

# **APPENDIX A**

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## **TAX INCREMENT FINANCING REVENUE PROJECTIONS**

## Tax Increment Financing Revenue Projections

Tax Increment financing is a financing tool that uses increased revenues generated by taxes gained from growth in property values resulting from successful redevelopment activities. Tax Increment Funds can be used for development in a declared redevelopment area only. The resources generated from the fund are used for continuation of improvements within the redevelopment areas of the City. This section presents TIF revenue projections that the recommended Westside Neighborhoods CRA is likely to generate in the next forty-years.

### Assumptions

Tax Increment Financing Revenue (TIF) projections for the recommended Westside Neighborhoods CRA were estimated using the 2006 taxable values provided by the Escambia County Property Appraiser's records. In order to be appropriately conservative, the average growth rate of the taxable values for all parcels in the recommended Westside Neighborhoods CRA, between 2000 and 2005 was used. The average taxable value growth rate between 2000 and 2005 for all properties in the recommended Westside Neighborhoods Study Area boundary is 7.3%. However, since the recommended Westside Neighborhoods Study Area is predominantly residential, conservative growth rates at 3.0% and 5.0% are assumed for TIF Revenue calculations. The projections were subject to the 2006 City millage rate (4.950) and the 2006 County millage rate (8.756). The methodology underestimates the impact that new development and public improvements will have on the total taxable value of the properties in the TIF district because the projected revenue estimates do not capture the growth in assessments that will result from new construction.

### Methodology

The base year (2006) taxable value is subtracted from the projected total base value. The increment is then multiplied by the millage rate available to the TIF district over the next forty years. The gross incremental CRA revenue is discounted back for inflation at 95% to calculate the net incremental CRA revenue.

### Results

Table A and B show estimates of the annual increment increase for all taxable properties in the recommended Westside CRA at growth rates of 3.0% and 5% respectively.

The total increment over a 40 year TIF district life at 3% growth rate is \$47.3 million, while the net incremental CRA Revenue at 95% is projected to be \$44.9 million.

The total increment over a 40 year TIF district life at 5% growth rate is \$109 million, while the net incremental CRA Revenue at 95% is projected to be \$103.6 million.

The estimates are sensitive to several factors including market forces and changes to the assessment system in Escambia County. While the estimates show a moderate growth in the taxable values in the early years of the TIF, they provide a conservative projection for the revenue stream that the recommended Westside Neighborhoods TIF district is likely to generate.

Recommended Westside Neighborhoods CRA Taxable Value Growth Rate (2000-2005)						
	2000-2001	2001-2002	2002-2003	2003-2004	2004-2005	2000-2005
West Side Neighborhoods Recommended Boundary	9.7%	2.8%	1.2%	23.1%	-0.1%	7.3%

Source: Escambia County Property Appraiser GIS Database (2006)

**TABLE A.**  
**WESTSIDE NEIGHBORHOODS STUDY AREA TIF PROJECTIONS @ 3% ANNUAL GROWTH RATE**

Years	Annual Increase in Assessed Value	Annual Incremental Increase	Gross Incremental CRA Revenue	Net (95%) Incremental CRA Revenue
2006 (base)	\$91,633,243	\$0	\$0	\$0
2007	\$94,382,240	\$2,748,997	\$37,689	\$35,804
2008	\$97,213,707	\$5,580,464	\$76,508	\$72,683
2009	\$100,130,119	\$8,496,876	\$116,492	\$110,668
2010	\$103,134,022	\$11,500,779	\$157,676	\$149,792
2011	\$106,228,043	\$14,594,800	\$200,095	\$190,090
2012	\$109,414,884	\$17,781,641	\$243,786	\$231,597
2013	\$112,697,331	\$21,064,088	\$288,789	\$274,349
2014	\$116,078,251	\$24,445,008	\$335,141	\$318,384
2015	\$119,560,598	\$27,927,355	\$382,884	\$363,740
2016	\$123,147,416	\$31,514,173	\$432,059	\$410,456
2017	\$126,841,839	\$35,208,596	\$482,710	\$458,574
2018	\$130,647,094	\$39,013,851	\$534,880	\$508,136
2019	\$134,566,507	\$42,933,264	\$588,615	\$559,184
2020	\$138,603,502	\$46,970,259	\$643,962	\$611,764
2021	\$142,761,607	\$51,128,364	\$700,970	\$665,921
2022	\$147,044,455	\$55,411,212	\$759,688	\$721,703
2023	\$151,455,789	\$59,822,546	\$820,167	\$779,159
2024	\$155,999,462	\$64,366,219	\$882,461	\$838,338
2025	\$160,679,446	\$69,046,203	\$946,623	\$899,292
2026	\$165,499,830	\$73,866,587	\$1,012,711	\$962,075
2027	\$170,464,825	\$78,831,582	\$1,080,781	\$1,026,742
2028	\$175,578,769	\$83,945,526	\$1,150,893	\$1,093,349
2029	\$180,846,132	\$89,212,889	\$1,223,109	\$1,161,953
2030	\$186,271,516	\$94,638,273	\$1,297,491	\$1,232,616
2031	\$191,859,662	\$100,226,419	\$1,374,104	\$1,305,399
2032	\$197,615,452	\$105,982,209	\$1,453,016	\$1,380,365
2033	\$203,543,915	\$111,910,672	\$1,534,295	\$1,457,581
2034	\$209,650,233	\$118,016,990	\$1,618,013	\$1,537,112
2035	\$215,939,740	\$124,306,497	\$1,704,242	\$1,619,030
2036	\$222,417,932	\$130,784,689	\$1,793,058	\$1,703,405
2037	\$229,090,470	\$137,457,227	\$1,884,539	\$1,790,312
2038	\$235,963,184	\$144,329,941	\$1,978,763	\$1,879,825
2039	\$243,042,079	\$151,408,836	\$2,075,815	\$1,972,024
2040	\$250,333,342	\$158,700,099	\$2,175,778	\$2,066,989
2041	\$257,843,342	\$166,210,099	\$2,278,740	\$2,164,803
2042	\$265,578,642	\$173,945,399	\$2,384,791	\$2,265,552
2043	\$273,546,002	\$181,912,759	\$2,494,024	\$2,369,323
2044	\$281,752,382	\$190,119,139	\$2,606,533	\$2,476,207
2045	\$290,204,953	\$198,571,710	\$2,722,418	\$2,586,297
2046	\$298,911,102	\$207,277,859	\$2,841,779	\$2,699,690
			<b>\$47,316,090</b>	<b>\$44,950,286</b>

**TABLE B.**  
**WESTSIDE NEIGHBORHOODS STUDY AREA TIF PROJECTIONS @ 5% ANNUAL GROWTH RATE**

Years	Annual Increase in Assessed Value	Annual Incremental Increase	Gross Incremental CRA Revenue	Net (95%) Incremental CRA Revenue
2006 (base)	\$91,633,243	\$0	\$0	\$0
2007	\$96,214,905	\$4,581,662	\$62,815	\$59,674
2008	\$101,025,650	\$9,392,407	\$128,770	\$122,331
2009	\$106,076,933	\$14,443,690	\$198,023	\$188,122
2010	\$111,380,780	\$19,747,537	\$270,739	\$257,202
2011	\$116,949,819	\$25,316,576	\$347,090	\$329,736
2012	\$122,797,309	\$31,164,066	\$427,259	\$405,896
2013	\$128,937,175	\$37,303,932	\$511,437	\$485,865
2014	\$135,384,034	\$43,750,791	\$599,823	\$569,832
2015	\$142,153,235	\$50,519,992	\$692,629	\$657,998
2016	\$149,260,897	\$57,627,654	\$790,075	\$750,571
2017	\$156,723,942	\$65,090,699	\$892,393	\$847,774
2018	\$164,560,139	\$72,926,896	\$999,828	\$949,836
2019	\$172,788,146	\$81,154,903	\$1,112,634	\$1,057,002
2020	\$181,427,553	\$89,794,310	\$1,231,080	\$1,169,526
2021	\$190,498,931	\$98,865,688	\$1,355,449	\$1,287,676
2022	\$200,023,878	\$108,390,635	\$1,486,036	\$1,411,734
2023	\$210,025,071	\$118,391,828	\$1,623,152	\$1,541,994
2024	\$220,526,325	\$128,893,082	\$1,767,124	\$1,678,768
2025	\$231,552,641	\$139,919,398	\$1,918,295	\$1,822,380
2026	\$243,130,273	\$151,497,030	\$2,077,024	\$1,973,173
2027	\$255,286,787	\$163,653,544	\$2,243,690	\$2,131,506
2028	\$268,051,126	\$176,417,883	\$2,418,689	\$2,297,755
2029	\$281,453,683	\$189,820,440	\$2,602,438	\$2,472,316
2030	\$295,526,367	\$203,893,124	\$2,795,375	\$2,655,606
2031	\$310,302,685	\$218,669,442	\$2,997,958	\$2,848,060
2032	\$325,817,819	\$234,184,576	\$3,210,671	\$3,050,137
2033	\$342,108,710	\$250,475,467	\$3,434,019	\$3,262,318
2034	\$359,214,146	\$267,580,903	\$3,668,534	\$3,485,107
2035	\$377,174,853	\$285,541,610	\$3,914,775	\$3,719,037
2036	\$396,033,596	\$304,400,353	\$4,173,329	\$3,964,662
2037	\$415,835,276	\$324,202,033	\$4,444,810	\$4,222,569
2038	\$436,627,039	\$344,993,796	\$4,729,865	\$4,493,372
2039	\$458,458,391	\$366,825,148	\$5,029,173	\$4,777,714
2040	\$481,381,311	\$389,748,068	\$5,343,446	\$5,076,274
2041	\$505,450,377	\$413,817,134	\$5,673,433	\$5,389,761
2042	\$530,722,895	\$439,089,652	\$6,019,919	\$5,718,923
2043	\$557,259,040	\$465,625,797	\$6,383,730	\$6,064,543
2044	\$585,121,992	\$493,488,749	\$6,765,731	\$6,427,444
2045	\$614,378,092	\$522,744,849	\$7,166,832	\$6,808,490
2046	\$645,096,996	\$553,463,753	\$7,587,988	\$7,208,589
			<b>\$109,096,079</b>	<b>\$103,641,275</b>



## **APPENDIX B**

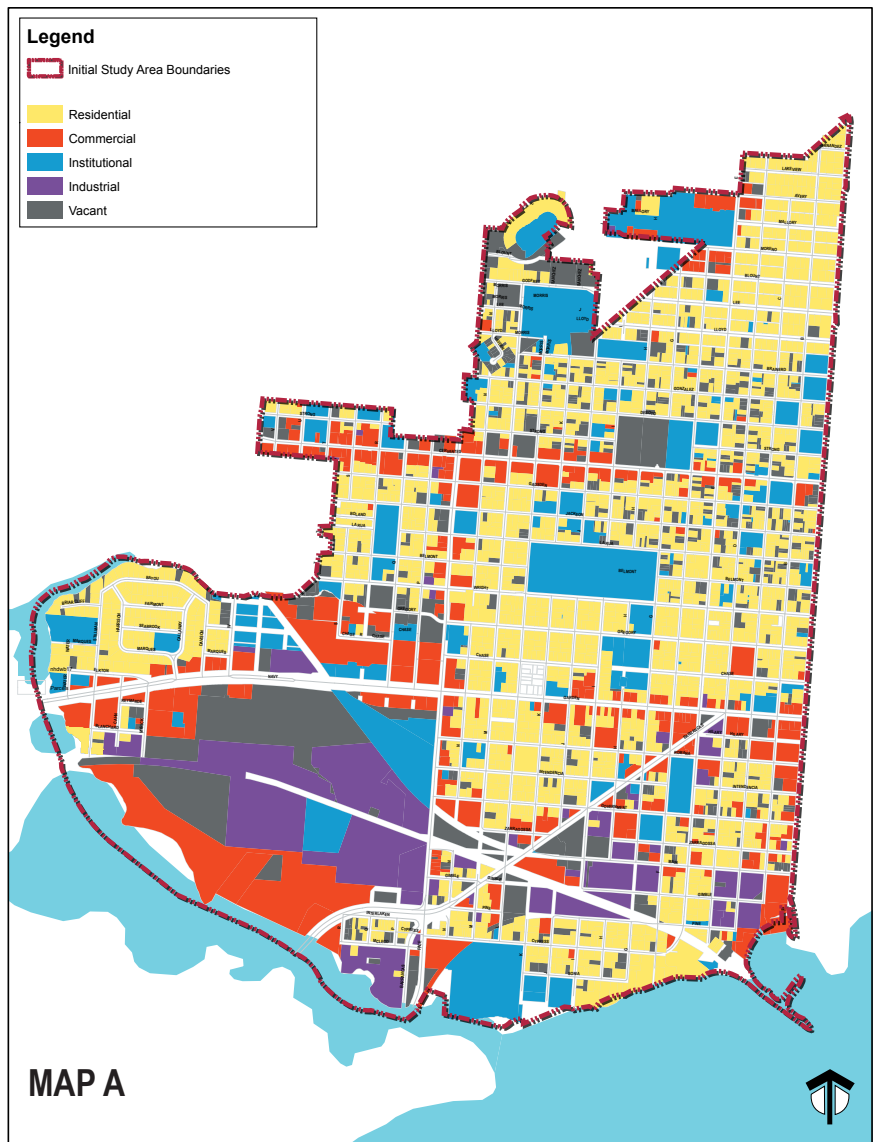
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### **STUDY AREA BOUNDARY ANALYSIS**

The recommended Westside Neighborhoods Study Area boundary was determined after an evaluation of the existing blight conditions within the initial Study Area boundary. The following section presents statistics and supporting maps that document the segments failing to provide substantial evidence of blight and distress conditions within the larger Westside Neighborhoods Study Area. The section includes a comparative analysis between the Initial Study Area, the recommended Westside Neighborhoods Study Area, and the area not included within the recommended Study Area boundaries. Although there are blight and distress conditions existing in the area not included in the recommended Westside Neighborhoods Study Area boundaries, these conditions do not exhibit strong patterns of concentration. The following indicators were analyzed to determine the recommended boundaries for the Study Area:

- Existing Land Use Patterns (Map A)
- Property Conditions (Map B)
- Distribution of Taxable Values (Map C)
- Parcel Sizes (Map D)
- Vacant Lands (Map E)

## EXISTING LAND USE



### WESTSIDE NEIGHBORHOODS AREA FINDING OF NECESSITY STUDY

City of Pensacola, Florida

0 500 1,000 2,000 3,000 4,000 Feet

Prepared by: The RMPK Group  
Source: City of Pensacola GIS Department  
Escambia County Property Appraiser Office GIS Database  
October, 2006

## PROPERTY CONDITIONS

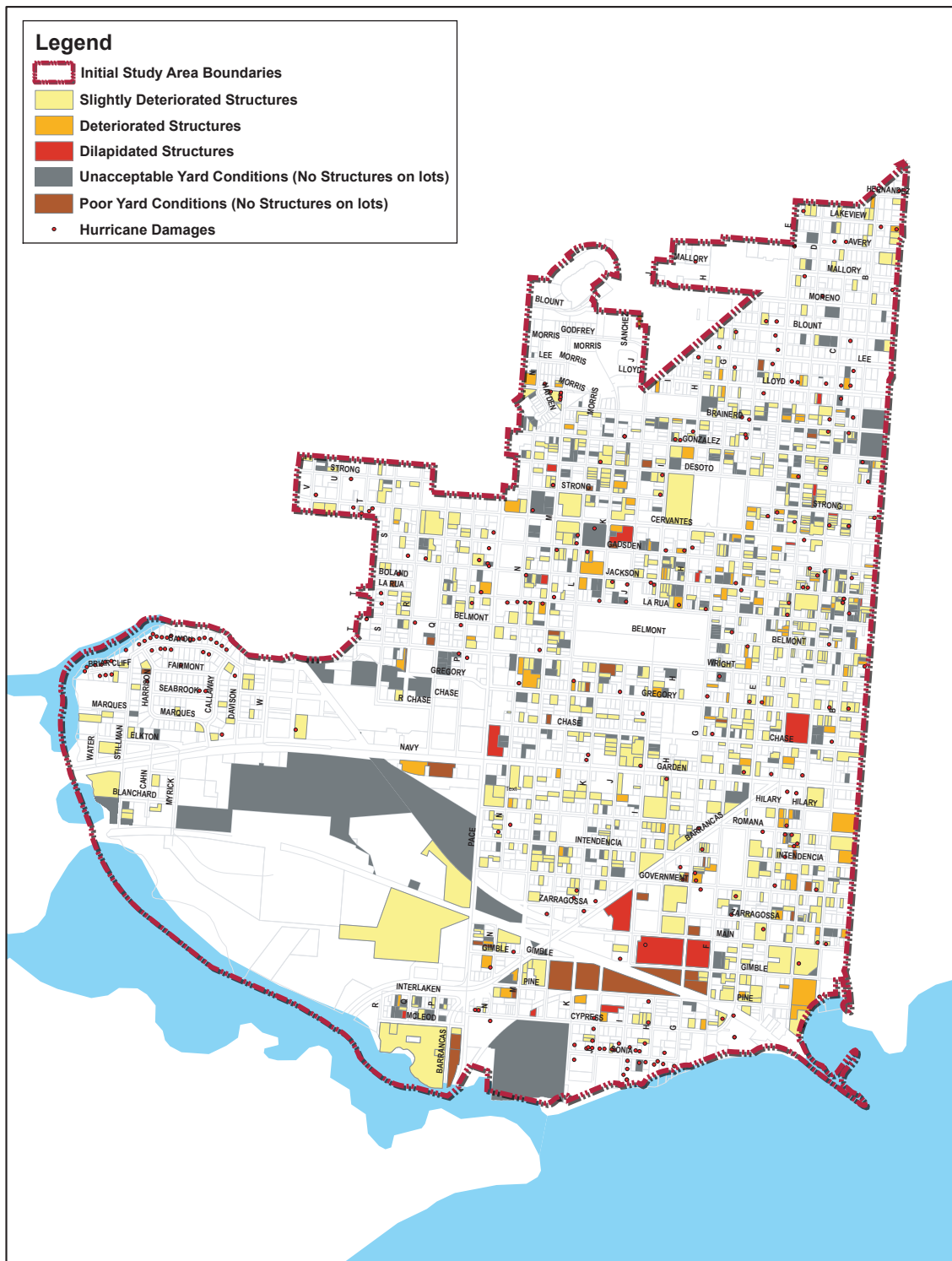
Source: City of Pensacola Property Conditions Survey conducted by University of West Florida (2003)

Initial Study Area Structural Conditions						
	Total	%	Occupied	%	Vacant	%
Structures Surveyed	3,249	100.0%	3,061	94.2%	188	5.8%
Standard Condition	2,415	74.3%	2,364	77.2%	51	27.1%
Slightly Deteriorated	699	21.5%	616	20.1%	83	44.1%
Deteriorated	116	3.6%	76	2.5%	38	20.2%
Dilapidated	20	0.6%	5	0.2%	15	8.0%
Total Structures with some level of deterioration	835	25.7%	697	22.8%	136	72.3%

Recommended Westside CRA Study Area Structural Conditions						
	Total	%	Occupied	%	Vacant	%
Structures Surveyed	2,559	100.0%	2,420	94.6%	139	5.6%
Standard Condition	1,852	72.4%	1,812	74.9%	40	28.8%
Slightly Deteriorated	601	23.5%	534	21.4%	57	41.0%
Deteriorated	100	3.9%	69	2.9%	31	22.7%
Dilapidated	16	0.6%	5	0.2%	11	7.9%
Total Structures with some level of deterioration	717	28.0%	608	25.1%	99	71.2%

Area Not Included						
	Total	%	Occupied	%	Vacant	%
Structures Surveyed	690	100.0%	641	92.9%	49	7.1%
Standard Condition	563	81.6%	552	86.1%	11	22.4%
Slightly Deteriorated	98	14.2%	82	12.8%	26	53.1%
Deteriorated	16	2.3%	7	1.1%	7	14.3%
Dilapidated	4	0.6%	0	0.0%	4	8.2%
Total Structures with some level of deterioration	118	17.1%	89	14.4%	37	75.5%

# PROPERTY CONDITIONS



## MAP B

# WESTSIDE NEIGHBORHOODS AREA FINDING OF NECESSITY STUDY

***City of Pensacola, Florida***

Prepared by: The RMPK Group  
Source: City of Pensacola GIS Department  
Data presented based on the City of Pensacola Property Conditions Survey,  
conducted by University of West Florida.  
October, 2006

## TAXABLE VALUES

Source: Escambia County Property Appraiser GIS Database (2006)

Initial Study Area Taxable Value		
	Total Parcels	%
0	778	21.0%
\$1 - \$50,000	2,405	65.0%
\$50,001 - \$125,000	372	10.1%
\$125,001 - \$200,000	65	1.8%
\$200,001 - \$350,000	39	1.1%
\$350,000 and above	41	1.1%
Total Number of Parcels	3,700	

Recommended Westside CRA Study Area Taxable Value		
	Total Parcels	%
0	605	20.9%
\$1 - \$50,000	1,943	67.2%
\$50,001 - \$125,000	253	8.7%
\$125,001 - \$200,000	44	1.5%
\$200,001 - \$350,000	28	1.0%
\$350,000 and above	19	0.7%
Total Number of Parcels	2,892	

Area Not Included		
	Total	%
0	173	21.4%
\$1 - \$50,000	462	57.2%
\$50,001 - \$125,000	119	14.7%
\$125,001 - \$200,000	21	2.6%
\$200,001 - \$350,000	11	1.4%
\$350,000 and above	22	2.7%
Total Number of Parcels	808	

## PARCEL SIZE

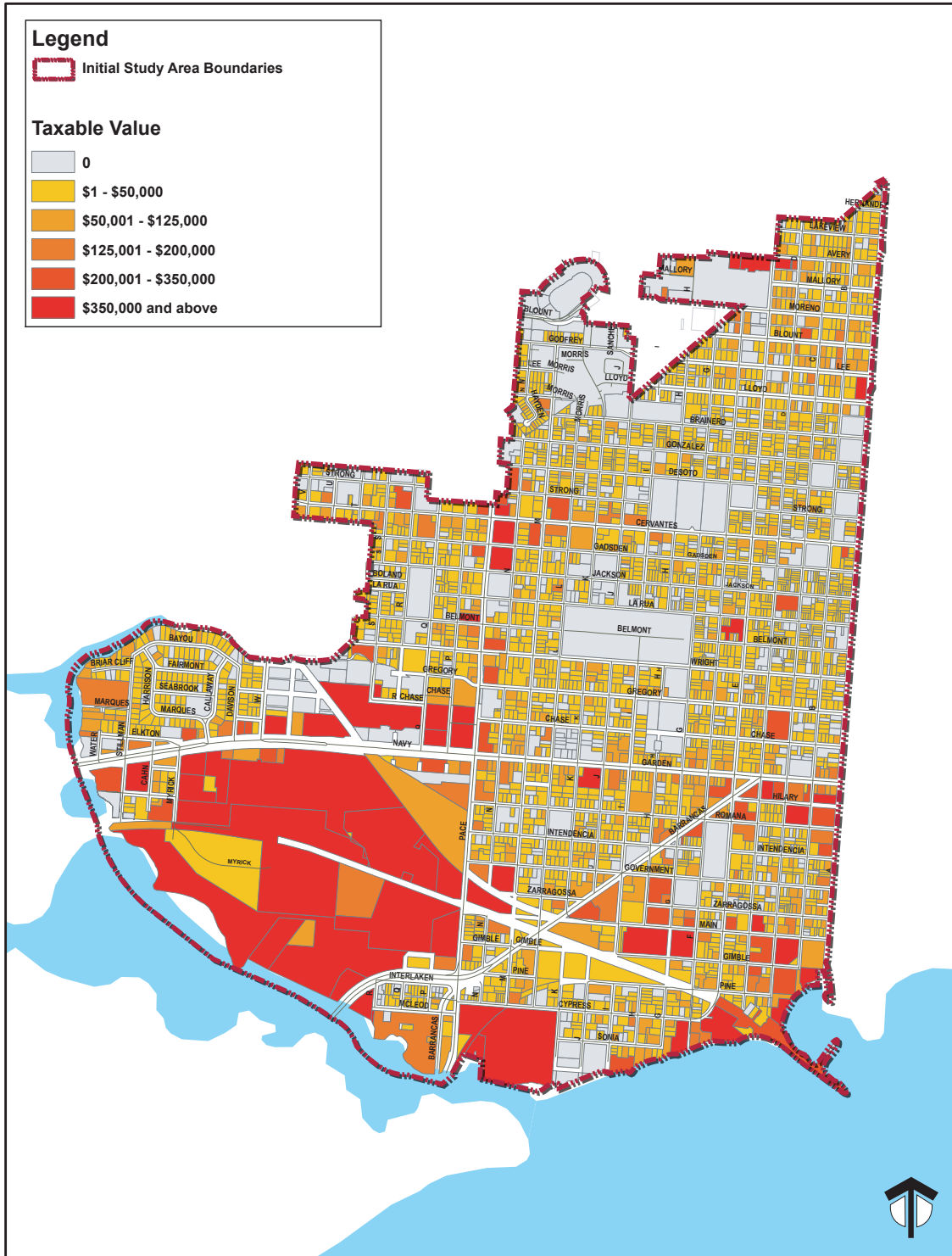
Source: Escambia County Property Appraiser GIS Database (2006)

Initial Study Area Parcel Size		
	Parcel Count	%
Less than 3,000 sq. ft.	166	4.5%
Between 3,000 sq. ft. and 3,500 sq. ft.	98	2.6%
Between 3,500 sq. ft. and 5,000 sq. ft.	526	14.2%
Total Number of Parcels	3,700	

Recommended Westside CRA Study Area Parcel Size		
	Parcel Count	%
Less than 3,000 sq. ft.	152	5.3%
Between 3,000 sq. ft. and 3,500 sq. ft.	86	3.0%
Between 3,500 sq. ft. and 5,000 sq. ft.	488	16.9%
Total Number of Parcels	2,892	

Area Not Included		
	Parcel Count	%
Less than 3,000 sq. ft.	14	1.7%
Between 3,000 sq. ft. and 3,500 sq. ft.	12	1.5%
Between 3,500 sq. ft. and 5,000 sq. ft.	38	4.7%
Total Number of Parcels	808	

# TAXABLE VALUE



## MAP C

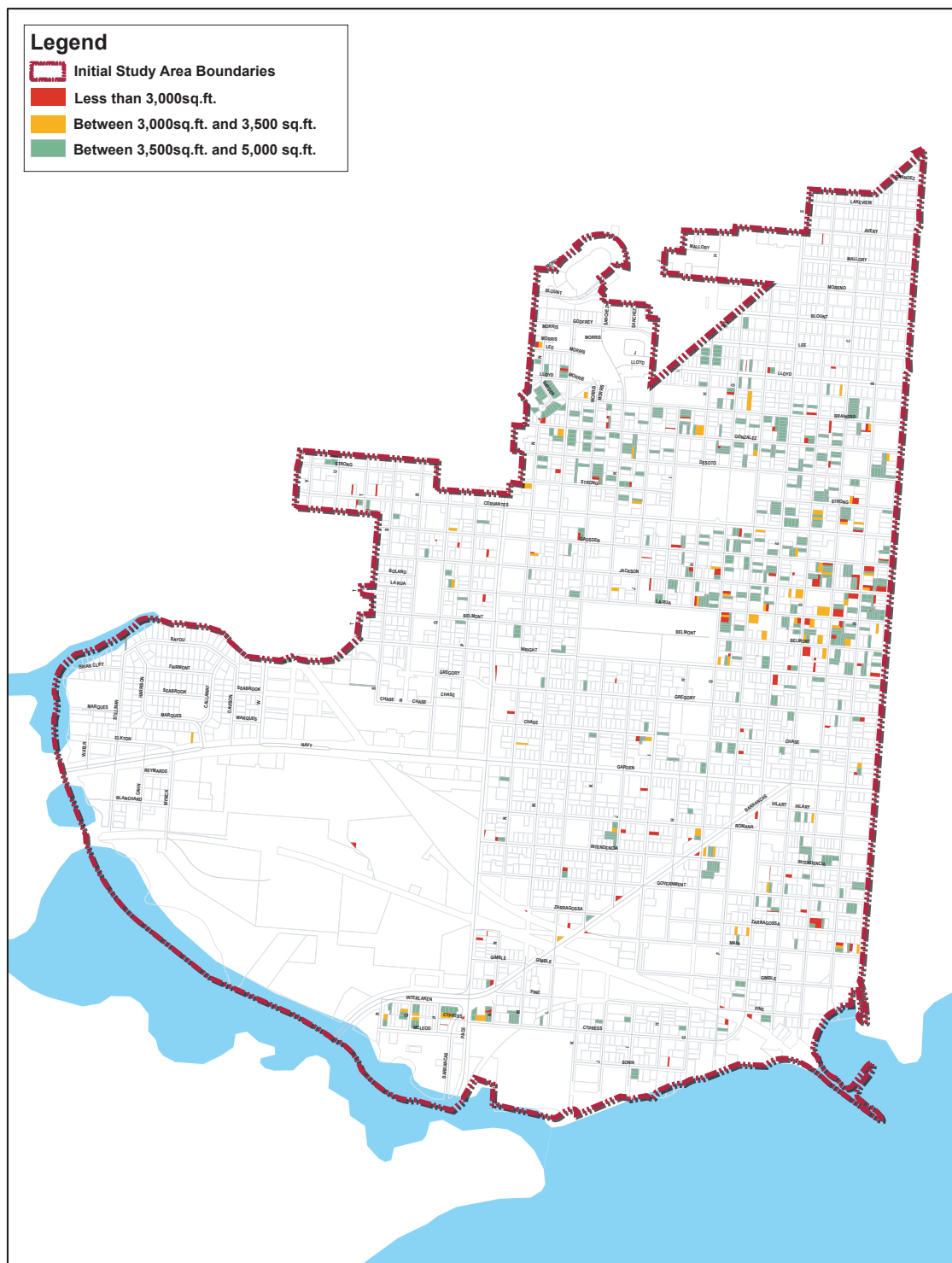
# WESTSIDE NEIGHBORHOODS AREA FINDING OF NECESSITY STUDY

***City of Pensacola, Florida***

Prepared by: The RMPK Group  
Source: City of Pensacola GIS Department  
Escambia County Property Appraiser Office GIS Database  
October, 2006



# PARCEL SIZES



## WESTSIDE NEIGHBORHOODS AREA FINDING OF NECESSITY STUDY

City of Pensacola, Florida

0 500 1,000 2,000 3,000 4,000 Feet

Prepared by: The RMPK Group  
Source: City of Pensacola GIS Department  
Escambia County Property Appraiser Office GIS Database  
October, 2006

## VACANT LANDS

Source: Escambia County Property Appraiser GIS Database (2006)

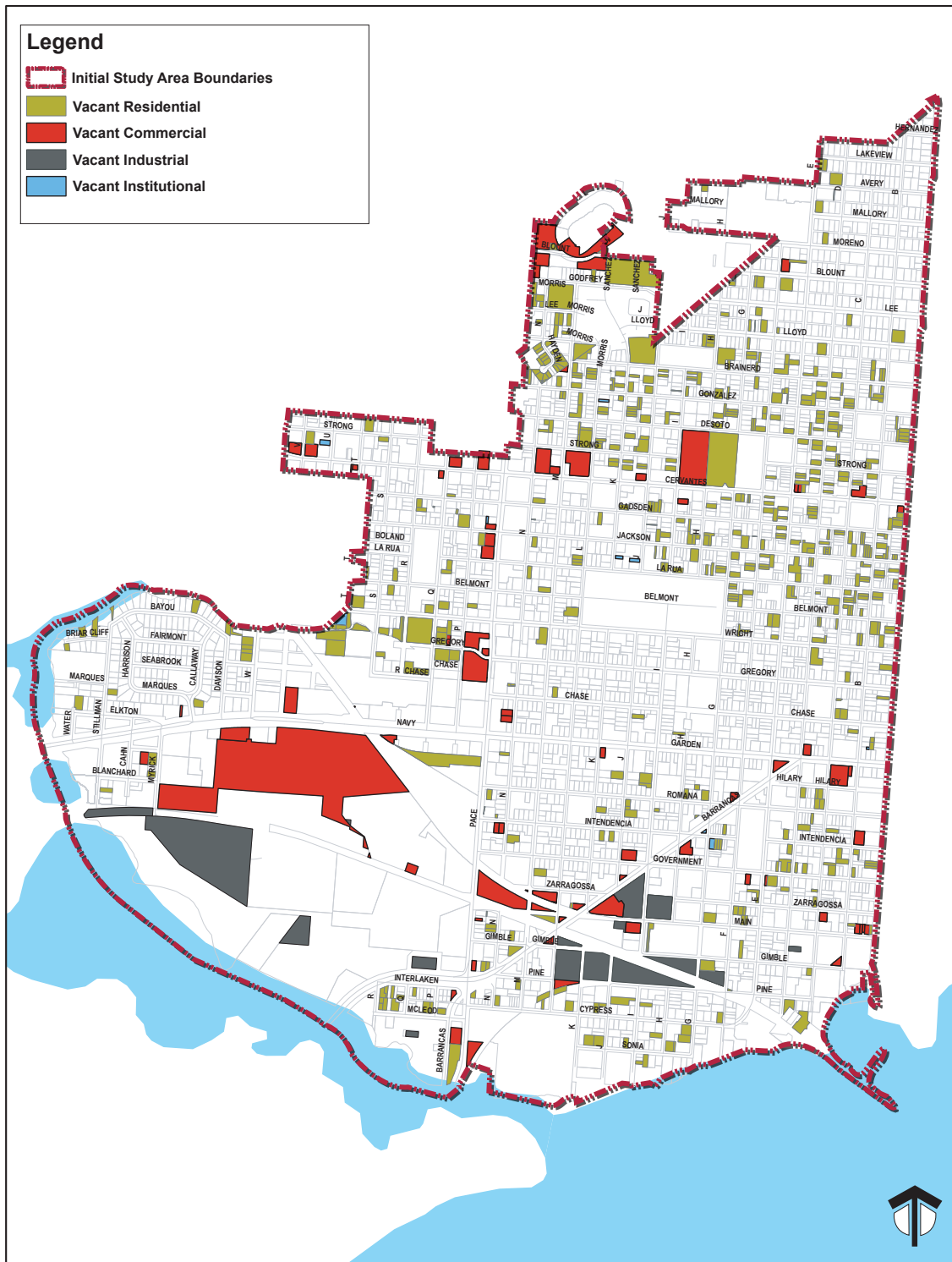
Initial Study Area Vacant Lands				
	Total	%	Acreage	%
Vacant Residential	567	15.3%	105.9	7.3%
Vacant Commercial	72	1.9%	81.4	5.6%
Vacant Institutional	9	0.2%	1.1	0.1%
Vacant Industrial	13	0.4%	32.7	2.3%
<b>Total Vacancy</b>	<b>661</b>	<b>17.9%</b>	<b>221</b>	<b>15.3%</b>
<b>Total Number of Parcels</b>	<b>3,700</b>		<b>1,442</b>	

Recommended Westside CRA Study Area Vacant Lands				
	Total	%	Acreage	%
Vacant Residential	494	17.1%	89.7	10.6%
Vacant Commercial	60	2.1%	31.7	3.7%
Vacant Institutional	9	0.3%	1.1	0.1%
Vacant Industrial	7	0.2%	9.1	1.0%
<b>Total Vacancy</b>	<b>570</b>	<b>19.7%</b>	<b>132</b>	<b>15.5%</b>
<b>Total Number of Parcels</b>	<b>2,892</b>		<b>849</b>	

Area Not Included				
	Total	%	Acreage	%
Vacant Residential	73	9.0%	16.2	2.7%
Vacant Commercial	12	1.5%	49.7	8.4%
Vacant Institutional	0	0.0%	-0.0	0.0%
Vacant Industrial	6	0.7%	23.6	4.0%
<b>Total Vacancy</b>	<b>91</b>	<b>11.3%</b>	<b>89</b>	<b>15.1%</b>
<b>Total Number of Parcels</b>	<b>808</b>		<b>593</b>	



# VACANT LANDS



MAP E

## WESTSIDE NEIGHBORHOODS AREA FINDING OF NECESSITY STUDY

City of Pensacola, Florida

0 500 1,000 2,000 3,000 4,000  
Feet

Prepared by: The RMPK Group  
Source: City of Pensacola GIS Department  
Escambia County Property Appraiser Office GIS Database  
October, 2006

# **APPENDIX C**

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## **CITY OF PENSACOLA PROPERTY CONDITIONS SURVEY**

**PREPARED BY THE UNIVERSITY OF WEST FLORIDA**

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## **Section 1**

### **Introduction**

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#### **Section 1.1 Background**

The Whitman Center at the University of West Florida (UWF) was contracted by the City of Pensacola to conduct a survey of 18,126 housing, commercial and other buildings in the City. The purpose of the Property Condition Survey is to assess the condition of the City's housing stock and commercial properties and the land surrounding each. The survey results will be utilized to identify distressed areas and areas in danger of decline and to design and target City services as well as revitalization and redevelopment activities to enhance those areas. The survey results will also be utilized to identify areas of strength to preserve and protect. The survey will serve as a benchmark for future comparisons and performance measurement.

The survey was conducted in two phases. The first phase surveyed the properties within the City's Enterprise Zone in order to provide necessary information to complete the Enterprise Zone application. Phase I was conducted from September through November, 2002. The second phase included the remaining parcels in the City, which coupled with the previous work, provided a complete review of all properties within the City limits. Phase II was conducted from January through March, 2003.

#### **Section 1.2 Methodology**

The Property Condition Survey utilized a set methodology to ensure consistency and accuracy of the review process. The first step in developing the methodology was to establish the survey criteria. A staff team from various departments coordinated to develop the following criteria utilized by the UWF survey teams:

Occupancy: identifies if a parcel was vacant or had a structure located on it. If a structure was present, the surveyor determined if the structure was vacant or occupied.

Condition of the structure: structure condition was rated on the following scale: standard, slightly deteriorated, deteriorated and dilapidated.

Condition of the property: the yard/lot condition was rated on the following scale: acceptable, slightly unacceptable and unacceptable.

Each of these categories has a detailed definition and specific criteria differentiating one from the other (see Appendix 1). City staff provided the training for the survey team members for this project. Once the criteria were established, City GIS staff developed an electronic program to be used by the survey teams. The

*City of Pensacola Property Condition Survey  
April, 2003*

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computerized program was loaded onto laptop computers that were assigned to the survey teams. This allowed the surveyors to enter the data directly into the database with simple key strokes to record the conditions of each property. The program also provided an aerial map of the survey data so survey teams could visually see if they were in the correct location. The program created by the GIS staff contained security measures that prevented the changing or manipulating of the data once recorded.

Of the 25,529 individual parcels within the City, 7,162 (28%) were assumed to be in standard condition with acceptable yard/lot conditions and were excluded from the survey; 18,126 (71%) were surveyed and 241 (0.9%) were not reviewed due to size, location and/or errors of omission. A team from Code Enforcement, Inspection Services and Planning & Neighborhood Development identified the areas of the City to exclude from the survey based on knowledge of these areas, age of developments and ongoing staff reviews. Each of the 7,162 parcels excluded from the survey were compared to the property appraisers' database. If there was a value listed for improvements on the property, the parcel was coded as having an occupied structure. If no value was listed for buildings, the parcel was coded as a vacant lot.

There were various issues that prevented the rating of 241 parcels. Of these parcels, many were identified as easements, land-locked in the center of blocks where the survey teams could not see the parcel to provide a rating or too small to locate and independently identify. A select few of these parcels were omitted by error of the review team. Representing less than 1% of the total number of parcels, this error rate fell within the set parameters of the study of +/-5%.

Each survey team consisted of one driver and one surveyor who entered the data. The members rated each parcel together and were required to agree on the rating. All survey team members were required to attend training provided by the City and to pass a written test to document understanding of the criteria. As the survey teams completed assigned areas, the laptops were downloaded into the master database on a weekly basis. Once the data were entered into the master file, the survey teams could see the data to prevent duplication of effort, but it was only accessible to City staff. On a random basis, surveyed blocks were selected for verification by City staff. Code Enforcement Officers rated the selected blocks without prior knowledge of the ratings given by the survey teams. Once completed, the Code Officer's rating was compared with the survey team rating. The results fell within the error rating allowed by contract (+/-5%). In most instances, if differences in rating were identified, the variation was no more than one level of difference on the rating scale (i.e. rated slightly deteriorated instead of deteriorated).



## Section 2

### Survey Results

#### Section 2.1 Parcels

Within the City limits of Pensacola, there are 25,529 individual parcels of property. Under this project, 18,126 parcels, or 71% of all parcels were visually surveyed to assess the current condition. 7,162 parcels (28%) were excluded from the survey due to the known conditions of the property as discussed in the methodology section. An additional 241 parcels (0.9%) were omitted from the review due to other extenuating circumstances. This represents 100% of the parcels located within the City of Pensacola at the time of the survey.

**Table 1: Total Parcels**

<b>SURVEYED</b>	<b>EXCLUDED</b>	<b>OMITTED</b>	<b>TOTAL</b>
18,126 (71%)	7,162 (28%)	241 (0.9%)	25,529 (100%)

#### Section 2.2 Occupancy

The survey results indicate a very high occupancy rate in the City. Of the 25,288 rated parcels, 21,195 or 83.8% contain an occupied structure. There are only 775 (3.1%) vacant structures and 3,318 (13.1%) vacant lots (see Table 2). This indicates that the City of Pensacola is generally built out with little open space for new development (see Map 1). The high occupancy rate also verifies the City's longstanding position as both a residential and commercial center for the region. The data show that the distribution of vacant parcels throughout the City is not concentrated in any particular area. It should be noted that parks are identified in the survey as vacant parcels. Vacant, existing structures are concentrated south of Fairfield Drive and west of Bayou Texar.

**Table #2: Occupancy\***

	<b>SURVEYED</b>	<b>EXCLUDED</b>	<b>TOTAL</b>
<b>Vacant Lot</b>	2,781 (15.3%)	537 (7.5%)	3,318 (13.1%)
<b>Occupied Structure</b>	14,570 (80.4%)	6,625 (92.5)	21,195 (83.8%)
<b>Vacant Structure</b>	775 (4.3%)	N/A	775 (3.1%)

\*Based on 25,288 which represents the actual total number of parcels (25,529) minus the 241 parcels omitted due to size, location or error.

### Section 2.3 Structure Condition

The survey indicates that the vast majority (87.2%) of the existing structures in the City are in standard condition (see Table 3). If all structures identified as slightly deteriorated were improved to standard condition, 98.1% of all existing structures would be in standard condition. The survey indicates that a majority of the City's housing stock and commercial properties are in a safe, habitable, well kept condition. The 428 deteriorated and dilapidated structures identified are approximately two times the number of unsafe structures identified by the City's Inspection Services Department. There is a clear unequal distribution of non-standard structures in the City (see Map 2). The majority of deteriorated and dilapidated structures are in the inner City area, south of Fairfield Drive and west of Bayou Texar. The slightly deteriorated structures, while heavily concentrated in the same areas, encroach into neighborhoods north of the inner City (Woodland Heights) and east of Bayou Texar (East Pensacola Heights). The survey results indicate that a correlation exists between the structure condition and yard condition. Generally speaking, those structures rated as deteriorated or dilapidated tend to have yards rated as poor or slightly unacceptable (see Chart 1).

**Table #3: Structure Condition\***

	<b>SURVEYED</b>	<b>EXCLUDED</b>	<b>TOTAL</b>
<b>Total Structures</b>	15,345 (70%)	6,625 (30%)	21,970
<b>Standard Condition</b>	12,530 (81.7%)	6,625 (100%)	19,155 (87.2%)
<b>Slightly Deteriorated</b>	2,387 (15.6%)	0	2,387 (10.9%)
<b>Deteriorated</b>	362 (2.4%)	0	362 (1.6%)
<b>Dilapidated</b>	66 (0.4%)	0	66 (0.3%)

\*Based on 25,288 which represents the actual total number of parcels (25,529) minus the 241 parcels omitted due to size, location or error.

### Section 2.4 Yard/Lot Condition

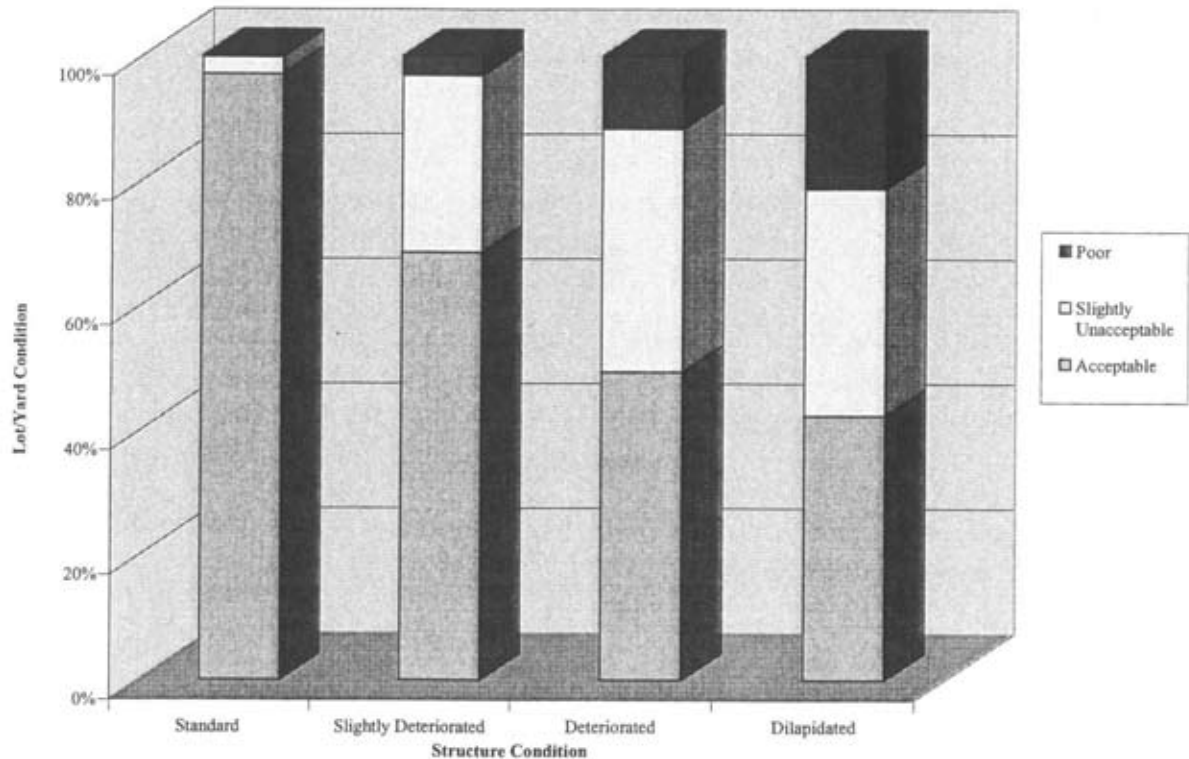
The survey findings for the yard/lot conditions closely mirror the findings for the structure conditions (see Table 4 and Map 3). The survey found that 91.2% of all yards/lots are in acceptable condition. If all slightly unacceptable yard/lots were corrected, the percentage would increase to 99%. The concentration of non-acceptable yard/lot conditions are located in the same areas as non-standard structures, namely south of Fairfield Drive, west of Bayou Texar and encroaching north into Woodland Heights and east into East Pensacola Heights. It is also evident that there are higher numbers of un-acceptable yards surrounding single deteriorated/dilapidated structures (see Map 4). It should be noted that this survey was conducted during the fall and winter months which is outside the growing

*City of Pensacola Property Condition Survey*  
*April, 2003*

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season.

**Chart 1: Correlation between Structure Condition and Yard Condition**



**Table #4: Yard/Lot Condition\***

	SURVEYED	EXCLUDED	TOTAL
Acceptable	15,913 (87.8%)	7,162 (100%)	23,075 (91.2%)
Slightly Unacceptable	1,975 (10.9%)	0	1,975 (7.8%)
Poor	238 (1.3%)	0	238 (0.9%)

\*Based on 25,288 which represents the actual total number of parcels (25,529) minus the 241 parcels omitted due to size, location or error.

Staff will pursue developing a system to update the data collected through this survey whenever an action takes place that changes the status of a property. Whether it is a code enforcement action, a housing rehabilitation, or a building permit being issued, by continually updating and measuring the changes, positive and negative against this baseline, the City will have a tool to track changing trends and continually refocus efforts to the areas of most need.



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## **Section 3**

### **Conclusions and Recommendations**

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#### **Section 3.1 Conclusions**

The following conclusions can be drawn from the survey results.

1. The vast majority of structures and yards/lots in the City of Pensacola are well kept. With over 87% of the structures in standard condition and over 91% of the yard/lots in acceptable condition, the vast majority of properties are maintained within the requirements of City code.
2. The survey results suggest that the City of Pensacola is densely developed. With 86.9% of the parcels in the City occupied by a structure, very little open, developable land remains.
3. The distribution of deteriorated and dilapidated structures and poor yard conditions is concentrated in the inner City areas of Pensacola, primarily the Eastside neighborhood, Belmont-DeVilliers, Westside and southwestern areas of the City.
4. The survey results suggest that a decline in property conditions has spread beyond the inner City areas of Pensacola to the north and east.

#### **Section 3.2 Recommendations**

1. Target residential, commercial, industrial and other buildings identified as dilapidated and deteriorated in the survey for immediate code enforcement action including demolition, if necessary.
2. Continue efforts to demolish unsafe and dilapidated structures in the City to prevent the spread of declining property conditions.
3. Utilize information from the property condition survey to identify housing units in need of repair and target housing rehabilitation assistance programs to these areas.
4. Identify housing units in need of new roofing and minor cosmetic upgrades (i.e. painting) for participation in the annual Pensacola World Changers Program, Paint Your Heart Out and similar volunteer programs.
5. Utilize information from the property condition survey to identify and acquire strategically located vacant lots for residential infill development.



*City of Pensacola Property Condition Survey*  
*April, 2003*

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6. Continue programs such as Urban Infill, Weed & Seed, Front Porch, Enterprise Zone, CDBG, SHIP and others to provide the incentives and assistance to encourage redevelopment and revitalization.
7. Review pertinent development regulations and processes and recommend revisions to correct deficiencies that may be inhibiting the redevelopment, rehabilitation, renovation, restoration and improvement of existing structures.
8. Continue to actively enforce building, sanitation and property maintenance regulations throughout the City.
9. Increase property maintenance enforcement efforts in areas of the City where yard/lot conditions indicate a potential for neighborhood decline.
10. Expand efforts to educate residents, homeowners and landlords about property maintenance and related codes.
11. Utilize information from the property condition survey as a resource for neighborhood planning.

*City of Pensacola Property Condition Survey  
April, 2003*

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**APPENDIX #1: CITYWIDE SURVEY RATINGS**

**OCCUPANCY:**

1. Occupied Structure
2. Vacant Structure
3. Vacant Lot

**STRUCTURE CONDITION:**

1. Standard Condition: Unit appears habitable and in good condition. Needs no exterior repairs.
2. Slightly Deteriorated: Unit appears habitable but needs minor, non-structural repairs or maintenance such as painting or new roof shingles.
3. Deteriorated: Unit appears habitable but needs major, structural repair such as new windows, walls or corrections to foundation, sagging roofs, porches, etc.
4. Dilapidated: Unit appears uninhabitable and is badly deteriorated and in need of major structural repairs. Considerable effort and expense required to rehab and rehab is probably not structurally or economically feasible.

**YARD / LOT CONDITION**

1. Acceptable: Yard has no overgrown grass or weeds and is free from any litter, trash, debris, junk and inoperable vehicles.
2. Slightly Unacceptable: Yard has grass and/or weeds in excess of 18 inches and/or small amounts of trash, junk or one inoperable vehicle that would require minimum effort to remove.
3. Poor Condition: Yard has grass and/or weeds in excess of 18 inches and/or large amounts of trash, outdoor storage, junk and inoperable vehicles that would require considerable effort to remove.

# **APPENDIX D**

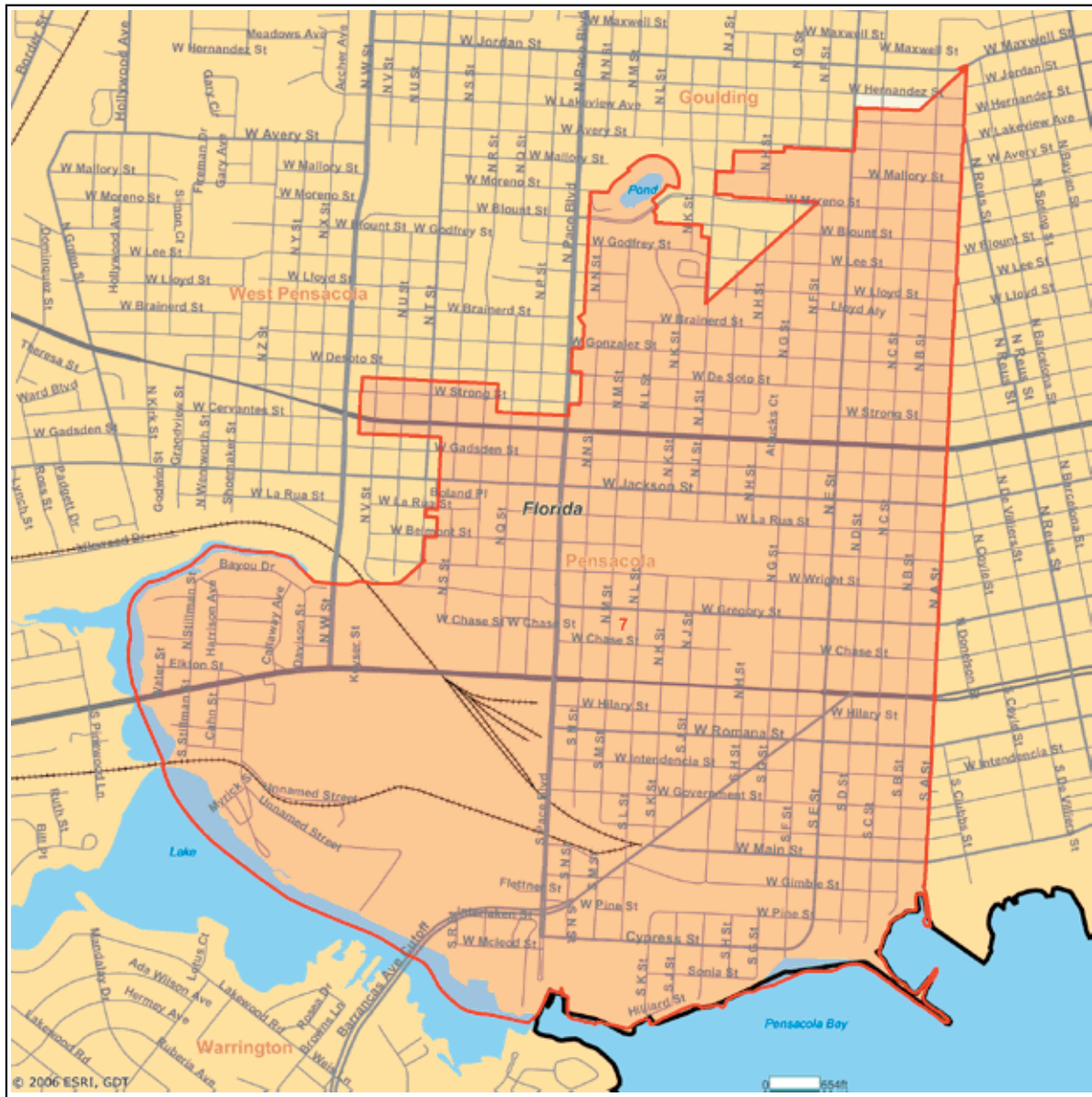
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## **DEMOGRAPHICS**

**PREPARED BY THE UNIVERSITY OF WEST FLORIDA  
HAAS CENTER OF BUSINESS RESEARCH AND  
ECONOMIC DEVELOPMENT**

7

**Site Map**  
Prepared by Haas Center Research Staff  
October 2, 2006





## Market Profile

Prepared by Haas Center Research Staff

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Shape: 1



2000 Total Population	7,523
2000 Group Quarters	121
2006 Total Population	7,196
2011 Total Population	7,286
2006 - 2011 Annual Rate	0.25%



2000 Households	3,007
2000 Average Household Size	2.46
2006 Households	2,909
2006 Average Household Size	2.43
2011 Households	2,967
2011 Average Household Size	2.41
2006 - 2011 Annual Rate	0.4%
2000 Families	1,824
2000 Average Family Size	3.14
2006 Families	1,701
2006 Average Family Size	3.17
2011 Families	1,691
2011 Average Family Size	3.18
2006 - 2011 Annual Rate	-0.12%



<b>2000 Housing Units</b>	3,449
Owner Occupied Housing Units	43.5%
Renter Occupied Housing Units	43.1%
Vacant Housing Units	13.4%
<b>2006 Housing Units</b>	3,314
Owner Occupied Housing Units	46.7%
Renter Occupied Housing Units	41.1%
Vacant Housing Units	12.2%
<b>2011 Housing Units</b>	3,360
Owner Occupied Housing Units	47.6%
Renter Occupied Housing Units	40.7%
Vacant Housing Units	11.7%

### Median Household Income

2000	\$20,295
2006	\$23,770
2011	\$26,374

### Median Home Value

2000	\$48,262
2006	\$89,658
2011	\$107,135

### Per Capita Income

2000	\$12,783
2006	\$14,924
2011	\$17,293

### Median Age

2000	36.1
2006	37.4
2011	38.5

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by total population. Detail may not sum to totals due to rounding.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2006 and 2011.



## Market Profile

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Shape: 1

**2000 Households by Income**

Household Income Base	2,951
< \$15,000	40.2%
\$15,000 - \$24,999	19.1%
\$25,000 - \$34,999	12.4%
\$35,000 - \$49,999	12.6%
\$50,000 - \$74,999	9.9%
\$75,000 - \$99,999	2.3%
\$100,000 - \$149,999	2.2%
\$150,000 - \$199,999	0.3%
\$200,000+	0.9%
Average Household Income	\$30,864

**2006 Households by Income**

Household Income Base	2,908
< \$15,000	33.7%
\$15,000 - \$24,999	17.9%
\$25,000 - \$34,999	14.7%
\$35,000 - \$49,999	13.3%
\$50,000 - \$74,999	11.2%
\$75,000 - \$99,999	4.5%
\$100,000 - \$149,999	2.4%
\$150,000 - \$199,999	1.2%
\$200,000+	1.1%
Average Household Income	\$35,817

**2011 Households by Income**

Household Income Base	2,968
< \$15,000	30.0%
\$15,000 - \$24,999	17.6%
\$25,000 - \$34,999	14.1%
\$35,000 - \$49,999	13.0%
\$50,000 - \$74,999	13.4%
\$75,000 - \$99,999	5.1%
\$100,000 - \$149,999	3.8%
\$150,000 - \$199,999	1.3%
\$200,000+	1.7%
Average Household Income	\$41,180

**2000 Owner Occupied HUs by Value**

Total	1,510
<\$50,000	53.2%
\$50,000 - 99,999	36.2%
\$100,000 - 149,999	4.1%
\$150,000 - 199,999	3.0%
\$200,000 - \$299,999	1.8%
\$300,000 - 499,999	1.4%
\$500,000 - 999,999	0.3%
\$1,000,000+	0.0%
Average Home Value	\$65,656

**2000 Specified Renter Occupied HUs by Contract Rent**

Total	1,466
With Cash Rent	93.5%
No Cash Rent	6.5%
Median Rent	\$316
Average Rent	\$309

**Data Note:** Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest, dividends, net rents, pensions, SSI and welfare payments, child support and alimony. Specified Renter Occupied HUs exclude houses on 10+ acres. Average Rent excludes units paying no cash rent.

**Source:** U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2006 and 2011.



## Market Profile

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Shape: 1



### 2000 Population by Age

Total	7,522
0 - 4	7.2%
5 - 9	8.5%
10 - 14	8.2%
15 - 19	7.4%
20 - 24	5.8%
25 - 34	11.4%
35 - 44	14.7%
45 - 54	12.0%
55 - 64	8.3%
65 - 74	7.8%
75 - 84	6.5%
85+	2.3%
18+	71.5%

### 2006 Population by Age

Total	7,198
0 - 4	7.4%
5 - 9	6.5%
10 - 14	7.8%
15 - 19	7.3%
20 - 24	7.2%
25 - 34	11.5%
35 - 44	12.0%
45 - 54	14.5%
55 - 64	10.1%
65 - 74	7.0%
75 - 84	6.1%
85+	2.7%
18+	73.8%

### 2011 Population by Age

Total	7,287
0 - 4	7.3%
5 - 9	6.6%
10 - 14	6.1%
15 - 19	7.0%
20 - 24	7.4%
25 - 34	12.1%
35 - 44	10.3%
45 - 54	14.8%
55 - 64	12.4%
65 - 74	7.1%
75 - 84	5.8%
85+	3.1%
18+	75.7%

### 2000 Population by Sex

Males	46.1%
Females	53.9%

### 2006 Population by Sex

Males	46.4%
Females	53.6%

### 2011 Population by Sex

Males	46.6%
Females	53.4%

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2006 and 2011.



## Market Profile

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Shape: 1



### 2000 Population by Race/Ethnicity

Total	7,523
White Alone	30.1%
Black Alone	64.6%
American Indian Alone	0.6%
Asian or Pacific Islander Alone	2.1%
Some Other Race Alone	0.8%
Two or More Races	1.8%
Hispanic Origin	1.8%
Diversity Index	51.0

### 2006 Population by Race/Ethnicity

Total	7,196
White Alone	25.6%
Black Alone	68.8%
American Indian Alone	0.6%
Asian or Pacific Islander Alone	2.4%
Some Other Race Alone	0.8%
Two or More Races	1.8%
Hispanic Origin	2.1%
Diversity Index	48.3

### 2011 Population by Race/Ethnicity

Total	7,285
White Alone	22.6%
Black Alone	71.5%
American Indian Alone	0.6%
Asian or Pacific Islander Alone	2.6%
Some Other Race Alone	0.9%
Two or More Races	1.8%
Hispanic Origin	2.4%
Diversity Index	46.3



### 2000 Population 3+ by School Enrollment

Total	7,172
Enrolled in Nursery/Preschool	3.1%
Enrolled in Kindergarten	1.1%
Enrolled in Grade 1-8	15.6%
Enrolled in Grade 9-12	6.9%
Enrolled in College	2.9%
Enrolled in Grad/Prof School	0.3%
Not Enrolled in School	70.1%

### 2000 Population 25+ by Educational Attainment

Total	4,593
Less than 9th Grade	11.7%
9th - 12th Grade, No Diploma	22.6%
High School Graduate	30.6%
Some College, No Degree	19.1%
Associate Degree	5.7%
Bachelor's Degree	6.5%
Master's/Prof/Doctorate Degree	3.9%

Data Note: Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2006 and 2011.





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Shape: 1



### 2000 Population 15+ by Sex and Marital Status

Total	5,617
Females	55.0%
Never Married	17.3%
Married, not Separated	16.1%
Married, Separated	4.1%
Widowed	8.3%
Divorced	9.1%
Males	45.0%
Never Married	18.7%
Married, not Separated	15.7%
Married, Separated	1.4%
Widowed	2.2%
Divorced	7.1%



### 2000 Population 16+ by Employment Status

Total	5,469
In Labor Force	51.2%
Civilian Employed	45.9%
Civilian Unemployed	4.9%
In Armed Forces	0.3%
Not in Labor Force	48.8%

### 2006 Civilian Population 16+ in Labor Force

Civilian Employed	91.6%
Civilian Unemployed	8.4%

### 2011 Civilian Population 16+ in Labor Force

Civilian Employed	92.7%
Civilian Unemployed	7.3%

### 2000 Females 16+ by Employment Status and Age of Children

Total	3,036
Own Children < 6 Only	7.2%
Employed/in Armed Forces	2.8%
Unemployed	0.6%
Not in Labor Force	3.9%
Own Children < 6 and 6-17 Only	6.1%
Employed/in Armed Forces	2.7%
Unemployed	0.6%
Not in Labor Force	2.8%
Own Children 6-17 Only	17.9%
Employed/in Armed Forces	10.2%
Unemployed	0.2%
Not in Labor Force	7.4%
No Own Children < 18	68.9%
Employed/in Armed Forces	25.9%
Unemployed	2.7%
Not in Labor Force	40.3%

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2006.



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### 2006 Employed Population 16+ by Industry

Total	2,742
Agriculture/Mining	1.8%
Construction	11.1%
Manufacturing	4.9%
Wholesale Trade	2.0%
Retail Trade	10.6%
Transportation/Utilities	4.7%
Information	2.8%
Finance/Insurance/Real Estate	2.7%
Services	54.0%
Public Administration	5.4%

### 2006 Employed Population 16+ by Occupation

Total	2,740
White Collar	38.3%
Management/Business/Financial	6.8%
Professional	11.6%
Sales	9.1%
Administrative Support	10.8%
Services	33.5%
Blue Collar	28.2%
Farming/Forestry/Fishing	1.1%
Construction/Extraction	9.3%
Installation/Maintenance/Repair	3.8%
Production	6.4%
Transportation/Material Moving	7.6%



### 2000 Workers 16+ by Means of Transportation to Work

Total	2,465
Drove Alone - Car, Truck, or Van	66.7%
Carpooled - Car, Truck, or Van	14.8%
Public Transportation	8.4%
Walked	2.2%
Other Means	3.0%
Worked at Home	4.9%

### 2000 Workers 16+ by Travel Time to Work

Total	2,466
Did Not Work at Home	95.1%
Less than 5 minutes	4.3%
5 to 9 minutes	10.4%
10 to 19 minutes	38.6%
20 to 24 minutes	14.8%
25 to 34 minutes	16.2%
35 to 44 minutes	2.4%
45 to 59 minutes	2.9%
60 to 89 minutes	2.8%
90 or more minutes	2.6%
Worked at Home	4.9%
Average Travel Time to Work (in min)	21.9

### 2000 Households by Vehicles Available

Total	2,979
None	22.3%
1	45.0%
2	24.5%
3	6.3%
4	1.7%
5+	0.2%
Average Number of Vehicles Available	1.2

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2006 and 2011.



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Shape: 1



### 2000 Households by Type

Total	3,007
Family Households	60.7%
Married-couple Family	25.0%
With Related Children	10.0%
Other Family (No Spouse)	35.7%
With Related Children	23.4%
Nonfamily Households	39.3%
Householder Living Alone	32.6%
Householder Not Living Alone	6.7%
Households with Related Children	33.5%
Households with Persons 65+	30.4%

### 2000 Households by Size

Total	3,007
1 Person Household	32.6%
2 Person Household	29.8%
3 Person Household	17.8%
4 Person Household	9.2%
5 Person Household	5.7%
6 Person Household	2.9%
7+ Person Household	2.1%

### 2000 Households by Year Householder Moved In

Total	2,979
Moved in 1999 to March 2000	19.6%
Moved in 1995 to 1998	28.8%
Moved in 1990 to 1994	14.4%
Moved in 1980 to 1989	12.6%
Moved in 1970 to 1979	7.1%
Moved in 1969 or Earlier	17.5%
Median Year Householder Moved In	1994



### 2000 Housing Units by Units in Structure

Total	3,445
1, Detached	71.0%
1, Attached	2.1%
2	11.7%
3 or 4	4.6%
5 to 9	4.2%
10 to 19	1.7%
20+	3.3%
Mobile Home	1.2%
Other	0.2%

### 2000 Housing Units by Year Structure Built

Total	3,422
1999 to March 2000	0.6%
1995 to 1998	2.7%
1990 to 1994	1.7%
1980 to 1989	5.6%
1970 to 1979	6.9%
1969 or Earlier	82.5%
Median Year Structure Built	1951

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing.



## Market Profile

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Shape: 1

### Top 3 Tapestry Segments

1.	Simple Living
2.	City Commons
3.	Home Town



**2006 Consumer Spending** shows the amount spent on a variety of goods and services by households that reside in the market area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue.

Apparel & Services: Total \$	\$3,149,169
Average Spent	\$1,082.56
Spending Potential Index	40
Computers & Accessories: Total \$	\$382,320
Average Spent	\$131.43
Spending Potential Index	51
Education: Total \$	\$1,855,179
Average Spent	\$637.74
Spending Potential Index	56
Entertainment/Recreation: Total \$	\$4,743,385
Average Spent	\$1,630.59
Spending Potential Index	49
Food at Home: Total \$	\$7,851,383
Average Spent	\$2,699.00
Spending Potential Index	55
Food Away from Home: Total \$	\$5,252,852
Average Spent	\$1,805.72
Spending Potential Index	54
Health Care: Total \$	\$5,791,843
Average Spent	\$1,991.01
Spending Potential Index	54
HH Furnishings & Equipment: Total \$	\$2,708,377
Average Spent	\$931.03
Spending Potential Index	42
Investments: Total \$	\$6,032,150
Average Spent	\$2,073.62
Spending Potential Index	44
Retail Goods: Total \$	\$37,492,766
Average Spent	\$12,888.54
Spending Potential Index	49
Shelter: Total \$	\$20,758,012
Average Spent	\$7,135.79
Spending Potential Index	50
TV/Video/Sound Equipment: Total \$	\$1,768,199
Average Spent	\$607.84
Spending Potential Index	56
Travel: Total \$	\$2,544,578
Average Spent	\$874.73
Spending Potential Index	49
Vehicle Maintenance & Repairs: Total \$	\$1,587,321
Average Spent	\$545.66
Spending Potential Index	51

**Data Note:** The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

**Source:** Expenditure data are derived from the 2001, 2002 and 2003 Consumer Expenditure Surveys, Bureau of Labor Statistics. ESRI forecasts for 2006 and 2011.

# **APPENDIX E**

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## **OWNERSHIP DATA**

PARCEL_NUM	NAME1	NAME2	NAME3	NAME4	NAME5	NAME6	ZIPCODE
00-05-00-3060-011-073	STOKES RAYMOND JR & KAREN M	STOKES MONELL	7417 WHER NELL LN	PENSACOLA FL			32526
00-05-00-3060-011-080	SMITH VINCENT L LIFE EST &	SMITH LEOLA LIFE EST &	SMITH MICHAEL A	1280 NORTH F ST	PENSACOLA FL		32501
00-05-00-3060-070-011	LONDON ETIA M	LETT KATIE RUTH	BENNETT LILLIE F	6668 TOULOUSE DR	PENSACOLA FL		32506
00-05-00-3060-190-149	HARRIS RONALD D & MERCEDES	ELISA PICARDI TRUSTEES	FOR RONALD D HARRIS TRUST	707 N PACE BLVD	PENSACOLA FL		32505
00-05-00-3060-013-001	SMITH GRACIE LIFE EST	SMITH HARRY D	HOLSTON PRUDIE	301 NORTH A ST	PENSACOLA FL		32501
00-05-00-3060-012-001	KING BURNETTE L & MARCELLA	TRUSTEES OF THE KINGLES &	MARCELLA TRUST	9339 SCENIC HWY	PENSACOLA FL		32514
00-05-00-3060-012-086	THURMAN WILLIE W SR &	THURMAN LEANDER H &	RICH JAPHETH W	1218 W GAUDEN ST	PENSACOLA FL		32501
00-05-00-3060-060-089	WILLIAMS GEORGIA MAE POWELL	& THOMAS MARY ELIZABETH &	HESHER BENJAMIN EST OF	1610 E HAYES ST	PENSACOLA FL		32503-4158
00-05-00-3060-100-024	BLANKENSHIP ROOSEVELT &	WATTIE LIFE EST	AVERHART SAM ESTATE OF	706 W LA RUA ST	PENSACOLA FL		32501
00-05-00-3060-130-021	GIRSON SALLY L WYNDER &	WYNDER CARL &	WYNDER HERBERT	1011 NORTH C ST	PENSACOLA FL		32501
00-05-00-3060-008-015	PEAGLER MAMIE &	LEWIS CELESTINE V &	LOTT HELEN	2591 N 13TH AVE	PENSACOLA FL		32503
00-05-00-3060-014-004	THOMAS T J &	THOMAS CARRIE &	THOMAS TATYANA	8620 WACK ST	PENSACOLA FL		32514
00-05-00-3060-001-025	BROWN TONYNNA & BROOKS	LAMARDA & GILBERT MARLETTE	7725 DEBEAUBIAN	ORLANDO FL			32835
00-05-00-3060-004-037	HARLEY LUKE & MARY C EST OF	C/O 69 AT TUCKS CT	FOUNTAIN	PENSACOLA FL			32501
00-05-00-3060-010-001	CUNNINGHAM OLIVET D &	PITTS MARGARET V &	THOMAS ALFREDA V	4304 W 59TH FL	1215 NORTH C ST	PENSACOLA FL	32501
00-05-00-3060-022-005	GRAY WILLIE AND VAL LIE	C/O 714 W LA RUA	WENDY LEWIS	PENSACOLA FL	LOS ANGELES CA		90043-3425
00-05-00-3060-060-001	HALE SCHERIE DIANNE	MITCHELL 5/6 INT	JONES JAMES P 1/6 INT	4885 LA CEBIA DR	PENSACOLA FL		32501
00-05-00-3060-070-021	THOMPSON BAMA F &	HICKS CHARLES E &	TURNAGE CRYSTAL	1109 W WRIGHT ST	PENSACOLA FL		32501
00-05-00-3060-180-015	BROOKS CHARLES J &	BROOKS JESSE &	BROOKS JOHN D	708 W GREGORY ST	PENSACOLA FL		32501
00-05-00-3060-013-075	SNOW HERBERT L &	FRANCIS JEWEL SNOW &	FRANCIS RALPH C JR	1970 W ROMANA ST	PENSACOLA FL		32501
00-05-00-3060-024-105	DUDLEY MABLE &	CELESTINE JAMES A JR &	MARY R	319 SOUTH L ST	PENSACOLA FL		32501
00-05-00-3060-017-105	OLSEN RUBY M &	FAUNDA DIXIE &	OLSEN CAROLYN	1910 W GOVERNMENT ST	PENSACOLA FL		32501
00-05-00-3060-008-084	EDWARDS MARY MERCEDES 1/5 &	ROBINSON CLYDE A EST OF 1/5	ROBINSON ANN L EST OF 1/5 &	1007 W GOVERNMENT ST	PENSACOLA FL		32501
00-05-00-3060-001-120	LEWIS ALLEAN K &	LEWIS MARGARET E &	GAMBLE BRITANEE D	1001 W GOVERNMENT FL	PENSACOLA FL		32501
00-05-00-3060-011-113	BORRAS CHARLOTTE 1/3 INT	YOUNG MARGARET M 1/3 INT	LEONARD MARY 1/2 INT	1109 W INTENDENCIA ST	PENSACOLA FL		32501
00-05-00-3060-110-122	HATCHER JOHN M SR LIFE EST	HATCHER JOHN M JR &	HATCHER JENNA ELIZABETH	440 SOUTH F ST	PENSACOLA FL		32501
00-05-00-3060-060-041	WATKINS BURL B & MERRELL	DIANE	JORDAN LUCRETIA EST OF	1111 W BELMONT ST	PENSACOLA FL		32501
00-05-00-3060-023-069	HENDERSON RUTH M	WILLIAMS DERRICK A	WILLIAMS YOLANDER	P O BOX 1622	PENSACOLA FL		32597
00-05-00-3060-008-118	REBUILDING AMERICA COM LLC	& PAYNE JOHN P &	STAFFORD RUTH A TRUST	422 N BAYLEN ST	PENSACOLA FL		32501
00-05-00-3060-006-091	STUBBS JEANNETT &	RICH VIRGINIA &	BENNETT AURELIA	7550 HERRINGTON ST	PENSACOLA FL		32534
00-05-00-3060-006-116	CARTER WILLIE SR LIFE EST &	CARTER MARSHA & CARTER	DONNIE E	19 NORTH F ST	PENSACOLA FL		32501
00-05-00-3060-003-002	THOMAS WILLIE JEAN EST OF	DEXTER GEORGE &	JOHNSON DELORES &	718 W BELMONT ST	PENSACOLA FL		32501
00-05-00-3060-030-096	MONTGOMERY KERN TENZIE &	MONTGOMERY CURTIS C III &	CURRY JULION A MONTGOMERY	109 PINEDA AVE	PENSACOLA FL		32503
00-05-00-3060-170-059	WILLIAMS ARTHUR L LIFE EST	WILLIAMS ROSALYN &	WILLIAMS RHONDA	409 NORTH F ST	PENSACOLA FL		32501
00-05-00-3060-001-129	ATWOOD MARILYN &	ATWOOD MARTHA &	ATWOOD FORREST JR &	DAILEY CARLOS	1918 W GONZALEZ ST	PENSACOLA FL	32501
00-05-00-3060-110-022	MOORE LARRY	MOORE ROCKY	MOORE DARRELL	7227 WYATT RD	PENSACOLA FL		32526
00-05-00-3060-200-113	BORRAS CHARLOTTE 1/3 INT	YOUNG MARGARET M 1/3 INT	LEONARD MARY 1/3 INT	1109 W INTENDENCIA ST	PENSACOLA FL		32501
00-05-00-3060-021-195	VOELKER JASON	VOELKER ROSEMARIE B &	HERRON WARREN L TRUSTEE FOR	400 N SUNSET BLVD	GULF BREEZE FL		32561
00-05-00-3060-012-077	BIBBS ESSIOLA LIFE EST	HUDSON LEONARD & PATSY	1414 W JACKSON ST	PENSACOLA FL			32501
00-05-00-3060-028-016	HOUSTON CATHERINE 4/6 INT	DELAHUSA DWMAN 1/6 INT	MANUEL ALFRED 1/6 INT	213 NORTH B ST	PENSACOLA FL		32501
00-05-00-3060-005-078	BENNETT MARIO & BENNETT	DAVID & BENNETT THEODORE	516 NORTH I ST	PENSACOLA FL			32501
00-05-00-3060-060-013	BIMBO DAN & MAMIE LIFE EST	BIMBO MAMIE	111 NORTH A ST	PENSACOLA FL			32501
00-05-00-3060-003-053	KNIGHT ROSS O SR & JEAN	LIFE ESTATE &	KNIGHT DONNA MARIE	1004 NORTH G ST	PENSACOLA FL		32501
00-05-00-3060-071-063	LITTLE BETTYE P &	SOLES JOHN &	SOLES FREDERICK	C/O 1013 NORTH 7TH AVE	PENSACOLA FL		32501
00-05-00-3060-002-184	PEIFFER MALCOLM K & HAZEL	SMITH TRUSTEES FOR	PEIFFER MALCOLM K TRUST	4347 GUSTY TERRACE	PENSACOLA FL		32503
00-05-00-3060-019-062	PAYNE P JOHN TRUSTEE	FOR JOHN PAT PAYNE & RUTH A	STAFFORD TRUST &	REBUILDING AMERICA COM LLC	422 N BAYLEN ST	PENSACOLA FL	32501
00-05-00-3060-071-033	DUMPSON CAROLYN 1/4	BELLAMY MIRIAM 2/4	BELL HOSEA JR 1/4	917 W HAYES ST	PENSACOLA FL		32501
00-05-00-3060-110-044	WATERS ROMELDA E LIFE EST	YOUNG MAUREEN M WATERS &	YOUNG MAUREEN MICHELLE	3947 PALM ST	ST LOUIS MO		63107
00-05-00-3060-123-068	LINDSEY SALINA LIFE ESTATE	WATSON ARTHUR L &	WATSON MARGARET O	P O BOX 677997	ORLANDO FL		32867
00-05-00-3060-027-020	BRAZELL NEDDA C	PARTRIDGE DOLLY C	CASTORINA SALVADOR A JR	MARSHALL JULIE C	106 N PINEWOOD LN	PENSACOLA FL	32507

Source: Escambia County Property Appraiser GIS Database (2006)

00-05-00-9060-110-124	CARTER WILLIE SR LIFE EST &	CARTER DONNIE E &	MARSHA ANN	19 NORTH F ST	PENSACOLA FL	32501	
00-05-00-9065-040-003	GOODALE HATTIE LIFE EST &	MONDELLO SCOTT A & MONDELLO	GARY A II	7 BOLAND PL	PENSACOLA FL	32505	
00-05-00-9080-014-042	PIPES PAUL D & ANNA M &	JACKSON VICKIE	52 NORTH N ST	PENSACOLA FL		32501	
00-05-00-9060-007-060	SMITH VINCENT LIFE EST &	SMITH LEOLA LIFE EST &	SMITH MICHAEL A	1260 NORTH F ST	PENSACOLA FL	32501	
00-05-00-9060-013-113	BELLAMY LARRY H & LAVARNE	McKILLION ROBERT E JR &	MARIA A	6094 CEDARTOWN RD	MOLINO FL	32577	
00-05-00-9080-021-019	CARROLL CAROLYN D 3/4 INT &	MILLIGAN DONNA L 1/8 &	DANDELAKIS GEORGE C JR 1/8	3216 COPPER RIDGE CIR	CANTONMENT FL	32533	
00-05-00-9060-012-039	BANKS HAROLD E & ANNI AGNES	CHRISTINE	4 KREVIK CT	FT WALTON BEACH FL		32547	
00-05-00-9060-200-079	GAMLIN DESSIE MAE LIFE EST	BENBOE DANIEL L &	PHILLIPS-WEBSTER ZOYA	800 W BELMONT ST	PENSACOLA FL	32501	
00-05-00-9060-010-119	SHREVEY JOHANN &	STEPHENS DANIEL T &	STEPHENS MILTON D	12190 HALCYON DR	PENSACOLA FL	32506	
00-05-00-9050-014-013	SHUFORD ELDRITH C &	RHONDA O &	SHUFORD ELOISE V	2383 N 11TH AVE	PENSACOLA FL	32503	
00-05-00-9060-001-093	LAWRENCE RICHARD F JR &	CHRISTINE C &	SMITH DEBRA C	14032 WATERVIEW DR	PENSACOLA FL	32507	
00-05-00-9080-050-100	SMITH SHARON F &	BURLESON LANA C	BRUNO FRANKIE A	1905 W ROMANA ST	PENSACOLA FL	32501	
00-05-00-9080-020-052	NGO WAI THI	DOAN HUO THI	DOAN THUX	17 NORTH C ST	PENSACOLA FL	32501	
00-05-00-9060-005-036	CONNOR ESTELLE 4/6 INT	KIRBY BETTY JEAN 1/6 INT	& KYLE GLORIA 1/6 INT	11111 WHITESIDE RD	NEW ORLEANS LA	70128	
00-05-00-9060-010-089	CROMARTIE VELMA LEE FOR THE	LIFE OF MCCORD REBECCA LIFE	EST BENJAMIN MICHELLE	1116 NORTH J ST	PENSACOLA FL	32501	
00-05-00-9060-010-011	TURNER VIRGIL LIFE EST	TURNER TONIA YVETTE	TURNER VIRGIL G JR	1200 NORTH C ST	PENSACOLA FL	32501	
00-05-00-9060-011-030	BROWN WILLITA &	LETT KATHIE RUTH &	HAYNES CHARLES D	1215 NORTH C ST	PENSACOLA FL	32501	
00-05-00-9080-260-036	STANTON LILLIE M LIFE EST	ABNEY ALPHONSO & BETTY J	310 EGAN DR	CRESTVIEW FL		32536	
00-05-00-9060-004-027	JOHNSON LEE F LIFE EST	RANDALSON TANIA R &	JOHNSON EVAN L	PO BOX 4586	PENSACOLA FL	32507	
00-05-00-9080-010-049	CARTER WILLIE SR LIFE EST	CARTER DONNIE E & CARTER	MARSHA ANN	C/O 816 N WITT	CANTONMENT FL	32533	
00-05-00-9060-040-018	BAINES BEVERLYN S &	ELLIS H VICTOR &	WYNN SANDRA S	3190 BELLE CHRISTIANE DR	PENSACOLA FL	32503	
00-05-00-9060-050-003	HARRIS JOHN D 4/16 &	JENKINS GRACE WILLIAMS 4/16	& MILTON LINDA LEAH 1/16 &	C/O FAGAN & GUARDADO	WEST PALM BEACH FL 33405		
00-05-00-9060-180-128	ALEXANDER MARY A LIFE EST &	ALEXANDER THOMAS III EST OF	& SHAW GWENDOLYN SIMMONS	2977 COURTLAND ST	DETROIT MI	48206	
00-05-00-9080-004-019	MORTGAGE ELECTRONIC	REGISTRATION SYSTEMS INC	C/O 1025 W GREGORY ST	HARRIET HOWARD	PENSACOLA FL	32501	
00-05-00-9080-007-116	FULTON LORRAINE LIFE EST	MCINTYRE EMMA LIFE EST	CARSON TONY P EST OF	C/O 208 FAIRFAX DR	PENSACOLA FL	32503	
00-05-00-9060-023-076	ALEXANDER ELIZABETH	ALEXANDER RONALD E	STILLS JAMES	AUSTIN LAURA B	1408 W GADSDEN ST	PENSACOLA FL	32501
00-05-00-9080-016-140	NICKELSEN ERIC J TRUSTEE	FOR B/O CARR JOHN S &	CARR JOHN S TRUSTEE	FOR B/O NICKELSEN KIRSTEN &	17 W CEDAR ST SUITE 3	PENSACOLA FL	32501
00-05-00-9060-017-008	BLANKENSHIP GIM & FIRNAH	AND THEIR CHILDREN	1605 W SCOTT ST	PENSACOLA FL		32501	
00-05-00-9060-023-120	CERONE JASON &	CERONE JACK & KAY A	1776 EISENADA DOS	PENSACOLA BEACH FL		32561	
00-05-00-9060-011-044	WATERS ROMELDA EARLEAN LIFE	EST & SMITH GENESA LYNETTE	YOUNG	3947 PALM	ST LOUIS MO	63107	
00-05-00-9060-190-044	CHARLEY LINDA F HALE &	RILEY BRENDA &	MILLER CYNTHIA	2317 SILVERSIDES LOOP	PENSACOLA FL	32526	
00-05-00-9060-230-084	HEARST RONALD E JR 1/3 INT	HEARST CHRISTIAN 1/3 INT &	HEARST KENNETH 1/3 INT	4251 12TH AVE	SACRAMENTO CA	95817	
00-05-00-9060-110-020	JOHNSON THERESA RANALDSON	LIFE EST RANALDSON TANIA R	& JOHNSON EVAN L	809 W BELMONT	PENSACOLA FL	32501	
00-05-00-9060-001-184	BRYANT MILLARD O & MARY K &	OWENS PAULETTE B	6030 N BLUE ANGEL PKWY	PENSACOLA FL		32526	
00-05-00-9060-011-069	KNIGHT DEBORAH E &	BRADLEY PATRICIA &	DORTCH LARRY A	1506 N 7TH AVE	PENSACOLA FL	32501	
00-05-00-9080-014-102	LIVINGSTON DAN L	LIVINGSTON C JUDSON	LIVINGSTON JENNIE C	CO TRUSTEES	P O BOX 12314	PENSACOLA FL	32581

Source: Escambia County Property Appraiser GIS Database (2006)

PARCEL NUM	NAME1	NAME2	NAME3	NAME4	NAMES	NAME6	ZIPCODE
00-0S-00-9060-280-074	HARRIS JOEL R 1/10 INT &	HARRIS CALVIN R 1/10 INT &	CHAVIS DELORIS 1/10 INT &	HARRIS DENNIS JR 1/10 INT &	1150 W LEE ST	PENSACOLA FL	32501
00-0S-00-9060-001-060	DONALDSON BEVERLY ANN &	LETT MARGARET & HARTLEY	MIRIAM & WADE GLORIA	1775 N SPRING ST	PENSACOLA FL		32501
00-0S-00-9060-013-095	GULLEY MARY ELLEN 1/9 INT	HILL MAURICE 7/9 INT	JOHNSON SARAH 7/9 INT	HILL LAFAYETTE 1/9 INT	417 HANCOCK LN	PENSACOLA FL	32503
00-0S-00-9060-019-092	WATTS SAPHRONIA 5/10 &	GOODMAN CAROLYN 1/10 &	WILLIAMS KATIE 1/10 &	SIMS VYETTE 1/10 &	802 WOODLAND HEIGHTS	PENSACOLA FL	32503
00-0S-00-9060-021-160	MCNEIL L OLA MAE LIFE EST	MCNEIL CLEMENT W	BURKE MARY E	TORRANCE DORIS J	701 NORTH P ST	PENSACOLA FL	32505
00-0S-00-9060-080-022	NIX JAMES R LIFE EST &	DAVIS LUMME R ROBERT &	ARCHIE & COTRELL & SHAUN &	JACKSON TROY & SHERYL &	12215 W WRIGHT ST	PENSACOLA FL	32501
00-0S-00-9060-001-087	MONROE CORINE 1/8 INT	HILL MATTHEW 7/8 INT	HILL DAVID 7/8 INT	HILL ROBERT 7/8 INT	1507 W DE SOTO ST	PENSACOLA FL	32501
00-0S-00-9060-012-019	EDWARDS ISORA UNDERWOOD	DORIS CHRISTIAN DELORES	JACKSON NATHANIEL JR MILLER	RODNEY MILLER JAYNA L	804 HORSEMAN'S PATH	PENSACOLA FL	32533
00-0S-00-9060-050-044	MCCASKILL HAMBLY JR 2/6	MCCASKILL JOHN 1/6	MCCASKILL LARRY 1/6	MCCASKILL DELORES 1/6	610 NORTH ST	PENSACOLA FL	32503
00-0S-00-9060-010-063	WOODS IRENE LIFE EST &	WOODS IRENE &	WOODS EARL A JR &	MOORE SAREPHINE	1318 W LARUA ST	PENSACOLA FL	32501
00-0S-00-9060-142-022	ELLIS LOU M & BLANKENSHIP	LEROY & LAWRENCE & DAVID &	ROBERT M & RICHARD GRADIE &	LOCKHEAR LILLIE B &	1777 E LLOYD ST APT 203	PENSACOLA FL	32503
00-0S-00-9060-011-078	SEAY RAYMOND L & HERMAN C	JR & STEVEN L & FRANK C &	JOHN W & TIMOTHY L &	LAWRENCE KATHY L &	C/O 505 LA WAY WYSONG	ENSLEY SC	29642
00-0S-00-9060-021-090	RUFFIN BARBARA 1/4 INT &	KYLE JANICE 1/4 INT &	GAINS LILLY 1/4 INT &	WILLIAMS LAWRENCE 1/4 INT	900 W INTENDENCIA ST	PENSACOLA FL	32501
00-0S-00-9060-001-129	GEORGE GENEVIEVE 2/7	JOHNSON JOYCE COWHAM 1/7	REHBERG CAROLYN 1/7	COWHAM ARTHUR III 1/7	C/O 1905 W GIMBLE ST	PENSACOLA FL	32501
00-0S-00-9060-025-014	FANT EVELYN A & SPELLMAN	MARGARET & ROBINSON VELMA &	LEWIS JOE A & WILLIAM H II	C/O 5251 SPRINGHILL DR	PENSACOLA FL		32503
00-0S-00-9060-002-069	HAMLER JACQUELYN J 3/96 INT	JONES JUDITH J 3/96 INT	HAMILTON MAXINE J 3/96 INT	JACKSON JESSE 3/96 INT	6498 BULL RUN CT	PENSACOLA FL	32503
00-0S-00-9060-024-116	BRADLEY GEORGE J	HICKS THOMAS A	HICKS RUSSELL T	UKADIKE MARY E	213 SOUTH A ST	PENSACOLA FL	32501
00-0S-00-9060-182-017	JACKSON C F & NELSON J &	MILLER D & WASHINGTON B &	QUARRELS DARNEL EST OF &	QUARRELS R & QUARRELS C	18312 SUMMERFIELD DR	DALLAS TX	75287
00-0S-00-9060-010-040	CARRUTH JAMES W JR &	SARAH CLICK &	HERRON MARY L &	BRENNAN F ELAINE	334 WOODBINE DR	PENSACOLA FL	32503
00-0S-00-9060-026-062	DALE JOHN L &	DALE RONALD W &	DALE CHARLES E &	SANDERS GERALDINE &	1014 W LLOYD ST	PENSACOLA FL	32501
00-0S-00-9060-160-032	RACINE ROBERT J JR & LISA K	TRUSTEES FOR THE RACINE	FAMILY TRUST	1473 EL MONTE DR	THOUSAND OAKS CA		91362
00-0S-00-9060-014-036	LINDSAY EARL &	LUTHERAN SERVICES FLORIDA	FOR GLORIA LINDSAY	815 W MORENO ST	PENSACOLA FL		32501
00-0S-00-9060-005-023	HILL BRENDA H & ELLIOTT	MARCIA G & HUMPHREYS GEORGE	E JR & HUMPHREYS MICHAEL J	SR & HUMPHREYS MARK A SR	534 S 1ST ST	PENSACOLA FL	32501
00-0S-00-9060-001-129	ATWOOD MARILYN &	ATWOOD MARTHA &	LEWIS JERRY L &	ANKUM FRED G	1018 NORTH J ST	PENSACOLA FL	32501
00-0S-00-9060-009-088	LEWIS JOHNNIE L &	LEWIS BRUCE D &	CUSHON P & C J	128 SHAWN DR # B8	BRISTOL CT		06010
00-0S-00-9060-240-022	CUSHON PHILIP TRUSTEE FOR	BROOKS L C & ROBERSON T &	CARRUTH JAMES W JR &	SARAH CLICK	C/O 1720 NORTH E ST	PENSACOLA FL	32501
00-0S-00-9060-009-040	HERRON MARY L &	BRENNAN F ELAINE &	HALE CALVIN &	HALE JOHNNY &	17740 113TH PL SE	RENTON WA	98006
00-0S-00-9060-024-094	CRICHTON PEGGIE &	WELCH GLENNIS 1/4 JONES	JAMES E 1/4 MATHIS JOYCE	1/4 SHELTON WILLIE 1/4	20 SOUTH M ST	PENSACOLA FL	32501
00-0S-00-9060-110-070	HARRIS RAYMOND A LIFE EST	JOEL R & ANANIAS A &	JOEL R & ANANIAS A &	ANDRETTA & CHAVIS DELORIS &	1340 NORTH H ST	PENSACOLA FL	32501
00-0S-00-9060-010-073	HARRIS WENDELL & DENNIS JR	JOEL R & CALVIN R &	JACKSON RUBY &	GAILARD BESSIE H &	1411 W GADSDEN ST	PENSACOLA FL	32505
00-0S-00-9060-070-077	HILL LISA H &	GRIMES VELMA H &	LEWIS BARBARA &	GORDON DOROTHY &	908 NORTH K ST	PENSACOLA FL	32501
00-0S-00-9060-003-094	ROBINSON EMMA MAE LIFE EST	BRYANT SHIRLEY &	LEWIS BARBARA &	BENNETT DOROTHY 2/24 INT	4600 MOBILE HWY #9-343	PENSACOLA FL	32506-3508
00-0S-00-9060-010-024	WHITE MARY BENNETT 1224	BENNETT ODESSA 6/24 INT	BENNETT DAVID 2/24 INT	GONZALEZ MICHAEL O &	1600 W INTENDENCIA ST	PENSACOLA FL	32501
00-0S-00-9060-022-097	GONZALEZ AUGUST E LIFE EST	GONZALEZ JAMES R &	CANTORINA SALVADOR A JR	MARSHALL JULIE C	106 N PINWOOD LN	PENSACOLA FL	32507
00-0S-00-9060-027-020	BRAZELL NEDDA C	PARTRIDGE DOLLY C	BRADLEY HAROLD B 6/12	COOK EARLINE B 1/12	3783 GRAFTON RD	LILLIAN AL	36549-4512
00-0S-00-9060-121-132	BOVEE DON E 1/12 W C 3/12	KILPATRICK RICKY T &	KILPATRICK KAREN J &	PADILLA SHERI A &	2060 W INTENDENCIA ST	PENSACOLA FL	32501
00-0S-00-9060-016-101	KILPATRICK AGNES JEAN &	DAVIS LUMME & ROBERT &	ARCHIE & COTRELL & SHAUN &	JACKSON TROY & SHERYL &	1215 W WRIGHT ST	PENSACOLA FL	32501
00-0S-00-9060-010-041	NIX JAMES R LIFE EST &	SMITH NORA 1/5 SMITH PERCY	SMITH ROY M &	JOHNNY & SMITH PARRIS &	8556 ARGO DR	PENSACOLA FL	32514
00-0S-00-9060-001-029	SMITH NORA 1/5 SMITH PERCY	LAMPKIN DEBORAH MAE &	LAMPKIN CALVIN A &	GUILLORY CYNTHIA ELAINE	1307 W INTENDENCIA AVE	PENSACOLA FL	32501
00-0S-00-9060-070-111	LAMPKIN DEBORAH MAE &	WALKER FRANKLIN D & FOSTER	WALTER J & MILES BERTHA M &	HESTER ESTHER M & WALKER	1707 W DESOTO ST	PENSACOLA FL	32501
00-0S-00-9060-013-107	KIT TREL EMMA	DAVIS LUMME & ROBERT &	ARCHIE & COTRELL & SHAUN &	JACKSON TROY & SHERYL &	1215 W WRIGHT ST	PENSACOLA FL	32501
00-0S-00-9060-210-060	NIX JAMES R LIFE EST &	JEZEK ROSE L &	BANKS SHIRLYN T 1/7 INT	RUBLE DARLENE LABRATO &	C/O 5550 CLIPPER CT	NEW PORT RICHEY FL	34652
00-0S-00-9060-005-145	LABRATO ANTONIO JR &	SIMS JOSEPH M 1/7 INT	SIMS JOSEPH M 1/7 INT	SIMS JOSEPH M 1/7 INT	800 W ZARRAGOSA ST	PENSACOLA FL	32501
00-0S-00-9060-220-118	NORTH CATHERINE V 1/7 INT	HILL AARON L &	HORNE MINNIE M &	HILL JAMES D &	1621 INTENDENCIA ST	PENSACOLA FL	32501
00-0S-00-9060-003-108	MOSLEY SYLVIA CHESTNUT &	GOODMAN ANTOINETTE &	BROWN WILLIAM &	BROWN CHARLES &	907 W INTENDENCIA ST	PENSACOLA FL	32501
00-0S-00-9060-060-115	NELSON ROSE MARY &	CRICHTON PEGGIE &	HALE SAMMIE JR &	HALE JOHNNY &	17740 113TH PL SE	RENTON WA	98006
30-2S-30-1001-110-007	RENEAU & HENDRICKS CREOLA &	JONES LUTHER J 3/96 INT	HAMILTON MAXINE J 3/96 INT	JACKSON JESSE 3/96 INT	1903 W LEE ST	PENSACOLA FL	32501
00-0S-00-9060-001-069	HAMLER JACQUELYN J 3/96 INT	TRUSTEES FOR BARNES FAMILY	TRUST	511 W MORENO ST	PENSACOLA FL		32501
00-0S-00-9060-005-128	BARNES WILLIAM G & MARIAN A	JACKSON EUGENE &	DEES LOUISE &	WILLIAMS HAZEL	108 BELAND RD	PENSACOLA FL	32534

Source: Escambia County Property Appraiser GIS Database (2006)



00-05-00-9060-011-051	ESCAMBIA COUNTY	JORDAN GREEN AND	JAMES ARGYLE AND LENA HARDY	223 PALAFOX PL	PENSACOLA FL	32502
00-05-00-9060-080-044	WEATHERSPOON HENDERSON JR	1/5 WEATHERSPOON FRANCIS C	1/5 WEATHERSPOON MILLARD L	1/5 WEATHERSPOON EDWARD C	1008 NORTH I ST	32501
00-05-00-9060-180-089	MALISHAN LEON 1/12 INT &	DUMAS DIANE 1/12 INT &	BRADLEY ROSALIE M 1/12 INT	USHER MICHELLE 1/12 INT &	P O BOX 2216	32519
00-05-00-9080-010-049	CARTER WILLIE SR LIFE EST	CARTER DONNIE E & CARTER	MARSHA ANN	C/O 816 N WITT	CARTER PHYLIS	32533
00-05-00-9060-027-062	DALE JOHN L 1/10 INT &	DALE RONALD W 1/10 INT &	SANDERS GERALDINE 1/10 INT	DALE CHARLES E 8/10 INT	1014 W LLOYD ST	32501
00-05-00-9060-007-043	WHITE MARY BENNETT 12/24%	BENNETT ODESSA 6/24 %	BENNETT DAVID 2/24%	BENNETT RODERICK 2/24%	4600 MOBILE HWY #9-343	32506-3508
00-05-00-9060-011-089	GRAHAM JAMES LIFE EST &	GRANT CRIS & SEABROOK	LILLA & ZIMMERMAN TINA	SEABROOK & SEABROOK LISA	804 ROYCE ST APT 110	32503
00-05-00-9060-012-051	DALE JOHN L &	DALE RONALD W &	DALE CHARLES E &	SANDERS GERALDINE &	1014 W LLOYD ST	32501
00-05-00-9080-060-111	LAMPKIN DEBORAH MAE &	LAMPKIN CALVINA &	ALLEN PEGGY ANN &	GUILLORY CYNTHIA ELAINE	1307 W INTENDENCIA ST	32501
00-05-00-9060-006-084	GRACE FREDIE E	KENNEDY ANNA LAURA G	JONES CHARLES L MORTIMER	JAMES & KING GEORGE	1337 5TH AVE	29407
00-05-00-9080-007-116	FULTON LORRAINE LIFE EST	MCINTYRE EMMA LIFE EST	CARSON TONY P EST OF	C/O 208 FAIRFAX DR	PENSACOLA FL	32503
00-05-00-9060-010-015	BARGE JOANNE LIFE EST	BARGE JIMMIE JR & PATRICK E	& CHRISTOPHER A	900 BROOKVIEW CIR	PENSACOLA FL	32503
00-05-00-9060-019-108	GRANDBERRY SIDNEY L & JAMES	JR & EVERETT CAROLYN T &	WANDA L & OCTAVIA	1421 NORTH U ST	PENSACOLA FL	32505
00-05-00-9060-012-030	JONES DELLA M & MARTIN	EDWARD F & HOLMAN CONNIE M	& JORDAN JOANNE &	CRENSHAW SHEILA	1001 NORTH L ST	32501
00-05-00-9060-012-030	CRUMPTON ELMA JORDAN LIFE	EST & COMBS DOROTHY L	CRUMPTON & CRUMPTON ISAAC	JR & CRUMPTON RAYMOND L	4857 FORREST AVE	19904
00-05-00-9060-023-076	ALEXANDER ELIZABETH	ALEXANDER RONALD E	STILLS JAMES	AUSTIN LAURA B	1408 W GADSDEN ST	32501
00-05-00-9060-160-128	SMITH ROY R HORN KATIE L	LEWIS RUBY P	SMITH RUFUS III	P O BOX 59	MOLINO FL	32577
00-05-00-9060-015-187	KIMBROUGH JOHNNY G LIFE EST	HARRISON TERRELL J 1/4	LEWIS DAREN M 1/4	HARDWAY LEA MAVRIZA 1/4	475 NORTH R ST	32505
00-05-00-9060-210-109	DAVIS WESTLEY JR & KAGLER	JEAN G & POWELL SHIRLEY V &	DAVIS CURTIS E & DAVIS	JOANN & DAVIS SHARON R &	1101 NORTH K ST	32501
00-05-00-9060-004-084	STEWART ANNA LIFE EST	STEWART JUANITA & BEATRICE	& DAN 3/12 INT EA	KITT BRENDA ELAINE 1/12 INT	1912 W GREGORY ST	32501
00-05-00-9080-140-107	KNIGHT DAVID G 1/6 BAKER	NORMA C 1/6 KNIGHT MARK S	1/6 SEKERMAN JANET 1/6	KNIGHT KAREN MARIE 1/6	1606 PARADISE BAY DR	32563
00-05-00-9080-440-115	LAWSON VIOLET MARIE JONES	STEWART ANGELA DENISE JONES	JONES TERESA A	CLARK MAXINE JONES	C/O 7432 ST JAMES PL	32506

Source: Escambia County Property Appraiser GIS Database (2006)

# **APPENDIX F**

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## **PHOTO INVENTORY WESTSIDE NEIGHBORHOODS**

**PREPARED BY THE RMPK GROUP**

## DETERIORATING STRUCTURAL CONDITIONS



## DETERIORATING SITE CONDITIONS





## VACANT AND BOARDED PROPERTIES





## DEFECTIVE OR INADEQUATE STREET CONDITIONS



## FAULTY LOT LAYOUT AND INCOMPATIBLE LAND USES



# **APPENDIX G**

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## **AMERICAN CREOSOTE WORKS REMEDIATION INVESTIGATION STUDY AND CONCEPTUAL REUSE PLAN**

**AMERICAN CREOSOTE WORKS**  
**701 S. "J" Street**  
**Pensacola, Florida**  
**County: Escambia**  
**District: Northwest**  
**Site Lead: EPA**  
**Placed on National Priorities List 12/20/82**  
**HWC # 002**

**Site Description and History**

The American Creosote Works is an abandoned 18-acre site located in a moderately dense commercial/residential area of Pensacola. The site is slightly more than one mile southwest of the intersection of Garden and Palafox Streets, a landmark of downtown Pensacola. Pensacola Bay and Bayou Chico are approximately 600 yards south of the site.

American Creosote Works, Inc. (ACW) operated a wood preserving plant from 1902 until December 1981. Up until 1950, creosote was the preservative used in the treatment process. Pentachlorophenol was also used after 1950. Beginning in the 1940's, wastewater generated at the plant was discharged into two onsite, unlined surface impoundments. Prior to about 1970, wastewater in the ponds was allowed to overflow through a spillway and follow a drainage course into Pensacola Bay. In subsequent years, the wastewater was drawn off the ponds whenever pond levels were high and discharged on the plant property. During periods of heavy rainfall and flooding, the wastewater occasionally overflowed the containment dikes onto both onsite and offsite areas.

**Threat**

Past field and laboratory testing have shown contamination of soils, surface water, sediments and groundwater. Contaminants include a wide range of phenolic compounds and polynuclear aromatic hydrocarbons (PAHs) including pentachlorophenol, phenol, fluoranthene and naphthalene as well as dioxin. Contaminated soils are a potential health threat to the local residents through direct contact. Contaminated groundwater is a potential health threat to local residents using private irrigation wells. Pensacola Bay is threatened by potential discharge of contaminated groundwater.

**Response Strategy and Status (July 2006)**

Due to the improper disposal activities at the site, the then Florida Department of Environmental Regulation (FDER) enacted enforcement proceedings against ACW. The FDER issued a Notice of Violation in January 1981, and entered into a Consent Order with ACW in March 1981. ACW was unable to meet the requirements of the Consent Order and filed for re-organizational bankruptcy under the provisions of Chapter 11 of the Federal Bankruptcy Code.

An "immediate removal action" was completed by the FDER and the EPA during September and October of 1983. The two onsite impoundments were drained and the hazardous liquids treated



by a portable treatment facility. The remaining sludges were stabilized with fly ash and covered with a temporary clay cap. EPA re-sodded and re-seeded the temporary clay cap in 1985. In December 1985, a fence and warning signs were installed by the FDER to restrict access to the site. Periodic fence repairs have been necessary due to vandalism.

The EPA initiated a Remedial Investigation/Feasibility Study (RI/FS) in 1984. The RI report was completed in January 1985, and indicated that contaminated soils and groundwater existed on- and offsite. A draft FS was completed followed by a public meeting in August 1985. The EPA recommended an onsite RCRA landfill to address contaminated soils, sediments and sludges. The EPA also recommended deferring the decision on ground water cleanup until more data were collected. FDER did not concur with the proposed soil remedy, indicating that there was insufficient data and an inadequate evaluation of alternatives to support the remedy selection. The EPA signed a Record of Decision (ROD) in September 1985.

Additional soil, surface water, and ground water samples were collected by EPA in June 1988. A Risk Assessment was completed by an outside contractor for EPA in June 1989 and included the development of soil and sediment cleanup levels. EPA initiated an in-house FS that included an evaluation of thermal treatment technologies. This study raised questions concerning the nature of groundwater contamination and the character of the stabilized sludges.

The EPA determined that the contaminated media at the site could best be addressed as two operable units (OUs): OU 1 addresses surface soils and sediments, and OU 2 addresses the stabilized/capped sludges, soils underlying the cap, and groundwater. After completion of the Amended FS, the EPA recommended bioremediation as the remedial alternative for OU 1. EPA signed a ROD for OU 1 in September 1989, with FDER concurrence.

Treatability studies, a Value Engineering Analysis by the US Army Corps of Engineers (USACE), and OU 1 design work was conducted between October 1989 and July 1991 to confirm that bioremediation would satisfy the OU 1 soil cleanup goals for dioxin and creosote contaminants. The results were inconclusive. An effective treatment train using bioremediation to remediate soils could not be developed.

Additional fieldwork was performed in 1990 and 1993 to obtain the additional data necessary to evaluate possible remedies for OU 2 and assess the risk posed by the contaminated groundwater, sludges, and underlying soils. Groundwater cleanup goals were developed to protect surface water from potential contamination by discharge of groundwater into the bay. The final baseline Risk Assessment and FS for OU 2 were submitted in November 1993.

Following a public meeting, EPA signed the Record of Decision for OU 2 (groundwater cleanup) in February 1994, with FDEP concurrence in July 1994. The remedy for OU 2 includes Phase I – recovery and offsite recycling of dense non-aqueous phase liquids (DNAPLs) followed by Phase II – groundwater recovery and treatment using enhanced bioremediation technologies.

The Remedial Design for Phase I, DNAPL recovery and recycling, was completed in June 1997 and included a field assessment and delineation of the subsurface DNAPL, pilot testing to



determine of the physical characteristics and extractability of the DNAPL, and design of the extraction system. A State Superfund Contract (SSC) between EPA and FDEP was signed in September 1997, which commits the State to a ten percent cost share for DNAPL recovery as part of site cleanup. Onsite construction of the DNAPL recovery system was completed in September 1998. DNAPL recovery and recycling is ongoing. A total of approximately 111,400 gallons of DNAPL have been removed to date.

Concurrent with design and construction of the DNAPL system, the EPA continued to evaluate remedial alternatives to address onsite and offsite contaminated soils, sludges and sediments in surface drainage areas including the Pensacola Yacht Club drainage ditch, the historical drainage course for runoff from the site. The Focused FS for the Pensacola Yacht Club drainage ditch and offsite sampling to delineate dioxin and PAH contamination was completed in 1997.

EPA signed an Amended Record of Decision for OU 1 in May 1999. The OU 1 remedy calls for consolidation of contaminated sludge, soil, and sediment beneath an onsite surface cap. Soils in offsite residential areas and on the Pensacola Yacht Club property that exceed the remedial goals will be excavated and consolidated under the cap. Offsite soil cleanup goals include PAHs and dioxin. The 1 ppb dioxin cleanup goal is an interim cleanup goal until the National Dioxin Reassessment Study is completed and final cleanup criteria can be established.

The USACE, under contract with the EPA, completed a cap design for the OU 1 remedy in May 2002. In August 2002 the City of Pensacola requested that the EPA delay implementation of the OU 1 remedy until the City could perform a redevelopment study of the site and coordinate with the EPA to develop an OU 1 remedy that would be compatible with the future use plans developed. Subsequently, the EPA provided a Superfund Redevelopment Initiative (SRI) grant to the City to aid with this study.

In September 2002, the EPA and FDEP signed a SSC to perform an interim removal of contaminated offsite soils and sediments exceeding the EPA's current guidance levels. The SSC obligates the State to a 10% cost share for the cleanup costs. These soils and sediments have been temporarily relocated onsite, pending finalization of the OU 1 remedy (see below). Fieldwork on this interim remedy was terminated in November 2003. Work on the Pensacola Yacht Club ditch was postponed when the contractor encountered heavier than expected contamination levels adjacent to the ditch. The EPA and USACE is performing additional sampling to determine what modifications to the ditch cleanup approach are necessary to prevent releases of contaminated water and sediments to Pensacola Bay prior to completing this work. Excavation of contaminated soils in a drainage ditch located to the southeast of the site was determined to be necessary when samples collected in April, October, and November 2003 detected elevated levels of PAHs. Additional sampling will be determined in the future in order to delineate the contamination before remedial action is initiated.

In October 2003, the City of Pensacola adopted a future use plan for the site that includes a number of shops and other small businesses on the north edge of the site and leaves the majority of the site as a "green space" for recreational activities. The EPA, FDEP and USACE are currently evaluating the May 2002 design to determine what changes, if any, will be necessary to

adapt the cap design to the City's future use scenario. It was expected that USACE would provide the EPA and FDEP with recommendations for design changes to meet the City's planned use by the summer of 2004. However, this has been delayed due to the severe hurricane seasons experienced in Florida and other Gulf states in 2004 and 2005, including the direct impact of Hurricane Ivan on Pensacola in 2004. Damage to the site from Ivan was minimal, consisting mainly of an overturned office trailer, damage to the DNAPL treatment building and system components contained in the building and security fence damage.

OU 2 DNAPL remediation was delayed due to damage of the treatment system caused by Hurricane Ivan. Now, repairs to the system have been completed and the system is currently in operation. Results of a study performed by the USACE to improve the DNAPL recovery were received in October 2003. Based on the inconclusive results of that study, it was decided that additional groundwater sampling and further DNAPL recovery system evaluation would be required before making a decision. Installation of new monitoring wells, and other investigative studies, including installation and sampling of numerous offsite soil borings are in progress. It is likely that some DNAPL recovery wells will be replaced and/or relocated to optimize the DNAPL recovery.

### **Schedule**

OU 2 Phase I, DNAPL recovery and recycling, will continue through at least 2007. It is likely that the DNAPL Recovery System will be modified, based on the results of the current round of soil and groundwater sampling. In addition, based on the evaluation of this offsite data, further offsite remedial measures may be indicated. Finally, it is expected that recommendations from the USACE for OU 1 design modifications, which will incorporate consideration of future site utilization, will be submitted in mid 2007.



**Prepared By:**

the  
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Community and Regional Planning  
Environmental Planning  
Landscape Architecture  
Land Planning  
Urban Design