



# BARRANCAS REDEVELOPMENT PLAN



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Board of County Commissioners

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Community Redevelopment Agency  
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**BARRANCAS REDEVELOPMENT PLAN  
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## **EXECUTIVE SUMMARY**

The Community Redevelopment Act of 1969 was enacted to provide local governments within the State of Florida with the “tools” necessary to revitalize the deteriorated portions of their communities. These “tools” include the establishment of the Community Redevelopment Agency (CRA) to administer redevelopment plans and delegate certain powers to this agency such as the power to designate certain areas as slum or blighted areas; propose modifications to community redevelopment plans; issue revenue bonds; and approve the acquisition, demolition, removal, or disposal of property.

On July 1, 1977, the Florida Legislature amended the Community Redevelopment Act to allow governments to use tax increment financing (TIF) as a tool for redevelopment. The amended Act also allows a designated CRA to utilize revenues from the sale of tax increment bonds for specific projects aimed at redeveloping and improving “slum” or “blighted” areas in their community. The location and extent of such areas and redevelopment projects must first, however, be objectively established and so designated by the local governing authority.

Community Redevelopment Agencies are granted the authority to undertake redevelopment projects following adoption of a community redevelopment plan as outlined in the Community Redevelopment Act F.S. 163.360. The Redevelopment Plan guides future development and expenditures from the Trust Fund so as to eliminate existing conditions of blight and to create a condition for continued private reinvestment in the district. The Plan provides a framework for coordinating and facilitating public and private redevelopment of the Area. Development and implementation of the Plan involves the efforts of the Agency, the private sector financial and business community and other governmental agencies. Following the adoption of the initial Plan, subsequent modifications and amendments may be adopted by the Governing Body pursuant to F.S. 163.361.

The Board of County Commissioners adopted the original Barrancas Redevelopment Area Plan on September 19, 2002 Resolution R2002-88.

# 1. REDEVELOPMENT PRIORITIES & STATUS

The priorities outlined below highlight the imminent concerns and issues affecting the Barrancas Redevelopment Area. They are designed to combat the specific problems or issues while also taking advantage of existing strengths in the Barrancas Redevelopment Area.

## 1.1 Code Enforcement, Cleanup and Housing Rehabilitation

### The Priority

Nearly 94 percent of the residential structures are in fair, poor, or dilapidated condition, and just over 70 percent were built in 1950 or earlier. Working with homeowners to achieve improved housing conditions, in tandem with rehabilitation financial assistance and code enforcement are vital in changing the appearance and livability of the residential areas. Likewise, working with owners of a large percentage of rental housing units, especially through code enforcement, is necessary to achieve these results. Commercial businesses need to clean up outside storage.

### The Status

The CRA continues to make concerted and systematic efforts at disseminating information on County and federal housing rehabilitation assistance programs so that homeowners are aware of the several opportunities available for improvements. The high percentage of residential structures grant applications may be due to the tremendous negative impact created by Hurricane Ivan in September 2004.

The County has increased the number of Clean Sweeps and public education programs to increase compliance. The Environmental Enforcement Division has instituted a program of systematic code enforcement. In addition to housing conditions, Environmental Enforcement must address debris in yards and similar property maintenance issues in residential areas, commercial outside storage areas, and on vacant properties.

## **1.2 Commercial Corridors**

### The Priority

There are no major arterial roadways in the Barrancas Redevelopment Area. Barrancas Avenue is classified as a minor arterial street, and commercial uses along this corridor are mixed in terms of their visual impact on the gateway to Pensacola NAS and the Barrancas neighborhoods. Old Corry Field Road is designated as a collector roadway which the traffic capacity is built to allow low to moderate traffic flow. It primarily serves to move traffic from Barrancas Avenue (the southernmost segment) north to Navy Boulevard, Jackson Street, and Mobile Highway. Old Corry Field Road provides access to several residential properties and neighborhoods, such as Aero Vista and Edgewater.

As a result of the relocation of the Bayou Chico Bridge, commercial properties along Olde Barrancas are more isolated and several businesses have since closed down. However, some parcels were already vacant or underutilized due to problems with shallow lots more conducive to residential uses, contamination or other problems.

### The Status

Below market interest rate loans to small businesses willing to locate in the redevelopment area should be provided. Parcels with contamination problems may exist. The CRA Brownfields Program has assisted several commercial property owners with contamination problems within the Barrancas Redevelopment Area and will continue to offer financial opportunities to future contaminated sites in the future. Financial assistance and revolving loans are available for site assessment and cleanup, and a number of tax credits and other incentives are available for participants in the program. The Brownfields program can help bring idle or abandoned properties back into productive use.

In fact, due to the BCC approval in May 2011 to designate all parcels located within the five Community Redevelopment Areas as Brownfields, this should incentivize property owners to tap into a number of beneficial incentives for site assessment, cleanup, and redevelopment.

## **1.3 Parks & Community Center**

### The Priority

There were only two small neighborhood parks, Lakewood and Aero Vista, located in the Barrancas

Redevelopment Area. Their sizes (less than two acres each) limit them to passive recreational use only. Although there are no schools in the Barrancas Redevelopment Area, there are four schools within one mile of the western boundary with a combined enrollment of approximately 2500 students. Many adult residents expressed a desire for a park with a variety of amenities that they can use to enhance the health and well-being for all the residents within the surrounding area.

In addition, the residents of this area did not have access to a regional community center to organize supervised recreation for youth, organized sports or classes on various topics for adults, special programs for seniors, and to acquire needed information about county services and how to obtain them. During the Bayou Chico Small Area Study Public Workshops in 2001, and CRA Public Workshops in 2002, many residents expressed a need and desire for a community center in their area.

#### The Status

The County acquired approximately 30 acres of the Lexington Terrace property for the creation of a regional community park. The acquisition has provided sorely needed opportunities for supervised recreation for youth and recreational activities for adults. The construction of the Lexington Terrace Community Center also expanded the community's involvement in the area, allows for meetings and community events. Future expansion to the Community Center may be constructed to accommodate future demands, if the situation arises.

In addition, Lexington Terrace Park serves as a trailhead for the Southwest Greenway Trail System and Jones Swamp Creek Preserve, connecting Bayou Chico to Perdido Bay by trail (details on Preserve below).

In addition, the County acquired a small amount of waterfront right of way from FDOT at the end of Olde Barrancas Avenue, allowing for the creation of The Olde Barrancas Observation Garden. The amenities include a pleasant meandering trail, an architectural park bench with a canopy, an architectural trash receptacle, bird nests and some native landscaping. The Observation Garden meets the requirements established by the National Wildlife Federation to be designated as a certified wildlife habitat.

### **1.4 Crime**

#### The Priority

Although not the direct responsibility of the CRA, crime is a major contributing factor to blight in the area.

Residents also have expressed a high perception of crime in the area at several public workshops.

#### The Status

The Barrancas Community Improvement Association and individual neighborhood watch programs need to work closely with the Sheriff's Community Relations team. The CRA will continue to strongly encourage the formation of more neighborhood watch groups throughout the area. Crime must be eliminated if residential reinvestment is to occur.

The CRA will continue to utilize and encourage the private use of Crime Prevention through Environmental Design (CPTED) standards to correct security problems related to site elements such as lighting and vegetation.

### **1.5 Drainage and Improved Water Quality**

#### The Priority

Stormwater pollutant runoff directly into Bayou Chico has been a lingering problem in the Barrancas Redevelopment Area. Residents have reported street flooding on Old Corry Field Road and in the Lakewood Subdivision due to inadequate retention of storm water runoff. Barrancas and Olde Barrancas Avenues are served by existing storm water facilities while the majority of other streets in the area lack any facilities. The condition of storm water facilities on Olde Barrancas is in need of upgrading.

The Bayou Chico waterbody is listed on the US Environmental Protection Agency (EPA) 303(d) list. The 303(d) list is a list of impaired and threatened waters that the Clean Water Act of 1977 began requiring all states to submit for EPA approval every two years on even-numbered years.

#### The Status

The County's Water Quality and Land Management Division, along with assistance from FDOT and the Northwest Florida Water Management District, currently track the storm water drainage system in the Barrancas Redevelopment Area and have plans for future improvements.

The County along with FDEP, the City of Pensacola, ECUA, the Bay Area Resource Council, the Bayou Chico Association, the Escambia County Health Department, local stakeholders, and other entities are currently finalizing the Bayou Chico Basin Management Action Plan (BMAP). The BMAP is a concerted

effort to support the statewide watershed management approach to restore and protect Florida's water quality. In 2008, FDEP adopted Total Maximum Daily Loads (TMDLs) for the following waterbodies that are included in the BMAP: Bayou Chico, Jones Creek, Jackson Creek, Bayou Chico Beach, and Sanders Beach. TMDLs are water quality targets for specific pollutants (such as fecal coliform) that are established for impaired waterbodies that do not meet their designated uses based on Florida's water quality standards. The BMAP is currently in draft form and is expected for final completion by Fall 2011.

One of the improvements to alleviate some of the storm water drainage issues in the Barrancas Redevelopment Area is the construction of a retention pond at Lexington Terrace Park. The Water Quality and Land Management Division applied and received a FDEP grant to design and build a retention pond at Lexington Terrace Park adjacent to Bayou Chico. The purpose of the retention pond is to alleviate flooding problems on Old Corry Field Road and to filter storm water runoff from the Lexington Terrace property, Moreno Courts, and Old Corry Field Road. The project also became part of the overall Jones Swamp Creek Preserve and Trail Project, connecting Bayou Chico to Perdido Bay by trail and addressing storm water runoff problems throughout western Pensacola.

## **1.6 Housing Construction**

### The Priority

With seventy percent of houses built in 1950 or earlier, clearly there has been little new construction in this area. The age of many houses is reflected in the large percentages that are in fair condition, meaning repair or rehabilitation is required. Although there appears to be more opportunity for housing rehabilitation than new in-fill construction, there are some vacant lots and some houses that should be demolished. Also, there was a vacant 11.71 acre parcel on the north side of Barrancas Avenue, surrounded by single-family housing, making it a prime candidate for medium to high-density residential development.

### The Status

Housing construction has been addressed through the encouragement of in-fill housing on vacant lots, especially on the 11.71 acre parcel now known as Lakewood Cottages. The BCC approved the rezoning application of this parcel from R-2 to R-4 to provide the opportunity for the construction of clustered affordable housing dwellings based on the increased level of density permitted. Following the rezoning, a local engineering firm and agent, jehle-halstead, inc., successfully subdivided the parcel into 92 lots and



received approval of the site through the County's Planned Unit Development (PUD) process by the Planning Board and the Development Review Committee. The BCC subsequently approved the PUD in June 2008.

To date, 11 single-family dwellings have been constructed with 9 (which is the total allotment) meeting the requirement for affordable housing. All the structures meet the guidelines laid out in the Barrancas Design Guidelines Manual. The intention of the project is to focus on the use of nonprofit and profit developers to produce new housing that is affordable to low and moderate-income households.

## **1.7 Sewers**

### The Priority

Prior to the establishment of the Barrancas Redevelopment Area and adoption of the Plan, ECUA sanitary sewers served less than five percent of the area. Specifically, Mahogany Mill Townhomes, Mahogany Mill Apartments, Millview Terrace housing complex, and a few parcels on Odessa Lane, Carys Lane, Broadmoor, Lemhurst, and Barrancas Avenue are served. Area Housing Commission sanitary sewers also serve Moreno Court, which is less than five percent of the area. All other commercial and residential properties rely on septic tanks. This is especially problematic because of the impact or potential impact of aging septic tanks on the drinking water supply and water quality in Bayou Chico.

### The Status

The Lakewood Subdivision is currently under expansion of the ECUA sewer system because of the eminent concern of septic contamination to Bayou Chico. The ECUA implemented plans are to install sanitary sewer service in the Lakewood area in five phases. See ECUA Lakewood Sewer Project map in Other Maps section of this plan. The CRA is providing financial assistance to help complete ECUA's project and/or to extend sewer to the commercial areas of Barrancas and Olde Barrancas Avenues in combination with developer funding, particularly in conjunction with major reinvestment projects. Phases I, II and III are complete with Phase IV, IVA, IVB, V and VI currently under contract. The final completion of the Lakewood Sewer Expansion project is expected to be summer of 2012.

## 1.8 Street Lighting and Sidewalks

### The Priority

Poorly illuminated streets without sidewalks discouraged the residents of the Barrancas Redevelopment Area from walking through their residential areas at night and increased the potential for criminal activity to occur. Both of these conditions exist, but have been targeted through the efforts of the CRA through the installation of safe lighting locations and sidewalks. The priority for sidewalks should provide safe pedestrian access to bus stops, parks, schools just outside of the Barrancas Redevelopment Area, and commercial waterfront and corridor locations. Bus service exists on Barrancas Avenue (a minor arterial road) and Old Corry Field Road (a collector road).

### The Status

With the cooperation of Gulf Power, lights have been installed throughout the Barrancas Redevelopment Area in three phases. Below is a list of the number of lights that were installed in each phase:

#### Barrancas – Phase I

129 – 8800 Cobra head Fixtures; 8 – 8’ Arms; 3 – 12’ Arms

#### Barrancas – Phase II

70 – 8800 Cobra head Fixtures; 2 – 8’ Arms; 1 – 12’ Arm

#### Barrancas – Phase III

74 – 8800 Cobra head Fixtures

In addition to the numbers above, the CRA has installed 32 architectural street lights at the Lakewood Cottages Subdivision and continues to fund the street lighting utilities since initial construction. The CRA also plans to install similar lights to the current Mahogany Mill Boat Ramp and Road project in which the completion of construction is expected for July 2012.

The streetscape features added to Olde Barrancas Avenue and the installation of streetlights throughout several areas of Barrancas has positively affected the safety in the residential areas along the corridor. The CRA finished construction of sidewalks along Old Corry Field Road from Lexington Terrace south to Barrancas Avenue in 2009/10. The FDOT finished construction of sidewalks on Barrancas Avenue as part

of a street resurfacing project in 2002/2003.

Priority sidewalk installation has be coordinated with ECUA's five phase Lakewood Sewer Project, installing from east to west, to be cost effective and avoid reconstruction. Future installation in the following locations will provide access to bus stops, Lexington Terrace Park and Community Center, and commercial areas on the waterfront and on Barrancas Avenue:

- Alba Plena Road
- Rue Max Road
- Aero Vista Neighborhood

## **1.9 Streetscaping**

### The Priority

Barrancas Avenue is an important gateway to the Barrancas Redevelopment Area and a major military installation, NAS Pensacola and Old Corry Field Station. With the realignment of the Bayou Chico Bridge, the new Barrancas Avenue beginning at the bottom of the bridge heading west towards Old Corry Field Road needs landscaping and better character definition. The relocation of the Bayou Chico Bridge has significantly changed the character of Olde Barrancas, creating new opportunities for streetscaping and beautification along new and old commercial corridors.

Public participation in the Bayou Chico Small Area Study conducted in 2001 indicated significant support for streetscaping and beautification, particularly as it applies to creating an identity for the area. Specific study recommendations included the use of gateways and other vertical elements in strategic locations combined with streetscaping and landscaping improvements to help define the area and improve the appearance of economic stability to stimulate commercial and residential reinvestment.

The study also recommended development of design guidelines for public and private improvements, taking advantage of a FDOT resurfacing project on Barrancas Avenue by applying for a Highway Beautification Grant to make streetscape and landscaping improvements, taking advantage of the County's planned resurfacing of Olde Barrancas Avenue to incorporate desired roadway changes and streetscape design when it is most cost effective, and development of a public art program to soften some of the harshness of the non-residential uses along the waterfront. The addition of bike lanes and

narrowing of traffic lanes and median area in FDOT's Barrancas Avenue resurfacing project preclude median landscaping.

Any redesign of Olde Barrancas Avenue, especially regarding the elimination of traffic lanes, will require consultation with Mocar Oil Company located at the end of Olde Barrancas due to the amount of large oil truck traffic they generate.

#### The Status

The CRA requested and received Community Development Block Grant (CDBG) funding and hired a consultant who created urban design guidelines (October 2006) for the Barrancas Redevelopment Area that provides focus and a sense of identity to public and private streetscape improvements.

The CRA requested and received CDBG funding and hired an Architectural and Engineering Design firm who developed a conceptual redesign of Olde Barrancas Avenue prior to the resurfacing by County Engineering. Olde Barrancas Avenue was reduced from four to two lanes to act as a countermeasure from the decreased traffic count due to relocation of the Bayou Chico Bridge. This allowed for parking curb extensions, bicycle lanes, and landscaping in the median and sidewalks alongside the roadway. The streetscaping of Olde Barrancas Ave has created a boulevard effect and has rejuvenated life along the mixed use area of residences and commercial and industrial businesses.

The CRA will research options for implementing additional traffic calming devices, such as stop-bars and roundabouts, throughout the residential areas for increased safety and aesthetic value.

### **1.10 Traffic Management and Circulation Patterns**

#### The Priority

The relocation of the Bayou Chico Bridge and the creation of the new Barrancas Avenue section joining the bridge to the older section of Barrancas Avenue has created some new traffic problems. Specifically, there is a considerable amount of speeding occurring at the Bayou Chico Bridge, often making it difficult for motorists to turn onto the new section of Barrancas from Weis Lane. The speeding continues uninterrupted west on Barrancas Avenue for nearly two miles due to the lack of any traffic signals along that stretch of roadway. Also, the realignment of the roadway has resulted in errant traffic getting onto Olde Barrancas.

There also are problems of traffic backing up on Old Corry Field Road, especially at the intersection with Barrancas Avenue. It is an undivided two-way local road that serves as a collector between the Warrington and Barrancas communities and NAS Pensacola. It has few turn lanes and no pedestrian refuges to assist with crossing.

#### The Status

The CRA and Barrancas Community Improvement Association has been working with the Traffic Engineering Division to address the speeding problems on Barrancas Avenue, and requested that appropriate action be taken. The CRA will explore additional traffic calming techniques such as landscaping, special pavement treatments, and pedestrian refuge islands.

The CRA also will work with the Traffic Engineering Division to install signage on Barrancas Avenue near Broadmoor Lane that will direct through traffic onto New Barrancas and away from Olde Barrancas. Other streetscaping elements as well as a gateway feature may be included.

### **1.11 Zoning**

#### The Priority

The Bayou Chico Small Area Study was prompted in large measure by the incompatible zoning and land uses that resulted from the relocation of the Bayou Chico Bridge. Lands that were once located adjacent to a major roadway are now more isolated, and properties that had once been isolated now front on a major roadway. Many participants in the study also expressed a desire to clean up zoning in the area and supported the incorporation of design guidelines and a marine-oriented theme in order to create a more cohesive look for the area.

#### The Status

The CRA hired HHI, a Planning, Landscape Architecture and Environmental Graphics firm, to lead the community through a process of developing public and private urban design guidelines that build on the unique characteristics of the area and enhance the marine oriented nature of the community. These design guidelines are currently being incorporated into all commercial, neighborhood mixed use, and waterfront zoning districts.

Specific changes were made to the Escambia County Land Development Code (LDC) primarily for the R-3 zoning district. The changes include the prohibition of new mobile homes to be constructed in the R-3 zoning district. The mobile homes currently located in the specific zoning districts are protected by the non-conforming regulations set in LDC. The rezoning of several R-3 properties and a few C-2 to R-6 along the south side of Olde Barrancas Avenue now provides a transition zoning buffer between the lower density residential areas and more intense commercial areas in Barrancas.

Also, the CRA rezoned the “Barrancas triangle” bound by Barrancas Avenue, Olde Barrancas Avenue and Weis Lane and parcels on the north side of Barrancas Avenue between Weis and Palao Lanes from a mixture of R-2 and R-4 residential zoning and C-2 all to C-1 Commercial. The intent of this legislative rezoning process is to provide for high-quality development and civic uses that will primarily serve the surrounding neighborhoods. This district is not considered appropriate for conventional strip commercial pad sites, high traffic generating or automotive oriented uses, or uses oriented toward regional shopping facilities. The combining of lots and/or the development of shared access and parking easements are encouraged.

## 2. ACCOMPLISHMENTS 2002-2011

The following major accomplishments that have occurred during the last nine (9) years of the Barrancas Redevelopment Program:

### Capital Improvements 2002-2011

<u>Plan</u>	<u>Status</u>
Aero Vista Park: new playground equipment and trees	Complete
Lakewood Park: new pavilion	Complete
Lexington Terrace Park & Community Center: constructed park improvements and Community Center	Complete
Lexington Terrace Park Improvements: skate park, inline hockey pad and disc golf course	Ongoing
Olde Barrancas Observation Park: constructed observation park and wildlife sanctuary	Complete
Seamarge Lane Road Project: drainage and right-of-way improvements	Complete
Lakewood Sewer Project: design and install sewer infrastructure	Ongoing
Lakewood Subdivision Drainage and Sidewalk Project: constructed Phase I sidewalks; completed minor drainage improvements	Ongoing
Barrancas Redevelopment Area Design Guideline Handbook and Olde Barrancas Landscape Design: create a design guideline manual and design landscape plan	Complete
Olde Barrancas Avenue Streetscape Implementation: Install landscaping	Complete
Mahogany Mill Road & Boat Ramp: Design and construct eco-friendly, innovative boat ramp and improve streetscape of Mahogany Mill Road	Ongoing

### Other Elements of the Plan

<u>Plan</u>	<u>Status</u>
Barrancas Overlay Zoning District: establish overlay guidelines for the entire redevelopment area	Complete
Waterfront Mixed Use Zoning District: establish a waterfront zoning district	Complete
Environmental Enforcement Clean Sweeps (two annually): Clean and Green trash removal	Ongoing
Olde Barrancas and Observation Garden Landscape Maintenance: monthly maintenance	Ongoing
Streetlight energy costs (annual energy costs); approximately 305 lights installed to date	Ongoing

### 3. CAPITAL IMPROVEMENT PROGRAM

The following is a list of public facility improvements together with preliminary cost estimates. Timetables will be determined in part by availability of tax increment financing (TIF) and other funding sources. The following is a **five-year capital improvement program** (2011 -2016).

<b>BARRANCAS</b>							
<b>Project Name</b>	<b>Funding Source</b>	<b>2011/2012</b>	<b>2012/2013</b>	<b>2013/2014</b>	<b>2014/2015</b>	<b>2015/2016</b>	<b>Total Project Cost</b>
Maintenance	TIF	\$20,500	\$20,500	\$20,500	\$20,500	\$20,500	\$102,500
Clean Sweeps	TIF	\$0	\$20,000	\$0	\$12,000	\$0	\$24,000
Façade & Sign Grant	TIF	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$100,000
Housing Residential Rehab Grant (x3)	TIF	\$18,000	\$18,000	\$18,000	\$18,000	\$18,000	\$90,000
Streetlights / Water	TIF	\$23,600	\$23,600	\$23,600	\$23,600	\$23,600	\$118,000
Tree Program Mahogany Mill Boat Ramp and Road	TIF	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$25,000
	TIF	\$116,900	\$1,500,000	\$0	\$0	\$0	\$1,616,900

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## 4. NEIGHBORHOOD IMPACT ANALYSIS

Chapter 163.362 (3) of the Florida Statutes requires the plan include a neighborhood impact element that describes the impact of redevelopment upon residents, if the redevelopment area contains low or moderate-income housing. The specific areas to be addressed are: relocation, traffic circulation, environmental quality and quality of the neighborhood. Some of these issues are described in Chapter 1, Redevelopment Strategies. The following provides a summary:

- **Physical Impact**

Proposed infrastructure improvements (street lighting, sewers, a park, street repaving, and bike lanes, etc.) combined with environmental enforcement and housing rehabilitation constitutes the major neighborhood plan impact on the residential areas, and the impacts are positive. Code enforcement and housing rehabilitation are described in Strategy 2 of Chapter 1; infrastructure in Strategy 7, and 9 through 12 in Chapter 1.

- **Social Impact**

Job training and creation opportunities through commercial and industrial redevelopment will be targeted to local residents and allow a vehicle for improved household income. A new community center at Lexington Terrace has increased opportunities for recreation as well as educational and cultural enrichment. Both of these are positive impacts.

- **Environmental Impact**

The principal environmental component of the plan is to address environmental impacts to Bayou Chico from ageing septic systems in the area. Emerald Coast Utilities Authority implemented a five-phase plan to bring sanitary sewer to the residential neighborhoods in the redevelopment area.

Update of Lakewood Sewer project:

The original project has been designed, bid and awarded to Utility Service Company in the base amount of \$2,880,457.70, with a \$319,542.30 contingency. The contract has been executed and the Notice to Proceed issued (effective April 13, 2011). Neighborhood Enterprise Foundation, Inc. (NEFI) currently sees no problem with final completion within the contract time of 465 days from the Notice to Proceed (summer 2012).

- **Land Acquisition**

The County has acquired three sites in the Barrancas Redevelopment Area since the adoption of the Plan in 2002 which have proven to be beneficial to the Barrancas Redevelopment Area in terms on redevelopment and crime reduction.

1. The Lexington Terrace Park that has been a huge success and has several improvements planned in the near future, i.e. skate park, disc golf, stormwater pond, etc.
2. The Olde Barrancas Observation Garden. As stated above, the amenities include a pleasant meandering trail, an architectural park bench with a canopy, an architectural trash receptacle, bird nests and some native landscaping.
3. The Mahogany Mill site that is currently under design for a public boat ramp and Mahogany Mill Road which is also under the same project and design for full streetscaping features.

The CRA will continue to work with the Barrancas community on future land acquisitions and redevelopment for the betterment of the area.

- **Traffic Circulation**

The acquisition of the Lexington Terrace property and the demolition of the 88 military housing units have reduced the amount of neighborhood residential traffic along Old Corry Field Road, but it has created a positive impact on the area with a large park that has received daily utilization by the local residents since inception.

An increase in neighborhood bicycle and pedestrian traffic could be possible as the CRA has aspirations to construct a multi-use path connecting Mahogany Mill Road to Audusson Road, under the new Bayou Chico Bridge, materializes. Implementation of this project is subject to funding, but it may be included as a third phase to the Mahogany Mill Boat Ramp and Road project.

- **Community Facilities**

The acquisition of the Lexington Terrace property creates opportunities for supervised recreation for

youth and a variety of recreational, educational, and cultural enrichment programs. The park contains several amenities such as the newly constructed community center. Future park amenities planned for the site include a state-of-the-art retention pond, a skate park, an inline hockey pad, and a disc golf course.

- **Effect on School Population**

There are no public schools in the Barrancas Redevelopment Area; however, there is one pre-school (Jamison Street Pre-School) located on Jamison Street one block north of Barrancas Avenue. The plan has created no negative impact on the school's population; in fact, the installation of sidewalks will improve the pedestrian safety for the children.

## 5. EXISTING CONDITIONS

### Introduction

A legal description and map presented within this plan defines the physical boundary of the Barrancas Redevelopment Area but the specific redevelopment needs are defined by the conditions existing within the area that are outlined in this chapter. The Barrancas Redevelopment Area includes the following neighborhoods, neighborhood associations, and tenant associations:

- Aero Vista neighborhood
- Barrancas Community Improvement Association
- Bayou Chico Association
- Bayou Chico Business Association
- Lakewood Home Owners Association
- Mahogany Mill Home Owners Association
- Moreno Courts Tenants Association

### Zoning

The eight zoning districts identified in the Barrancas Redevelopment Area include a broad range of intended uses. The zoning districts and brief descriptions are presented as follows in Table 4-1.

**Table 4-1: Existing Zoning Districts**

<b>Zoning</b>	<b>Intended Use</b>
<b>R-1</b>	Single-family district, low density

<b>R-2</b>	Single-family district, low-medium density
<b>R-3</b>	One and two-family district, medium density
<b>R-4</b>	Multiple-family district, medium high density
<b>R-6</b>	Neighborhood commercial and residential district, high density
<b>C-1</b>	Retail commercial district
<b>C-2</b>	General commercial district
<b>WMU</b>	Waterfront mixed use district (noncumulative)

With the exception of the eastern portion of the Barrancas Redevelopment Area, generally the existing zoning pattern follows the existing land use pattern. The principal purpose of Olde Barrancas Avenue has been significantly changed from moving high volumes of through traffic to providing access to the mix of residential, commercial, and industrial uses that either front the street or are located in close proximity. The eastern portion of the area beginning at the intersection of Country Club Drive and Barrancas Avenue east to Bayou Chico includes a mixture of higher intensity C-1 commercial uses than the C-1 uses to the west, and they are located in close proximity to existing residential uses. Similarly, on the north side of Barrancas Avenue section, mostly residential zoning and land use parcels are now facing a major roadway more conducive to commercial development. A discussion of specific uses is presented as follows:

Residential

The northern portion of the Barrancas Redevelopment Area is predominantly zoned R-2 residential which allows for only single-family detached houses and supporting community facilities. The area south of Olde Barrancas Avenue is largely zoned R-3 residential which allows for a mixture of one and two-family dwellings with a slightly higher density and R-6 residential which allows for a mixed use area of residential, office and professional, and certain types of neighborhood convenience shopping, retail sales and services with a maximum density of 25 units per acre. One small area of R-1 residential zoning is present south of Olde Barrancas Avenue. There are three pockets of R-4 residential zoning located in the Barrancas Redevelopment Area that allow for all types of residential uses except for mobile homes. The northwestern pocket of R-4 residential zoning includes Moreno Courts, Area Housing Commission property, and Lexington Terrace Park. The central pocket includes the Lakewood Cottages Subdivision. The southeastern pocket includes Millview Terrace and Mahogany Mill apartments, both multi-family housing complexes.

Commercial

One minor arterial street, Barrancas Avenue, is located within the area. Barrancas Avenue is predominantly

zoned C-1 light commercial from Old Corry Field Road on the western edge of the Barrancas Redevelopment Area to the beginning of the Bayou Chico Bridge on the eastern edge of the area. This street consists predominantly of commercial establishments with isolated residential dwellings. To the east of the beginning of the Bayou Chico Bridge, the properties fronting the north side of the road include a mix of R-2, R-4, and C-1 light commercial. Zoning districts on the south side of Barrancas Avenue predominantly consist of R-6 general commercial with spots of R-2, R-3 and R-4 residential zoning.

Old Corry Field Road is designated as a collector road. This road acts as a north-south collector for traffic from the Warrington community and NAS Pensacola. Properties fronting Old Corry Field Road on the east side of the road are zoned R-2 and R-4 residential with C-1 and C-2 zoning districts at the intersection of Old Corry Field Road and Barrancas Avenue. For the most part, this zoning pattern appears to coincide with the current uses along this corridor. All other roads in the area are classified as local roads. Lakewood Road located on the eastern edge of the area does provide access to the commercial businesses located along the waterfront north of Barrancas Avenue.

As previously noted with the realignment of Barrancas Avenue, the principal purpose of Olde Barrancas Avenue has been significantly changed. FDOT has turned this roadway over to the county. The resulting reduction in traffic along this corridor presents an opportunity to create a boulevard streetscape as a gateway to this residential and retail commercial area. Properties fronting Olde Barrancas Avenue are zoned predominantly C-1 retail commercial and WMU to the north. Properties fronting the south side of Olde Barrancas Avenue are zoned R-3, R-6 and C-2 general commercial.

### Conclusions

To encourage redevelopment along the waterfront and protect Bayou Chico as a natural resource, the WMU zoning district was implemented into the County's LDC. WMU encourages the traditional maritime and residential uses while limiting intense uses that may present a negative environmental impact to the bayou.

An eleven-acre parcel bound by Lakewood Road in the northeast portion of the redevelopment area was rezoned to R-4 residential to allow for development of Lakewood Cottages as single-family work force housing. The properties fronting Barrancas Avenue near the beginning of the Bayou Chico Bridge were rezoned to C-1 Commercial to allow for less intensive commercial reinvestment in the area.

### Existing Land Use

The Barrancas Redevelopment Area encompasses approximately 671 acres. **Table 4-2** presents the existing land use picture for the redevelopment area. An Existing Land Use Map is attached in the Other Maps section of the Plan.

**Table 4-2: Existing Land Use**

<b>Existing Land Use</b>	<b>Area in Acres</b>	<b>Percent of Total</b>
<b>Residential</b> (including multiple family and mobile homes)	369	55
<b>Public</b> (utilities)	5	0.7
<b>Commercial</b>	51	7.6
<b>Church</b>	9	1.3
<b>Industrial</b>	6	0.9
<b>Parks</b>	41	6.1
<b>Vacant</b>	38	5.7
<b>Streets</b>	152	22.7
<b>TOTAL</b>	671	100

Source: Escambia County Community Redevelopment Agency, June 2011; the results have been adjusted for rounding. The acreage figures are an approximation.

#### Residential

Over half (55%), which is a reduction from the 62.2% in June 2002 of the Barrancas Redevelopment Area consists of residential uses. The residential areas include single-family and multiple-family dwellings with a limited scattering of mobile homes.

The reduction of residential is primarily due to the demolition of the 88 military housing units previously located at the Lexington Terrace property.

### Commercial

Commercial activity is concentrated along the northern side of Barrancas Avenue and on the eastern edge of the Barrancas Redevelopment Area fronting Bayou Chico.

### Industrial

Industrial activity is found along Bayou Chico on the eastern boundary of the redevelopment area. A windshield survey indicates that several of the existing commercial businesses fronting Olde Barrancas Avenue are no longer in operation.

### Conclusions

The most significant finding is that over half of the area (55%) is identified as residential dwellings. With this high concentration of residential dwellings in the area, it would appear that a “town center” created on the existing triangle at the intersections of Barrancas and Olde Barrancas Avenues could be supported by the local population.

## **Existing Housing Conditions**

A direct evaluation of the area housing conditions was completed through a residential housing survey. NEFI staff conducted a field evaluation during March 2002. Area houses were evaluated based upon the following established conditions criteria:

- 1. Excellent condition** - No or very minor repair required.
- 2. Good condition**- Possibly requiring paint. There may be evidence of aging. No structural repair is necessary.
- 3. Fair condition** – Repair or rehabilitation is required. Shingles may be curling. There may be evidence of the need for energy related improvements. Roofing work may be required as well.
- 4. Poor condition** – Obvious structural damage exists. The entire structure may be leaning, the floor may



be settling in places, and there may be evidence of water damage.

**5. Dilapidated condition** – Typically beyond feasible rehabilitation and in need of demolition. The building may be burned out or otherwise structurally unsafe. Portions of the structure may already be down.

The survey results are presented in **Table 4-3** below.

**Table 4-3: Existing Housing Conditions, March 2002**

<b>Housing Conditions</b>	<b>Number of Structures</b>	<b>Percent of Total</b>
1 = Excellent	12	0.9%
2 = Good	7	0.5%
3 = Fair	1254	93.9%
4 = Poor	63	4.7%
5 = Dilapidated	0	0%
<b>Total</b>	<b>1,336</b>	<b>100%</b>

Source: NEFI & CRA, June 2011; the results have been adjusted for rounding

Based upon the results of the survey, the following conclusions can be drawn from the data collected:

- Nearly ninety-four percent (98.6%) of the existing housing stock in the redevelopment area is in “fair” or “poor” condition. This is a drastic increase from the 69.31% stated in the Plan adopted in 2002. As stated previously in the plan, the decrease in housing conditions is widely due to the impact of Hurricane Ivan in 2004.
- Only 0.9 percent of the houses are considered to be in excellent condition, requiring very minor or no repairs.
- It should be noted that mobile homes are not included. Based upon an existing land use field survey completed by the CRA, only eleven mobile homes were identified in the Barrancas Redevelopment Area. Using the conditions criteria, these mobile homes appeared to be in “fair” to “poor” condition.

### **Crime**

Crime and the perception of crime are major contributing factors to blight in the area. The works of clean sweeps conducted by both the County and the Escambia County Sheriff's Office have helped reduce the amount of blight and perception of crime as a whole. The Sheriff's Office indicated that the percentage rate of both violent and non-violent crimes in the Barrancas Redevelopment Area at the time of adoption in 2002 was more than twice as much as Escambia County as a whole. Violent crimes included aggravated assault, criminal homicide, forcible rape, and robbery. Non-violent crimes consisted of burglary, larceny, and motor vehicle theft. The CRA is hopeful that the implementation of the plan and several improvements constructed throughout the Barrancas area along with the grant programs readily available for the residents and stakeholders will reduce the crime rate.

## **6. PLAN IMPLEMENTATION**

### **6.1 Neighborhood Organization/Corporation**

The non-profit Barrancas Community Improvement Association has played a major role in the implementation of this plan. With representation from the diversity of neighborhood and commercial interests, it provides an ongoing forum for public input and encouragement of individual and group efforts to carry out the plan.

### **6.2 Other Staffing**

The Community Redevelopment Agency will continue to be responsible for overseeing the implementation of this plan. The County Development Services Department, the County Public Works Department, the County Community and Environment Department, the County Parks and Recreation Department, the Sheriff's Office, ECUA, local citizen groups and the Barrancas Redevelopment Area residents will also continue to play a vital role in the implementation of this plan.

### **6.3 Code Enforcement and Housing Rehabilitation**

As outlined in earlier sections, an important element of this redevelopment program is a systematic enforcement of all relevant codes, including those dealing with dilapidated structures, deteriorated housing, weeds and litter, zoning, signs, abandoned vehicles, etc. The formation of a Code Compliance Team from Environmental Enforcement, Building Inspections, and the Sheriff's Office will reinforce these efforts. Yard debris and deferred home and building maintenance are the most obvious and widespread problems in the Barrancas area.

### **6.4 Housing Rehabilitation and Commercial Reinvestment Financing**

As the redevelopment plan is being implemented, a variety of funding sources have been utilized to provide an array of mechanisms to assist in rehabilitation and reinvestment activities. This includes CDBG funds, State housing assistance funds, and TIF resources. Of particular importance will be a housing rehabilitation loan pool with interest rates geared to assist low and moderate-income homeowners in bringing their houses up to code. The Manager of the CRA will continue to work with the

NEFI to implement these programs.

In addition to targeted bank financing, the principal commercial revitalization incentives will continue to be:

- Low interest small business loans
- Public improvements including sidewalks, street resurfacing, streetscaping and beautification, drainage improvements, etc.
- Brownfields financial assistance, loans, tax and other incentives
- A concerted package of such programs to further commercial development along Barrancas Avenue, Olde Barrancas Avenue, and the Bayou Chico waterfront.

## **6.5 Housing Construction**

The Agency will continue to promote in-fill construction on scattered vacant parcels by private developers and non-profits such as Habitat for Humanity, Community Equity Investments, Inc., and AMR Pensacola.

## **6.6 Zoning**

Currently, no zoning changes are proposed in the Barrancas Redevelopment Area. However, the CRA will continue to work with the Development Services Department to pursue future rezoning cases to promote healthy zoning patterns for the Barrancas area.

## **6.7 Tax Increment Financing**

TIF is a funding mechanism for redevelopment authorized by Chapter 163, Florida Statutes. Eligible activities likely to utilize TIF funds in the Barrancas Redevelopment Area will be the acquisition of land capital improvement projects, demolition of deteriorated structures, site preparation, administration and infrastructure improvements.

## 6.8 Other Financing/Funding Sources

The following are the other principal funding mechanisms likely to be used in implementing this plan:

- **Community Development Block Grant Funds**  
This approximately \$2,000,000 annual HUD grant is the source of the initial administrative budget. These funds will also be used for housing rehabilitation, capital improvements and possibly real estate acquisition. This source also supports portions of the CRA Facade/Sign Grant Program, the CRA Neighborhood Restoration Program and the Brownfields Program.
- **Florida Department of Transportation (FDOT)**  
FDOT funds include both the traditional highway construction budget and (although underfunded) the special “enhancement” funds that emphasize right of way improvements such as landscaping, sidewalks/bikeways and drainage. In both cases, the key is to have the project included in the long range plan (Year 2020) and then on both the Metropolitan Planning Organization and FDOT five-year capital programs.
- **Local Option Sales Tax**  
The voter-approved sales tax fund will continue to be used for park and other capital improvement projects, such as the Mahogany Mill Boat Ramp and Road project.
- **State and Federal Housing Programs**  
The proposed housing construction is expected to be assisted by several alternative programs including the State SHIP program and the Federal (HUD) HOME program.
- **U.S Environmental Protection Agency Brownfields and UST Fields Grant Awards**  
The County’s Brownfields Pilot Program may use the above grant awards to assist in site assessment, cleanup, and/or redevelopment of real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. EPA Underground Storage Tanks (UST) Fields funds are limited to assist sites with underground storage tanks.

- **Brownfields Program**

A series of assistance programs are available for developers, property owners, sellers, or buyers interested in real property, the expansion, redevelopment, or reuse of which may be complicated by the presence of a hazardous substance, pollutant, or contaminant. Prime examples include job creation tax credits, voluntary cleanup tax credits, liability protection, low interest revolving loan funds and loan guarantees.

On May 5, 2011, the BCC voted to designate all the parcels located within the Community Redevelopment Areas boundaries as Brownfields. This innovative and progressive decision helps the property owners either residential or commercial to utilize a number of incentives for site assessment, cleanup, and redevelopment.

#### **6.9. Property Acquisition, Controls and Disposition**

There is no intent to acquire occupied structures, which in turn would necessitate relocation procedures. The plan calls for the possible future acquisition of vacant land for housing construction; these may or may not be acquired by the County.

The adoption of the RA-1(OL) Barrancas Redevelopment Area Overlay District into the County's LDC in 2005 instituted provisions for adequate land use and site design controls. The Future Land Use Element of the Comprehensive Plan also controls density limitations for the County as a whole.

The Community Redevelopment Agency is authorized under the Act to sell, lease, exchange, subdivide, transfer, assign, pledge encumber by mortgage or deed of trust, or otherwise dispose of any interest in real property. To the extent permitted by law, the Agency is authorized to dispose of real property by negotiated sale or lease. All real property acquired by the Agency in the Redevelopment Area shall be sold or leased for development for fair value in accordance with the uses permitted in the Plan and as required by the Act.

The Agency may reserve such powers and controls through disposition and development documents with purchasers or lessees of real property from the reasonable period of time and that such development is carried out pursuant to the Plan.

**General**

To provide adequate safeguards to ensure that the provisions of the Plan will be carried out and to prevent the recurrence of blight, all real property sold, leased, or conveyed by the Agency in the Redevelopment Area shall be subject to the development provisions of the Plan.

**Purchase and Development Documents**

The leases, deeds, contracts, agreements, and declarations of restrictions relative to any real property conveyed by the Agency may contain restrictions, covenants, covenants running with the land, conditions subsequent, equitable servitude, or such other provisions necessary to carry out the Plan.

**Obligations to be Imposed on Developers**

All property in the Redevelopment Area is hereby subject to the restriction that there shall be no discrimination or segregation based upon race, religion, sex, age or national origin, in the sale, lease, sublease, transfer, use occupancy, tenure, or enjoyment of property in the Redevelopment Area.

## 7. LEGAL DESCRIPTION

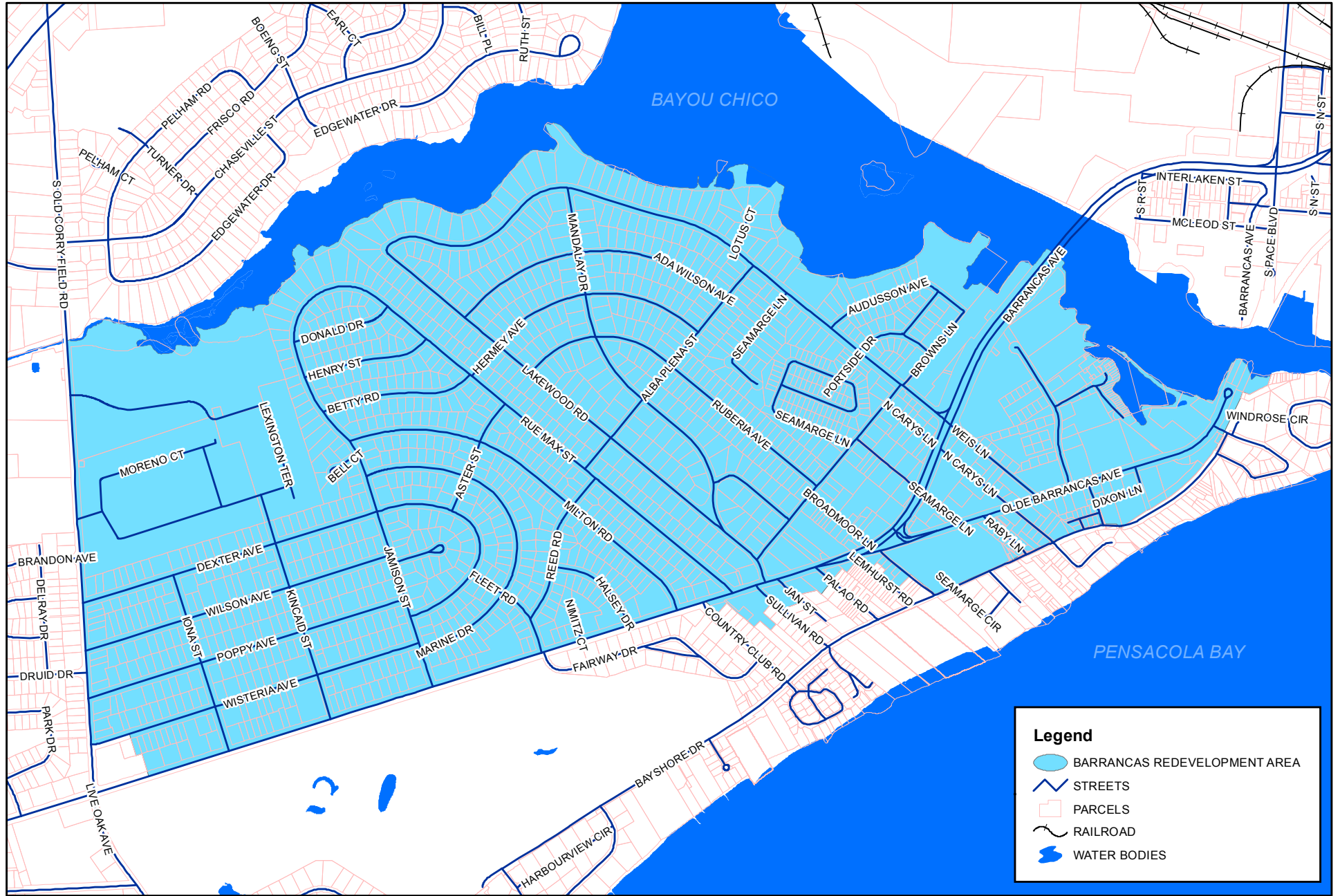
The **Barrancas Redevelopment Area** is that real property in Escambia County within the following described boundary and as illustrated in the map on Page iii:

Beginning At The Southeast Corner Of Lot 5, **Subdivision Portion Of Brent Island**, Recorded In Plat Book 4 At Page 78 Of The Public Records Of Said County, Lying In Section 59, Township 2 South Range 30 West Of Escambia County, Florida; Thence Proceed Southwest Along The South Line Of Said Subdivision To The East Right-Of-Way Line Of An Abandoned Railroad Right-Of-Way; Thence Proceed Southwest Along Said Abandoned Railroad Right-Of-Way To The North Right-Of-Way Of Bayshore Drive (Private Road) As Recorded In Official Record Book 1833, At Page 81; Thence Proceed Southwesterly Along Said Northerly Right-Of-Way To The East Line Of **Tradewinds Subdivision**, As Recorded In Plat Book 10, At Page 6, Lying In Section 59, Township 2 South, Range 30 West Of Said Escambia County; Thence Proceed Northerly Along Said East Line And Its Northerly Extension To The Northerly Right-Of-Way Line Of Bayshore Drive; Thence Proceed Westerly Along Said Northerly Right-Of-Way To The Easterly Right-Of-Way Line Of Broadmoor Lane; Thence Proceed Northerly Along Said Easterly Right-Of-Way To Its Intersection With The Easterly Extension Of The South Line Of The Parcel Recorded In O.R. Book 3890, At Page 293 Of The Public Records Of Said County; Thence Proceed Southwesterly Along Said Property Line Extension And Along Said Parcel To The Southwest Corner Of Said Parcel On The Easterly Right-Of-Way Line Of Lemhurst Road; Thence Proceed Northwesterly Along Said Easterly Right-Of-Way To The South Line Of The Parcel Recorded In O.R. Book 4584, At Page 867 Of The Public Records Of Said County; Thence Proceed Northeasterly Along Said South Line To The East Line Of Said Parcel; Thence Proceed Northwesterly Along Said East Line To The Northeast Corner Of Said Parcel; Thence Continue Along The East Line Of The Parcel Recorded In O.R. Book 4574, At Page 78 Of The Public Records Of Said County To The North Line Of Said Parcel; Thence Proceed Southwesterly Along Said North Line To The East Right-Of-Way Of Lemhurst Road; Thence Proceed Northwesterly Along Said East Right-Of-Way To The Intersection Of The South Right-Of-Way Line Of Barrancas Avenue; Thence Proceed Southwesterly Along Said South Right-Of-Way To The Northeast Corner Of The Parcel Recorded In O.R. Book 4531, At Page 170 Of The Public Records Of Said County; Thence Proceed Southeasterly To The Southeast Corner Of Said Parcel; Thence Proceed Southwesterly Along The South Line Of Said Parcel To The Southwest Corner Of Said Parcel; Thence Proceed Northwesterly Along The West Line Of Said Parcel To The Southeast Corner Of The Parcel Recorded In O.R. Book 3629, At Page 920 Of The Public Records Of Said County; Thence Proceed Southwesterly Along The South Line Of Said Parcel To The East Right-Of-Way Line Of Palao Place; Thence Proceed Southeasterly To The West Right-Of-Way Line Of Palao Place Also Being The Southeast Corner Of The Parcel Recorded In O.R. Book 2383, At Page 650 (Parcel 1&3) Of The Public Records Of Said County; Thence Proceed Southwesterly Along The South Line Of Said Parcel To The Southwest Corner Of Said Parcel; Thence Proceed Northwesterly Along The West Line Of Said Parcel To The Southeast Corner Of The Parcel Recorded In O.R. Book 2383, At Page 650 (Parcel 2) Of The Public Records Of Said County; Thence Proceed Southwesterly Along The South Line Of Said Parcel And Its Westerly Extension To The West Right-Of-Way Line Of Jan Street, Also Being The East








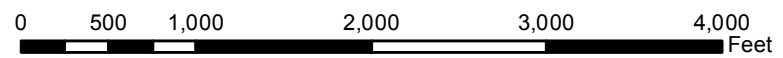
Line Of The Parcel Recorded In O.R. Book 1982 At Page 277 Of The Public Records Of Said County; Thence Proceed Southeasterly Along The East Line Of Said Parcel To The Southeast Corner Of Said Parcel; Thence Proceed Southwesterly Along The South Line Of Said Parcel And Its Westerly Extension To The West Right-Of-Way Line Of Sullivan Road; Thence Proceed Northwesterly Along Said Westerly Right-Of-Way Line To The Northeast Corner Of The Parcel Recorded In O.R. Book 4244, At Page 355 Of The Public Records Of Said County; Thence Proceed Southwesterly Along The North Line Of Said Parcel To The Northwest Corner Of Said Parcel; Thence Proceed Southeasterly Along The West Line Of Said Parcel And Also The West Line Of The Parcel Recorded In O.R. Book 1003, At Page 888 Of The Public Records Of Said County To The Northeast Corner Of The Parcel Recorded In O.R. Book 4581 At Page 393 Of The Public Records Of Said County; Thence Proceed Southwesterly Along The North Line Of Said Parcel To The East Line Of The Parcel Recorded In O.R. Book 4496, At Page 1188 Of The Public Records Of Said County; Thence Proceed Northwesterly Along The East Line Of Said Parcel To The Northeast Corner Of Said Parcel; Thence Proceed Southwesterly Along The North Line Of Said Parcel To The Northwest Corner Of Said Parcel Also Being On The East Line Of **Suburban Homes Subdivision** As Recorded In Plat Book 1, At Page 72, Lying In Section 50, Township 2 South Range 30 West Of Said Escambia County, Thence Proceed Northwesterly Along The East Line Of Said Subdivision To The Southeast Corner Of The Parcel Recorded In O.R. Book 826, At Page 217 Of The Public Records Of Said County; Thence Proceed Southwesterly Along The South Line Of Said Parcel To The Easterly Right-Of-Way Line Of Country Club Road; Thence Proceed Northwesterly Along The East Right-Of-Way Line Of Said Road And Its Northwesterly Extension To The Centerline Of Barrancas Avenue; Thence Proceed West Along The Centerline Of Barrancas Avenue To The Southerly Extension Of The East Line Of Lot 28, Block 1, Aero Vista Subdivision As Recorded In Plat Book 1, At Page 31 Of The Public Records Of Escambia County, Florida; Thence Proceed Northerly Along The East Line Of Lot 28 To The Northeast Corner; Thence Westerly Along The North Line Of Said Lot 28 To The Southeast Corner Of Lot 15, Block 1 Of Said Aero Vista Subdivision ; Thence Northerly Along The East Line Of Said Lot 15 And Its Northerly Extension To The Centerline Of Wisteria Avenue; Thence Proceed West Along The Centerline Line Of Said Wisteria Avenue To The Centerline Of Corry Field Road; Thence Proceed Northeasterly Along The Centerline Of Said Corry Field Road To The Intersection Of The Centerline Of Jackson Creek; Thence Meander Easterly Along The Centerline Of Jackson Creek To Its Intersection With The Westerly Shoreline Of Bayou Chico; Thence Meander Southeasterly Along The Southerly Shore Of Bayou Chico To The Mouth Of Bayou Chico Basin; Thence Meander Westerly And Southerly Along The Westerly Shoreline Of Said Basin Also Being The East Line Of **Bayou Chico Basin Subdivision** As Recorded In Plat Book 12 At Page 46 Of The Public Records Of Said County; Thence Meander Easterly Along The Southerly Shoreline Of Bayou Chico Basin To The Easterly Shoreline Of Said Basin; Thence Meander Northerly Along The Easterly Shoreline Of Said Bayou Chico Basin To The Mouth Of Said Basin; Thence Meander Southeasterly Along The Southerly Shore Of Bayou Chico To The East Line Of Lot 5, **Subdivision Portion Of Brent Island**, Recorded In Plat Book 4 At Page 78, Lying In Section 59, Township 2 South, Range 30 West Of Said Escambia County; Thence Proceed Southerly Along The East Line Of Said Lot 5 To The Southeast Corner Of Said Lot 5 And The Point Of Beginning.

# BARRANCAS REDEVELOPMENT AREA



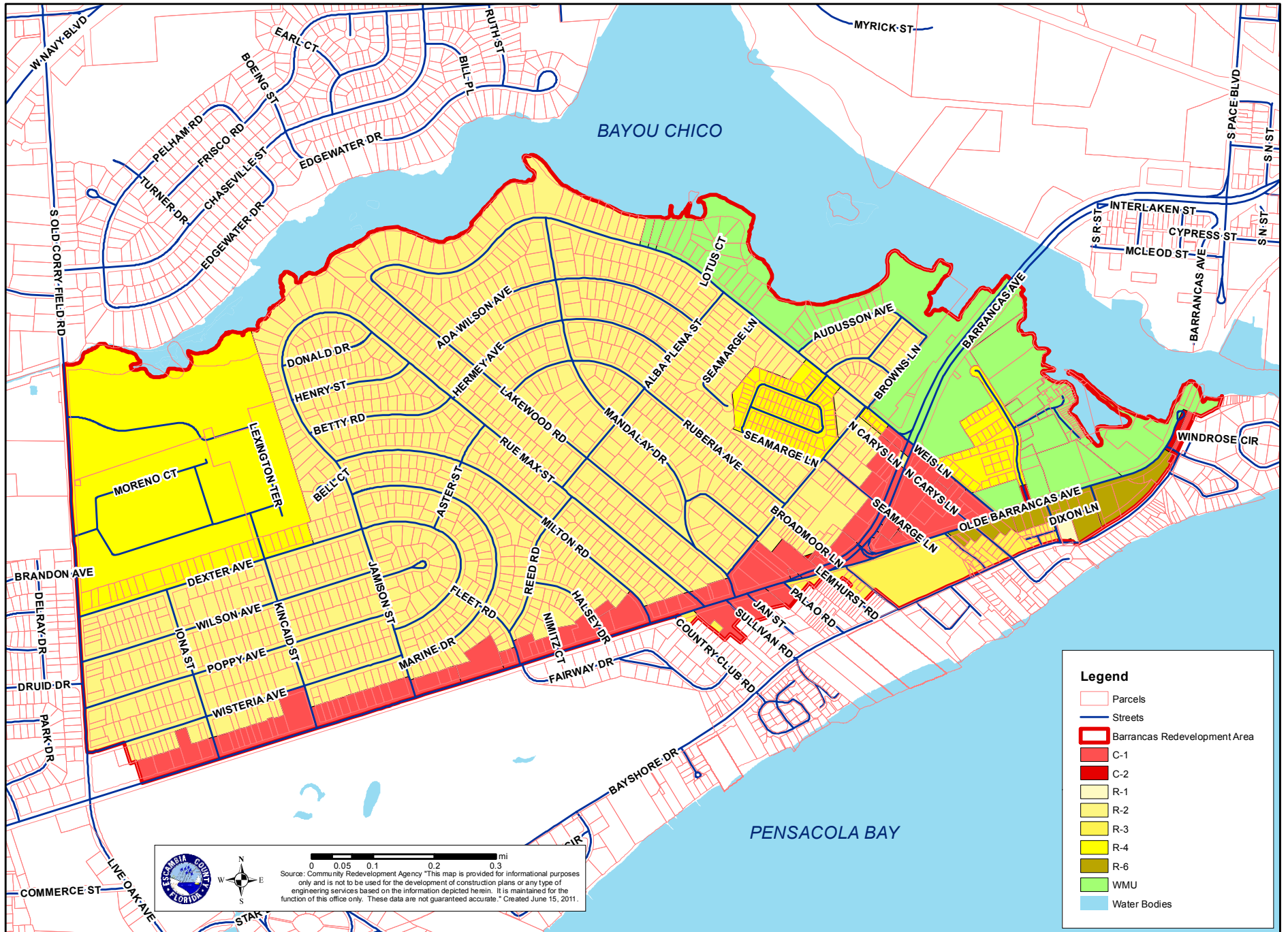
**Legend**

-  BARRANCAS REDEVELOPMENT AREA
-  STREETS
-  PARCELS
-  RAILROAD
-  WATER BODIES



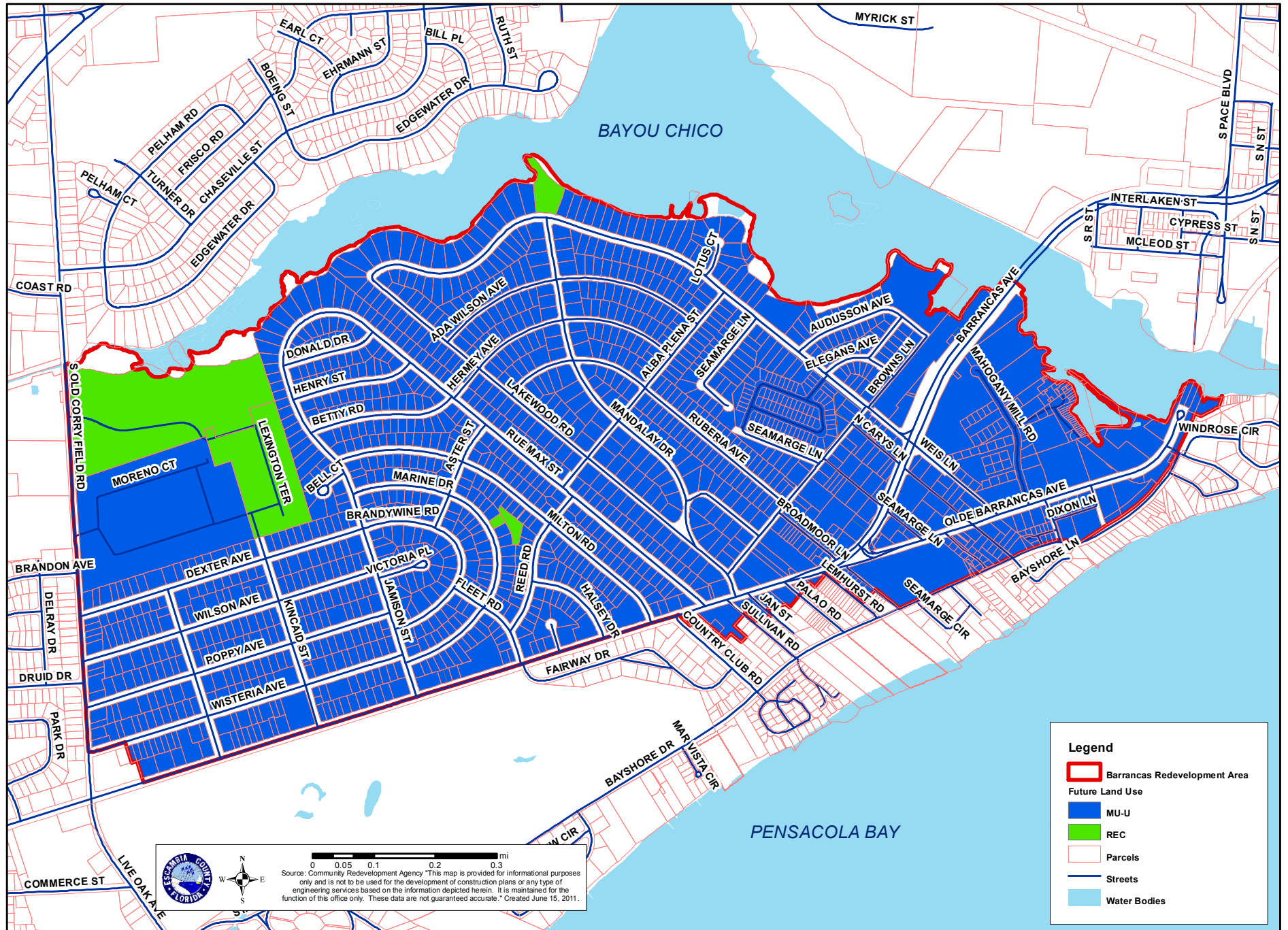
Source: Community Redevelopment Agency "This map is provided for informational purposes only and is not to be used for the development of construction plans or any type of engineering services based on the information depicted herein. It is maintained for the function of this office only. These data are not guaranteed accurate." Created July 5, 2011.

# BARRANCAS REDEVELOPMENT AREA: ZONING

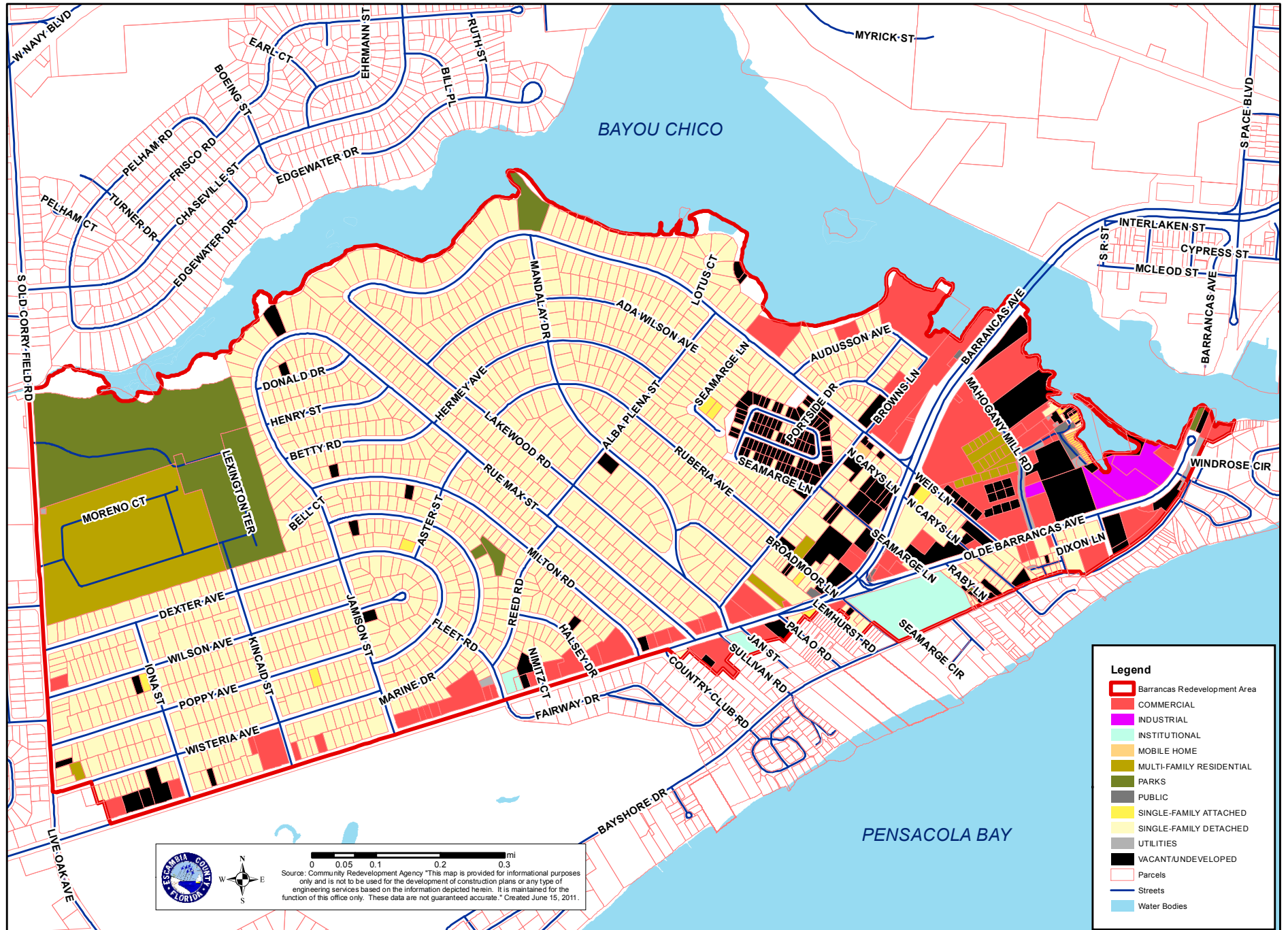




# BARRANCAS REDEVELOPMENT AREA: FUTURE LAND USE

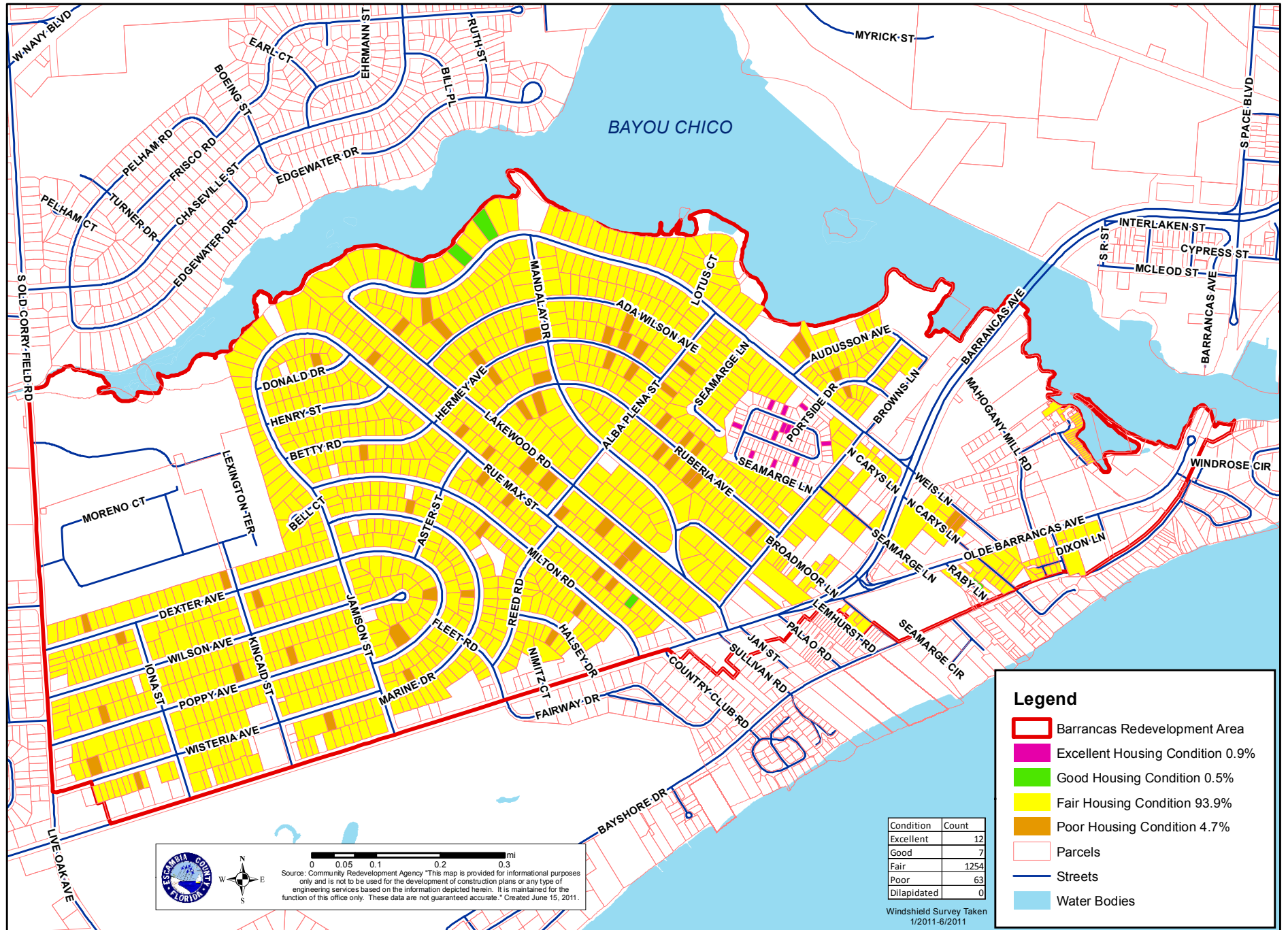


# BARRANCAS REDEVELOPMENT AREA: EXISTING LAND USE





# BARRANCAS REDEVELOPMENT AREA: HOUSING CONDITIONS

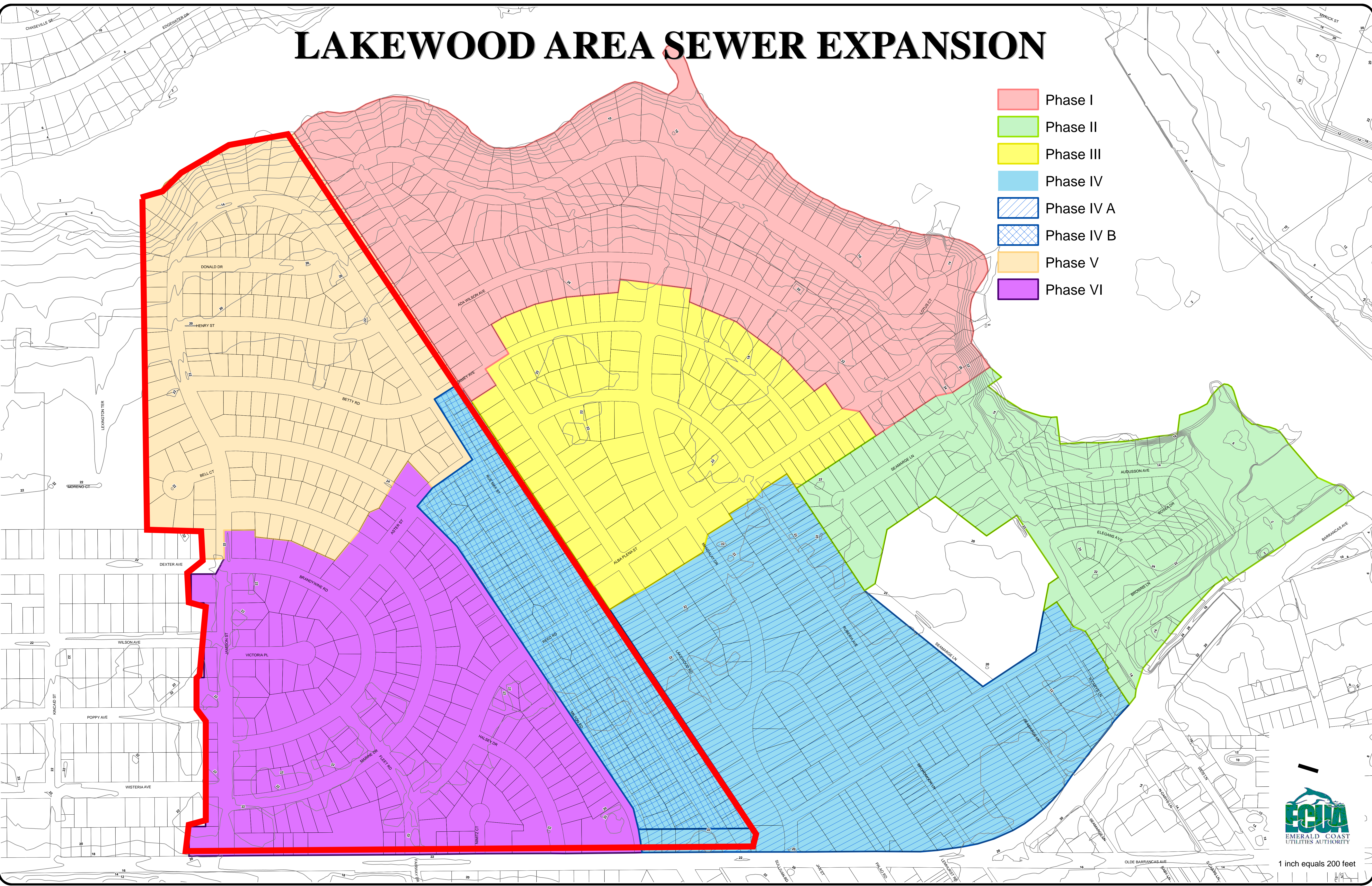


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 Source: Community Redevelopment Agency "This map is provided for informational purposes only and is not to be used for the development of construction plans or any type of engineering services based on the information depicted herein. It is maintained for the function of this office only. These data are not guaranteed accurate." Created June 15, 2011.



# LAKEWOOD AREA SEWER EXPANSION

- Phase I
- Phase II
- Phase III
- Phase IV
- Phase IV A
- Phase IV B
- Phase V
- Phase VI



1 inch equals 200 feet