



BEULAH MASTER PLAN

AWARD AMOUNT

\$300,000

LEVERAGE AMOUNT

N/A

PURPOSE

Master planning

DURATION

2 Years

ELIGIBLE ACTIVITY

Planning Assistance

MEASURE OF SUCCESS

Implementation of the Beulah Master Plan and/or zoning overlay district.

PRIMARY BENEFITS

Growth management for the preservation of natural resources while allowing for economic development.

The RESTORE Act, signed into law in 2012, directs 80% of civil penalties received as a result of the 2010 Deepwater Horizon Gulf of Mexico oil spill be deposited in the Gulf Coast Restoration Trust Fund. Escambia County will receive approximately \$70 million through 2031 from the RESTORE Act Direct Component (Pot 1) allocation. For more information on the County's RESTORE Program, please visit myescambia.com/RESTORE.

Escambia County will procure the services of an urban/land-use planning firm to develop a master plan for approximately 30,000 acres in the Beulah community of Escambia County. The master plan will be based on the University of West Florida HAAS Center Citizen Survey, an existing conditions analysis, technical analysis, and on stakeholder engagement and community participation.

The Beulah Master Plan will establish a vision for allowing for the continued growth in the area while preserving the quality of life and sense of place enjoyed by the current residents. The final deliverable will be a master plan and/or zoning overlay district and implementation plan, dependent on the technical guidance provided by the procured consultant and concurrence provided by Escambia County Developmental Services staff.

The Beulah community has experienced extensive growth resulting from improved economic conditions and the expansion of Navy Federal Credit Union's Beulah campus, which is expected to employ over 10,000 people by 2022. Residential development orders in Beulah have increased exponentially, with 7,000 residences permitted for development since 2010. Beulah does not currently have a master plan nor zoning overlay district to effectively plan or manage growth. Development of the Beulah Master Plan will balance the highest and best land uses of the subject area with the needs of the County, region, and the Beulah community in creating a plan for sustaining growth while preserving the character of the community.

