

DRAFT

Resume Minutes of the Escambia County Northwest District 1 Advisory Committee January 14, 2019

Beulah Middle School
1006 W Nie Mile Rd
Pensacola, Florida
(6:00 P.M. – 8:30 P.M.)

Present: David Liechty
George Levy
Jay Ingwell
Jill Johnson
Joseph Poitevin
Kim Aderholt
Chair Laura Bryant
Paul Flores
Vice Chariman Wilson Taylor

Staff Present: Amy Lovoy, Assistant County Administrator
Andrew Holmer, Division Manager, Planning & Zoning
Charlie Gonzalez
Debbie Kenny, Commissioner Aide
Horace Jones, Director, Development Services
Juan Lemos, Senior Planner, Planning & Zoning
Kristin Hual, Assistant County Attorney

1. **Call to Order at 6:00 p.m. by Chairman Bryant**
 2. Invocation - A moment of silence was requested by Dr. Bryant.
 3. Pledge of Allegiance was lead by Chairman Bryant.
 4. Board Members Forum - Jay Ingwell reported that Mrs. Dorian Vance was unable attend to give former Beulah Citizens Plan.
 5. Approval of Last Months Meeting Minutes

Motion by Jay Ingwell, Seconded by Paul Flores
Vote: 9 - 0 Approved
- A. Minutes of 12-3-18

Attachments:

Minutes of 12-3-18

6. Items for Discussion

- A. OLF8 Update- Commissioner Bergosh
Commissioner Bergosh reported Navy Federal has made an offer for 100 Acres of the OLF8 property for 4.2 million and that there was another offer for the remaining property for 18 million. He mentioned that deed transfer between the Navy and County would be very soon. The Navy will have a ceremonial fly-off at Whiting field on Jan 29 and another ceremony January 30 for the helicopter arriving at OLF8.
- B. Presentation of a Beulah Master Plan - Dorian Vance
Mrs. Vance unable to attend. Plan will be presented in at February meeting.
- C. Sample Perdido Key Survey Presentation was done by Juan Lemos.. There was a 2011 survey initiated by HOA's and the Perdido Key Chamber of Commerce. The 2015 survey was done by county. Horace Jones spoke of having a defined area and how to shape goals of the master plan. Drew Holmer stated that Perdido Key was very challenging and that the Beulah area will not have as many constraints. Juan Lemos said a master planner would probably do a survey of no more than 50 questions and would have experts assigned to the areas of importance, ie. traffic expert, economist, etc. Horace Jones stated that the advisory committee would help define vision and scope of work and then you bring in citizen engagement. Chairman Bryant asked wither a survey should be done before determining goals and objectives. Mr. Jones stated that if you did that that the questions had to be very generic and open ended. There must be clear time lines and specific geographic areas defined. He also emphasized that there would always be unhappy people and that there's no way to satisfy everyone.
- D. Review of Board Member Survey Questions - All submitted questions were discussed by the committee. Drew Holmer will create a more consolidated version, incorporating and condensing what was discussed.

Attachments:

Survey cards

- E. Update on Local Traffic Issues - No changes from last report given by David Forte.

Attachments:

Traffic Project notes

- 7. Public Forum
Speakers:
Leslie Mathews
Christine Rodgers
Theresa Gill
Theresa Blackwell
Don Esty

Attachments:

Sign In Sheet

8. Long Term Goals/Objectives
February - Beulah Citizens Plan will be presented by Dorian Vance and Leslie Mathews and survey questions discussed.
March - Focus on developing a citizens questionnaire and Horace Jones will present a flow chart of the master planning process.
April - Host a public workshop with precincts 43, 5, and 68, being the targeted areas.
May - Focus on defining the committee's vision by deciding on whether a master plan, sector plan or overlay, be developed.

9. **Schedule of Future Meetings**

The next NW District 1 Advisory meeting is scheduled for **Monday, February 4, 2019 at 6:00 p.m.**, Beulah Middle School, 6001 w Nine Mile Rd Pensacola, Florida.

**Resume Minutes of the Escambia County
Northwest District 1 Advisory Committee
December 3, 2018
Beulah Middle School
1006 W Nine Mile Rd
Pensacola, Florida
(6:00 p.m. - 8:00 p.m.)**

Present: George Levy
Jay Ingwell
Kim Aderholt
Laura Bryant, Chair
Paul Flores
Wilson Taylor, Vice Chariman

Absent: David Liechty
Jill Johnson
Joseph Poitevin

Staff Present: Amy Lovoy, Assistant County Administrator
Andrew Holmer, Division Manager, Planning & Zoning
Charlie Gonzalez
Debbie Kenny, Commissioner Aide
Horace Jones, Director, Development Services
Juan Lemos, Senior Planner, Planning & Zoning

1. **Call to Order: 6:00 p.m. by Chairman Laura Bryant**
2. Invocation: Chairman Bryant asked for Moment of Silence.
3. Pledge of Allegiance: Led by Chairman Bryant.
4. Board Member Forum: Nothing for the good of the whole.
5. Approval of last months meeting minutes: November 5, 2018 meeting Motion made by K. Aderholdt, seconded J. Ingwell. Motion passed 6-0
 - A. Meeting minutes November 5, 2018

Motion by Kim Aderholt, Seconded by Jay Ingwell

Vote: 6 - 0 Approved

Other: David Liechty (ABSENT)
Jill Johnson (ABSENT)
Joseph Poitevin (ABSENT)

6. **Items for Discussion**

A. PK Master Plan

Perdido Key Master Plan Presentation - Staff

Juan Lemos presented a power point on the Perdido Key Master Plan.

Drew Holmer stated there had been a website dedicated to the Perdido Key master plan where anyone interested could view the status and updates.

Community Involvement is vital in this process. Commissioner Bergosh stated he is willing to allocate monies from his discretionary account to help fund a survey or planning tools.

B. OLF8 Transfer Update- Commissioner Bergosh

Commissioner Bergosh stated the process toward completion of the land swap is moving forward. Land titles are expected to transfer in January 2019. After the transfer, there will be two formal ceremonies - one in Santa Rosa and one in Escambia County.

Navy Federal Credit Union has made an offer to pay for OLF8 master planning, purchase 100 acres and create 300 jobs. The 300 jobs would go toward the 1000 jobs needed to receive the Triumph grant.

J. Ingwell mentioned his concern about the separate plans for OLF8 and the NW District 1 plans.

Charlie Gonzalez presented zoning maps to the committee.

C. Update on Local Traffic Issues/Projects (Staff)

David Forte sent updated report.

D. Refining Long Term Goals of Committee

1. January 2019: The meeting will be highlighting a Beulah master plan done by a citizen's group which included Mrs. Dorian Vance. Also, each Advisory Committee member is to send Debbie Kenney, five (5) questions they would like to see on a Beulah citizen's survey.

2. February 2019: The meeting will focus on developing a citizens' questionnaire and Horace Jones will present a flow chart of the master planning process.

3. March 2019: The meeting will host a public workshop, with precincts 43, 5 and 68, being the targeted areas.

4. April 2019: The meeting will focus on defining the committee's vision by deciding on whether a master plan, sector plan or overlay be developed.

J. Ingwell stated that a web page would be good to have for complete transparency.

7. Public Forum

Heard comments from

Levy Morgan

Amanda Carpenter

8. **Schedule of Future Meetings**

January 14, 2019

February 4, 2019

March 4, 2019

April 1, 2019

All meetings to be held at Beulah Middle School, 6:00 p.m.

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

Laura Bryant

1. Do you own or rent your home?
2. Of the following areas, which do you consider to be the most important to first address in Escambia County District 1?
 - a. Roads (including pedestrian/cyclist safety)
 - b. Public recreation areas
 - c. Wildlife areas
 - d. Public facilities (community center, library, post office, etc.)
 - e. Public transportation
 - f. Employment opportunities
 - g. Local and nonlocal businesses (restaurants, movie theaters, pubs)
3. Why do you think this area should be addressed first by local government?
4. Of the following areas, which do you consider to be the second most important to address in Escambia County District 1?
 - a. Roads (including pedestrian safety)
 - b. Public recreation areas
 - c. Wildlife areas
 - d. Public facilities (community center, library, post office, etc.)
 - e. Public transportation
 - f. Employment opportunities
 - g. Local and nonlocal businesses (restaurants, movie theaters, pubs)
5. Why do you think this area should be addressed second by local government?

Paul Flores p.1

Debbie Kenney

From: PAF <pafpen49@gmail.com>
Sent: Monday, December 31, 2018 9:06 AM
To: Debbie Kenney
Subject: District One Advisory Committee Proposed Survey Questions

Hi Debbie. Please find my proposed survey questions below.
Happy New Year!
Thanks.
Dr. Paul

1) Which of the following Green Spaces do you favor (please check all that apply)?

- a) Parks
- b) Walking/Running Trails
- c) Dog Walks
- d) Playgrounds
- e) Nature Trails/Public Gardens
- f) Vacant Lots
- g) None of the above
- i) Other _____

2) What should be done with vacant, dilapidated buildings and structures in the District One/Beulah area?

- a) Nothing
- b) Tear them down at owner's expense
- c) Re-purpose them by offering new occupancy tax benefits
- c) Other

3) For purposes of growth management, do you favor (please check all that apply)?

- a) Impact fees on all new development
- b) Re-purposing existing buildings and structures before new ones can be built
- c) Limiting the types and number of commercial and residential units that can be built
- d) None of the above
- e) Other _____

4) In any future District One/Beulah development planning, what type of housing should be constructed (please check all that apply)?

- a) Single Family Housing
- b) Multi-family Housing (duplexes, triplexes, attached housing)
- c) Apartments and Town homes
- d) Condominiums
- e) Trailers, Mobile Homes, Modular Housing
- f) RV Parks
- g) All of the above
- h) None of the above
- i) Other _____

5) Do you favor restricting the number of housing units that can be built per acre in the District One/Beulah area?

- a) Yes
- b) No
- c) Not Sure

6) Which of the following traffic flow/control measures do you favor(please check all that apply)?

- a) Synchronized traffic lights
- b) Round-Abouts
- c) Restricted Access Streets and Roads
- d) Speed Bumps
- e) One-Way Streets
- f) All of the above
- g) None of the above
- i) Other _____

7) What type of transportation services do you desire in the District One/Beulah area (please check all that apply)?

- a) Private transportation
- b) Buses running on a frequent schedule
- c) Taxis
- d) Ride Share Services (Lyft and Uber)
- e) Bicycle Share Service
- f) None of the above
- g) Other _____

8) Where should bus stops be located (please check all that apply)?

- a) Navy Federal
- b) Pine Forest and Nine Mile Road Crossing
- c) Beulah Middle School
- d) Mobile Hwy and Blue Angel Crossing
- e) Equestrian Center
- f) Near Alabama Line area
- g) All of the above
- h) None of the above
- i) Other _____

Jay Ingwe II

Escambia County Florida D-1 Advisory Committee Homework due 7 Jan 2019

Five Questions Proposed for a Community Survey

1.) What are the five most important issues facing Reulah and D-1? (some examples follow):

- Transportation
- Community facilities
 - Fire
 - Police
 - Library
 - Post office
 - Parks
 - School
- Economic development
- Natural resources
- Natural hazards
- Recreation
- Utility and public service
 - Sewer
 - Water
 - Cable
 - Retention Ponds
- Cultural and historical resources
- Regional concerns
- Neighborhoods
- Community design
- Housing
- Master Planning and Implementation

2.) How should infrastructure be paid for?

- Existing Tax base
- Concurrency
- New development MSBU
- Combination of above

3.) What kind of development does the community want?

4.) What are the qualities that give the community a sense of place and that people value?

5.) What are the MAJOR forces of change acting on the community?

G. Levy

EC D1 Master plan Advisory Committee

Tentative public input survey questions

In light of development of OLF8, EC D1 has formed a Community Advisory Committee to get and collect community input and evaluate recommendations on future planning. OLF8 is the large open field adjacent to Navy Federal on the north side of Nine Mile Rd.

What would be your concerns for the area within 1 mile of OLF8?

(examples of concerns may be traffic, drainage or environmental and locations)

What would be your recommendations for the area within 1 mile of OLF8?

(examples of recommendations might be traffic lights, traffic roundabouts, housing, services, restaurants, public parks) For each specific location, such as parks, please provide a quantity and proposed location.

What would be your concerns for the area 1 to 2 miles from OLF8? (and any location)

What would be your recommendations for the area 1 to 2 miles from OLF8? (and quantity and location)

What would be your concerns for the area 2 to 4 miles from OLF8? (and location)

What would be your recommendations for the area 2 to 4 miles from OLF8? (quantity and locations)

Debbie Kenney

From: Kimberly_Aderholdt@navyfederal.org
Sent: Thursday, December 20, 2018 4:03 PM
To: Debbie Kenney
Subject: Re: [External]Need 5 questions please

Debbie,

Below are my five questions:

1. What do you consider Beulah's biggest asset that should be preserved and highlighted?
2. What is the biggest need in Beulah to improve the quality of life? What are your concerns?
3. Do you feel a D1 Master Plan is needed? Why?
4. What do you feel should be this committee's primary and secondary goal?
5. What functions/ amenities do you feel is critical for the Beulah Community?
- 6.

I hope you and your family have a wonderful Holiday!

See you next year!

Kim

Kim Aderholdt
Supervisor, Facility Planning & Project Management
Greater Pensacola Operations
850-912-0928 Office
850-530-3546 Cell
Kimberly_Aderholdt@navyfederal.org

From: Debbie Kenney <DSKENNEY@myescambia.com>
To: "Amy L. Lovoy" <allovoy@myescambia.com>, "Andrew D. Holmer" <ADHOLMER@myescambia.com>, "Colby S. Brown" <CSBROWN@myescambia.com>, "David Liechty" <davidliechty@hotmail.com>, "David V. Forte" <DVFORTE@myescambia.com>, "Deana E. Stallworth" <destallw@myescambia.com>, Debbie Kenney <DSKENNEY@myescambia.com>, George Levy <GL51802@windstream.net>, Horace L Jones <HLJONES@myescambia.com>, "Jay Ingwell" <jingwell@myescambia.com>, Jeff Bergosh <JWBERGOSH@myescambia.com>, Jill Johnson <jilljohnson@gmail.com>, Joseph Poitevin <joeey67@gmail.com>, Joy Jones <DJJONES@myescambia.com>, "Kimberly_Aderholdt@navyfederal.org" <Kimberly_Aderholdt@navyfederal.org>, Laura Bryant <laurapbryant01@gmail.com>, Matthew Coughlin <MCOUGHLIN@myescambia.com>, "Paul Flores" <pafpen49@gmail.com>, Wilson Taylor <wt9180@aol.com>
Date: 12/14/2018 04:45 PM
Subject: [External]Need 5 questions please



Joeey Poitevin

1a) In one word, describe the community of Beulah as it was in the past:

1b) In one word, describe the community of Beulah as it is today:

1c) In one word, describe the community of Beulah as you would like to see it in the future:

2a) List your concerns about any issues that you believe hinder the Beulah area?

2b) How do you think these issues can be resolved?

3a) What kinds of activities might you be interested in participating in if they were available in our community?

3b) And how would these activities support the local businesses in our community?

4a) Are you familiar with the concepts of the Walkable Neighborhoods, Smart Codes, Rural-Urban Transect or Form/Model Based Codes?

4b) If so, which concepts would you like to see implemented into the Beulah area?

5a) Would you be interested in having an organized town center in the Beulah area?

5b) If so, where would you like to see it located (give adjacent streets, landmarks, etc.)?


5c) What type of shops, services, events, activities, parks, etc. would you like to be located there?



6a) How do you receive local news or find out about events concerning the Beulah area?

6b) Should the committee post meetings, updates and findings to these sources?

7) What 4 areas of the Beulah do you think the committee should focus on to help organize the community as a whole and what should each of these areas have?





Wilson Taylor

1. What needs the most focus? choose up to 3

Land use and zoning

transportation

housing

economic development

Parks and recreation, open spaces

natural resources and sustainability

education and culture

community service (police, fire)

2. What land uses should occur? choose up to 3

increased commercial uses surrounding a center

more housing opportunities

increase commercial use along 9 Mile Rd

more opportunities for offices and businesses

Other _____

3. What transportation needs should be addressed? Choose up to 3

pedestrian safety

sidewalk network

additional biking infrastructure

trees and landscaping along roads

limited cut through traffic in neighborhoods



4. Housing, what options should there be?

5. Job opportunities, what should be the targeted industries?





David Lindsay

1. How long have you lived in the Beulah/Pine Forest area?
 2. What do you value most about this area (schools, housing, neighbors, etc.)?
 3. What do you consider the biggest threat to the quality of life for your local area or neighborhood?
 4. What suggestions do you have for long term planning that could enhance the quality of life in our area (traffic, parks, retail, etc.)?
 5. What specific existing intersections or roadways would you like to see improved and why?
- 
- 

Public Works Projects – Commission District 1

1. US29 Connector Project & I-10 / Beulah Interchange Project (Red Bold Line*)

- Nine Mile Road to SR8 (I-10) Roadway Widening with a new I-10 Interchange, then further North to Muscogee Road
 - FDOT managing segment from Nine Mile Road to existing Kingsfield Rd north of I-10, and the new I-10 Interchange
 - County managing segment from existing Kingsfield Rd north to Muscogee Road County and FDOT in preliminary discussions for potential agreement to transfer ownership of SR292 (Perdido Key Drive) from AL State Line to south of Theo Baars Bridge to the County, and FDOT assume ownership of CR99 (Beulah Road) from Mobile Hwy to I-10 as well as the future connection north to Muscogee Road.
 - FDOT Project Manager – Alan Vann – alan.vann@dot.state.fl.us
 - County Project Manager – James Duncan – jeduncan@myescambia.com

2. Nine Mile Road 4-Laning Projects (Yellow Bold Line*)

- CR99 (Beulah Road) to SR297 (Pine Forest Road) – 4.4+/- miles
 - Road's Inc. (\$30.32M)
 - Anticipated Final Acceptance – June 2020
 - FDOT Project Manager – Kelli Rice - kelli.rice@dot.state.fl.us
- SR297 (Pine Forest Road) to SR95 (US29) – 2.3+/- miles
 - Panhandle Grading & Paving (\$16.73M)
 - Anticipated Final Acceptance – February July 2020
 - Resident Engineer – Ray Hodges – rhodge@pecscorp.com

3. US90 (Mobile Highway) @ Woodside Drive (Green Bold Star*)

- Construct Westbound Left Turn Lane on Mobile Hwy. @ Woodside Dr.
 - Completed late 2017
- Eastbound Right Turn Lane on Mobile Hwy. @ Woodside Dr.
 - FDOT to consider including project in Push Button Program for future construction.

4. US90 (Mobile Highway) @ CR99 (Beulah Road) (Light Blue Bold Star*)

- Intersection Improvements – Traffic Signal and Turn Lane Installations
 - \$1.51M –Construction Underway
 - Anticipated Final Acceptance – February March 2019
 - FDOT Project Administrator – Jody Camp – jcamp@mehtaeng.com

5. Nine Mile Road & Rebel Road Intersection (Orange Bold Star*)

- County and School District requested FDOT to study intersection for possible signal warrant
 - FDOT study warranted new traffic signal, and new NBRT lane from Rebel Road onto Nine Mile Road
 - Funding and programming of recommended improvements – TBD

6. Longleaf Drive – SR297 (Pine Forest Road) to Kemp Road (Gold Bold Line*)

- Roadway Widening, Bridge Replacement, Stormwater, and Pedestrian Improvements – 1.47+/- miles
 - 60% Design
 - Anticipate Final Plans – Spring 2020
 - County Project Manager – TJ Williams – tjwilliams@myescambia.com

7. Mobile Hwy @ Klondike Road Traffic Signal (Blue Bold Star*)

- FDOT recently studied the aforementioned intersection and it warrants the installation of intersection improvements including a new traffic signal
 - FDOT identifies CST in FY2022

8. Klondike – Dunaway (11 Mile Creek Basin) (Purple Bold Star*)

- Construction of new stormwater facility on west side of Klondike Road, south of Dunaway Lane
 - RESTORE funding for Design Phase has been awarded; CST funding – TBD
 - Anticipate design phase for FY2019





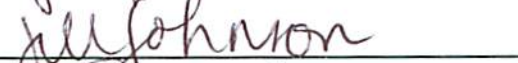




Note: * depicts the respective location on attached projects map

NW D1 Advisory Council

Beulah Middle School – 6:00 p.m.

January 14, 2019

SIGN IN SHEET

1. Kim Aderholdt 
2. Dr. Laura Bryant 
3. Dr. Paul Flores 
4. Jay Ingwell 
5. Jill Johnson 
6. George Levy 
7. David Leichty 
8. Joey Poitevin 
9. Wilson Taylor 

PLEASE RETURN TO DEBBIE KENNY