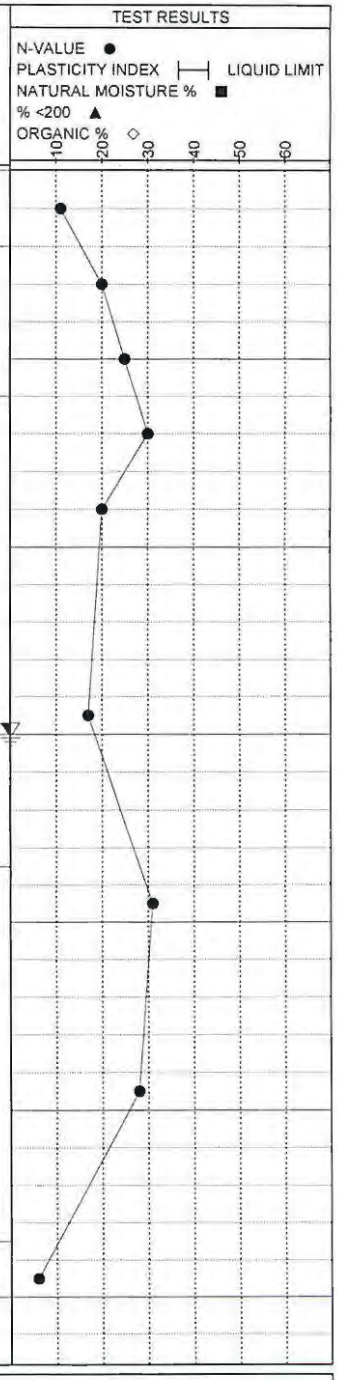
These Modifiers Provide Our Estimate of the Amount of Other Components (Shell, Gravel, Etc.) in the Soil Sample
Trace – 5% or less
Few – 6% to 12%
Some – 13% to 30%
Many – 31% to 50%

Project: Black Gold II Preliminary Study
Project Location: Pensacola, Escambia County, Florida
Project Number: 8215146

LOG OF BORING
B-1

Date(s) Drilled: **10/21/15**	Drill Bit Size/Type: **2-inch Soil Bit**	Logged by: **J.James**
Drilled By: **J. Governale**	Sampling Method: **Split-spoon**	Checked by: **W. Lawrence**
Drill Rig Type: **Track-mounted BR2600**	Total Depth of Boring: **30 ft.**	Approximate Surface Elevation: **Existing Grade**
Drilling Method: **SPTB**	Boring Backfill: **Soil Cuttings**	Vertical Datum: **Existing Grade**
Hammer Data: Weight **140 lb.** Drop **30 in.**	Groundwater Level: **15.0 ft.**	Location: **As Per Boring Location Plan**

Elevation, feet MSL	Depth, feet	Sample Type	Sample Number	Sampling Resistance Blows/foot (N-value)	Consistency/ Relative Density	USCS-AASHTO	Graphic Log	Material Description
	0		1	11	MEDIUM DENSE	SM		Tan/Brown Fine-Grained Silty SAND
			2	20	MEDIUM DENSE	SP-SM		Tan/Brown/Red Fine-Grained Slightly Silty SAND
	5		3	25	MEDIUM DENSE			
			4	30	MEDIUM DENSE	SP-SM		Orange Fine-Grained Slightly Silty SAND
			5	20	MEDIUM DENSE			
	10							
			6	17	MEDIUM DENSE			
	15							
			7	31	DENSE	SP		Orange/Tan Fine-Grained SAND
	20							
			8	28	MEDIUM DENSE			
	25							
			9	6	LOOSE	SC-SM		Orange/Tan Fine-Grained Silty-Clayey SAND
	30							Boring Terminated at 30 ft.



REMARKS AND OTHER TESTS:

NOVA
ENGINEERING AND
ENVIRONMENTAL

Project: Black Gold II Preliminary Study
Project Location: Pensacola, Escambia County, Florida
Project Number: 8215146

LOG OF BORING
B-2

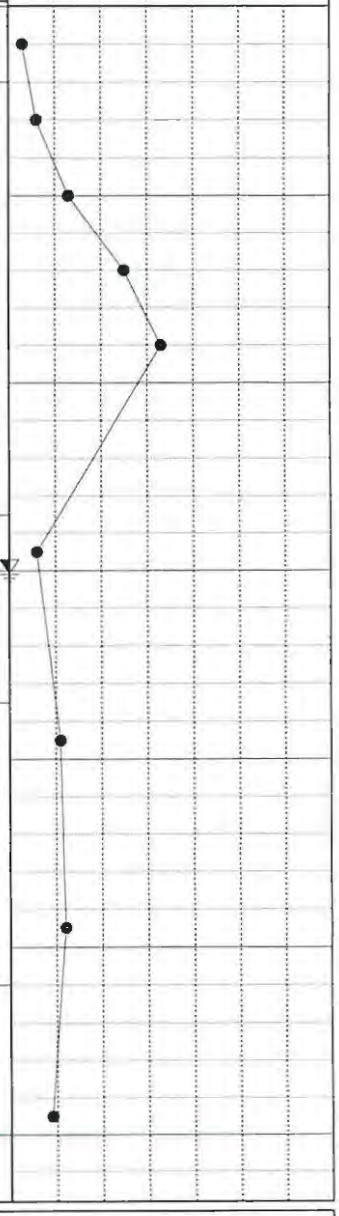
Date(s) Drilled: **10/21/15**	Drill Bit Size/Type: **2-inch Soil Bit**	Logged by: **J.James**
Drilled By: **J. Governale**	Sampling Method: **Split-spoon**	Checked by: **W. Lawrence**
Drill Rig Type: **Track-mounted BR2600**	Total Depth of Boring: **30 ft.**	Approximate Surface Elevation: **Existing Grade**
Drilling Method: **SPTB**	Boring Backfill: **Soil Cuttings**	Vertical Datum: **Existing Grade**
Hammer Data: Weight **140 lb.** Drop **30 in.**	Groundwater Level: **15.0 ft.**	Location: **As Per Boring Location Plan**

Elevation, feet MSL	Depth, feet	Sample Type	Sample Number	Sampling Resistance Blows/foot (N-value)	Consistency/ Relative Density	USCS-AASHTO	Graphic Log	Material Description
	0		1	3	VERY LOOSE	SP-SM		Tan/Brown Fine-Grained Slightly Silty SAND
			2	6	LOOSE	SM/SC		Tan/Brown Fine-Grained Slightly Clayey Silty SAND
	5		3	13	MEDIUM DENSE			
			4	25	MEDIUM DENSE			
			5	33	DENSE			
	10							
			6	6	LOOSE	SM		Orange/Tan/Red Fine-Grained Silty SAND
	15							
			7	11	MEDIUM DENSE	SM/SC		Tan/Red/Brown Fine-Grained Silty/Clayey SAND
	20							
			8	12	MEDIUM DENSE			
	25							
						CH		Orange/Gray/Tan CLAY
			9	9	STIFF			
	30							Boring Terminated at 30 ft.

TEST RESULTS

N-VALUE ●
PLASTICITY INDEX ⊢⊣ LIQUID LIMIT
NATURAL MOISTURE % ■
% <200 ▲
ORGANIC % ◇

10 20 30 40 50 60



REMARKS AND OTHER TESTS:

NOVA
ENGINEERING AND
ENVIRONMENTAL

Project: Black Gold II Preliminary Study Project Location: Pensacola, Escambia County, Florida Project Number: 8215146	LOG OF BORING B-3 Page 1 of 1

Date(s) Drilled: **10/21/15**	Drill Bit Size/Type: **2-inch Soil Bit**	Logged by: **J.James**
Drilled By: **J. Governale**	Sampling Method: **Split-spoon**	Checked by: **W. Lawrence**
Drill Rig Type: **Track-mounted BR2600**	Total Depth of Boring: **30 ft.**	Approximate Surface Elevation: **Existing Grade**
Drilling Method: **SPTB**	Boring Backfill: **Soil Cuttings**	Vertical Datum: **Existing Grade**
Hammer Data: Weight **140 lb.** Drop **30 in.**	Groundwater Level: **6.0 ft.**	Location: **As Per Boring Location Plan**

Elevation, feet MSL	Depth, feet	Sample Type	Sample Number	Sampling Resistance Blows/foot (N-value)	Consistency/ Relative Density	USCS-AASHTO	Graphic Log	Material Description
	0		1	6	LOOSE	SP-SM		Tan/Brown Fine-Grained Slightly Silty SAND
			2	8	LOOSE	SP-SM		Orange/Brown Fine-Grained Slightly Silty SAND
	5		3	14	MEDIUM DENSE			
			4	13	MEDIUM DENSE			
			5	10	LOOSE			
	10							
			6	3	VERY LOOSE	SC		Tan/Red/Gray Fine-Grained Clayey SAND
	15							
			7	4	LOOSE			
	20							
			8	3	SOFT	CH		Gray CLAY
	25							
			9	4	SOFT			
	30							Boring Terminated at 30 ft.

TEST RESULTS

N-VALUE ●
PLASTICITY INDEX ⊢⊣ LIQUID LIMIT
NATURAL MOISTURE % ■
% <200 ▲
ORGANIC % ◇

10 20 30 40 50 60

REMARKS AND OTHER TESTS:

NOVA
ENGINEERING AND
ENVIRONMENTAL

Project: Black Gold II Preliminary Study
Project Location: Pensacola, Escambia County, Florida
Project Number: 8215146

LOG OF BORING
B-4

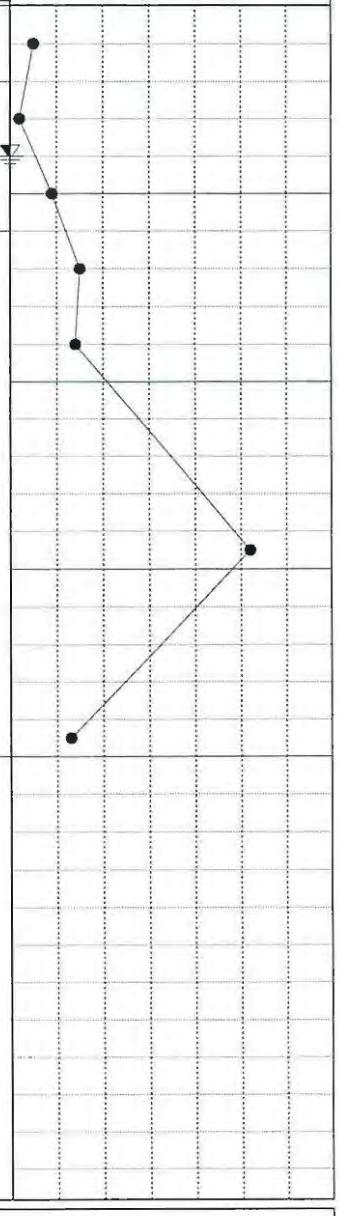
Date(s) Drilled: **10/21/15**	Drill Bit Size/Type: **2-inch Soil Bit**	Logged by: **J.James**
Drilled By: **J. Governale**	Sampling Method: **Split-spoon**	Checked by: **W. Lawrence**
Drill Rig Type: **Track-mounted BR2600**	Total Depth of Boring: **20 ft.**	Approximate Surface Elevation: **Existing Grade**
Drilling Method: **SPTB**	Boring Backfill: **Soil Cuttings**	Vertical Datum: **Existing Grade**
Hammer Data: Weight **140 lb.** Drop **30 in.**	Groundwater Level: **4.0 ft.**	Location: **As Per Boring Location Plan**

Elevation, feet MSL	Depth, feet	Sample Type	Sample Number	Sampling Resistance Blows/foot (N-value)	Consistency/ Relative Density	USCS-AASHTO	Graphic Log	Material Description
	0		1	5	LOOSE	SM		Brown Fine-Grained Silty SAND
			2	2	VERY LOOSE	SP-SM		Orange/Brown Fine-Grained Slightly Silty SAND
	5		3	9	LOOSE	SC		Brown/Orange Fine-Grained Clayey SAND
			4	15	STIFF	CH		Tan/Gray CLAY
			5	14	STIFF			
	10							
			6	52	HARD			
	15							
			7	13	STIFF			
	20							Boring Terminated at 20 ft.
	25							
	30							

TEST RESULTS

N-VALUE ●
PLASTICITY INDEX ⊢⊣ LIQUID LIMIT
NATURAL MOISTURE % ■
% <200 ▲
ORGANIC % ◇

10 20 30 40 50 60



REMARKS AND OTHER TESTS:

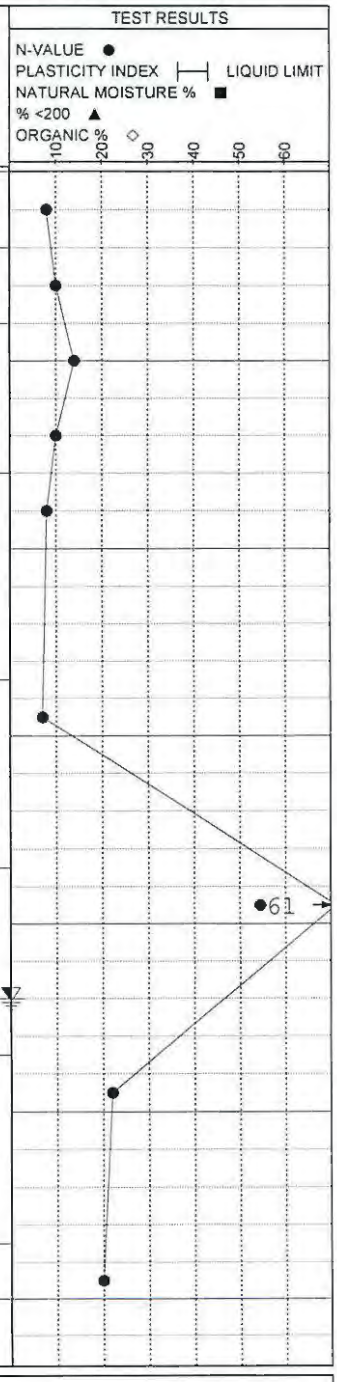
NOVA
ENGINEERING AND
ENVIRONMENTAL

Project: Black Gold II Preliminary Study
Project Location: Pensacola, Escambia County, Florida
Project Number: 8215146

LOG OF BORING
B-5

Date(s) Drilled: **10/21/15**	Drill Bit Size/Type: **2-inch Soil Bit**	Logged by: **J.James**
Drilled By: **J. Governale**	Sampling Method: **Split-spoon**	Checked by: **W. Lawrence**
Drill Rig Type: **Track-mounted BR2600**	Total Depth of Boring: **30 ft.**	Approximate Surface Elevation: **Existing Grade**
Drilling Method: **SPTB**	Boring Backfill: **Soil Cuttings**	Vertical Datum: **Existing Grade**
Hammer Data: Weight **140 lb.** Drop **30 in.**	Groundwater Level: **22.0 ft.**	Location: **As Per Boring Location Plan**

Elevation, feet MSL	Depth, feet	Sample Type	Sample Number	Sampling Resistance Blows/foot (N-value)	Consistency/ Relative Density	USCS-AASHTO	Graphic Log	Material Description
	0		1	8	LOOSE	SM		Brown Fine-Grained Silty SAND
			2	10	LOOSE	SM		Brown Fine-Grained Silty SAND
	5		3	14	MEDIUM DENSE	SM/SC		Brown/Orange Fine-Grained Silty/Clayey SAND
			4	10	LOOSE			
			5	8	MEDIUM STIFF	CH		Orange/Brown/Gray CLAY
	10							
			6	7	MEDIUM STIFF	CH		Gray CLAY
	15							
			7	61	VERY DENSE	SC		Orange/Tan Fine-Grained Clayey SAND
	20							
			8	22	MEDIUM DENSE	SP-SC		Orange/Tan Fine-Grained Slightly Clayey SAND
	25							
			9	20	VERY STIFF	CH		Gray CLAY
	30							Boring Terminated at 30 ft.



REMARKS AND OTHER TESTS:

NOVA
ENGINEERING AND
ENVIRONMENTAL

APPENDIX C
Qualifications of Recommendations
ASFE Document

QUALIFICATIONS OF RECOMMENDATIONS

The findings, conclusions and recommendations presented in this report represent our professional opinions concerning subsurface conditions at the site. The opinions presented are relative to the dates of our site work and should not be relied on to represent conditions at later dates or at locations not explored. The opinions included herein are based on information provided to us, the data obtained at specific locations during the study, and our previous experience. If additional information becomes available which might impact our geotechnical opinions, it will be necessary for NOVA to review the information, re-assess the potential concerns, and re-evaluate our conclusions and recommendations.

Regardless of the thoroughness of a geotechnical exploration, there is the possibility that conditions between borings may differ from those encountered at specific boring locations, that conditions are not as anticipated by the designers and/or the contractors, or that either natural events or the construction process has altered the subsurface conditions. These variations are an inherent risk associated with subsurface conditions in this region and the approximate methods used to obtain the data. These variations may not be apparent until construction.

The professional opinions presented in this report are not final. Field observations and foundation installation monitoring by the geotechnical engineer, as well as soil density testing and other quality assurance functions associated with site earthwork and foundation construction, are an extension of this report. Therefore, NOVA should be retained by the owner to observe all earthwork and foundation construction to confirm that the conditions anticipated in this study actually exist, and to finalize or amend our conclusions and recommendations. NOVA is not responsible or liable for the conclusions and recommendations presented in this report if NOVA does not perform these observation and testing services.

This report is intended for the sole use of **Hammond Engineering, Inc.,** only. The scope of work performed during this study was developed for purposes specifically intended by **Hammond Engineering, Inc.,** only, and may not satisfy other users' requirements. Use of this report or the findings, conclusions or recommendations by others will be at the sole risk of the user. NOVA is not responsible or liable for the interpretation by others of the data in this report, nor their conclusions, recommendations or opinions.

Our professional services have been performed, our findings obtained, our conclusions derived and our recommendations prepared in accordance with generally accepted geotechnical engineering principles and practices in the State of Florida. This warranty is in lieu of all other statements or warranties, either expressed or implied.

Important Information About Your

Geotechnical Engineering Report

Subsurface problems are a principal cause of construction delays, cost overruns, claims, and disputes.

The following information is provided to help you manage your risks.

Geotechnical Services Are Performed for Specific Purposes, Persons, and Projects

Geotechnical engineers structure their services to meet the specific needs of their clients. A geotechnical engineering study conducted for a civil engineer may not fulfill the needs of a construction contractor or even another civil engineer. Because each geotechnical engineering study is unique, each geotechnical engineering report is unique, prepared *solely* for the client. *No one except you* should rely on your geotechnical engineering report without first conferring with the geotechnical engineer who prepared it. *And no one – not even you* – should apply the report for any purpose or project except the one originally contemplated.

Read the Full Report

Serious problems have occurred because those relying on a geotechnical engineering report did not read it at all. Do not rely on an executive summary. Do not read selected elements only.

A Geotechnical Engineering Report Is Based on A Unique Set of Project–Specific Factors

Geotechnical engineers consider a number of unique, project-specific factors when establishing the scope of a study. Typical factors include: the client's goals, objectives, and risk management preferences; the general nature of the structure involved, its size, and configuration; the location of the structure on the site; and other planned or existing site improvements, such as access roads, parking lots, and underground utilities. Unless the geotechnical engineer who conducted the study specifically indicates otherwise, *do not rely on a geotechnical engineering report* that was:

- not prepared for you,
- not prepared for your project,
- not prepared for the specific site explored, or
- completed before important project changes were made.

Typical changes that can erode the reliability of an existing geotechnical engineering report include those that affect:

- the function of the proposed structure, as when it's changed from a parking garage to an office building, or from a light industrial plant to a refrigerated warehouse,
- elevation, configuration, location, orientation, or weight of the proposed structure,
- composition of the design team, or
- project ownership.

As a general rule, *always* inform your geotechnical engineer of project changes – even minor ones – and request an assessment of their impact. *Geotechnical engineers cannot accept responsibility or liability for problems that occur because their reports do not consider developments of which they were not informed.*

Subsurface Conditions Can Change

A geotechnical engineering report is based on conditions that existed at the time the study was performed. *Do not rely on a geotechnical engineering report* whose adequacy may have been affected by: the passage of time; by man–made events, such as construction on or adjacent to the site; or by natural events, such as floods, earthquakes, or groundwater fluctuations. *Always* contact the geotechnical engineer before applying the report to determine if it is still reliable. A minor amount of additional testing or analysis could prevent major problems.

Most Geotechnical Findings Are Professional Opinions

Site exploration identifies subsurface conditions *only* at those points where subsurface tests are conducted or samples are taken. Geotechnical engineers review field and laboratory data and then apply their professional judgment to render an *opinion* about subsurface conditions throughout the site. Actual subsurface conditions may differ – sometimes significantly – from those indicated in your report. Retaining the geotechnical engineer who developed your report to provide construction observation is the most effective method of managing the risks associated with unanticipated conditions.

A Report's Recommendations Are *Not* Final

Do not overrely on the construction recommendations included in your report. *Those recommendations are not final*, because geotechnical engineers develop them principally from judgment and opinion. Geotechnical engineers can finalize their recommendations only by observing actual subsurface conditions revealed during construction. *The geotechnical engineer who developed your report cannot assume responsibility or liability for the report's recommendations if that engineer does not perform construction observation.*

A Geotechnical Engineering Report Is Subject To Misinterpretation

Other design team members' misinterpretation of geotechnical engineering reports has resulted in costly problems. Lower that risk by having your geotechnical engineer confer with appropriate members of the design team after submitting the report. Also retain your geotechnical engineer to review pertinent elements of the design team's plans and specifications. Contractors can also misinterpret a geotechnical engineering report. Reduce that risk by having your geotechnical engineer participate in prebid and preconstruction conferences, and by providing construction observation.

Do Not Redraw the Engineer's Logs

Geotechnical engineers prepare final boring and testing logs based upon their interpretation of field logs and laboratory data. To prevent errors or omissions, the logs included in a geotechnical engineering report should *never* be redrawn for inclusion in architectural or other design drawings. Only photographic or electronic reproduction is acceptable, *but recognize that separating logs from the report can elevate risk.*

Give Contractors a Complete Report and Guidance

Some owners and design professionals mistakenly believe they can make contractors liable for unanticipated subsurface conditions by limiting what they provide for bid preparation. To help prevent costly problems, give contractors the complete geotechnical engineering report, *but* preface it with a clearly written letter of transmittal. In that letter, advise contractors that the report was not prepared for purposes of bid development and that the report's accuracy is limited; encourage them to confer with the geotechnical engineer who prepared the report (a modest fee may be required) and/or to conduct additional study to obtain specific types on information they need or prefer. A prebid conference can also be valuable. *Be sure contractors have sufficient time* to perform additional study. Only then might you be in a position to give contractors the best information available to you, while requiring them to at least share some of the financial responsibilities stemming from unanticipated conditions.

Read Responsibility Provisions Closely

Some clients, design professionals, and contractors do not recognize that geotechnical engineering is far less exact than other engineering disciplines. This lack of understanding has created unrealistic expectations that have led to disappointments, claims, and disputes. To help reduce such risks, geotechnical engineers commonly include a variety of explanatory provisions in their reports. Sometimes labeled "limitations", many of the provisions indicate where geotechnical engineers responsibilities begin and end, to help others recognize their own responsibilities and risks. *Read these provisions closely.* Ask questions. Your geotechnical engineer should respond fully and frankly.

Geoenvironmental Concerns Are Not Covered

The equipment, techniques, and personnel used to perform a *geoenvironmental* study differ significantly from those used to perform a *geotechnical* study. For that reason, a geotechnical engineering report does not usually relate any geoenvironmental findings, conclusions, or recommendations; e.g., about the likelihood of encountering underground storage tanks or regulated contaminants. *Unanticipated environmental problems have led to numerous project failures.* If you have not yet obtained your own geoenvironmental information, ask your geotechnical consultant for risk management guidance. *Do not rely on an environmental report prepared for someone else.*

Rely on Your Geotechnical Engineer for Additional Assistance

Membership in ASFE exposes geotechnical engineers to a wide array of risk management techniques than can be of genuine benefit for everyone involved with a construction project. Confer with you ASFE–member geotechnical engineer for more information.

ASFE

8811 Colesville Road Suite G106 Silver Spring, MD 20910
Telephone: 301-565-2733 Facsimile: 301-589-2017
email: info@asfe.org www.asfe.org

CDM Smith

Memorandum

To: *Mr. Tom Dawson, ECUA*
Mr. Brian Reid, ECUA
Mr. Timothy Haag; ECUA
Mr. Ned McMath, ECUA

From: *CDM Smith*

Date: *December 27, 2013*

Subject: *Task Order 13-01 Well Head Protection Area Development*

CDM Smith is pleased to provide this technical memorandum summarizing the results for Task Order 13-01 Well Head Protection Area Development. Seven and 20-year well head protection area (WHPA) delineations were developed for the following Emerald Coast Utilities Authority (ECUA) wells:

- Plant #6 Well #01
- West Well #05
- Hagler Well #06
- West Pensacola Well #07
- W Avery Well #08
- F & Scott Well #09
- Lillian Well #10
- Bronson Well #11
- McAllister Well #18
- Airport North Well #19
- Olive Well #20
- Davis Well #21
- Sweeney Well #22
- Ensley Well #23
- Broad Well #24
- Dunaway Well #25
- University Well #27
- OLF 4A Well #28
- Carriage Hills #29
- Villa Well #37
- Royce Well #38
- Ellyson Well #39
- Cantonment Well #40
- Tennant Well #41
- McCrory Well #42
- Humphreys Well #45

WHPA delineations were previously developed (CDM Smith, 2010) for the following six wells: Avondale #30, Spanish Trail #43, Muldoon #46, Nine Mile #47, Kingsfield #48, and George Watson #49. A seventh delineation for a proposed well (Equestrian Center well), was also developed; however, this well was not installed by ECUA. The model development and WHPA results for the 26 wells listed above are summarized in the following paragraphs and attached figures.

EXHIBIT 3

Flow Model Development

The previously developed and calibrated Escambia County numerical groundwater flow model (CDM, 2008) was used to build the flow model for the WHPA delineations. The model uses the finite-element code DYNFLOW, which is capable of fully simulating three-dimensional multi-layer aquifer systems, including both confined and unconfined aquifers. The basis for the model was the Northwest Florida Water Management District's (NWFWMD) original SWICHA model (Roaza, 1993 and Richards, 1997); however, because the SWICHA code did not allow for simulation of unconfined aquifers, the model was recreated and updated using DYNFLOW. As a result, the surficial zone of the Sand-and-Gravel aquifer, which was not part of the SWICHA model, was included during model development and calibration.

The flow model was updated to support WHPA delineations by incorporating additional model nodes and elements in the vicinity of the subject wells. Node spacing, which was originally on the order of 1,000 feet in the ECUA service area, was reduced to approximately 200 to 400 feet around each well. The updated model grid is shown in **Figure 1.** Material properties and other model attributes were interpolated onto the new model grid from the previously calibrated regional flow model.

For the purpose of simulating source water contributing areas to each well, new flow fields were developed using long-term average rates of precipitation and recharge. Long term average precipitation rates were previously determined to be 62.8 inches per year and recharge was estimated at 13.8 inches per year, or approximately 22 percent of average annual precipitation.

For the purpose of developing the 7- and 20-year WHPA, each ECUA well was modeled at its currently permitted maximum daily withdrawal rate while all other ECUA supply wells were modeled at their FY 2012 average pumping rate. In this manner, 26 separate flow fields were created. This approach was selected because the simultaneous use of maximum permitted daily rates for all ECUA wells results in an unrepresentative flow field with areas of excessive drawdown. For example, in certain locations such as the area south of I-10 and east of I-110, the use of maximum daily rates at all ECUA wells is simulated to cause the water table to drop below the surficial zone (SZ). Accurately representing saturated groundwater flow in the surficial zone is important in determining the shape and location of the WHPA. Furthermore, the combined pumping of all modeled ECUA wells at their permitted maximum daily rate is 84 million gallons per day (mgd). This is higher that ECUA's permitted maximum combined single-day withdrawal rate of 74 mgd. The maximum permitted daily rates and FY 2012 average rates for all ECUA wells are shown in **Table 1.**

The previous WHPA delineations prepared by the NWFWMD were based on the average daily pumping of May through September, the five highest use months of the year (Pratt, 1997). The use of maximum permitted daily rates for each well being assessed, combined with average daily rates for all other wells, reflects a slightly more conservative approach resulting in slightly larger 7- and

20-year contributing areas to each well; however, this approach is reasonable given that ECUA may, at any time, withdraw water from any of its supply wells at the maximum permitted daily rate.

Permitted industrial and public supply wells not part of ECUA's system were modeled at calendar year 2012 rates. In instances where 2012 pumping rates were not available or appeared questionable, 2011 rates were used. **Table** 2 lists pumping rates for all non-ECUA industrial and public supply wells included in the model.

Model Results

The mass transport code, DYNTRACK, coupled with the DYNFLOW-derived steady state flow field was used to delineate 7- and 20-year WHPAs to the 26 wells listed on page 1, not including the 6 wells which were previously assessed in 2010. Particles representing source water were uniformly spaced in 100-foot increments at the water table across the model and allowed to migrate forward in time under the long-term simulated flow field for a period of 20 years. As particles move through the saturated zone of the Sand and Gravel aquifer, the model records the coordinates of their positions over time (in 30 day increments). The starting positions of those particles that are removed at supply wells are documented to delineate the surface area contributing recharge to each supply well, which in this case are the 7- and 20-year WHPAs. The WHPAs are then drawn by surrounding the starting locations of particles removed by the well with a polygon using ArcGIS. During this procedure, some smoothing takes place to improve the presentation of the WHPA. This smoothing also helps account for variability associated with recharge and pumping rates of the subject well and surrounding wells.

Model-delineated 7- and 20-year WHPAs are shown for all ECUA wells in **Figure 2. Figures 3** through **12** provide the WHPAs by area (e.g. north, east, central, etc.) and in relation to roads and aerial imagery. The previously developed WHPAs for well numbers 30, 43, 46, 47, 48, and 49 are also shown. Because 26 separate flow fields were developed using the maximum permitted daily rate for each well being assessed and the average rate for all other wells, the 20-year WHPAs overlap in some instances. For example, the WHPAs for the five wells in the vicinity of the Pensacola Airport (**Figures 5 and 6**) each have some amount of overlap with their 20-year WHPA. This overlap would not exist if only one flow field were used; however, the overlap does help represent the fact that changes in pumping rates impact the size and shape of the WHPA and that the WHPAs based on the maximum permitted daily pumping rates are conservative.

The minimum time of travel from the water table to the Cantonment Well #40 is 31 years; therefore, there exists no 7- or 20-year WHPA for this well. The longer travel time is a result of several factors including the depth of the well; the increasing thickness of the Sand and Gravel Aquifer in this area and to the north; and potentially the influence of over 20 mgd of International Paper withdrawals to the west.

The shapes of WHPAs are influenced by a number of factors, including but not limited to recharge rates, vertical and horizontal hydraulic gradients, and permeability differences in materials

representing the layers of the Sand and Gravel aquifer, especially the Low Permeability Zone (LPZ). In many instances, WHPA shapes are significantly influenced by nearby major industrial and/or supply wells which compete for the same water. This competition for water may result in non-circular shapes.

Model Assumptions

Groundwater models are simplified representations of real world conditions and incorporate several simplifying assumptions. The WHPA delineations documented here were developed based on the following assumptions:

- Long-term average annual rates of precipitation and recharge remain constant;
- The locations of supply wells and elevations of screen intervals remain constant;
- Water supply pumping rates remain constant;
- The time it takes for a particle of water to travel through the unsaturated portion of the aquifer is not considered. Both simple and complex methods for developing WHPAs, including complex numerical, modeling based methods like those used here, take a conservative approach and do not account for travel time through the unsaturated zone. In instances where the water table is close to the surface, the time of travel in the unsaturated zone is generally short. WHPAs are more conservative in instances where the water table is deeper, and the time of travel may be more heavily influenced by low permeability zones which may slow movement and/or cause perched conditions.
- In the WHPA modeling, the time it takes for a particle of water to travel from the water table to the well screen considers advection only. Advection describes the transport of a particle simply due to the bulk flow of water. Advection is the primary process by which solutes move in the groundwater. The direction of transport coincides with that of groundwater and mass transport takes places at the average linear velocity of the groundwater.
- Dispersion is not considered when developing the WHPA delineations. Dispersion refers to the spreading and mixing caused by molecular diffusion and by the variations in velocity with which water moves at different scales. Dispersion is defined as the sum of the mechanical dispersion and the diffusion. Mechanical dispersion is mixing that occurs as a consequence of local variations in velocity around some mean velocity of flow. Diffusion is spreading of solutes due to molecular diffusion in response to concentration gradients within the groundwater. Mechanical dispersion and diffusion are generally not considered when using numerical models to develop WHPAs.
- The time it takes for a contaminant to reach a supply well may be longer due to the effects of retardation. Retardation occurs due to the process of adsorption/desorption of a solute on soil grains. Retardation was not considered when developing the WHPA delineations.

These assumptions are appropriate for planning purposes for areas of relatively stable population, development and land use. It should also be noted that the contributing areas to supply wells can change considerably should additional wells (not simulated in this analysis) be installed and operated in close vicinity to other supply wells or if particular wells are taken out of service for an extended period of time.

References

CDM Smith, 2008. Escambia County Groundwater Flow Model, Emerald Coast Utilities Authority.

CDM Smith, 2010. Task Order 10-1 Well Head Protection Areas. Memorandum dated May 20th, 2010 to Mr. Tom Dawson, Mr. Tim Colley, and Mr. Tim Haag.

Pratt, Thomas R., 1997. Wellhead Protection Area Delineation in Southern Escambia County, Florida, Water Resources Special Report 97-4, Northwest Florida Water Management District.

Richards, C.J., T.R. Pratt, and K.A. Milla, 1997. Wellhead Protection Area Delineation in Southern Escambia County Florida, Northwest Florida Water Management District, Water Resources Special Report, 97-4, 52 pgs.

Roaza, H.P., T.R. Pratt, and C.J. Richards, 1993. Numerical Modeling of Ground Water Flow and Contaminant Transport in the Sand-and-Gravel Aquifer, Escambia County Florida, Northwest Florida Water Management District, Water Resources Special Report, 93-4, 91 pgs.

Table 1
Pumping Rates Used for WHPA Delineations

ECUA Supply Well	*Maximum Permitted Daily Rate*		*FY 11-12 Average Rate*
	Gallons per Day (gpd)	Gallons per Minute (gpm)	Gallons per Minute (gpm)
Plant 6 #01	2,880,000	2,000	461
West #05	2,880,000	2,000	408
Hagler #06	2,880,000	2,000	1,097
West Pensacola #07	2,880,000	2,000	639
W & Avery #08	2,880,000	2,000	1,114
F & Scott #09	2,880,000	2,000	95
Lillian #10	2,880,000	2,000	527
Bronson #11	1,080,004	750	309
McAllister #18	2,880,000	2,000	872
Airport North #19	2,880,000	2,000	709
Olive #20	1,728,000	1,200	417
Davis #21	2,880,000	2,000	0
Sweeney #22	2,880,000	2,000	607
Ensley #23	1,728,000	1,200	0
Broad #24	2,880,000	2,000	608
Dunaway #25	2,880,000	2,000	880
University #27	2,880,000	2,000	548
OLF 4A #28	2,880,000	2,000	842
Carriage Hills #29	1,440,000	1,000	127
Avondale #30	*2,880,000*	*1,500*	*961*
Villa #37	2,160,000	2,000	584
Royce #38	2,880,000	2,000	361
Ellyson #39	2,880,000	1,500	732
Cantonment #40	2,160,000	1,200	1,251
Tennant #41	1,728,000	2,000	709
McCrory #42	2,880,000	2,000	905
Spanish Trail #43	*2,880,000*	*2,000*	*1,202*
Humphreys #45	2,880,000	2,000	79
Muldoon #46	*1,080,004*	*750*	*1,238*
Nine Mile #47	*4,320,000*	*3,000*	*1,435*
Kingsfield #48	*2,880,000*	*2,000*	*1,092*
George Watson #49	*3,240,004*	*2,250*	*1,906*

WHPA delineations were developed for the six shaded wells in 2010.

Table 2
Pumping Rates Used for Non-ECUA Industrial and Public Supply Wells

Public or Industrial Supply Well	Gallons per Day (gpd)[1]
MOLINO#3	501,161
MOLINO#2	63,746
MOLINO#1	65,257
MOLINO#4	129,541
CENTURY#3	253,210
CENTURY#1	94,728
CENTURY#2	139,041
PEOPLES#4	156,851
PEOPLES#3	617,462
PEOPLES#9	566,650
PEOPLES#5	289,481
PEOPLES#8	601,926
GONZALEZ#2	135,323
GONZALEZ#1	35,688
GONZALEZ#3	336,314
SOLUTIAPW-B	969,485
SOLUTIAPW-10	1,438,369
SOLUTIAPW-D	12,088
SOLUTIAPW-C	1,587,172
SOLUTIAPW-9	0
SOLUTIAPW-7A	161,489
SOLUTIAPW-6	0
SOLUTIAPW-5	0
SOLUTIAPW-8	435,590
SOLUTIAPW-2	0
SOLUTIAPW-E	1,635,830
SOLUTIAPW-AA	976,591
CORRY#16	23,301
CORRY#12	167,914
CORRY#9	254,541
CORRY#11	256,688
CORRY#15	274,678
CORRY#13	121,956
CORRY#14	213,393
CORRY#7	265,178
CORRY#10	260,630
CORRY#8	190,781
CHAMP_INT#1	3,403
CHAMP#1	1,134,489
CHAMP#2	1,134,489
CHAMP#03	868,982
CHAMP#5	868,982
CHAMP#6	868,982
CHAMP#7	868,982
CHAMP#8	868,982
CHAMP#9	868,982
CHAMP#10	823,772
CHAMP#11	868,982
CHAMP#12R	823,772
CHAMP#13	0
CHAMP#13R	868,982
CHAMP#17	935,951
CHAMP#20	935,951
CHAMP#22	935,951
CHAMP#23	747,602
CHAMP#23R	935,951
CHAMP#25R	747,602
CHAMP#29	935,951
CHAMP#30	935,951
CHAMP#31	935,951
CHAMP#32	935,951
CHAMP#33	935,951
CHAMP#34	935,951
CHAMP#35	935,951
CRISTPLANT#6	540,305
CRISTPLANT#5	517,064
CRISTPLANT#3	366,332
CRISTPLANT#4	330,218
CRISTPLANT#2	0
CRISTPLANT#7	446,347
FARMHILL#1	0
FARMHILL#3	245,199
FARMHILL#2	27,071
FARMHILL#4	215,450
BAYVIEWM#2	0
BAYVIEWM#4	43,071
BAYVIEWM#5	18,753
GULFPOW#1	23,974
GULFPOW#2	0
BRATT-DV#1	67,007
BRATT-DV#2	27,460
BRATT-DV#3	72,819
BRATT-DV#4	0
REICHOLD#14	128,531
REICHOLD#11	43,647
BAPT_H#5	0
BAPT_H#6	0
PJC#3	0
PJC#2	0
PJC#4	0
PJC#1	0
PEN_CHR#3	29,868
PEN_CHR#4	16,381
PEN_CHR#5	16,763
PEN_CHR#6	18,626
PEN_CHR#7	254
PEN_CHR#8	1,937
PEN_CHR#9	3,112
PEN_CHR#10	0
PEN_CHR#11	47,806
PEN_AIR#2	1,691
PEN_AIR#1	4,944
PEN_AIR#3	2,745
PEN_AIR#4	5,221
WALNHILL#1	64,052
WALNHILL#2	105,343
WALNHILL#3	79,551
CENTRAL#1	0
CENTRAL#2	0
CENTRAL#3	0
CENTRAL#4	124,597
CENTRAL#5	0
WASH_H#2	0
PNS_H#1	0
LOSTKEY	0
SH_H#1	34,640
SH_H#3	1,346
SH_H#2	43,258
SH_H#4	2,700
SH_H#5	1,234
COTTAGE#2	0
COTTAGE#1	3,890
COTTAGE#3	36,929
COTTAGE#4	274,162
NAS_PEN#2	0
NAS_PEN#3	0
PERD_BAYCC	0
PENS_CC	44,544
NPWC#1	0
NPWC#2	0
NPWC#3	0
LK_CHARL#1	0
UWF#1	0
UWF#2	0
SOLUTIA_GOLF	112

[1] *Reflects the average annual pumping rate reported in 2012. Where 2011 data was incomplete or questionable, 2011 data was used.*

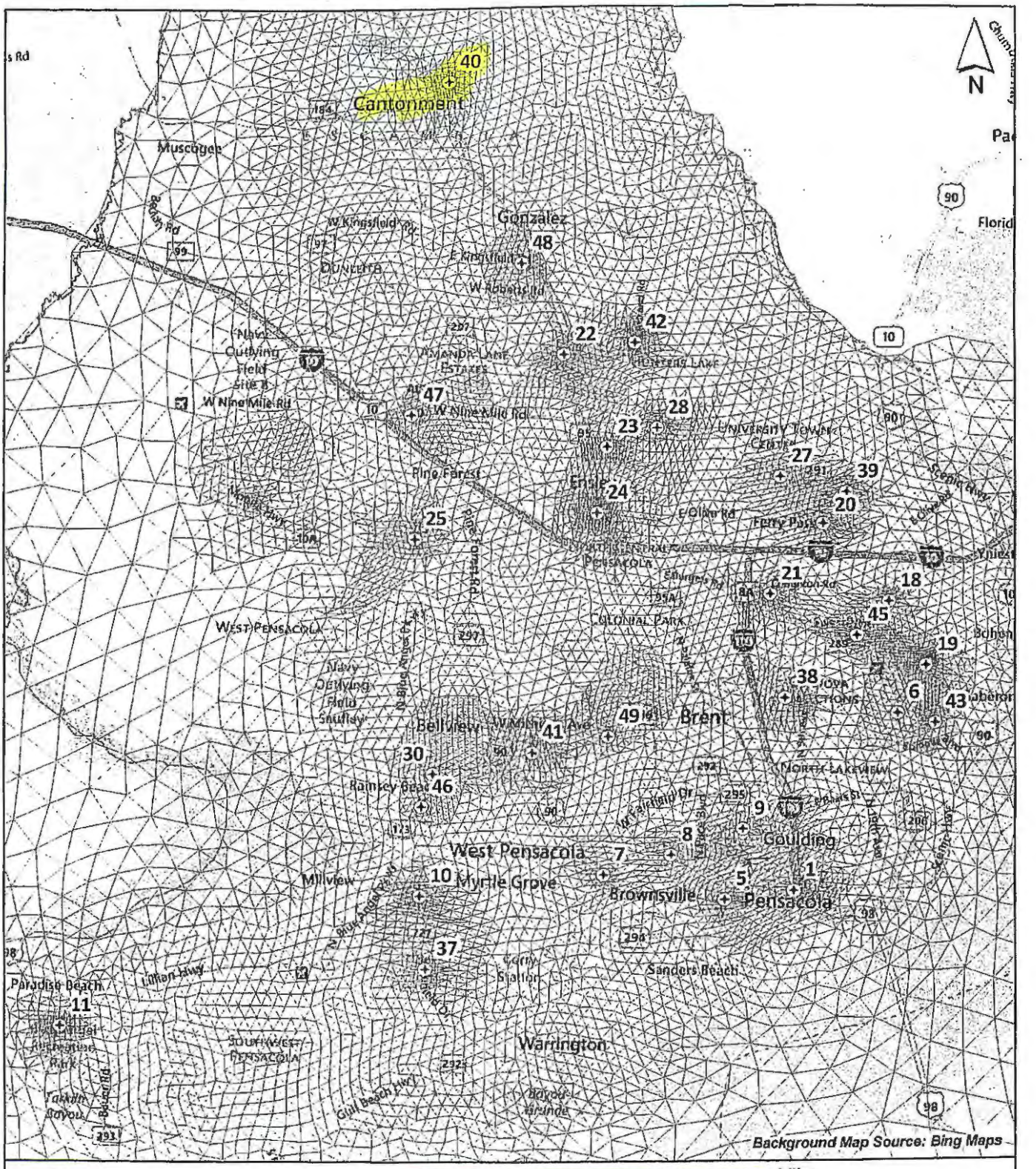


Figure 1
Updated Finite Element Model Grid

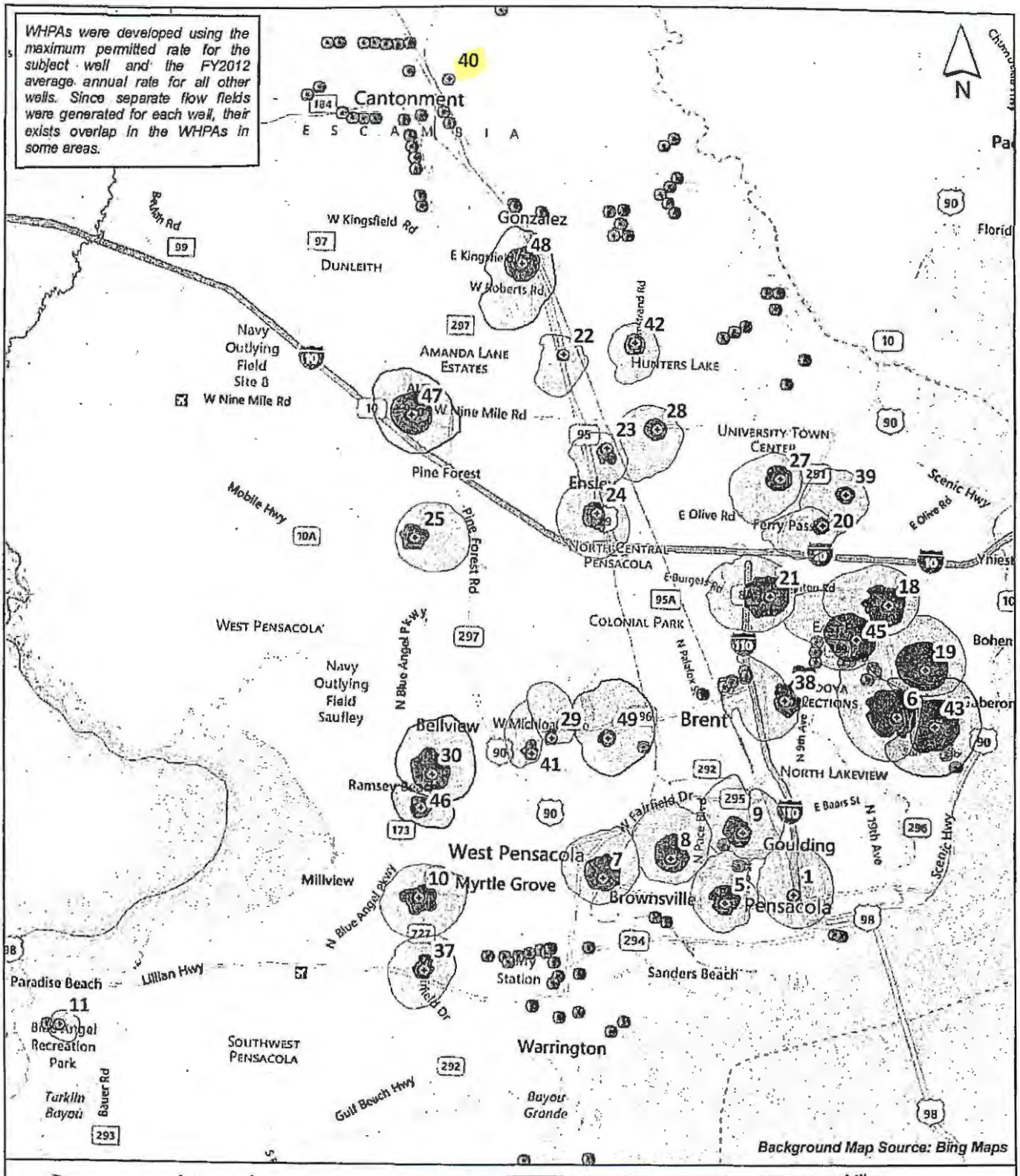


Figure 2
Seven and 20-year WHPAs

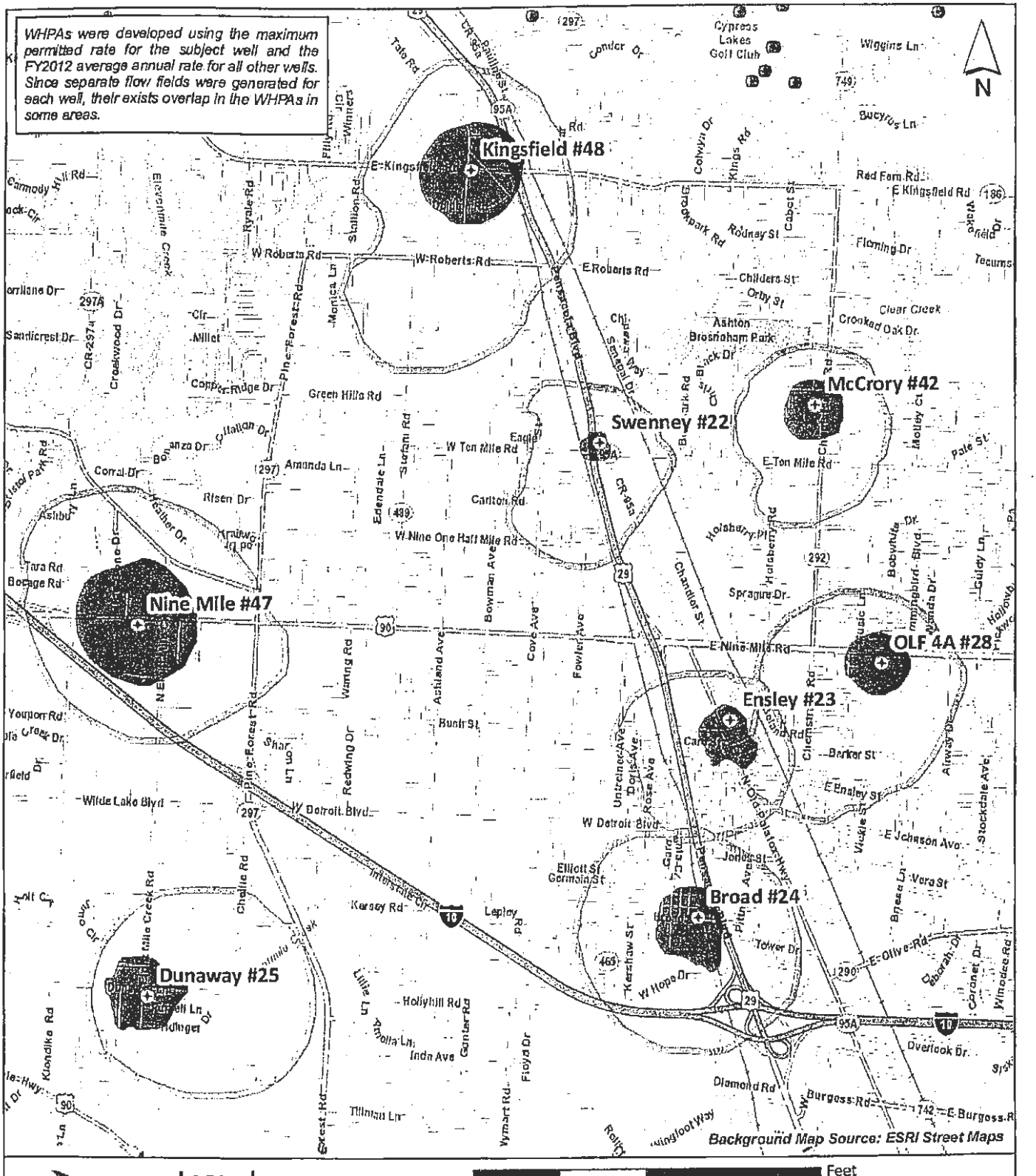


Figure 3
Seven and 20-year WHPAs
ECUA Well Nos.
22, 23, 24, 25, 28, 42, 47 & 48

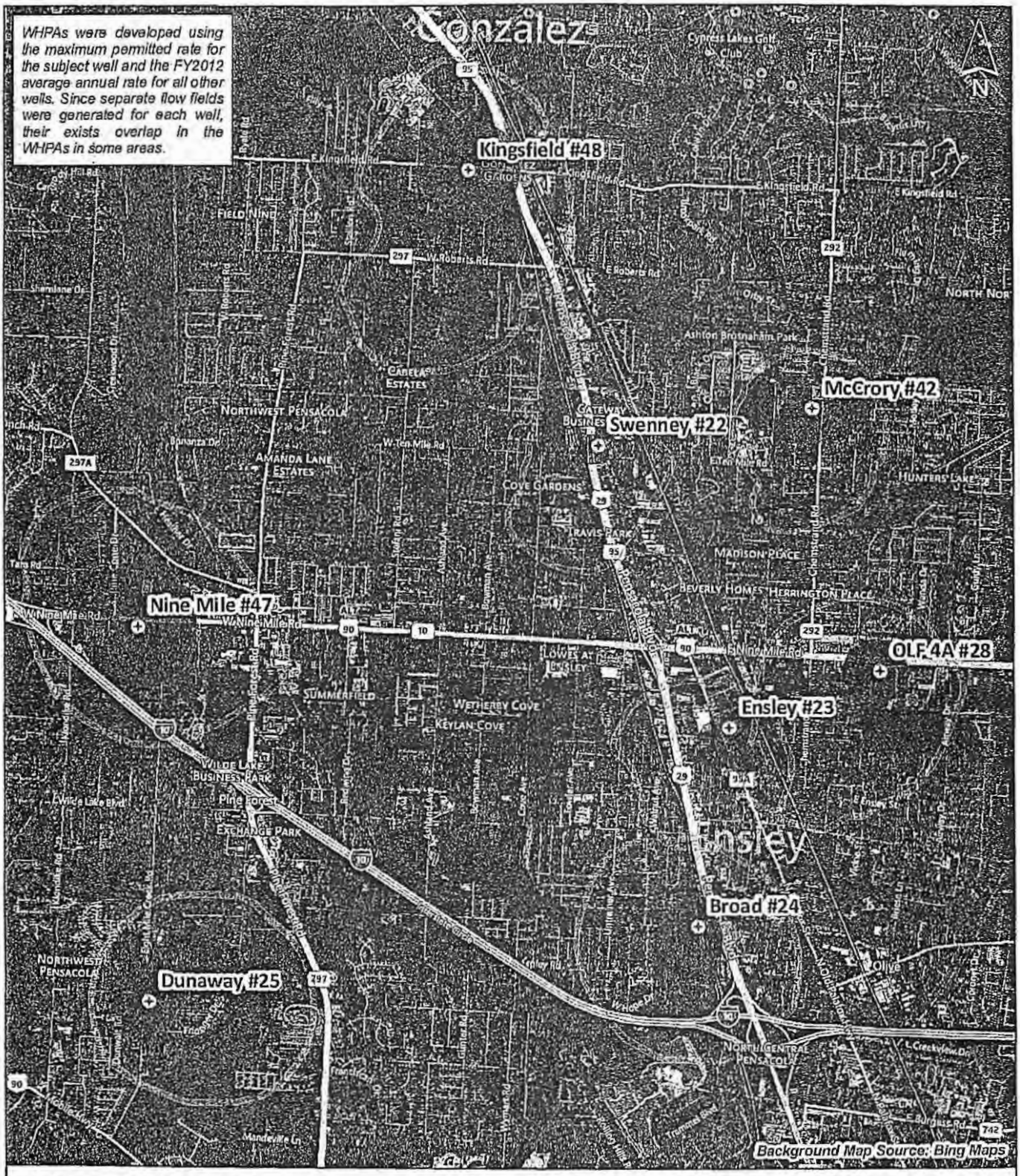
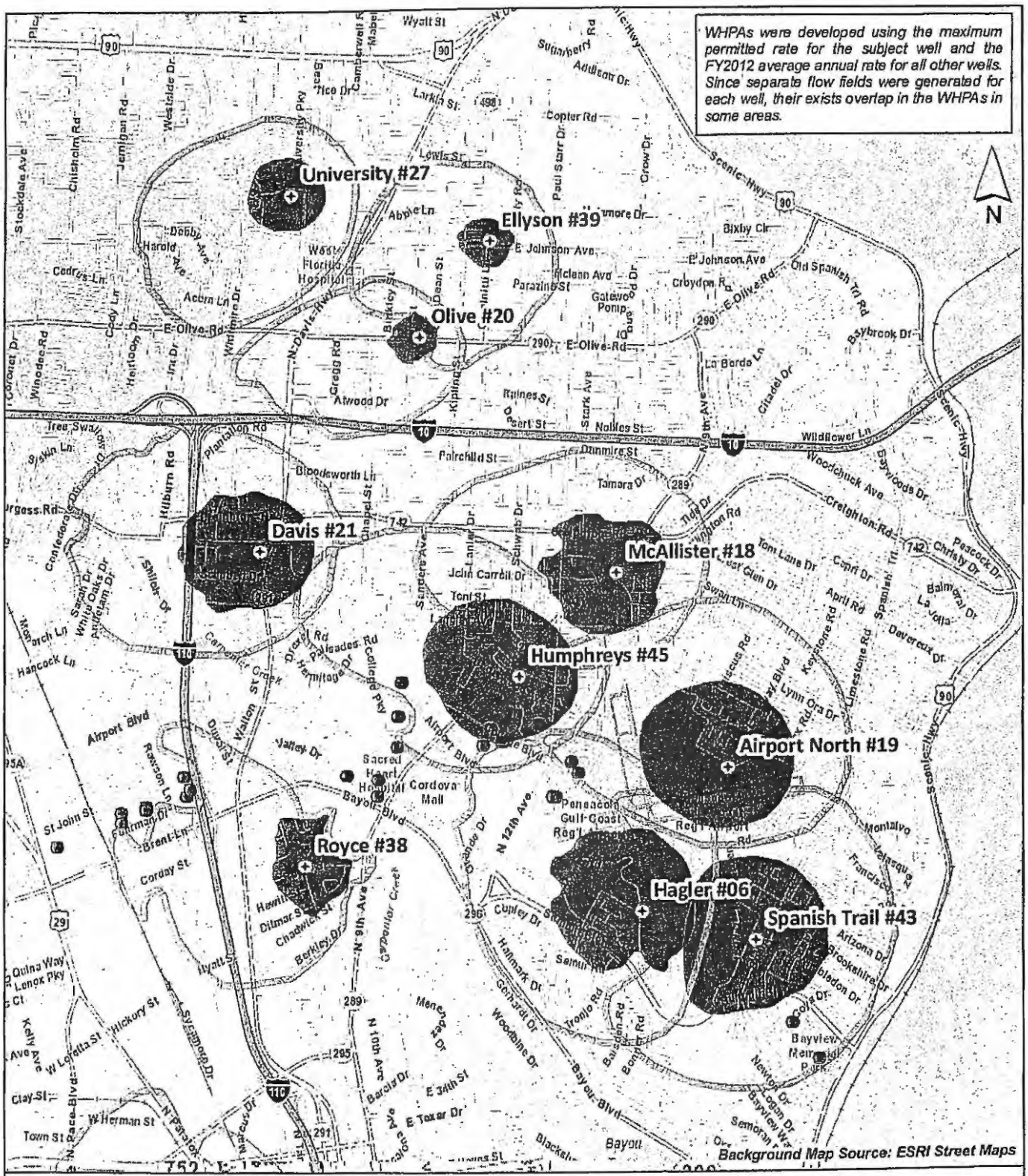


Figure 4
Seven and 20-year WHPAs
ECUA Well Nos.
22, 23, 24, 25, 28, 42, 47 & 48



EMERALD COAST UTILITIES AUTHORITY

CDM Smith

Figure 5

Seven and 20-year WHPAs

ECUA Well Nos.

6, 18, 19, 20, 21, 27, 38, 39, 43, & 45

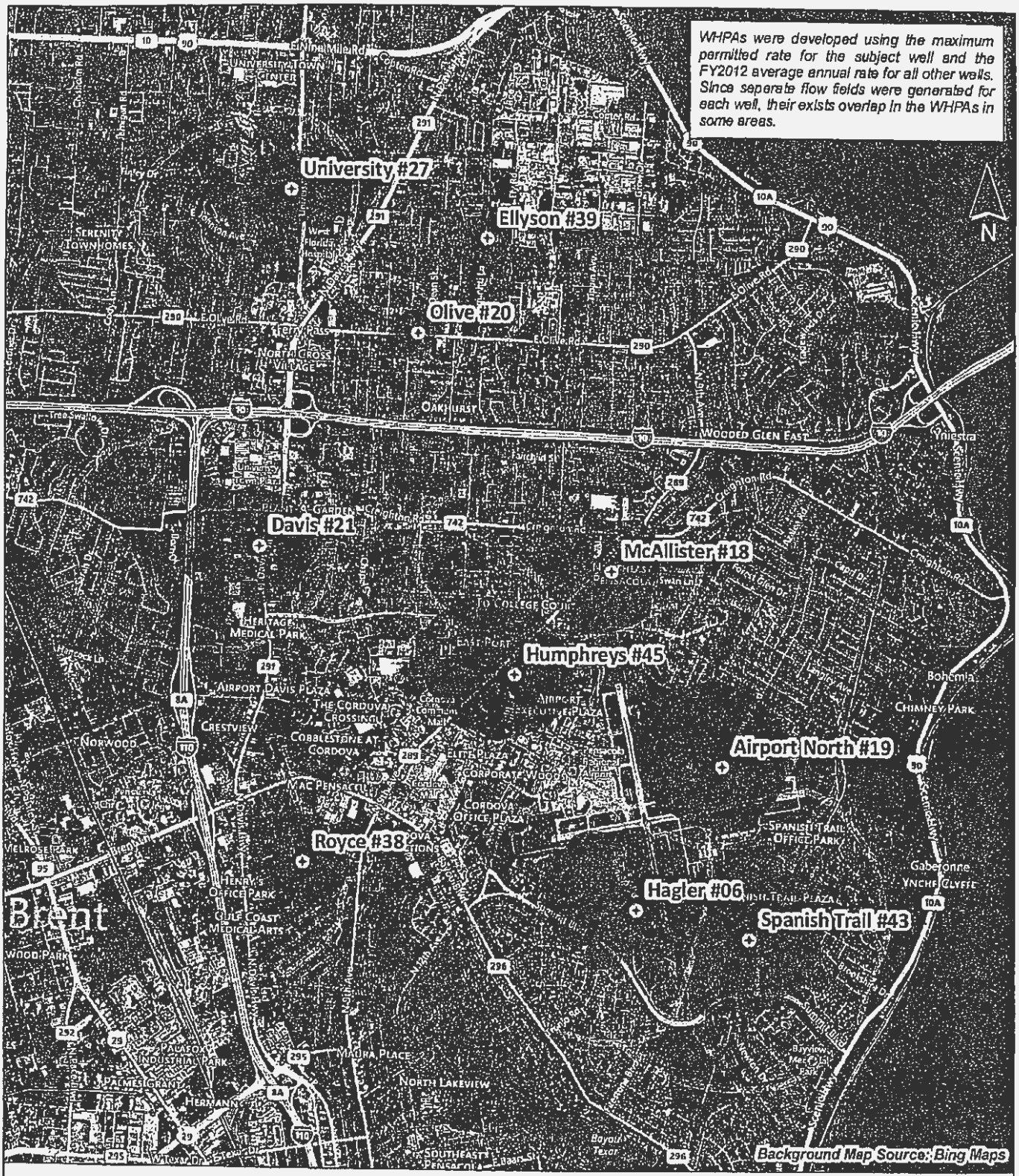


Figure 6
Seven and 20-year WHPAs
ECUA Well Nos.
6, 18, 19, 20, 21, 27, 38, 39, 43, & 45

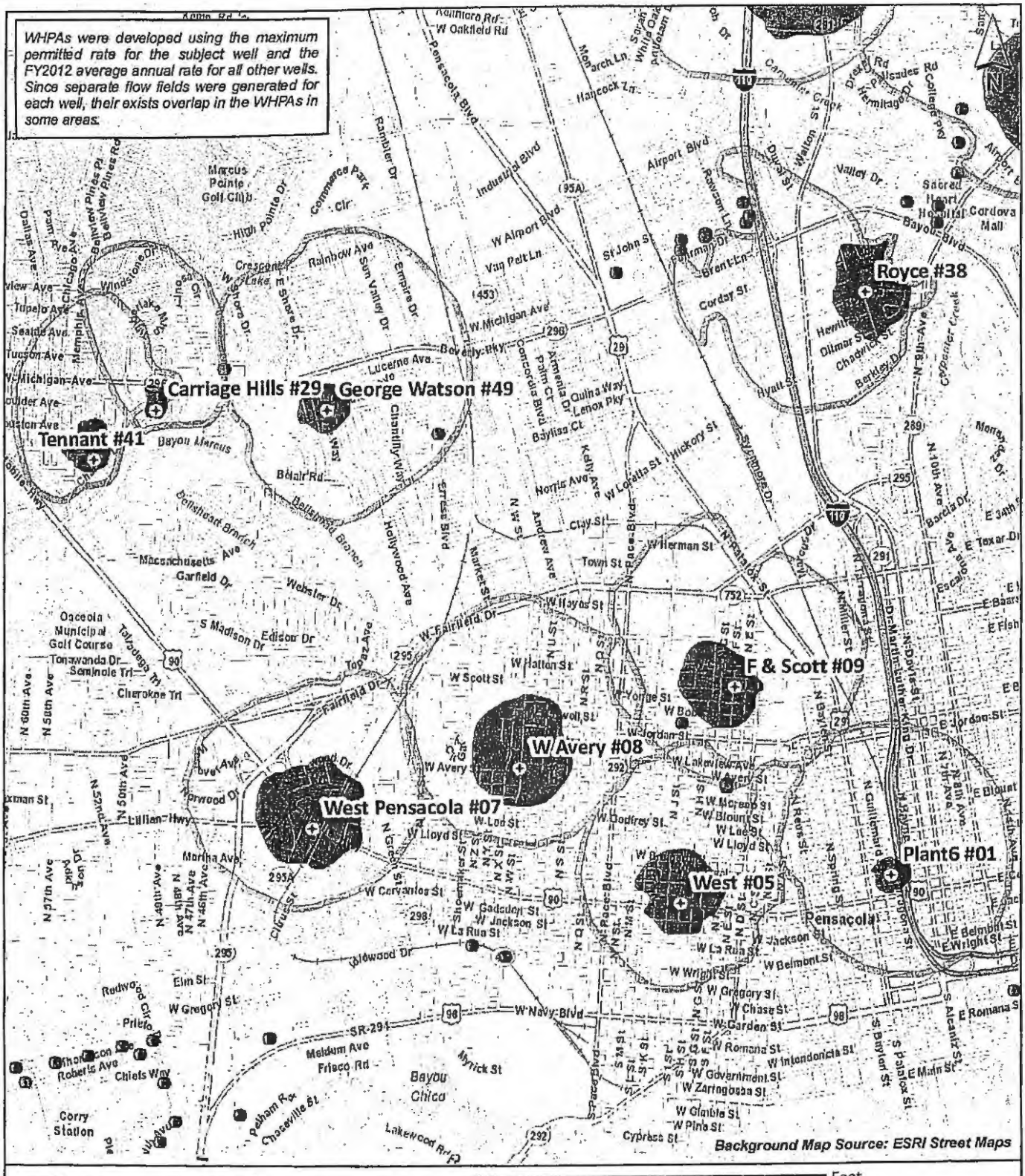


Figure 7
Seven and 20-year WHPAs
ECUA Well Nos.
1, 5, 7, 8, 9, 29, 38, 41 & 49

Legend

- ECUA Public Supply Well (with Well Number)
- Other Industrial Well or Public Supply Well
- 7-Year WHPA
- 20-Year WHPA

0 2,500 5,000 10,000 Feet

ECUA EMERALD COAST UTILITIES AUTHORITY

CDM Smith

Figure 8
Seven and 20-year WHPAs
ECUA Well Nos.
1, 5, 7, 8, 9, 29, 38, 41 & 49

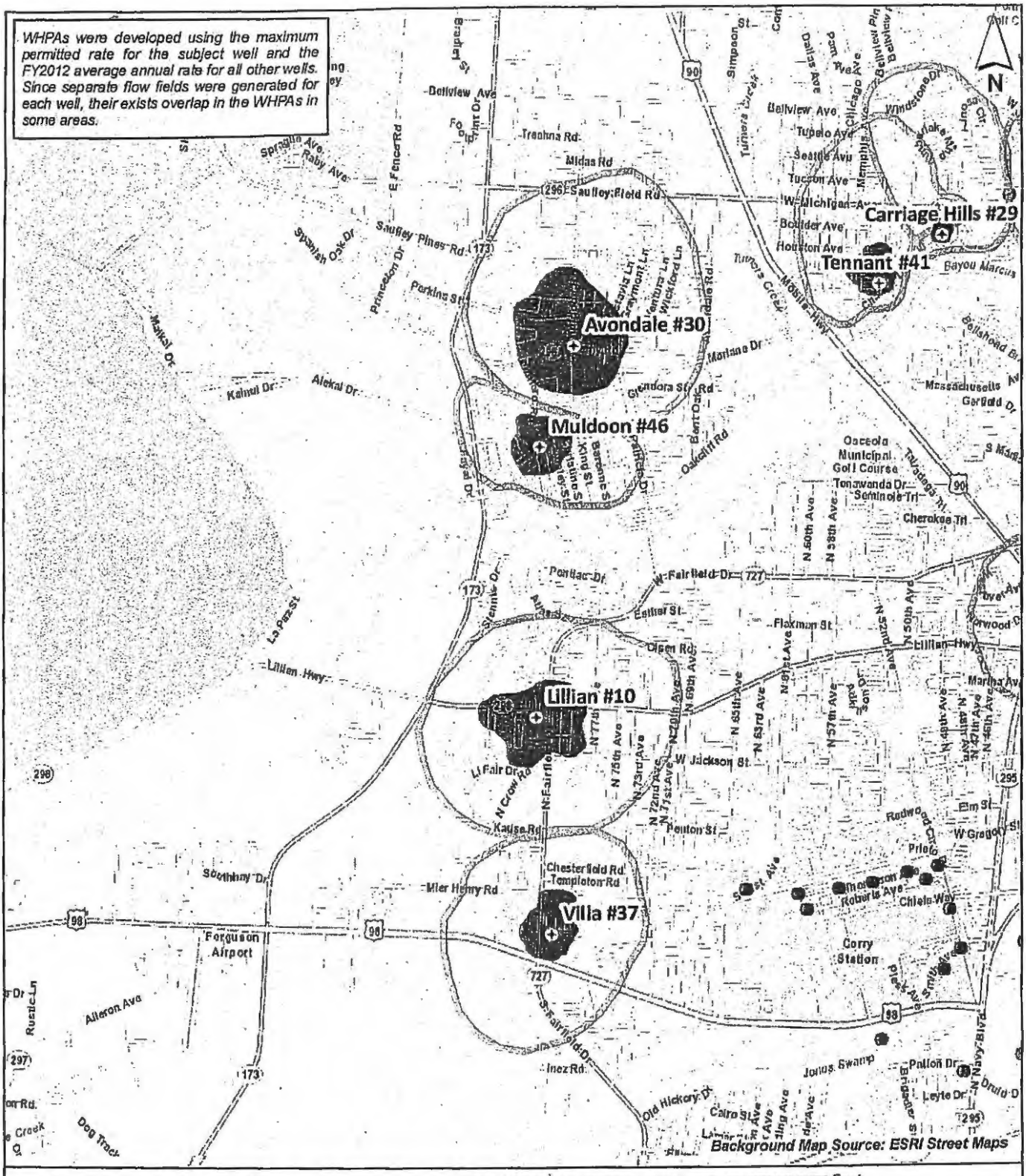
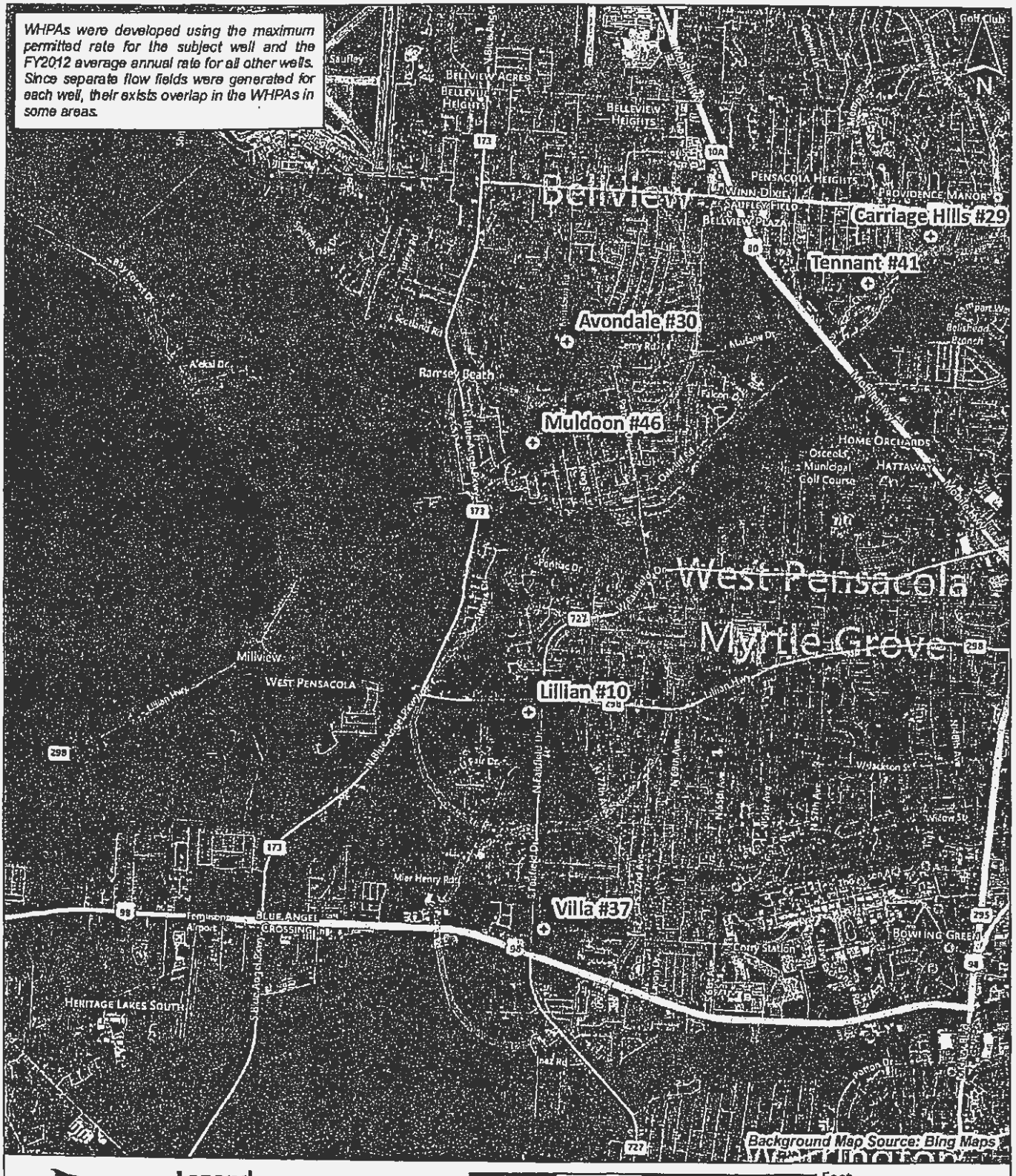


Figure 9
Seven and 20-year WHPAs
ECUA Well Nos.
10, 29, 30, 37, 41 & 46



Legend

- ECUA Public Supply Well (with Well Number)
- Other Industrial Well or Public Supply Well
- 7-Year WHPA
- 20-Year WHPA

0 2,500 5,000 10,000 Feet

Figure 10
Seven and 20-year WHPAs
ECUA Well Nos.
10, 29, 30, 37, 41 & 46

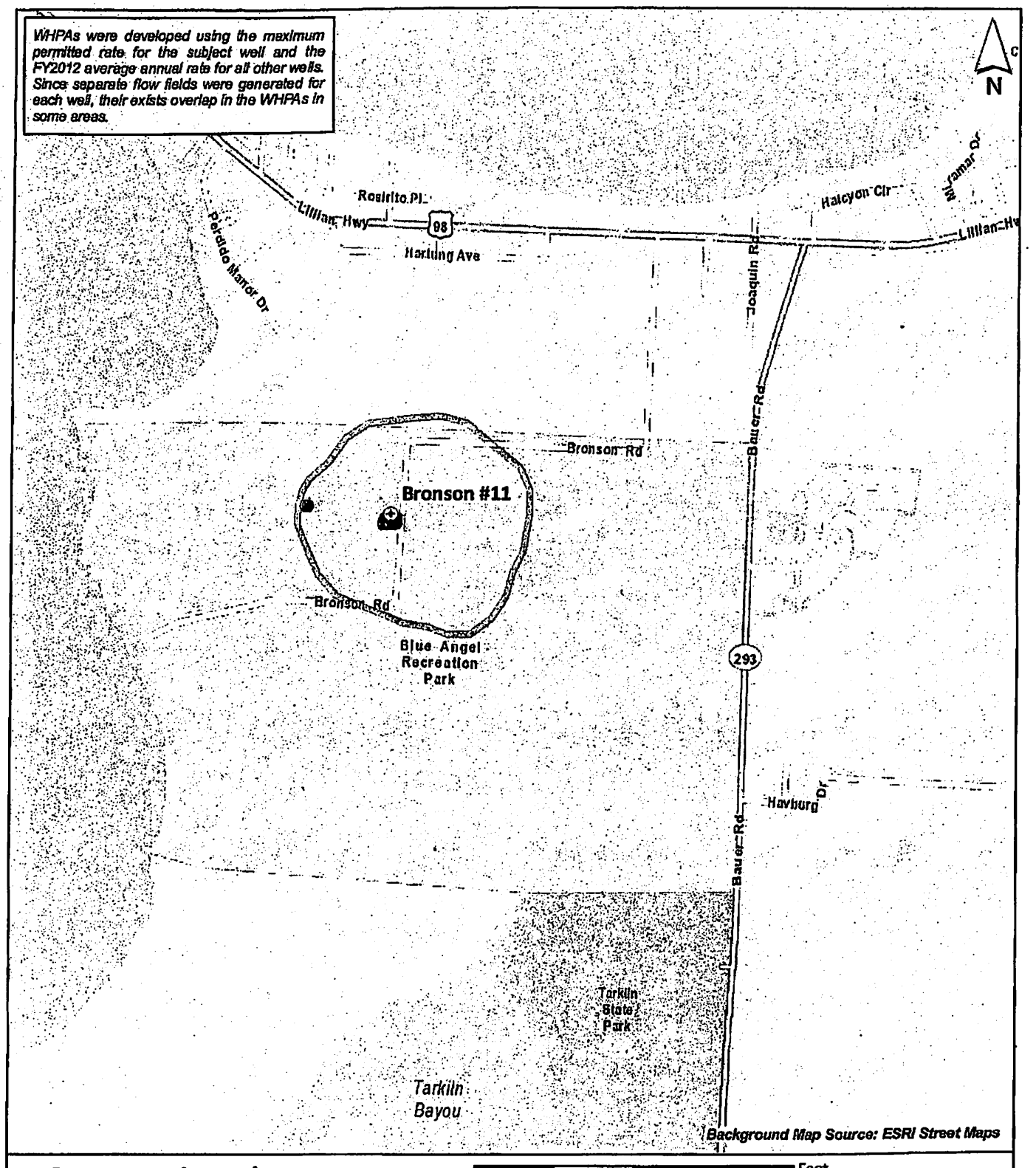


Figure 11
Seven and 20-year WHPAs
ECUA Well No. 11

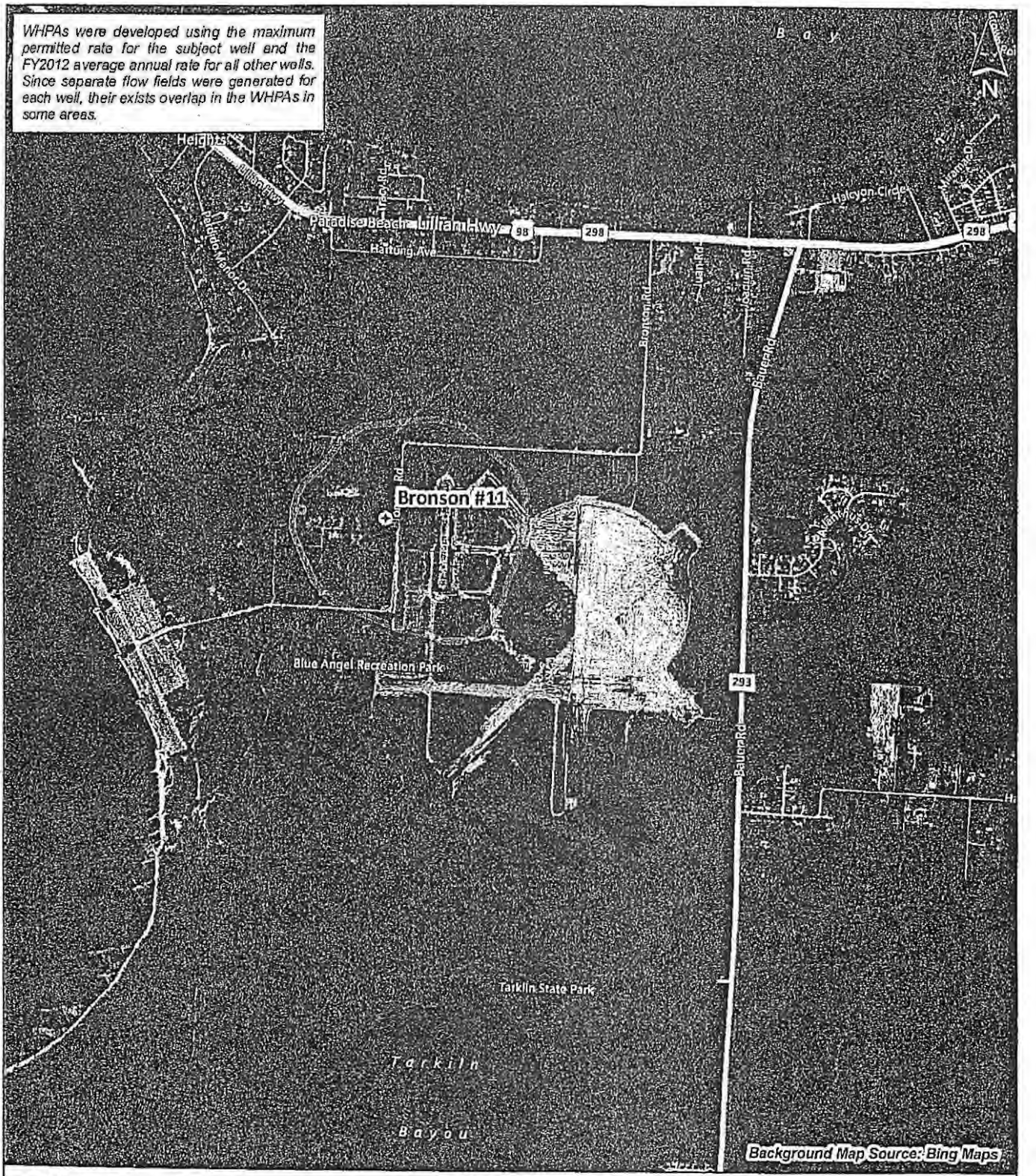


Figure 12
Seven and 20-year WHPAs
ECUA Well No. 11

CDM Smith

cdmsmith.com

LEGAL REVIEW

(COUNTY DEPARTMENT USE ONLY)

Document: LSA-2016-01 Beck's Lake

Date: 5/3/2016

Date requested back by: 5/9/16

Requested by: JC Lemos

Phone Number: 595-3467

(LEGAL USE ONLY)

Legal Review by Meredith Crawford

Date Received: 5/3/16

X Approved as to form and legal sufficiency. 5/9/16

_____ Not approved.

_____ Make subject to legal signoff.

Additional comments:

ORDINANCE NUMBER 2016-___

AN ORDINANCE OF ESCAMBIA COUNTY, FLORIDA, AMENDING PART II OF THE ESCAMBIA COUNTY CODE OF ORDINANCES, THE ESCAMBIA COUNTY COMPREHENSIVE PLAN: 2030, AS AMENDED; AMENDING CHAPTER 7, "THE FUTURE LAND USE ELEMENT," POLICY FLU 1.1.1, TO PROVIDE FOR AN AMENDMENT TO THE 2030 FUTURE LAND USE MAP, CHANGING THE FUTURE LAND USE CATEGORY OF A PARCEL WITHIN SECTION 11, TOWNSHIP 1N, RANGE 31W, PARCEL NUMBER 1000-004-001 TOTALING 60.50 (+/-) ACRES, LOCATED NORTH OF BECK'S LAKE ROAD, FROM MIXED USE URBAN (MU-U) TO INDUSTRIAL (I); PROVIDING FOR A TITLE; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to Chapter 163, Part II, Florida Statutes, Escambia County adopted its Comprehensive Plan on April 29, 2014; and

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

WHEREAS, the Escambia County Planning Board conducted a public hearing and forwarded a recommendation to the Board of County Commissioners to approve changes (amendments) to the Comprehensive Plan; and

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

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

Section 1. Purpose and Intent

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

Section 2. Title of Comprehensive Plan Amendment

This Comprehensive Plan amendment shall be entitled – "Large Scale Amendment 2016-01."

Section 3. Changes to the 2030 Future Land Use Map

The 2030 Future Land Use Map, as adopted by reference and codified in Part II of the Escambia County Code of Ordinances, the Escambia County Comprehensive Plan: 2030, as amended; Chapter 7, "Future Land Use Element," Policy FLU 1.1.1; and all notations, references and information shown thereon, is further amended to include the following future land use changes:

A parcel within Section 11, Township 1N, Range 31W, parcel number 1000-004-001 and totaling 60.50 (+/-) acres, located North of Beck's Lake Road, as more particularly described in the Boundary Survey description produced by E. Wayne Parker, registered land surveyor from Merrill Parker & Shaw, Inc, dated 1/21/15, attached as Exhibit F, from Mixed Use Urban (MU-U) to Industrial (I).

Section 4. Severability

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

Section 5. Inclusion in the Code

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

Section 6. Effective Date

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

DONE AND ENACTED this_____ day of _____, 2016.

BOARD OF COUNTY COMMISSIONERS
OF ESCAMBIA COUNTY, FLORIDA

By: _____
Grover C. Robinson, IV, Chairman

ATTEST: PAM CHILDERS

CLERK OF THE CIRCUIT COURT

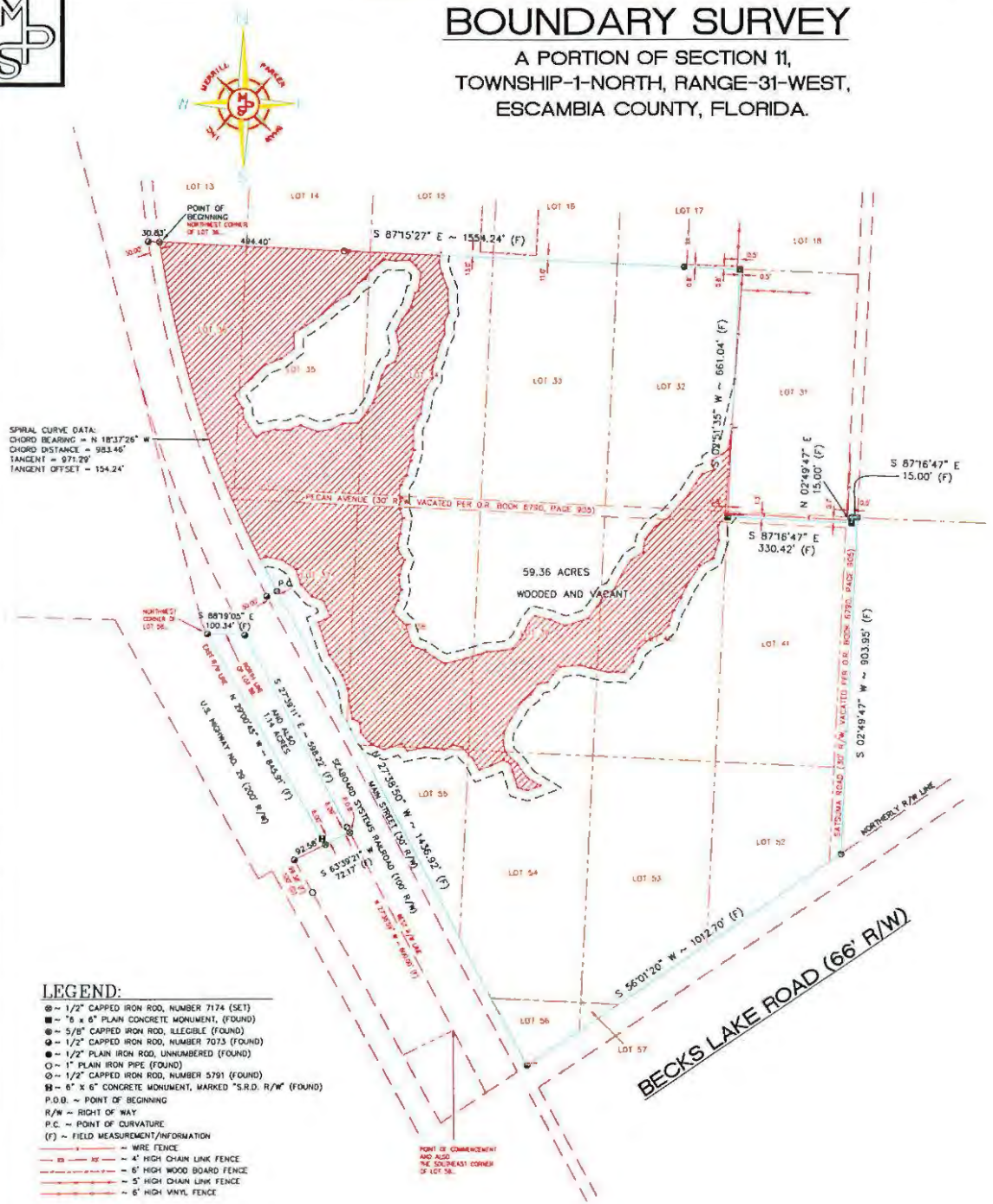
By: _____
Deputy Clerk

(SEAL)

ENACTED:
FILED WITH THE DEPARTMENT OF STATE:
EFFECTIVE DATE:

BOUNDARY SURVEY

A PORTION OF SECTION 11, TOWNSHIP-1-NORTH, RANGE-31-WEST, ESCAMBIA COUNTY, FLORIDA.



LEGEND:

- ⊗ ~ 1/2" CAPPED IRON ROD, NUMBER 7174 (SET)
- ■ ~ 6" x 6" PLAIN CONCRETE MONUMENT, (FOUND)
- ⊕ ~ 5/8" CAPPED IRON ROD, ILLEGIBLE (FOUND)
- ◒ ~ 1/2" CAPPED IRON ROD, NUMBER 7073 (FOUND)
- ● ~ 1/2" PLAIN IRON ROD, UNNUMBERED (FOUND)
- ○ ~ 1" PLAIN IRON PIPE (FOUND)
- ⊘ ~ 1/2" CAPPED IRON ROD, NUMBER 5791 (FOUND)
- ⊠ ~ 6" x 6" CONCRETE MONUMENT, MARKED "S.R.D. R/W" (FOUND)
- P.O.B. ~ POINT OF BEGINNING
- R/W ~ RIGHT OF WAY
- P.C. ~ POINT OF CURVATURE
- (F) ~ FIELD MEASUREMENT/INFORMATION
- ~ WIRE FENCE
- ~ 4' HIGH CHAIN LINK FENCE
- ~ 6' HIGH WOOD BOARD FENCE
- ~ 5' HIGH CHAIN LINK FENCE
- ~ 6' HIGH VINYL FENCE

GRAPHIC SCALE

200 0 100 200 400 800

(IN FEET)
1 inch = 200 ft.

DESCRIPTION: *PREPARED BY MERRILL PARKER SHAW, INC.*

BEGINNING AT A 1/2" CAPPED IRON ROD, NUMBER 7174, MARKING THE NORTHWEST CORNER OF LOT 36, LEONARD TRACKS SUBDIVISION, AS RECORDED IN DEED BOOK 100, AT PAGE 171, OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA; THENCE GO SOUTH 87 DEGREES 15 MINUTES 27 SECONDS EAST ALONG THE NORTH LINE OF LOTS 36, 35, 34, 33 AND 32, OF SAID SUBDIVISION FOR A DISTANCE OF 1554.24 FEET TO 6" X 6" PLAIN CONCRETE MONUMENT MARKING THE NORTHEAST CORNER OF LOT 32, OF SAID SUBDIVISION; THENCE GO SOUTH 02 DEGREES 51 MINUTES 35 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 32, FOR A DISTANCE OF 661.04 FEET TO A 6" X 6" PLAIN CONCRETE MONUMENT, SAID POINT BEING ON THE CENTERLINE OF PECAN AVENUE (30' VACATED R/W); THENCE GO SOUTH 87 DEGREES 16 MINUTES 47 SECONDS EAST ALONG SAID CENTERLINE FOR A DISTANCE OF 330.42 FEET TO AN INTERSECTION WITH THE CENTERLINE OF SATSUMA ROAD (30' VACATED R/W), SAID POINT BEING A 6" X 6" CONCRETE MONUMENT; THENCE GO NORTH 02 DEGREES 49 MINUTES 47 SECONDS EAST ALONG SAID CENTERLINE OF SATSUMA ROAD FOR A DISTANCE OF 15.00 FEET TO A 1/2" CAPPED IRON ROD, NUMBER 7174, AT AN INTERSECTION WITH THE NORTH RIGHT OF WAY LINE OF PECAN AVENUE; THENCE GO SOUTH 87 DEGREES 16 MINUTES 47 SECONDS EAST ALONG SAID NORTH RIGHT OF WAY LINE OF PECAN AVENUE FOR A DISTANCE OF 15.00 FEET TO A 1/2" CAPPED IRON ROD, NUMBER 7174, AT AN INTERSECTION WITH THE EAST RIGHT OF WAY LINE OF SATSUMA ROAD; THENCE GO SOUTH 02 DEGREES 49 MINUTES 47 SECONDS WEST ALONG SAID EAST RIGHT OF WAY LINE OF SATSUMA ROAD FOR A DISTANCE OF 903.95 FEET TO A 1/2" CAPPED IRON ROD, NUMBER 7174, AT AN INTERSECTION WITH THE NORTHERLY RIGHT OF WAY LINE OF BECKS LAKE ROAD (66' R/W); THENCE GO SOUTH 56 DEGREES 01 MINUTE 20 SECONDS WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE FOR A DISTANCE OF 1012.70 FEET TO A 5/8" CAPPED IRON ROD, (ILLEGIBLE) AT AN INTERSECTION WITH THE EASTERLY RIGHT OF WAY LINE OF MAIN STREET (30' R/W); THENCE GO NORTH 27 DEGREES 38 MINUTES 50 SECONDS WEST ALONG SAID EASTERLY RIGHT OF WAY LINE OF MAIN STREET (30' R/W) FOR A DISTANCE OF 1436.92 FEET TO A 1/2" CAPPED IRON ROD, NUMBER 7174, AT A POINT OF CURVATURE OF A SPIRAL CURVE; THENCE GO NORTHERLY ALONG SAID EASTERLY RIGHT OF MAIN STREET AND SPIRAL CURVE CONCAVE EASTERLY AND HAVING A CHORD BEARING OF NORTH 18 DEGREES 37 MINUTES 26 SECONDS WEST, CHORD DISTANCE OF 983.46, TANGENT = 971.29 FEET, TANGENT OFFSET = 154.24 FEET TO THE POINT OF BEGINNING.
THE ABOVE DESCRIBED PARCEL IS SITUATED IN SECTION 11, TOWNSHIP 1 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA, AND CONTAINS 59.36 ACRES.

AND ALSO:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 58, LEONARD TRACKS SUBDIVISION, AS RECORDED IN DEED BOOK 100, AT PAGE 171, OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA; THENCE GO NORTH 27 DEGREES 38 MINUTES 59 SECONDS WEST ALONG THE WESTERLY RIGHT OF WAY LINE OF THE SEABOARD SYSTEMS RAILROAD (100' R/W) FOR A DISTANCE OF 600.00 FEET TO A 1/2" CAPPED IRON ROD, NUMBER 7174, FOR THE POINT OF BEGINNING; THENCE GO SOUTH 63 DEGREES 39 MINUTES 21 SECONDS WEST PARALLEL TO THE SOUTH LINE OF LOT 58, FOR A DISTANCE OF 72.17 FEET TO A 1/2" CAPPED IRON ROD, NUMBER 7174, SAID POINT BEING ON THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 29 (200' R/W); THENCE GO NORTH 29 DEGREES 00 MINUTES 45 SECONDS WEST ALONG SAID EASTERLY RIGHT OF WAY LINE, FOR A DISTANCE OF 645.91 FEET TO A 1/2" CAPPED IRON ROD, NUMBER 7073, AT THE NORTHWEST CORNER OF LOT 58; THENCE GO SOUTH 88 DEGREES 19 MINUTES 05 SECONDS EAST ALONG THE NORTH LINE OF LOT 58, FOR A DISTANCE OF 100.34 FEET TO A 1/2" CAPPED IRON ROD, NUMBER 7073 AT THE NORTHEAST CORNER OF LOT 58; THENCE GO SOUTH 27 DEGREES 39 MINUTES 11 SECONDS EAST ALONG THE AFORESAID WESTERLY RIGHT OF WAY LINE OF THE SEABOARD SYSTEMS RAILROAD (100' R/W) FOR A DISTANCE OF 598.22 FEET TO THE POINT OF BEGINNING.
THE ABOVE DESCRIBED PARCEL IS SITUATED IN SECTION 11, TOWNSHIP 1 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA, AND CONTAINS 1.14 ACRES.

SURVEYOR'S NOTES:

1.) THE NORTH ARROW AND FIELD BEARINGS AS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM NORTH ZONE, LAMBERT PROJECTION, RELATIVE TO NAD 83 (2011).

2.) SOURCE OF INFORMATION: DEEDS OF RECORD, FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAPS AND EXISTING FIELD MONUMENTATION.

3.) NO TITLE SEARCH WAS PERFORMED BY OR FURNISHED TO MERRILL PARKER SHAW, INC. FOR THE SUBJECT PROPERTY. THERE MAY BE DEEDS OF RECORD, UNRECORDED DEEDS, RIGHT-OF-WAYS, EASEMENTS, BUILDING SETBACKS, RESTRICTIVE COVENANTS, GOVERNMENTAL JURISDICTIONAL AREAS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES AND/OR USE OF THE SUBJECT PROPERTY.

4.) ONLY THE ABOVE GROUND VISIBLE ENCROACHMENTS AND IMPROVEMENTS WERE FIELD LOCATED AS SHOWN HEREON, UNLESS OTHERWISE NOTED. UNDERGROUND ENCROACHMENTS AND IMPROVEMENTS, IF ANY, WERE NOT FIELD LOCATED OR VERIFIED, UNLESS OTHERWISE NOTED.

5.) THE DIMENSIONS OF THE BUILDINGS (IF ANY) AS SHOWN HEREON ARE ALONG THE OUTSIDE FACE OF THE BUILDINGS AND DO NOT INCLUDE THE EAVES OVERHANG OR THE FOOTINGS OF THE FOUNDATIONS.

6.) THE SURVEY AS SHOWN HEREON DOES NOT DETERMINE OWNERSHIP.

7.) THE MEASUREMENTS MADE IN THE FIELD, INDICATED THUSLY (F), AS SHOWN HEREON WERE MADE IN ACCORDANCE WITH UNITED STATES STANDARDS.

8.) FEDERAL AND STATE COPYRIGHT ACTS PROTECT THIS MAP FROM UNAUTHORIZED USE. THIS MAP IS NOT TO BE COPIED OR REPRODUCED IN WHOLE OR PART AND IS NOT TO BE USED FOR ANY OTHER TRANSACTION. THIS DRAWING CANNOT BE USED FOR THE BENEFIT OF ANY OTHER PERSON, COMPANY OR FIRM WITHOUT PRIOR WRITTEN CONSENT OF THE COPYRIGHT OWNER AND IS TO BE RETURNED UPON REQUEST.

CERTIFIED TO:

BLACK GOLD OF NORTHWEST FLORIDA, INC.
CLEAR TITLE OF NORTHWEST FLORIDA, INC.
WESTCOR LAND TITLE INSURANCE COMPANY

THAT THE SURVEY SHOWN HEREON MEETS THE FLORIDA MINIMUM TECHNICAL STANDARDS SET FORTH BY THE BOARD OF PROFESSIONAL SURVEYORS & MAPPERS IN THE STATE OF FLORIDA, ACCORDING TO FLORIDA ADMINISTRATIVE CODE, CHAPTER 5J-17.050, CHAPTER 5J-17.051 AND 5J-17.052, PURSUANT TO SECTION 472.027 FLORIDA STATUES.

MERRILL PARKER SHAW, INC.
4928 N. DAVIS HIGHWAY, PENSACOLA, FL. 32503

E. WAYNE PARKER, REGISTERED LAND SURVEYOR
REGISTRATION NUMBER 3683 CORPORATE NUMBER 7174
STATE OF FLORIDA

NO.	DATE	APPR.	REVISIONS:

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR

EXHIBIT "F"

MERRILL PARKER SHAW, INC.
4928 N. DAVIS HWY. PENSACOLA, FL 32503
PH: (850) 478-4923
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FLORIDA CORPORATION NUMBER 7174

SCALE: 1" = 200' | DRAWN: WPJ | CHECKED: EWP | DATE: 1/21/15
FIELD DATE: 1/2/15 | FIELD BOOK: 282, PAGE 30

BOUNDARY SURVEY
A PORTION OF SECTION 11, TOWNSHIP-1-NORTH, RANGE-31-WEST, ESCAMBIA COUNTY, FLORIDA.

PREPARED FOR: BLACK GOLD OF NORTHWEST FLORIDA
REQUESTED BY: TED WALKER

JOB NO. 14-7120-1 | SHEET 1 OF 1

BOARD OF COUNTY COMMISSIONERS
Escambia County, Florida

Planning Board-Regular **7. A.**
Meeting Date: 06/07/2016

Agenda Item:
Residential Uses in Zoning Districts.

Attachments

Residential Uses Within Zoning Districts Attachment

Residential Uses Within Mainland Zoning Districts

Summary of proposed changes to all districts:

- **Subcategories (catchwords in bold) added to help navigate the residential use category, both permitted and conditional uses.**
- **Rephrasing and consolidation for more direct identification of allowed uses and applicable limits.**
- **Increased consistency of text among all districts.**
- **Exceptions to limited residential use or minimum lot area noted for principal single-family dwellings on existing lots of record.**
- **Any eliminated references to prior zoning are more broadly provided by the existing "savings clause."**

Summary of proposed changes to Agricultural:

- **Exclusion of MH subdivision not necessary or practical given general allowance of MHs and single-family subdivisions.**
- **With allowance of MH subdivision, residential lot area limit applied to both residential uses.**
- **Similarity to listed group living specifically determined by Planning Official.**

Sec. 3-2.2 Agricultural district (Agr). [1du/20 acres]

(b) Permitted uses. Permitted uses within the Agricultural district are limited to the following:

(1) Residential.

a. Manufactured homes. Manufactured (mobile) homes, but no ~~excluding~~ new or expanded manufactured home parks ~~or subdivisions~~.

b. Single-family. Detached ~~S~~single-family dwellings (other than manufactured homes)~~, detached only~~. ~~Maximum single-family lot area within any proposed subdivision of 100 acres or more of prime farmland shall be one and one-half acres.~~

Maximum residential lot area is one and one-half acres within any new subdivision of 100 acres or more of prime farmland.

See also conditional uses in this district.

(c) Conditional uses. Through the conditional use process prescribed in Chapter 2, the BOA may conditionally allow the following uses within the Agricultural district:

(1) Residential. ~~Group living, limited to n~~Nursing homes, assisted living facilities, hospice facilities, and other ~~uses~~ group living facilities providing similar services, assistance, or supervision as determined by the Planning Official.

Summary of proposed changes to Rural Residential:

- **Exclusion of MH subdivision not necessary or practical given general allowance of MHs and single-family subdivisions.**
- **With allowance of MH subdivision, minimum lot area and exceptions applied to both residential uses.**
- **Similarity to listed group living facilities specifically determined by Planning Official.**
- **Conditional use of MH parks allowed regardless of prior zoning, but unlikely due to district density.**
- **Conditional use of two-family allowed regardless of prior zoning, but unlikely due to district density. Limited multi-family eliminated due to impracticality of district density (e.g., triplex would require 12 acres), but added as CU to MDR district.**

Sec. 3-2.3 Rural Residential district (RR). [1du/4 acres]

(b) Permitted uses. Permitted uses within the RR district are limited to the following:

(1) Residential.

a. Manufactured homes. Manufactured (mobile) homes, but no ~~excluding~~ new or expanded manufactured home parks ~~or subdivisions~~.

b. Single-family. Detached ~~S~~single-family dwellings (other than manufactured homes) ~~, detached only, on lots four acres or larger, or on lots a minimum of one acre if clustered to avoid prime farmland~~.

Minimum residential lot area is four acres, except for principal single-family dwellings on existing lots of record. Minimum area may be one acre if lots are clustered as prescribed by the LDC to avoid prime farmland or environmentally sensitive lands.

See also conditional uses in this district.

(c) Conditional uses. Through the conditional use process prescribed in Chapter 2, the BOA may conditionally allow the following uses within the RR district:

(1) Residential.

a. Group living. ~~Group living, limited to n~~Nursing homes, assisted living facilities, hospice facilities, and other group living facilities ~~uses~~ providing similar services, assistance, or supervision as determined by the Planning Official.

b. Manufactured homes. Manufactured (mobile) home parks ~~on land zoned VR-1 prior to adoption of RR zoning~~.

c. Two-family. Two-family dwellings (duplex) ~~and multi-family dwellings up to four units per dwelling (triplex and quadruplex) on land zoned VR-1 prior to adoption of RR zoning~~.

Summary of proposed changes to Rural Mixed-use:

- **Exclusion of MH subdivision not necessary or practical given general allowance of MHs and single-family subdivisions.**
- **With allowance of MH subdivision, minimum lot area and exception applied to both residential uses.**
- **Similarity to listed group living facilities specifically determined by Planning Official.**
- **CU of limited multi-family added in coordination with removal from RR.**

Sec. 3-2.4 Rural Mixed-use district (RMU). [2du/acre]

(b) Permitted uses. Permitted uses within the RMU district are limited to the following:

(1) Residential.

a. Manufactured homes. Manufactured (mobile) homes, but no ~~excluding~~ new or expanded manufactured home parks ~~or subdivisions~~.

b. Single-family. Detached ~~S~~s ingle-family dwellings (other than manufactured homes) ~~, detached only, on lots one half acre or larger~~.

Minimum residential lot area is one-half acre, except for principal single-family dwellings on existing lots of record.

See also conditional uses in this district.

(c) Conditional uses. Through the conditional use process prescribed in Chapter 2, the BOA may conditionally allow the following uses within the RMU district:

(1) Residential.

a. Group living. ~~Group living, limited to n~~Nursing homes, assisted living facilities, hospice facilities, and other ~~uses~~ group living facilities providing similar services, assistance, or supervision as determined by the Planning Official.

b. Manufactured homes. Manufactured (mobile) home parks.

c. Two-family and multi-family. Two-family dwellings (duplex) and multi-family dwellings up to four units per dwelling (triplex and quadruplex).

Summary of proposed changes to Low Density Residential:

- **Dwelling unit lot limits applied to both single-family uses.**
- **CU residential accessory uses and structures consolidated.**

❖ **Potential change: Two-family and multi-family uses are not consistent with the general single-family purpose of LDR. Accordingly, they could be: removed as listed uses and left to the savings clause; changed to conditional uses (they are permitted uses in LDMU); at a minimum, required to have the same minimum two-acre lot area as lots for accessory dwellings; or some combination of these (e.g., eliminate multi-family and retain two-family on minimum two-acre lots).**

Sec. 3-2.5 Low Density Residential district (LDR). [4du/acre]

(a) Purpose. The Low Density Residential (LDR) district establishes appropriate areas and land use regulations for residential uses at low densities within suburban areas. The primary intent of the district is to provide for large-lot suburban type residential neighborhood development that blends aspects of rural openness with the benefits of urban street connectivity, and at greater density than the Rural Residential district. Residential uses within the LDR district are predominantly detached single-family dwellings. Clustering dwellings on smaller residential lots may occur where needed to protect prime farmland from non-agricultural use or to conserve and protect environmentally sensitive areas. The district allows non-residential uses that are compatible with suburban residential neighborhoods and the natural resources of the area.

(b) Permitted uses. Permitted uses within the LDR district are limited to the following:

(1) Residential.

a. Manufactured homes. Manufactured (mobile) homes only within existing manufactured home parks or manufactured home subdivisions (no expansions), or on land zoned SDD prior to adoption of LDR zoning. ~~No new or expanded manufactured home parks or subdivisions.~~

b. Single-family. Detached ~~S~~single-family dwellings (other than manufactured homes)~~, detached and only one per lot, excluding accessory dwellings~~. ~~Accessory dwellings only on lots two acres or larger.~~ Attached single-family dwellings (townhouses) and zero lot line subdivision only on land zoned V-5 or SDD prior to adoption of LDR zoning.

c. Two-family and multi-family. Two-family dwellings (duplex) and multi-family dwellings up to four units per dwelling (triplex and quadruplex) only on land zoned V-5 or SDD prior to adoption of LDR zoning.

Only one single-family dwelling per lot, except accessory dwellings and for manufactured home parks. Minimum lot area for an accessory dwelling is two acres.

See also conditional uses in this district.

(c) Conditional uses. Through the conditional use process prescribed in Chapter 2, the BOA may conditionally allow the following uses within the LDR district:

(1) Residential. Accessory dwellings on lots less than two acres, and home occupations with non-resident employees.

~~**a.** Accessory dwellings on lots less than two acres.~~

~~**b.** Home occupations with non-resident employees.~~

Summary of proposed changes to Low Density Mixed-use:

- **Restatement only of current permitted and conditional uses.**

Sec. 3-2.6 Low Density Mixed-use district (LDMU). [7du/acre]

(b) Permitted uses. Permitted uses within the LDMU district are limited to the following:

(1) Residential.

a. Manufactured homes. Manufactured (mobile) homes only within manufactured home parks or manufactured home subdivisions~~, including~~ (existing, new, or expanded) ~~manufactured home parks and subdivisions~~.

b. Single-family. Single-family dwellings (other than manufactured homes), attached (townhouses) or detached, ~~including townhouses~~ and zero lot line subdivisions.

c. Two-family and multi-family. Two-family dwellings (duplex) and multi-family dwellings up to four units per building (triplex and quadruplex).

See also conditional uses in this district.

(c) Conditional uses. Through the conditional use process prescribed in Chapter 2, the BOA may conditionally allow the following uses within the LDMU district:

(1) Residential.

a. Group living. Any ~~G~~group living, including nursing homes, assisted living facilities, dormitories and residential facilities providing substance abuse treatment and post-incarceration reentry.

b. Manufactured homes. Manufactured (mobile) homes outside manufactured home parks or manufactured home subdivisions.

Summary of proposed changes to Medium Density Residential:

- **Allowance of new MH subdivisions and multi-family in former V-4 (2% of area within MDR) left to savings clause. MDR is a single- and two-family district.**
- **Attached single-family dwellings limited to CU, but allowed regardless of prior zoning as done with two-family (R-3 and V-4 were 23% of area within MDR).**
- **Zero lot line subdivision added as CU.**
- **Dwelling unit lot limits applied to both single-family uses.**
- **Two-family dwellings limited to CU, but allowed regardless of prior zoning (per Planning Board).**
- **CU residential accessory uses and structures consolidated.**
- **Similarity to listed CU group living facilities specifically determined by Planning Official.**

Sec. 3-2.7 Medium Density Residential district (MDR). [10du/acre]

(b) Permitted uses. Permitted uses within the MDR district are limited to the following:

(1) Residential.

a. Manufactured homes. Manufactured (mobile) homes only within existing manufactured home parks or manufactured home subdivisions (no expansions). ~~No new or expanded manufactured home parks, and new or expanded manufactured home subdivisions only on land zoned V-4 prior to adoption of MDR zoning.~~

b. Single-family. Detached ~~S~~single-family dwellings (other than manufactured homes)~~, detached and only one per lot, excluding accessory dwellings~~. ~~Accessory dwellings only on lots one acre or larger. Attached single-family dwellings only on land zoned R-3 or V-4 prior to adoption of MDR zoning.~~

~~**c. Two-family dwellings only on land zoned R-3 or V-4 prior to adoption of MDR zoning, and multi-family dwellings up to four units per dwelling (quadruplex) only on land zoned V-4 prior to MDR zoning.**~~

Only one single-family dwelling per lot, except accessory dwellings and for manufactured home parks. Minimum lot area for an accessory dwelling is one acre.

See also conditional uses in this district.

(c) Conditional uses. Through the conditional use process prescribed in Chapter 2, the BOA may conditionally allow the following uses within the MDR district:

(1) Residential.

a. Accessory. Accessory dwellings on lots less than one acre, and home occupations with non-resident employees.

b. Group living. Group living, excluding residential facilities providing substance abuse treatment, post-incarceration reentry, or similar services as determined by the Planning Official.

~~**c.** Home occupations with non-resident employees.~~

c. Single-family. Attached single-family dwellings (townhouses) and zero lot line subdivisions~~Townhouses not among the permitted uses of the district~~.

d. Two-family. Two-family dwellings (duplex).

Summary of proposed changes to High Density Residential:

- **Specific group living facilities replace exclusions to general group living category (per Planning Board), and similarity of other facilities specifically determined by Planning Official.**
- **CU group living consolidated.**

Sec. 3-2.8 High Density Residential district (HDR). [18du/acre]

(b) Permitted uses. Permitted uses within the HDR district are limited to the following:

(1) Residential.

a. Group living. Nursing homes, assisted living facilities, hospice facilities, and other group living facilities providing similar services, assistance, or supervision as determined by the Planning Official.~~Group living, excluding dormitories, fraternity and sorority houses, and residential facilities providing substance abuse treatment, post-incarceration reentry, or similar services.~~

b. Manufactured homes. Manufactured (mobile) homes only within existing manufactured home parks or manufactured home subdivisions (no expansions). ~~No new or expanded manufactured home parks or subdivisions.~~

c. Single-family. Single-family dwellings (other than manufactured homes), attached (townhouses) or detached, ~~including townhouses~~ and zero lot line subdivisions.

d. Two-family and multi-family. Two-family and multi-family dwellings.

See also conditional uses in this district.

(c) Conditional uses. Through the conditional use process prescribed in Chapter 2, the BOA may conditionally allow the following uses within the HDR district:

(1) Residential.

a. Accessory. Home occupations with non-resident employees.

~~**a.**~~**b. Group living.** Dormitories, and fraternity or sorority houses.

~~**b.** Fraternity or sorority houses.~~

~~**c.** Home occupations with non-resident employees.~~

Summary of proposed changes to High Density Mixed-use:

- **Specific group living facilities replace exclusions to general group living category (per Planning Board), and similarity of other facilities specifically determined by Planning Official.**
- **CU group living consolidated.**

Sec. 3-2.9 High Density Mixed-use district (HDMU). [25du/acre]

(b) Permitted uses. Permitted uses within the HDMU district are limited to the following:

(1) Residential. The following residential uses ~~are allowed throughout the district~~, but if within a Commercial (C) future land use category and not the principal single-family dwelling on an existing lot of record, ~~they are permitted~~ only ~~if~~ as part of a predominantly commercial development~~.~~:

a. Group living. Nursing homes, assisted living facilities, hospice facilities, and other group living facilities providing similar services, assistance, or supervision as determined by the Planning Official.~~Group living, excluding dormitories, fraternity and sorority houses, and residential facilities providing substance abuse treatment, post-incarceration reentry, or similar services.~~

b. Manufactured homes. Manufactured (mobile) homes~~, including manufactured home subdivisions~~, but ~~excluding~~ no new or expanded manufactured home parks.

c. Single-family. Single-family dwellings (other than manufactured homes), attached (townhouses) or detached ~~or attached, including townhouses,~~ and zero lot line subdivisions.

d. Two-family and Multi-family. Two-family and multi-family dwellings.

See also conditional uses in this district.

(c) Conditional uses. Through the conditional use process prescribed in Chapter 2, the BOA may conditionally allow the following uses within the HDMU district:

(1) Residential.

a. Group living. Dormitories, and fraternity or sorority houses.

~~**b. Fraternity and sorority houses.**~~

~~**c.**~~**b. Manufactured homes.** Manufactured (mobile) home parks.

Summary of proposed changes to Commercial:

- **Specific group living facilities replace exclusions to general group living category (per PB), and similarity of other facilities specifically determined by Planning Official.**

Sec. 3-2.10 Commercial district (Com). [25du/acre, limited]

(b) Permitted uses. Permitted uses within the Commercial district are limited to the following:

(1) Residential. The following residential uses ~~are allowed throughout the district~~, but if within the Commercial (C) future land use category and not the principal single-family dwelling on an existing lot of record, ~~they are permitted~~ only ~~if~~ as part of a predominantly commercial development:

a. Group living. Nursing homes, assisted living facilities, hospice facilities, and other group living facilities providing similar services, assistance, or supervision as determined by the Planning Official.~~Group living, excluding dormitories, fraternity and sorority houses, and residential facilities providing substance abuse treatment, post-incarceration reentry, or similar services.~~

b. Manufactured homes. Manufactured (mobile) homes and~~, including new or expanded~~ manufactured home parks ~~or subdivisions~~.

c. Single family. Single-family dwellings (other than manufactured homes), attached (townhouses) or detached ~~or attached~~, ~~including townhouses~~ and zero lot line subdivisions.

d. Two-family and multi-family. Two-family and multi-family dwellings.

See also conditional uses in this district.

(c) Conditional uses. Through the conditional use process prescribed in Chapter 2, the BOA may conditionally allow the following uses within the Commercial district:

(1) Residential.

a. Accessory. Home occupations with non-resident employees.

~~**a.**~~**b. Group living.** Group living not among the permitted uses of the district.

~~**b. Home occupations with non-resident employees.**~~

Summary of proposed changes to Heavy Commercial and Light Industrial:

- **Commercial FLU limits all residential uses as secondary to a principal commercial development, but HC/HL may also be in MU-U.**
- **MH parks and subdivisions only limited by Industrial and Commercial FLUs.**

Sec. 3-2.11 Heavy Commercial and Light Industrial district (HC/LI). [25du/acre, limited]

(b) Permitted uses. Permitted uses within the HC/LI district are limited to the following:

(1) Residential. Any residential uses ~~if~~ outside of the Industrial (I) future land use category ~~and~~, but if within the Commercial (C) future land use category and not the principal single-family dwelling on an existing lot of record, only as part of a predominantly commercial development~~, excluding new or expanded manufactured (mobile) home parks and subdivisions~~. See also conditional uses in this district.

(c) Conditional uses. Through the conditional use process prescribed in Chapter 2, the BOA, or the BCC as noted, may conditionally allow the following uses within the HC/LI district:

(1) Residential. Caretaker residences not among the permitted uses of the district and only for permitted non-residential uses.

Summary of proposed changes to Industrial:

- **Restatement only of current permitted uses.**

Sec. 3-2.12 Industrial district (Ind).

(b) Permitted uses. Permitted uses within the Industrial district are limited to the following:

(1) Residential. No new residential uses, ~~including accessory dwelling units,~~ except principal single-family dwellings on existing lots of record and caretaker residences for permitted non-residential uses. ~~Caretaker and vested~~Permitted ~~single-family~~ dwellings include manufactured (mobile) homes.

(c) Conditional uses. Through the conditional use process prescribed in Chapter 2, the BOA may conditionally allow a permitted use of the Industrial district to exceed the district structure height limit and use regulations in Part III, the Land Development Code, chapter 4.

Summary of proposed changes to Recreation:

- **Restatement only of current permitted uses.**

Sec. 3-2.13 Recreation district (Rec).

(b) Permitted uses. Permitted uses within the Recreation district are limited to the following:

(1) Residential. No new residential uses, ~~including accessory dwelling units,~~ except principal single-family dwellings on existing lots of record and caretaker residences for permitted non-residential uses. ~~Caretaker and vested~~Permitted ~~single-family~~ dwellings include manufactured (mobile) homes only if allowed by ~~any~~ adjoining zoning.

(c) Conditional uses. Through the conditional use process prescribed in Chapter 2, the BOA may conditionally allow the following uses within the Recreation district:

(1) Public and civic. Emergency service facilities, including law enforcement, fire fighting, and medical assistance.

(2) Recreation and entertainment. Outdoor shooting ranges.

Summary of proposed changes to Conservation:

- **Restatement only of current permitted uses.**

Sec. 3-2.14 Conservation district (Con).

(b) Permitted uses. Permitted uses within the Conservation district are limited to the following:

(1) Residential. No new residential uses, ~~including accessory dwelling units,~~ except principal single-family dwellings on existing lots of record and caretaker residences for permitted non-residential uses. ~~Caretaker and vested~~Permitted ~~single-family~~ dwellings include manufactured (mobile) homes only if allowed by ~~any~~ adjoining zoning.

(c) Conditional uses. Through the conditional use process prescribed in Chapter 2, the BOA may conditionally allow the following uses within the Conservation district:

(1) Public and civic. Public utility structures, including telecommunication towers.

(2) Agricultural and related. The keeping of horses or other domesticated *equines* on site for public riding, and stables for such animals, on lots 10 acres or more.

Summary of proposed changes to Public:

- **MHs allowed conditionally as with Rec and Con districts.**

Sec. 3-2.15 Public district (Pub).

(b) Permitted uses. Permitted uses within the Public district are limited to the following:

(1) Residential. No new residential uses, ~~including accessory dwelling units,~~ except principal single-family dwellings on existing lots of record and caretaker residences for permitted non-residential uses. Permitted dwellings include manufactured (mobile) homes only if allowed by adjoining zoning.

(c) Conditional uses. No conditional uses are available within the Public district.