

Escambia County **Recovery Plan**

State and Local Fiscal Recovery Funds 2025 Report



Escambia County
2025 Recovery Plan

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GENERAL OVERVIEW

Executive Summary

The American Rescue Plan (ARP) includes \$61.8 Million in direct local recovery assistance for Escambia County. The county's award has been received in full as of June 2022.

Escambia County's plan will follow the U.S Treasury Departments Interim Final ARP Rule including allocating all funds prior to Dec. 31, 2024, and completing all expenditures by Dec. 31, 2026, as required.

We recognize the impact that the COVID-19 pandemic has had on our community and are committed to making investments for economic recovery and rebuilding.

Uses of Funds

Escambia County has gathered public input and is assessing county needs to prioritize, design, and implement the American Rescue Plan funds. We want to ensure that our programs support our community and citizens and that our programs promote the below approved expenditure categories:

- a. Public Health (EC 1)
- b. Negative Economic Impacts (EC 2)
- c. Public Health-Negative Economic Impact: Public Sector Capacity (EC 3)
- d. Premium Pay (EC 4)
- e. Water, Sewer, and Broadband infrastructure (EC 5)
- f. Revenue Replacement (EC 6)

Escambia County also received \$57,285,295 in **CARES Act Funds** that we utilized to reduce the impact of COVID-19 to our community. We utilized the funds in the following ways:

- Community Grants -
 - Families - \$16,500,000
 - Businesses - \$3,406,013.88
- COVID-19 Testing - \$777,664.86
- Escambia Serves to Community Partners - \$1,647,888.72
- Public Health and Safety - \$32,203,302.84
- Government Response and Compliance - \$2,480,607.92
- COVID-19 Operation and Oversight - \$269,816.78

To help alleviate those most impacted by COVID-19, Escambia County has also expended funding to provide direct housing assistance for households in arrears with their rent, utilities, and mortgage to help prevent evictions and foreclosures.

- **Coronavirus Relief Funds** - The county provided aid to 388 households and expended \$1,379,110.09 in Coronavirus Relief Funds to assist with rent, mortgage, and utility assistance.
- **Emergency Rental Assistance Funds (ERA)** - Escambia County received direct funding from the US Treasury to facilitate a rental and utilities assistance program. These resources are being utilized to assist vulnerable income eligible citizens in our community to mitigate the negative economic impacts associated with the pandemic. To date we have provided

\$1,201,873.44 (round one) and \$6,321,053.80 (round two) in assistance to the community with the Treasury's Emergency Rental Assistance Program. ***This assistance has allowed us to prevent homelessness for 2,663 households as of October 16, 2024.***

- ***Community Development Block Grant [Coronavirus] Funds (CDBG-CV)*** – Neighborhood and Humans Services received funds related to alleviating the social impacts of COVID-19 for those directly impacted by the virus.
 - Emergency Mortgage Assistance Program (EMAP) has provided \$160,201.23 in mortgage and/or utility assistance on behalf of homeowners within Escambia County.
 - Additionally, funds were allocated to provide \$150,000.00 of assistance for legal aid services and \$200,000.00 to assist with public health response to the elderly in our community, including PPE and food programs for those that are food insecure due to the pandemic.

The county is making plans related to the allocation of ***HOME-American Rescue Plan funds*** to be received through HUD to provide housing and other services directly to homeless persons. Funds will be distributed in coordination with other local jurisdictions, the local homeless Continuum of Care and local public housing agencies. County staff serve on the local Homeless Task Force which is providing local input on prioritization of funding for homeless activities.

Promoting Equitable Outcomes

Escambia County is dedicated to making a considerable effort to promote equitable outcomes during program design, planning and implementation. We continue to examine our county to identify our underserved citizens and ensure complete inclusion.

Some of our efforts to promote equitable outcomes include:

- Targeting our disadvantaged communities including low-income neighborhoods and special needs.
- Utilizing outlets to get feedback from the community and to communicate our plans including a website, social media, news releases and ensuring the information is distributed at our community centers and libraries that are mostly located in the disadvantaged communities.
- The goal is to take the steps necessary to ensure Escambia County is utilizing funding that will foster a strong, inclusive, and equitable recovery to make our community stronger.

Stormwater and other clean water infrastructure projects will be prioritized in disadvantaged communities. Many stormwater projects identified in the 2015 Stormwater Advisory Team Recommendation Report are in low-income neighborhoods. The impacts of flooding and old and aging infrastructure on economically disadvantaged residents cause financial and emotional stress on these residents. The ability to repair or rebuild personal property is limited for cost burdened households in these target areas. Improvements to the infrastructure will provide long-term resiliency for at-risk households.

Community Engagement

Escambia County is taking the time to ensure we capture diverse feedback from citizens, community partners and constituents.

We have developed a web page dedicated to the American Rescue Plan to ensure transparency and communication with the public. (<https://myescambia.com/american-rescue-plan>)

To engage the community, Escambia County launched an ARP Survey to collect and review public input on citizen priorities for economic recovery. The results are posted on our website and attached at the back of this report.

A presentation regarding the ARP was made to the Board of County Commissioners at its public Committee of the Whole meeting on June 10, 2021. We will continue to present at future Board Meetings and Committee of the Whole workshops which are advertised and the community welcome to attend.

We are utilizing several outlets to get feedback from the community and to communicate our plans including a website, social media, news releases and ensuring the information is distributed at our community centers and libraries that are mostly located in disadvantaged communities.

Labor Practices

Escambia County holds strong labor standards to promote effective and efficient delivery of high-quality infrastructure projects while also supporting economic recovery through strong employment opportunities for workers.

Specifically, we have implemented the use of the following:

1. Davis Bacon Act
 - a. Department of Labor Regulations - 29 CFR Part 5 Labor Standards Provisions Applicable to Contracts Covering Federally Financed and Assisted Construction
 - b. Department of Labor Regulations - 29 CFR Part 3 Contracts and Subcontractors on Public Buildings or Public Work Finance in Whole or in Part by Loans or Grants from the United States
2. Contract Work Hours and Safety Standards Act (40 USC 3701-3708)

These include the Equal Opportunity Clause stating that they will not discriminate against any employee or applicant for employment because of race, color, religion, sex, sexual orientation, gender identity, or national origin. It also states that in the event of noncompliance with the nondiscrimination clauses of the agreement or with any of the said rules, regulations, or order, the agreement may be canceled, terminated, or suspended in whole or in part and they may be declared ineligible for further Government contracts or federally assisted construction contracts in accordance with procedures authorized in Executive Order 11246 of September 23, 1965, and such other sanctions may be imposed, and remedies invoked.

Use of Evidence

Escambia County is evaluating their projects on an individual basis and currently does not have any projects in the categories below that require us to identify the amount of the total funds that are allocated to evidence-based interventions.

1. Expenditure Category: Public Health

- a. COVID-19 Mitigation & Prevention
 - i. 1.4 – Prevention in Congregate Settings
- b. Community Violence Interventions
 - i. 1.11 – Community violence interventions
- c. Behavioral Health
 - i. 1.12 – Mental Health Services
 - ii. 1.13 – Substance Use Services

2. Expenditure Category: Negative Economic Impacts

- a. Assistance to Households
 - i. 2.1 – Food Programs
 - ii. 2.2 – Rent, Mortgage, and Utility Aid
 - iii. 2.3 – Cash Transfers
 - iv. 2.4 – Internet Access Program
 - v. 2.6 – Health Insurance
 - vi. 2.7 – Services for Un/Unbanked
 - vii. 2.9 – Unemployment Benefits
 - viii. 2.10 – Assistance to Unemployed
 - ix. 2.11 – Child Care
 - x. 2.12 – Home Visiting
 - xi. 2.13 – Services to Foster Youth
 - xii. 2.14 – Early Learning
 - xiii. 2.15 – Affordable Housing
 - xiv. 2.16 – Services to unhoused persons
 - xv. 2.17 – Relocation assistance
 - xvi. 2.18 – Other Housing Assistance
 - xvii. 2.19 – Community Health Workers
 - xviii. 2.20 – Lead Remediation
 - xix. 2.25 – Academic, Social, and Emotional Services
 - xx. 2.26 – Mental Health
- b. Assistance to Small Businesses
 - i. 2.30 – Technical Assistance, Counseling, or Business Planning
 - ii. 2.32 – Business Incubators and Start-Up or Expansion Assistance
 - iii. 2.33 – Enhanced Support to Microbusinesses
- c. Other
 - i. 2.37 – Economic Impact Assistance: Other

PERFORMANCE REPORT AND PROJECT INVENTORY

Project: Pensacola Bay Center – Lost Revenue

Project Number: 001

Funding amount: \$350,000.00

Percentage Complete: 100%

Project Expenditure Category: Negative Economic Impacts/2.35 Aid to Tourism, Travel, or Hospitality



Project overview

Provided the Pensacola Bay Center with an increase to the fiscal Year 2021 Budget in the amount of \$350,000 for lost revenue in 2020.

Use of Evidence

The Pensacola Bay Center is an indoor arena located in Pensacola FL. It is owned by Escambia County and operated by ASM Global. The Bay Center has a capacity of 8,049 for hockey games and as much as 10,000 for non-hockey events. During the Coronavirus pandemic in 2020 the Pensacola Bay Center lost substantial revenue due to canceled games and events.

- Total of 250 events canceled or rescheduled
 - 20 Assembly
 - 5 Banquet
 - 5 Concerts
 - 1 Entertainment
 - 6 Family Events
 - 164 Meetings
 - 44 Saenger Theater
 - 5 Hockey Games
- In addition to lost revenue, they lost 12 employees and had to furlough the remaining 12 staff members and lost approximately 15,384 in staff hours.
- We have allocated the Pensacola Bay Center \$350,000 in the Expenditure Category Negative Economic Impacts although their Revenue Loss was much larger:
 - 2019 Revenue = \$6,023,822.57
 - 2020 Projected Revenue based on 4.10% growth = \$6,270,799.30
 - 2020 Actual Revenue = \$2,064,747.36
 - **Lost Revenue in 2020 = \$4,206,051.94**

Project: Hazard Pay to Escambia County Volunteer Fire Fighters

Project Number: 002

Funding amount: \$40,907.00

Percentage Complete: 100%

Project Expenditure Category: Premium Pay/4.1 Public Sector Employees



Project overview

Escambia County’s full-time Fire Fighters received \$1,000 in hazard pay if they met the below criteria, so we felt it was only fair for our Volunteer Firefighters who met the same criteria to also receive the same hazard pay.

Use of Evidence

To qualify for the \$1,000 hazard payment, the firefighters had to meet the following criteria:

- Been a firefighter on or before March 1, 2020, through August 31, 2021.
- Meet the threshold of 25% of the first 850 calls (or total calls for the above time if station calls do not total 850 calls) for the station for the above timeframe.
- Have a minimum of 96 hours of training completed.
- Not suspended during the above period.

All reporting was gathered and reviewed, and we had 38 volunteer firefighters receive the \$1,000 hazard pay for a total of \$38,000.

Project: Escambia County Employees Increased Health Plan Costs 2022

Project Number: 003

Funding amount: \$340,043.00

Percentage Complete: 100%

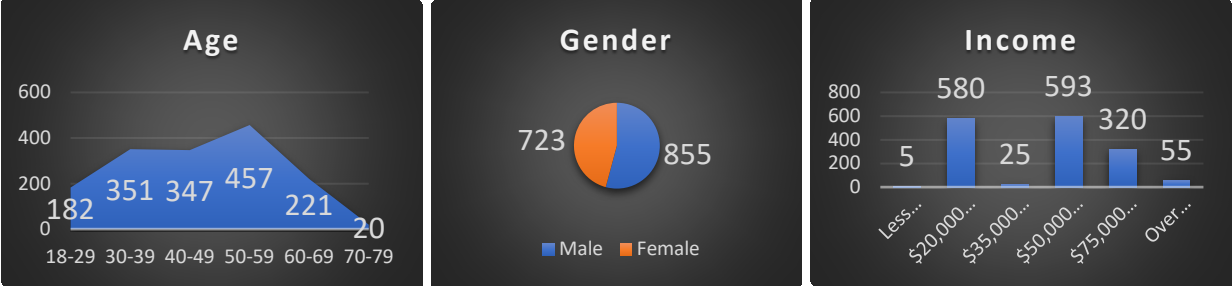
Project Expenditure Category: Revenue Replacement/6.1 Provision of Government Services

Project overview

Escambia County, like many others are experiencing an increase in Medical Plan costs to their employees in 2022 due to the COVID19 Pandemic. After researching and receiving carrier quotes our board was faced with a difficult decision to keep the budget balanced and not increasing the employees’ costs significantly. The board voted on the better option for the employees and authorized the difference in plan costs in the amount of \$340,043.00 to be paid through our American Rescue Plan funds.

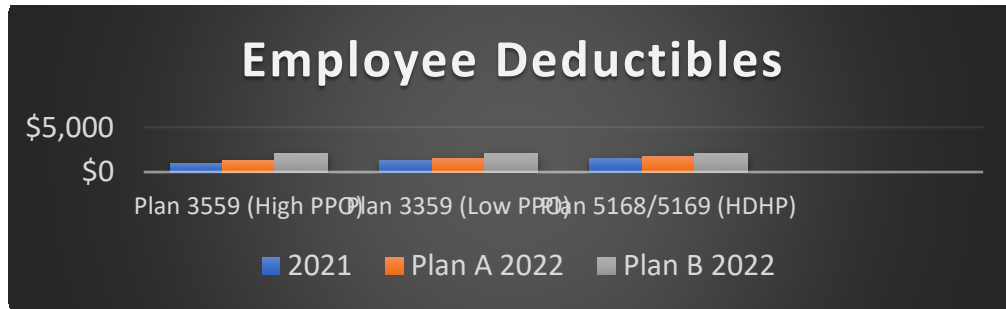
Use of Evidence

Escambia County currently has 1,578 active employees on one of our Medical Plans.



Escambia County budgeted \$24,976,936.00 in 2021 for our share of employee medical plans with a choice to increase the budget in 2022 by either Plan A at 12.3% or Plan B at 10.9%. While both plans would not only increase the cost to the county but also to the employees the board voted to incur more of the cost to allow less of the impact to the employees. To allow us to do that they board

approved the payment of the difference between Plan A and Plan B of \$340,043.00 to be paid by the American Rescue Plan funds.



Project: Interlocal Agreement with the City for Roger Scott Tennis Improvement Project

Project Number: 004

Funding amount: \$1,302,545.50

Percentage Complete: 100%

Project Expenditure Category: Negative Economic Impacts/2.22 Strong Healthy Communities: Neighborhood Features that Promote Health and Safety



Project overview

Website - <https://www.rogerscottonennis.com/>

Roger Scott Tennis Center is Northwest Florida's largest Tennis facility located in both Escambia County and the City of Pensacola. We entered an Interlocal agreement for the Roger Scott Tennis Center Improvement Project, in the amount of \$1,302,545.50, with the City of Pensacola paying the remaining project costs.

• **Estimated Project Milestones:**

- The project was opened for bid November 4th, 2022, and closed December 15th, 2022
- The Notice of Intent to Award was issued January 5th, 2023
- This project contract was signed on March 13th, 2023
- The NTP was issued with a start date of March 20, 2023
- The actual start date was March 20th, 2023
- The completion date was February 5, 2024

Use of Evidence

Escambia County entered an Interlocal agreement with the City of Pensacola to help cover the costs for the Roger Scott Tennis Center Improvement project. The city is the owner of the Roger Scott Tennis Center within the city limits however it is also in Escambia County and utilized by citizens outside of the city limits. The County and the City have determined that it is in the best interest of the citizens to provide for the renovations.

Roger Scott Tennis Center is not only a Tennis Center for Escambia County and the City of Pensacola it also holds several adult clinics, junior activities, leagues, tournaments, summer camps and partners with Tennis-4-Everyone. Some of these include:

- Tennis-4-Everyone, Inc. is a nonprofit organization founded in 2001 that provides free services to our local youth. They do not discriminate based on race, color, religion (creed), gender, gender expression, age, national origin (ancestry), disability, marital status, sexual orientation, gender identity, or military status, in any of its activities or operations. Each summer, Tennis-4-Everyone assists with a free Racquet Round Up at several local courts including Roger Scott Tennis Center, reaching over 500 children from the local community. In the summer of 2015, Tennis-4-Everyone offered scholarships for 14 foster and guardian ad litem children to attend a week of Roger Scott Tennis Center summer camp.
- Summer camp for ages 5 to 12 years old for 5 days that includes tennis instruction, swimming, and lunches.
- Pink Ribbon Tennis Tournament supporting the Pink Ribbon charitable organization supporting the local fight against breast cancer.
- Bud Light Charity Challenge is one of Pensacola's largest and most anticipated tournaments of the year! This even benefits Arc Gateway, an organization that provides the best possible life experiences for more than 800 children and adults with intellectual and developmental disabilities and Pensacola Sports, a private 501©3 non-profit agency that focuses on education, inspiration and participation in various team, individual, amateur and professional sports activities.

The final cost for this project was \$3,405,639.00. The Roger Scott Tennis Center Improvements Project will demolish the existing 18 hard courts and replace with 12 new asphalt tennis courts and 6 clay tennis courts. In addition, a new sidewalk, parking lot, drainage, water well, electrical lighting, fencing, landscaping, pavement markings and signage was installed.

BEFORE PHOTOS



AFTER PHOTOS



Project: Escambia County Public Safety Ambulances and Fire Trucks

Project Number: 005

Funding amount: \$3,387,859.00

Percentage Complete: 100%

Project Expenditure Category: Revenue Replacement/6.1 Provision of Government Services



Project overview

Escambia County's Public Safety is responsible for keeping citizens safe from emergencies and both man-made and natural disasters. Its division includes:

- Emergency Communications
- Emergency Management
- Emergency Medical Services
- Fire Rescue
- Pensacola Beach Lifeguards



Our Public Safety department was in dire need of new Fire Trucks and Ambulances to continue to provide the safest response to emergencies. With the assistance of ARPA funds, we were able to purchase:

- One 2022 E-One Typhoon Custom Side Mounter Pumper for \$659,716
- Two 2022 Custom FC-94 Side Mount E-One Pumper Rescues at \$579,861.50 each
- Eight Ford F550 Chassis with a Horton 603F Medic Conversion at \$256,461 each
- Eight Stryker PowerLoad Stretcher Systems to be installed in the new Ambulances at \$38,000 each

Use of Evidence

Escambia County's Fire Department determined the need for one 2022 E-One Typhoon Custom Side Mounter Pumper and two 2022 custom FC-94 Side Mount E-One Pumper Rescues when building a replacement plan for all apparatus. These vehicles are part of the apparatus replacement plan to bring the fleet up to an operational ready status. Items reviewed during the replacement plan include age, mileage, downtime, repair cost, safety features, parts availability, and if it would be cost effective to refurbish the apparatus. These vehicles will be replacing range from 15 to 18 years old with over a hundred thousand miles on them which are not conducive to maintain operational fire apparatus.

Escambia County EMS is purchasing 8 new ambulances that will support the replacement of 8 of the existing units that are well beyond the ten-year, 260,000-mile replacement cycle. As new vehicles, rather than remounts, this purchase will also add needed additional units to expand the fleet.

- The ambulance fleet consists of 37 units
- Annual call volume 2020 (Jan. 1 to Dec. 31) – **70,989**
- Annual call volume 2021 (Jan. 1 to Dec. 31) – **78,106**

- Population served 321,905 (2020)
- Service Area 875 square miles

Based on the overall cost of each unit, the ARPA funds will cover the cost of 5.58 of the 8 units ordered. The remaining funds to purchase these units will come from the LOST. Determinization on where to buy the vehicles from involves several factors, however, the ambulance body manufacture has not changed. ECEMS has worked with Horton Ambulance for over 25 years and has been able to facilitate orders in a very expeditious manner, compared to that of organizations that must deal directly with the manufacturer. The decision to switch to the Ford chassis is based on availability versus the international chassis, reliability, reviews of several brands (Ford, Chevy, and Dodge), and one of the most important factors, serviceability in the local area. ECEMS, like every other agency, does not have a definitive date that we will receive these units. Horton promises 120 days or less on completion of the unit, from the date the unit goes on the assembly line. This 120-day promise is when Horton receives the chassis from Ford. We expect the Ford chassis to be completed in 6 – 8 months, which means an expected total build time of 12 -18 months.

Project: Gatewood Ditch-Glyn Broc Gully Stormwater Mitigation

Project Number: 006

Funding amount: \$1,000,000.00

Percentage Complete: 100%

Project Expenditure Category: Infrastructure/5.6 Clean Water: Stormwater



Project overview

On September 16, 2020, Hurricane Sally made landfall as a Category 2 storm in Gulf Shores, AL which caused widespread wind, storm surge, and freshwater flooding across the western Florida Panhandle. Flood and wind damage also extended well inland and into the south-central areas of the Gulf Coast. Sally was an extremely slow-moving hurricane, which prolonged and exacerbated the local impacts.

Because Escambia County is on the east side of, and directly adjacent to the landfall location, significant damage occurred to existing infrastructure. Escambia County is requesting construction services to facilitate the repair of the damage to Gatewood Ditch-Glyn Broc Gully.

A portion of the repairs will be reimbursed with Natural Resources Conservation Services (NRCS) Emergency Watershed Protection (EWP) funds and the ARPA funds in the amount of \$1,000,000.00 to be used to pay for needed non-NRCS eligible additional work to better armor the outfall route for sustainability during future storm events.

- **Estimated Project Milestones:**
 - Design Finalized and Approved: 2/9/2021
 - Bid Package or Work Order Issued: 9/24/2021
 - Contract Accepted/Notice to Proceed: 3/01/2022

- Scope of Work Started: 3/01/2022
- Scope of Work Finished: 10/27/2022
- Certificate of Completion/Project Approval: 11/14/2022
- **Additional Project Information:**
 - Public Water System (PWS) ID Number – N/A
 - National Pollutant Discharge Elimination System (NPDES) Permit Number – FLVR10VA7
 - Zip Code - 32514
 - Median Household Income of service area - \$ 66,484.00
 - Lowest Quintile Income of the service area - \$16,256.00

Use of Evidence

Sigma Consulting Group was placed under contract with Escambia County Engineering Department to provide a damage survey report to determine the extent and probable cause for the damage caused by Hurricane Sally. Unofficial rainfall total estimates vary from 25 to 30 inches throughout the Pensacola area. The rainfall events were unprecedented and exceeded the design rainfall events required by state, local, and federal regulatory agencies for stormwater facilities.

The Gatewood Ditch-Glyn Broc Gully drainage system is located downstream of Ellyson Park Pond on Johnson Avenue and runs parallel to Johnson Avenue into Pensacola Bay. The Gatewood Ditch-Glyn Broc Gully system is composed of three components: the main concrete ditch, the large sediment control structure, and the outfall ditch through Cypress Lakes. Hurricane Sally caused significant damage to the existing outfall system. The proposed repair work includes but is not limited to the following: demolition, removal, and replacement of the concrete ditch waterway with an expanded channel, installation of a 48" diameter stormwater conveyance pipe below the new waterway, a new outfall drop structure at the damage focal point, removal of displaced sediment, and fill-in of eroded areas damaged by the hurricane.

PROJECT COMPLETION PHOTOS



Project: Escambia County Universal Access

Project Number: 007

Funding amount: \$1,183,453.15

Percentage Complete: 90%

Project Expenditure Category: Negative Economic Impacts/2.22 Strong Healthy Communities: Neighborhood Features that Promote Health and Safety



Project overview

Escambia County selected Project Universal Access as one of 10 initial RESTORE funded Direct Component Projects included in the 2017 Multi-Year Implementation Plan (MYIP), to address accessibility concerns on Pensacola Beach and Perdido Key.

• Estimated Project Milestones:

- Solar Lighting on Pensacola Beach – BCC approved on 11/17/2024 and anticipate the Notice to Proceed on 2/3/2025. Supplies have arrived and installation should start in a couple of weeks. Estimated completion date is 10/31/25.
- Multi-use path along Ft. Pickens Rd – **(COMPLETED)**
- ADA Curb Ramps Upgrades for the Intersection of Via DeLuna and Ft Pickens Rd. **(COMPLETED)**
- ADA curb ramps for the beach – Design 100% and completed and out to bid (\$240K Budgeted). In Construction to be completed in April 2024. **(COMPLETED)**
- Via DeLuna/Ft Pickens Intersection upgrades Roads Inc. accepted this project. Construction timeline February 2024 (\$240K) **(COMPLETED)**
- Quietwater Beach Restroom Renovation: \$2,143.09 **(COMPLETED)**
- Park East restroom ramp ADA railing - \$2,520.00 **(COMPLETED)**
- Via DeLuna ADA crosswalks for refurbishing for compliance - \$75,572.50 **(COMPLETED)**
- Beach Trolley Stop - **(COMPLETED)**
- Ft. Pickens Rd Cross Walks ADA - **(COMPLETED)**
- Casino Beach Parking Lot ADA Striping – \$258,083.00 **(COMPLETED)**
- Casino Beach ADA railing repair: \$4,810.00 **(COMPLETED)**

Use of Evidence

In September 2021, the Project produced a comprehensive Needs Assessment Report identifying potential barriers associated with County Facilities located on both barrier islands. A total of 62 separate locations were evaluated on Pensacola Beach (including multiple crosswalks, dune walkovers, and parking lots). Eight locations were evaluated on Perdido Key. Improvements were ranked by the consulting firm contracted by the County based on Title II priorities: location, use, cost, and user priority. The Needs Assessment Report also included separate cost estimates for each County facility either individually by Project site or grouped by Project type.

The total cost of all improvements was estimated to be \$3,146,750. This total includes \$3,089,850 for Pensacola Beach and \$56,900 for Perdido Key. The following Projects on Pensacola Beach have already been completed and therefore are not included: Quietwater Beach and Restrooms (includes pavilions), Quietwater Pier, Quietwater Beach Crosswalks, and Morgan Park. The cost estimates provided in the report do not include design costs. Cost estimates were also not adjusted by the consultant to account for higher costs currently being realized on County Projects across the board.

The new estimate for the total cost of all improvements, when adjusted for a 30% construction contingency and 10% design fee, is \$4,499,853. This total includes \$4,418,486 for Pensacola Beach and \$81,367 for Perdido Key. Improvements required per site evaluated range from \$1.5 million to under \$1,000. The median cost of improvements per Project location is only \$13,371.

Note: The American with Disabilities Act (ADA), enacted in 1990, is a Federal Civil Rights law that prohibits discrimination against disabled persons. The law is implemented by the U.S. Department of Justice (DOJ). Title II of the ADA specifically applies to state and local government agencies such as Escambia County. Title II applies to all Escambia County facilities, services, programs, activities, and events. 28 CFR Part 35, Subpart D pertains to the “program accessibility” regulations for implementing Title II ADA requirements. Subpart D requires each service, program, or activity, when viewed in its entirety, to be readily accessible to and usable by individuals with disabilities.

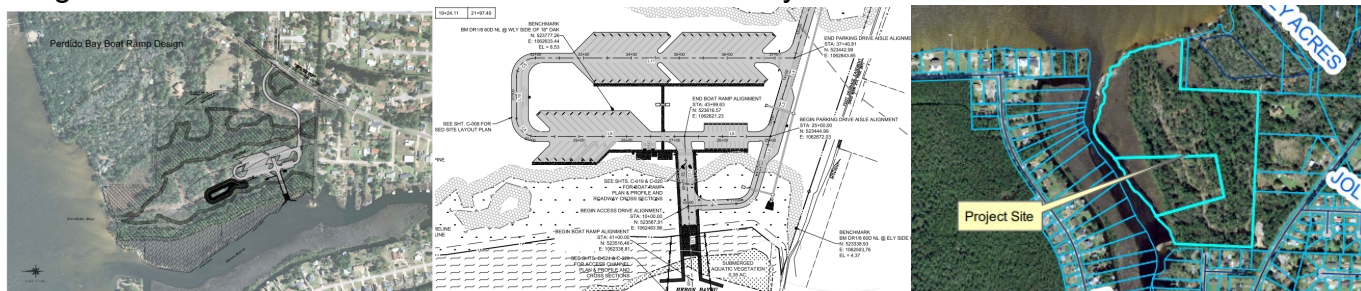
Project: Perdido Bay Boat Ramp

Project Number: 008

Funding amount: \$2,115,008.28

Percentage Complete: 100%

Project Expenditure Category: Negative Economic Impact/2.22 Strong Healthy Communities: Neighborhood Features that Promote Health and Safety



Project overview

Development of a 33.28-acre county-owned site for a public boat ramp. The development will include the construction of the boat ramp and dock, asphalt entrance drive and parking areas, concrete sidewalks, pavilion areas, primitive camping shelters and stormwater infrastructure.

○ **Estimated Project Milestones:**

- Design Finalized and Approved: 8/16/2022 **(Complete)**
- Bid Package or Work Order Issued: 8/24/2022 **(Complete)**
- Contract Accepted: 12/8/2022 **(Complete)**
- Notice to Proceed: 3/2/2023 **(Complete)**
- Scope of Work Started: 3/2/2023 **(Complete)**
- Scope of Work Finished: Anticipated 6/21/2024 **(Complete)**
- Certificate of Completion/Project Approval: **Completed 11/12/2024**

Use of Evidence

Perdido Bay was designated as a high priority for boat ramp access by the Escambia County Marine Advisory Committee and has been a work in progress since June of 2013. We were just lacking the funds for the actual construction of the project.

- June 10th, 2013 – Board approved the purchase of three contiguous parcels of real property, located at 10836 Lillian Highway and totaling approximately 40 acres from RL REGI Florida, LLC, for a Public Boat Ramp Facility in the amount of \$1,235,000.00

- March 6th, 2014 – Board approved applying for a Florida Boating Improvement Program Grant for the design, engineering, and permitting of a new Public Boat Ramp on Perdido Bay, located in the 10800 Block of Lilliam Highway.
- January 21st, 2016 – Board approved the Grant Agreement between the State of Florida Fish and Wildlife Commission (FWC), and Escambia County, FWC Agreement No. 14097, for the Perdido Bay Public Boat Launching Facility, under the Florida Boating Improvement Program in the amount of \$150,000.00.
- July 7th, 2016 – Board approved and authorized the County Administrator to sign the agreement between Escambia County and Hatch Mott MacDonald Florida, LLC, per the terms and conditions of PD 15-16.043, for the Perdido Bay Boat Ramp Project, for a total of \$258,360.00, for design and construction management services for the Perdido Bay Boat Ramp Project.
- The previous owner of the subject property was Heron's Forest Development Company, who granted a Conservation Easement to the Florida Department of Environmental Protection (FDEP)/United States Army Corp of Engineers (ACOE), in exchange for the ability to effect minor impact on a wetland area on the property. The Heron's Forest Development Company did not proceed with its development plans and did not perform any work on the property. For Escambia County to fully develop and make full use of the property, the County requested that the Conservation Easement be vacated. Releasing the Conservation Easement was vital to the preferred design alternative to place the ramp on the bayou versus on the open waters of Perdido Bay. The preferred design alternative offered reduced safety, and maintenance concerns a ramp on the bay would create, versus a ramp on the bayou.
- October 25th, 2016 – Escambia County's request for the release of the Conservation Easement was Accepted and approved by the ACOE and FDEP. To record the Conservation Easement and satisfy permit approval requirements, FDEP and SCOE required title insurance to be furnished as a guarantee of rights to record said easement.
- February 21st, 2019 – Board authorized staff to obtain a Title Policy and insurance on the County-owned property. Title Policy and insurance was obtained on the County-owned property in January 2021.
- October 21st, 2021- Board discussed proposed American Rescue Plan projects with the Perdido Bay Boat Ramp project being one of them.
- November 4th, 2021 – Board approved taking ownership of the Conservation Easement and it was recorded by the Clerk of Court on November 18th, 2021.
- February 10th, 2022 – The board approved funding the construction of the Pensacola Bay Boat Ramp Project with the American Rescue Act Funds and allocated an amount of \$2,500,000.00.
- February 10th, 2022 – The board approved funding the construction of the Pensacola Bay Boat Ramp Project with the Florida Department of Environmental Protection Natural Resource Damage Assessment (NRDA) Grant Funds and allocated an amount of \$500,000.00.
- April 21st, 2022 – The board approved funding the construction of the Pensacola Bay Boat Ramp Project with the U.S Department of Treasury Resources and Ecosystems Sustainability, Tourist Opportunities, and Revived Economies of the Gulf Coast States (RESTORE) Grant Funds and allocated an amount of \$1,993,653.27 of ARPA Funds.

PROJECT COMPLETION PHOTOS



Project: Escambia County Emergency Generators

Project Number: 009

Funding amount: \$4,328,795.24

Percentage Complete: 97%

Project Expenditure Category: Public Health/ 1.14 Other Public Health Services



Project overview

On February 17th, 2022, we requested that the Board of County Commissioners approve the purchase of generators and automatic switchgears in the amount of \$4,758,519.30 which included:

- 9 generators in critical service facilities
- 7 generators in critical support facilities
- 3 generators at secondary support facilities
- 10 generators in fire stations
- 4 generators in drainage pond pump back-ups
- 4 portable building back-up generators
- 1 Automatic Transfer Switch (ATS) at a fire station

Estimated Project Milestones:

- Estimated Completion Date – December 30, 2025
- Brownsville Community Center – Complete and operational, waiting on fuel tank inspection.
- Juvenile Justice Center – Complete and operational, waiting on fuel tank inspection.
- Elm Building – Operational, 95% complete, waiting on state fuel tank inspection.
- SOE Navy – Complete and operational, waiting on fuel tank inspection.
- Engineer design complete for the four larger installation locations. This is part of our installation contract package awarded by the BCC. (ELM, JJC, Brownsville CC)
 - Three large generator installation designs have been successfully bid and awarded by the BCC. (ELM, JJC, Brownsville CC). This PO is ongoing since the project is in construction. Estimated completion date February 2026.
 - MC Blanchard Judicial Building will require a 3.2 Mega Watt generator assembly. This project is estimated to be more than \$4M and has been removed from the general replacement/upgrade project list.

- There was a second PO generated with a different supplier for the 3 large portable generators. These have been delivered with factory start-up complete.
- A new PO was issued for the 9 Mile Rd & P&R Service Facility and 3 secondary support facilities to add these 4 new facilities to the list. Also, a new automatic transfer switch was ordered to replace the manual transfer switch at the Bellview Fire Station. Currently waiting on factory start-up of Nine Mile Rd and Molino Sheriff Substation. All equipment has been delivered, inspected and placed in service.

Use of Evidence

Schneider Electric completed a Facilities System Assessment on critical County facilities including any generators that provided emergency back-up power to those buildings. Based on Schneider's assessment, quotes were obtained from TAW Power Systems, Inc., using the publicly bid cooperative Sourcewell Agreement # 120617-KOH for Kohler Generators, with pricing guaranteed through January 2023. Additional facilities not included in the Schneider Electric Assessment were also considered for inclusion in this Recommendation. The generator equipment has a lead time from the manufacturer of eight to 15 months for delivery. This lead time is subject to change, dependent on the order date. County staff categorized the generator needs as follows:

Critical Service Facilities - There are three Community Centers (Brownsville, MK Young, and Molino) which are used as medical needs shelters and three County facilities (Ernie Lee Magaha Building, the M.C. Blanchard Judicial Building, and the Juvenile Justice Building). Additional generators for these critical service facilities would provide power to the entire building during inclement weather or other power interruption events;

Critical Support Facilities - These facilities' current generators are old and near the end of their operational life. The six facilities are: the ECAT Administration Building, the North Camp Garage, the Pipeline Microwave, the Road OPS Garage, the Road OPS Administration Building, 9 Mile Road P&R Service Facility, and the Road Prison Administration Building. Additional generators for these critical service support facilities would provide power to the entire building during inclement weather;

Fire Stations - These 10 fire stations currently have generators, but they do not provide power to the entire building. Generators for these stations (Cantonment, Century, Innerarity Point, McDavid, Myrtle Grove, Pleasant Grove, Walnut Hill, Warrington, and West Pensacola Fire Stations) would provide power to the entire building during inclement weather or other power interruption events. A new automatic transfer switch will be installed at the Bellview Fire Station in order to improve and stabilize the power supply from the existing generator;

Secondary Support Facilities - These three Secondary support facilities either do not have generator back-up power or the generators do not provide power to the entire building. These facilities are strategically located throughout the county and will be used to provide support to the citizenry as needed in response to emergency events. The three community centers located in the Ferry Pass, Molino, and Byrneville communities could be readily accessible to citizens after catastrophic events for support services (i.e. food & water distribution, hygiene stations, basic need supplies, etc.);

Drainage/Holding Pond Pumps - These are drainage/holding ponds that have a pump but no generator. The purchase of four generators for these drainage/holding ponds (Cayden Way, Mayflower Road, East Johnson Avenue, and Littleton Street) would provide power for the

drainage/holding pond pumps during inclement weather;

Portable Generators for Facilities Back-up - The purchase of four trailer-mounted portable generators would allow connection to any County facility with the flexibility of mobility. The generators can be moved to any County facility, either a stationary building or a temporary field location that might need power during inclement weather or power outage.

Installation cost of the generators is estimated based on the replacement situation. For example, some units may have a minimal installation because these are direct replacements for existing generators, while others may require engineering design for a more intensive installation build process. The estimate for installation is meant to include parts, materials, professional design, and any structural requirements to provide a complete, operational installation. The installation costs of this equipment will be bid separately after the equipment order has been placed. The installation bids have been presented to the Board for review and approval at later dates when the services are needed.

The total equipment (generators and automatic switchgear) cost is \$4,758,519.30 for which Board approval is requested through this Recommendation.

Project: Ashton Brosnaham Athletic Park & Southwest Sports Complex

Project Number: 010

Funding amount: \$1,174,280.00

Percentage Complete: 100%

Project Expenditure Category: Negative Economic Impacts/ 2.22 Strong Healthy Communities



Project overview

The Ashton Brosnaham Athletic Park and the Southwest Sports Complex play host to thousands of local youth athletes and families each year. In addition to the local leagues at these facilities, these complexes also host local, regional, and national events that create an economic impact in Escambia County. To continue these events, we needed to make some upgrades and repairs to improve current conditions.

Use of Evidence

The Ashton Brosnaham Athletic Park and the Southwest Sports Complex play host to thousands of local youth athletes and families each year. In addition to the local leagues at these facilities, these complexes also host local, regional, and national events that create an economic impact.

We needed additional field lights at both complexes so our local youth would have more opportunities for practice time and game times, along with creating additional special event opportunities. The MUSCO lighting system is already in place throughout each of these complexes. The MUSCO

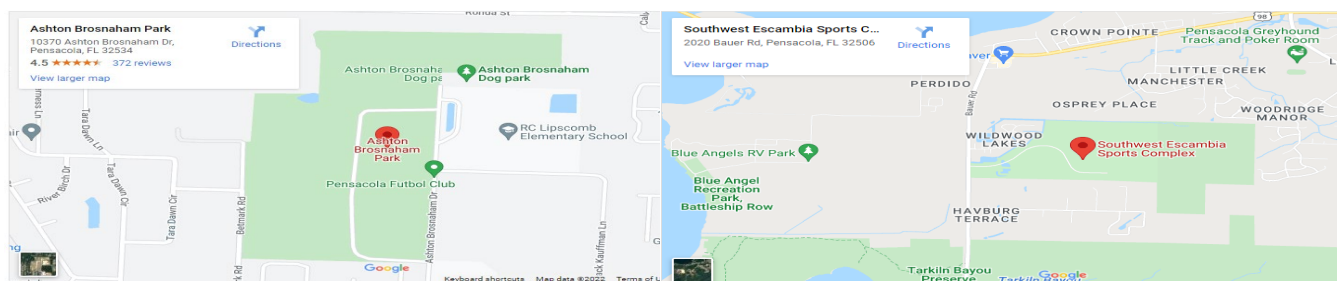
system offers the user groups and controllers the ability to schedule lights accurately and sufficiently, along with troubleshooting when issues may arise. The purchase and installation of LED Field Lights and Poles were as follows:

- Ashton Brosnaham Athletic Park Lights - \$582,000.00
- Southwest Sports Complex Lights - \$310,000.00

The stadium and adjacent fields at Ashton Brosnaham Athletic Park play host to multiple special events, high school games, youth tournaments, and high-profile events that create a positive image for our area, in addition to generating a significant economic impact for Escambia County. To market and host this caliber of events, the athletic field turf must be in excellent condition.

The field turf has not been removed or replaced in over 15 years at these two fields. After review of several options for maintenance, it is in our best interest moving forward to remove the existing sod and topsoil layer, laser grade the field, and replace it with new field turf; that will also include an annual maintenance plan and service, complete with all the services needed for athletic turf to thrive in our warm environment that has continual activities throughout the year.

- Ashton Brosnaham Athletic Park Turf Replacement Total - \$343,975.00
 - American Rescue Plan - \$282,280.00
 - LOST IV - \$61,695.00



Project: Greater Rolling Hills Community Environmental Assessment

Project Number: 011

Funding amount: \$166,247.00

Percentage Complete: 100%

Project Expenditure Category: Public Health/ 1.14 Other Public Health Services

Project overview

The Wedgewood, Rolling Hills, and Olive Heights communities are disproportionately impacted by neighboring industrial uses such as borrow pits, construction & demolition pits, recycling industries, and associated truck traffic. The most egregious impact came from the Rolling Hills C&D facility, due to elevated levels of Hydrogen Sulfide (H₂S) gas emanating from the facility into adjoining neighborhoods. As a result of contaminated air samples collected, the Florida Department of Health issued a Health Alert on July 22, 2014, for the surrounding areas. There continues to be concerns regarding the operation or potential opening of new industrial uses that continue to impact these established communities.

Funds from the Greater Rolling Hills Community Environmental Assessment Project to date has paid \$24,581 for an assessment of stormwater / drainage throughout Wedgewood and surrounding neighborhoods. Escambia County was able to leverage this assessment to secure a \$3,820,000 grant

from the Department of Environmental Protection's Office of Resilience and Coastal Protection, Resilient Florida Program. On August 18, 2022, the Board approved another \$3,820,000 in local matching funds for the project. A total of \$7,640,000 is now available to design, permit, and implement the Greater Wedgewood Area Stormwater Park and Flood Risk Mitigation Project. This project will be designed to address the community's stormwater / drainage concerns.

The U.S. Environmental Protection Agency recently released an updated guidebook outlining development of community-based air monitoring networks leveraging new low-cost air sensor technology. This much less expensive alternative has allowed Escambia County to purchase several of the PurpleAir Flex air sensors specifically referenced by both U.S. EPA and the Florida Department of Environmental Protection without needing to expend ARPA funds. A community-based air network has been developed and made available to the public. Escambia County is coordinating with FDEP to assure data collected is of the quality necessary to adequately evaluate the neighborhoods original concerns.

Escambia County used the remaining balance, \$141,402 in ARPA funds, to contract The Water Institute of the Gulf to assist with a review of local codes and ordinances for environmental justice concepts to determine if sufficient language exists to compel equality regarding environmental risk and benefit for local communities. The anticipated report is expected to provide specific actionable recommendations. Project activities will include the engagement of the public, local officials, and County Commissioners, followed by a review of codes and ordinances and development of recommendations.

- **Estimated Project Milestones:** Environmental Justice Review of Codes and Ordinances
 - Contract Accepted/Notice to Proceed: COMPLETE
 - Scope of Work Started: COMPLETE
 - Scope of Work Finished: COMPLETE
 - Certificate of Completion/Project Approval: COMPLETE

Use of Evidence

In 2014, at the direction of the Board, the Natural Resource Management Department (NRM) began monitoring air quality for H₂S, and later added sites for surface water quality and groundwater to assess potential neighborhood impacts. These datasets (2014-2021) described below have been provided to the Florida Department of Health (FDOH) and Florida Department of Environmental Protection (FDEP) to determine if any state standards are being violated or human health concerns. Results from these evaluations are expected to be returned to the County later in 2022.

Outdoor Air Quality - Hydrogen Sulfide (H₂S) monitoring began in July 2014. By September 2014, the County had four fixed monitoring locations around the Rolling Hills construction and demolition debris facility and had collected and analyzed over 330,000 individual air samples. Dramatic decreases in H₂S emanation from Rolling Hills occurred when the FDEP began the process to properly close the landfill in 2016. This information is publicly available through the County's website: <https://myescambia.com/our-services/natural-resources-management/air-qualitymonitoring>.

While community-wide particulate matter (PM_{2.5}) real-time monitoring is not currently performed like it is for H₂S, PM_{2.5} monitoring is required for all County-issued recycling permits to evaluate the risk of fugitive dust. The two recycling facilities, Sunbelt Crushing, LLC and Eager Beaver Professional Tree Care, LLC in the area is monitored randomly, a minimum of once per quarter. Both companies operate dust suppression systems to minimize off-site impacts. These two facilities are currently in

compliance with their permit conditions. This information is publicly available through the County's website: <https://myescambia.com/our-services/natural-resources-management/particulatemonitoring>.

Surface Water Quality - Surface water quality monitoring began monthly in March 2019, with seven stations beginning in the two upper branches of Bayou Marcus Creek, and following downstream to the Crescent Lake Dam. The purpose of the monitoring stations is to determine if solid waste or recycling facilities in the area are causing measurable impacts on downstream resources. These monthly monitoring events evaluate over 80 laboratory and field parameters including heavy metals, nutrients, volatiles, and residuals. These parameters were based primarily on state permit requirements for solid waste facilities. Of note, there are detections of impacts downstream of the Rolling Hills facility that are consistent with a construction and demolition debris facility, an area of low dissolved oxygen without the causative pollutant responsible being determined, and a fish consumption advisory for Crescent Lake.

Groundwater Monitoring - Groundwater monitoring began in January 2020, to include wells on County property along the northern boundary of the Rolling Hills facility. Wells are monitored monthly for over 50 laboratory and field parameters including heavy metals, nutrients, volatiles, and residuals.

The Environmental Justice Ad-Hoc Committee was established in December 2020, with a mission to assist Escambia County's aspiration to achieve environmental justice through its governments, communities, citizens, industries, and agencies, by partnering to promote healthy communities, along with a clean and safe ecosystem. Priorities of this committee include:

- Elimination of off-site impacts from area industry such as noise, vibration, fugitive dust, odor, and storm water (possible flooding) - funding for supplemental PM2.5 monitoring needed
- Flooding - funding needed to update basin study
- Septic to Sewer Conversion – coordination with ECUA to encourage prioritization for underserved areas
- Sidewalks and Streetlights – Projects ongoing to address

Recommendations:

- Hydrogen Sulfide - recommend reducing monitoring stations to the single station at the Marie Young Community Center and continuing to provide real-time results on the County website.
- Particulate Matter - recommend adding three new fixed PM2.5 stations at the Marie Young Community Center, George Stone Technical College, a third location to be determined, and establishing a three-year term FTE at the Environmental Analyst level to implement the additional monitoring and manage the program. Data will be compared against reference stations located in Ellyson Industrial Park and Naval Air Station Pensacola. NRM staff will coordinate results with the FDOH and FDEP to determine if action is needed. NRM has applied for a grant to offset the expense of the equipment and personnel.
- Surface and Groundwater Monitoring - recommend continuing the existing level of monitoring for the next 36 months.
- Environmental Justice Program - There are areas within the County where existing zoning allows industrial uses near residential neighborhoods, resulting in incompatible uses negatively impacting underserved communities. To minimize additional harm to these communities, NRM staff recommends the Board consider authorizing a Contract with Dr. David Padgett, Tennessee State University, to perform a review of existing Codes and Ordinances and provide Recommendations to enhance Environmental Justice concepts in our regulations (cost \$12,000). These regulations would require a minimum setback between certain industries and

existing communities and require an environmental justice review of other potentially impactful industries not covered by setbacks.

- Allocate up to \$100,000 to update basin studies and begin design to address local flooding concerns specifically around: Kyle Dr., Capital Blvd., Twiggs Ln., Saxton St., Ludlow St., Cutter St., Rolling Hills Rd., Kemp Rd., Gulley Ln., Field Ln., Angel Ave., Wingfoot Way.
- Authorize staff to begin due diligence to possibly acquire the Rolling Hills construction and demolition debris facility for potential future recreational amenities, and to assure that it does not reopen in the future.

PROJECT PHOTOS



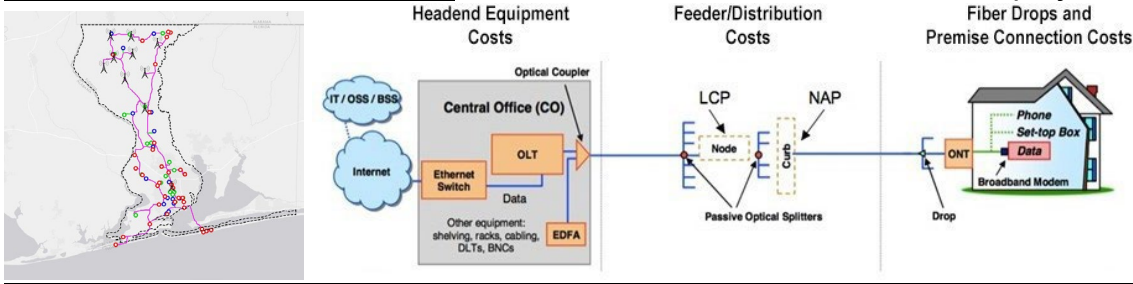
Project: NORTH Escambia County Broadband Project

Project Number: 012

Funding amount: \$682,878.65 (Project Total \$6,300,000)

Percentage Complete: 100%

Project Expenditure Category: Infrastructure/ 5.20 Broadband: Other projects



Project overview

The future of our communities lies in their ability to participate in the digital economy. Fast, economical, and always on broadband will support the ability of communities across the globe to keep government functioning efficiently, support the connectivity needed for a Smart County and allow citizens to access online education, telehealth, buy and sell goods online, utilize online banking, and access government services. Simply put – every year our lives increasingly move online and depend more and more on broadband access and connectivity. Communities that remain underserved or unserved by world class fiber and wireless connections will fall behind. Escambia County's leadership recognizes that its current broadband connectivity is lacking the infrastructure and access needed to support a thriving community and citizenry. Leadership has a goal of ensuring all their citizens can access and connect to affordable state-of-the-art broadband.

North end of the County

- The contract was awarded to Escambia River Electric Cooperative (EREC) in partnership with Conexon Connect.
- Bid Amount from the County was \$6.3 million with the total cost estimated at \$24 million.

- **Project Milestones**
 - Fiber Analysis/Design – Complete
 - Make Ready Engineering – Complete
 - Fiber Construction – Complete
 - Fiber Splicing – Complete
 - Service drops and NID Installation – Complete
- Total Miles of Fiber Deployed: 429.6 miles including all 3,761 locations funded by the grant.
- Funded Locations Served:
 - Total Number of Funded Locations Served: 3,761 total with 136 Community Anchors, 614 Businesses, and 3,011 Residential Locations.
 - Total Number of Funded Locations Served Receiving 25/3 Mbps or below (Pre-Investment): 2,857
 - Total Number of Funded Locations Served Receiving between 25/3 Mbps and 100/20 Mbps (Pre-Investment): 864
 - Total Number of Receiving Minimum 100/100 Mbps (Post – SLFRF Investment): 3,761
- Total Number of Funded Locations Served by Type
 - Residential: 3,011
 - Business: 614
 - Community Anchor Institution: 136

Use of Evidence

In late October 2020, Escambia County issued an RFP for a broadband feasibility study. Magellan Advisors, alongside other firms, provided a detailed proposal and response to the RFP. Escambia County awarded the Broadband Feasibility Study to Magellan Advisors. The study's goals were to understand any gaps in infrastructure and access to the community members, anchors, and businesses in Escambia, and define solutions to solve those gaps. Magellan deployed considerable resources and was able to provide a complete a detailed Feasibility Study before December 30, 2020. For several years residents of Escambia County have complained about both the access and cost for quality broadband, and some areas, mainly in the north part of the county, have little or no broadband connectivity.

As part of the Feasibility Study, a detailed and comprehensive resident survey was conducted and confirmed that much of Escambia County was truly underserved. The Feasibility Study outlined the state of broadband in Escambia County, recommendations, and an informal plan to propel the County forward in helping to solve the broadband unserved and underserved problems within the county.

Major findings from the Broadband Feasibility Study:

- The study demonstrates demand for high-speed internet.
- The study demonstrates and confirms areas with under and unserved residents.
- The County desires to serve the needs of these under and unserved residents.
- The study identified about 3,000 under and unserved residents.
- The County desires to both retain and expand business and economic development opportunities.
- The County desires to reduce operating cost and enhance services for its residents and businesses.

Based on the results of the Feasibility Study it became clear that the County must be a driving force to solve the broadband connectivity issues across the entire county. Magellan determined the best and most effective ways to achieve the broadband goals is for the County to build, own and operate its own community fiber-optic broadband network, Escambia Fiber Network (EFN). Based on this

conclusion, several benefits of the network have been highlighted in the Feasibility Study and the results/recommendations were presented to the County Commission. Besides a major annual savings on County connectivity estimated at approximately \$676,000 in taxpayer savings the following are also identified.

The network will make available 1 Gigabit and 150 Megabit internet service for more than 3,000 underserved residents and businesses. For fiber customers this would be a symmetrical service which has become a necessity in today's cloud-based application environment, the fiber will also be hardened and extremely reliable as a complete underground fiber network. The County-owned network will also be a fully redundant system which does not exist today and a requirement for many businesses and all of the County's operated services. The network will have positive impacts for economic development, students and education, and healthcare - especially related to the on-going pandemic. The network also ensures the County will have control of its broadband future and self-determination in supporting its residents. Below is the conceptual network overview of the planned and designed hybrid fiber-wireless network.

ESCAMBIA COUNTY BROADBAND STUDY

Conceptual Network Map

14

Phase 1A:

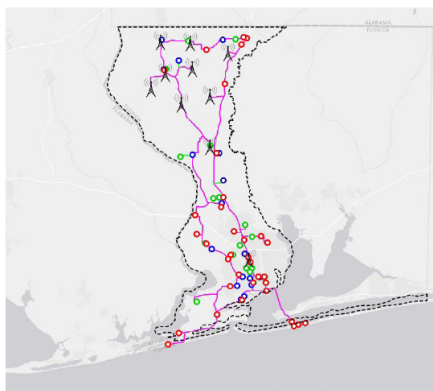
- Fiber Backbone
- Wireless to 3000 Underserved Residents

Phase 1B:

- County Facilities
- Community Centers
- County Parks

Phase 2:

- Fiber to 700 + Businesses off the Backbone



The final feasibility study and presentation to the County Commissioners took place January 14, 2021. At that meeting a Power Point presentation with full details and a lengthy question and answer session took place. The specifics of the plan are as follows. The fiber-wireless network would be an estimated 193.2 miles of underground 288 count high-capacity fiber-optic network. The network would connect 9 towers for the wireless CBRS deployment providing broadband services for more than 3,000 underserved residents and connect 96 county identified facilities. The network would also pass and estimated 700 businesses within 500 feet of each side of the backbone. The network at that time had an estimated cost of \$22.8 million plus any desired new data center construction cost and was to be paid mostly from new County debt. However, shortly afterwards the County was awarded federal grants commonly referred to as ARPA funds thus requiring no debt or debt services or a "payback model". During the commission presentation Magellan recommended certain steps to be implemented as preparations for the actual construction and deployment of the network. These steps include design engineering, grant funding overviews and opportunities and a well-defined business plan to leverage the network assets. These tasks were estimated to cost about \$645,000 and were approved by the commission to be funded by leftover federal CARES grant monies. Upon approval, Escambia County issued an RFP for the services and in late summer 2021 Magellan was awarded the contract after being declared the winning bidder through the County's comprehensive procurement process.

On December 30, 2021, the full design-engineering was completed based on updated information and requests from the County during the design-engineering process the completed design now

includes 127 county facilities, an increase of 30 sites from the feasibility study and cost estimates. To complete the finished design and to encompass the additional 30 county facilities an additional 34.8 miles was added to the network construction cost resulting in an additional \$5.6 million in extra construction costs. The cost of conduit and steel pipe and plating has more than doubled in cost since the feasibility study was concluded which is much greater than the 15% contingency built into the original cost estimates. High count fiber, cabinets and hardware has increased by about 40% over the last 12 months, labor has increased by about 15-20%. This equates to roughly a 40-50% increase in materials and labor cost over the last 12 months.

Cost changes from the feasibility study estimates and based on actual low-level design-engineering with a 12-month difference in material costs also reflects milage increase to connect new facilities and cost increase:

	Feasibility Study	Final Design-Engineering (12 months later)
Construction	\$19.82M/195.2 miles	\$29.2M/230 miles
Facilities	97	127
Electronics and Wireless	\$3.0M	\$3.0M
New Data Center Building	\$400K	\$400K
Total	\$23.2M	\$32.6M

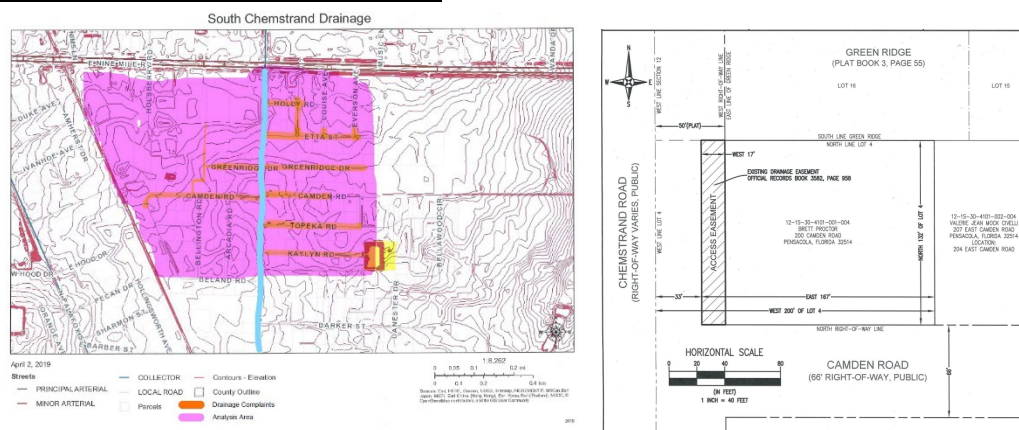
Project: S Chemstrand Rd Drainage and Sidewalk Improvement Project

Project Number: 013

Funding amount: \$3,400,000.00

Percentage Complete: 100%

Project Expenditure Category: Infrastructure/ 5.6 Clean Water: Stormwater



Project overview

The South Chemstrand Road Drainage and Sidewalk Improvement Project will create positive drainage and a safe pedestrian pathway from Nine Mile Road to Johnson Avenue, along the southern segment of Chemstrand Road. This project includes the design and construction of sidewalks and drainage improvements. The sidewalk improvements will connect to existing commercial facilities on the Nine Mile Road corridor and to sidewalks along Johnson Avenue that serve Ensley Elementary School. The original estimated construction cost was based on sidewalk installation and minor pavement rehabilitation. With the addition of drainage improvements and infrastructure, the estimated cost for construction increased by an estimated amount of \$3,400,000.

- **Estimated Project Milestones:**
 - Design Finalized and Approved: March 2023
 - Bid Package or Work Order Issued: April 2023
 - Contract Accepted/Notice to Proceed: 11/06/2023
 - Scope of Work Started: 11/06/2023
 - Scope of Work Finished: 4/04/2025
 - Certificate of Completion/Project Approval: 5/04/2025
- **Additional Project Information:**
 - Public Water System (PWS) ID Number – FL1170525
 - National Pollutant Discharge Elimination System (NPDES) Permit Number – FLS000019
 - Zip Code - 32514
 - Median Household Income of service area - \$66,484.00
 - Lowest Quintile Income of the service area - \$16,256.00

Use of Evidence

Meeting in regular session on July 19, 2018, the Board approved and authorized the County Administrator to sign the Agreement between Escambia County and Rebol-Battle & Associates (RBA), LLC, per the terms and conditions of PD 17-18.042, South Chemstrand Road Sidewalks Design, for a lump sum amount of \$98,842.84.

When the design of this project began, there were no documented drainage complaints. In January 2019, flooding questionnaires were sent to area residents. The residents responded with reports of neighborhood flooding. In March 2019, at a public meeting, several residents expressed their concerns, and it was determined that the drainage issues needed to be addressed. At their regularly scheduled meeting on July 18, 2019, the Board approved and authorized an \$81,331.82 Change Order for the additional design services required to ensure that proper drainage would be installed within the South Chemstrand Road area; the revised Design Contract with RBA, LLC, is \$180,174.66. These additional funds allowed the design engineer to gather off-site survey information, complete a drainage analysis of the area, and design a stormwater system to meet the current drainage demands.

Total construction funding allocated to date is \$1,300,000, with a current balance of \$1,100,000. The current construction estimate is \$4,500,000, creating a deficit of \$3,400,000 for this project, which is the request for ARPA funds.

Project: D4 Ferry Pass Community Center

Project Number: 014

Funding amount: \$1,723,243.68

Percentage Complete: 100%

Project Expenditure Category: Negative Economic Impacts/2.22 Strong Healthy Communities



Project overview

ARPA funds were utilized to purchase of Property from UWF to create a Community Center in March 2023. The Ferry Pass Community Center project is located at 8800 North 9th Avenue in District 4. An existing 8,000 SF +/- building on the site will be renovated into the proposed Community Center by the Escambia County Facilities Management Department. The Escambia County Construction Management Division will manage the site improvements around the existing building, including but not limited to, a new parking lot and entrance drive, stormwater attenuation and detention, landscaping, fencing, lighting and signage.

• Estimated Project Milestones:

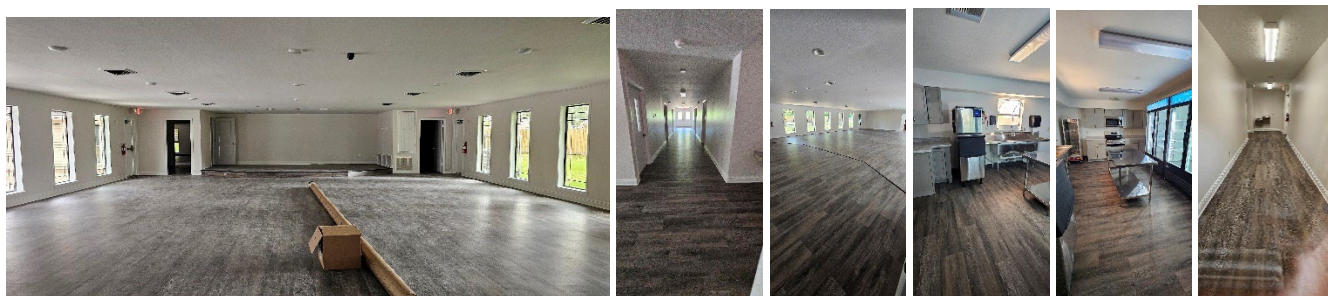
- Facility Renovations – estimated at \$457,457.75
 - All the HVAC (A/C) equipment has been installed. We were able to complete this in-house \$ 23,959.12.
 - Duggins Services came out and scraped all the ceilings and removed all the old popcorn material. \$4,536.80
 - Carpet Creation to install the new flooring for \$78,562.42
 - Panhandle Drywall repaired the ceilings, sprayed a texture, and prepped the ceilings for paint. \$ 21,750.00.
 - All ceilings, walls, and trim painted. Fred Steele Painting \$ 21,400.00.
 - Seckinger Fencing, Inc \$31,450.00
 - Flagpole \$2,194.00
 - We are currently working on pricing for all the kitchen equipment and lighting.
 - Construction of interior fire wall as required by County Construction Department and Fire Marshall is currently in progress. Wall will be completed in July 2024.
 - Landscaping \$25,000.00
 - Exterior portico \$70,000.00
 - IT Infrastructure \$5,000.00
- Engineering Site Updates – estimated at \$914,000.00
 - Design - \$74,000 (Paid for using LOST)
 - Construction - \$741,016.00 (Paid for using ARPA)
 - CEI - \$90,000 (Paid for using LOST)
 - **Bids Open: 4/30/2024**
 - **Tentative Board Approval: 5/16/2024**
 - **Anticipated Construction Start: June 2024**
 - **Anticipated Construction Completion: April 2024**
- Parks and Recreation – Adding playground and outdoor workout equipment – total cost was \$94,146.96
-

Use of Evidence

This project scope is limited to the approximately 8,000 square foot community multiuse building and property perimeter. The building was constructed as a religious facility in in 1984 with renovations in

2018 and 2019 to convert the religious ceremony and support spaces to large meeting rooms and offices. Escambia County purchased the property in 2023 with plans to convert to a multiuse community center. The current interior renovation plan contains no structural changes to the building. A few interior partition walls will be removed to allow for spatial improvements. Building systems of electrical, plumbing will undergo some minor upgrades while a complete HVAC replacement is planned. Interior building finishes will be refreshed or upgraded including removal of spray-on ceiling materials, restoration of ceiling, wall painting, flooring replacement, and warming kitchen fit-out. Exterior improvements of the building include lighting upgrades, cleaning, and new perimeter fencing. The IT Department will be installing a new network node on a robust fiber optic connection with wireless connectivity inside the building and VOIP telephone service.

PROJECT COMPLETION PHOTOS



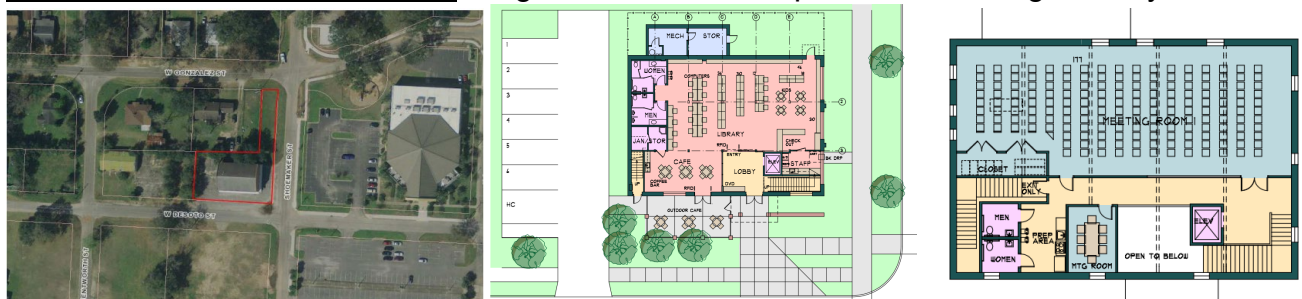
Project: Brownsville Masonic Lodge Library Project

Project Number: 016

Funding amount: \$3,100,000.00

Percentage Complete: 100%

Project Expenditure Category: Negative Economic Impacts/2.22 Strong Healthy Communities



Project overview

The Brownsville Masonic Lodge located at 3300 West Desoto Street Pensacola; FL 32505 is scheduled to be converted into a library with a meeting center. The project will include the modification to the two-story 7,810 square foot facility.

• **Estimated Project Milestones:**

- AE Selection - Selected and Board Approved August 22, 2022
- Construction Documents Complete – April 30, 2023
- Building Inspections Review – May 17, 2023
- Bids Opened – Original bid June 15, 2023. Re-bid required due to only one vendor submittal. New bid opening 10-24-23
- Construction Notice to Proceed – December 21, 2023
- Begin Construction – December 21, 2023

- Estimated completion date May 31, 2025

Use of Evidence

The proposed development is located on an abandoned parcel addressed as 3300 West Desoto Street in Escambia County (County) and is further identified by property reference number 33-2S-30-3300-006-257. The ±0.37- acre parcel is a corner lot that contains a vacant brick building, sidewalks, asphalt pavement for vehicular access and parking and an open green space along Shoemaker Street.

Escambia County is requesting the Consultant serve as the Engineer of Record (EOR) for the proposed development which we understand to include a renovation of the existing building, new parking rows to include islands, driveway connection(s) to the adjacent public rights-of-way, sidewalks for internal access and circulation, a dumpster pad with enclosure, and all supporting utility and stormwater management infrastructure.

PROJECT COMPLETION PHOTOS



Project: Massachusetts Avenue Drainage and Sidewalk Improvement Project

Project Number: 017

Funding amount: \$3,451,734.61

Percentage Complete: 100%

Project Expenditure Category: Infrastructure/5.6 Clean Water: Stormwater



Project overview

The Massachusetts Avenue Drainage and Sidewalk Project is part of the County's Neighborhood Enhancement Program. This Project will add ADA-compliant sidewalks on both sides of Massachusetts Avenue from Mobile Highway to Hollywood Avenue. The sidewalks in this Project will provide connectivity from Mobile Highway to the existing sidewalk at Hollywood Avenue, providing continuous pedestrian access to Pace Boulevard. This Project also consists of milling, resurfacing,

installing pavement markings and minor drainage improvements along approximately 3.6 miles of roadway from Mobile Highway to "W" Street.

- **Estimated Project Milestones:**

- Design Finalized and Approved: 1/22/2021 **(Complete)**
- Bid Package or Work Order Issued: 6/7/2023 **(Complete)**
- Contract Accepted/Notice to Proceed: 12/14/2023 **(Complete)**
- PCMS devices installed on the west and east end of the project: 12/29/23 **(Complete)**
- Advance warning MOT signs were installed: 1/5/2024 **(Complete)**
- Scope of Work Started: 1/8/2024 **(Complete)**
- Scope of Work Finished: 7/21/2025 (Finalizing punch list)
- Certificate of Completion/Project Approval: 8/21/2025

- **Additional Project Information:**

- Public Water System (PWS) ID Number - 1170525
- National Pollutant Discharge Elimination System (NPDES) Permit Number – GEN-033-291622-1
- Zip Code - 32505
- Median Household Income of service area - \$41,039.00
- Lowest Quintile Income of the service area - \$10,890.00

Use of Evidence

The Massachusetts Avenue Drainage and Sidewalk Project is part of the County's Neighborhood Enhancement Program. This Project will add ADA-compliant sidewalks on both sides of Massachusetts Avenue from Mobile Highway to Hollywood Avenue. The sidewalks in this Project will provide connectivity from Mobile Highway to the existing sidewalk at Hollywood Avenue, providing continuous pedestrian access to Pace Boulevard. This Project also consists of milling, resurfacing, installing pavement markings and minor drainage improvements along approximately 3.6 miles of roadway from Mobile Highway to "W" Street.

Upon completion of this Project, there will be a safer walking environment for not only the residents, but for the students walking and riding their bikes to local area schools, neighborhood stores and churches in the Montclair Community from Pace Boulevard to "W" Street. The budget remaining after the design was completed is \$448,259. The current construction estimate is \$3,900,000. Therefore, the staff requests ARPA funds to cover the cost of construction, which is \$3,451,741 for this Project.

PROJECT COMPLETION PHOTOS



Project: Delano Avenue Drainage Improvement Project

Project Number: 018

Funding amount: \$2,773,608.00

Percentage Complete: 100%

Project Expenditure Category: Infrastructure/5.6 Clean Water: Stormwater



Project overview

The project consists of major drainage improvements, associated roadway improvements, and stormwater pond construction located in the following areas: west of Pace Boulevard including Herman Street, Town Street, Delano Street, Q Street; east of Pace Boulevard along the north side of Herman Street; east of Palafox Street along the north side of Herman Street; north of Fairfield Drive and east of West Park Place; north and south of Leonard Street just west of H Street. The project will consist of major earthwork operations including the creation or modification of five (5) stormwater ponds located in these areas. Stormwater pipe will range from 18-48 inches and 2 of the 34 drainage structures will include internal weirs (smart boxes) located in FDOT right-of-way on Palafox Street and Fairfield Drive. Work will also include the demolition of commercial buildings, demolition of a large concrete structure located in the L Street Pond, relocation of water lines, and relocation of sanitary sewer. The Contractor's MOT plan will be subject to Escambia County approval for County roadways and FDOT approval for work at 2 locations in FDOT R/W. This project is also being funded by FEMA HMGP Grant.

- **Estimated Project Milestones:**

- Construction Cost: \$8,205,247.80
- Construction Start: 8/15/2023.
- Substantial Completion: 11/17/2024.
- Final Completion: 12/17/2024.
 - Construction NTP on 8/15/25
 - Construction Complete on 12/17/24

- **Additional Project Information:**

- Public Water System (PWS) ID Number - 1170525
- National Pollutant Discharge Elimination System (NPDES) Permit Number – FLR10WE00-001
- Zip Code - 32505
- Median Household Income of service area - \$41,039.00
- Lowest Quintile Income of the service area - \$10,890.00

Use of Evidence

The goal of the Delano Avenue Drainage Improvement project is to improve drainage for Delano Street and areas downstream. The original Delano Street drainage study area was bounded by Fairfield Dr, Pace Blvd, Massachusetts Ave, and "W" Street. The project area was expanded due to flooding from the June 2012 and April 2014 storm events to include consideration of down-gradient areas all draining to the "L" Street Pond, Leonard Street, "M" Street just South of St. Mary Avenue, the "L" Street drainage system from Herman Street to Leonard Street, a portion of Fairfield Drive and Pace Boulevard's drainage system within the contributing drainage basin, Herman Street from Pace Boulevard to Palafox Street, and an old pit/pond on Herman Street.

This proposed mitigation project will modify existing stormwater facilities and infrastructure to increase efficiency and capacity, constructing new pond sites on property acquired for the project. The project will improve existing pond sites to add stormwater capacity within the project drainage area. The completed project is expected to reduce the frequency of flooding in larger storm events including the HMGP grant goal of a 50-year storm level of protection. The project is intended to reduce the number of structures and infrastructure receiving repetitive flood impacts in the surrounding areas including residential, business, and government facilities. The reduced flood impacts will improve access to roadways in the area during significant storm events.

PROJECT COMPLETION PHOTOS

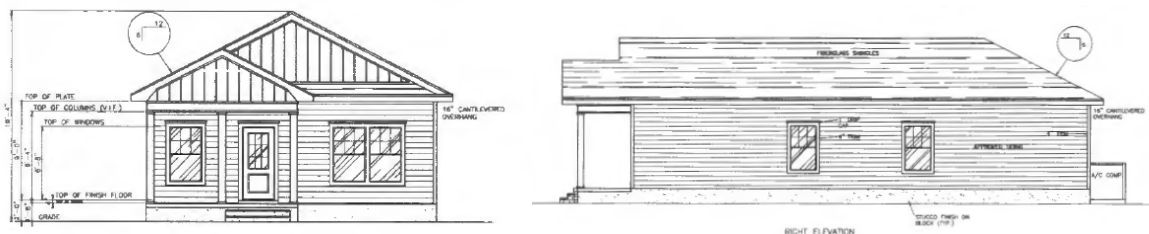


Project: Infill Housing

Project Number: 019**Funding amount: \$1,365,097.50**

Percentage Complete: 100%

Project Expenditure Category: Negative Economic Impacts/2.15 Long-term Housing Security: Affordable Housing.



Project overview

The Infill Housing Construction Projects provide for development, establishment, and administration of projects to meet the unmet housing needs of low- and moderate-income citizens of Escambia County. Seven infill houses will be built with ARPA funding and matching funds.

Escambia County has approved a contract Agreement with Pensacola Habitat for Humanity to sell these 7 homes too low to moderate income families. These families will be first time homebuyers with income less than 80 percent.

Housing Locations –

- 1313 W Jackson St
- 1404 W Jackson St
- 200 S M St
- 804 W Wright St
- 900 N D St
- 902 N D St
- 908 W La Rua St

- **Estimated Project Milestones:**

- Project was opened on September 27, 2023
- Bids Due - 10/7/2024, 10/23/2024
- Contracts to be approved by the BCC 1n November 2024
- NTP to be issued in November 2024
- Completion Date by the end of 2024

Use of Evidence

Surplus/Deficit of Affordable/Available Units by Income, Florida Regions, 2021

Geography	County	0-30% AMI	0-40% AMI	0-50% AMI	0-60% AMI	0-80% AMI	0-120% AMI
Pensacola-Ferry Pass-Brent, FL MSA	Escambia, Santa Rosa	-6,004	-8,097	-8,303	-4,832	-1,426	1,352

Notes: Affordable units are those for which a household at the given income limit (% AMI) would pay no more than 30% of income for gross rent. Affordable/available units are affordable at that income level and either vacant or occupied by a household below the income threshold. Surplus/Deficit of Affordable/Available Units for a particular income range shows the number of affordable/available units in the range minus the number of renter households in that range. For additional explanation of affordable/available methods, see the [2022 Rental Market Study](#), pp. 34-68

Sources: Shimberg Center for Housing Studies analysis of 2021 American Community Survey PUMS

The table above, taken from a page of housing data maintained by the Shimberg Center of the Univ. of Florida establishes a severe deficit of available/affordable units for essentially all income levels below median.

Chart was found here...

[Results | Affordability | Florida Housing Data Clearinghouse \(ufl.edu\)](#)

PROJECT COMPLETED HOUSES



Project: Deerfield Drive Drainage Project

Project Number: 020

Funding amount: \$1,129,750.50

Percentage Complete: Design 100%/Construction 99%

Project Expenditure Category: Infrastructure/5.6 Clean Water: Stormwater



Project overview

The Engineer (McKim and Creed, Inc.) will provide professional design services related to the Deerfield Drive Drainage Project. The intent of this project is to design flood mitigation improvements to not overtop the roadway during stormwater events up to and including the 100-year events, while ensuring that the improvements do not adversely impact upstream and downstream properties from the upper limit of the project, at 4510 Deerfield Drive, to the bridge at Wilde Lake Boulevard to the south. The project area includes an existing asphalt ditch which is proposed to be eliminated with construction of a new stormwater concrete ditch. This stormwater ditch runs north/south along a private pond adjacent to the property line. The other improvements anticipated include additional piping across Deerfield Drive and possibly raising the road profile to assist in positive outfall to the south.

- **Estimated Project Milestones:**

- Notice to Proceed issued on 1/09/2024
- 60% Plans Complete on 3/19/2024
- 100% Plans Complete on 7/1/2024
- Bid Advertise on 9/1/2024
- Bid Completed on 10/7/2024
- Construction NTP on 11/1/2024
- Construction Complete on 11/1/2025

- **Additional Project Information:**

- Public Water System (PWS) ID Number – FL1170525
- National Pollutant Discharge Elimination System (NPDES) Permit Number – FDEP exempt, NPDES Permit Pending application w/ Construction.
- Zip Code - 32526
- Median Household Income of service area - \$71,651.00
- Lowest Quintile Income of the service area - \$20,440.00

Use of Evidence

The project is identified in the 1994 Basin Study as well as the 2014 SWAT list recommendations for flood mitigation improvements.

Project: Palmetto and Live Oak Drainage Improvements

Project Number: 021

Funding amount: \$2,014,435.70

Percentage Complete: 55%

Project Expenditure Category: Infrastructure/5.6 Clean Water: Stormwater



Project overview

The Warrington subdivision is an older subdivision that has areas with little or no stormwater infrastructure. Most houses experience yard flooding during heavy rainfall events and there are three houses that flood during moderate rainfall events. Runoff from the subdivision discharges untreated directly to Davenport Bayou. The drainage improvements will remove some deep roadside ditches that are hazards, correct yard flooding, relieve house flooding, and treat stormwater runoff prior to discharge to the Bayou.

- **Estimated Project Milestones:**
 - Notice to Proceed issued – 6/10/2024
 - 60% Plans Complete - 7/26/2024
 - 100% Plans Complete - 9/12/2024
 - Bid Completed – 10/11/2024
 - Construction NTP – 11/24/2024
 - Construction Complete – Winter 2025

- **Additional Project Information:**

- Location Information: 30.38420948530127, -87.2747041479885
- Public Water System (PWS) ID Number – 1170525
- National Pollutant Discharge Elimination System (NPDES) Permit Number – FLS000019-05-MS4
- Zip Code - 32507
- Median Household Income of service area - \$69,802.00
- Lowest Quintile Income of the service area – \$17,188.00

Use of Evidence

The Warrington area is located west of the Pensacola Downtown area, in unincorporated Escambia County, Florida. This area is encompassed primarily with single family residences. The area has known flooding issues. The study area includes Star Lake Drive to Reeves Road and Hillock Road, East Winthrop Avenue from Hallock Street to Live Oak Avenue, and East Palmetto Avenue from Hallock Street to East Sunset Avenue. Please see aerial image below:



The County has requested a limited drainage basin study to be performed for the area described. The study would include Basin Delineation with Basin Modeling, and Stormwater Improvement plans to meet or exceed the 100-year critical duration storm event. The proposed infrastructure improvements are intended to outfall to the Davenport Bayou. A treatment structure will most likely be part of the project to provide water quality improvements prior to runoff discharge into Davenport Bayou

Project: Robin's Ridge Drainage Improvements

Project Number: 022

Funding amount: \$562,263.00

Percentage Complete: 100%

Project Expenditure Category: Infrastructure/5.6 Clean Water: Stormwater



Project overview

Stormwater runoff currently leaves West Florida High School (WFHS) comes across Oakfield Road and enters Robin's Ridge Subdivision. The runoff passes through the houses of the subdivision before entering Songbird Lane and then the drainage system. There are 6 houses that experience flooding as the runoff passes from Oakfield Road to Songbird Lane. This project consists of capturing and rerouting the runoff from WFHS along Oakfield Road north and then east along Siskin Lane into the existing drainage system. The improvements will eliminate flooding in 6 houses along Songbird Lane.

- **Estimated Project Milestones:**
 - Notice to Proceed issued on 4/22/2024
 - 60% Plans Complete on 6/13/2024
 - 100% Plans Complete on 8/20/2024
 - Bid Completed on 10/02/2024
 - Construction NTP on 11/21/24
 - Construction Complete 9/28/2025
- **Additional Project Information:**
 - Public Water System (PWS) ID Number – FL1170525
 - National Pollutant Discharge Elimination System (NPDES) Permit Number – FLS000019-05-MS4
 - Zip Code - 32503
 - Median Household Income of service area - \$67,651.00
 - Lowest Quintile Income of the service area - \$15,444.00

Use of Evidence

The project area is located immediately south of Interstate 10 between Interstate 110 and US 29 in Escambia County. Robin's Ridge Subdivision is located west of a wetland; and to the east and downhill from West Florida High School and FPL walled substation. Flood waters flow from west to east. The homes on the west side of Songbird Dr. have been flooded several times and the County has received multiple complaints on water enter their homes on the west side of Songbird Dr. To

mitigate flood waters, some homeowners have temporarily removed fences to allow water to flow past the rear of their homes and into the Songbird Drive stormwater system where it is conveyed to a stormwater pond to the north of Songbird Drive. No flood complaints have been submitted from east side of Songbird Drive. A site assessment sketch is provided in Appendix A.

West of Songbird and running parallel, NE Oakfield Road is a 22-foot wide asphalt paved roadway with 4-foot graded shoulders from E Burgess Rd to 800 feet to the north where the roadway typical section changes to 22-foot pavement with lay-back curb and gutters on both sides and 6' sidewalks on the east side. The sidewalk and curb and gutter extend to Siskin Ln/ Creekview Dr and into the Robin's Ridge Segment 1 development.

Robin's Ridge Segment 1 has a stormwater pond located on the southeast quadrant of the intersection of NE Oakfield Rd and Siskin Ln. This pond is County owned and maintained and is approximately 0.5 acres. An overhead transmission line passed through the site. The pond configuration has an interconnected pond configurations to avoid impact to the overhead transmission lines. A series of control structures are used within the interconnected pond before discharging to the wetlands, adjacent to Carpenter's Creek.

A field review of the site took place on August 9, 2023 to inspect the project area. It was noted that a stormwater pond that serves the West Florida High School Site discharges directly into NE Oakfield Rd roadway gutter via a concrete weir structure. This discharge then flows north along the gutter until discharging to the County Pond within the power easement towards the creek. When the roadway is flooded and overtopping of the curb occurs, the flow then moves east through the FPL property and into the Robin's Ridge subdivision and into the stormwater drainage system along Songbird Dr.

FEMA Flood Panels 12033C0380G, 12033C0315G effective date 9/29/2006 indicate the project area is in FEMA flood zone X.

A severe storm occurred on June 16th, 2023, that caused residential flooding. Damage occurred to sheet rock, flooring, and loss of personal property. Additionally, another heavy rain occurred on July 14th, 2023. Residences tore down fencing and opened gates to allow flood water to pass through and between houses towards Songbird Dr. French drain failed due to the volume of flood water. Surveys were conducted by the County and the following residential properties provided a response:

- 6043- floods inside the house
- 6039- floods inside the house
- 6035- floods inside the house
- 6031- floods inside the house
- 6027-floods inside the house
- 6023-floods inside the house
- 6005- reported no flood
- 6011- reported no flood (verbally)
- 6051- reported having to drain their pool to collect excessive water from backyard to prevent water intrusion into house (verbally)

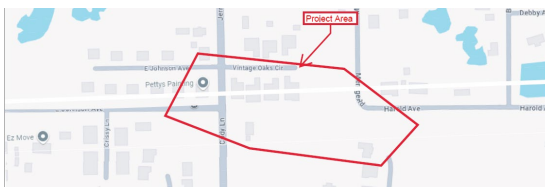
Project: Cody and Johnson Drainage Improvements

Project Number: 023

Funding amount: \$219,330.00

Percentage Complete: 100%

Project Expenditure Category: Infrastructure/5.6 Clean Water: Stormwater



Project overview

Stormwater runoff from Johnson Ave. discharges to the unopened right of way past Cody Ln. The stormwater has undermined a heavily wooded area killing the trees and leaving them suspended in space. The trees have placed several structures in jeopardy from falling and the erosion threatens the structures as well. The water has carried the soil/sediment down into a wetland area. This project will remove the trees and fill the eroded areas. The stormwater runoff will be accommodated through a series of vegetation and armor to slow the flow and reduce velocity. The properties will be safed up and the wetlands will be restored.

- **Estimated Project Milestones:**

- Notice to Proceed – 05/09/2024
- 60% Plans Complete - 06/28/2024
- 100% Plans Complete - 08/30/2024
- Bid Completed – 10/02/2024
- Construction NTP – 12/20/2024
- Construction Complete – 5/4/2025

- **Additional Project Information:**

- Location Information: 30.38420948530127, -87.2747041479885
- Public Water System (PWS) ID Number – 1170525
- National Pollutant Discharge Elimination System (NPDES) Permit Number – FLS000019-05-MS4
- Zip Code - 32514
- Median Household Income of service area - \$66,484.00
- Lowest Quintile Income of the service area - \$16,256.00

Use of Evidence

There is a section of unopened Right of Way at the end of Johnson Avenue at Cody Lane that is getting washed out. The Right of way extends from Johnson Avenue to Harold Ave, and the erosion extends back approximately 500 feet. There is a 24" RCP pipe with mitered end and rap-rap behind the curb at the intersection that conveys runoff from a recently constructed widening project on Johnson Avenue. There is no apparent erosion where the mitered end is located.

The purpose of this project will be to restore the R/W and stop the stormwater from eroding. The solution will not involve rerouting the water but may involve implementing a tiered system that is vegetative. The services needed will be engineering design, topographic survey and utility coordination.

PROJECT COMPLETION PHOTOS



Project: Stacey and Quintette Road Drainage Improvements

Project Number: 024

Funding amount: \$2,730,623.04

Percentage Complete 85%

Project Expenditure Category: Infrastructure/5.6 Clean Water: Stormwater



Project overview

Undersized pipe system at Quintette Road causing house flooding on Stacey Road north of Quintette Road and future issues on Stacey Road south of Quintette Road. The project will increase pipe capacity under Stacey Road and eliminate house flooding in the area.

- **Estimated Project Milestones:**

- Notice to Proceed issued on: 06/13/2024
- 60% Plans Complete on: 07/29/2024
- 100% Plans Complete on: 08/30/2024
- Bid Completed on: 10/7/2024
- Construction NTP on: 11/06/2024
- Construction Complete on: Fall 2025

- **Additional Project Information:**

- Public Water System (PWS) ID Number – FL1170246
- National Pollutant Discharge Elimination System (NPDES) Permit Number – Exempt
- Zip Code - 32533
- Median Household Income of service area - \$85,459.00
- Lowest Quintile Income of the service area – \$21,552.00

Use of Evidence

Currently the upstream ditch, on the NW side of Quintette Road, has an adverse slope to the flow direction of the drainage conveyance system. To correct this, the ditch will need to be regraded and concrete lined to minimize the space needed to correct this inefficiency in the drainage system.

We plan to replace the existing box culvert under the intersection of Stacey and Quintette with a larger box culvert. This will require complete demolition of the main storm water conveyance and roadway from the upstream ditch (NW corner of the intersection) to the downstream ditch (Approx

275' south of the intersection along the west side of Stacey and the culvert under Stacey to the east side). The existing pipes and culverts will be replaced with a single 8' wide by 4' tall box culvert. Additional flow from various locations within the corridor will be collected and tied into the box culvert.

Project: Bayou Marcus Basin Master Plan

Project Number: 025

Funding amount: \$1,499,515.81

Percentage Complete 10%

Project Expenditure Category: Infrastructure/5.6 Clean Water: Stormwater



Project overview

Houses and roads continuously flood on Silverado Ct., Atlas St., Pontiac Drive, and Continental Ct. The flooding is caused by poor drainage pathways through Bayou Marcus Creek. Bayou Marcus Creek has not been maintained and has collected trash and debris from storms as well as fallen trees, broken limbs, and other natural vegetation that has not been removed. This blockage is causing drainage to back up and overflow from the wetland areas and impact roads and houses. The project will provide individual designs improvements within the floodway that will increase flow capacity through Bayou Marcus and eliminate some house flooding in the area as construction monies become available through LOST or grants.

- **Estimated Project Milestones:**
 - Notice to Proceed issued on: 10/2024
 - 60% Plans Complete on: 07/2025
 - 100% Plans Complete on: 01/2026
- **Additional Project Information:**
 - Public Water System (PWS) ID Number – FL1170525
 - National Pollutant Discharge Elimination System (NPDES) Permit Number – N/A This is a study.
 - Zip Code - 32506
 - Median Household Income of service area - \$59,978.00
 - Lowest Quintile Income of the service area - \$14,493.00

Use of Evidence

The Marcus Bayou Basin has experienced multiple flooding events involving roads and residential structures. There are currently several ongoing efforts seeking to use Bayou Marcus as the outfall to large scale drainage projects. The area of interest is roughly bounded by the following: Blue Angel Parkway to the west, Fairfield Ave. to the east, Hwy 98 to the south, and Pontiac Drive to the North.

Using new and existing modeling efforts the Consultant will provide conceptional but realistic solutions to ongoing issues through multiple approaches including buy outs, new stormwater facilities, restoration of historic floodways, and other methods to be determined by the Engineer. The finished product shall be used as a blueprint for planned improvements in the area to eliminate flood hazards and a basis for future funding through grants and other available sources.

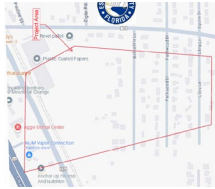
Project: Design for Kingsfield and Ziglar Road Drainage Improvements (Bob White)

Project Number: 026

Funding amount: \$39,309.69

Percentage Complete 100%

Project Expenditure Category: Infrastructure/5.6 Clean Water: Stormwater



Project overview

House and road flooding of Kingsfield Road occur during extreme storm events. The project entails working with commercial development in the area and expanding existing stormwater systems to accommodate heavy rainfall. **Due to Escambia County not being able to get right of way, or drainage easements from commercial property owners or residential owners, design for this project was halted and terminated at 35%.**

Estimated Project Milestones:

- Notice to Proceed issued on: 05/01/2024
- Drainage Analysis Completed
- Topographic Survey Completed
- **Additional Project Information:**
 - Zip Code - 32534
 - Median Household Income of service area - \$59,013.00
 - Lowest Quintile Income of the service area - \$13,455.00

Use of Evidence

There are existing drainage problems along Bob White Drive associated with drainage structures crossing south under Kingsfield Road, east of Ziglar Road. A previous study was completed by others in 2010, which deemed the need for additional drainage inlets and stormwater culverts, and the expansion and addition of underdrain to an existing retention pond on a private parcel owned by Plastic Coated Papers Inc.

DRMP has been tasked with using the previous study as the basis for the design of the drainage improvements. The services needed will be drainage analysis and design, topographic survey, sub-surface utility exploration (SUE), easement sketch and legal description, geotechnical evaluation, permitting and utility coordination. **The project was terminated, and services that were billed for include drainage analysis, and topographic survey.**

Project: DeVine Farms Bridge Replacement

Project Number: 027

Funding amount: \$6,126,227.49

Percentage Complete 25%

Project Expenditure Category: Infrastructure/5.6 Clean Water: Stormwater



Project overview

Devine Farms Rd bridge has had a history of high channel water levels, significant scour, and has overtopped during extreme storm events. It is Escambia County's intent to replace the bridge #484067 Devine Farms Rd Over Unnamed Branch to meet current and future needs and realign the Devine Farms Road east of the bridge within the existing Right of Way. The project will also integrate drainage and pedestrian improvements at the bridge site. LOST funds are being used for Design and CEI services, ARPA funds are being requested for Construction costs.

- **Estimated Project Milestones:**
 - 100% Design Plans Complete – 8/23/2024
 - Bid Advertise – 9/7/2024
 - Bid Completed - 10/7/2024
 - Construction NTP – 12/18/2024
 - Construction Complete – 7/7/2026
- **Additional Project Information:**
 - Location - located along Devine Farms Rd between Margaret Olivia Dr. and Witt Dr, coordinates 30.32.57.85N 87.20.39.21W, nearest adjacent address 2531 Devine Farms Rd Cantonment FL 32533
 - Public Water System (PWS) ID Number – 1170259
 - National Pollutant Discharge Elimination System (NPDES) Permit Number – FDEP General Permit 0449856-001-EG/17
 - Zip Code - 32533
 - Median Household Income of service area - \$85,459.00
 - Lowest Quintile Income of the service area –\$21,552.00

Use of Evidence

The goal of this project is to meet the current and future needs of the local residents by upgrading the old infrastructure with a new bridge as well as pedestrian and drainage improvements at the bridge site.

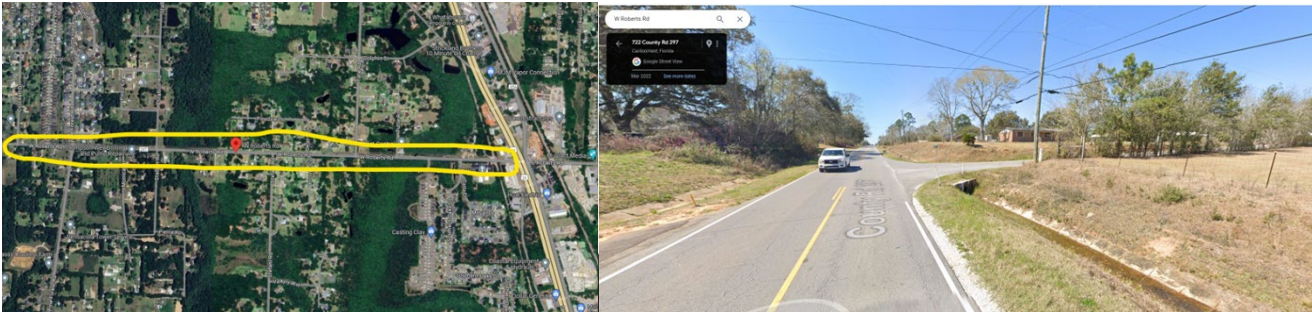
Project: W. Roberts Construction Roadway and Drainage

Project Number: 028

Funding amount: \$5,095,305.58

Percentage Complete 50%

Project Expenditure Category: Infrastructure/5.6 Clean Water: Stormwater



Project overview

The purpose of this project is to provide improved drainage, which is anticipated to reduce flooding in surrounding neighborhoods, and safety improvements to the roadway. The project limits will be from the Hwy 29 interchange, West to the Southernly turn at Sutton Place. The intent is to widen the roadway from Pine Forest Road to Hwy 29 to 2- 12ft wide travel lanes with 5ft wide shoulders. The roadway from the Southern turn to Pine Forest is proposed to be resurfaced and striped. The drainage system will be realigned to accommodate the wider roadway and upgraded to current standards within the current right-of-way. An engineering firm has been procured and the 30% plan set is currently in development. Upon completion of the design drawings & associated permitting, this project will transition into construction.

- **Estimated Project Milestones:**
 - 100% Design Plans Complete – 9/1/2024
 - Advertise Bid – 9/12/2024
 - Bid Completed – 10/15/2024
 - Construction NTP – 12/1/2024
 - Construction Complete – 2/1/2026
- **Additional Project Information:**
 - Public Water System (PWS) ID Number – FL1170525
 - National Pollutant Discharge Elimination System (NPDES) Permit Number – FLS000019
 - Zip Code - 32533
 - Median Household Income of service area - \$85,459.00
 - Lowest Quintile Income of the service area - \$21,552.00

Use of Evidence

The Escambia County “**West Roberts Road – Roadway & Drainage Improvements**” project is an approximate 1.75-mile “Resurfacing, Restoration and Rehabilitation” (RRR) project located in Cantonment, Florida. The construction shall include widening and resurfacing of the existing narrow roadway. The roadway project has been designed to meet the engineering exemption criteria set forth in Florida Administrative Code (F.A.C.) Rule 62-330.051 sections (4) (d) and (e), as well as section (15). Additionally, all work shall be conducted in accordance with F.A.C. Rule 62-330.050(9).

The design includes a wider roadway for a portion of the project, with the addition of paved and stabilized shoulders. No new traffic lanes or significant road surface elevation changes are proposed. Drainage improvements associated with the project shall include improved ditches and piping conveyance systems with no reduction in capacity. There shall be some impact to adjacent wetlands, most of which cannot be avoided due to the proximity of them to the existing edges of pavement.

West Roberts Road has been in existence for over 50 years; prior to the need to obtain a permit under Part IV of Chapter 373, F.S. It is an Escambia County owned and maintained roadway that connects highly traveled roads (Pine Forest Road and US Highway 29). Large commercial vehicles, industrial trucks and residential traffic all share this route. The existing roadway is very narrow with non-existent shoulders. The existing side slopes are extremely steep and deep which is a hazard to those traveling the roadway.

The proposed enhancements included with this roadway improvement project shall provide the surrounding community with much needed public safety features.

The project includes resurfacing, restriping, widening and drainage improvements for West Roberts Road from Sutton Place Drive to U.S. Highway 29. The project will be divided into two (2) segments; one segment west of Pine Forest Road and the other east of Pine Forest Road. The western segment shall include resurfacing and restriping of the existing roadway to match existing pavement widths. No widening, paved shoulders, or drainage improvements are proposed for the west segment.

The eastern segment shall include resurfacing, widening, restriping and drainage improvements. The roadway will be widened from 10.5-foot lanes to 12-foot lanes with 5-foot paved shoulders and 3-foot stabilized shoulders. Since the eastern segment is the most traveled with an Annual Average Daily Traffic (AADT) volume at 8,800 vehicles, these improvements will greatly enhance the safety of the roadway.

The proposed method of reconstruction of these roadway segments is called full-depth reclamation (FDR) of asphalt. This method was selected due to the existing thickness of the roadbed which ranges from 5 to 9 inches of pavement after years and years of asphalt overlay. The existing roadbed will be milled to a depth thick enough to mix the existing subbase and create a new base material for the new roadbed with minimal impact to the surrounding areas. There will be no excavation and hauling-off of existing asphalt and underlying materials nor hauling-in of new base materials for the existing roadway width. Instead, the existing roadway will be used to create the new roadway base minimizing the effects of erosion and sedimentation that often occurs with new roadway construction.

Drainage improvements for the project include relocation of existing roadside ditches, side-drain pipes, and replacement of two (2) existing box culverts (cross-drains) to accommodate the roadway widening improvements associated with the eastern segment of West Roberts Road. No other culverts exist along the roadway and no additional new culverts are proposed.

The roadside ditches and side-drain piping (at driveway/roadway intersection locations) are being replaced due to the proposed roadway widening which encroaches into the existing drainage systems. The widening adds roughly 6.5-feet of new pavement as well as a 3-foot stabilized shoulder to both the north and south sides of the existing roadway. This design was necessary to meet current County standards and the flattened side slopes improve the safety of roadway travel though this eastern segment.

The new roadside ditches and side-drain piping have been designed to meet current Escambia County standards for conveyance of the 25-year storm event. The majority of ditches and piping remained to meet existing characteristics (i.e. longitudinal slope, size, etc.) however, there were some

cases where a vegetated ditch was selected instead of the existing concrete lined ditch if the capacity requirements were met. Replacing the concrete lined ditch with a vegetated lining provides less impervious area and a better stormwater quality management option.

As mentioned, there are two (2) existing culverts being replaced as part of this project. The first is an existing 8'x5' box culvert located east of Stallion Road. This culvert is being replaced with a 12'x7' arched aluminum culvert. The second is an existing 9'x7' box culvert located east of Tuttle Road. This culvert is being replaced with a 16'x8' arched aluminum culvert.

The larger size culverts were necessary to accommodate existing flows from the contributing drainage areas due to their arched tops. The aluminum culverts were selected as economical and environmentally friendly replacement options rather than concrete structures. The aluminum structures can be installed much quicker than the concrete alternative due to their lighter weight and maneuverability which will reduce construction time and the opportunity for turbidity/sedimentation issues from an open-cut roadway situation.

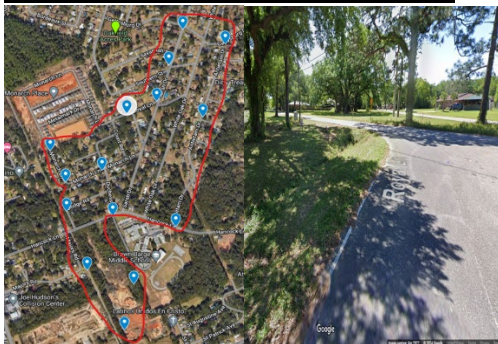
Project: Oakfield Belle Meade Pond and Stormwater System

Project Number: 029

Funding amount: \$1,289,722.76

Percentage Complete 100%

Project Expenditure Category: Infrastructure/5.6 Clean Water: Stormwater



Project overview

The Oakfield Acres – Belle Meade Drainage Improvements Project will improve outdated infrastructure in the Oakfield Acres and Belle Meade subdivisions located in the Oakfield Community Redevelopment Agency District. Both of these areas experience flooding in road swales and along the internal roadways from inadequate stormwater conveyance. The Project will analyze the existing capacity of the downstream pipe system, address current conditions of the conveyance system, and analyze possible retention. An engineering consultant has been procured and the plan is currently at 60% complete. Upon completion of the design drawings & associated permitting, this project will transition into the construction phase.

- **Estimated Project Milestones:**

- 100% Design Plans Complete – November 2024
- Bid Advertisement – 9/6/2024
- Bid Completed – 10/7/2024
- Construction NTP – 12/1/2024
 - Construction Complete – 9/15/2025

- **Additional Project Information:**

- Public Water System (PWS) ID Number – FL1170525

- National Pollutant Discharge Elimination System (NPDES) Permit Number – FLS000019
- Zip Code - 32503
- Median Household Income of service area - \$67,651.00
- Lowest Quintile Income of the service area - \$15,444.00

Use of Evidence

Oakfield Acres Phase I (Royal Lane) Drainage Improvements Project

Royal Lane Drainage Improvements: includes 1,000 LF of roadside drainage improvements, subsurface drainage system, utility coordination/relocations and driveway improvements to provide conveyance for existing stormwater runoff and an emergency popoff for the Monarch Place Subdivision. The system will discharge to the Royal Lane Detention Pond.

Royal Lane Detention Pond: includes a 1.0-acre pond site that will be 8 feet in depth, provide detention and improve water quality for Carpenter's Creek. The pond will discharge to the existing Whiteoak Drive Drainage System.

Whiteoak Drive Drainage Improvements: includes 500 LF of roadside drainage improvements, subsurface drainage system, utility coordination/relocations and driveway improvements to provide conveyance for existing stormwater runoff and a popoff for the Royal Lane Detention Pond. The system will tie into the existing drainage system located on Southern Street.

Project: County Office Building Demo

Project Number: 030

Funding amount: \$426,472.52

Percentage Complete 100%

Project Expenditure Category: Negative Economic Impacts/2.23 Strong Healthy Communities: Demolition and Rehabilitation of Properties



Project overview

The Escambia County Office Building (COB) has flooded numerous times and received an “Unsafe Building” letter from the City of Pensacola. This building has been demolished and currently has a fence around it for public safety.

• Estimated Project Milestones:

- Notice to Proceed issued – 12/14/2023
- 60% Plans Complete – 2/5/2024
- 100% Plans Complete - 4/24/2024
- Bid Completed - 5/23/2024
- Construction NTP - 7/8/2024
- Begin Construction – 8/7/2024
- Construction Complete - 12/5/2024

Use of Evidence

The Escambia County Office Building (COB) has flooded numerous times and received an “Unsafe Building” letter from the City of Pensacola.

Previous flooding at the County Office Building (COB):

- September, 1998 (Hurricane Georges, flood gates installed)
- January, 1999 (non-declared rain event)
- September, 2004 (Hurricane Ivan, estimated \$500,000 in repairs)
- April, 2005 (non-declared rain event)
- July, 2005 (Hurricane Dennis, damages sustained and combined with Hurricane Ivan repairs)
- October, 2007 (non-declared rain event)
- April, 2012 (non-declared rain event, estimated \$500,000 in damages)
- April, 2014 (FEMA declared rain event, approximately \$2.8M in repairs) PW 990 submitted
- September 16, 2020 (Hurricane Sally, Florida Emergency Declaration, EM-3546-FL)

As a result of the aforementioned floods, approximately \$2,532,813 has been spent on mitigation efforts and repairs to the County Office Building.

During a FEMA site inspection, it was noted obvious signs of building settling including $\frac{3}{4}$ " drop between basement and lobby along the expansion joint in the lobby/corridor, floor cracking, sheetrock cracking, corridors and lobby settling, stair step cracking in structural load bearing walls, wall to ceiling separations, concrete load bearing floors cracking and more structural setting issues which became present after the 2014 flood.

PROJECT COMPLETION PHOTOS



Project: Chandler Street Drainage Improvements

Project Number: 031

Funding amount: \$858,955.00

Percentage Complete: 90%

Project Expenditure Category: Infrastructure/5.6 Clean Water: Stormwater



Project overview

Chandler Street (9 Mile Road to 9½ Mile Road) includes 2,800 LF of roadway milling and resurfacing, roadside drainage improvements, a subsurface drainage system, waterline removal/replacement/upgrades, utility coordination/relocations and driveway improvements to provide conveyance for existing stormwater runoff. The proposed drainage system will connect to the existing FDOT drainage system, located on the east side of the roadway, that discharges to the Holsberry Pond.

9 ½ Mile Road (Old Palafox St. to Dead-End) includes 1,100 LF of roadway milling and resurfacing, roadside drainage improvements, a subsurface drainage system, waterline removal/replacement/upgrades, utility coordination/relocations and driveway improvements to provide conveyance for existing stormwater runoff.

Chauncey Street (Old Palafox St. to Chandler St.) includes 600 LF of roadway milling and resurfacing, roadside drainage improvements, a subsurface drainage system, waterline removal/replacement/upgrades, utility coordination/relocations and driveway improvements to provide conveyance for existing stormwater runoff. The proposed drainage system will connect to the existing FDOT drainage system, located on the south side of the roadway that discharges to the Holsberry Pond.

Offsite Drainage System (Creative School Age Childcare) includes 450 LF of clearing and grubbing, a subsurface drainage system, grading and sodding necessary to provide conveyance for the existing stormwater runoff. The proposed drainage system will connect to the proposed drainage system, located on the east side of Chandler Street.

- **Estimated Project Milestones: (Need dates)**

- Notice to Proceed issued on: 12/7/2022
- 60% Plans Complete on: 7/19/2023
- 100% Plans Complete on: 9/5/2024
- Bid Completed on: 10/11/2024
- Construction NTP on: 2/1/2025
- Construction Complete on: 11/15/2025

- **Additional Project Information:**

- Public Water System (PWS) ID Number – 1170525
- National Pollutant Discharge Elimination System (NPDES) Permit Number – **TBD**
- Zip Code - 32526
- Median Household Income of service area - \$71,651.00
- Lowest Quintile Income of the service area - \$20,440.00

Use of Evidence (Please use the attached report for examples of what I'm looking for here)

There are existing drainage problems, identified in the SWAT list, along Chandler St associated with a lack or undersized stormwater conveyance system. Sigma Consulting has been tasked to provide a design with an intent to alleviate lot flooding by installing a conveyance system in the area connected to the main trunk line currently being installed by FDOT. This line would drain to the Holsberry pond, part of the Hwy 29 lane widening project.

The goal of this project is to meet the current and future needs of the local residents by providing roadside drainage improvements, a subsurface drainage system, waterline removal / replacement / upgrades, and driveway improvements to provide conveyance for existing stormwater runoff, as well as milling and resurfacing of the whole stretch of the road.

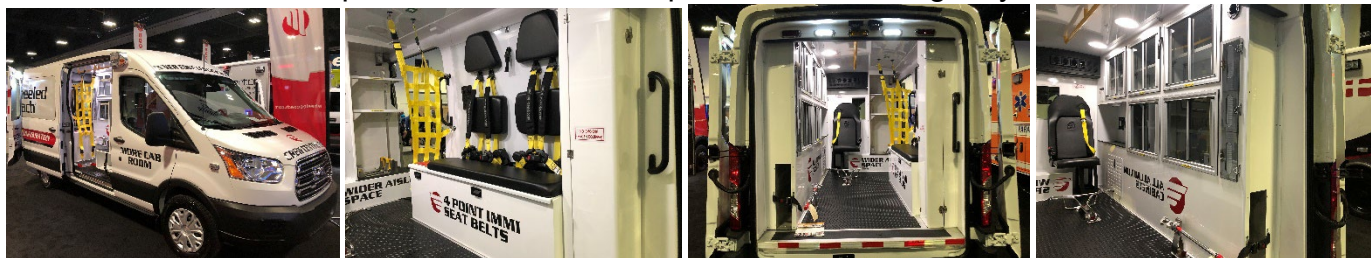
Project: Emergency Medical Services Vans

Project Number: 032

Funding amount: \$550,000.00

Percentage Complete: 100%

Project Expenditure Category: Public Health/1.7 Capital Investments or Physical Plant Changes to Public Facilities that respond to the COVID-19 public health emergency



Project overview

Escambia County's Public Safety Emergency Medical Services (EMS) division is responsible for providing pre-hospital treatment and transport to the citizens and visitors of Escambia County. As our community continues to grow, our delivery of services and volume of calls continues to increase.

Our Public Safety department is in dire need of new ambulances to continue to provide EMS services for the treatment and transport of citizens and visitors of Escambia County. The primary objective of this project is to enhance the emergency medical response capabilities of our community by acquiring four new ambulances. This investment will ensure timely and efficient medical care, improve patient outcomes, and support the growing demand for emergency services. With the assistance of ARPA funds, we were able to purchase:

- Four Transit Ambulances at \$137,500 each – Paid 3/19/2025

Use of Evidence

Escambia County EMS is purchasing four new transit style ambulances that will allow for the expansion of the current EMS fleet. This expansion will allow for additional units to be placed in service for daily operations, thus allowing appropriate response to increasing call volume and system demands. ARPA funds will cover the cost of:

- Four transit style ambulance vehicles
- Labor for installing the stretcher and stretcher loading system in each ambulance
- Emergency lights and sirens for each ambulance
- Vehicle graphics and identifiers for each ambulance

Determination on where to purchase the ambulances and the body style were based on the availability of ambulances from qualified vendors, estimated timeline for completion of the vehicles

and within the funding amount. The estimated project completion will be 5-7 months. In comparison other ambulance body styles and vendors were estimated 24–30-month completion timelines.

Project: Bayou Grande Villas Improvements Project

Project Number: 033

Funding amount: \$381,606.69

Percentage Complete: 65%

Project Expenditure Category: Infrastructure/5.6 Clean Water: Stormwater



Project overview

Bayou Grande Villa is a subdivision constructed in the mid-1970's located on the south side of Gulf Beach Highway. Consisting of about 220 homes and properties, the area borders Bayou Grande with a central canal that extends to the bayou itself. Drainage for the subdivision consists of an underdrain and concrete pipe that picks up water from Gulf Beach Highway and outfalls into the canal. The project goal is to follow attached construction plans to bring the drainage system up to current Escambia County Standards, and to improve the current drainage system. The purpose of the project is to construct drainage improvements in the Bayou Grande Villas Subdivision, to alleviate localized flooding. Heavy utility coordination will be required to install pipe culverts throughout the subdivision, as well as some dredging efforts.

• **Estimated Project Milestones:**

- 100% Design Plans Complete – 6/21/2024
- Advertise Construction Bid – 4/8/2024
- Construction Bid Completed – 6/27/2024
- Construction NTP – 11/4/2024
- Construction Complete – 12/19/2025

• **Additional Project Information:**

- Public Water System (PWS) ID Number – FL1170246
- National Pollutant Discharge Elimination System (NPDES) Permit Number – ACOE SAJ-2024-05209, Received 4/15/2025 valid till 3/16/2026. (NPDES)FLS 000019.
- Zip Code - 32507
- Median Household Income of service area - \$69,802.00
- Lowest Quintile Income of the service area - \$17,188.00

Use of Evidence

Greenman Pedersen Inc. was placed under contract with Escambia County Engineering Department to provide design documents for bidding to improve drainage for the Bayou Grande Villa properties. The proposed repair work includes but is not limited to the following: removal and replacement of existing curb and gutter, driveway reconstruction, drainage improvements, milling and street

resurfacing, roadway reconstruction where necessary, signing and pavement markers and dredging the existing canal.

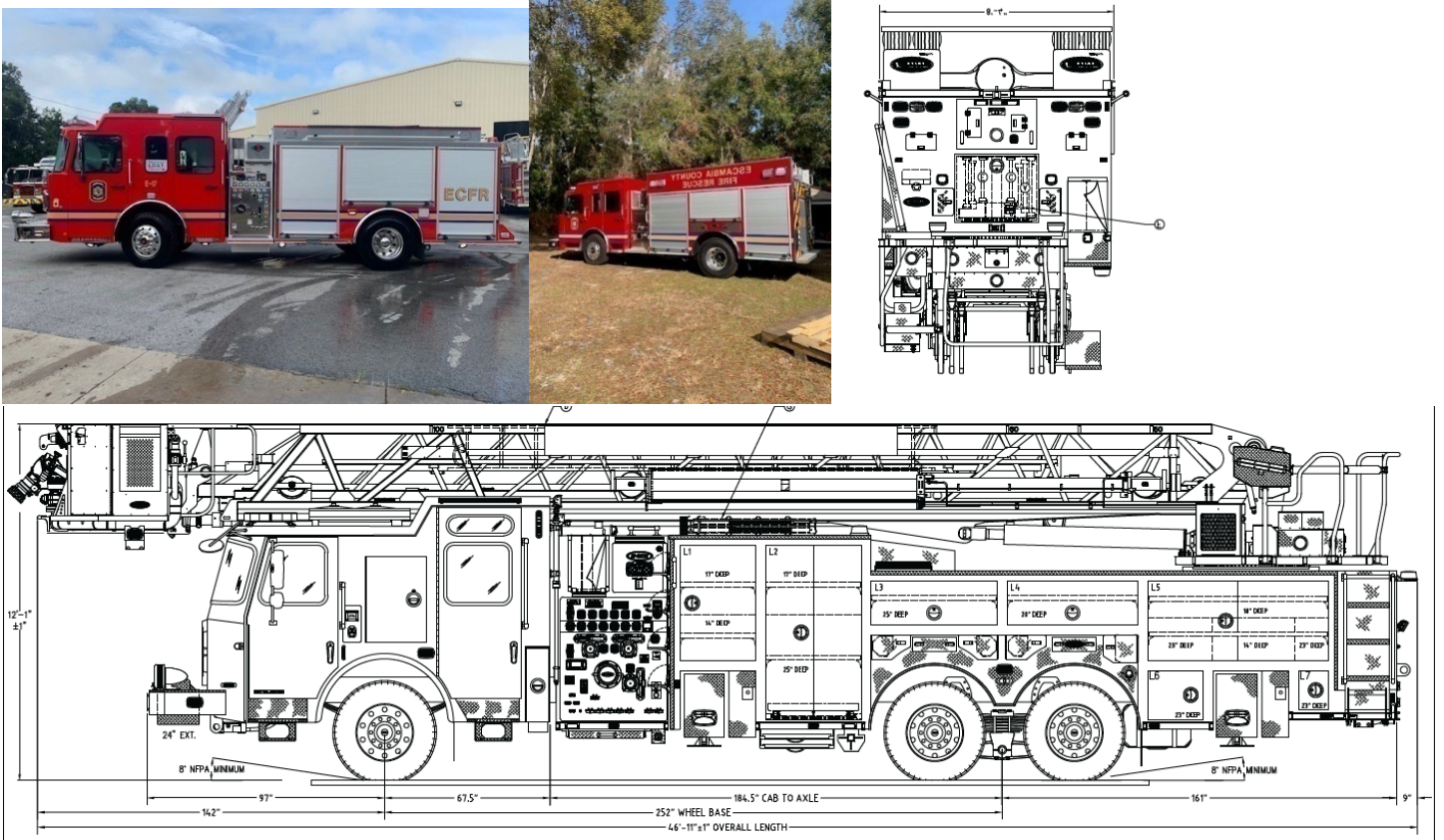
Project: Escambia County Public Safety Fire Apparatus

Project Number: 034

Funding amount: \$5,181,709.00

Percentage Complete: 75%

Project Expenditure Category: Public Health/ 1.7 Capital Investments or Physical Plant Changes to Public Facilities that respond to the COVID-19 public health emergency



Project overview

The purchase of Fire Apparatus for Escambia County's Public Safety. One 2024 E-One Commercial Pumper Truck, one 2025 E-One 100-foot Platform Aerial Truck, three 2026 Spartan Level 1 Pumper Trucks

Estimated Project Milestones

- 1- 2024 E-One Commercial Pumper Truck \$642,838.00 - COMPLETE
- 1- 2025 E-One 100' Platform Aerial Truck \$2,092,984.00 - COMPLETE
- 3-2026 Spartan Level I Pumper Trucks \$2,092,984.00 expected delivery EOY 2025

Use of Evidence

ECFR has a large aging fleet and has tried to establish a rotation plan to always keep quality apparatus in service to serve the community. Funding prior to this opportunity has not allowed us to effectively do so and has also required us to reduce specialty apparatus like aerial apparatus. The return of an additional area helps us lower our PPC and provides enhanced services to all areas of the county. The fire pumpers/engines will replace older stock that are place replacement

standards. The new rigs offer new safety standards and more room for storage, enhancing services all around.

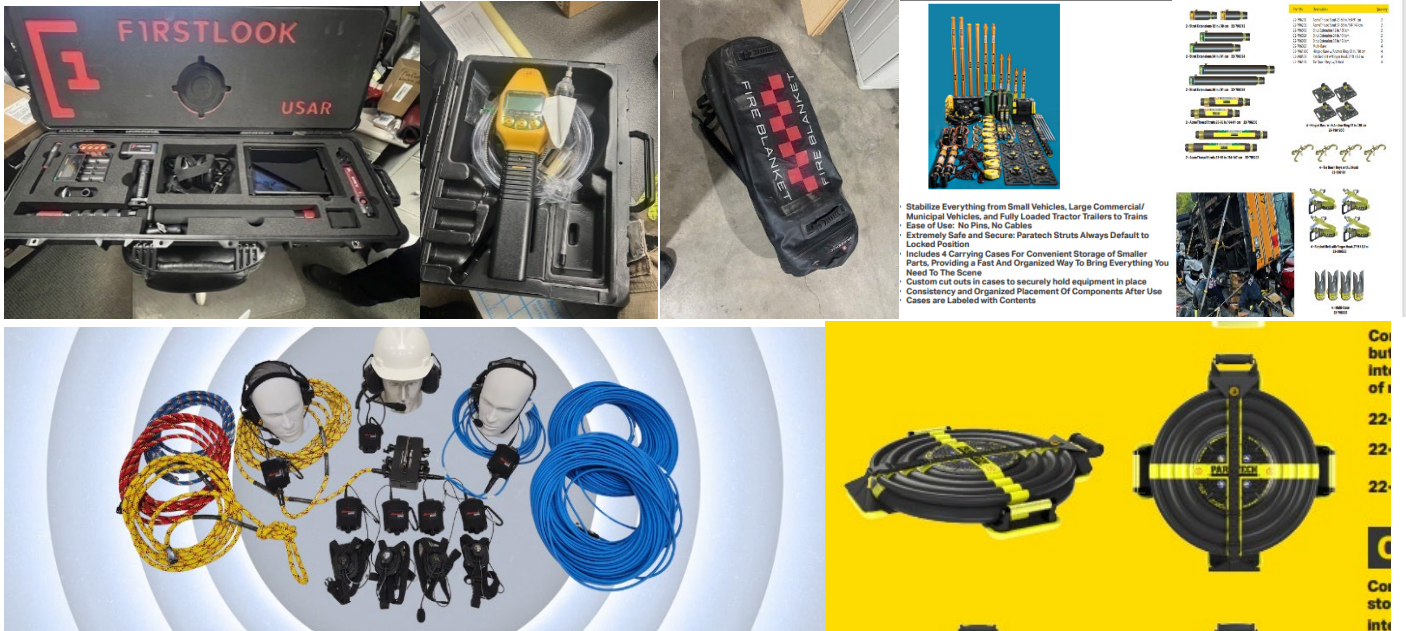
Project: Escambia County Public Safety Catalog Items

Project Number: 035

Funding amount: \$1,754,528.94

Percentage Complete: 95%

Project Expenditure Category: Public Health/ 1.7 Capital Investments or Physical Plant Changes to Public Facilities that respond to the COVID-19 public health emergency



Project overview

The purchase of Public Safety Equipment is needed to respond to citizen emergencies.

1. Fire Blanket
 - a. With more electric vehicles on the road, we have added a blanket just for EV cars to reduce damage to exposed vehicles or structures. The design of the blanket is to keep flames from touching other objects. This enhances our services because we did not have one prior to.
2. Sensit Gold
 - a. Is a specific gas detector for gas leaks, propane etc. Our four gas meters tell us that oxygen is displaced but adding these to our cache pinpoints the leak for mitigation. These will be strategically located throughout the county.
3. Motorola Mobile Radios
 - a. The addition of multiband radios will increase our communication abilities with are neighboring counties, allow for direct communication to quickly mitigate emergencies. These will replace radios that do not currently have the capabilities and allow for expansion in the future.
4. Paratech Equipment
 - a. ECFR has a special operations division consisting of a strategically located apparatus. To properly mitigate some of these emergencies this equipment was purchased and can be used to lift or stabilize objects from vehicles to soils to buildings,

quickly. This enhancement allows for our firefighters to quickly install and stabilize a situation and is adherently dangerous.

b. The ComSet

- i. It is used for confined space and explosive environment; we are replacing one and adding two to our squads in the North and South side. This keeps our members in constant communication to maintain their safety.

Use of Evidence

The Public Safety Equipment being purchased is due to increased EV vehicles, new gas detectors to mitigate leak risks, and the addition of multiband radios to allow for direct communication to quickly mitigate emergencies.

Escambia County Additional Documents



Escambia County American Rescue Plan Survey

Escambia County is seeking community input to guide its spending plan for its American Rescue Plan Act Funding. This survey is an initial step in this community engagement plan.

1. What are your highest priorities for Escambia County to invest in with ARP funds? Please select 1 – 3 responses.

- ☐ Support public health expenditure, by, for example, funding COVID-19 mitigation efforts, medical expenses, behavioral healthcare and certain public health and safety staff.
- ☐ Address negative economic impacts caused by the public health emergency, including economic harms to our community.
- ☐ Replace lost public sector revenue, using this funding to provide government services to the extent that were reduced due to the pandemic.
- ☐ Provide premium pay for essential workers, offering additional support to those who have and will bear the greatest health risk because of their service in critical infrastructure sectors.
- ☐ Invest in water, sewer, and broadband infrastructure, making necessary investments to improve access to clean drinking water, support vital wastewater and stormwater infrastructure, and to expand access to broadband internet.

2. Please provide your street address. **Must be an Escambia County resident**

Please provide your demographic Information (Optional).

3. Race/Ethnicity

- ☐ Asian/Pacific Islander
- ☐ Black/African American
- ☐ Hispanic/Latino/Latinx
- ☐ Native American/American Indian
- ☐ White/Caucasian
- ☐ Other

4. Age

- ☐ 18 – 29
- ☐ 30 – 39
- ☐ 40 – 49
- ☐ 50 – 59
- ☐ 60 – 69
- ☐ 70 – 79

☐ 80 – 89

☐ 90 – Plus

5. Gender

- ☐ Male
- ☐ Female
- ☐ Non-binary
- ☐ Prefer not to say
- ☐ Other

6. Income Range

- ☐ Less than \$20,000
- ☐ \$20,000 to \$34,999
- ☐ \$35,000 to \$49,999
- ☐ \$50,000 to \$74,999
- ☐ \$75,000 to \$99,999
- ☐ Over \$100,000



Encuesta del Plan de Rescate Americano del Condado de Escambia

El Condado de Escambia está buscando la opinión de la comunidad para guiar su plan de gastos para su Financiamiento de la Ley del Plan De Rescate Americano. Esta encuesta es un paso inicial en este plan de participación comunitaria.

1. **¿Cuáles cree usted que son las prioridades más altas en que el Condado de Escambia debe invertir los fondos de ARP? Seleccione de 1 a 3 respuestas.**
 1. Apoyar el gasto en salud pública, por ejemplo, financiando los esfuerzos de mitigación de COVID-19, los gastos médicos, la atención médica conductual y cierto personal de salud pública y seguridad.
 2. Abordar los impactos económicos negativos causados por la emergencia de salud pública, incluidos los daños económicos a nuestra comunidad.
 3. Reemplazar los ingresos perdidos del sector público, utilizando estos fondos para proporcionar servicios gubernamentales según se redujeron debido a la pandemia.
 4. Proporcionar un pago de prima para los trabajadores esenciales, ofreciendo apoyo adicional a aquellos que tienen que correr el mayor riesgo con su salud debido a su servicio en sectores de infraestructura crítica.
 5. Invertir en infraestructura de agua, alcantarillado y banda ancha, realizando las inversiones necesarias para mejorar el acceso al agua potable limpia, apoyar la infraestructura vital de aguas residuales y pluviales, y ampliar el acceso a Internet de banda ancha.
2. **Por favor, proporcione su dirección. **Debe ser residente del Condado de Escambia****

Por favor, proporcione su información demográfica (opcional).

3. Raza/Etnia

1. Asiático/isleño del Pacífico
2. Negro/Afroamericano
3. Hispano/Latino/Latinx
4. Nativo Americano/Indio Americano
5. Blanco/caucásico
6. Otro

7. Edad

1. 18 – 29
2. 30 – 39
3. 40 – 49
4. 50 – 59
5. 60 – 69
6. 70 – 79
7. 80 – 89
8. 90 – Más

8. Género

1. Masculino
2. Hembra
3. No binario
4. Prefiere no decir
5. Otro

9. Rango de ingresos

1. Menos de \$20,000
2. \$20,000 a \$34,999
3. \$35,000 a \$49,999
4. \$50,000 a \$74,999
5. \$75,000 a \$99,999
6. Más de \$100,000

¡Gracias!

Condado de Escambia



Public Invited to Participate in Escambia County's American Rescue Plan Survey

Published Sep 17, 2021



Escambia County is seeking community input to guide its spending plan for American Rescue Plan Act Funding. The public is asked to submit input to the **Escambia County American Rescue Plan Survey** by 11:50 p.m. on Thursday, Sept. 30, 2021. The survey is available in English and Spanish online and at the community centers and libraries listed below. Survey results will be presented at an upcoming Committee of the Whole meeting.

The American Rescue Plan (ARP) includes \$61.7 million in direct local recovery assistance for Escambia County. The first half of the county's award has been received, totaling \$30.9 million. The second half is comparable and will arrive approximately one year after the first payment. Escambia County's plan will follow the U.S Treasury Departments Interim Final ARP Rule including allocating all funds prior to Dec. 31, 2024 and completing all expenditures by Dec. 31, 2026 as required. Escambia County recognizes the impact that the COVID-19 pandemic has had on the community and is committed to making investments for economic recovery and rebuilding.

Learn more at **Escambia County's American Rescue Plan webpage**. The page went live on Friday, Aug. 27. The county's **annual performance report** was added on Tuesday, Aug. 31.

Please contact arp@myescambia.com with any questions.

Library Locations:

- Southwest Branch Library - 12248 Gulf Beach Highway, Pensacola
- Pensacola Library - 239 N. Spring St., Pensacola
- Westside Branch Library - 1301 W. Gregory St., Pensacola
- Tryon Branch Library - 1200 Langley Ave., Pensacola
- Genealogy Branch Library - 5740 N. Ninth Ave., Pensacola
- Molino Branch Library - 6450-A Hwy. 95A, Molino
- Century Branch Library - 7991 N. Century Blvd., Century

Community Centers:

- Beulah Sr. Citizen Center - 7425 Woodside Drive, Pensacola
- Felix Miga Sr. Citizen Center - 904 N. 57th Ave., Pensacola
- Lexington Terrace Community Center - 700 S. Old Corry Field Road, Pensacola
- Marie Ella Davis Community Center - 16 Raymond St., Pensacola
- Mayfair Community Center - 701 S. Madison Drive, Pensacola
- Perdido Key Community Center - 15500 Perdido Key Drive, Pensacola
- Brownsville Community Center - 3200 West DeSoto St., Pensacola
- Dorrie Miller Community Center - 2819 North Miller St., Pensacola
- Englewood Community Center (Boys & Girls Club) - 2751 North H St., Pensacola
- Marie K. Young-Wedgewood Community Center & Park - 6405 Wagner Road, Pensacola
- Barrineau Park Community Center & Historical Society - 6055 Barrineau Park School Road, Molino
- Byrneville Community Center - 1707 County Road 4A, Century
- Carver Park Resource Center - 208 Webb St., Cantonment
- Molino Community Center & Historical Museum - 6450 Hwy. 95A N, Molino
- Quintette Community Center - 2490 Quintette Lane, Cantonment
- Walnut Hill Community Center & Ruritan Club 7850 Hwy. 97N, Walnut Hill

Related Pages

i American Rescue Plan

i American Rescue Plan Survey

Home to more than 300,000 residents in northwest Florida, Escambia County is the westernmost and one of the oldest counties in the state. The mission of Escambia County government is to provide efficient, responsive services that enhance our quality of life, meet common needs, and promote a safe and healthy community. With nearly 1,800 employees, we pride ourselves on being the perfect climate for everything - building a business, raising a family and enjoying recreational pursuits. Picture-perfect white sand beaches and clear, emerald Gulf waters draw millions of vacationers to Escambia each year, especially to Pensacola Beach, named the #4 Top U.S. Beach in 2020 by Tripadvisor. **WalletHub ranks Pensacola, Navarre among best 2021 beach towns to live (pnj.com).**

American Rescue Plan



Total National TV Audience

65,640

Total National TV Publicity

USD \$5,532

Total Local TV Audience

65,640

Total Local TV Publicity

USD \$5,532

Total Number of Clips 4



Escambia Seeks Input On How To Spend \$61.7 Million In American Rescue Plan Funds



1

Date Collected Sep 18, 2021 2:14 AM CDT

Language English

Category Online News

Source NorthEscambia.com

Author William Reynolds

Escambia Seeks Input On How To Spend \$61.7 Million In **American Rescue Plan** Funds **Escambia County** is seeking public input on how to spend **American Rescue Plan** Act Funding. The public is asked to submit input to the **Escambia County American Rescue Plan** Survey by 11:50 p.m. on Thursday, September 30, 2021. The survey is available in English and Spanish online and at the community centers and libraries listed below. Survey results will be presented at an upcoming Committee of the Whole meeting. The **American Rescue Plan** (ARP) includes \$61.7 million in direct local recovery assistance for **Escambia** ...



Channel 3 News at 10pm



2

Time Sep 17, 2021 10:07 PM CDT

Local Broadcast Time 10:07 PM CDT

Category News

Call Sign WEAR (ABC)

Market DMA: 57 Mobile, AL

Language English

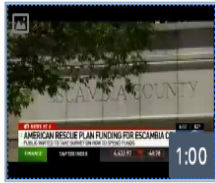
Est. National Audience 25,423

Est. National Publicity Value USD \$3,402

Est. Local Audience 25,423

Est. Local Publicity Value USD \$3,402

to restrict and allocate the doses because the splice are low and the demand is quite high. right now, florida has 25 state run pop-up sites, including one in pensacola and one in fort walton beach. >> the covid death toll is raising red flags. >> coroners in places like colorado. some are discovering that fatalities are being counted as covid deaths even when they are not. the covid death **county** and the accusations that so. numbers are padded. that's sunday 9:00 a.m. right here on channel 3. >> **escambia county** wants you to weigh in on how they should spend the **american rescue plan** money. 61 1/2 million dollars in recovery help. you have until the end of this month to take a survey, available online. you can find it at several library and community centers, you can find the link to the survey as well as a full list of those locations on our website go to weartv.com. well, a prominent attorney in



Channel 3 News at 6pm

 3

Time Sep 17, 2021 6:12 PM CDT

Local Broadcast Time 6:12 PM CDT

Category News

Call Sign WEAR (ABC)

Market DMA: 57 Mobile, AL

Language English

Est. National Audience 40,217

Est. National Publicity Value USD \$2,130

Est. Local Audience 40,217

Est. Local Publicity Value USD \$2,130

no deputies were injured. >>> **escambia county** want to weigh in on how they should spend **american rescue plan** money. 61 and a half million dollars and recovery health. they have until the end of the month to take the survey. it's online and at community library centers. you can find more at WEARTV.com. >>> the latest unemployment numbers are out. we will tell you how florida



County Seeks Public Input on American Rescue Plan Act Funds

 4

Date Collected Sep 17, 2021 4:17 AM CDT

Market United States

Category

Language English

Source [My Island Times](#)

Escambia County is seeking community input to guide its spending **plan** for **American Rescue Plan** Act Funding. The public is asked to submit input to the **Escambia County American Rescue Plan** Survey by 11:50 p.m. on Thursday, Sept. 30, 2021. The survey is available in English and Spanish online and at the community centers and libraries listed below. Survey results will be presented at an upcoming Committee of the Whole meeting.

The **American Rescue Plan** (ARP) includes \$61.7 million in direct local recovery assistance for **Escambia County**. The first half of the **county's** award has been received, ...



American Rescue Plan

Escambia County

Escambia County American Rescue Plan

Summary

The American Rescue Plan (ARP) includes \$61.7 Million in direct local recovery assistance for Escambia County. The first half of the county's award has been received totaling \$30.9 million. The second half will be comparable and will arrive approximately one year after the first payment.

Escambia County's plan will follow the U.S Treasury Departments Interim Final ARP Rule including allocating all funds prior to Dec. 31, 2024 and completing all expenditures by Dec. 31, 2026 as required.

While we are still in the early program development stages, we recognize the impact that the COVID-19 pandemic has had on our community and are committed to making investments for economic recovery and rebuilding.



Escambia County American Rescue Plan

Use of Funds

Escambia County is gathering public input and assessing county needs to prioritize, design, and implement the American Rescue Plan funds. We want to ensure that our programs support our community and citizens and that our programs promote the below approved expenditure categories:

- a. Public Health
- b. Negative Economic Impacts
- c. Services to Disproportionately Impacted Communities
- d. Premium Pay
- e. Water, Sewer and Broadband infrastructure
- f. Revenue Replacement

Community Engagement

While Escambia County is in the early stages of program development, we are taking the time to ensure we capture diverse feedback from citizens, community partners and constituents.

We have developed a web page (<https://myescambia.com/american-rescue-plan>) and email address (arp@myescambia.com) dedicated to the American Rescue Plan to ensure transparency and communication with the public.

To engage the community, Escambia County developed and launch an ARP Survey to collect and review public input on citizen priorities for economic recovery. The survey was active September 17th through September 30th 2021 both online and at Escambia County's Libraries and Community Centers.

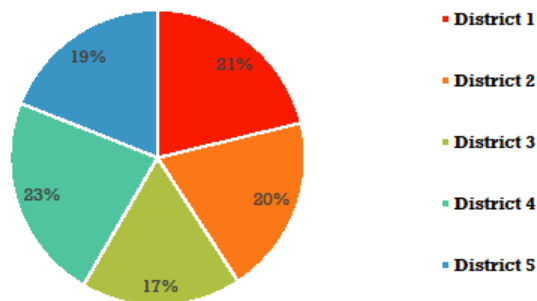


Escambia County American Rescue Plan

Survey Results

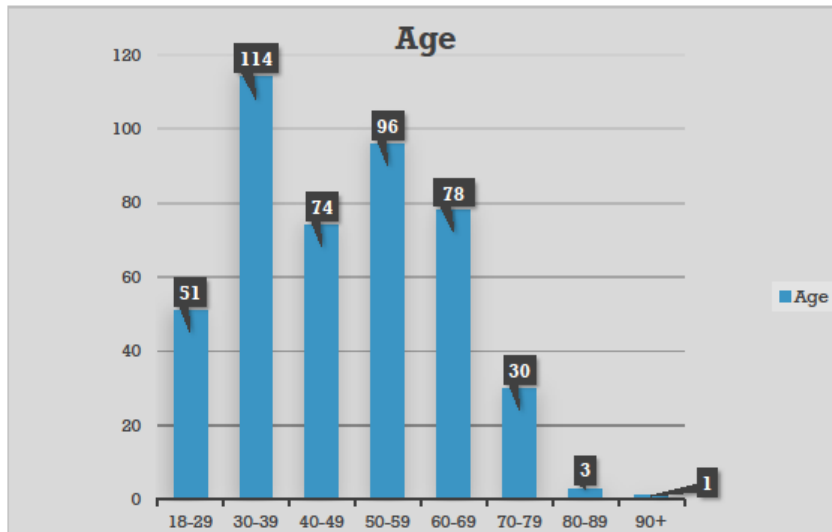
Escambia County received a total of 495 responses to our ARP surveys through online, libraries and community centers.

Response By District



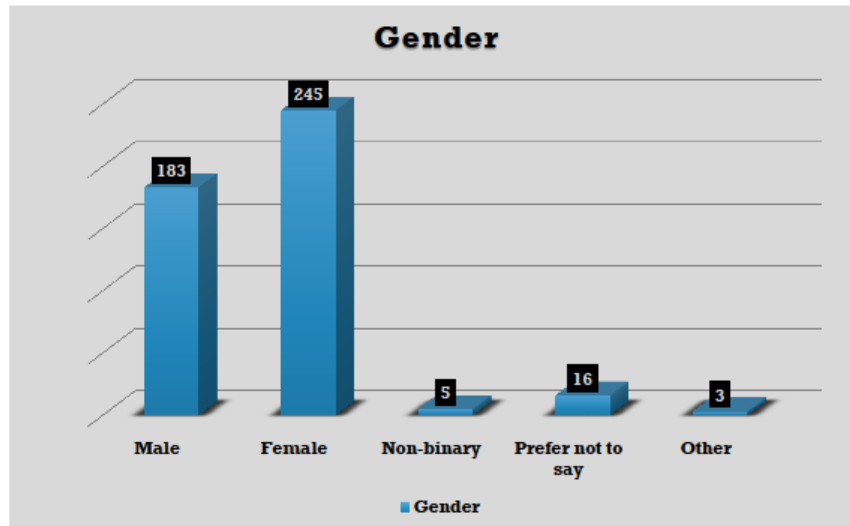
Escambia County American Rescue Plan

Survey Results – Age Reported by Respondents



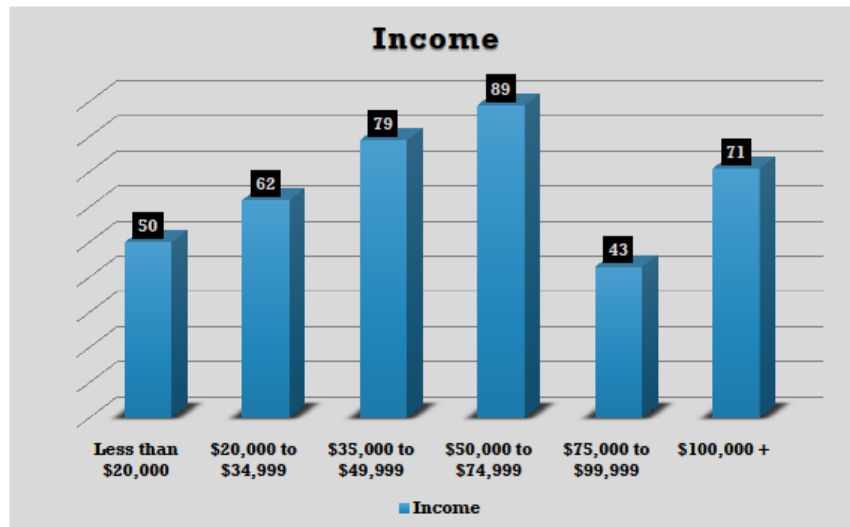
Escambia County American Rescue Plan

Survey Results – Gender Reported by Respondents



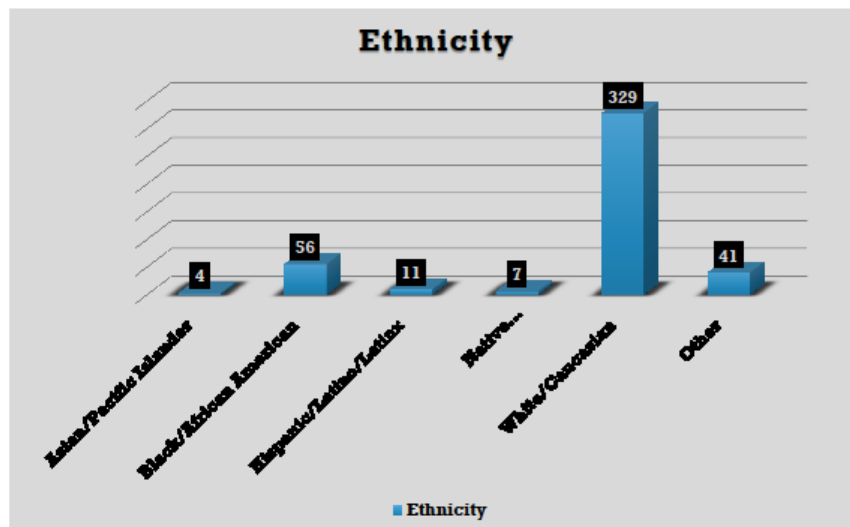
Escambia County American Rescue Plan

Survey Results – Income Reported by Respondents



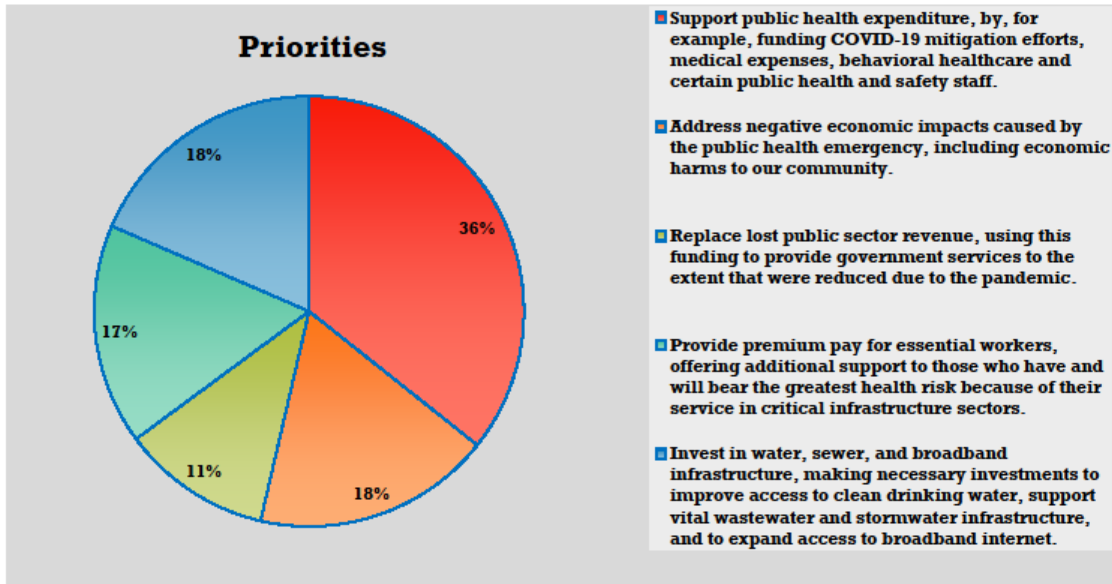
Escambia County American Rescue Plan

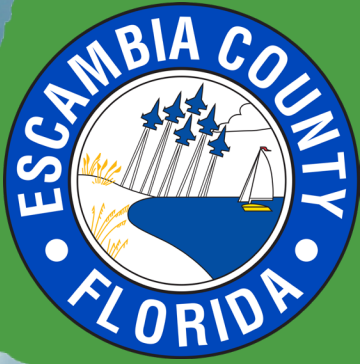
Survey Results – Ethnicity Reported by Respondents



Escambia County American Rescue Plan

Survey Results – Respondents Priorities for Escambia County to invest in with ARP Funds.

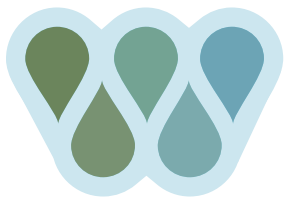




ESCAMBIA COUNTY GUIDANCE

CONDITIONAL USES

August 2025



**COMMUNITY
RESILIENCE
CENTER**
AT THE WATER INSTITUTE



This work was funded by Escambia County and led by The Water Institute and Williams Sale Partnership Ltd. (WSP). Additional technical and financial support was provided by the Community Resilience Center at The Water Institute. The Water Institute is a not-for-profit, independent, non-advocacy applied research institute dedicated to reducing the vulnerability of people, communities, ecosystems, and economies through transformative approaches to interconnected environmental and social challenges. In furtherance of these goals The Water Institute established the Community Resilience Center whose mission is to increase community-led resilience in the Gulf Coast by addressing systemic barriers and making available more capacity and expertise to support a broad array of communities.

DeJong, A., Bentley, A., Haertling, A., Storck, H., Wowk, K. 2025. Escambia County Guidance: Conditional Uses. The Water Institute and WSP.

*Cover image: Escambia County seen from above. (Photo credit George/Adobe Stock)
Escambia County (Graphic credit Danlersk/Adobe Stock)*

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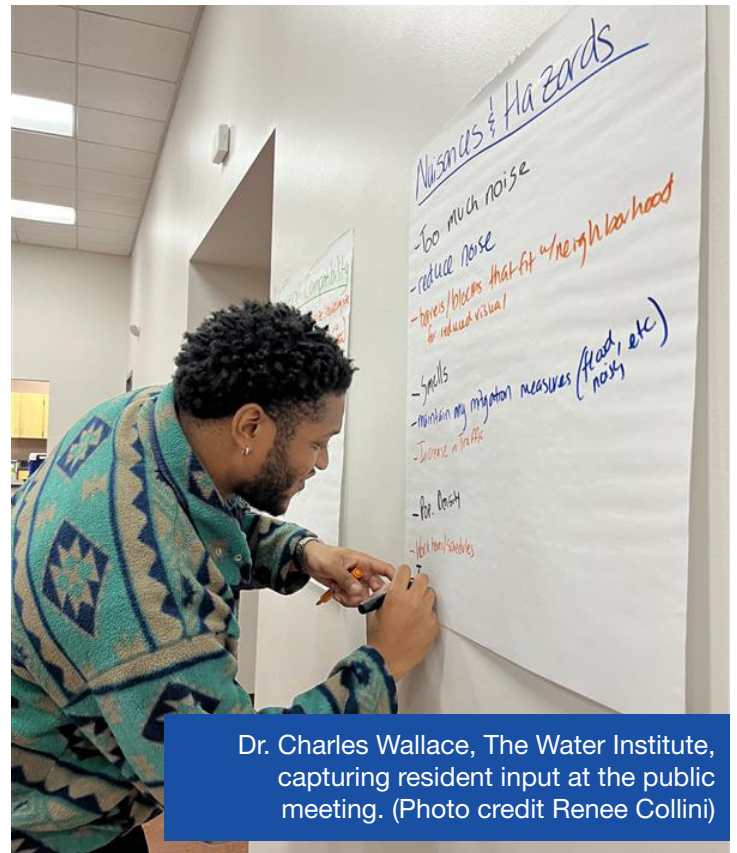
Purpose

Neighborhoods in Escambia County have varying exposure to incompatible land uses¹ that can be considered a “nuisance” to communities. To discourage future impacts on communities, and in particular on those neighborhoods that have historically faced increased levels of exposure, this guidance document is intended to support Escambia County planning staff in considering and interpreting criteria for conditional uses when preparing reports for the Board of Adjustment. The Land Development Code (LDC) of Escambia County details the special conditions and circumstances for conditional uses in Chapter 2, Article 6, Section 2-6.4 of the code. Several of the County’s zoning districts require applications for specific land uses to go through this conditional use process. For example, the Rural residential (RR) district (Sec. 3-2.3) requires that a request for salvage yard use must go through the conditional use process. If a nuisance use is listed as a conditional use, it must go through this process. This guidance document provides considerations when examining the conditional use provisions laid out in Sec. 2-6.4.

It is important to also recognize what this guidance document does not provide. This guidance document specifically applies to conditional use review only and does not provide any additional procedural mechanisms for such uses when they are by right, meaning that a property may be used in a way that is permitted by the current zoning regulations without needing special permits or variances. This guidance uses categories to consider the potential impacts of nuisance uses in the conditional review process. While those same categories may be relevant to understanding impacts of such uses more generally, a by right use would not be required to provide any of the information below. Finally, this guidance document is not legal counsel and is not legally binding.

This document is separated into three main sections. Section I: Incompatible Land Uses describes uses that are incompatible with the surrounding neighborhoods and provides a summary of public input gathered to help assess which land uses were perceived to be most incompatible with neighborhoods. Section II: Compliance Process Guidance discusses the conditions for compliance review in the conditional use process, and for each condition, includes the specific descriptive text from the LDC, provides an interpretation of the text, and then provides guidance on questions county staff may consider when reviewing applications for incompatible land uses in the conditional use process. Finally, Section III: Incompatible Land Uses Checklists simplifies the guidance provided for each condition into two checklists that are tailored to support the review process for the three incompatible uses prioritized by residents as having the highest concern. One checklist is for county staff to support the review process. A second checklist mirrors the staff checklist but is less detailed and can be offered to developers to provide transparency in the conditional use process.

¹ An incompatible land use can be considered a use that, if not mitigated, could result in real or perceived harmful impacts to nearby residents and neighborhoods.



Dr. Charles Wallace, The Water Institute, capturing resident input at the public meeting. (Photo credit Renee Collini)

Section I: Incompatible Land Uses

While the terms *incompatible land use* or *nuisance use* are not specifically defined in the LDC, an incompatible land use can be considered a use that, if not mitigated, could result in real or perceived harmful impacts to nearby residents and neighborhoods. For the purposes of this work, such uses were identified in collaboration with county staff and are included in Box 1: Incompatible Land Uses. While this document provides considerations that may apply to all uses listed in Box 1 in the conditional use process, it especially focuses on the top three nuisance uses identified by Escambia County residents through a public input process that included a mailed and electronic survey, as well as a public meeting.

Escambia County residents attending the public meeting. (Photo credit Nicole Ricketts)



PUBLIC INPUT SUMMARY

The public survey resulted in a ranking of the incompatible land use listed in Box 1: Incompatible Land Uses; this survey asked residents to indicate how concerned they would be to live next to one of these land uses, the results of which can be seen in Figure 1. A total of 393 complete responses were received. This meets the survey response rate target number to reach a 95% confidence level, meaning that if the county population were sampled repeatedly, the results would be very similar and reflect the larger population's preferences. The three land uses that received the highest number of "very concerned" responses were hazardous waste storage or disposal (362 responses), chemical manufacturing (345 responses) and solid waste landfills and transfer stations (325 responses) (Figure 1).

Beyond the ranking of incompatible land uses by level of concern, the survey asked whether there were additional land uses residents were concerned with that were not on the survey list, and whether residents wanted to offer further comments. Appendix 1: Additional Public Survey And Public Meeting Comments provides a summary of additional comments from the public survey.

Box 1: Incompatible Land Uses (identified by technical and county staff)

- 24/7 drive through business
- Auto repair shops
- Bars and nightclubs
- Borrow pits
- Chemical manufacturing
- Compost facilities
- Concentrated animal feeding operations
- Concrete batch plant
- Concrete crushing facility
- Construction and equipment yards
- Event venues and stadiums
- Food processing plants
- Hazardous waste storage or disposal
- High-volume retail centers and shopping malls
- Large distribution centers and warehouses
- Meat processing
- Recyclers and scrap metal yards
- Salvage yards and junk yards
- Solar farms
- Solid waste landfills and transfer stations
- Storage of materials - bulk
- Storage of materials - heavy equipment
- Storage of materials - indoor/mini storage
- Storage of materials - outdoor
- Storage of materials - vehicles
- Tattoo parlors
- Trucking terminals
- Wastewater treatment

Resident Concern With Incompatible Land Uses

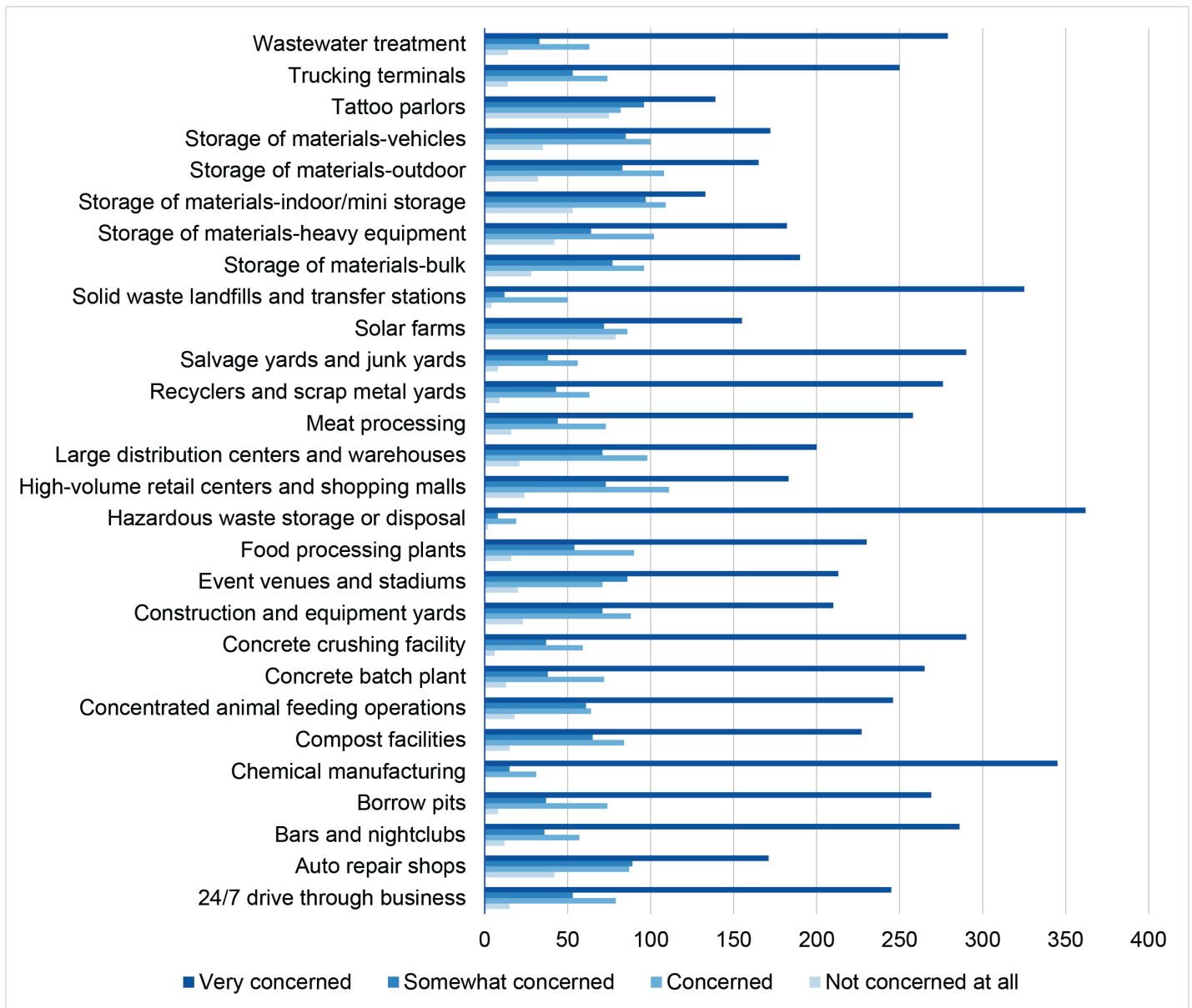


Figure 1: Escambia County public input to a survey asking residents to rank their level of concern with living next to a list of incompatible land uses. The survey resulted in 393 complete responses.

Appendix 1: Additional Public Survey And Public Meeting Comments also provides a summary of comments received at the public meeting. It is important to note, however, that while additional land uses were identified at the public meeting that raised concerns, such as dispensaries, and additional details were collected on “why” specific incompatible land uses were concerning, the results of the survey were unchanged.

Therefore, as stated above, while the following guidance may be useful to consider against all incompatible land uses, the guidance and the checklists that follow are most directly relevant to the top three incompatible land uses of highest concern raised by Escambia County residents: hazardous waste storage or disposal, chemical manufacturing, and solid waste landfills and transfer stations.

Section II: Compliance Process Guidance

Prior To Compliance Review

Before reviewing a conditional use application for compliance, a few up-front considerations can assist in a review for potential community impacts.

1. Consider the intended use and determine the primary potential impacts (e.g., noise, dust, truck traffic, etc.).
2. Determine what an appropriate “immediate area” is for the given use. Is it just the adjacent properties, or is it a broader radius around the parcel?
3. Review adjacent properties and the surrounding neighborhood. What uses are directly next to the property in question? Does the neighborhood already have similar uses or similar impacts from different uses?

Having these factors in mind prior to reviewing the application will assist the reviewer in using this guidance. Table 1: Expected Impacts of Priority Incompatible Land Uses also provides a list of expected impacts for the priority incompatible land uses, which will facilitate consideration of the above questions. This table is informed by peer-reviewed literature and legal cases, as well as input from Escambia County residents.

Table 1: Expected Impacts of Priority Incompatible Land Uses

Incompatible Land Use	Description of Use	Expected Impacts Associated with Incompatible Land Use
Hazardous Waste Storage or Disposal	Facilities where solid waste comprised of physical, chemical, or infectious characteristics may pose a substantial present or potential hazard to human health or the environment when improperly transported, disposed of, stored, treated, or otherwise managed (Sec. 6-0.3).	Air Quality Impacts Water Quality/Groundwater Pollution (General) Public Health Impacts
Chemical Manufacturing	Facilities that chemically transform materials or substances into new products, including the assembling of component parts, and the blending of materials (Sec. 6-0.3).	Air Quality Impacts Water Quality/Groundwater Pollution (General) Public Health Impacts
Solid Waste Landfills and Transfer Stations	A disposal facility that requires state permitting and engineered environmental protection systems for the placement of wastes, or industrial facilities where non-hazardous solid waste from collection vehicles is consolidated, temporarily stored, and may be sorted, for subsequent transport to other facilities for processing or final disposal (Sec. 6-0.3).	Dust and Air Quality Impacts Noise Truck Traffic Water Quality/ Groundwater Pollution (General) Debris and Environmental Pollution

Code Provisions: Compliance Review

Per the LDC, the developer “has the burden of presenting competent substantial evidence that establishes each of the following conditions:” a) General compatibility; b) Facilities and services; c) On-site circulation; d) Nuisances and hazards; e) Solid waste; f) Screening and buffering; g) Signs and lighting; h) Site characteristics; and i) Use requirements.

While each condition is briefly defined, some language used may be open to interpretation. This clearer guidance expands on each definition to provide firmer expectations for county staff and developers when reviewing or submitting applications for incompatible land uses.

A. General Compatibility

“The proposed use can be conducted and operated in a manner that is compatible with adjacent properties and other properties in the immediate area.” (Escambia County, 2025)

Interpretation. The LDC specifically highlights the operations of the proposed use. Incompatible land uses that involve operations with significant impacts, such as noise, air pollution, groundwater impacts, truck traffic, or intrusive lighting should demonstrate that they are compatible with adjacent properties. The demonstration of compatibility should consider the full range of operations of the proposed use. For example, the impacts of conducting and operating the site at both its least and most busy days and times should be considered.

It may also be reasonable for the County to expect that some incompatible land uses have a larger “immediate area” than others, and in this regard it may be useful to consider both the adjacency area as well as the impact area. The adjacency area refers to the land immediately bordering or in proximity to the development site. The primary concern with an adjacency area is compatibility of the direct interactions between the new development and its adjacent neighbors. The impact area is the region that will be directly affected by a proposed land development project. This includes not only the project site, but also the broader area where the project’s consequences will be felt. The impacts can be positive or negative and are a key part of the environmental review and planning process. For example, if a resident of a property can hear and smell a waste transfer station, that may constitute the impact area, even if their property is not directly adjacent to the proposed conditional use.

Regarding interpretation of compatible, the LDC defines compatible in Chapter 6 as “a condition in which land uses, activities or conditions can coexist in relative proximity to each other in a stable fashion over time such that no use, activity, or condition is unduly negatively impacted directly or indirectly by another use, activity, or condition.” This definition allows consideration of both direct and indirect impacts for an area proximate to a land use. It also acknowledges that conditions over time are an important element of compatibility. This text provides leeway for the County to specify that indirect negative impacts may accrue over time to a community in relative proximity (or the impact area), rather than just adjacent to the proposed conditional use.

Guidance. Questions to consider when reviewing an application for *General Compatibility* include:

- A.1. What kind of negative impacts can be expected? Are they direct or indirect?
- A.2. Based on the intended use, what is a prudent definition of “immediate area”? Should prevailing winds and/or groundwater flows be considered in the definition of immediate area?
- A.3. How could the impacts of the use change over time? How might adjacent properties or properties in the impact area be negatively impacted in the future?
- A.4. Does the immediate area already have uses that have similar impacts as the proposed use? Consider that the cumulative impacts may be significant while the impacts from each individual use may not be significant on their own.

B. Facilities and Services

“Public facilities and services, especially those with adopted levels of service, will be available, and will provide adequate capacity to serve the proposed use consistent with capacity requirements.” (Escambia County, 2025)

Interpretation. The LDC text defining facilities and services addresses publicly provided and maintained facilities and services (e.g., roadways, water, wastewater) needed to support a proposed conditional use. The availability, or capacity, of these facilities and services must be adequate to support both proposed and existing uses on the site and in the relevant service area. The text further specifies that adopted levels of service, if they exist for the facility or service in question, should be used to determine adequacy.

The LDC defines public facilities as, “Major capital improvements, including transportation, sanitary sewer, solid waste, stormwater management, potable water, educational, and recreational facilities” (Sec. 6-0.3). Facilities may be provided directly by the County, or by designated public facility providers such as the Emerald Coast Utilities Authority, which provides water, wastewater/sewer, and sanitation services.

Determining compliance for this condition requires understanding the service needs of each proposed conditional use and comparing that to available services. If there is not enough existing, excess capacity to meet the proposed use’s needs, then there are not current adequate services for that proposed use. The scale or intensity of the proposed use may need to be decreased to a point where there is adequate capacity, or additional new capacity may be needed to fill the gap.

Chapter 5 of the LDC, General Development Standards, includes Article 2 – Adequate Public Facilities (Concurrency). This article “establishes land development standards for public facilities that implement comprehensive plan policies requiring wastewater, solid waste, stormwater, and potable water, to be available when needed by proposed development. It is the intent of these standards that new development bears its fair share of the costs of providing adequate public facilities. The adequacy of these essential facilities shall be demonstrated in the ability to maintain their adopted levels of service concurrent with all existing and additionally proposed demands.”

Roadways are an important public facility that should be considered when reviewing a proposed conditional use, ensuring that the adjacent and nearby roadways can accommodate the quantity and type of travel the use will generate. The LDC notes, however, that “Escambia County does not require roadway concurrency for development; however, the county monitors and requires intersection analysis” (Sec. 5-2.3).

Adequacy of fire and emergency service coverage for the proposed use should also be reviewed. If the proposed use involves hazardous materials, specialized fire and emergency equipment may be required. Availability of necessary, specialized equipment should be confirmed.

Guidance. Questions to consider when reviewing an application for *Facilities and Services* include:

- B.1. Which public facilities and services will the proposed use require? Is there sufficient information in the application to understand the quantity of public facilities/services that will be required by the proposed use, and the intensity of that use? How might the use impact available water, sewer, and power capacity?
- B.2. What are the anticipated roadway impacts (e.g., increased volume and/or vehicle weights)?

- B.3. Could the use have increased need for emergency services either from on-site worker accidents or a facility incident? Would a specialized response be needed?
- B.4. Do the identified facilities/services have adopted service level standards, and if yes, what are they? What are the associated service areas?
- B.5. What is the service capacity currently available in the location? Is there enough excess capacity to accommodate the proposed new use?
- B.6. If there is inadequate capacity, how might the gap be met? Can the proposed use be scaled down to require less, or is there the ability to create additional capacity?

C. On-Site Circulation

“Ingress to and egress from the site and its structures will be sufficient, particularly regarding vehicle and pedestrian safety and convenience, efficient traffic flow and control, on-site parking and loading, and emergency vehicle access.” (Escambia County, 2025)

Interpretation. The LDC describes the need to review how people and vehicles get into, out of, and move around on the proposed site. Factors influencing on-site circulation include number of motorized vehicles, types (e.g., size, turning radius) of vehicles, location of drive aisles and parking areas, loading areas, pedestrian walkways and crossings, and placement of buildings and structures. Further, this text allows staff to consider convenience of vehicle and pedestrian facilities, suggesting that conditions beyond merely adequate (i.e., safe) may be sought.

Ingress, egress, and internal circulation should be managed within the site, with minimal negative impacts external to the site. Applications should consider access and traffic patterns of adjacent and nearby uses, and proposed uses should not negatively impact those existing conditions. As an example, delivery trucks should not queue in travel lanes of the main roadway or block driveways of neighboring uses. Proposed uses must also ensure safe and efficient access for emergency vehicles, such as fire trucks, which may have specific ingress, turnaround, and egress requirements.

Developers can use traffic and circulation studies to demonstrate compliance with this review element. These studies may be reviewed by the Engineering Department’s Transportation and Traffic Operations group. Measures such as access control measures and pedestrian and vehicular signage can help mitigate potentially negative impacts and provide sufficient on-site circulation. If the impacts cannot be mitigated, the scale, intensity, or type of the proposed use may not be appropriate for the selected site.

Finally, requirements for certain elements of on-site circulation, including access, parking, and loading may be found in the LDC. Chapter 5 Article 5 – Streets and Access includes standards for street design, site access, traffic control, sidewalks, and bikeways; Article 6 – Parking and Loading includes parking demand, stall and aisle design, off-site and joint use parking, loading, and unloading.

Guidance. Questions to consider when reviewing an application for *On-Site Circulation* include:

- C.1. What is the current condition of on-site circulation for vehicles and pedestrians? What are the circulation patterns for adjacent and nearby sites? Are there nearby uses that generate a large number of trips, especially at specific times of the day?
- C.2. Does the application include a reasonable program for how motorized vehicles will be accommodated within the site? Does it consider type and volume of vehicles, traffic flow, and efficiency?
- C.3. Can all traffic and circulation impacts be managed internal to the site? Are mitigation efforts (e.g., signage, access control) described?
- C.4. How are materials associated with the use that are coming into or out of the site controlled, such that off-site impacts are minimized?
- C.5. Does the site layout locate pedestrian and vehicular facilities in a way that is both safe and convenient for users? Can emergency vehicles be safely and efficiently accommodated on-site?
- C.6. Are all relevant standards in Chapter 5 Article 5 (Streets and Access) and Article 4 (Parking and Loading) met?

D. Nuisances and Hazards

“The scale, intensity, and operation of the uses will not generate unreasonable noise, glare, dust, smoke, odor, vibration, electrical interference, or other nuisances and hazards for adjoining properties and other properties in the immediate area.” (Escambia County, 2025)

Interpretation. The LDC states that a use’s scale, intensity, or operation will not create unreasonable nuisance or hazardous conditions on adjacent or nearby properties. Conditions described include noise, glare, dust, smoke, odor, vibration, and electrical interference. As with General Compatibility, it is reasonable to expect that some nuisance conditions may generate negative impacts for a larger “immediate area” than others, which may include both the adjacent and impact areas (as described above). The functional definition of “immediate area” may vary by scale and intensity of proposed use, as well as nuisance or hazard condition type.

Several of the described nuisance conditions are included in the County Noise Abatement Ordinance, Chapter 42, Article III, Noise. Metrics for acceptable and unacceptable levels of sound and noise are included. The LDC also provides General Development Standards specific to preventing adverse off-site impacts in Sec. 5-9.2. Nuisance conditions described include noise, vibrations, air pollutants (smoke, odor), fire and explosive hazards, glare, solid waste, and selected prohibited nuisance conditions. Sec. 5-9.3 supplements with code language specific to exterior lighting.

While “unreasonable” is not included in the LDC Definitions, the Noise Abatement Ordinance does describe what may be considered “unreasonably” loud in Sec. 42-64 (b). For other assessments of what might constitute unreasonable impacts to nearby properties, there are at least two potential methods of comparison. First, the County could compare the expected amount of nuisance and hazard conditions of the specific proposed conditional use against amounts generated by similar uses. Anything greater than comparable impacts might be considered unreasonable. Second, the County might compare the existing amount of glare, noise, etc., on nearby properties with the amount anticipated from the specific proposed conditional use. In this second method, there may be some increment of increased glare, for example, that would be deemed acceptable given a use change, but more glare in an area already receiving amounts of glare may be deemed unreasonable.

It is worth noting that “unreasonable” may vary depending on the adjacent use; for example, the amount of glare that may be reasonable for a commercial building adjacent to a new proposed conditional use may be much greater than the amount deemed reasonable for an adjacent residential building. Additionally, while one or two separate nuisance conditions may be judged acceptable, several may be unreasonable when taken together.

In any assessment, consideration should be given to potential strategies for mitigating off-site impacts (e.g., limiting hours of certain activities), as well as whether adjusting the scale, intensity, or operations of a proposed use would make it more appropriate for the selected site.

Guidance. Questions to consider when reviewing an application for *Nuisances and Hazards* include:

- D.1. What types of nuisances and hazards might the proposed conditional use generate? What noise, glare, dust, smoke, odor, vibration, and electrical interference impacts might the use generate?
- D.2. What are adjacent and nearby uses? What are existing nuisance or hazardous conditions for adjacent and nearby areas?
- D.3. What might the cumulative impacts of anticipated nuisances and hazards be on the immediate area, i.e., the combined effects of past, present, and reasonably foreseeable future actions?
- D.4. How does the application mitigate or minimize potential nuisances or hazards? If the proposed conditional use’s scale, intensity, or operation were altered, would the negative impacts be reduced or removed?

E. Solid Waste

“All on-site solid waste containers will be appropriately located for functional access, limited off-site visibility and minimal odor and other nuisance impacts.” (Escambia County, 2025)

Interpretation. The LDC describes the placement and condition for on-site solid waste containers. Functional access, limited off-site visibility, and minimized odor and other nuisance impacts are included as considerations.

As mentioned above, general odor and nuisance conditions are included in Sec. 5-9.2 of the LDC, as well as in Chapter 82 of the Code of Ordinances of Escambia County. Chapter 82 discusses solid waste, including odor and condition of containers, and required types and residential placement (Sec. 82-169). Size and quantity of on-site solid waste containers should also be considered.

Guidance. Questions to consider when reviewing an application for *Solid Waste* include:

- E.1. What types of solid waste containers are proposed? What are the dimensions, materials, and how many will the proposed conditional use need?
- E.2. Where on-site will the containers be located? Will they be accessible (for use and retrieval) and not visible from off-site? Would screening or buffering mitigate any potentially negative impacts?
- E.3. Are the containers designed to reduce nuisance conditions (e.g., odor, leakage, vectors)?
- E.4. Are the containers consistent with code language in LDC Sec. 5-9.2, and Chapter 82 of the Code of Ordinances?



Landscape of Escambia County, Florida.
(Photo credit Forestpath/Adobe Stock)

F. Screening and Buffering

“Where not otherwise required by the LDC, screening and buffering will be provided if appropriate to the proposed use and site.” (Escambia County, 2025)

Interpretation. The LDC presents appropriate screening and buffering as an element for consideration in the conditional use process. It emphasizes meeting applicable requirements in the LDC and acknowledges that screening and buffering may still need to be provided for conditional uses, even if not otherwise required by the LDC.

Screening is defined in the LDC (Sec. 6-0.3) as “A method of visually shielding or obscuring a structure or use from view by fencing, walls, berms, or vegetation” while a buffer is a “designated area with natural or manmade features functioning to minimize or eliminate adverse impacts on adjoining land uses, including environmentally sensitive lands” (Sec. 6-0.3). These two definitions capture the importance of screening and buffering as strategies for mitigating both adverse visual, aesthetic, and environmental impacts.

Specific examples of screening and buffering are well defined in various instances where required throughout the LDC (e.g., for outdoor storage, service and loading areas, borrow pits, etc.). However, inclusion of this text in the compliance review process provides coverage for all other instances where screening and buffering may be appropriate but are not already clearly defined.

Guidance. Questions to consider when reviewing an application for Screening and Buffering include:

- F.1. Is the proposed use/site situated between zoning districts with distinctly different allowable uses and/or intensity of uses (e.g., commercial from industrial)? If so, there will be increased need for screening and buffering.
- F.2. What is the purpose of the screening and buffering, e.g., to reduce visual impact, provide noise reduction, limit smells and dust leaving the site, or other purposes?
- F.3. If screening and/or buffering are appropriate for the proposed use/site, what height, width, and opacity are needed to block public view? For example, would the proposed use/site need to be 100% blocked from public view, or is 75% sufficient?
- F.4. What screening and/or buffering materials, style, and colors would be most appropriate (e.g., landscaping or fencing) for compatibility with the proposed use/site?

G. Signs and Lighting

“All exterior signs and lights, whether attached or freestanding, will be compatible with adjoining properties and other properties in the immediate area, especially regarding glare and traffic safety.” (Escambia County, 2025)

Interpretation. The LDC describes the need to ensure exterior signs and lighting are compatible with nearby properties. It states compatibility must be with both adjacent properties and those in the immediate area, and highlights glare and traffic safety as two important compatibility review criteria.

Chapter 5, Article 8 of the LDC contains code related to Outdoor Signs (Sec. 5-8). The purpose is to “provide reasonable, content-neutral, nondiscriminatory sign regulation through time, place, and manner of use.” (Sec. 5-8.1). Article 9 of that same Chapter contains general exterior lighting guidance, stating, “Lighting is to be located for safety and visual effect. With the exception of street lights, it shall be installed so as not to shine directly on adjacent property. Lighting shall avoid annoyance from brightness and glare.” (Sec. 5-9.3). It goes on to reference where guidance on beachfront lighting can be found in the code. Additionally, some zoning districts contain sign or lighting guidance; the Perdido Key town center overlay, for example, contains district-specific sign and lighting guidance for non-residential sites (Sec. 3-3.9).

Considering the LDC provides specific, extensive guidance on outdoor sign requirements in Article 8 and general lighting guidance in Article 9, the conditional use compliance review text can ensure proposed signs and lighting are compatible with the look and feel of other properties in the surrounding area. In citing ‘glare and traffic safety’ the text encourages staff to consider safety as well as visual impacts of signs and lighting.

Guidance. Questions to consider when reviewing an application for Signs and Lighting include:

- G.1. How do the project’s signs and lighting for the site comply with the requirements in the LDC?
- G.2. Are there lights or signs that the conditional use will require that cannot meet the requirements in the LDC? If so, how will the impacts be mitigated?



Escambia County seen from above.
(Photo credit George/Adobe Stock)

H. Site Characteristics

“The size, shape, location and topography of the site appear adequate to accommodate the proposed use, including setbacks, intensity, bulk, height, open space, and aesthetic considerations.” (Escambia County, 2025)

Interpretation. The LDC describes how proposed uses should “fit” a site in terms of setbacks, intensity, open space, bulk, etc., and the site’s capacity to serve the proposed uses based on its existing topography, location, size, and shape. It gives weight to both functional and aesthetic considerations. Reviewing site characteristics is critical for ensuring that proposed uses align with a site’s physical characteristics, are appropriately scaled for the location/site, and that the site itself can accommodate the uses proposed.

A site’s size, location, and topography (i.e., its shape, elevation, features, landforms, etc.) must be able to support proposed uses while meeting all existing requirements, including the site’s:

- Setback requirements, which ensure a minimum distance from the property/boundary line to any structures on the site.
- Intensity requirements, which are defined by the LDC as an “objective measurement of the extent to which land may be developed or used, including the consumption or use of space above, on, or below the ground; the use of or demand on natural resources; and the use of or demand on facilities or services” (Sec. 6-0.3).
- Bulk requirements, which refer to the physical characteristics of a structure or building, including its size, shape, and placement on the site.
- Open space requirements, defined as “Land or portions of land preserved and protected, whether public or privately owned, and perpetually maintained and retained for active or passive recreation, for resource protection, or to meet lot coverage requirements. Open space includes required yards, developed recreation areas and improved recreation facilities, natural and landscaped areas, and common areas” (Sec. 6-0.3).
- Aesthetic requirements, which refer to the visual appearance and character of a site and its surrounding areas.

The site must also be able to accommodate onsite circulation and other elements with onsite spatial implications, as discussed in the compliance review.

Guidance. Questions to consider when reviewing an application for *Site Characteristics* include:

H.1. Does the site’s shape, elevation, existing landforms, and features meet the requirements of the proposed use? Can the site accommodate the proposed use?

H.2. Does the site meet LDC requirements in terms of:

- Setbacks (e.g., can the site accommodate the proposed use and still meet the minimum distance requirements from all boundaries/property lines)?
- Intensity (e.g., is the proposed use aligned with the site’s designated intensity or is it more intensive than the site allows)?
- Bulk (e.g., is the proposed use appropriately situated and the right shape and size for the site)?
- Open space (e.g., if proposed use is permitted, will there be enough open space remaining to meet lot coverage requirements)?
- Aesthetics (e.g., does the proposed use fit/align with the “look and feel” of the surrounding properties/area)?

I. Use Requirements

“The proposed use complies with any additional conditional use requirements of the applicable zoning district, use or other provisions of the LDC.” (Escambia County, 2025)

Interpretation. The LDC provides an opportunity for the reviewer to check for any other incompatibilities with the applicable zoning district, use, or other relevant provisions in the code. As a conditional use is determined through “discretionary county review of an applicant’s demonstration that specific conditions will assure compatibility with surrounding uses” (Sec. 3-1.4), this portion of the compatibility review is to address any other zoning district, use, or specific provision of the LDC that might not have been captured in the previous categories.

These requirements ensure that the development is compatible with the surrounding area and while mitigating negative impacts. Common considerations, which also are all mentioned in the above conditions, may include:

- **Compatibility with Surrounding Land Uses:** The proposed use must fit in with the character of the zoning district and surrounding land uses, including factors like building size, design, and materials to ensure they are consistent with adjacent properties.
- **Hours of Operation:** To prevent noise and traffic impacts on nearby residents, a conditional use approval may set specific hours of operation.
- **Traffic and Parking:** Potential increase in traffic and the adequacy of proposed parking should be assessed. Requirements could include a certain number of off-street parking spaces or a traffic study to determine if road improvements are needed.
- **Screening and Landscaping:** To minimize visual, noise, and environmental impacts, a conditional use approval might require landscaping, fencing, or other screening measures.
- **Lighting and Noise:** Potential light and noise pollution should be assessed and may require using shielded lighting to prevent light from spilling onto neighboring properties and installing sound-dampening materials to reduce noise.
- **Public Health and Safety:** The project must not pose a threat to public health or safety. This can involve requirements for fire safety, environmental protections, and stormwater management.

Guidance. Questions to consider when reviewing an application for *Use Requirements* include:

- I.1. Is the use correctly classified?
Check Sec. 3-1.4 (f).
- I.2. What is the underlying zoning district, and what are its criteria for conditional uses?
- I.3. Have the underlying zoning district’s conditional use requirements been met?
- I.4. Does the use meet LDC requirements for compatibility, hours of operation, traffic and parking, screening and landscaping, lighting and noise, and public health and safety?

Other Considerations

Final Determination: Other Conditions of Approval

“In granting a conditional use, the reviewing board shall have the authority to attach any conditions directly related to the use as the board may find necessary for the satisfaction of the conditional use conditions and preservation of the intent of the applicable zoning district. Such conditions include setbacks, height, impervious cover, total floor area, building orientation, screening, buffering, site signage and lighting, and hours of operation.”
(Escambia County, 2025)

Interpretation. A conditional use may be appropriate for some locations in a given zoning district if certain “existing or imposed conditions” are met (Sec. 3-1.4). This text allows for the reviewing board to attach or impose conditions directly related to the use. The conditions specified as the ones that can be imposed largely line up with the categories of this compatibility review, so the reviewer may determine that a deficiency can be addressed with an additional requirement. For example, a conditional use request for a waste transfer station could be required to address hours of operation and lighting to avoid nighttime disturbances to an adjacent residential neighborhood.

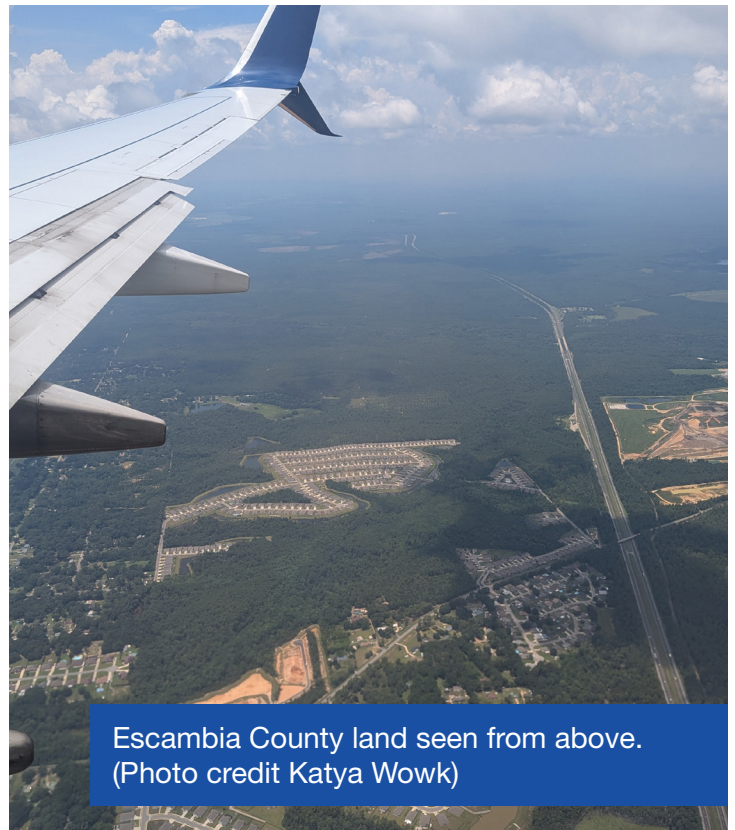
Guidance. Questions to consider when reviewing an application for *Other Conditions of Approval (OCA)* include:

OCA.1. Has the use been subject to previous community complaints in other areas? What conditions could have been placed on prior projects to lessen the complaints, and how can those conditions be applied to the current project?

OCA.2. Based on the issues and concerns raised throughout the review, what conditions of approval should be imposed?

Summary

Using the guidance presented in this document can increase public safety and well-being by allowing for specific, tailored requirements that mitigate a project’s potential negative impacts on neighborhoods. This goes beyond standard zoning rules to address unique challenges posed by a particular development while making new development safer for all. Beyond basic safety, the guidance can help improve overall quality of life for Escambia County residents by addressing issues like past, current and future impacts, while also considering privacy, noise, and aesthetics.



Escambia County land seen from above.
(Photo credit Katya Wowk)

Section III: Incompatible Land Uses Checklists

County Staff Checklist

The following checklist is to be used by county staff in the Escambia County conditional use process for land development to ensure new development can prevent or mitigate potential negative impacts on neighborhoods in the immediate area (including the adjacent and impact areas).

Staff can use the checklist to determine whether sufficient information is included in an application to assess each condition, or whether information is missing and thus the condition cannot be assessed. Staff are encouraged to rely on community definitions, descriptions and concerns when using the checklist (e.g., as found in Appendix 1 of the Guidance on Conditional Uses).

Project Name: _____

Project Number: _____

Developer Name: _____

Item	Sufficient Information	Insufficient Information	N/A	Notes
Compliance Review Conditions				
A. General Compatibility.				
A.1. What kind of negative impacts can be expected? Are they direct or indirect?	☐	☐	☐	
A.2. Based on the intended use, what is a prudent definition of “immediate area”? Should prevailing winds and/or groundwater flows be considered in the definition of immediate area?	☐	☐	☐	
A.3. How could the impacts of the use change over time? How might adjacent properties or properties in the impact area be negatively impacted in the future?	☐	☐	☐	
A.4. Does the immediate area already have uses that have similar impacts as the proposed use? Consider that the cumulative impacts may be significant while the impacts from each individual use may not be significant on their own.	☐	☐	☐	

Item	Sufficient Information	Insufficient Information	N/A	Notes
B. Facilities and Services.				
B.1. Which public facilities and services will the proposed use require? Is there sufficient information in the application to understand the quantity of public facilities/services that will be required by the proposed use, and the intensity of that use? How might the use impact available water, sewer, and power capacity?	☐	☐	☐	
B.2. What are the anticipated roadway impacts (e.g., increased volume and/or vehicle weights)?	☐	☐	☐	
B.3. Could the use have increased need for emergency services either from on-site worker accidents or a facility incident? Would a specialized response be needed?	☐	☐	☐	
B.4. Do the identified facilities/services have adopted service level standards, and if yes, what are they? What are the associated service areas?	☐	☐	☐	
B.5. What is the service capacity currently available in the location? Is there enough excess capacity to accommodate the proposed new use?	☐	☐	☐	
B.6. If there is inadequate capacity, how might the gap be met? Can the proposed use be scaled down to require less services, or is there the ability to create new service?	☐	☐	☐	
C. On-Site Circulation.				
C.1. What is the current condition of on-site circulation for vehicles and pedestrians? What are the circulation patterns for adjacent and nearby sites? Are there nearby uses that generate a large number of trips, especially at specific times of the day? See Sec. 2-2 of the Design Standards Manual in the LDC.	☐	☐	☐	
C.2. Does the application include a reasonable program for how motorized vehicles will be accommodated within the site? Does it consider type and volume of vehicles, traffic flow, and efficiency?	☐	☐	☐	
C.3. Can all traffic and circulation impacts be managed internal to the site? Are mitigation efforts (e.g., signage, access control) described?	☐	☐	☐	
C.4. How are materials associated with the use that are coming into or out of the site controlled, such that off-site impacts are minimized?	☐	☐	☐	
C.5. Does the site layout locate pedestrian and vehicular facilities in a way that is both safe and convenient for users? Can emergency vehicles be safely and efficiently accommodated on-site?	☐	☐	☐	
C.6. Are all relevant standards in Chapter 5 Article 5 (Streets and Access) and Article 4 (Parking and Loading) met?	☐	☐	☐	

Item	Sufficient Information	Insufficient Information	N/A	Notes
D. Nuisances and Hazards.				
D.1. What types of nuisances and hazards might the proposed conditional use generate? What noise, glare, dust, smoke, odor, vibration, and electrical interference impacts might the use generate? See Sec. 5-9.2 for specific LDC requirements for noise, vibrations, air pollutants, etc. and exemptions.	☐	☐	☐	
D.2. What are adjacent and nearby uses? What are the existing nuisance or hazardous conditions for adjacent and nearby areas?	☐	☐	☐	
D.3. What might the cumulative impacts of anticipated nuisances and hazards be on the immediate area, i.e., the combined effects of past, present, and reasonably foreseeable future actions?	☐	☐	☐	
D.4. How does the application mitigate or minimize potential nuisances or hazards? If the proposed conditional use's scale, intensity, or operation were altered, would the negative impacts be reduced or removed?	☐	☐	☐	
E. Solid Waste.				
E.1. What types of solid waste containers are proposed? What are the dimensions, materials, and how many will the proposed conditional use need?	☐	☐	☐	
E.2. Where on-site will the containers be located? Will they be accessible (for use and retrieval) and not visible from off-site? Would screening or buffering mitigate any potentially negative impacts?	☐	☐	☐	
E.3. Are the containers designed to reduce nuisance conditions (e.g., odor, leakage, vectors)?	☐	☐	☐	
E.4. Are the containers consistent with code language in LDC Sec. 5-9.2, and Chapter 82 of the Code of Ordinances?	☐	☐	☐	
F. Screening and Buffering.				
F.1. Is the proposed use/site situated between zoning districts with distinctly different allowable uses and/or intensity of uses (e.g., commercial from industrial)? If so, there will be increased need for screening and buffering. See Sec. 2-2.3 of the Design Standards Manual on residential abutting commercial buffering requirements.	☐	☐	☐	
F.2. What is the purpose of the screening and buffering, e.g., to reduce visual impact, provide noise reduction, limit smells and dust leaving the site, or other purposes?	☐	☐	☐	
F.3. If screening and/or buffering are appropriate for the proposed use/site, what height, width, and opacity are needed to block public view? For example, would the proposed use/site need to be 100% blocked from public view, or is 75% sufficient?	☐	☐	☐	
F.4. What screening and/or buffering materials, style, and colors would be most appropriate (e.g., landscaping or fencing) for compatibility with the proposed use/site?	☐	☐	☐	

Item	Sufficient Information	Insufficient Information	N/A	Notes
G. Signs and Lighting.				
G.1. How do the project's signs and lighting for the site comply with the requirements in the LDC?	☐	☐	☐	
G.2. Are there lights or signs that the conditional use will require that cannot meet the requirements in the LDC? If so, how will the impacts be mitigated?	☐	☐	☐	
H. Site Characteristics.				
H.1. Does the site's shape, elevation, existing landforms, and features meet the requirements of the proposed use? Can the site accommodate proposed use?	☐	☐	☐	
H.2. Does the site meet LDC requirements in terms of:				
• Setbacks (e.g., can the site accommodate the proposed use and still meet the minimum distance requirements from all boundaries/property lines)?	☐	☐	☐	
• Intensity (e.g., is the proposed use aligned with the site's designated intensity or is it more intensive than the site allows)?	☐	☐	☐	
• Bulk (e.g., is the proposed use appropriately situated and the right shape and size for the site)?	☐	☐	☐	
• Open space (e.g., if proposed use is permitted, will there be enough open space remaining to meet lot coverage requirements)?	☐	☐	☐	
• Aesthetics (e.g., does the proposed use fit/align with the "look and feel" of the surrounding properties/area)?	☐	☐	☐	
I. Use Requirements.				
I.1. Is the use correctly classified? Be sure to check Sec. 3-1.4 (f).	☐	☐	☐	
I.2. What is the underlying zoning district, and what are its criteria for conditional uses?	☐	☐	☐	
I.3. Have the underlying zoning district's conditional use requirements been met?	☐	☐	☐	
I.4. Does the use meet LDC requirements for compatibility, hours of operation, traffic and parking, screening and landscaping, lighting and noise, and public health and safety?	☐	☐	☐	
Final Determination: Other Conditions of Approval (OCA).				
OCA.1. Has the use been subject to previous community complaints in other areas? What conditions could have been placed on prior projects to lessen the complaints, and how can those conditions be applied to the current project?	☐	☐	☐	
OCA.2. Based on the issues and concerns raised throughout the review, what conditions of approval should be imposed?	☐	☐	☐	

Developer Checklist

The following checklist is to be used by developers in the Escambia County conditional use process for land development to better understand what County staff are considering in preventing or mitigate potential negative impacts of new development on neighborhoods in the immediate area (including the adjacent and impact areas).

Developers can use the checklist to ensure sufficient information is included in their application that will enable assessment of each condition, or whether information is missing and thus the condition cannot be assessed. Developers are encouraged to rely on community definitions, descriptions and concerns when using the checklist (e.g., as found in Appendix I of the Guidance on Conditional Uses).

Project Name: _____

Project Number: _____

Developer Name: _____

Item	Included	N/A
Compliance Review Conditions		
A. General Compatibility.		
A.1. Does the application describe any negative impacts the project may have on surrounding neighborhoods? Please consider both direct impacts, such as air emissions or inputs to groundwater, as well as indirect impacts, such as increases in traffic or noise.	☐	☐
A.2. Is the area where impacts should be expected described? Again, please consider the adjacent area that may incur impacts (e.g., from noise, dust, etc.), as well as broader areas that may receive impacts (e.g., from prevailing winds).	☐	☐
A.3. Does the application include information on how impacts of the project could change over time?	☐	☐
B. Facilities and Services.		
B.1. Is sufficient information included on the public facilities and services the proposed use will require (e.g., wastewater, solid waste, stormwater, potable water)?	☐	☐
B.2. Are any anticipated roadway impacts (increased volume and/or vehicle weights) described?	☐	☐
B.3. Could the proposed land use have increased need for emergency services either from on-site worker accidents or a facility incident? Would a specialized response be needed?	☐	☐
B.4. If there is inadequate capacity to provide public services, can the proposed use be scaled down to require less services?	☐	☐

Item	Included	N/A
G. Signs and Lighting. G.1. Does the application describe how the project's signs and lighting for the site will comply with the requirements in the LDC? G.2. Are there lights or signs that the project will require that cannot meet the requirements in the LDC? If so, how will any impacts be mitigated?	☐ ☐	☐ ☐
H. Site Characteristics. H.1. Does the application discuss whether the site's shape, elevation, existing landforms, and features meet the requirements of the proposed project? H.2. Does the site meet LDC requirements in terms of: • Setbacks (e.g., meet the minimum distance requirements)? • Intensity (e.g., aligned with the site's designated intensity or is it more intensive than the site allows)? • Bulk (e.g., appropriately situated and the right shape/size for the site)? • Open space (e.g., enough open space remaining to meet lot coverage requirements)? • Aesthetics (e.g., fit/align with the "look and feel" of the surrounding properties/area)?	☐ ☐ ☐ ☐ ☐ ☐	☐ ☐ ☐ ☐ ☐ ☐
I. Use Requirements. I.1. Is the proposed use correctly classified? Be sure to check Sec. 3-1.4 (f). I.2. What is the underlying zoning district and its criteria for conditional uses? I.3. Have the underlying zoning district's conditional use requirements been met? I.4. Are LDC requirements met for compatibility, hours of operation, traffic, screening and landscaping, lighting and noise, and public health and safety?	☐ ☐ ☐ ☐	☐ ☐ ☐ ☐

Appendix 1: Additional Public Survey And Public Meeting Comments

Beyond the ranking of incompatible land uses by level of concern, the survey asked whether there were additional land uses residents were concerned with that were not on the survey list. Table A-1 provides the full list from county residents. This text is provided as written by residents and is put into alphabetical order. Table A-2 provides a summary of additional comments gathered that the public meeting.

Table A-1: Public Survey Comments – Resident Entries for Additional Land Uses of Concern

Level of Concern	“Other” Incompatible Land Use Entry
Very Concerned	• Additional subdivisions • Adult entertainment • Air Quality-burning • Amount of Dollar Generals • Any business that reduces property value • Any chemical plant that emits terrible smells • Anything other than residences • Anything stinky or high traffic or attractive to crime • Apartments and building on wetlands • Business ethics for the very poor • Car dealership • Convenience store/gas station • Crack houses • Electric sub station • Gas stations • Grocery stores • Halfway house or sex offenders • High density neighborhoods • High Density Residential or Commercial Office • Homeless Camps • Hotels and skyscrapers • Housing developments • Large residential developments • Large water retention pools • Low-income housing • Massive new subdivisions • Medical • Multifamily development • New subdivisions • Noise producing businesses in neighborhoods • Nuclear power plant • Overpriced homes taking away green space • PFAS utilizing industries • Pickleball courts • Prison or detention facilities • Residential and commercial development that does not have proper infrastructure or community support • Small parcel subdivisions • Smokestacks, noise • Subsidized housing • Traffic • Townhomes overcrammed into poor LDC allowances that cut heritage trees flood the surrounding area • Urgent care, medical THC dispensary, plasma center, rehab facility etc. • Warehouses

Level of Concern	“Other” Incompatible Land Use Entry
Concerned	• Apartment complexes • Daycare, schools • High occupancy residential • Homeless/halfway houses • New large apartment complexes • Nuclear power plant • Strip clubs • Strip malls
Somewhat Concerned	• Apartment
Not Concerned At All	• Cafes, parks • Fun range • Multifamily housing • Natural environments and walking friendly shopping/cafe areas with native plant coverage • RV park • Schools
Unspecified	• Airport • Any development that directs more traffic through subdivisions • Any industrial or commercial facility that generates or discharges pollutants including bag houses • Anything with traffic, smells, noise • Chemical plant • Church • Farmland • Gun shooting range • High density housing complexes • High density tract homes • High traffic roads • Incinerator • Low-income housing • More Dollar Generals and/or Dollar Trees, vape/smoke shops • Overcrowded parks • Residential development • Sex offender halfway house • Short-term rental • Solar Farms • Stop building in or too close to wetlands and high hazard flood zones • Strip malls, subdivision developments, town centers, industrial parks • Subdivision • There are too many homes, apartments and RV parks being built in our county with not enough infrastructure to handle it

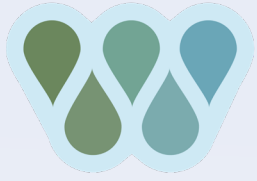
Table A-2: Summary of Public Meeting Comments

Discussion Topic	Summary of Public Comments
Discussion Station 1: Review survey results and tell us if you agree or disagree.	Participants largely agreed with the results of the survey. There were some uses some participants thought would have greater negative impact, including event venues and stadiums, solar farms and tattoo parlors. However, the top three priority land use concerns remained unchanged.
Discussion Station 2: Prioritize which three land uses are of highest concern to you and tell us why.	Land Uses: Hazardous waste, chemical manufacturing, solid waste, transfer stations, scrap yard, feedlot/processing, auto repair, solar farm, cannabis dispensary, multifamily residential, farm animals, paper mill, development that uses non-permeable surfacing. Why: flooding, environmental impacts, industrial pollution, accidental waste releases, health concerns, dust, odors, transportation noise, traffic, cleaning of trees (with solar farms destroying green space), inability to recycle solar farm materials, reckless driving (cannabis), poor rural infrastructure, pollutants reaching the Gulf, flood and salinity changes.
Discussion Station 3: If the county were considering an application for a land use of high concern, tell us what you'd want us to ask.	General Compatibility: same lot sizes, same utilities, business hours, buffer zones (green), understanding community capacity (schools and groceries) Site Characteristics: family oriented, uniform lot sizes, prioritize trees, no fill/uniform elevation, proximity to schools, tax implications, Nuisances and Hazards: noise, smells, industry wastewater, contamination during flooding, increased traffic, road destruction, work hours/schedules, toxic emissions, maintaining mitigation measures (flood, noise), barriers for reduced visuals, population density. Cumulative Impacts: population density, stormwater (future looking), losing greenspace, impacts to school systems, food desserts.

Appendix 2: Legal Citations On Expected Impacts

Table A-3: Legal Citations on Expected Impacts of Priority Incompatible Land Uses

Expected Impact	Legal Citations
Hazardous Waste	
Air Quality	§403.021(1), Fla. Stat.; §403.702(2)(e), Fla. Stat.; §403.723, Fla. Stat.
Water Quality	§376.30, Fla. Stat.; §403.021(1), Fla. Stat.; §403.702(2)(e), Fla. Stat.; §403.723, Fla. Stat.
Groundwater	§376.30, Fla. Stat.; §403.021(1), Fla. Stat.; §403.723, Fla. Stat.
Pollution	§376.30, Fla. Stat.; §403.021(1), Fla. Stat.; §403.723, Fla. Stat.
Public Health	42 USC §6901(b)(5); §403.021(1), Fla. Stat.; §403.702(1)(f), Fla. Stat.; §403.723, Fla. Stat.
Chemical Manufacturing	
Air Quality	42 USC §7412; §403.702(2), Fla. Stat.
Water Quality	33 USC §1362(6); §381.0011(7), Fla. Stat.
Groundwater	33 USC §1362(6); §381.0011(7), Fla. Stat.
Pollution	33 USC §1362(6); 42 USC §7412; §381.0011(7), Fla. Stat.
Public Health	42 USC §6901, §381.0011, Fla. Stat.
Solid Waste Landfills/Transfer Stations	
Dust and Air Quality	42 USC §6901(b)(3); §403.702(1)(a), Fla. Stat.; §403.702(2)(e), Fla. Stat.
Noise	42 USC §4901 (noise as a health and welfare problem); 42 USC §4905(a)(1)(C)(iii) (trucks as noisy); Art. II, §7(a), Fla. Const. (excessive and unnecessary noise); §403.031(11), Fla. Stat. (noise defined as pollution)
Truck Traffic	42 USC §4905(a)(1)(C)(iii) (trucks as noisy)



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