



Englewood Community Redevelopment Plan



Submitted to Escambia County Community Redevelopment Agency
by IBI Group, Inc. December 2008

Adopted by the Board of County Commissioners July 6, 2000

Updated March 19, 2009

Table of Contents

CHAPTER 1: Overview	3	CHAPTER 4: Capital Improvements	58
Plan Content and Organization	4	CHAPTER 5: Project Implementation	62
Introduction and Geographic Context	5	APPENDICES	66
Redevelopment Area Boundaries	6	Appendix A Public Workshop	67
Summary of Previous Plans	8	Appendix B Statutory Requirements	68
CHAPTER 2: Inventory and Analysis	16	Appendix C Tax Increment Financing	73
Existing Land Use	17	Appendix D CRA Legal Description	75
Future Land Use and Comprehensive Plan	20		
Land Development Regulations	26		
Parcel Size	29		
Housing Condition	30		
Transportation and Infrastructure	31		
Demographics	34		
CHAPTER 3: Concept Plan	41		
Concept Plan Philosophy	42		
Concept Plan	43		
Corridors	44		
Gateways	49		
Community Amenities	51		
Redevelopment Opportunities	52		
Residential Preservation & Enhancement	56		

Chapter 1: Overview



PLAN CONTENT AND ORGANIZATION

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

The original Englewood Redevelopment Plan, completed in 2000, is the foundation for several of the objectives and strategies discussed in this Redevelopment Plan update. This update is intended to serve as a comprehensive document integrating recommendations that meet the requirements of the Florida Statutes as they relate to the preparation of Community Redevelopment Plans. The Englewood Redevelopment Plan update revises and brings current the recommendations of various targeted and related planning documents mentioned in "Previous Plans" on page 9.

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

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

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

Chapter 2: Inventory & Analysis

This chapter presents a summary of existing conditions, including existing land uses, zoning districts, future land use designations, demographic profile, housing conditions, and neighborhood identity and aesthetics. The summary of inventory results employs data generated by past studies by Escambia County Community Redevelopment Agency, the Escambia County Property Appraiser GIS database, the 2000 U.S. Census, and University of West Florida's Haas Center for Business Research and Economic Development.

Chapter 3: Concept Plan

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

Chapter 4: Capital Improvements

Chapter 4 identifies projects that can be pursued in the short term, mid term, and long term. It also includes anticipated costs for the proposed improvements and funding sources to assist the CRA with budgeting and financial planning.

Chapter 5: Project Implementation

Chapter 5 presents the organizational framework and financial strategies that will be required for successful implementation of the Redevelopment Plan. It defines the roles and responsibilities that should be undertaken by the various agencies and stakeholders that are involved in shaping the future development of the Englewood Redevelopment Area.

Appendices

Four appendices conclude the Redevelopment Plan: Public involvement; statutory requirements; tax increment financing; and CRA legal description.

INTRODUCTION & GEOGRAPHIC CONTEXT

Englewood represents one of multiple unincorporated districts of Escambia County and contains several distinct neighborhoods, including Bell’s Head, Britton Place, Ebonwood, Englewood and Gary Circle. The 450-year-old city of Pensacola, around which Escambia County developed, is the closest urban entity to Englewood, and the westernmost city of the Florida Panhandle (Fig. 1.1), the location of a large U.S. naval air station, and a tourist destination for residents of Louisiana, Alabama, and Mississippi. Pensacola’s long and rich history as a trading center occupied by settlers under no fewer than five different flags since the 1550s and its unique white sand beaches have made the city today a popular destination for tourists, which the city capitalizes on by way of its numerous festivals year-round that draw visitors from all areas within Pensacola’s vicinity. However, little of this visitor traffic finds its way to Englewood.

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

As elsewhere in the Florida Panhandle, Escambia County’s overall growth in the postwar period has been significantly aided by tourism, even while naval

operations continue to support and define much of the character of the Panhandle coast. But while the beaches and historic downtowns have prospered, many other areas, particularly in the unincorporated parts of the county, have started to face challenges in economic and residential growth. Escambia County established a community redevelopment agency in February 1995 in order to provide direction for urban revitalization and future growth. Five redevelopment areas have been designated so far for unincorporated parts of the county, including Englewood in 2000, and these areas focus on historic urban residential and commercial centers in Escambia County. In 2004, the State of Florida awarded an Enterprise Zone for Escambia County that includes the Englewood Redevelopment Area, allowing for state-sponsored economic improvement incentives through the end of 2015.

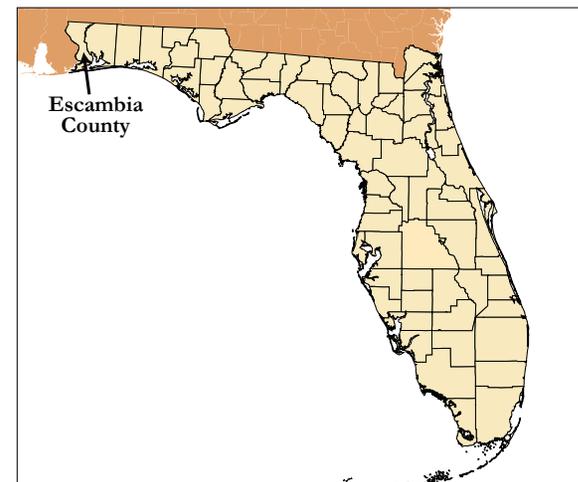


Fig. 1.1: Map showing Escambia County’s location in Florida
 ESCAMBIA COUNTY GIS

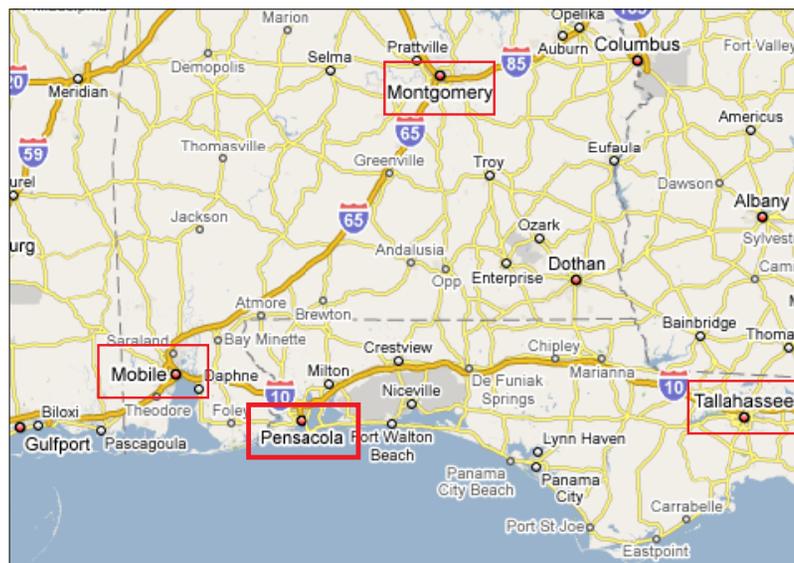
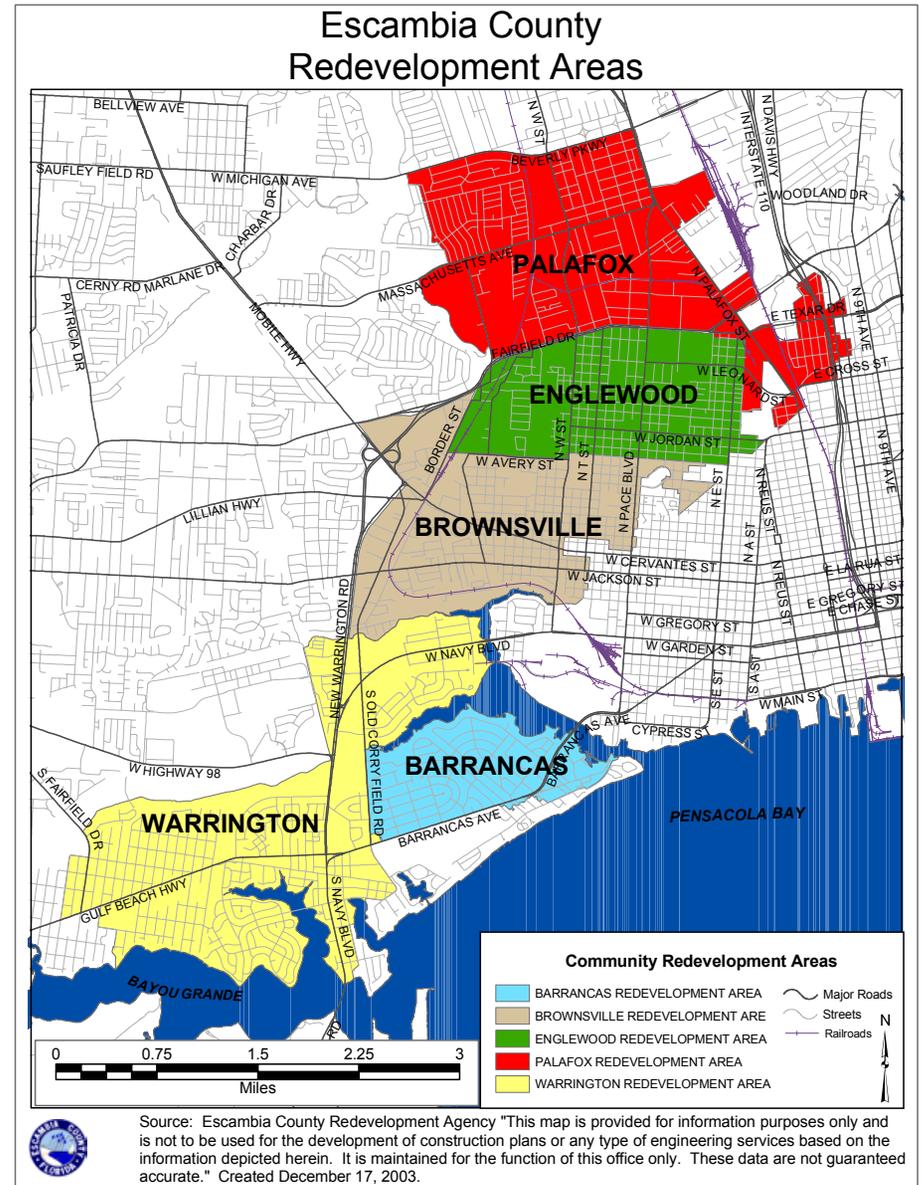


Fig. 1.2: Pensacola’s regional context
 GOOGLE MAPS

As one of Escambia County's five community redevelopment areas defined by the Escambia County CRA, Englewood is situated immediately between the Palafox CRA (on the north side of Fairfield Drive) and the Brownsville CRA (south of Avery Street) (Fig. 1.4). Unlike the other CRA districts (Warrington and Barrancas), which are on the water and have strong historic and military roots, these first three CRA districts are further inland and feature less in the way of unique settings or character.

Fig. 1.4: Englewood's context in relation to other CRA districts in Escambia County
 ESCAMBIA COUNTY REDEVELOPMENT AGENCY



SUMMARY OF PREVIOUS PLANS

A number of plans and studies have already been developed for the Englewood Redevelopment Area or adjacent areas since 1995. Most of the plans are concerned with the redevelopment of Englewood directly or indirectly and hence are considered an important part of this document.

The information contained in these studies helps to establish the foundation of the redevelopment plan. This information must also be considered during the planning process to ensure consistency between documents and must be utilized to establish a cohesive master plan that provides continuity in function, future land use and design.

Escambia County's unincorporated districts have been the focus of multiple studies and redevelopment plans since 1995. In preparing this document, the most relevant studies and plans have been summarized here in order to gauge how the county's economic challenges were perceived and which solutions were recommended, and understand how those recommendations evolved over the course of the last 14 years.

Englewood Redevelopment Plan

Community Redevelopment Agency, 2000

The Englewood Redevelopment Plan is one of a series of community redevelopment plans prepared by the Escambia County CRA since 1995. The Redevelopment Plan's major findings were as follows:

1. Code enforcement combined with residential reinvestment

assistance is considered a priority to improvement efforts in the Englewood Redevelopment Area.

2. A second priority is reinvestment in the four principal commercial corridors (Pace Boulevard, "W" Street, "E" Street, and Fairfield Drive).
3. The Border Street/Hollywood Avenue railroad corridor affords a unique opportunity for an urban commerce or light industrial park.
4. Multiple public infrastructure improvements are recommended, including sidewalks, street lighting, sewer, drainage, signage, traffic calming, and parks.
5. Redevelopment efforts would continue to be integrated with the Front Porch Florida program, particularly those east of Pace Boulevard.
6. Crime rates would have to be brought down in order for reinvestment in Englewood to occur.
7. Existing zoning should be reexamined to help facilitate reinvestment while protecting residential blocks.
8. Existing major institutional anchors such as Baptist Hospital, Lakeview Center, public schools, etc., will have to play a role in the visual and programmatic revitalization of the Englewood Redevelopment Area.

Sixteen redevelopment strategies that addressed the above findings were presented in the Plan are listed in Table 1.1 below. A compilation of “neighborhood accomplishments” was prepared by the Escambia County CRA, and these are shown in Table 1.2.

Table 1.1: Englewood Redevelopment Plan recommendations

ESCAMBIA COUNTY COMMUNITY REDEVELOPMENT AGENCY

CRA Plan Recommendation	Status (Summer 2008)
<p>Code enforcement and housing rehabilitation: Institute a program of systematic code enforcement supplemented by County housing rehabilitation assistance programs so that homeowners can afford to make improvements. Code enforcement must address property maintenance (i.e., debris in yards). Throughout the Redevelopment Area, dilapidated house demolition is required.</p>	Not yet achieved
<p>Housing construction: Housing construction should be addressed through the encouragement of infill housing on vacant lots built by for-profit and nonprofit developers and intended (and priced) for low to moderate income households. Neighborhood character standards must be met or maintained in order to encourage this necessary development.</p>	Ongoing
<p>Sidewalks and street lighting: Properly illuminated streets and sidewalks are required for people to feel safer walking through their neighborhoods at night. The two primary pedestrian access streets to the two community-oriented elementary schools and two County parks should be priorities for this kind of improvement.</p>	Ongoing
<p>Sewers: The Escambia CRA will provide financial assistance to the Escambia County Utilities Authority, when funding allows, to extend sewer service throughout the Redevelopment Area (ECUA presently serves less than half of the CRA). In particular, sewer extensions along Pace Boulevard are required, as this would encourage commercial redevelopment in this corridor.</p>	Ongoing
<p>Drainage: As Escambia County Engineering Department works on its master drainage plan, it should examine the following areas: Jordan Street and Pace Boulevard, “G” Street and “H” Street, Gary Circle, Wentworth and Yonge Streets, and portions of Bell’s Head.</p>	Ongoing
<p>Street signs and traffic calming: Completion of erecting street signs in the Redevelopment Area will be funded by priority use of Local Option Sales Tax funds and tax increment funds. Following this, the County Traffic Engineering Division will work with local residents to install traffic calming devices where requested.</p>	Ongoing
<p>Parks: County staff will pursue an additional park facility in the central part of the Redevelopment Area in conjunction with the implementation of the County Park Master Plan. Meanwhile, they will also attempt to obtain an alternative Ebonwood Park site west of “W” Street, with the north part of Oakcrest Elementary School as a prime prospect.</p>	Ongoing
<p>Community centers: The Englewood Neighborhood Improvement Group would like to see an addition to the “H” Street County building presently used by the Boys and Girls Club in order to house a senior citizen center.</p>	Ongoing

Table 1.1 (cont'd): Englewood Redevelopment Plan recommendations

CRA Plan Recommendation	Status (Summer 2008)
Arterial commercial corridors: County financing incentives for reinvestment plus street trees and other vegetative buffers should be applied to Fairfield Drive, “W” Street and Pace Boulevard frontages. Contaminated properties along these corridors may be improved using funds from the CRA brownfield program or state petroleum cleanup program.	Ongoing
“E” Street and Baptist Hospital: Special effort should be made to upgrade the appearance of selected parcels on this frontage in the way of screening, landscaping and improved signage. A general effort by the CRA, local citizens, and Baptist Hospital staff to revitalize this area should be undertaken.	Ongoing
Crime: The Englewood CRA will work with citizen advisory groups and liaison with the County Sheriff’s Office to police the Redevelopment Area. In particular, drug dealing and related crime must be eliminated if residential reinvestment is to occur.	Ongoing
Fairfield Drive traffic: CRA staff will prepare a County Comprehensive Plan amendment to exempt this corridor from the traffic concurrency provision due to its redevelopment status.	Ongoing
Border Street/Hollywood Avenue corridor: In the Bell’s Head area, CRA staff will work with property owners to upgrade the area, which suffers from visual blight, substandard streets, and incompatible land uses. Over the longer term, the County Engineering Department will plan for a more logical street pattern in the area. Additionally, an urban light industrial park should be considered for the Border Street/Hollywood Avenue corridor to serve as a more compatible buffer against the Dogwood Terrace residential area.	Ongoing
Zoning: Four strategies are recommended here: The Brownsville Redevelopment Area’s C-4 commercial overlay district should be applied to “T” Street between “S” and “V” Streets to prohibit incompatible C-2 uses; “E” Street frontage should ultimately be considered for R-6 neighborhood commercial and residential zoning to preserve the gateway to Baptist Hospital; a new mobile home residential district should be applied to several mobile home concentrations around C.A. Weiss Elementary School and along Luke Street; and pawn shop concentrations along Fairfield Drive must be addressed through revisions to the C-2 designation or by extending Brownsville’s C-4 overlay designation to the Fairfield corridor.	Ongoing
Front Porch Florida: Continue to work with the Governor’s Front Porch Revitalization Council and staff liaison to target state funds into Englewood.	
County-City coordination: County and City staffs should continue to closely coordinate planning and redevelopment activities in the Englewood Redevelopment Area. The City should also assess the desirability of annexing the triangle along Jordan and Hernandez Streets east of “D” Street.	Ongoing

Table 1.2: Englewood Redevelopment Area neighborhood accomplishments 2000-2007

ESCAMBIA COUNTY COMMUNITY REDEVELOPMENT AGENCY

Residential Accomplishments	Cost and Funding Source
Access to C.A. Weiss Elementary School: Constructed sidewalk segments to provide safe access to the school along “Q” Street (between Cross and Bobe Streets) and along “S” Street (from the school to Bobe Street).	\$62,389 Community Development Block Grant (CDBG)
Access to Ebonwood Park and Oakcrest Elementary School: Constructed sidewalk segments to provide safe access to the community center, park, and school along Scott Street, Hollywood Blvd, Grandview Avenue and Bobe Street.	\$47,282 CDBG
Access to Englewood Park: Constructed sidewalk segments on the following streets to provide safe access to Englewood Park: Fisher Street, Cross Street, “I” Street, and “H” Street.	\$76,996 CDBG
Sidewalks on Jordan Street: Constructed sidewalks between “E” Street and Pace Boulevard.	\$91,431 CDBG
DCA visioning grant: Visioning grant implementation from the Florida Department of Community Affairs (DCA) to hire a consultant to design a sidewalk system for the far western portion of the Redevelopment Area and design a streetscape for “E” Street.	\$50,000 DCA
DCA visioning grant: Visioning grant implementation to construct sidewalk segments in Bell’s Head, Ebonwood, and Gary Circle neighborhoods for safe pedestrian connectivity.	\$41,837 CDBG
Ebonwood Community Center: Constructed a community center incorporating additional “hardening” to be used for emergency events.	\$619,331 CDBG Supplemental Disaster Recovery Initiative Grant and Local Option Sales Tax (LOST)
Phase I sewer expansion in Bell’s Head: Installed sewer on Scott Street to support Wesley Scott Place elderly housing complex.	\$500,000 Emerald Coast Utilities Authority
Phase II sewer expansion in Bell’s Head: Installed sewer on Fisher, Luke, Matthew, Mission, Old Fairfield, and Scott Streets.	\$816,436 CDBG Supplemental Disaster Recovery Initiative Grant, ECUA
Improvements to Englewood Park: (A) Made improvements to community center, installed plants and trees, repaired basketball court and installed outfield fence for baseball field. (B) Drainage and SWM measures	(A) \$18,355, (B) \$9,619 CDBG, Governor’s Front Porch Revitalization Council, Escambia Parks and Rec Department
Video surveillance camera: Escambia County Sheriff’s Office installed surveillance camera on Mission Rd.	Escambia County Sheriff’s Office

Table 1.2 (cont'd): Englewood Redevelopment Area neighborhood accomplishments 2000-2007

Commercial and Other Accomplishments	Cost and Funding Source
Commercial facade, landscape and infrastructure grants: Awarded five grants to commercial property owners.	\$35,485 CDBG
“E” Street streetscape: Implemented streetscape improvements along “E” Street from Jordan Street to Texar Drive.	\$42,150 CDBG
Enterprise Zone building materials sales tax: One application submitted to the state Office of Tourism, Trade and Economic Development for sales tax refund.	\$1,698 Florida Department of Revenue
Enterprise Zone equipment sales tax: One application submitted to the state Office of Tourism, Trade and Economic Development for sales tax refund.	\$10,000 Florida Department of Revenue
Sign grant: Awarded two sign grants to commercial property owners.	\$4,000 CDBG
Brownfields program: Three sites designated, assessed or cleaned up.	\$130,261 CDBG, EPA grant
C-4(02) Brownsville - Mobile Highways and “T” commercial overlay district. Rezoning completed extending overlay district to Fairfield Drive	CRA and Planning Staff
Clean and Green Trash Removal: Remove litter and empty trash barrels on selected roadways.	\$2,100 per year CRA/TIF
Clean Sweeps: Neighborhood Clean Sweep/trash and debris removal (twice annually)	\$16,000 CRA/TIF
“E” Street maintenance: Maintenance of streetscape improvements.	\$27,000 per year CRA/TIF
Journey Workforce Housing Development: Escambia County has entered into an agreement with Interfaith Housing Coalition of NW Florida to commit grant and loan funds over the next five fiscal years (2007-2011) to support the development of a planned 150-home affordable subdivision.	\$2,780,000 over five years CDBG, CRA/TIF, LOST III
Residential rehab: Provide a \$6,000 matching grant for specific home improvements.	\$36,000 CRA/TIF
Streetlights: Pay the monthly energy cost for 631 streetlights located throughout the residential neighborhoods.	\$56,250 per year CRA/TIF
Sidewalks: Construct sidewalks on “T” Street from Fisher to Fairfield Drive.	\$150,000 CRA/TIF
Ebonwood curb and gutter: Install curb, gutter and drainage improvements in the Ebonwood neighborhood	\$1,800,000 LOST III
Kupfrian Park stormwater, drainage, and sidewalks: Design SWM improvements and sidewalks along Avery Street from Pace Blvd to “K” Street.	\$200,000 LOST III

Barrancas Redevelopment Plan

Community Redevelopment Agency, 2002

The Barrancas Redevelopment Plan addresses an area to the south of the Englewood Redevelopment Area, on Bayou Chico. As with the Englewood plan prepared two years earlier, the County CRA identified code enforcement as a top priority for the Barrancas area. Its second priority was to adopt a new zoning strategy to address irregular zoning and land use patterns resulting from the realignment of the Bayou Chico Bridge. Other major findings included:

1. Focusing on commercial reinvestment in the Barrancas Avenue corridor, along Old Barrancas Avenue, and in the waterfront area of the bayou.
2. Reducing crime rates in the Redevelopment Area in order to spur reinvestment.
3. Creating a new community park on 30 acres of land at the Lexington Terrace property in order to provide much-needed recreational opportunities for local youths and adults.
4. Local landmarks, including the area's several marinas and churches, are important visual assets that should play a role in the improvement efforts carried out by developers and the CRA.

As with the Englewood redevelopment plan, the Barrancas Redevelopment Plan features a series of redevelopment strategies that closely resemble the overall goal being pursued by the CRA for Englewood—

addressing code enforcement, zoning, commercial corridors, housing construction, and visual amenity.

Warrington Redevelopment Plan

Community Redevelopment Agency, 1995 (rev. 2001)

The Warrington Redevelopment Plan marked the start of Escambia County's redevelopment strategy. Intended to protect and strengthen neighborhoods adjacent to Navy bases, the Warrington plan was one of four redevelopment areas approved by the Board of County Commissioners in early 1995.

As with the Englewood and Barrancas redevelopment plans that would follow, the Warrington Redevelopment Plan laid out a revitalization strategy that emphasized code enforcement as the prioritizing activity. Plan objectives included upgrading the visual quality of commercial corridors, eliminating congestion points in the Redevelopment Area's arterial road system, improving streets, sidewalks, lighting, drainage, and other infrastructure where needed, and reducing crime. These objectives would be achieved by stepped-up targeting of code violations and crime crackdowns.

Palafox Redevelopment Plan

Community Redevelopment Agency, 2000 (rev. 2007)

The Palafox Redevelopment Plan, another of a series of plans written to improve CRA districts in Escambia County, addresses the area immediately to the north of the Englewood Redevelopment Area (see page 7). Its redevelopment strategies included:

1. Code enforcement and cleanup
2. Crime reduction and CPTED implementation
3. Improving drainage to reduce the occurrence of street flooding
4. Demolishing unsafe structures and replacing with infill affordable housing
5. Enhancing and increasing the amenity of existing public parks
6. Removing "dark spots" in the CRA district's street lighting in residential neighborhoods
7. Determining where traffic calming is required in the Redevelopment Area
8. Improving the capacity, safety, and visual amenity of important commercial corridors (including Fairfield Drive, which the Palafox CRA shares with the Englewood CRA)
9. Improving streetscapes across the Redevelopment Area
10. Redevelopment of Palafox Midtown Commerce Park

By and large, the strategies pursued for the Palafox Redevelopment Area are very similar to those identified for the Englewood Redevelopment Area.

Brownsville Redevelopment Plan

Community Redevelopment Agency, 1997 (rev. 2004)

The last of the series of redevelopment plans prepared by the Escambia County CRA, this plan closely adhered to a revitalization strategy that emphasized physical appearance, affordable housing development and crime reduction. The plan's primary objectives are listed

below:

1. Achieve reinvestment in substandard or vacant residential and commercial buildings, particularly in the form of affordable housing.
2. Upgrade the visual quality of commercial corridors, public areas, and residential neighborhoods.
3. Utilize systematic and targeted code enforcement to assure ongoing compliance with key County codes, including zoning, signs, yard debris, noise, etc.
4. Upgrade streets, sidewalks, drainage infrastructure and parks where appropriate.
5. Improve neighborhood security, particularly at known crime locations.
6. Promote transportation alternatives to reduce traffic congestion.
7. Provide facilities and programs for the elderly and youth populations of the neighborhood.
8. Review articles of the Land Development Code that may be impeding residential or commercial reinvestment.
9. Build upon existing neighborhood anchors, including local churches, elementary schools, and the Baptist Hospital.
10. Continue to involve local residents and business owners in the planning process and to build a sense of community pride.

By and large, the strategies pursued for the Brownsville Redevelopment Area are very similar to those identified for the Englewood Redevelopment Area.

The review of the previous redevelopment plans also revealed that, although redevelopment plans have been

prepared for each of the five redevelopment areas, a comprehensive redevelopment plan that addresses the five redevelopment areas as a whole is not in place. Such a regional comprehensive document is essential to capture the redevelopment synergy of the five interconnected areas, and strategically plan for the revitalization of the five areas as a whole.

Escambia County Parks and Recreation Comprehensive Master Plan

Herbert Halback Inc., 1999

A study was undertaken to determine existing deficiencies in recreational facilities across Escambia County and develop a plan for redressing the same. When compared to National Recreation and Park Association standards, the county was deficient in a number of recreational park categories given the county's population at the time of the study in 1998. More specifically, Escambia County was short 426 acres in neighborhood parks, 276 acres in community parks (i.e., athletic facilities, community centers), and 224 acres in district parks (i.e., natural resource areas, preserves).

The Escambia County Parks and Recreation Department defines four "recreation service districts", and Englewood falls within the Urban service district. At the time of the study, it was determined that the Urban recreational service district would require an additional 129 acres of developed parkland to meet the level-of-service standards for the district's expected population in 2010 and that this additional park space should be developed in the form of "urban neighborhood parks" ideally about

one acre in size and "urban community parks" ideally about 5 acres in size. These would be preferably distributed so that there would be one of these parks for every 1,000 people within a half-mile to one-mile radius.

Enterprise Zone Strategic Plan

Community Redevelopment Agency, 2003

In February 2004, Escambia County won its bid for parts of the county to be designated a Florida Enterprise Zone. Englewood falls within the Zone boundaries, as do the other four redevelopment areas assigned by the Escambia County CRA.

The Strategic Plan features goals, strategies, and action steps for business development, workforce development, environment, infrastructure, physical appearance, and public safety and security. In terms of the Englewood Redevelopment Area, the following sample of strategies are considered highly applicable:

Business Development:

1. Provide access to information on commercial investment incentives available to qualifying businesses in the Enterprise Zone (EZ).
2. Identify and create a database of existing businesses in the EZ to target for EZ and other local, state, and federal incentives.
3. Identify and market commercial properties and land available for redevelopment within the EZ.
4. Recruit targeted industries and new businesses into the EZ.

Workforce Development:

1. Establish a link between businesses and workforce applicants to promote employment opportunities
2. Identify workforce barriers among residents of the EZ.
3. Increase affordable housing opportunities in the EZ.
4. Review development regulations to identify potential impacts on infill housing and redevelopment.

Environment:

1. Promote achievement of a cleaner, healthier environment in the EZ to attract new businesses and sustain economic and residential development.
2. Promote assessment, cleanup and redevelopment of properties by designating new brownfield areas as requested.
3. Promote concepts of sustainable development and smart growth for all redevelopment projects in the EZ.

Infrastructure:

1. Continue to plan and implement capital improvement programs outlined in the Escambia County CRA plans.
2. Provide funding and staffing for long-term maintenance of public improvements.

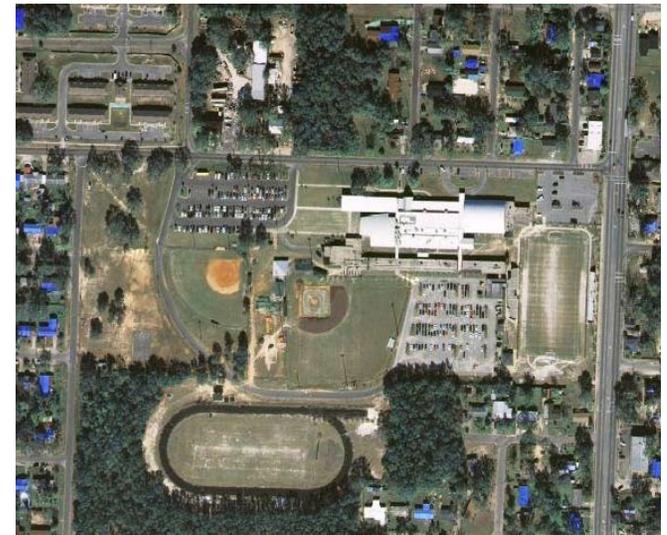
Physical Appearance:

1. Improve the appearance of commercial and industrial buildings on major transportation corridors.
2. Improve the appearance of residential areas throughout the EZ.

Public Safety and Security:

1. Promote interaction between law enforcement and citizens through the creation and expansion of Neighborhood Watch Groups and Revitalization Committees.
2. Support the use of Crime Prevention Through Environmental Design principles and practices in all new residential and commercial construction and rehabilitation.

Chapter 2: Inventory and Analysis



EXISTING LAND USE



Residential and institutional uses, Englewood CRA

The Englewood Redevelopment Area is composed of 2,353 parcels across 883.2 acres, excluding roads and rights-of-way. Four primary land uses are represented: Residential (comprising approximately 39% of total land use), Institutional (approximately 28%), Commercial (approximately 16%), Vacant (approximately 13%), and Industrial (approximately 4%). A more detailed description of these land-use types follows below.

Land Use	Acreage	Percent	Count	Percent
Residential	341.0	38.6%	1,532	65.1%
Commercial	142.1	16.1%	255	10.8%
Industrial	31.4	3.6%	74	3.1%
Institutional	251.0	28.4%	95	4.0%
Vacant	117.8	13.3%	397	16.9%
Total	883.2	100.0%	2,353	100.0%

Table 2.1: Existing Land Uses in the Redevelopment Area
ESCAMBA COUNTY GIS

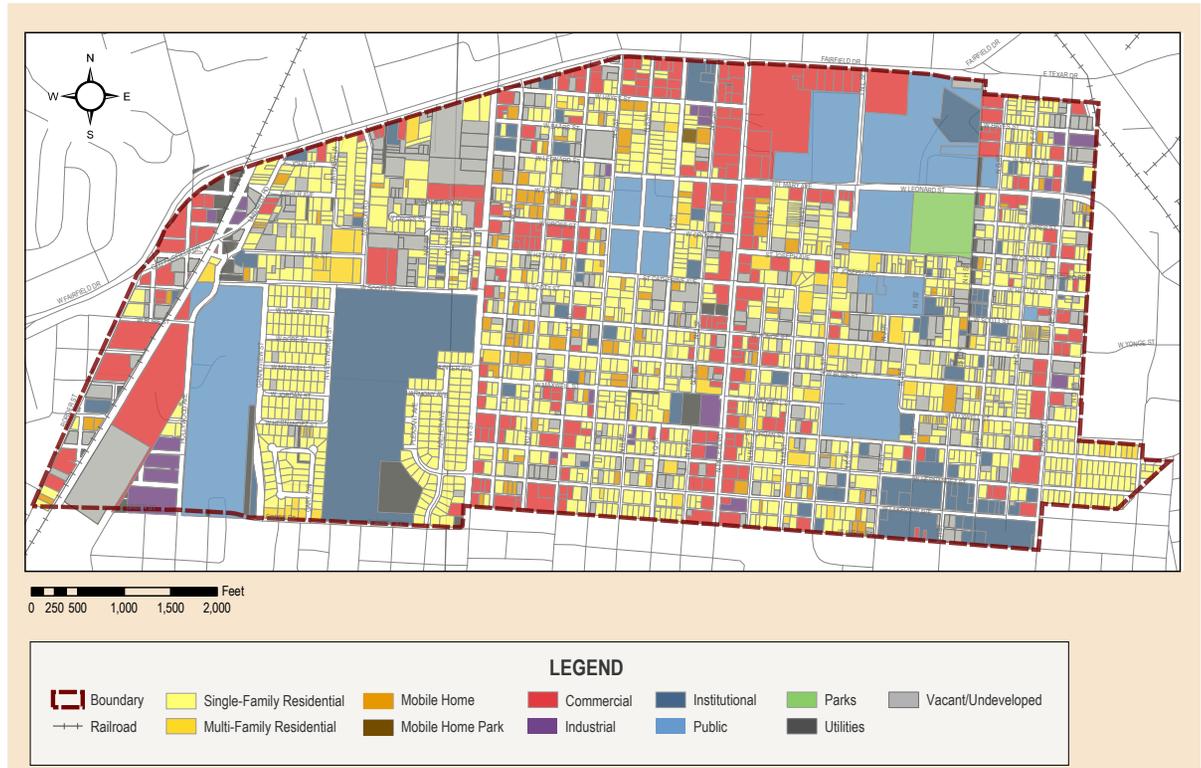


Fig. 2.1: Existing Land Use Distribution in the Englewood Redevelopment Area
ESCAMBA COUNTY GIS

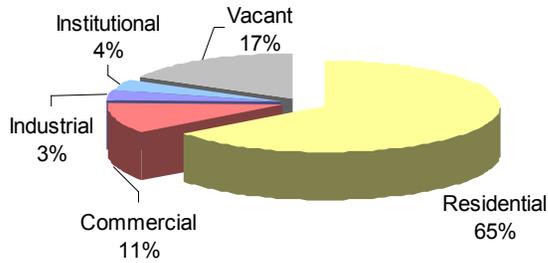


Fig. 2.2: Distribution of Existing Land Uses by Parcel Count as a Percent of Total Parcels
 ESCAMBIA COUNTY GIS

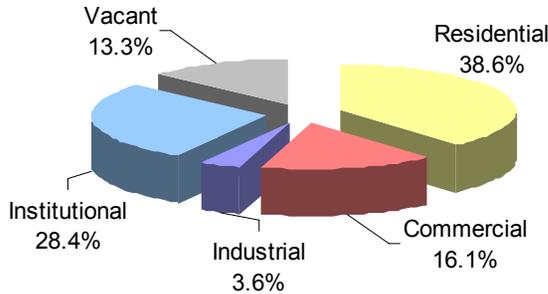


Fig. 2.3: Distribution of Existing Land Uses by Acreage as a Percentage of Total Acres
 ESCAMBIA COUNTY GIS

Residential

Of the 341 acres of residential land, single-family homes account for 287.9 acres, or 85% of the total residential acreage of the Redevelopment Area. Single-family residential uses account for a total of 1,327 parcels, or 57% of the total number of parcels in the Redevelopment Area. This is by far the most dominant land-use type in the Redevelopment Area. At a much smaller fraction are the other residential types—multifamily (25.7 acres over 87 parcels) and mobile home (26.9 acres over 117 parcels). Their combined share of acreage is approximately 15% of the residential acreage of the Redevelopment Area.



Residential homes, Englewood CRA

Institutional

Institutional use is the second-largest land use category that occupies 251.0 acres, which takes up approximately one third of the land of the Redevelopment Area. This land use category has a total of 95 parcels, which represents 4.0% of total parcels of the Redevelopment Area.

The institutional uses include churches and other faith based organizations, schools, county administration buildings, the Juvenile Justice Center and parks. Between W. Scott Street and Wentworth Street is the largest unit of institutional land in the Redevelopment Area. This is the property of Church Diocese of Pensacola. The southern portion of the property was recently acquired by the Interfaith Housing Coalition of Northwest Florida Inc. (IHC), which will be developed as a mixed use affordable housing community.



Institutional use, Englewood CRA



Commercial establishments and vacant land, Englewood CRA

Commercial

The third-largest land-use contingent occupies 142.1 acres, or 16.1% of the total Redevelopment Area acreage, over 255 parcels. These uses are located primarily along the commercial-oriented Pace Boulevard and Border Street corridors, although smaller concentrations are found along “E” Street and distributed throughout the Brittan Place neighborhood.

In Englewood, the nature of commercial activity shows evidence of long-term decline. Pace Boulevard, the Redevelopment Area’s most active commercial corridor, is presently dotted with numerous vacant storefronts, incongruous retail blocks, and signage and infrastructure showing signs of age.

Vacant uses

At 117.8 acres, or 13.3% of the total acreage of the Redevelopment Area, vacant and undeveloped properties make up the fourth largest land use category. Unlike the institutional or public uses, however, Englewood’s vacant properties are generally much smaller in size and much more dispersed across the Redevelopment Area. There are a total of 397 vacant parcels. Except for the cluster of vacant properties between “W” Street and Mission Road), most vacant parcels are often isolated and randomly scattered.

Vacant structures and abandoned lots are strong indicators of economic distress and lead to deterioration of the physical environment and are detrimental to the investment image of the community. The presence of vacant and underutilized buildings contributes both as

an opportunity and a liability for redevelopment. Vacant parcels of considerable size can be assembled to support significant adaptive reuse of underutilized and deteriorating buildings.

Industrial and Utilities

Industrial and utilities are by far the smallest land use types in the Englewood Redevelopment Area. Together they account for less than 4% of total acreage and 74 of the area’s 2,353 parcels. The majority of the industrial uses are located along the railroad west of Hollywood Avenue.



Industrial use, Englewood CRA

FUTURE LAND USE & COMPREHENSIVE PLAN

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

designations are flexible in allowing a mixture of land uses, as long as they are compatible with each other, and therefore are appropriate for the recommendations contained in this Redevelopment Plan.

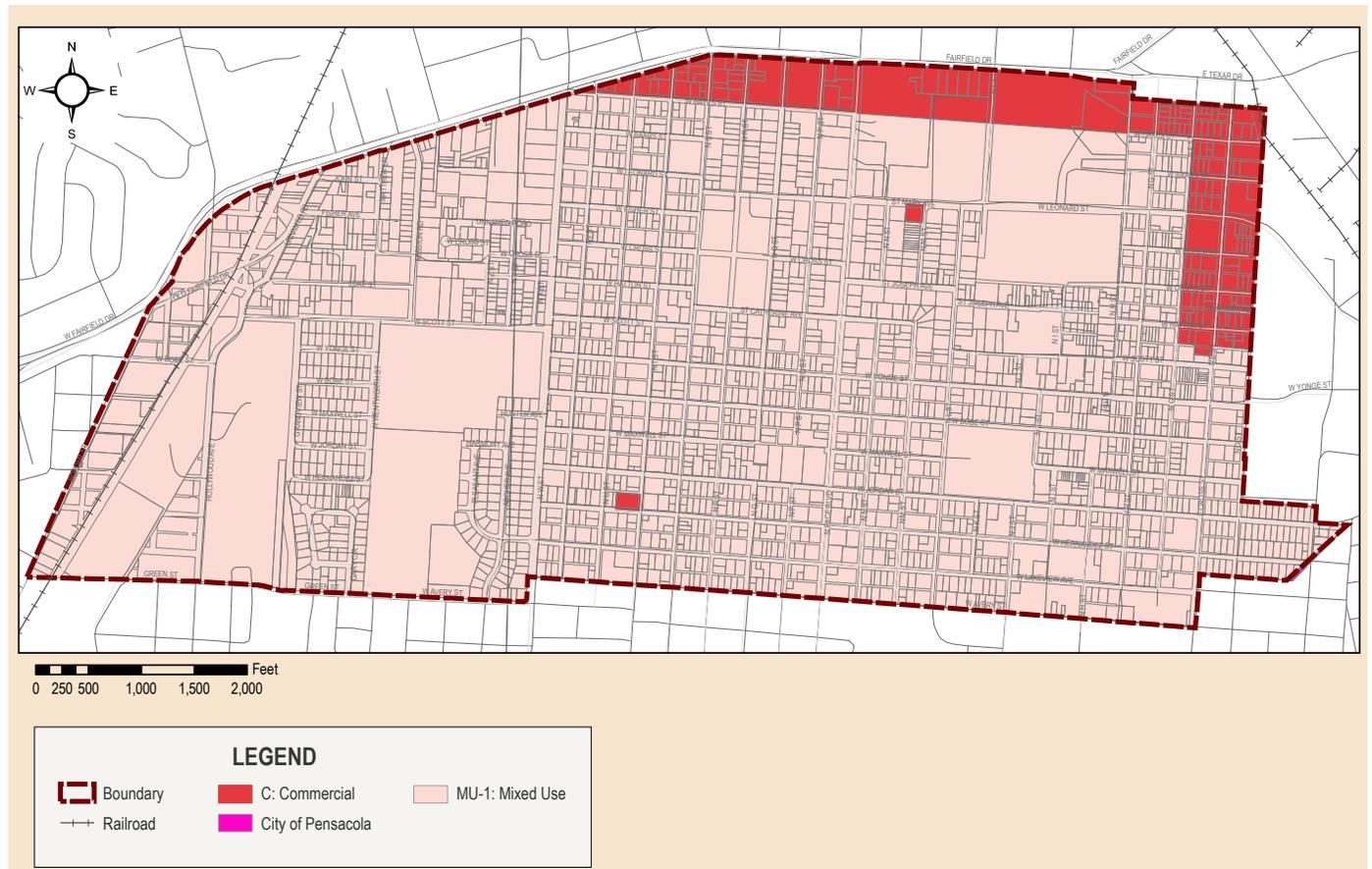


Fig. 2.4: Future Land Uses in the Englewood Redevelopment Area. ESCAMBIA COUNTY GIS

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

Chapter 7 FUTURE LAND USE ELEMENT

OBJECTIVE 7.A.3: REDEVELOPMENT

The county shall provide for the redevelopment and renewal of blighted or underutilized areas and provide for the elimination or reduction of uses inconsistent with the character of the neighborhood or community wherein inconsistent uses exist. Such inconsistent uses shall be defined as those uses which are inconsistent with this ordinance, the future land use map or regulations within the LDC. The county will achieve this objective by implementing Policies 7.A.3.1 through 7.A.3.7, among others and by inclusion of appropriate regulations within the LDC (reference Policy 7.A.1.1).

Policy 7.A.3.5: Unsafe Structures

The county will continue to utilize and administer its provisions for removal or repair of structures which are unsafe or constitute a health hazard. Also, the county will continue to target CDBG funds primarily for improvement to areas or structures where unsafe or substandard conditions exist (reference Policy 9.A.2.2). (Ord. No. 2002-38, § 3(Att. A), 8-15-2002)

Policy 7.A.3.6: "Infill" Development

The county shall use its fiscal resources to encourage "infill" residential, commercial and public development (reference chapter 14 and table 14-1 of this ordinance), particularly in the community redevelopment areas.

(Ord. No. 2002-38, § 3(Att. A), 8-15-2002)

Policy 7.A.3.7: Nonconforming Uses

The county shall continue enforcement of the limitations placed on nonconforming uses of buildings or land, changes in use classifications and districts, and restoration and occupancy of damaged buildings as specified in the county's zoning ordinance, and this comprehensive plan, unless otherwise specified herein.

(Ord. No. 2002-38, § 3(Att. A), 8-15-2002)

Policy 7.A.3.8: Buffers

The county shall ensure the compatibility of adjacent land uses by requiring buffers designed to protect the lower intensity use from the more intensive use (agriculture from residential, residential from commercial, etc.). The buffer shall function to:

- 1) Protect each land use, one from the other, from the intrusive effects of adjacent land use activities.
- 2) Protect agricultural activities from trespass, pets, vehicles, noise and other disruptive impacts that may be associated with nonagricultural land uses.
- 3) Protect nonagricultural land uses from normal agricultural activities, such as the application of pesticides and fertilizers, and the creation of noise, glare, odor, dust and smoke.
- 4) The negative impacts of the uses upon each other must be minimized or, preferably, eliminated by the buffer such that the long-term continuance of either use is not threatened by such impacts. In other words,

incompatibility between uses is eliminated (or minimized) and the uses may be considered compatible (which means a condition in which land uses or other conditions can co-exist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted directly or indirectly by another use or condition).

5) Types of buffers: The buffer may be a landscaped natural barrier, a natural barrier or a landscaped or natural barrier supplemented with fencing or other manmade barriers, so long as the function of the buffer and intent of this policy are fulfilled.

(Ord. No. 2002-38, § 3(Att. A), 8-15-2002)

OBJECTIVE 7.A.4: FUTURE LAND USE CATEGORIES

Policy 7.A.4.7: Future Land Use Categories (Densities and Intensities)

The following permitted uses and densities and intensities of use are hereby established for each land use category depicted on the future land use map. The LDC (reference Policy 7.A.1.1) shall include regulations pursuant to Policy 7.A.2.1(b) with the following:

f. The mixed-use categories are intended to promote innovative arrangements of development types and promote a complimentary mix of residential/commercial/recreation uses so as to minimize the impacts of new development on existing resources and facilities by allowing a variety of uses in close proximity to one another. It is further the intent of the mixed-use categories to preserve and enhance the character of existing neighborhoods and to promote natural resource

protection and enhancement and to promote open spaces around buildings. The mixed-use categories (subsets) will be implemented by the inclusion of two or more zoning districts and zoning designations on the zoning maps consistent with the future land use map. Within these subsets neighborhood, community and region serving commercial uses (as defined by Policy 7.A.4.13) may be allowed. The density and intensity of use and the composition of the mix of uses in each of the mixed-use category subsets shall be:

(1) MU-1 -- This mixed-use category (subset) provides for an intense mix of residential/commercial/recreation/light industrial uses within the urban areas of the county. This subset includes approximately 21,754 acres which is approximately 5.1 percent of the county. Approximately 75 percent of the lands in this category may be developed (or redeveloped) in residential uses. Development density ranges for the MU-1 category will be as follows:

Percent of Category	d.u.s Per Acre
13%	17--25 d.u.s/1 acre
12%	14--20 d.u.s/1 acre
9%	8--15 d.u.s/1 acre
25%	6--10 d.u.s/1 acre
16%	3--7 d.u.s/1 acre
25%	Nonresidential

The intensity of nonresidential uses in this subset shall be defined by limiting the maximum amount of impervious cover allowed to 85 percent (the amount of impervious cover for any particular site or parcel may be further reduced depending upon site characteristics,

presence of important resources, compatibility with adjacent uses, buffering requirements, etc.) and a floor area ratio of 1.1. Allowable uses within the subset include all types of residential uses, planned unit developments, compatible neighborhood, community and regional commercial uses (including offices), limited industrial uses (provided that such industrial uses are contained completely within a building(s) and where there is no permanent outside storage of raw materials or products, there is no noise, smoke, odor or glare resulting from the industrial use and that such use is compatible with adjacent and nearby uses), religious, medical and educational facilities, public utilities and facilities, and recreation uses. Mining, resource extraction and/or reclamation activities constituting unique nonresidential uses may be allowed subject to the provisions of Policies 7.A.2.2 and 7.A.2.3.

Rezoning and future land use map amendments to categories allowing higher densities will be allowed, provided that all other criteria are met, consistent with Policy 7.A.4.3.

g. The commercial category includes approximately 8,575 acres which is approximately 2.0 percent of the county. Uses allowed within this category include all types of commercial activities including shopping centers, professional offices, medical offices and facilities, educational and religious uses, public utilities and facilities, convenience retail uses and other similar uses of a commercial nature. This category will be implemented by the inclusion of two or more zoning districts and zoning designations on the zoning maps consistent with the future land use map. The intensity of use within the category shall be defined by limiting the

maximum amount of impervious cover to 85 percent and a floor area ratio of 1.1. The purpose of the category is to encourage and promote concentrations of commercial uses which have historically developed in response to market conditions and influences. It is the intent of this category that intensive commercial uses be generally confined to the areas depicted on the future land use map thereby creating compact commercial development and "infill" commercial development opportunities and minimize the opportunity for continued ribbon or strip commercial development. Generally, residential uses are discouraged in this land use category. However, second floor and/or secondary residential uses are allowed when part of a predominately commercial development or a multi-story structure with residential units above the first floor. Mining, resource extraction and/or reclamation activities constituting unique nonresidential uses may be allowed subject to the provisions of Policies 7.A.2.2 and 7.A.2.3. Note: Pursuant to section 7.08 and for the purposes of this plan those otherwise conforming and lawfully developed residential uses existing within this category at time of adoption of this plan will be considered "conforming" and consistent with the intents and purposes of this policy.

Policy 7.A.4.13: Locational Criteria

All new nonresidential uses that are not part of a predominantly residential development or a planned unit development (PUD) must meet the following locational criteria. This is to ensure the appropriate location of commercial and industrial uses in the county at major intersections, near traffic generators that are compatible with adjacent land uses, and where it promotes infill development. It further addresses the requirements of additional landscaping/buffering, shared driveway

access, and additional design standards to minimize impacts on abutting uses that have less intense use or zoning. Detailed regulations are in article 7 of the Land Development Code.

Waivers to the roadway requirements of the following locational criteria may be approved by the development review committee (DRC) and the rezoning hearing examiner (RHE). The community redevelopment agency (CRA) may make a recommendation to waive the roadway requirements as indicated below:

1. The DRC may waive the roadway requirements for properties that have the original commercial or industrial zoning assigned by the county. If a rezoning has occurred, the property must meet the applicable standards for the zoning district as indicated in this chapter.
2. The rezoning hearing examiner may waive the roadway requirements when determining consistency with the Comprehensive Plan for a rezoning request when unique circumstances exist. In order to determine if unique circumstances exist, a compatibility analysis shall be submitted that provides competent and substantial evidence that the proposed use will be able to achieve long-term compatibility with surrounding uses as described in Policy 7.A.3.8.
3. The CRA may recommend waiving the roadway requirements when the property is located within one of the county's approved redevelopment areas and the uses allowed by the existing or proposed zoning are consistent with the redevelopment plan adopted by the

board of county commissioners.

Although a waiver to the roadway requirement is approved, the property will still be required to meet all of the other performance standards for the zoning district as indicated below, to the extent possible.

Policy 7.A.8.2: Mixed-Use Categories

The mixed-use categories established by Policy 7.A.4.7 will be further refined by the inclusion of regulations (provisions) within the LDC. The provisions shall, at a minimum, contain:

- a. Density, lot coverage requirements and height variations through the provision of two or more zoning districts designed to implement the mixed-use categories;
- b. Adequate buffering provisions pursuant to Policy 7.A.3.7;
- c. Planned unit development shall be encouraged to include local or neighborhood convenience facilities within such developments;
- d. The provisions will assure compatibility of use through the buffer provisions, "step down" densities, locational controls as described throughout this plan and through other provisions within the county zoning ordinance including height, area and bulk restrictions and restrictions on specific individual uses.
(Ord. No. 2002-38, § 3(Att. A), 8-15-2002)

OBJECTIVE 7.C.2: NEIGHBORHOOD CONSERVATION AND ENHANCEMENT

By 2002, the neighborhood and environmental services department and the growth management department will jointly develop a neighborhood conservation and enhancement strategy.
(Ord. No. 2002-38, § 3(Att. A), 8-15-2002)

Policy 7.C.2.1:

The neighborhood conservation strategy will identify conditions for the designation of neighborhoods in need of conservation and enhancement. The strategy will identify tools for neighborhood coordination and enhancement which may include coordinated infrastructure and park improvements supplemented by code enforcement.
(Ord. No. 2002-38, § 3(Att. A), 8-15-2002)

Policy 7.C.2.2:

Each of the neighborhoods showing initial signs of distress will be designated for enhancement and be scheduled for targeted code enforcement plus supplemental public infrastructure improvements (through the capital improvements program).
(Ord. No. 2002-38, § 3(Att. A), 8-15-2002)

Chapter 8 TRANSPORTATION ELEMENT (Traffic Circulation, Mass Transit, Port, Aviation and Related Facilities Elements, Combined)

Policy 8.A.1.14 Master Planning Process for Major Commercial Use

Applications for large scale commercial development review shall address adequate traffic circulation, parking and access management measures that are necessary to minimize access to impacted state and county road segments, compatibility and functional relationship

of adjacent land uses, adequate buffer requirements, landscape requirements and provisions to encourage joint access agreements with adjacent property owners, encourage a mix of land uses that place less traffic intensive land uses adjacent to arterial segments, provide disincentives for platting of commercial lots with direct access to arterial segments and applies density bonuses for converting commercial land uses to residential land uses (the bonus applies only to the mixed use category).

(Ord. No. 2002-38, § 3(Att. A), 8-15-2002)

Policy 8.A.1.18 Safe Ways to School

Prepare a “Safe Ways to School” master plan for each public school, then implement construction of improvements (e.g., sidewalks, shoulders) to encourage walking to school.

(Ord. No. 2002-38, § 3(Att. A), 8-15-2002)

Policy 8.A.2.2: Bike Lanes and Sidewalks

The county shall continue its practice of providing or requiring the provision of nonmotorized transportation facilities to link residential areas with recreational and commercial areas in a safe manner. This may include the construction of sidewalks, bike lanes, installation of signage, striping of roadways, or the like so as to accommodate nonmotorized transportation facilities (also, see Policy 8.A.3.4).

(Ord. No. 2002-38, § 3(Att. A), 8-15-2002)

Chapter 9 HOUSING ELEMENT*

OBJECTIVE 9.A.2: SUBSTANDARD HOUSING REHABILITATION

The county will continue its efforts to reduce the

number of substandard housing units and will continue its structural and aesthetic improvements efforts so as to rehabilitate approximately 40 substandard units per year during the planning period.

Policy 9.A.2.2: Nuisance Abatement Code

The county shall continue to enforce the nuisance abatement code (county Ordinance 97-36) that requires the removal of housing stock with structural deficiencies.

(Ord. No. 2002-38, § 3(Att. A), 8-15-2002)

Policy 9.A.2.5: Infrastructure Improvements

The county will continue its efforts, through the community redevelopment agency (CRA), to complete the activities necessary to improve the infrastructure in the specified redevelopment neighborhoods identified in Objective 7.D.1., so as to improve the quality of life of the low and moderate income families residing in the target neighborhoods.

(Ord. No. 2002-38, § 3(Att. A), 8-15-2002)

OBJECTIVE 9.A.3: LOW-MODERATE INCOME HOUSING

Provide adequate areas and infrastructure for housing for low- and moderate-income families, mobile homes, group homes and foster care facilities by including regulations requiring the provision of adequate areas and infrastructure within the LDC (reference Policy 7.A.1.1) and by implementing Policies 9.A.3.1 through 9.A.3.9, among others.

Policy 9.A.3.4: Low-Moderate Income Housing Location

Low and moderate income housing may be located in

any residential land use category provided the housing can be situated in compliance with all applicable rules and regulations including setback requirements and landscaping provisions.

(Ord. No. 2002-38, § 3(Att. A), 8-15-2002)

OBJECTIVE 9.A.5: HOUSING STOCK INVENTORY

The county will continue to collect housing inventory data as neighborhood plans are developed, with special attention to specified redevelopment areas.

(Ord. No. 2002-38, § 3(Att. A), 8-15-2002)

Policy 9.A.5.1: Housing Stock Rehabilitation

The county’s housing agencies and the community redevelopment agency (CRA) shall continue to administer programs that further the conservation or rehabilitation of existing housing stock. These methods include, but are not limited to, the following (subject to continued state and federal funding):

- a. CDBG Housing Rehabilitation Program.
- b. Home Substantial Rehabilitation/Replacement Housing Program.
- c. First Time Homebuyer Down Payment/Closing Cost Assistance.
- d. Affordable Homeownership - Lot Acquisition Program.
- e. New Home Construction for Very Low Income Families.
- f. New Home Construction for Moderate Income Families.
- g. Emergency Repair Assistance for Very Low Income Families.

(Ord. No. 2002-38, § 3(Att. A), 8-15-2002)

Policy 9.A.5.4: Rehabilitation/Demolition Criteria

County staff shall continue to use criteria that define conditions warranting conservation, rehabilitation or demolition actions. The criteria include a numerical scoring system. All areas having historically significant housing shall be considered for conservation. Housing stock in need of demolition will be determined based on the county's financial feasibility and the nuisance abatement code referenced in Policy 9.A.2.2.

(Ord. No. 2002-38, § 3(Att. A), 8-15-2002)

Policy 9.A.7.7: Litter and Abandoned House Code Enforcement

Continue to implement strategies to enhance enforcement of existing ordinances (i.e., abandoned property ordinance, litter ordinance, LDC sign chapter, etc.) which maintain the aesthetics of residential areas.

(Ord. No. 2002-38, § 3(Att. A), 8-15-2002)

Chapter 10 INFRASTRUCTURE ELEMENT

SANITARY SEWERS

GOAL 10.A

The provision of an environmentally safe and efficient wastewater collection, treatment and disposal system.

OBJECTIVE 10.A.1: PROVISION OF SANITARY SEWER SERVICE

Sanitary sewer service will be provided by the Escambia County Utilities Authority (ECUA) consistent with the interlocal agreement between the county and the ECUA and the Escambia County Utilities Authority Act and by other sanitary sewer service providers. Escambia County's primary obligations related to the provision

of sanitary sewer service will be the implementation of the county's concurrency management system and the implementation of the land development code, section 7.19.00 related to mandatory connection of new structures to the ECUA sanitary sewer system when available.

(Ord. No. 2002-38, § 3(Att. A), 8-15-2002)

OBJECTIVE 10.A.2: SEWER EXTENSIONS AND LOS

Coordinate with ECUA and the other providers on the extensions of sanitary sewer collection lines and the siting or increase in capacity of wastewater treatment facilities (if any) in order to meet future needs by implementing the concurrency management system.

(Ord. No. 2002-38, § 3(Att. A), 8-15-2002)

Policy 10.A.2.2: LOS Standards

The average level of service standard for sanitary sewer service shall be 210 gallons per residential connection per day and the peak LOS shall be 350 gallons per residential connection per day. For nonresidential uses, the level of service requirements shall be based upon an equivalent residential connection (ERC), as may be recalculated by the service provider from time to time, and on the size of the nonresidential water meter.

(Ord. No. 2002-38, § 3(Att. A), 8-15-2002)

Chapter 12 RECREATION AND OPEN SPACE ELEMENT

RECREATION/OPEN SPACE FACILITIES

GOAL 12.A

Create recreational opportunities and open space for citizens of Escambia County through the provision of county facilities and coordination with state and federal agencies and the private sector.

OBJECTIVE 12.A.1: RECREATIONAL FACILITY ACCESS

Continue to develop and improve public awareness of and physical access to all recreation facilities.

(Ord. No. 2002-38, § 3(Att. A), 8-15-2002)

Policy 12.A.2.6: Bike Paths and Sidewalks

Develop a labor intensive transportation system to link beach access points, open space and recreation areas, and other recreational facilities with residential areas. Among other things, the system will include signage, construction of facilities (i.e., sidewalks, bike racks, etc.) by both the public and private sectors.

Policy 12.A.4.6: Public-Private Cooperation

The county shall continue its cooperative efforts with the private sector and nonprofit organizations (i.e., YMCA, Little League, Civic Groups, etc.) in the provision of recreational facilities/opportunities and open space areas.

(Ord. No. 2002-38, § 3(Att. A), 8-15-2002)

Policy 12.A.4.12: Vacant Property

By 2003, all vacant property owned by the county shall be inventoried and evaluated for its potential as a park, recreational facility, designated open-space or other use.

(Ord. No. 2002-38, § 3(Att. A), 8-15-2002)

LAND DEVELOPMENT REGULATIONS

Three primary zoning categories are represented in the Englewood Redevelopment Area—residential, commercial, and industrial (Fig. 2.5). As with land use, the share of each zoning designation reflects the dominance of the corresponding land use, with residential occupying just over 60% of the total acreage, commercial occupying

a little more than 31%, and industrial representing the remaining proportion (Table 2.2). More specifically, these three zoning categories are divided among seven particular divisions, as noted below and in Table 2.3.

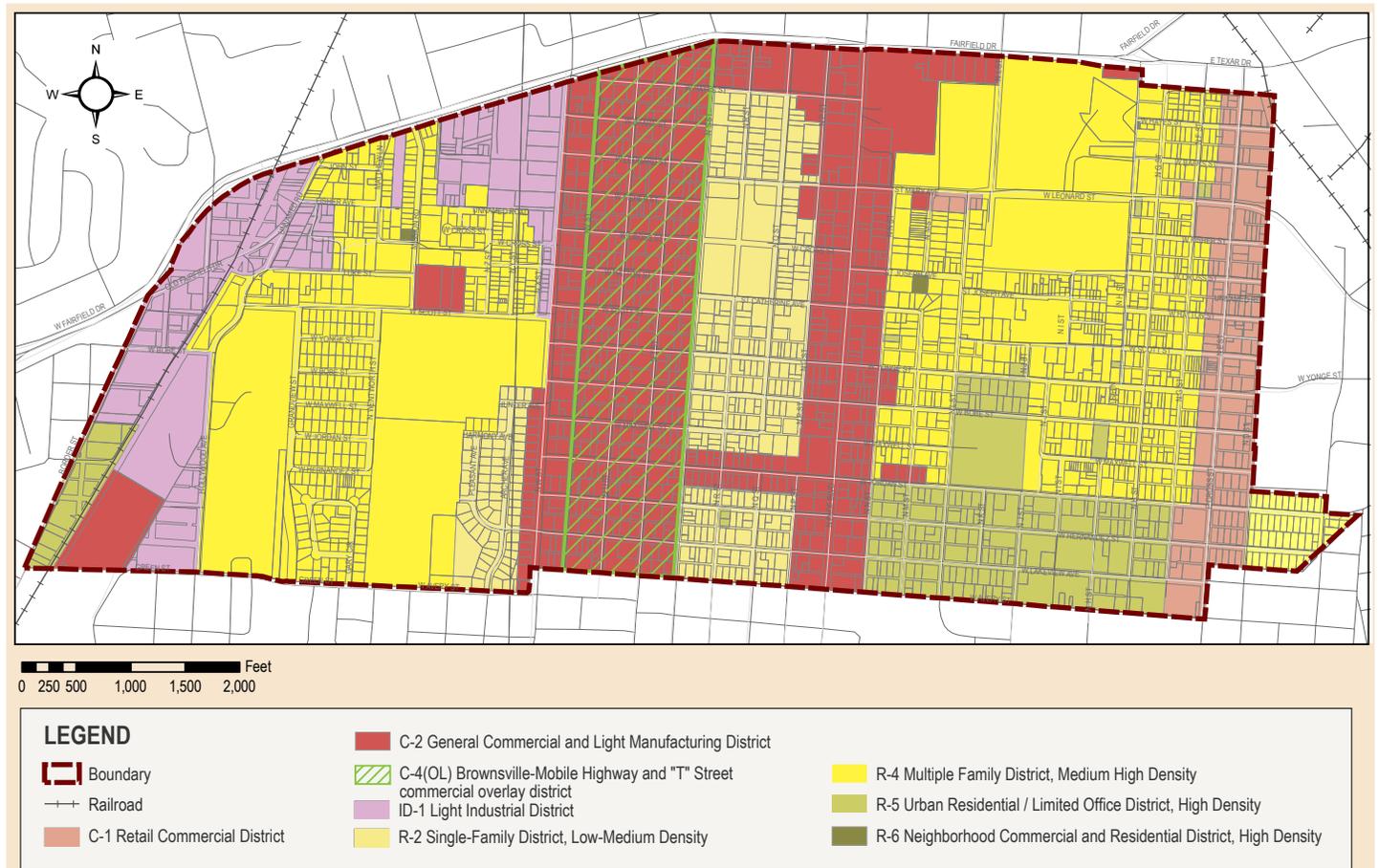


Fig. 2.5: Zoning Categories in the Englewood Redevelopment Area
 ESCAMBIA COUNTY GIS

Zoning Type	Acreage*	%
Residential	660.2	59.5%
Commercial	348.8	31.5%
Industrial	100	9.0%
Institutional	0.0	0.0%
Total	1109.0	100%

Table 2.2: Distribution of Zoning Types

* The acreage includes right-of-ways
 ESCAMBIA COUNTY GIS

Zoning Category	Acreage*	%
R-2	133.9	12.1%
R-4	453.9	40.9%
R-5	71.3	6.4%
R-6	1.0	0.1%
C-1	56.3	5.1%
C-2	292.4	26.4%
ID-1	100	9.0%
Total	1109.0	100%

Table 2.3: Distribution of Specific Zoning Categories

* The acreage includes right-of-ways
 ESCAMBIA COUNTY GIS

R-2 (Residential-2): Single-family, low to medium density. This category permits a maximum residential density of 4 dwelling units per acre. Lots must be no narrower than 70 feet wide at the front building line and have no less than 20 feet of front yard setback. Rear yards must be at least 20 feet deep as well, unless the lot abuts a sensitive environmental feature whereupon yard setback will be at least 30 feet. These setbacks help ensure that the maximum development intensity of 70% (as determined by dividing impervious surface by total gross lot area). Building heights cannot exceed 35 feet above the base flood elevation.

R-4 (Residential-4): Multiple-family, medium high density. This residential category allows up to 18 dwelling units per acre at a development intensity no greater than 75%. Minimum lot widths vary—for single family detached units, 40 feet at the street right-of-way; for a duplex, 50 feet; and for multiple family units, 100 feet at the front building line. Front and rear setbacks are identical to R-2 requirements, and maximum allowable building height is 95 feet.

R-5 (Residential-5): Urban residential/limited office district, high density. Allows up to 20 dwelling units per acre. Lot width, intensity, and setback requirements are identical to the R-5 category, but the allowable building height is now 120 feet.

R-6 (Residential-6): Residential and neighborhood commercial district, high density. This category features all of the same requirements as R-5, except for allowing up to 25 dwelling units per acre.

C-1 (Commercial-1): Retail commercial district. This category permits up to 25 units per acre at a lot development intensity of 85% (as determined by dividing impervious surface by total gross lot area). No lot width minimums are required, and minimum front and rear setbacks are reduced to 15 feet each. Maximum building height is 120 feet.

C-2 (Commercial-2): General commercial district. Requirements for this category are identical to C-1.

C-4 (OL) Brownsville-Mobile Highway and “T” Street Commercial Overlay District. This special performance district is intended to provide an enhanced level of protection to the prime commercial corridor of the Brownsville Redevelopment Area thereby furthering the objectives of the redevelopment plan.

ID-1 (Industrial): This industrial designation does not permit any residential uses. Minimum lot widths and areas are not required, although development intensity cannot exceed 85%. Front yard setbacks must be at least 15 feet, while rear setbacks must be 20 feet minimum. Maximum building height is 90 feet.

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

IBI GROUP (FLORIDA) ENGLEWOOD COMMUNITY REDEVELOPMENT PLAN

ZONING	MINIMUM LOT AREA	MINIMUM LOT WIDTH	INTENSITY	FRONT YARD	REAR YARD	SIDE YARD	MAX BLDG HEIGHT
R-2 Single-Family District, Low-Medium Density	4 units/acre	The minimum lot width at the front building line shall be 70 feet and at the street right-of-way 50 feet. Every cul-de-sac lot shall have a minimum of 20 feet at the street right-of-way.	70%	not less than 20', provided that in blocks where 50 percent or more of the lots are developed.	20'; On property abutting estuarine, riverine or creek systems, the setback shall be in accordance with the marine/estuarine/riverine setback (MERS) provision of this code (Article 7) or 30 feet, whichever is greater.	5' to 15'; On property abutting estuarine, riverine or creek systems, the setback shall be in accordance with the marine/estuarine/riverine setback (MERS) provision of this code (Article 7) or 30 feet, whichever is greater.	35'
R-4 Multiple-Family District, Medium High Density	18 units/acre	Minimum lot width for a single-family detached dwelling measured at the front building line shall be 40 feet and at the street right-of-way, 40 feet. The minimum lot width for a duplex dwelling shall be 80 feet at the front building line and 50 feet at the street right-of-way line. The minimum lot width for a multiple-family dwelling, townhouse, or a boarding or lodging house shall be 100 feet at the front building line. Every cul-de-sac lot shall have a minimum of 20 feet at the street right-of-way.	75%	20'	15'; On property abutting estuarine, riverine or creek systems, the setback shall be in accordance with the marine/estuarine/riverine setback (MERS) provision of this code (Article 7) or 30 feet, whichever is greater.	The yard required on each side of buildings not exceeding 3 stories in height shall be 10% of the lot width measured at the front building line or ten feet, whichever is less; however, required side yards shall not be less than 5 feet on each side. For buildings exceeding 3 stories, each side yard shall be increased by 2 feet for each additional story or each additional 10 feet in height. However, no side yard in excess of 15 feet is required on Pensacola Bay-front lots. No side yards are required for attached townhouse or zero lot line projects except at the end of each building within a project where a minimum of 10 feet shall be required. On property abutting estuarine, riverine or creek systems, the setback shall be in accordance with the marine/estuarine/riverine setback provision of this Code (Article 7) or 25 feet, whichever is greater. In the case of multi-family projects, there shall be a project side yard having a depth of not less than 5 feet.	95'
R-5 Urban Residential/Limited Office District, High Density	20 units/acre						120'
R-6 Residential and Neighborhood Commercial District, High Density	25 units/acre						
C-1 Retail Commercial District	25 units/acre	There shall be no minimum lot width. There shall be no minimum lot area, except for recreational camping facilities that shall require a minimum lot size of five acres.	85%	There shall be a front and rear yard of at least 15 feet. There shall be a minimum side yard of ten feet on each side which shall be increased by two feet on each side for each story (floor) above the third story or for each ten feet in height above the first 35 feet of the structure as measured from the finished grade. On property abutting an estuarine, riverine or creek system, the setback shall be in accordance with the marine/estuarine/riverine setback (MERS) provision of this code (Article 7) or 20 feet, whichever is greater. Residential site and building requirements shall be the same as for the R-6.			Residential site and building requirements shall be the same as for the R-6.
C-2 General Commercial District	25 units/acre						
C-4 (OL) Brownsville-Mobile Highway and "T" Street Commercial Overlay District	NA	NA	NA	New construction shall be setback from Mobile Highway, Cervantes Street, or "T" Street a distance similar to adjacent buildings unless customer parking is provided adjacent to any of these streets in support of Crime Prevention Through Environmental Design (CPTED).			NA
ID-1 Industrial District (no residential uses allowed)	N/A	There shall be no minimum lot size. There shall be no minimum lot width.	85%	There shall be a front yard having a depth of not less than 15 feet. There shall be a rear yard having a depth of not less than 20 feet. There shall be side yards of not less than ten feet. On property abutting an estuarine, riverine or creek system, the setback shall be in accordance with the Marine / Estuarine/ Riverine Setback (MERS) provision of this Code (Article 7) or 20 feet, whichever is greater. The BOA may waive the yard requirements, in response to an application therefor, if a finding of fact is made based on competent, substantial evidence demonstrates that such waiver would not adversely impact public safety, sensitive environmental resources, or compatibility with adjacent uses. Also, such waiver may be granted only if the development plans for the subject property reflect conformance with a floor area ratio, which does not exceed 1.1 and a maximum impervious cover limit of 85 percent.			90'

Table 2.4: Land Development Regulations for Escambia County ESCAMBIA COUNTY

PARCEL SIZE

Parcel Size	Count	%
< 3,000 square feet	125	5.3%
3,000 - 10,000 square feet	1,391	58.6%
10,000 square feet - 1 acre	787	33.2%
1 - 2 acres	43	1.8%
> 2 acres	28	1.2%
Total	2,374	100.0%

Table 2.5: Distribution of parcel size. ESCAMBIA COUNTY GIS

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

Table 2.5 summarizes the parcel counts and distribution of various parcel sizes. As shown in Table 2.5, more than sixty percent of the total properties are less than 10,000 square feet in size, while only three percent of the total properties are more than 1 acre in size.

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

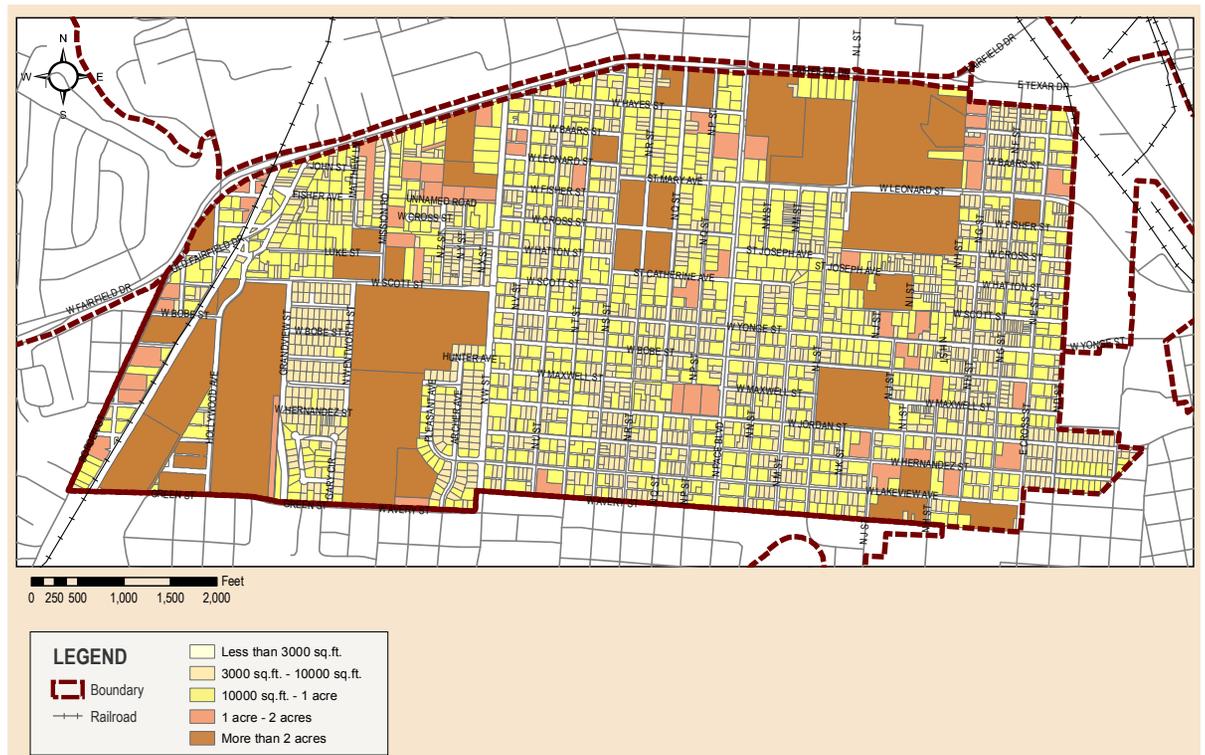


Fig. 2.6: Parcel Sizes in the Englewood Redevelopment Area
 ESCAMBIA COUNTY GIS

HOUSING CONDITION

Housing condition in the Redevelopment Area is in many areas dilapidated or vacant and the distribution of substandard housing is evenly scattered across the entire Redevelopment Area (Fig. 2.7), while the neighborhood of Bell's Head and the north end of Britton Place contain a relatively higher concentration of poor quality housing.

Conditions of deterioration in a neighborhood are a negative influence on surrounding residents, and the condition of these units can be a deterrent to continuing investment and maintenance of other units. In 2000, the

Englewood Redevelopment Plan identified fair-quality housing as 35% of total housing stock, compared to another 35% that was poor quality and 28% in dilapidated condition (leaving only 2% of housing units that were considered good quality). The same plan determined that 88% of mobile housing units, which were not considered in the housing figures above, were in poor condition. Overall, these statistics point to an overall state of housing stock that requires immediate remediation and that has not greatly improved to the present day.



Residential homes, Englewood CRA

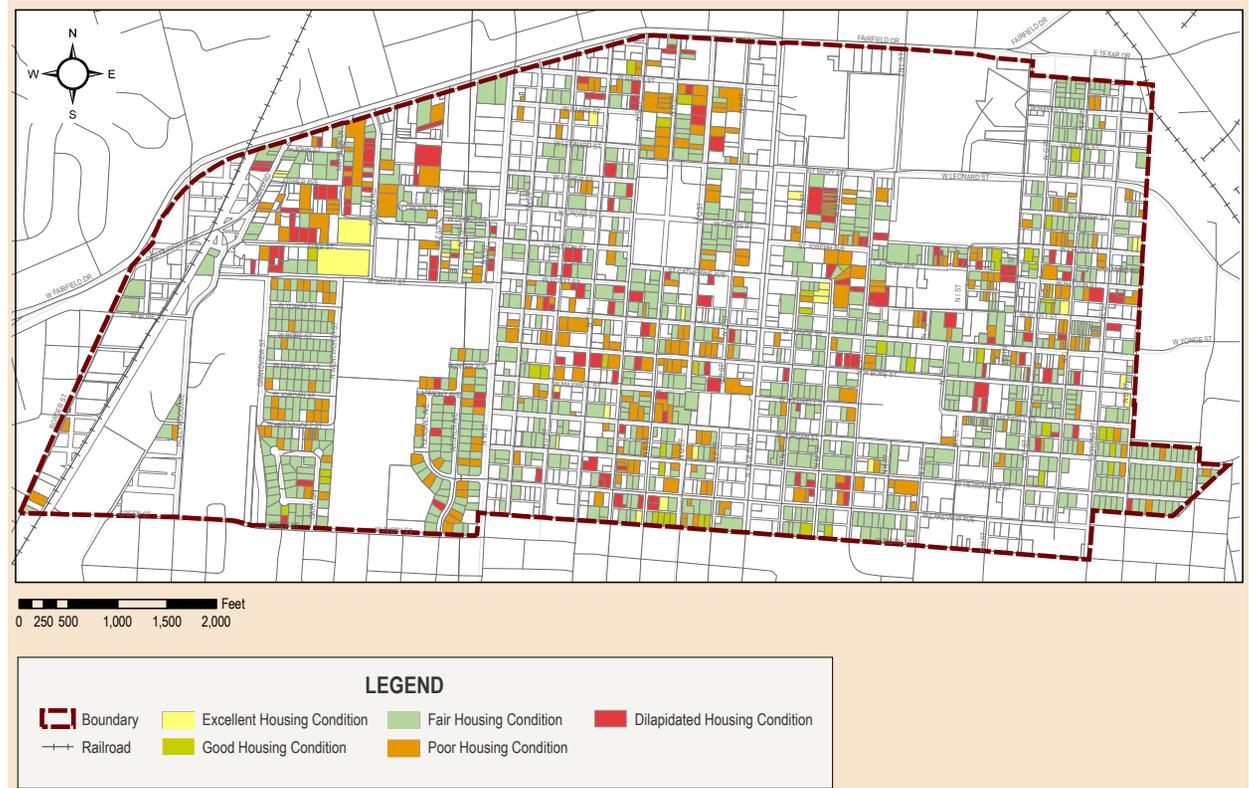


Fig. 2.7: Housing Conditions in the Englewood Redevelopment Area. ESCAMBIA COUNTY GIS

TRANSPORTATION & INFRASTRUCTURE

Vehicular Circulation

Vehicular circulation throughout the Englewood Redevelopment Area is logical and generally unhampered by traffic-routing obstacles such as cul-de-sacs or by incomplete roads. Six arterials provide the most common routes into and out of the Redevelopment Area and also serve as the area's commercial corridors (Fig. 2.8). These are Pace Boulevard, "W" Street, and "E" Street, which run north-south, and Jordan Street, Leonard Street, and

Fairfield Drive, which run east-west. These arterials can also be seen as the basic division lines for the various neighborhoods of the Redevelopment Area. Lower-capacity arterials in the west end of the Redevelopment Area include Scott Street and Hollywood Avenue and serve primarily to navigate around the large institutional parcels of Ebonwood.



Intersection of Pace Boulevard and Fairfield Drive.
MICROSOFT VIRTUAL EARTH



Intersection of W Street and Fairfield Drive.
MICROSOFT VIRTUAL EARTH

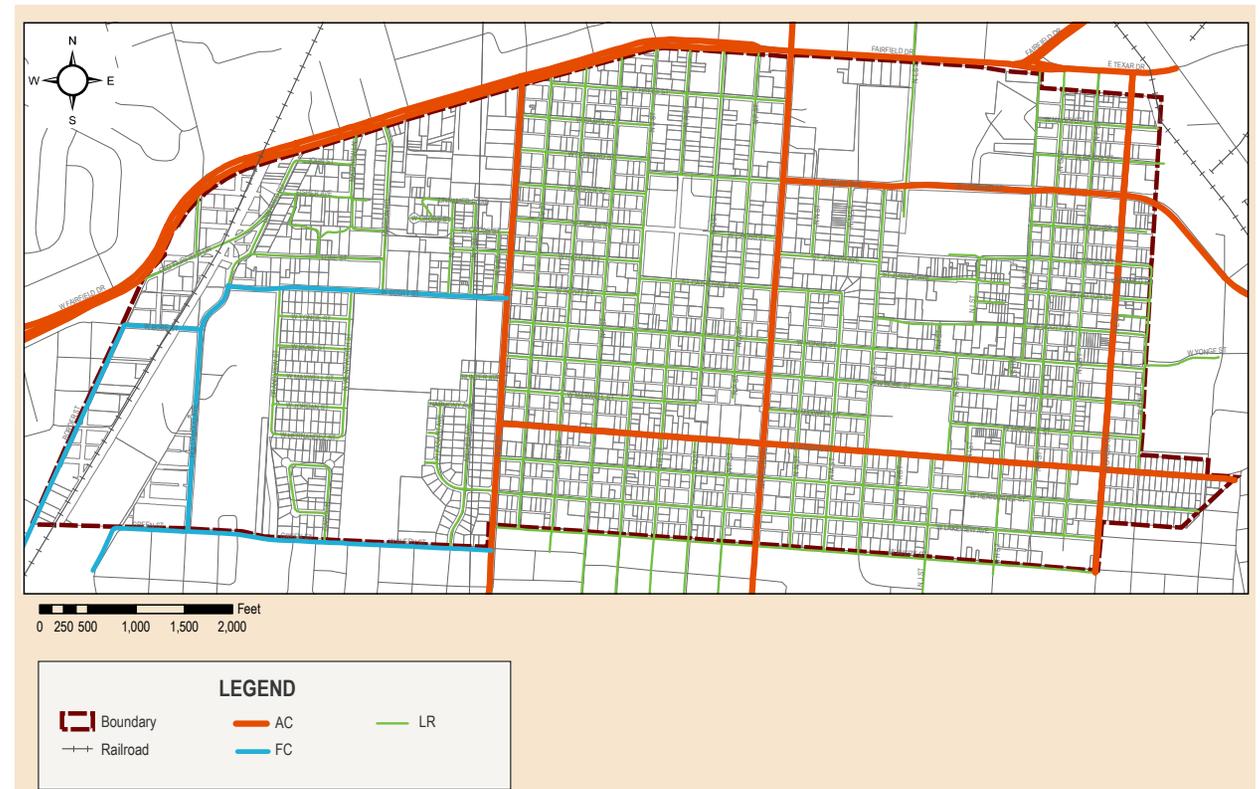


Fig. 2.8: Vehicular Circulation in the Englewood Redevelopment Area

ESCAMBIA COUNTY GIS DATABASE

Pedestrian Circulation

Pedestrian circulation is on a par with vehicular circulation in terms of ease and extent. Sidewalk completion is an ongoing effort in the Redevelopment Area. Significant progress has been made since 2000 on pedestrian facility installation throughout the Redevelopment Area. Figure 2.9 and 2.10 illustrates the sidewalk locations.

As shown on these two figures, in spite of the numerous areas where sidewalks have already been completed, several major pedestrian corridors and neighborhood streets, such as Yonge Street and W. Avery Street, do not have sidewalks and shall be given priority for sidewalk installation.

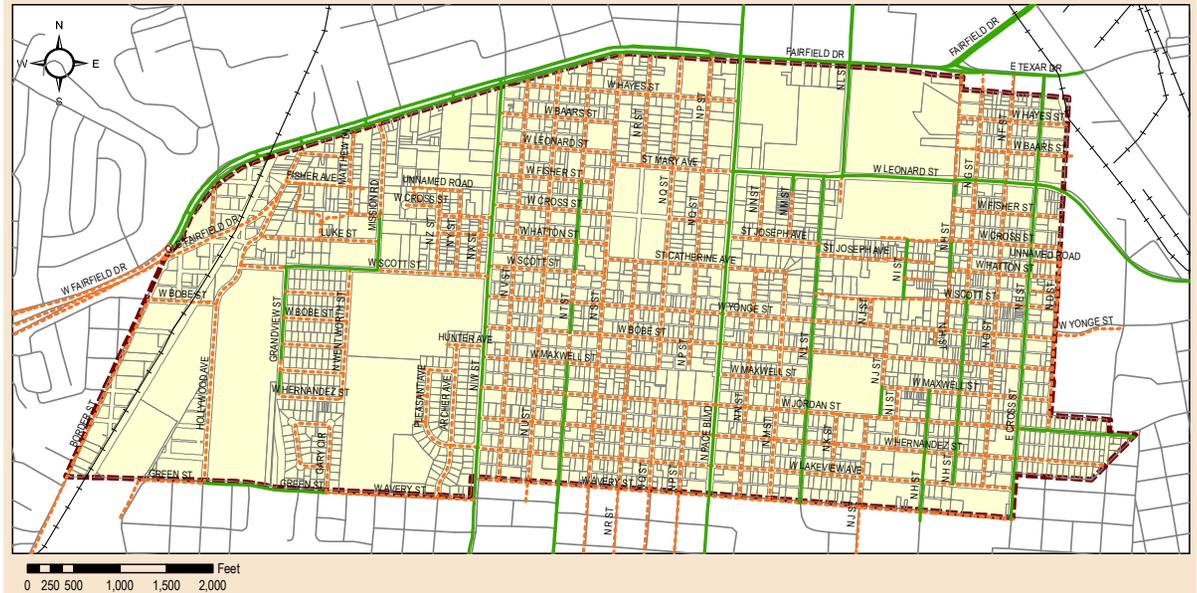


Fig. 2.9: Sidewalks on the Left-hand Side in the Englewood Redevelopment Area
 ESCAMBIA COUNTY GIS DATABASE

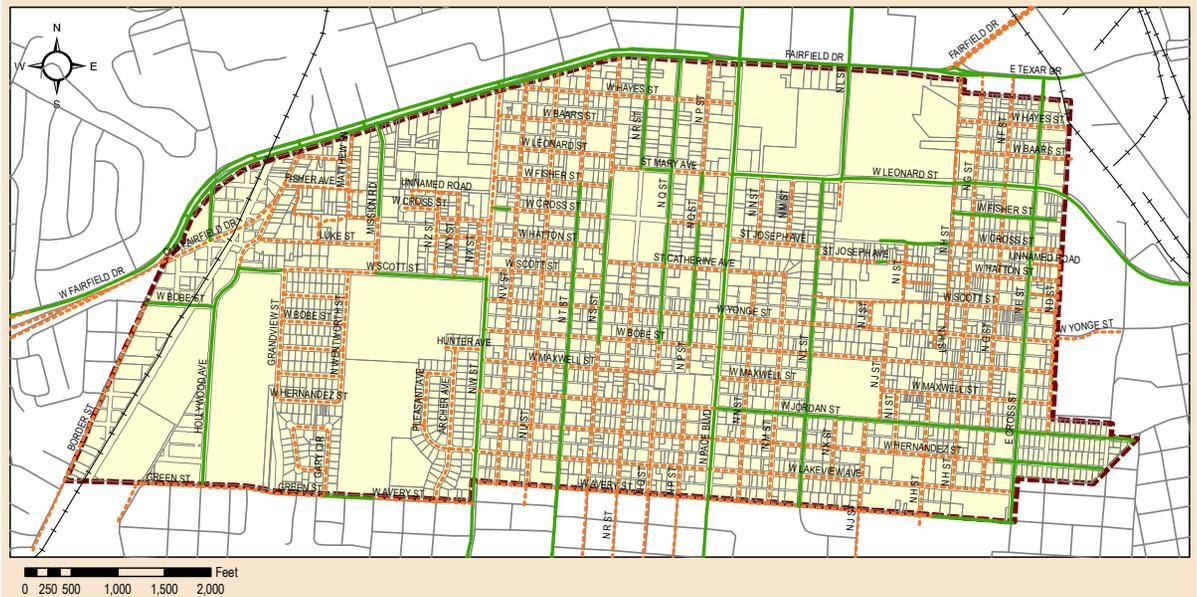


Fig. 2.10: Sidewalks on the Right-hand Side in the Englewood Redevelopment Area
 ESCAMBIA COUNTY GIS DATABASE

Sanitary Sewer

Sanitary sewer connection is very limited and must be expanded throughout the Redevelopment Area (Fig. 2.11). Pace Boulevard in particular lacks connection to the municipal sewer system and this is considered to be a serious deterrent to commercial investment along this major commercial corridor. In addition to Pace Boulevard, Yonge Street, Jordan Street, Avery Street are also important corridors that will benefit from sewer connections.

Neighborhood areas are also in need of sewer connection. Sewer expansion has been started in the Bell's Head neighborhood. However, the majority of the neighborhoods lack sewer connection. Without sewer connections, residential redevelopment or infill housing projects will have to provide septic tank on site. Given the small parcel size of many of the residential lots in the Redevelopment Area, this may become a deterrent for redevelopment efforts and may also significantly limit redevelopment potential.

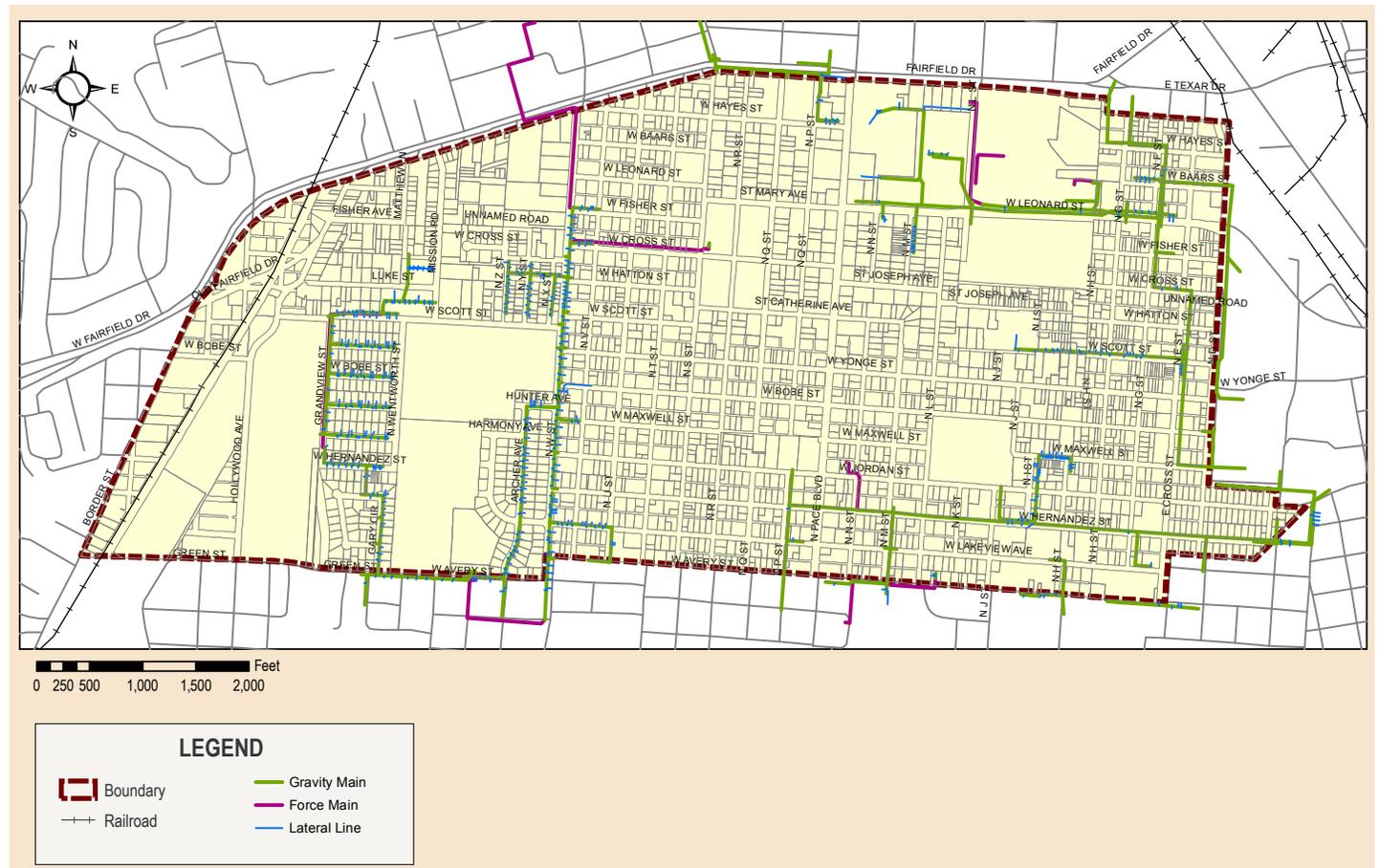


Fig. 2.11: Sewer Lines in the Englewood Redevelopment Area
 ESCAMBIA COUNTY GIS

DEMOGRAPHICS

This section uses information from the 2000 U.S. Census and Environmental Systems Research Institute (ESRI) 2007 forecasts, as compiled by the University of West Florida, to discuss the demographic, housing, and economic conditions in the Englewood Redevelopment Area and compare them to the same conditions across the whole of Escambia County.

Population

Englewood’s population has been very stable over the past eight years and is expected to remain so into the near future. While the estimated 2008 population is 5,537 (Table 2.6), the 2000 census determined that there were 5,554 individuals residing in Englewood. This indicates a decline in population of 17 people, or only 0.03% over eight years. The estimated population in 2013 will be 5,623, or growth of 1.6% over the next five years. Across Escambia County as a whole, the population growth rate has been substantially higher at

7.9% between 2000 and 2008 and is expected to grow at a similar rate through 2013—significantly outpacing growth in Englewood.

Households

Household figures (Table 2.7) are important indicators of housing demand, householder characteristics, and market potential in a community. A slight 2.3% increase in household numbers in Englewood, from 1,577 to 1,667 over eight years, is outpaced by an almost 12% increase

POPULATION Location	2000	2008 (est.)	% change from 2000	2013 (est.)	% change from 2008
Englewood CRA	5,554	5,535	(-) <0.1%	5,623	1.6%
Escambia County	294,410	317,553	7.9%	334,943	5.5%

Table 2.6: Population

2000 U.S. CENSUS / ESRI / UNIVERSITY OF WEST FLORIDA

HOUSEHOLDS Location	2000	2008 (est.)	% change from 2000	2013 (est.)	% change from 2008
Englewood CRA	1,577	1,613	2.3%	1,667	3.3%
% owner-occupied	55.9%	56.8%	0.9%	55.50%	(-) 1.3%
% renter-occupied	33.5%	30.9%	(-) 2.6%	31.7%	0.8%
% vacant	10.6%	12.3%	1.7%	12.7%	0.4%
Escambia County	111,049	123,555	11.6%	131,962	6.8%
% owner-occupied	59.9%	61.5%	1.6%	60.5%	(-) 1%
% renter-occupied	29.2%	27%	(-) 2.2%	27.7%	0.7%
% vacant	10.9%	11.5%	0.6%	11.7%	0.2%

Table 2.7: Households

2000 U.S. CENSUS / ESRI / UNIVERSITY OF WEST FLORIDA

in Escambia County as a whole over the same period. Household growth rates expected over the next five years call for Englewood to grow at less than half the countywide rate. But in terms of the types of inhabitation, measures for the two areas are similar. Both see approximately 60% of householders owning their home, and about half that number renting. Vacancies are only slightly more common in Englewood than across the whole county. These trends are expected to hold steady for Redevelopment Area and county alike through 2013.

Median household income (Table 2.8), another very significant indicator, is more telling in terms of the economic strength of either area. Englewood's median household income in 2000 was approximately 55% of the County's median. In 2008 the gap has widened and Englewood's median household income is estimated to be less than half

of the County's median. Incomes in Englewood rose at half the Escambia County's rate by 2008. And by 2013, it is expected that the gulf between Englewood and Escambia County median incomes will widen even further.

As for home values (Table 1.9), similar disparities are evident, with Englewood homes achieving less than half the value of the average Escambia County home. Both areas experienced rapid home value growth between 2000 and 2008 (better than 70%), and both areas will experience virtually no change in average home value through 2013. Even so, the average Englewood home will remain significantly less valuable than the average County home.

MEDIAN HOUSEHOLD INCOME Location	2000	2008 (est.)	% change from 2000	2013 (est.)	% change from 2008
Englewood CRA	\$19,410	\$22,051	13.6%	\$24,813	12.5%
Escambia County	\$35,231	\$44,868	27.4%	\$52,594	17.2%
% disparity with Englewood	81.5%	103.5%		120.0%	

Table 2.8: Median Household Income

2000 U.S. CENSUS / ESRI / UNIVERSITY OF WEST FLORIDA

MEDIAN HOME VALUE Location	2000	2008 (est.)	% change from 2000	2013 (est.)	% change from 2008
Englewood CRA	\$39,719	\$68,394	72.2%	\$69,009	0.9%
Escambia County	\$81,698	\$144,428	76.8%	\$144,441	>0.01%
% disparity with Englewood	132.3%	111.2%		109.4%	

Table 2.9: Median Home Values

2000 U.S. CENSUS / ESRI / UNIVERSITY OF WEST FLORIDA

Ethnic composition

Englewood is a largely African-American community (Table 2.10). In 2008, it is estimated that African-Americans comprise 73% of the Redevelopment Area’s population, up from 66.6% in the 2000 U.S. census. During this eight-year period, Englewood’s white population declined from 29.8% of the total population to an estimated 23.3% today. By 2013, these trends are expected to continue, with the white population declining to an even 20% and the African-American population increasing to 76% of the total. In contrast, Escambia County is a predominately white demographic, where the proportions of white and African-American are close to the reverse of the Englewood Redevelopment Area.

Meanwhile, other ethnicities have shown very low or no rates of change in the 2000-2008 period in Englewood and combined represent only 5.7% of the total area population in 2008—admittedly, however, a 14% increase from the 5% share of 2000. Future trends indicate little in the way of change—by 2013, all other ethnicities combined will account for 6.3% of the total population, with only Hispanic and Asian/Pacific Islander groups expected to see minimal population growth. For the Redevelopment Area overall, the diversity index rating has shown decline from 48.3 to 43.6 between 2000 and 2008. By 2013, the index is expected to decline even further to 40.9. As for Escambia County, in 2008, the County was estimated to have higher percentages of non-white and mixed ethnicities, and thus a higher diversity index, than Englewood,

but all non-white and non-African-American ethnic groups combined still accounted for less than 12% of the total County population. Overall trends for ethnic composition show that for Redevelopment Area and county alike, the white population will decline and the black and Hispanic populations will grow.

ETHNIC COMPOSITION Location	2000	2008 (est.)	% change from 2000	2013 (est.)	% change from 2008
Englewood CRA					
African-American	66.6%	67.6%	1.0%	76.0%	8.4%
White	29.8%	27.6%	(-) 2.2%	20.0%	(-) 7.6%
Hispanic origin	1.5%	1.9%	0.4%	2.2%	0.3%
Other ethnic group	2.2%	3.0%	0.8%	2.7%	(-) 0.3%
More than one ethnic group	1.3%	1.3%	no change	1.8%	0.2%
Diversity Index	48.3	43.6	(-) 9.7%	57.5	8.5%
Escambia County					
African-American	21.4%	25.0%	3.6%	27.1%	2.1%
White	72.4%	67.1%	(-) 5.3%	63.8%	(-) 3.3%
Hispanic origin	2.7%	4.0%	1.3%	4.9%	0.9%
Other ethnic group	4.1%	5.4%	1.3%	6.2%	0.8%
More than one ethnic group	2.2%	2.5%	0.3%	2.8%	0.3%
Diversity Index	46	52.5	14.1%	56.3	7.3%

Table 2.10: Ethnic Composition
2000 U.S. CENSUS / ESRI / UNIVERSITY OF WEST FLORIDA

Age

Age breakdowns are comparatively similar in Englewood and Escambia County as a whole. In the Englewood Redevelopment Area, an estimated 81.5% of the population today are 18 years of age or older, compared with 78.3% across the entire county. These are marginal increases over the 80.8% and 76.5% confirmed in the 2000 census, respectively. By 2013, an equally slight increase will see 82.1% of residents aged 18 and over in Englewood and 78.8% across the County (Table 2.11).

2013 it will be 37.2, or an increase of 0.4 years from the 2008 median of 36.8. The median age in the County was 35.4 in 2000, 36.8 in 2008, and will grow to 37.9 by 2013. By a significant margin, residents aged 20-64 make up almost two-thirds of the resident population in Englewood and three-fifths in the County. They are followed in relatively equal numbers by school-aged children and by seniors. The proportions of each of these age groups have changed little since 2000 and are expected to change little through 2013.

This corresponds with the very gradual overall aging of Englewood's and Escambia County's residents — in 2000, the median age was 36.4 in Englewood, and by

AGE COMPOSITION Location	2000	2008 (est.)	% change from 2000	2013 (est.)	% change from 2008
Englewood CRA	36.4	36.8	0.4	37.2	0.4
0-4	4.4%	4.6%	0.2%	4.6%	no change
School-aged (5-19)	18.4%	17.6%	(-) 1.2% share	17.1%	(-) 0.5% share
Adult (20-64)	63.3%	63.8%	0.5% share	64.1%	0.3% share
Retirement age (65+)	13.9%	14.1%	0.2% share	14.0%	(-) 0.1% share
Aged 18+	80.8%	81.5%	0.8% share	82.1%	0.6% share
Escambia County	35.4	36.8	1.4	37.9	1.1
0-4	6.1%	6.2%	0.1%	6.2%	no change
School-aged (5-19)	21.6%	19.5%	(-) 2.1% share	18.7%	(-) 0.8% share
Adult (20-64)	59.1%	60.4%	1.3%	60.4%	no change
Retirement age (65+)	13.3%	13.9%	0.6%	14.6%	0.7% share
Aged 18+	76.5%	78.3%	1.8%	78.8%	0.5% share

Table 2.11: Age Composition

2000 U.S. CENSUS / ESRI / UNIVERSITY OF WEST FLORIDA

Employment

The total working population in Englewood in 2008 is estimated at 1,230 (Table 2.12). Of these, 81.4% are believed to be employed, while the remaining 18.6% are unemployed—a figure 2.7 times the county unemployment rate of 6.8%. By a considerable margin, services accounts for the largest share of Englewood’s employment base at 60% (compared to 48% countywide), while construction as the second largest sector accounts for 13.4%. At almost 10% of employment, those employed in retail services comprise the Redevelopment Area’s third-largest employment sector. Interestingly, even though Escambia County has numerous county operations located within the Redevelopment Area, public administration accounts for only 3.3% of the employment base in Englewood.

Education

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

As shown in Table 2.13, In 2008, it is estimated that almost 37% of Englewood residents have obtained their high school diploma, while an additional 26.1% have attended college (8.8% of the total resident population having completed college). In contrast, one-third of Redevelopment Area residents have not

EMPLOYMENT Location	2008 (est.)
Englewood CRA (working pop. 16+)	1,230
Employed	81.4%
Unemployed	18.6%
Agriculture and mining	0%
Construction	13.4%
Manufacturing	2.9%
Wholesale trade	2.7%
Retail trade	9.9%
Transportation and utilities	5.5%
Information	1.5%
Finance, insurance and real estate	0.2%
Services	60.4%
Public administration	3.3%
Escambia County (working pop. 16+)	125,588
Employed	93.2%
Unemployed	6.8%
Agriculture and mining	0.8%
Construction	10.1%
Manufacturing	4.8%
Wholesale trade	2.6%
Retail trade	13.1%
Transportation and utilities	5%
Information	2.1%
Finance, insurance and real estate	6.3%
Services	48%
Public administration	7.2%

Table 2.12: Employment

2000 U.S. CENSUS / ESRI / UNIVERSITY OF WEST FLORIDA

EDUCATIONAL ATTAINMENT Location	2008
Englewood CRA (pop. 25+)	3,806
Less than 9th Grade	10.4%
9th-12th Grade, no diploma	23.1%
High school diploma	36.6%
Some college, no degree	17.3%
Undergraduate degree	8.8%
Advanced degree	3.8%
Escambia County (pop. 25+)	211,440
Less than 9th Grade	4.2%
9th-12th Grade, no diploma	9.8%
High school diploma	29.7%
Some college, no degree	22.9%
Undergraduate degree	25.2%
Advanced degree	8.2%

Table 2.13: Educational Attainment

2000 U.S. CENSUS / ESRI / UNIVERSITY OF WEST FLORIDA

completed high school or, for 10% of the total resident population, even completed 9th Grade. Some of these figures compare poorly with Escambia County as a whole—for instance, there are almost two and half times the number of people with only an elementary school education in Englewood than across the whole county, and similarly large number who failed to complete high school. And while the high school completion rate is better in Englewood than Escambia County, the proportion of people with college degrees in the County approaches three times the figure for Englewood.

Whether there is a correlation between educational attainment and income, it cannot be disputed that enormous income disparities exist between Englewood and Escambia County—disparities that are expected to only grow. As shown in Table 2.14, in 2000, average countywide household incomes were almost 71% greater than Englewood's. By 2008, that figure rose to almost 85%, and by 2013, it is expected to be more than 91%. At the same time, the proportion of households in poverty is far greater in Englewood than in the county as a whole. Households earning less than \$15,000 were more than twice as common in Englewood than in Escambia County in 2000 and may be close to three times as common by 2013. And while households earning between \$35,000 and \$50,000 are approximately equivalent in the two areas, those earning in the next higher bracket (up to \$75,000) are half as common in Englewood as in the County. At the even higher income brackets, Englewood's proportional representation drops significantly in comparison.

INCOME BRACKETS Location	2000	2008 (est.)	% change from 2000	2013 (est.)	% change from 2008
Englewood CRA (avg.)	\$27,107	\$31,280	15.4%	\$34,553	10.5%
<\$15,000	39.2%	34.9%	(-) 4.3% share	32.8%	(-) 2.1% share
\$15,000-\$24,999	20.8%	20.3%	(-) 0.5% share	17.5%	(-) 2.8% share
\$25,000-\$34,999	14.8%	12.0%	(-) 2.8% share	11.4%	(-) 0.6% share
\$35,000-\$49,999	14.6%	15.6%	1% share	13.4%	(-) 2.2% share
\$50,000-\$74,999	5.8%	12.3%	6.5% share	19.2%	6.9% share
\$75,000-\$99,999	2.8%	1.5%	(-) 1.3% share	2.6%	1.1% share
\$100,000-\$149,999	1.1%	1.9%	0.8% share	1.7%	(-) 0.2% share
\$150,000-\$199,999	0.4%	0.7%	0.3% share	0.5%	(-) 0.2% share
\$200,000+	0.6%	0.8%	0.2% share	1.0%	0.2% share
Escambia County (avg.)	\$46,221	\$57,670	24.7%	\$66,086	14.6%
<\$15,000	18.8%	14.1%	(-) 4.7% share	12.4%	(-) 1.7% share
\$15,000-\$24,999	15.7%	12.1%	(-) 3.6% share	9.9%	(-) 2.2% share
\$25,000-\$34,999	15.2%	12.3%	(-) 2.9% share	9.9%	(-) 2.4% share
\$35,000-\$49,999	18.1%	16.5%	(-) 1.6% share	13.1%	(-) 3.4% share
\$50,000-\$74,999	17.8%	23.6%	5.8% share	27.4%	3.8% share
\$75,000-\$99,999	7.5%	9.5%	2% share	11.9%	2.4% share
\$100,000-\$149,999	4.6%	7.6%	3% share	9.8%	2.2% share
\$150,000-\$199,999	1%	2.1%	1.1% share	2.1%	no change
\$200,000+	1.4%	2.2%	0.8% share	3.4%	1.2% share
% income disparity	70.5%	84.4%		91.3%	

Table 2.14 Income Brackets
2000 U.S. CENSUS / ESRI / UNIVERSITY OF WEST FLORIDA

Crime

Crime in the Englewood Redevelopment Area has long been considered by the Escambia County CRA as a deterrent to reinvestment and a contributor to the long-term decline of the district, and statistics compiled by the Escambia County Sheriff’s Office (Table 2.15) show that crime rates have been climbing in recent years. Total reported crimes totaled 2,334 in 2007, up from 2,096 in 2006 and 1,837 in 2004. Reported offenses in this case include relatively “lesser” offenses such as traffic violations and white-collar crime, however, and these represent by far the largest proportion of reported crimes. Violent, sexual, and other serious felony crimes—the types of crimes that generally elicit the strongest condemnations and fears from victims and observers—occur with far less actual frequency in Englewood. As an example, murder and manslaughter accounted only for two reported crimes in the Redevelopment Area in 2007, compared to one in 2006 and zero for the two years previous.

One area where Englewood does experience higher levels of offense is in assault and robbery, and these types of offenses appear to be on the rise. For example, aggravated assaults accounted for 165 reported offenses in 2007, more than double the number from 2006. Drug crime has been a continual concern in Englewood. 2007 witnessed 246 reported instances of drug or narcotics crime and represented the largest single category of offense.

Drug equipment offenses registered 76 reports that same year. These figures were both slightly higher from 2006, at 225 and 74 respectively.

In comparing crime rates between Englewood and

Escambia County as a whole, it is evident that Englewood has a significantly higher crime rate than that of Escambia County. As an example, across the entire county in 2007, 17 murders were reported, or one for every 15,103 residents. Englewood featured only two murders that year, but for a population of 5,554, its murder rate was more than five times the county rate.

Recognizing that the seriousness of the problem has deterred Englewood as a destination for redevelopment, the County has wisely identified crime reduction as a top priority, and continued and concerted community efforts are required for further crime prevention and crime reduction.

INCIDENCE OF CRIME Location	2004 reports	2005 reports	2006 reports	2007 reports	Total reports
Englewood CRA (pop. 5,535)					
Murder	0	0	1	2	3
Forcible Sex Offenses	13	11	14	6	44
Robbery	25	22	33	46	126
Aggravated Assault/Battery	67	91	70	165	393
Burglary/Break-and-Enter	128	107	176	101	512
Larceny	329	361	534	512	1,736
Motor Vehicle Theft	34	44	44	73	195
Narcotics	215	265	225	243	948
Drug Equipment	51	70	74	76	271
Escambia County (pop. 317,553)					
Murder	18	9	10	17	54
Forcible Sex Offenses	257	253	277	219	1,006
Robbery	284	374	443	518	1,619
Aggravated Assault/Battery	1,066	1,327	1,197	1,278	4,868
Burglary	2,220	2,351	2,595	2,391	9,557
Larceny	5,610	6,142	6,335	6,493	24,580
Motor Vehicle Theft	638	811	874	846	3,197
Narcotics	2,131	2,260	2,108	2,032	8,531

Table 2.15 Incidence of Crime in Englewood and Escambia County
 ESCAMBIA COUNTY SHERIFF’S OFFICE

Chapter 3: Concept Plan



CONCEPT PLAN PHILOSOPHY

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

- The Plan identifies, in general, where future land use changes and redevelopment activities should occur to make best use of limited resources and attract desirable businesses and reinvestment.
- The Plan offers a comprehensive strategy from which the Community Redevelopment Agency can plan its activities for the Englewood Redevelopment Area.
- The Plan recommends nodal redevelopment patterns that help create definition throughout the Englewood Redevelopment Area and will help scale neighborhoods to smaller and more accessible levels.
- The Plan emphasizes public safety and the passive means that help achieve this; i.e., street lighting,

CPTED design, signage, etc.

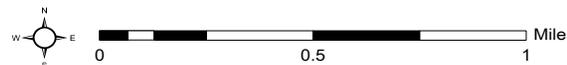
- The Plan considers business development, particularly small-scale and local enterprise, as the future economic foundation for the Englewood Redevelopment Area.

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

- Improving physical conditions and visual character of the area's primary transportation corridors
- Encouraging infill, renovation, reconstruction and enhancement of single-family residential areas
- Creating natural centers of social, entertainment, and retail activity that help anchor neighborhoods and form gateways into Englewood
- Promoting denser and fuller commercial development on Englewood's main commercial corridors
- Appropriately buffering nonharmonious adjacent land uses in order to preserve residential character and help stabilize property values
- Identifying appropriate locations in the Redevelopment Area to introduce mixed-use developments through adaptive reuse, new infill construction and future land use revisions

- Enforcing code regulations as they apply to housing and property upkeep, visual blight, and safety requirements
- Enhancing the pedestrian orientation of the Englewood Redevelopment Area by increasing its walkability
- Providing infrastructure, especially sanitary sewer connections to enable infill development of single-family homes
- Devising strategies to support increased home ownership and improved housing rehabilitation efforts such as soft second mortgages and low-interest loans without income restrictions

Englewood CRA Concept Plan



1 Corridors

- 1a Primary Commercial Corridors: Pace Boulevard and Fairfield Drive**
- Support commercial enterprise on both of these primary commercial corridors
 - Encourage a commercial façade improvement program
 - Identify infill sites for neighborhood retail and mixed-use redevelopment
 - Improve the Pace Blvd streetscape
 - Enforce minimum architectural and urban design standards
 - Extend and/or complete sewer infrastructure

- 1b Neighborhood Commercial Corridors: "E" Street and "W" Street**
- Encourage neighborhood commercial development
 - Implement pedestrian-friendly streetscape improvements
 - Increase code enforcement and security

- 1c Neighborhood Connectors: Leonard, Scott, Yonge, Jordan and Avery**
- Build from existing neighborhood anchors (i.e., high school, churches, etc.)
 - Promote pedestrian-friendly amenities
 - Encourage adaptive reuse of vacant properties
 - Increase code enforcement and security

2 Gateways

- Develop special features for gateways, such as directional signage, landscaping, neighborhood identification markers (if applicable), lighting, and pedestrian amenities
- Apply urban design standards to maintain neighborhood quality

- 2a Primary Gateways 2b Secondary Gateways 2c Neighborhood Gateways**

3 Journey Mixed-Use Project

- 250 homes
- 3,000 sq.ft. of retail commercial space and 4,000 sq.ft. of community center space
- Enhance existing street connections to Journey community site

4 Community Amenities

- Expand and improve Englewood Park
- Improve Eborwood Community Center
- Strategically locate neighborhood pocket parks
- Pursue joint use opportunities of the recreational facilities with schools
- Continue to pursue collaboration with Escambia Community Collaborative

5 Redevelopment Opportunities

- 5a Former school site: multi-family infill opportunities
- 5b The County Administration site: office park
- 5c Multi-family infill opportunity sites

6 Industrial District

- Identify and pursue environmental assessment of possible contaminated parcels
- Enhance visual appeal and identity of the district
- Create adequate buffering and transition zones between industrial and residential uses
- Utilize TIF funds to finance site preparation, building rehabilitation and public realm improvements
- Establish clean industry standards and develop incentive for eco-industrial development
- Strengthen links between industry and community

7 Residential Preservation and Enhancement

- Actively pursue code enforcement
- Establish residential design standards
- Establish residential façade improvement program
- Improvement connections among the neighborhoods
- Restore historic homes
- Facilitate new infill construction of affordable workforce housing and provide diverse housing opportunities
- Maintain the existing tree canopies
- Collaborate with faith-based institutions
- Reinforce the identity of Englewood's existing neighborhoods

CORRIDORS

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

Existing conditions on the Redevelopment Area's primary corridors are largely deficient in terms of infrastructure quality, commercial activity, personal safety, and aesthetic character. These deficiencies must be addressed in order to create the conditions that will lead to reinvestment in the Redevelopment Area.

The Concept Plan identifies four primary corridors within the Englewood Redevelopment Area that could potentially act as catalysts for the redevelopment of the area. These corridors are:

1. **Primary Commercial Corridors:**
Pace Boulevard and Fairfield Drive
2. **Neighborhood Commercial Corridors:**
"E" Street and "W" Street
3. **Neighborhood Connectors:** Leonard Street, Yonge Street, Jordan Street and Avery Street

Primary Commercial Corridors: Pace Boulevard and Fairfield Drive

Pace Boulevard is the primary north-south route through Englewood and connecting adjacent redevelopment areas. It has over time developed into a commercial zone and is intended to help provide a retail-heavy economic foundation to lower Escambia County. The slow deterioration of Pace Boulevard's economic vitality is evident in the growing number of vacant businesses and lots that line the corridor.

Pace Boulevard's presence is strongly linked to the large amounts of traffic that the four-lane, turning-median roadway carries. The design of the road is more conducive to higher-speed travel and not friendly towards slow, pedestrian-scaled vehicular movement. Further, the majority of Pace Boulevard's businesses target motorists or are located where vehicular transportation is the most efficient means to access. As such, there are numerous curb cuts and parking fields, and substantial and inconsistent setbacks, on every block. With no consistent aesthetic character applied to the properties or businesses on this road, and no discernible street wall to provide a sense of urban containment, Pace Boulevard is highly typical of the low-density commercial corridor.

Changing the physical character of Pace Boulevard will depend on its ability to attract new businesses to fill existing curbside gaps and encourage existing businesses to invest in property and building upkeep

or improvement. The nature of Pace Boulevard will remain primarily vehicular, and reducing curb cuts and shrinking parking lots is not feasible for the businesses that depend on customers' easy access. However, this should not restrict efforts to increase pedestrian comfort and safety along this road's sidewalks. Also, efforts to screen parking lots, retention ponds, ditches, and other similar infrastructure should be pursued.

Fairfield Drive is the boundary between the Englewood and Palafox redevelopment areas and is an important route through south Escambia County. As a divided highway, it is less pedestrian-friendly than Pace Boulevard and the nature of the commercial entities on Fairfield is more large-scale and regional in character. Improvements to this corridor include streetscape enhancements with emphasis placed on the gateway areas where large amounts of redevelopment are encouraged to transform these areas into community destinations.



Existing Condition: Pace Boulevard
MICROSOFT VIRTUAL EARTH

Objective:

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



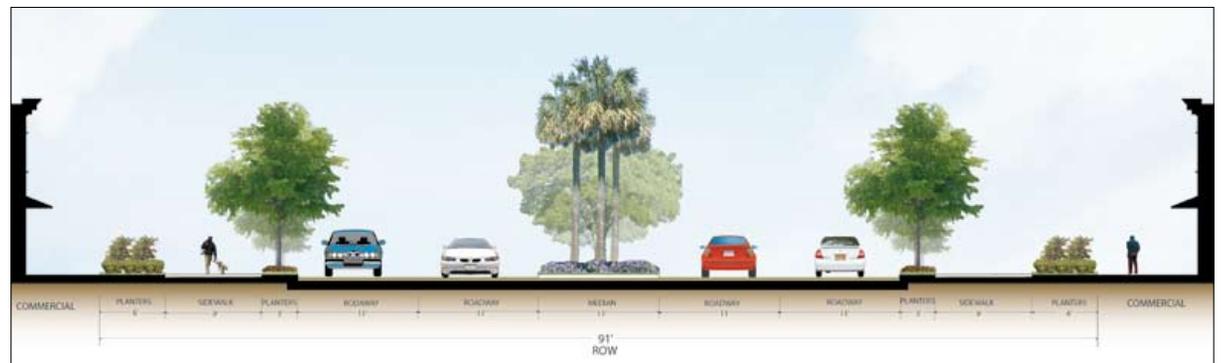
Existing condition:
Pace Boulevard



Photo simulation of desired improvements for a primary commercial corridor. IBI GROUP, INC.

Action Strategies:

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



Typical section of the improved Pace Boulevard.
IBI GROUP, INC.



Existing condition: E Street

Neighborhood Commercial Corridors:

“E” Street and “W” Street

Preserving neighborhood character and unity has been frequently mentioned as important to the residents of Englewood, and the proposed development program for these three important neighborhood corridors intends to build upon their existing character.

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

“E” Street is notable for being one of the streets that bound the Baptist Hospital. It is an important north-south street that connects residential neighborhoods to various destinations, particularly south of Englewood in the Westside Redevelopment Area (i.e., Fricker Community Center, retail on Cervantes Street, etc.). “E” Street, as with many other Englewood residential streets, is not a fully “completed” street, with dedicated bike or pedestrian pathways, lighting, curb and gutter, etc.

Many of the properties that line the street are unkempt, with yards poorly maintained and littered. Driveways are often unpaved. Landscaping is minimally applied or maintained. As a result, there are lengths of “E” Street that discourage pedestrian travel. Combating this image should be a high priority.

“W” Street is a generally more inviting street, with four lanes and busier traffic than “E” Street. Where commercial activity is presently located, screening and property upkeep efforts must be encouraged to elevate the visual character of “W” Street. Commercial uses not compatible with residential uses, such as auto sales and repair, public storage, etc., should be buffered. Residential properties should be required to meet minimum code for building, yard, and driveway upkeep.



Existing Condition: W Street. MICROSOFT VIRTUAL EARTH

Objective:

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



Example of desired neighborhood commercial use



Existing condition: E Street

Action Strategies:

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



Photo simulation of desired improvements for a neighborhood commercial corridor.
IBI GROUP, INC.

Neighborhood Connectors:

Yonge Street, Leonard Street, Jordan Street and Avery Street

Yonge Street, Leonard Street, Jordan Street and Avery Street are the primary neighborhood streets running east-west through Englewood. Each street presents unique opportunities for redevelopment, connecting the neighborhoods, neighborhood destinations such as churches, schools and parks, and integrating the redevelopment efforts throughout the Redevelopment Area.

Leonard Street is the street on which Escambia County's operations and Englewood Park are located. These two assets will anchor activity on the street. Leonard is an important access route between Palafox Street and Pace Boulevard. **Yonge Street and Jordan**

Street, meanwhile, are well-positioned in the middle of the Redevelopment Area to provide cohesion when redeveloped as a neighborhood activity corridor. **Avery Street**, which separates the Redevelopment Area from Brownsville and Westside, is important as the street ties together Baptist Hospital on one end and the future Journey master-planned community on the other -- two highly valuable community assets. Alongside Journey, other future large-scale residential developments may be possible adjacent to Gary Circle. This will ensure that Avery Street is a primary corridor for a significant proportion of the Englewood population.

Neighborhood connectors will be known for their pedestrian-friendly features such as sidewalks and street lights, traffic-calming measures, and passive and active recreational facilities such as pocket parks and walking trails along the connectors.



Photo simulation of desired improvements for a neighborhood connector. IBI GROUP, INC.

Objective:

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

Action Strategies:

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

GATEWAYS

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

In the Englewood Redevelopment Area, there are considered to be about ten intersections where gateways of primary and secondary magnitude could eventually be developed. The primary ones are located at major intersections, while the secondary ones serve largely residential blocks. A third type, the neighborhood gateways, are located at neighborhood entrances.

Primary Gateways

All primary gateways can be designed and developed on common principles, with particular strategies added to each gateway appropriate to the area around it.

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

Proposed primary gateway locations:

- “W” Street/Fairfield Drive
- Pace Blvd/Fairfield Drive
- “E” Street/Texar Drive
- “W” Street/Avery Street
- Pace Blvd/Avery Street
- “E” Street/Avery Street

Secondary Gateways

Secondary gateways are intended to highlight the instance of entering a particular neighborhood or district. In these cases, signage, landscaping, and paving are combined in ways that draw attention to the intersection and the streets that lead to it. For example, Yonge Street is selected as the ideal street to build secondary gateways in Englewood. In addition to being located approximately in the middle of the Redevelopment Area, it is anchored on the west end by the Catholic high school, an important community asset.

Proposed secondary gateways locations:

- “W” Street/Yonge Street
- Pace Blvd/Yonge Street
- “E” Street/Yonge Street
- “E” Street/Leonard Street

Neighborhood Gateways

Neighborhood gateways are intended to serve as a “welcome mat” to the local neighborhood and give a sense of place to residents living in the local neighborhood.

Proposed neighborhood gateways locations:

- Scott Street at “Y” Street
- Jordan Street at Wentworth Street
- Jordan Street at “V” Street
- Leonard Street at “V” Street
- St. Mary Avenue at “P” Street
- Jordan Street at “P” Street
- Jordan Street at “N” Street
- St. Joseph Avenue at “N” Street

Objective:

Establish entrance gateways at critical intersections to create a sense of arrival and neighborhood identity for the Englewood Redevelopment Area.

Action Strategies:

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



Examples of primary gateway design



Examples of neighborhood gateway design

COMMUNITY AMENITIES

Community amenities in the Englewood Redevelopment Area are presently limited. It is proposed in the Redevelopment Plan to emphasize park facilities and amenities that encourage outdoor recreation and social interaction.

Englewood Park, presently the lone major park facility in the Englewood Redevelopment Area, has great potential to become a regional park that provides both active and passive recreational facilities. A large number of new facilities, including picnic pavilions, artificial ponds, playgrounds, jogging trails, etc. could be installed inside the park. The expanded and improved Englewood Park can also help activate the northeastern part of the Redevelopment Area, which presently is dominated by governmental uses on the County properties on Leonard Street.

Neighborhood parks should be created on vacant lots that are strategically located in all neighborhoods. The goal is to supply one neighborhood park for every resident within a five-minute walk.

Community amenities could also be improved at other existing facilities, such as the Ebonwood Community Center, while joint-use opportunities with area schools should be explored by the Community Redevelopment Area.

Objective:

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

Action Strategies:

- Pursue expansion of the Englewood Park to include the vacant property to the west, and improve the facilities to include more recreational uses, such as a new senior citizen center and additional programs that serve residents of all ages.
- Pursue improvements to the facilities of the Ebonwood Community Center.
- Continue to work with the School Board for joint use of the local school's recreational facilities.
- Strategically locate neighborhood pocket parks within a 5 minute walking distance from residential blocks. Identify such pocket park opportunity sites through acquisition of privately owned vacant, dilapidated or uninhabitable structures, when possible.
- Continue to pursue collaboration with Escambia Community Collaborative



Example of a regional park



Example of a neighborhood park

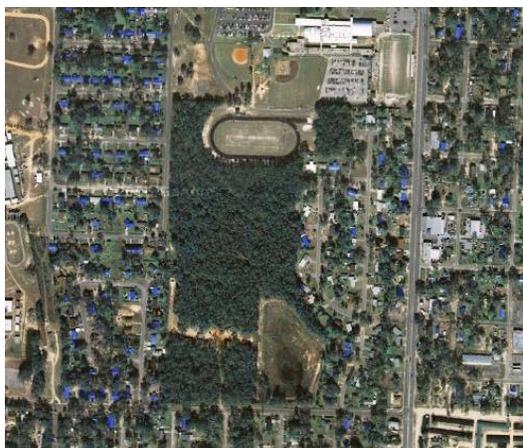


Photo simulation: a neighborhood park that is also part of the neighborhood gateway treatment. IBI GROUP, INC.

REDEVELOPMENT OPPORTUNITIES

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

- The proposed **Journey mixed use project** intended for the property south of the Catholic High School;
- A focus on **multi-family housing infill** across the whole of the Redevelopment Area;
- **Redevelopment of Escambia County properties** on Leonard Street to accommodate office park uses; and
- Enhancement of **the industrial district** to be better integrated with the rest of the Redevelopment Area.



Journey project site and vicinity. MICROSOFT VIRTUAL EARTH

Journey Mixed-Use Project

Journey, a mixed-use affordable housing project, is located at the 26.31-acre site just south of Pensacola Catholic High School. It is developed by the Interfaith Housing Coalition of Northwest Florida, Inc. (IHC), whose mission is to provide access to safe, sanitary and affordable housing to low-income families and individuals.

IHC intends to develop Journey as a master planned community with a mix of uses, housing types, and incomes for both homeowners and renters adhering to the principles of New Urbanism. Current plans are for 250 homes, of which 150 will be for-sale units and 100 will be rental units, 3,000 square feet of commercial space, 4,000 square feet of community centers, and 4 neighborhood parks.

Journey presents a unique redevelopment opportunity and can serve as a catalyst for the revitalization of the Englewood Redevelopment Area. It must be supported at all stages by the Community Redevelopment Agency. In particular, it is essential to create strong connection between the project and the existing neighborhoods. Pedestrian infrastructure on streets that lead to Journey shall be completed as a priority. Avery Street shall be improved and enhanced as a vital neighborhood connector, as discussed in the previous section.

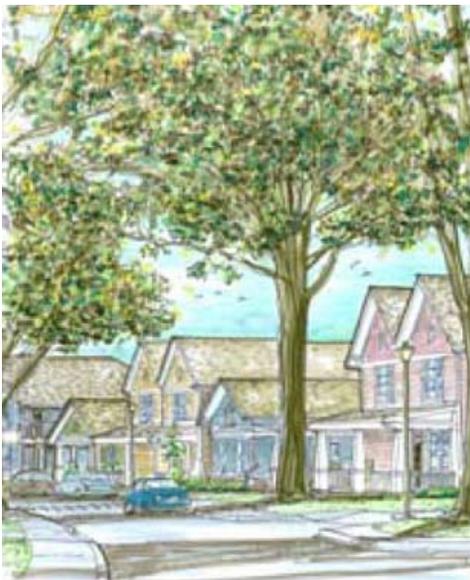
Objective:

Ensure the Journey mixed use project to be developed as an integral part of the community and improve the neighborhood connectivity.

Action Strategies:

- Support the development of the project at all stages.
- Work with the Interfaith Housing Coalition to ensure the integration of the project with its adjacent neighborhoods.
- Create strong connection between the project and the existing neighborhoods and improve pedestrian infrastructure on streets that lead to the project site.

Site plan for the proposed Journey mixed use project. IFHC



Conceptual renderings for the proposed Journey mixed use project. IFHC

Multi-Family Housing Infill Opportunities

As the redevelopment program evolves with recommended public realm improvements implemented and private development in place, the demand for mixed residential types is anticipated to increase.

In addition to the Journey mixed use project, the Concept Plan identifies several sites throughout the Englewood Redevelopment Area that present opportunities for multi-family housing in-fill redevelopment. Such sites include the 39.75-acre former school site east of Hollywood Avenue, the underutilized parcels at the northeast quadrant of Mission Road and W. Scott Street, and the vacant properties along Mission Road south of Fairfield Drive.

The multi-family housing infill projects shall incorporate the design principals of New Urbanism and create interconnected and pedestrian friendly street network. Affordable housing shall be provided as part the redevelopment efforts where appropriate.



Objective:

Encourage multi-family infill developments that are compatible with the neighborhoods, and promote incorporation of New Urbanism design principles in project design. Designate areas appropriate for moderate density mixed residential development, provide for in-fill opportunities and affordable housing where appropriate.

Action Strategies:

- Target multi-family housing redevelopment as a primary new housing initiative.
- Establish high quality architectural standards and incorporate New Urbanism design principles as a guiding framework for future housing development.
- Consider implementing incentives for affordable housing and adhering to established design guidelines that reinforce neighborhood character.
- Form partnerships with the Escambia Community Collaborative to pursue economic development across the Englewood Redevelopment Area.
- Continue to provide financial assistance to further sewer system expansion throughout the redevelopment area together with ECUA and developer funding.



Examples of desired types of multi-family infill development

Office Park Redevelopment Opportunity

Escambia County's properties on Leonard Street are currently underutilized and present a unique opportunity for office park redevelopment. The county administration and the justice center would remain in the office park, and their presence could draw new businesses to the Redevelopment Area. The properties' large size and contiguity also minimize the need for land assembly.

The office park will enhance the future economic development opportunities for businesses within the Englewood Redevelopment Area, improve the tax base, and bring jobs to the community. The Community Redevelopment Agency should further investigate the market feasibility of the office park.

Objective:

Redevelop the County Administration Complex site as an office park and capitalize on the drawing power of the county administration and the justice center.

Action Strategies:

- Investigate opportunities to redevelop existing County properties to consolidate uses and develop an office park.
- Establish design guidelines and architecture standards for future office development.

Industrial District

The industrial uses of the Englewood Redevelopment Area are mostly located west of Hollywood Avenue along the railroad. The majority of the uses are associated with scrap yards auto repair and services.

The current condition of the industrial district presents several issues, including poor visual appearance associated with open ground for storage and work space, potential contamination of properties, inefficient use of available space, and land use conflict with the adjacent neighborhoods. However, the industrial uses also offer valuable jobs, contribute to the tax base and provide freight rail transportation connections which are valuable to the community.

The Plan calls for an upgrade of the industrial district, pursue environmental assessment and cleanup of possible contaminated parcels, establish clean industry standards and attract high-tech or eco-industrial developments, and strengthen the links between industry and community.



Existing industrial use

Objective:

Enhance and clean up the industrial district to minimize the conflicts between industrial use and residential use and better integrated into the community.

Action Strategies:

- Identify and pursue environmental assessment of possible contaminated parcels.
- Utilize the CRA "Brownfield" program and State petroleum cleanup programs to clean up the contaminated industrial sites.
- Enhance the visual appeal of industrial properties by establishing adequate buffering and transition zones between industrial and residential areas (i.e., along Hollywood Avenue).
- Utilize TIF funds to finance site preparation, building rehabilitation and public realm improvements.
- Establish clean industry standards and develop incentive to attract high-tech or eco-industrial businesses.
- Strengthen links between industry and community in areas of job training, apprenticeship, local employment program, etc.

RESIDENTIAL PRESERVATION AND ENHANCEMENT



Existing condition: residential neighborhood

The Englewood Redevelopment Area contains five neighborhoods: Englewood Neighborhood, Bell's Head Neighborhood, Gary Circle Neighborhood, Ebonwood Neighborhood and Britton Place Neighborhood. The housing condition is fair with a large number of dilapidated homes scattered across the Redevelopment Area. In addition, crime and public safety are also concerns of the community.

The efforts to revitalize the Redevelopment Area and improve the quality of life should be supported by a harmonizing effort to revitalize and preserve existing neighborhoods. The Plan calls for continued neighborhood improvements to create a strong, safe and vibrant community.

To preserve and improve the quality of the existing housing conditions, the Plan recommends utilizing existing incentives such as Enterprise Zone, establishing a residential improvement grant to encourage housing restoration across the Redevelopment Area, and continuing to collaborate with non-profit organizations and faith-based institutions, such as Escambia Community Collaborative.

To improve neighborhood connections and pedestrian walkability, the Plan suggests enhancing the existing neighborhood character, continuing with public realm improvements to provide a safe and

aesthetically pleasing environment, and in particular, improving the connections with local schools, parks and other neighborhood destinations. The Plan also recommends pursuing infill development opportunities in the neighborhood to develop pocket parks and multi-family development through land assembly and acquisition, where possible.

Objective:

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



Action Strategies:

- Work with Escambia County School Board and private property owners to devise strategies for the redevelopment of underutilized and vacant buildings owned by the Board and identify appropriate redevelopment alternatives that address the needs of the neighborhood.
- Establish residential improvement grant to encourage housing restoration across the Redevelopment Area.
- Establish residential design standards for building renovations and infill development.
- Acquire lots or building sites, or execute land exchanges for infill development.
- Actively pursue code enforcement including demolition of dilapidated structures. Parcels that become available as a result of the demolition may be used for infill housing development or neighborhood parks.
- Identify opportunities to develop pocket parks through acquisition of privately owned vacant, dilapidated or uninhabitable structures such that no Englewood resident is more than a 10-minute walk from a park.
- Continue to provide financial assistance to further sewer system expansion throughout the redevelopment area together with ECUA and developer funding.
- Consider the provision of flexible development standards in future zoning code revisions for minimum lot sizes to enable development of smaller residential lots.
- Enhance pedestrian safety employing a combination of traffic calming measures such as reduced speed limits, better signage, and the use of elevated decorative crosswalks at primary intersections.
- Initiate community-based activities involving the youth and public safety staff to generate support and participation in local anti-crime programs and improve public relations with the staff.
- Continue to work with neighborhood associations to conduct neighborhood planning exercises on a periodic basis to determine the specific needs of each neighborhood within the Redevelopment Area.
- Support enhanced law enforcement
- Support neighborhood promotional programs



Existing condition



Photo simulation: canopy trees, traffic calming devices, sidewalks and street lights work together to enhance neighborhoods. IBI GROUP, INC.



Establish residential design standards to ensure the quality of building renovations and residential infill developments.

Chapter 4: Capital Improvements



CAPITAL IMPROVEMENTS

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

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

County funds can be used to leverage grants and commercial financing to accomplish a substantial number of capital improvements and planning activities. With successful revitalization, Escambia County should see a substantial increase in the tax base and realize a healthy return on its investment

through increased ad valorem tax revenues, sales tax receipts and other formulated revenue sharing programs.

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

Short-Term: Years 1 through 5 (see Table 4.1)

Capital Improvements

Englewood Park Expansion and Upgrades
Sewer and Drainage Infrastructure Upgrades

Primary Streetscape Improvements:

Pace Boulevard/ “W” Street/ Yonge Street/ “E” Street

Secondary Streetscape Improvements:

Jordan Street and Leonard Street

Primary Gateways: Pace Boulevard with Fairfield Drive and Avery Street
Texar Drive and “E” Street
Avery Street and “W” Street

Secondary Gateways:

Pace Boulevard with Yonge Street
“W” Street with Yonge Street
“E” Street with Yonge and Leonard Streets

Public/ Private Sector

Journey Mixed-Use Center
Infill Housing
Brownfields Redevelopment

On-Going Projects & Programs

Zoning code revisions
Code enforcement
Community policing
Tree planting and street lighting programs
Work with ECUA: Sewer Upgrade
Joint programs with Escambia Community Collaborative and C.A.
Weiss Elementary School

Short-Term: 6+ Years (see Table 4.2)

Capital Improvements

Englewood Park Expansion and Upgrades
Sewer and Drainage Infrastructure Upgrades

Primary Streetscape Improvements Phase 2: Pace Boulevard/ “W” Street/ Yonge Street/ “E” Street
Secondary Streetscape Improvements: Jordan Street and Leonard Street

Primary Gateway: Fairfield Drive and “W” Street
“E” Street with Avery Street and Texar Drive
Secondary Gateway: Pace Boulevard with Yonge Street
“W” Street with Yonge Street
“E” Street with Yonge and Leonard Streets

Public/ Private Sector

Journey Mixed-Use Center
Baptist Hospital Expansion
Infill Housing
Redevelopment of County Administrative Offices Site
Brownfields Redevelopment

On-Going Projects & Programs

Zoning code revisions
Code enforcement
Community policing
Tree planting and street lighting programs
Work with ECUA: Sewer Upgrade
Joint programs with Escambia Community Collaborative and C.A.
Weiss Elementary School

Table 4.1: CAPITAL IMPROVEMENT PROGRAM: YEARS 1 THROUGH 5

Project	Description	Estimated Costs	Funding Sources
Englewood Park Expansion- Planning and Design Phase 1	Design and programming study, conceptual site planning, construction documentation	\$125,000- Design and Programming \$300,000- Construction Documentation	LOST/ TIF/ General Fund
Sewer Upgrade	Collaborate with ECUA to provide adequate sewer facilities to underserved areas within the redevelopment area	TBD	ECUA/ CDBG/ Private Sector
Upgrade Drainage Facilities- Phase 1 (Pace Boulevard and Fairfield Drive)	Address flooding, water quality and drainage issues, as identified by the Pensacola Bay Basin Drainage Study	TBD	TIF/ Escambia County
Primary Streetscape Improvements Phase I Pace Boulevard (5,000 LF) "W" Street (4,500 LF) Yonge Street (6,000 LF) "E" Street (5,000 LF)	Streetscape improvements including new paved sidewalks, repair broken sidewalks, street lighting, tree planting, street furniture, median landscaping, curb and gutter, traffic calming measures.	\$2.05 million	FDOT/ KAB/ SBA/ TIF/ LOST/ CDBG
Redevelopment Feasibility Study: County Administrative Offices Site	Conduct a feasibility study to determine the redevelopment potential and market for the existing County Administrative Offices	\$50,000	TIF/ CDBG
Border Street- Hollywood Avenue	Landscaping buffer to improve aesthetic environment	TBD	TIF/ LOST
Infill Housing Development	Land Acquisition, Home Buyer Assistance, soft second loans, mortgages	TBD	SHIP/ TIF
Primary Gateway Improvements Pace Boulevard (2); Fairfield Drive (1); Avery Street (1)	Design and Construction of identified gateways. Directional Signage, Landscaping, Neighborhood markers.	4 @ \$50,000= \$200,000	CDBG/ TIF
Secondary Gateway Improvements Pace Boulevard (1); "W" Street (1); "E" Street (2)	Design and Construction of identified gateways. Landscaping and Neighborhood markers.	4 @ \$25,000= \$100,000	CDBG/ TIF
Facade Improvement Grant/ Home Ownership Incentives	Continue with residential and commercial facade improvement programs and institute programs aimed at increasing home-ownership opportunities	\$100,000/ year= \$500,000	CDBG/ TIF
Home Reconstruction	Reconstruct dilapidated owner-occupied dwellings	TBD	SHIP/ HOME/ CDBG/ TIF
Neighborhood Pocket Parks	Land Acquisition of vacant land/ Design and construction of neighborhood parks	TBD	TIF/ CDBG

CDBG- Community Development Block Grant
LOST- Local Option Sales Tax
LOGT- Local option Gas Tax

TIF- Tax Increment Financing
SHIP- State Housing Initiatives Partnership
KAB- Keep America Beautiful

SBA- Small Business Administration Tree Planting Grant
TBD- To be Determined
FDOT- Florida Department of Transportation

Table 4.2: CAPITAL IMPROVEMENT PROGRAM: 6 YEARS AND BEYOND

Project	Description	Estimated Costs	Funding Sources
Englewood Park Expansion- Construction Phase	Construction Phase	\$3.5 million	LOST/ TIF
Continue with upgrades to sewer and drainage systems	Collaborate with ECUA to provide adequate sewer facilities to underserved areas within the redevelopment area	TBD	ECUA/ CDBG/ Private Sector
Primary Streetscape Improvements Phase 2 Pace Boulevard (5,000 LF) "W" Street (4,500 LF) Yonge Street (6,000 LF) "E" Street (5,000 LF)	Streetscape improvements including new paved sidewalks, repair broken sidewalks, street lighting, tree planting, street furniture, median landscaping, curb and gutter, traffic calming measures.	\$2.05 million	FDOT/ KAB/ SBA/ TIF/ LOST/ CDBG
Secondary Streetscape Improvements: Jordan Street (5,000 LF) Leonard Street (5,000 LF)	Streetscape improvements including new paved sidewalks, tree planting, street lighting, traffic calming measures	2 @ 500,000= \$1 million	TIF/ KAB/ FDOT/ LOST/ CDBG
Border Street- Hollywood Avenue	Brownfields/ Environmental Cleanup of industrial properties Work with private sector to redevelop cleaned- up sites	TBD	TIF/ EPA/ Brownfields Program
Continue with Infill Housing Development	Land Acquisition, Home Buyer Assistance, soft second loans, mortgages	TBD	SHIP/ TIF
Primary Gateway Improvements Fairfield Drive (1); E Street (2)	Design and Construction of identified gateways.Directiona Signage, Landscaping, Neighborhood markers.	3 @ \$50,000= \$150,000	CDBG/ TIF
Neighborhood Gateway Improvements	Design and Construction of identified gateways.Landscaping and Neighborhood markers.	8 @ \$15,000= \$120,000	CDBG/ TIF
Façade Improvement Grant/ Home Ownership Incentives	Continue with residential and commercial façade improvement programs and institute programs aimed at increasing home-ownership opportunities	\$100,000/ year= \$500,000	Enterprise Zone/ TIF/ CDBG
Home Reconstruction	Reconstruct dilapidated owner-occupied dwellings	TBD	SHIP/ HOME/ CDBG/ TIF
Neighborhood Pocket Parks	Land Acquisition of vacant land/ Design and construction of neighborhood parks	TBD	TIF/ CDBG

CDBG- Community Development Block Grant
LOST- Local Option Sales Tax
LOGT- Local option Gas Tax
EPA- Environmental Protection Agency

TIF- Tax Increment Financing
SHIP- State Housing Initiatives Partnership
KAB- Keep America Beautiful

SBA- Small Business Administration Tree Planting Grant
TBD- To be Determined
FDOT- Florida Department of Transportation

Chapter 5: Project Implementation



IMPLEMENTATION STRATEGIES

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

Implementation Functions

The implementation process can be divided into two major dimensions:

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

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

1. Non-Financing Functions

Non-financing functions fall into six general categories:

Site Assembly

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

Capital Improvements

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

Standards and Controls

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

Physical Development

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

Development Incentives

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

2. Financing

Grants

Federal grants have long been a source of funds for development projects, especially for public improvements. Such sources as community development block grants (CDBG), Section 108 grants, and Weed and Seed grants are available, although the extent of their uses is diminishing as the volume of the grant decreases. They have the advantage of

directly mitigating development costs and their benefits are predictable and readily understood. The Section 108 loan program allows municipalities to convert a portion of the funds they will receive through the CDBG program into loans to use in economic revitalization projects. Local governments often use their current and future CDBG funds as collateral to guarantee the loans. Other sources of financing include the State Housing Initiatives Partnership (SHIP) Program, and HOME Program. All of these programs should be leveraged as much as possible.

Tax Increment Funds

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

Redevelopment Bonds

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

Private Investment

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

Project Equity Position

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

Leasing

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

Joint Ventures

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

Mortgage Write-Downs

Mortgage write-downs by the community redevelopment agency is a mechanism typically used to encourage residential development and home ownership in the Redevelopment Area. Funds from the agency are offered to qualified potential home buyers (low-moderate income, first time buyers, etc.) to increase their down payment, thereby decreasing mortgage

payments. The Agency usually takes an ownership interest, such as a soft second mortgage, in the dwelling for a predetermined period of time to guarantee against misuse of the funds.

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

Baptist Hospital

The involvement and support of this institution would be valuable to the success of the proposed redevelopment effort due to its location next to the Redevelopment Area, its large landholdings, and its potential to generate medically-related commercial business. The County is encouraged to work in close cooperation with Baptist Hospital to explore potential redevelopment opportunities in the vicinity of the hospital.

Faith-based Institutions

Englewood Redevelopment Area churches and other faith-based institutions have an important social role in the successful implementation of the redevelopment plan. Escambia County should work closely with faith-based organizations to develop community development programs that capitalize on their strengths and outreach capacity. Participation from faith-based organizations can aid in obtaining community-wide support, addressing

the social service needs such as instituting daycare centers, organizing neighborhood clean-up drives and crime prevention campaigns, and encouraging youth participation in community development programs such as mentorship and job training programs to enhance their sense of responsibility.

Private Sector

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

However, in order to encourage private investment, the right set of conditions must be in place that facilitate investment and help reduce risk. Creating new business incubators and working closely with interested property owners to develop and/or redevelop vacant land and structures in accordance with the community’s overall

vision for the Redevelopment Area’s future growth is a recommended start. Ensuring that property owners are familiar with the brownfield development procedures and financial incentives available for brownfield redevelopment would also help significantly.

Planning and Development Strategies

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

- Prioritize and develop detailed programs for projects to implement major strategies illustrated in the Redevelopment Plan including phasing, project financing, land acquisition, land disposition, funding sources and financing.
- Contact affected property owners to determine their level of interest in participating in proposed redevelopment activities.
- Solicit the services of a realtor and/or utilize the County’s community development team to devise a land acquisition strategy for potential purchases of property in the neighborhood.
- Support residential renovation and rehabilitation programs through the use of grant funding such as SHIP, CDBG, HOME, and TIF.
- Increase awareness of funding resources and program initiatives available to residents interested in improving their property as means to increasing home ownership and property values.
- Conduct traffic analysis and market feasibility

studies to assess the impact of proposed projects in surrounding areas.

- Initiate discussions with the City of Pensacola to coordinate joint improvement projects planned for the Englewood Redevelopment Area.

Appendices



APPENDIX A: PUBLIC WORKSHOP

(Ebonwood Community Center, July 31, 2008)

Englewood residents were invited to participate in a public workshop during the evening of July 31, 2008, at the Ebonwood Community Center on Scott Street to contribute their ideas to the redevelopment of the Englewood Redevelopment Area. Residents and property owners came out and provided their input. The results of their input are summarized below and were integrated into the concept plan development.

Community priorities and observations

- Crime reduction
- Code enforcement in various neighborhoods
- Beautification efforts
- Buffer industrial land uses
- A new park is needed near high school with basketball and tennis courts
- Community center park needs to be expanded with additional facilities
- "W" Street beautification
- Improper land use regulations are impeding development on Pace Blvd
- Diversification of Englewood Park
- Beautify county properties across from Englewood Park
- Journey master-planned community faces a 5 to 7-year buildout, 150 homes eventually, as many trees as possible will be saved, not gated--open to all, \$90,000-\$175,000 per home, depending

- on housing type and subsidy
- Journey will serve as a model for future residential development
- Drainage concerns exist in the vicinity of Pace Blvd and Yonge Street
- Gateway treatments at major intersections

Overview of results

The participants in the public workshop were in general agreement that community image was poor in certain areas and that crime reduction and public safety were priorities to them. They also agreed, however, that physical improvements would be necessary to help spur reinvestment in the Englewood area. Affordable housing, street lighting and parks amenities were among the most valued public improvements suggested by the participants.



APPENDIX B: STATUTORY REQUIREMENTS

This section addresses certain specific requirements of Chapter 163, Part III, Florida Statutes, as they relate to the preparation and adoption of Community Redevelopment Plans in accordance with Sections 163.360 and 163.362. Provided below is a brief synopsis of each subsection requirement from 163.360 and 1653.362, and a brief description of how the redevelopment plan and adoption process meet those requirements.

163.360 – COMMUNITY REDEVELOPMENT PLANS

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

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

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

Section 163.360 (2)(b), Completeness

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

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

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

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

Action: The Redevelopment Plan anticipates the need to maintain and expand affordable housing in Englewood. The Escambia County Community Redevelopment Agency will coordinate with local housing developers, particularly those creating the Journey master-planned community, to seek opportunities for the development of additional affordable housing.

Section 163.360 (4), Plan Preparation and Submittal Requirements

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

Action: The County Commission has authorized the preparation of this Community Redevelopment Plan through the contracted services of the IBI Group Inc.

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

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

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

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

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

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

- (a) A feasible method exists for the location of families who will be displaced from the Redevelopment area in decent, safe, and sanitary dwelling accommodations within their means and

without undue hardship to such families;

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

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

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

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

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

Chapter 163.362 - Contents of Community Redevelopment Plans

Every community redevelopment plan shall:

Chapter 163.362(1) Legal Description

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

Action: A legal description of the boundaries of the redevelopment area and the reasons for establishing the boundaries are contained in the Finding of Necessity Study. The legal description has been incorporated into this Redevelopment Plan.

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

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

Action: This task is achieved in the Redevelopment Plan in Chapter 2.

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

Action: These are described in general terms in Chapter 2, however it is expected that the County's zoning ordinance and land development regulations will continue to provide the regulatory framework for any building dimension or style limitations.

(c) The approximate number of dwelling units.

Action: Based on the future land use concepts contained in the Plan, and the expressed desire to increase residential opportunities in Englewood, it can be reasonably expected that new investment in housing will occur over time. Future development of moderate to high density residential projects are

encouraged in other areas of the redevelopment area, as well as new investment in single family infill, if successful, residential density is expected to increase.

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

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

Chapter 163.362(3) Neighborhood Impact Element

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

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

The implementation of the Englewood Redevelopment Plan will contribute significantly in improving the quality of life for the citizens residing in Englewood. Potential impacts are summarized below for each category required by statute: Relocation, traffic circulation, environmental quality, availability of

community facilities and services, effect on school population, and other matters affecting the physical and social quality of the neighborhood.

Relocation

The Redevelopment Plan as proposed supports the preservation of existing residential areas and does not require the relocation of any of the low or moderate income residents of the redevelopment area. To minimize the relocation impact, the Community Redevelopment Agency will provide support services and equitable financial treatment to any individuals, families and businesses subject to relocation. When feasible, the relocation impact will be mitigated by assisting relocation within the immediate neighborhood and by seeking opportunities to relocate within new/redeveloped buildings that will contain residential and commercial space.

Traffic Circulation

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

Environmental Quality

Escambia County Community Redevelopment Agency will work closely with developers to ensure anticipated new development does not negatively

affect the drainage capacity of the area, and, when feasible, support on-site provision of stormwater retention facilities for new development. The development of vacant and/or underutilized sites within Englewood may result in minor increases in the amount of stormwater runoff which may contain pollutants. The Redevelopment Plan recommends pursuing environmental remediation in close cooperation with property owners to ensure that the pollutants are handled adequately prior to new development on identified brownfield sites. The County will closely monitor the capacity of the existing and planned stormwater infrastructure to ensure sufficient capacity exists, and there are no negative impacts from development.

In terms of vegetation and air quality, proposed streetscape improvements are anticipated to add vegetation to Englewood and preserve existing mature tree canopies.

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

Community Facilities and Services

The Redevelopment Plan presents strategies to create a number of town-center-styled gateway areas that will accommodate a diverse range of community and cultural facilities serving the needs of the local population. Existing open

space/recreation facilities in Englewood and its vicinity include Englewood Park and Ebonwood Community Center. The Plan recognizes the importance of these facilities and supports improvements of these facilities.

Effect on School Population

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

Physical and Social Quality

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

Implementation of the redevelopment plan will also improve community access to the social service network currently available to local residents. Job training, apprenticeship opportunities,

and mentorship programs created through commercial and industrial redevelopment and establishment of a community center will support the development of human capital, increase employment opportunities and serve as a tool to improve the household income.

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

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

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

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

Florida Statute, Escambia County retains the vested authority and responsibility for:

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

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

The Community Redevelopment Agency shall maintain adequate records to provide for an annual audit, which shall be conducted by an independent auditor and will be included as part of the Escambia County Comprehensive Annual

Financial Report for the preceding fiscal year. A copy of the Agency audit, as described in the CAFR will be forwarded to each taxing authority.

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

The Redevelopment Plan may be modified, changed, or amended at any time by the Escambia County Community Redevelopment Agency provided that; if modified, changed, or amended after the lease or sale of property by the Agency, the modification must be consented to by the developer or redevelopers of such property or his successors or their successors in interest affected by the proposed modification. Where the proposed modification will substantially change the plan as previously approved by the governing body, the County Commission will similarly approve the modification. This means that if a developer acquired title, lease rights, or other form of development agreement, from the Agency to a piece of property within the redevelopment area with the intention of developing it in conformance with the redevelopment plan, any amendment that which might substantially affect his/her ability to proceed with that development would require his/her consent.

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

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

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

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

Chapter 163.362(8) Element of Residential Use

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

Action: There are residential uses of various

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

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

Chapter 163.362(9) Statement of Projected Costs

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

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

Chapter 163.362(10) Duration of Plan

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

Action: The Englewood Redevelopment Plan shall remain in effect and serve as a guide for future redevelopment activities in the redevelopment area through 2018.

APPENDIX C: TAX INCREMENT FINANCING

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

History of Tax Increment Financing

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

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

municipalities must go through a number of steps to establish a redevelopment area and implement a tax increment financing district for that area.

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

Type of Expenses Allowed

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

- Establishment and operations: The

implementation and administrative expenses of the community redevelopment agency

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

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

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

unrelated to the Redevelopment Agency.

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

APPENDIX D: CRA LEGAL DESCRIPTION

The **Englewood Area** is that real property in Escambia County within the following described boundary and as illustrated on Page ii:

Beginning at the junction of Border Street and a western projection of Avery Street; thence continue northeasterly along the eastern right-of-way line of Border Street to Fairfield Drive; continue in a general east, northeasterly direction along the southern right-of-way line of Fairfield Drive to the junction with Texar Drive; thence easterly along the southern right-of-way line of Texar Drive to "H" Street; thence southerly along the western right-of-way line of "H" Street to Anderson Street; thence easterly along the southern right-of-way line of Anderson Street to its intersection with a northern projection of "D" Street; thence southerly for 1,725 feet to the northern terminus of "D" Street, thence continue southerly along the eastern right-of-way line of "D" Street to the northwest corner of Lot 12, Block "C", North Hill Re-Subdivision as recorded in Plat Book 1, Page 62, of the Public Records of Escambia County; thence easterly along the northern line of said Lot 12, Block "C" and its extension to the eastern right-of-way line of "B" Street; thence southerly along the said line of "B" Street, 150 feet to the northern right-of-way line of Jordan Street; thence easterly along said line of Jordan Street to "A" Street; thence southwesterly following the Old City Limit Line according to the Thomas C. Watson Map dated 1903; to a line 150 feet north of and parallel to the northern right-of-way line of Lakeview Street; thence westerly along said parallel line to the eastern right-of-way line of "E" Street; thence southerly along said right-of-way line on "E" Street to Avery Street; thence continue westerly along the northern right-of-way line of Avery Street to its western terminus, then continue in the same direction along a projection of Avery Street for 870 feet to Border Street the point of beginning.