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Woodland Heights Neighborhood Plan
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Delmus Wilkinson  Inspection Services Administrator
# City of Pensacola

## Woodland Heights Neighborhood Plan

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<td>Neighborhood Planning Meeting</td>
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<tr>
<td>Picture 19</td>
<td>Neighborhood Planning Meeting</td>
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</tr>
<tr>
<td>Picture 20</td>
<td>Neighborhood Planning Meeting</td>
<td>Pg 31</td>
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Section 1
Introduction

Section 1.1 Background

The City of Pensacola developed the Neighborhood Planning Process in 2001 as a new proactive approach that comprehensively reviews an area and identifies opportunities at the neighborhood level. Neighborhood Planning is an opportunity for citizens to take an active role in the planning process. The purpose of this project is to develop an action plan that will address specific neighborhood concerns and in turn protect, preserve and enhance the quality of life for all citizens. The neighborhood plan will:

- Identify neighborhood strengths and assets
- Identify neighborhood needs and concerns
- Establish goals for improving the neighborhood
- Provide actions for reaching the goals

This report is divided into three distinct sections. The first section, the Neighborhood Profile, details background information about Woodland Heights. The next section identifies issues and goals for Woodland Heights. The final section details the action steps for achieving the goals stated in the plan. The Action Plan focuses on the following strategies:

- Neighborhood Development. Neighborhood development is the strategy for those areas that include established and/or growing neighborhoods that have relatively large amounts of developable land remaining and undeveloped areas that have been identified as being suitable for the development of new neighborhoods.

- Neighborhood Protection. Neighborhood protection is the strategy for areas that are largely developed. The strategy is for mature neighborhoods where the development pattern is well established and there is no or relatively little developable land remaining. The primary purpose of this strategy is to protect such areas from inappropriate new development (or redevelopment) and to identify possible neighborhood enhancements.

- Neighborhood Revitalization. Neighborhood revitalization is the strategy for neighborhoods that are in decline. The primary purpose of this strategy is to encourage new investment in such areas through new infill development and redevelopment of existing structures and to identify possible neighborhood enhancements.

Action steps will generally fall into three categories: 1) things that the neighborhood can do, such as start a community watch program, form a garden club to maintain common areas, landscape entranceways and common areas, and other beautification/cleanup projects; 2) things that the City can do that will not require direct monetary assistance such as revising zoning regulations and stepping up code enforcement activities; and 3) things that will require financial resources such as construction and/or repair of sidewalks, repairing/resurfacing streets, park improvements, property acquisition and other building incentive programs. This section will provide specific
detail regarding cost estimates, funding strategies, implementation, and timelines. This section will also identify roles and responsibilities for specific action steps.

The plan will be presented to City Council for approval. Implementation of planned projects will be carried out as funding becomes available. However, funding decisions will be made taking into account the overall needs and requirements of all neighborhoods in the City as well as other City budget priorities. The plan will assist City staff and City Council with prioritization of city projects in the budget development process. Projects identified in completed neighborhood plans may be given priority in the Pensacola Community Initiatives Partnership Grant Program (PCIP) and will be eligible for PCIP grants outside of the normal funding cycles. Each completed plan must be in conformity with the adopted City of Pensacola Comprehensive Plan and other approved plans. If inconsistent, the plan must include amendments to the appropriate plan as part of the implementation process.

**Section 1.2 Scope**

This action plan will review housing, parks and recreation, public safety, pedestrian amenities, historic preservation, commercial zoning, land use and transportation in the Woodland Heights neighborhood. These areas are of primary concern for the City of Pensacola and are those areas in which the City can facilitate change. Areas that will not be included in this action plan are socio-economic issues, health issues, or education. While these areas are important to the health and well being of every neighborhood, they are beyond the scope of the City of Pensacola and would require the cooperation of other governments and organizations to bring about change. This action plan is a unique statement about Woodland Heights and what the residents of that neighborhood want it to be.
Section 2
Neighborhood Profile

Section 2.1 Location and Boundary

Woodland Heights is located in the north central section of the City of Pensacola. The boundaries of the Woodland Heights neighborhood are: Royce Street on the north, 9th Avenue on the east, Fairfield Drive on the south and Davis Highway on the west (See map #1). The neighborhood’s interior is single family residential and is bordered on the outside by heavily commercialized transportation corridors. The neighborhood is centrally located, adjacent to a major mall and regional hospital, with easy access to an interstate highway. Pensacola Village, a large subsidized housing complex occupies the neighborhood’s southwest corner.

There are 773 parcels within the boundaries of the Woodland Heights neighborhood, which encompasses 0.56 square miles. Of the 773 parcels, only 89 (11.5%) are not residentially zoned. Standard residential lots within the neighborhood average between 75 and 100 feet of frontage by 110 feet of depth or 8500 square feet in area.

Section 2.2 Neighborhood History

The area known as Woodland Heights consists of 358.4 acres annexed into the City of Pensacola in two segments, the first in 1956 with the remainder in 1957. The neighborhood was platted as a traditional post-war subdivision in 1957 by developers Cartwright and Clark and became one of Pensacola’s first-ring suburbs. The racial composition of the area has changed over the years from principally Caucasian to predominately African American. In 1996, the Woodland Heights neighborhood association was organized and has been actively involved in bringing residents together and working to improve the neighborhood.
Section 2.3 Area Characteristics

Tables 1-5 illustrate various demographic and economic characteristics of Woodland Heights. The data indicate that Woodland Heights is a stable, young neighborhood with higher than average homeownership and larger than average family sizes. Table 1 indicates that Woodland Heights has an estimated population of 2,364 persons, representing approximately 4% of the City’s population. Table 1 also indicates that the neighborhood is predominantly African American. Approximately 75% population is African American compared to 31% in the City of Pensacola as a whole. The percentage of the population characterized as “other races” is slightly lower in this neighborhood than for the City as a whole.

Population Characteristics

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<thead>
<tr>
<th>Table 1</th>
<th>POPULATION BY RACE-2002</th>
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</thead>
<tbody>
<tr>
<td></td>
<td>City of Pensacola</td>
</tr>
<tr>
<td>Total</td>
<td>57,814</td>
</tr>
<tr>
<td>White</td>
<td>37,400</td>
</tr>
<tr>
<td>Black or African American</td>
<td>17,708</td>
</tr>
<tr>
<td>All Other Races</td>
<td>2,706</td>
</tr>
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</table>

Source: University of West Florida Haas Center for Business Research and Economic Development
Overall, the population of Woodland Heights is more youthful than the citywide population. Table 2 shows higher concentrations of young, dependent residents 0-14 years of age for Woodland Heights when compared to the City as whole (26% and 19% respectively). Only 14.5% of Woodland residents are age 65 and older, compared with almost 17% citywide. The 2002 estimated median age for the Woodland Heights Neighborhood is 34 years in contrast with 39 years for the City of Pensacola. Woodland Heights follows the City as a whole in that the highest percentage of population falling within any single age group is in the 45-54 year old cohort (14.94% for the City and 13.11% for Woodland).

<table>
<thead>
<tr>
<th>Table 2</th>
<th>POPULATION BY AGE- 2002</th>
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<tr>
<td></td>
<td>City of Pensacola</td>
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<tr>
<td>Total Population</td>
<td>57,814</td>
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<tr>
<td>Age 0-4</td>
<td>5.62%</td>
</tr>
<tr>
<td>Age 5-9</td>
<td>6.07%</td>
</tr>
<tr>
<td>Age 10-14</td>
<td>6.89%</td>
</tr>
<tr>
<td>Age 15-19</td>
<td>6.76%</td>
</tr>
<tr>
<td>Age 20-24</td>
<td>6.60%</td>
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<tr>
<td>Age 25-34</td>
<td>11.71%</td>
</tr>
<tr>
<td>Age 35-44</td>
<td>14.29%</td>
</tr>
<tr>
<td>Age 45-54</td>
<td>14.94%</td>
</tr>
<tr>
<td>Age 55-59</td>
<td>5.66%</td>
</tr>
<tr>
<td>Age 60-64</td>
<td>4.54%</td>
</tr>
<tr>
<td>Age 65-74</td>
<td>8.65%</td>
</tr>
<tr>
<td>Age 75-84</td>
<td>6.32%</td>
</tr>
<tr>
<td>Age 85+</td>
<td>1.92%</td>
</tr>
</tbody>
</table>

Source: University of West Florida Haas Center for Business Research and Economic Development

**Households**

Household size in Woodland Heights tends to be larger than the City of Pensacola as a whole. The average household in Woodland contains 2.62 persons. The average household for the City overall contains 2.25 persons. An estimated 899 households resided in the neighborhood in 2002.

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<tr>
<th>Table 3</th>
<th>HOUSEHOLDS -2002</th>
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<tr>
<td></td>
<td>City of Pensacola</td>
</tr>
<tr>
<td>1990</td>
<td>24,269</td>
</tr>
<tr>
<td>2000</td>
<td>24,524</td>
</tr>
<tr>
<td>2002</td>
<td>25,521</td>
</tr>
<tr>
<td>Average Household Size (2002)</td>
<td>2.25</td>
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Source: University of West Florida Haas Center for Business Research and Economic Development
**Income Characteristics**

Per capita income for Woodland Heights is half that of the City of Pensacola as a whole. The average household income for Woodland Heights’ residents is $36,092 more than $20,000 less than the City’s. Neighborhood median income more closely approaches the citywide median at $31,598 and $37,674 respectively. Table 4 indicates that approximately 26% of Woodland’s residents have an income less than $15,000 compared to approximately 18% in the City.

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<th>HOUSEHOLD INCOME-2002</th>
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<tr>
<td>Less than $15,000</td>
<td>18.31%</td>
<td>26.13%</td>
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<tr>
<td>$15,000-$24,999</td>
<td>14.56%</td>
<td>16.79%</td>
<td></td>
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<tr>
<td>$25,000-$34,999</td>
<td>14.38%</td>
<td>10.70%</td>
<td></td>
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<tr>
<td>$35,000-$49,999</td>
<td>15.43%</td>
<td>15.92%</td>
<td></td>
</tr>
<tr>
<td>$50,000-$74,999</td>
<td>17.61%</td>
<td>18.59%</td>
<td></td>
</tr>
<tr>
<td>$75,000-$99,999</td>
<td>9.23%</td>
<td>8.90%</td>
<td></td>
</tr>
<tr>
<td>$100,000-$149,999</td>
<td>6.58%</td>
<td>2.75%</td>
<td></td>
</tr>
<tr>
<td>$150,000-$249,999</td>
<td>2.36%</td>
<td>.21%</td>
<td></td>
</tr>
<tr>
<td>$250,000-$499,999</td>
<td>1.03%</td>
<td>.00%</td>
<td></td>
</tr>
<tr>
<td>$500,000 and over</td>
<td>.52%</td>
<td>.00%</td>
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Source: University of West Florida Haas Center for Business Research and Economic Development

City of Pensacola
- Average Household Income: $56,572
- Median Household Income: $37,674
- Per Capita income: $25,231

Woodland Heights Neighborhood
- Average Household Income: $36,092
- Median Household Income: $31,598
- Per Capita Income: $13,602

**Educational Characteristics**

The educational attainment of Woodland Heights residents age 25 or older is comparable to the educational attainment of the City’s population (Table 5). The data indicates approximately 74% of Woodland Heights residents have obtained a high school diploma compared to 80% of the City’s population. The high school drop-out rate is 26% for Woodland Heights and 20% for Pensacola. Approximately 37% of the City’s population has obtained a college degree (associate, bachelor or masters), compared to approximately 18% of Woodland Heights’ residents.
Table 5

<table>
<thead>
<tr>
<th></th>
<th>City of Pensacola</th>
<th>Woodland Heights Neighborhood</th>
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<tbody>
<tr>
<td>Less than 9th Grade</td>
<td>6.57%</td>
<td>5.35%</td>
</tr>
<tr>
<td>Some High School, No Diploma</td>
<td>13.14%</td>
<td>20.91%</td>
</tr>
<tr>
<td>High School Grad (GED)</td>
<td>22.43%</td>
<td>33.75%</td>
</tr>
<tr>
<td>Some College, No Degree</td>
<td>21.23%</td>
<td>21.81%</td>
</tr>
<tr>
<td>Associate Degree</td>
<td>7.31%</td>
<td>9.31%</td>
</tr>
<tr>
<td>Bachelor Degree</td>
<td>18.35%</td>
<td>5.19%</td>
</tr>
<tr>
<td>Graduate or Professional Degree</td>
<td>10.98%</td>
<td>3.68%</td>
</tr>
</tbody>
</table>

Source: Haas Center for Business Research and Economic Development

Section 2.4 Property Condition

Structure Condition

Results of the City’s Property Condition Survey, completed in April 2003, show that Woodland Heights is built out to near its full capacity. Only 18 lots were identified as vacant in the survey. Of the vacant lots identified, 3 are non-residential. Overall, neighborhood properties are in good condition. Of the 720 neighborhood structures rated by the survey, 612 units (87%) are in standard condition; 88 units (12%) are slightly deteriorated; 9 (1.3%) are deteriorated and only 1 unit (0.14%) is dilapidated. Woodland Heights has smaller percentages of deteriorated and dilapidated structures than observed over the entire survey area.

Table 6

<table>
<thead>
<tr>
<th>STRUCTURE CONDITION</th>
<th>City of Pensacola</th>
<th>Woodland Heights</th>
</tr>
</thead>
<tbody>
<tr>
<td>Standard</td>
<td>19,155 (87%)</td>
<td>612 (87%)</td>
</tr>
<tr>
<td>Slightly Deteriorated</td>
<td>2,387 (11%)</td>
<td>88 (12%)</td>
</tr>
<tr>
<td>Deteriorated</td>
<td>362 (1.6%)</td>
<td>9 (1.3%)</td>
</tr>
<tr>
<td>Dilapidated</td>
<td>66 (0.3%)</td>
<td>1 (0.14%)</td>
</tr>
</tbody>
</table>

Source: University of West Florida, Whitman Center for Public Service, Fall 2002.

Definitions of Structure Condition:

- **Standard Condition**: Unit that appears habitable in and good condition. The unit needs no exterior repairs.
- **Slightly Deteriorated**: Unit that appears habitable but needs minor, non-structural repairs or maintenance such as painting or new roof shingles.
- **Deteriorated**: Unit that appears habitable but needs major, structural repair such as new windows, walls or corrections to foundation, sagging roofs, porches, etc.

- **Dilapidated**: Unit that appears uninhabitable and is badly deteriorated and in need of major structural repairs. Considerable effort and expense is required to rehab and rehab is probably not structurally or economically feasible.

As depicted in Table 7, 666 (90%) of the 741 yards/lots rated by the survey were classified as being in acceptable condition, 62 parcels (8%) were rated slightly unacceptable and 13 parcels (1.8%) were rated poor. These results closely mirror citywide results. However, Woodland Heights has a higher occurrence of lots in poor condition than observed citywide.

<table>
<thead>
<tr>
<th>Table 7: YARD/LOT CONDITION</th>
<th>City of Pensacola</th>
<th>Woodland Heights</th>
</tr>
</thead>
<tbody>
<tr>
<td>Acceptable</td>
<td>23,075 (91%)</td>
<td>666 (90%)</td>
</tr>
<tr>
<td>Slightly Unacceptable</td>
<td>1,975 (8%)</td>
<td>62 (8%)</td>
</tr>
<tr>
<td>Poor</td>
<td>238 (0.9%)</td>
<td>13 (1.8%)</td>
</tr>
</tbody>
</table>

Source: University of West Florida, Whitman Center for Public Service, Fall
Map 3: WOODLAND HEIGHTS PROPERTY CONDITION

WOODLAND HEIGHTS
PROPERTY CONDITION SURVEY

- Red: Deteriorated
- Orange: Dilapidated
- Light Yellow: Slightly Deteriorated
- Green: Standard Condition

N

11


Housing Characteristics

Much of the Woodland Heights neighborhood developed as a post-war subdivision, with the majority of the housing being constructed between 1957 and 1979. Table 8 indicates all housing units in the area were built prior to 1984.

<table>
<thead>
<tr>
<th>Year Built</th>
<th>City of Pensacola</th>
<th>Woodland Heights Neighborhood</th>
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</thead>
<tbody>
<tr>
<td>1989-Present</td>
<td>8.10%</td>
<td>0.00%</td>
</tr>
<tr>
<td>1985-1988</td>
<td>7.97%</td>
<td>0.00%</td>
</tr>
<tr>
<td>1980-1984</td>
<td>10.30%</td>
<td>4.32%</td>
</tr>
<tr>
<td>1970-1979</td>
<td>17.98%</td>
<td>29.38%</td>
</tr>
<tr>
<td>1960-1969</td>
<td>17.90%</td>
<td>34.10%</td>
</tr>
<tr>
<td>1950-1959</td>
<td>14.21%</td>
<td>25.57%</td>
</tr>
<tr>
<td>1940-1949</td>
<td>8.72%</td>
<td>3.83%</td>
</tr>
<tr>
<td>1939 Earlier</td>
<td>14.82%</td>
<td>2.81%</td>
</tr>
</tbody>
</table>

Source: Haas Center for Business Research and Economic Development

Woodland Heights property values are consistent with the values of owner-occupied units for the City of Pensacola overall (see Table 9). Most neighborhood homes fall within the moderate price range, with 80% of homes valued between $50,000 and $150,000. Homes in the neighborhood have generally been well maintained and it may be inferred that this upkeep has supported area property values.

<table>
<thead>
<tr>
<th>Property Value</th>
<th>City of Pensacola</th>
<th>Woodland Heights Neighborhood</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Owner Occupied Units</td>
<td>14,549</td>
<td>559</td>
</tr>
<tr>
<td>Less than $25,000</td>
<td>2.81%</td>
<td>1.24%</td>
</tr>
<tr>
<td>$25,000-$49,999</td>
<td>10.53%</td>
<td>16.12%</td>
</tr>
<tr>
<td>$50,000-$74,999</td>
<td>18.65%</td>
<td>40.85%</td>
</tr>
<tr>
<td>$75,000-$99,999</td>
<td>20.00%</td>
<td>25.92%</td>
</tr>
<tr>
<td>$100,000-$149,999</td>
<td>28.35%</td>
<td>13.70%</td>
</tr>
<tr>
<td>$150,000-$199,999</td>
<td>8.94%</td>
<td>1.30%</td>
</tr>
<tr>
<td>$200,000-$299,999</td>
<td>6.79%</td>
<td>.87%</td>
</tr>
<tr>
<td>$300,000-$399,999</td>
<td>1.92%</td>
<td>.00%</td>
</tr>
<tr>
<td>$400,000-$499,999</td>
<td>.85%</td>
<td>.00%</td>
</tr>
<tr>
<td>$500,000 or more</td>
<td>1.15%</td>
<td>.00%</td>
</tr>
</tbody>
</table>

Source: Haas Center for Business Research and Economic Development

12
Section 2.5 Crime

The highest incidences of criminal activity in Woodland Heights fall within the Traffic Crash Reports/Citations Theft and Burglary categories (Table 10). Woodland Heights is consistent with the citywide pattern of crime in this regard. However, a relatively high share of the citywide occurrences of Robbery offenses (nearly 15% of citywide instances) occurs in the Woodland Heights neighborhood. The Pensacola Village Apartment Complex, accounts for a majority of Woodland’s share of these instances. A considerable number of narcotic related offenses occurred within the neighborhood during 2002.

<table>
<thead>
<tr>
<th>Category</th>
<th>City of Pensacola</th>
<th>Woodland Heights</th>
<th>Woodland Heights w/o Pensacola Village</th>
<th>Pensacola Village</th>
<th>Woodland Heights as % of City</th>
<th>Pensacola Village as % of Woodland</th>
</tr>
</thead>
<tbody>
<tr>
<td>Burglary Crimes</td>
<td>1,294</td>
<td>37</td>
<td>21</td>
<td>16</td>
<td>2.9%</td>
<td>43.2%</td>
</tr>
<tr>
<td>Robbery Crimes</td>
<td>101</td>
<td>15</td>
<td>7</td>
<td>8</td>
<td>14.9%</td>
<td>53.3%</td>
</tr>
<tr>
<td>Theft Crimes</td>
<td>1,367</td>
<td>59</td>
<td>42</td>
<td>17</td>
<td>4.3%</td>
<td>28.8%</td>
</tr>
<tr>
<td>Assault/Battery Crimes</td>
<td>653</td>
<td>47</td>
<td>15</td>
<td>32</td>
<td>7.2%</td>
<td>68%</td>
</tr>
<tr>
<td>Narcotic Related Offenses</td>
<td>541</td>
<td>54</td>
<td>38</td>
<td>16</td>
<td>10%</td>
<td>29.6%</td>
</tr>
<tr>
<td>Traffic Crash Reports/Traffic Citations</td>
<td>16,281</td>
<td>406</td>
<td>331</td>
<td>75</td>
<td>2.5%</td>
<td>18.5%</td>
</tr>
<tr>
<td>Other Violent Crimes</td>
<td>60</td>
<td>1</td>
<td>0</td>
<td>1</td>
<td>1.7%</td>
<td>100%</td>
</tr>
</tbody>
</table>

Source: City of Pensacola Police Department

**Burglary** - Any unlawful entry into, or remaining in, any building with the intent to commit a crime.

**Robbery** - Any unlawful or felonious intent to remove personal property with intent to deprive the rightful owner of it.

**Other Violent Crimes** - Include murder, forcible rape, forcible child molestation, attempted sexual battery.
Section 2.6 Zoning and Land Use

The prevailing zoning classification for the Woodland Heights Neighborhood (83% of the total land area) is residential as indicated by the yellow shading on Map 4: Neighborhood Zoning. This is comprised of five distinct residential sub-classifications: 151.5 acres or 42.3% zoned low density residential (R-1AAA), 119.4 acres or 33% zoned medium density residential (R-1AA) and 27 acres or 0.08% zoned high density residential (zero lot line (R-ZL), multiple-family (R-2A) or residential/office (R-2)). The R-2 and R-2A zones at the neighborhood’s edge allow for multi-family units (shown in brown on Map 4). Zoning along the neighborhood’s fringe area includes a range of classifications: office/site specific development (SSD), multi-family residential, commercial (C-1, C-2 and C-3) and industrial (M-1).

Map 4: NEIGHBORHOOD ZONING
CITY OF PENSACOLA, FLORIDA ZONING DISTRICTS

SINGLE FAMILY
R-1AAAAA Single family, Community residential homes, Schools, Libraries,
R-1AAAA Community centers, Churches, Home occupations, Municipally owned
R-1AAA parks & playgrounds

ONE & TWO FAMILY
R-1AA Duplex, Cemeteries
R-1A Conditional use Bed & Breakfast, Day care
R-1A Residential design manufactured homes

ZERO LOT LINE
R-ZL Single family attached maximum 4, Zero lot line, No Manufactured homes

MULTIPLE FAMILY can have private street
R-2A Multiple family attached, Manufactured home park & Manufactured homes,
Bed & Breakfast, Day Care

RESIDENTIAL/OFFICE
R-2 Private clubs & lodges, Boarding & lodging homes, Dormitories, Office,
Hospitals, Clinics (except animal), Nursing homes, Rest homes, Convalescent
homes, Social services homes/centers, tutoring, No Manufactured homes or
Personal Service

RESIDENTIAL NEIGHBORHOOD COMMERCIAL
R-NC No outside storage or work permitted. Manufactured homes, Retail food,
Drugstore, Package liquor, Personal service, Clothing & fabric, Home
furnishing, Hardware, Appliance, Specialty shop, Bank, Bakeries, Pawnshops
& secondhand, Floral, Health clubs, Spas, Exercise centers, Martial arts
studios, Laundromats & dry cleaners and there Pick-up stations, Restaurant,
Studio, Mortuary & funeral parlors, Appliance repair shops, Gasoline &
service stations, Toner Copy Shop

COMMERCIAL (RETAIL)
C-1 No outside storage or work permitted. Manufactured homes, Retail sales
service, Motels/hotels, Car wash, Movie theaters on drive-in, Open air sale of
trees & shrubs, Pet shops, Public parking lot & garages, Pest extermination
services, Animal hospitals & Veterinary clinics with fully enclosed kennels &
no outside runs, Wedding & Reception, Ink Printing Shop

DOWNTOWN RETAIL COMMERCIAL
C-2A No outside storage or repair work or Manufactured homes. Bars, New & used
car lots, Pool hall, Newspaper offices, Printing firms, Business school, Car
rental agencies & storage, Marinas, Amusement machine complex, No
Manufactured homes
COMMERCIAL (RETAIL)
C-2  No outside storage or repair work. Manufactured homes, Cabinet & upholstery shop, Electric motor repair & rebuilding, Mini-warehouses, Trade schools, Garages for repair & overhauling of cars, Bowling alley, Skating rink & other recreation or amusement places, Sign shop

RESIDENTIAL COMMERCIAL
R-C  No outside storage or repair work or Manufactured homes. Industrial laundries & dry cleaners, Retail lumber & Building material, Warehouse, Plumbing & electrical shops

COMMERCIAL (WHOLESALE & LIMITED INDUSTRY)
C-3  Outside storage or repair work is permitted. Manufactured homes, Outside kennels, Growing & wholesale or retail sales of trees, shrubs & plants, Bakeries wholesale, Ice cream factories & dairies, quick-freeze plants & frozen food lockers, Boat sales & repair, Outdoor theaters, Trailer sales, Mobile home sales, Truck sales & repair, Light metal fabrication & assembly, Contractors shops

LIGHT INDUSTRIAL
M-1  Residential only if one exists in block. Wholesale, Wood, Coal& fuel oil except butane & propane, Lumber, Building material, Furniture manufacture/repair, Assembly of electrical appliances & instruments, Welding & metal fabrication, Processing/packing/distribution, canning plants, Fertilizer storage/sales warehouses, Ice plants, Bottling plants, Stone yard or monument works, Manufacture of electrical signs, Drugs, Food products, Musical instruments, Toys, Pottery, Firearms, Boats, Farm tools, Aircraft, Automobiles, Industrial research laboratories, Community correctional centers

HEAVY INDUSTRIAL
M-2  Any use in M-1, any use reviewed by Planning board & City Council
The principle land use in the Woodland Heights neighborhood is single family residential as depicted on Map 5 (Neighborhood Land Use). This land use pattern coincides with the area’s zoning. Heavy commercial and industrial uses, with an increasing occurrence of office uses (particularly medical offices) are concentrated along North Davis Highway. Additional office uses occur along North 9th Avenue. The future land use element of the City of Pensacola Comprehensive Plan (Map 6) calls for the preservation of the residential character of the neighborhood.

**Map 5: EXISTING NEIGHBORHOOD LAND USE**
Map 6: WOODLAND HEIGHTS FUTURE LAND USE
● R-1AAA is a low-density residential district. This zone permits a maximum density of 4.8 units per acre, with a minimum lot size of 9,000 square feet and a 50 foot lot width requirement. The portion of the neighborhood north of Altamont Street, is classified R-1AAA.

● R-1AA is a medium density residential district established for the purpose of providing a mixture of one and two family dwellings with a maximum density of seventeen and four-tenths (17.4) dwelling units per acre. Minimum lot width is 40 ft, with a 5,000 square foot minimum lot area for single family. Minimum lot width is 60 ft, with a 7,500 square foot minimum lot area for duplex units.

● R-2A zone provides for multi-family residential development as a buffer between low and medium density developments, and commercial, industrial, and transportation arteries.
Pensacola Village

- R-2 is a residential/office designation. This zone is established to provide for a mixture of residential housing types and densities and office uses.

State Farm Insurance Office

- SSD, the Site Specific Development zoning district allowed zoning requirements to be tailored to the needs of a planned unit development prior to 1990. This zoning is no longer permitted within the City of Pensacola. However, sites within the Woodland Heights neighborhood already zoned under this designation may be modified pursuant to the Land Development Code.

Spinal Rehab Offices
- C-1 is a retail commercial zoning district intended to provide for supplying certain types of neighborhood convenience shopping. Within the district, residential, office and commercial uses are allowed within the same structure.

*Surgery Center*

- C-2 allows for major areas of regional or community oriented business uses, with the exception of those requiring outside storage or repair work.

*Citgo Service Station*

- C-3 is a commercial zone that permits wholesale used and limited industry. Outdoor storage is permitted.

*Ceramic Tile Depot*
- M-1 zoning district permits wholesale and light industrial uses. Permissible activities in this zone include manufacturing, warehousing and distribution. This zone was established to accommodate industries that require large tracts of land or employ large numbers of workers.

Section 2.7 Recreational and Institutional Facilities

Two neighborhood parks serve the Woodland Heights Neighborhood: Highland Terrace Park, which offers basketball courts and Woodland Heights Park which provides play equipment for young children, picnic tables and a walking trail. A third facility, Calloway Park, is owned by the CSX Railroad. This private facility is dilapidated, difficult to access and generally unavailable for public use. The neighborhood association is working with the City’s Parks and Recreation Department, other City departments and the Pensacola Village Task Force to develop unutilized CSX Railroad property as an athletic field.
Woodland Heights Park

Highland Park

Calloway Park
City of Pensacola Fire station #2 is located on the Neighborhood’s western border at Davis Highway.

Fire Station No. 2

Woodland Heights is home to several area churches and faith based pre-school and educational facilities. While no public schools are located within the immediate neighborhood boundaries, neighborhood residents are served by O.J. Semmes Elementary, Ferry Pass Middle School and Washington High School.

Bethel A.M.E. Church  Bethlehem United Baptist Church
Section 2.8 Neighborhood Infrastructure

Stormwater

Stormwater management is a priority for the City of Pensacola. Woodland Heights, like many of Pensacola’s neighborhoods, was developed before stormwater runoff was recognized as a major problem. As a part of the citywide stormwater clean up effort, the Woodland Heights neighborhood has been slated to have several stormwater treatment devices installed along its rights of way. Several neighborhood streets and intersections have been identified as prone to standing water during periods of heavy rain. This is a minor and common occurrence for many City neighborhoods.

Map 8: PROPOSED ASH DRIVE STORMWATER IMPROVEMENTS

Definitions

1. Three (3)-Year Storm: A weather event with an intensity that statistically occurs only once every three years. For Pensacola, a 3-year event averages 7.5 inches of rainfall within a 24-hour period.

2. Baffle Box: A stormwater treatment device, buried underground, that is used to separate suspended solids from liquids before discharge into a receiving body of water.
3. Bay Saver: A stormwater treatment device, buried underground, that is used to separate suspended solids from liquids before discharge into a receiving body of water.

**Traffic Control**

Woodland Heights is often used as a cut through area for traffic crossing between Davis Highway and North 9th Avenue. The minimal number of stop signs and traffic lights on the neighborhood’s interior often permits vehicles to travel through the area at excessive rates of speed.

The City of Pensacola’s Traffic Engineer conducted a traffic study of the area in April and May of 2002 at the locations listed below. An automated data collection device was utilized for collection purposes. The following data was collected:

1. 48-hour traffic counts for Royce, Chadwick, Wynnhurst, Berkley, Woodland and Fairfax.
2. 48-hour speed studies for the above streets
3. Survey of existing street lights
4. Survey of existing traffic signs
5. Accident review for last two years

Following is a summary of the volume and speed data:

<table>
<thead>
<tr>
<th>Street</th>
<th>85% Speed*</th>
<th>48 Hour Volume**</th>
<th>Hourly Volume***</th>
</tr>
</thead>
<tbody>
<tr>
<td>Royce Street</td>
<td>40 mph</td>
<td>1,500 vehicles</td>
<td>31 vph</td>
</tr>
<tr>
<td>Chadwick Drive</td>
<td>34 mph</td>
<td>600 vehicles</td>
<td>13 vph</td>
</tr>
<tr>
<td>Wynnhurst Drive</td>
<td>38 mph</td>
<td>490 vehicles</td>
<td>10 vph</td>
</tr>
<tr>
<td>Berkley Drive</td>
<td>31 mph</td>
<td>350 vehicles</td>
<td>7 vph</td>
</tr>
<tr>
<td>Woodland Drive</td>
<td>31 mph</td>
<td>960 vehicles</td>
<td>20 vph</td>
</tr>
<tr>
<td>Fairfax Drive</td>
<td>35 mph</td>
<td>1,280 vehicles</td>
<td>27 vph</td>
</tr>
</tbody>
</table>

* 85% Speed means that 85% of the vehicles were traveling at the listed speed or lower. This is an industry standard when determining traffic patterns. The posted speed limit on all streets surveyed is 30 mph.

** 48 Hour Volume is the number of vehicles that crossed the data collection point and were registered during the two-day test period.

*** Hourly Volume is the number of vehicles that crossed the data collection point divided by 48 hours to determine the number of vehicles per hour (vph).

A review of the accident data available from the Pensacola Police Department shows a total of eleven vehicular accidents in the previous 24 months. All accidents were of a minor nature, mostly fender benders.
Based on the results of the traffic study, eleven traffic control changes were warranted in the neighborhood (see map 9):

- New STOP sign on Hewitt at Skyline
- New STOP sign on Ditmar at Skyline
- New STOP sign on Kenneth at Boxwood
- New STOP sign on Boxwood at Berkley
- New STOP sign on Ash at Acacia
- New STOP sign on Gentian at Acacia
- New STOP on Fairfax at Acacia
- New STOP on Gentian at Woodland
- Replace YIELD signs on Berkley at Woodland with STOP signs
- New STOP sign on Berkley at Fairfax
- Replace YIELD signs on Fairfax at Woodland with STOP signs

Map 9: New Stop Sign Locations
Section 2.9 Neighborhood Redevelopment

The portion of the Woodland Heights neighborhood south of Woodland Drive is located within both the Pensacola Community Development Block Grant (CDBG) eligible area and the Pensacola Enterprise Zone (EZ). Additionally, the commercially zoned properties on the neighborhood’s western border are included in the designated Midtown Brownfield Redevelopment Area (MBRA). These designations give eligible businesses and property owners access to a number of redevelopment programs and incentives to encourage private investment in the neighborhood.

- **Enterprise Zone** incentives include: Business tax credits; sales tax rebate; commercial façade grants; forgivable matching commercial façade loans and Economic Development Ad Valorem Tax Exemption.

- **CDBG area** incentives include: Substantial Residential Rehabilitation Program; SHIP Homeowner Assistance Program and World Changers Repair Program.

- **Brownfield Incentives** include: bonus job creation tax credits; Brownfield Assessment Grants and Brownfield Clean-up Grants.

Map 10: NEIGHBORHOOD REDEVELOPMENT AREAS
Section 3
Neighborhood Participation Plan

The residents of Woodland Heights were introduced to the concept of the neighborhood planning process at the association meeting held on January 24, 2002. The residents were notified that they were selected and a presentation was given that highlighted the process. The residents were then charged with selecting a “kick-off” date to officially start the process. That date was Saturday, February 23, 2002. The event was held at the Woodland Heights Park from 10 a.m. to 2 p.m. on the 23rd. Residents had an opportunity to complete surveys that were designed to gather information on their issues and concerns for the area. The surveys were open-ended in design and the originals are available for review in the Department of Community Development offices. Some 40 surveys were returned. Approximately 50-60 residents participated during the day.

Working Sessions were held on the following Dates:

- February 25, 2002
- March 25, 2002
- April 4, 2002
- May 30, 2002
- July 25, 2002
- August 26, 2002
- March 22, 2004

The plan was endorsed by the neighborhood at its meeting on April 26, 2004.

Based on the responses from the survey and feedback during the working sessions, the issues were divided into three main areas: Infrastructure; Housing, Land Use & Historic Preservation; and Parks, Recreation & Public Safety. In addition to the three issues committees, a Steering Committee was also formed to oversee the planning process and to write the history of the neighborhood. These four committees met regularly to develop the goals, objectives and action plan for each area. The residents confirmed and clarified several issues and continued to reprioritize the various items. Specific areas of discussion centered on street lighting, speeding, stormwater and neighborhood/home aesthetics. Special guests attended several meetings. Representatives of Baskerville-Donovan, the Project Management firm working on City stormwater issues and representatives of the City’s Public Works Department, attended to review the planned Stormwater projects (see Map 6). Public works staff attended a session and reviewed flooding, stormwater, traffic and street lighting issues, which have been identified by residents as major concern.

Other major topics of discussion included upgrading the infrastructure at the neighborhood parks, creating a neighborhood watch, addressing littering/neighborhood appearance and crime. The youth problems were attributed to a lack of structured after-school and summer activities that lead to this type of behavior. The desire for a community center, not only to provide youth activities, but senior services was discussed. An overall sentiment that seniors would rather stay
close to home for such services was evident. In regards to upgrading the park facilities, residents felt that better overall lighting was needed, working water fountains, electrical connections for events and a walking surface that was more cushioned for seniors utilizing the paths for exercise. The desire for a walking path in Highlands Park was expressed. As had been expressed previously, the residents desire acquisition of Calloway Park to ensure that space remains open to the public. The discussion focused on the need for organized youth after-school and sports activities, specifically for youth under 16 and females. Residents also identified the need for senior services focused on a congregate feeding location in the neighborhood, basic recreation for “active” seniors and socialization activities (arts and crafts, gardening, etc.). Regardless of the location, transportation to and from such facilities will be an issue for both groups, but more so for the seniors.
Section 4
Issues and Goals

Section 4.1 Neighborhood Vision

A neighborhood of responsible residents working together to improve the quality of life in Woodland Heights.

Section 4.2 Base Survey

As part of the Neighborhood Participation Plan, surveys were conducted at various times during the process as new participants joined the group. Survey results, of the responses received, are provided below.

The following strengths were identified in the resident survey:

<table>
<thead>
<tr>
<th>Strength</th>
<th>Strength</th>
</tr>
</thead>
<tbody>
<tr>
<td>The neighborhood park</td>
<td>Good place to raise kids</td>
</tr>
<tr>
<td>Quiet</td>
<td>Close to shopping</td>
</tr>
<tr>
<td>Trees</td>
<td>Neighbors</td>
</tr>
<tr>
<td>Low crime</td>
<td>Good business neighbors</td>
</tr>
<tr>
<td>Walking track in park</td>
<td>Close to highway</td>
</tr>
<tr>
<td>Close to churches</td>
<td>Friendliness</td>
</tr>
<tr>
<td>Neighborhood fire station</td>
<td>Proximity to PJC tennis courts</td>
</tr>
<tr>
<td>Convenience</td>
<td>Pleasant environment</td>
</tr>
<tr>
<td>Near hospitals</td>
<td>Family oriented</td>
</tr>
<tr>
<td>Sidewalks</td>
<td>Active neighborhood association</td>
</tr>
</tbody>
</table>

The following issues/challenges were identified via the community survey:

<table>
<thead>
<tr>
<th>Issue/Challenge</th>
<th>Issue/Challenge</th>
</tr>
</thead>
<tbody>
<tr>
<td>Neighbor-to-neighbor relations</td>
<td>Respect of elderly</td>
</tr>
<tr>
<td>Welcoming of new residents</td>
<td>Assisting elderly/disabled with upkeep</td>
</tr>
<tr>
<td>Assist elderly with food</td>
<td>More resident participation</td>
</tr>
<tr>
<td>More neighborhood activities</td>
<td>Pick-up of large trash</td>
</tr>
<tr>
<td>Community service</td>
<td>Respect for other’s property</td>
</tr>
<tr>
<td>Disrespect for authority</td>
<td>Speeding on Royce Drive</td>
</tr>
<tr>
<td>Street lighting</td>
<td>Stormwater/flooding on Fairfax</td>
</tr>
<tr>
<td>Speed bumps</td>
<td>9th Avenue access and egress</td>
</tr>
<tr>
<td>Speeding in general</td>
<td>Stormwater in general</td>
</tr>
<tr>
<td>Sewage</td>
<td>More sidewalks</td>
</tr>
<tr>
<td>Street cleaning schedule</td>
<td>Environmental issues (water)</td>
</tr>
<tr>
<td>Toxic waste</td>
<td>Environmental testing</td>
</tr>
<tr>
<td>Upgrading housing</td>
<td>Cleaning old buildings</td>
</tr>
<tr>
<td>Vacant lot maintenance</td>
<td>Encourage businesses to continue upkeep</td>
</tr>
</tbody>
</table>
Section 4.3 Priority Ranking

The following issues were ranked by the residents as the highest priority for each of the issue areas:

- **Infrastructure:**
  1. Street lighting throughout the neighborhood
  2. Speeding in the neighborhood
  3. Stormwater
  4. Zoning/code enforcement

- **Housing, Land Use and Neighborhood Preservation:**
  1. Overall upgrade of the homes (redevelopment of vacant/dilapidated houses);
  2. Improve overall appearance
  3. Property upkeep (yard maintenance, landscaping, beautification)
  4. Maintenance of common areas/parks
  5. Land use (redevelopment and preservation of residential)
  6. Home ownership assistance program for Pensacola Village residents to become homebuyers in Woodland Heights
  7. Neighborhood entrance signage
  8. No cell towers

- **Parks, Recreation and Public Safety:**
  1. Activities/facility for neighborhood youth
  2. Eliminate drug activity
  3. Acquisition of new park space
  4. Activities, park accessibility and usability for seniors
  5. Speeding in the neighborhood
Section 4.4 Goals

The following overall goals were established by the residents of Woodland Heights.

- **Infrastructure**
  1. Improve neighborhood safety
  2. Protect people and property

- **Housing, Land Use and Neighborhood Preservation**
  1. Improve the overall appearance of the neighborhood
  2. Preserve the residential nature of the neighborhood
  3. Assist interested persons/families with purchasing a home in Woodland Heights

- **Parks, Recreation and Public Safety**
  1. Develop after-school and summer youth programs to be provided in the neighborhood
  2. Improve neighborhood safety
  3. Develop senior programs to be provided in the neighborhood
  4. Acquire additional park/community center space
Section 5
Action Plan

Introduction

This action plan contains a series of goals, strategies and actions aimed at protecting, preserving and revitalizing the Woodland Heights neighborhood in accord with the neighborhood’s vision (see Section 4.1). Revitalization of Pensacola’s older urban core neighborhoods has been the focus of several plans adopted by City Council. The recommendations of this action plan for the Woodland Heights Neighborhood draw from the goals, objectives and strategies outlined in other plans as they relate to priority issues identified by the Woodland Heights neighborhood residents and property owners. These plans include:

- Pensacola Comprehensive Plan (Comp Plan), adopted by the Pensacola City Council on October 4, 1990, -- the blueprint for the future growth, development and redevelopment of the entire City of Pensacola.

- Enterprise Zone Strategic Plan (EZSP), adopted by City Council on December 19, 2002, -- a holistic plan for economic development and all aspects of revitalization in the 5 square mile Enterprise Zone area.

This action plan conforms to the Comprehensive Plan and other approved plans.

This action plan contains 4 goals related to neighborhood aesthetics, neighborhood infrastructure, housing and neighborhood development and neighborhood public safety. Each goal contains a series of strategies and action items designed to achieve the related goal. Action items generally fall into three categories: 1) things that the neighborhood can do itself; 2) things that the City can do that will not require direct monetary assistance; and 3) things that will require financial resources. The action plan contains funding strategies and implementation timelines as well as identifying roles and responsibilities for specific action steps.

Implementation of projects identified in this action plan will be carried out as funding becomes available. However, funding decisions will be made taking into account the overall needs and requirements of all neighborhoods in the City as well as other City budget priorities. The action plan will assist City staff and City Council with prioritization of city projects in the budget development process. Eligible projects identified in this plan may be given priority in the Pensacola Community Initiatives Partnership Grant Program (PCIP) and will be eligible for PCIP grants outside of the normal funding cycles. The Local Option Sales Tax (LOST) is also identified as a potential funding source. These funds will be available provided the sales tax is extended beyond 2007. Projects identified in this action plan may be included on a proposed project list for consideration in a future referendum to extend the LOST beyond 2007.

All funding and program requirements for the eligible usage of CDBG, SHIP and HOME funds must be met prior to expenditure of funds for any items identified in this action plan, including but not limited to funding activity eligibility, cap limitations, federal regulations, national objectives and income requirements. Project activity funding is subject to consistency with the
approved Escambia Consortium Consolidated Five Year Plan and SHIP Housing Assistance Three Year Plan, program requirements and funding availability. Any change in the U. S. Department of Housing and Urban Development (HUD) regulations or CPD Notice, or State of Florida State Housing Initiative Program (SHIP) administrative rule requirements will supersede any section or part contained herein, as applicable. The portion of the neighborhood north of Woodland Heights is currently ineligible for CDBG, SHIP and HOME funds.

The action plan was reviewed by a team of city staff members representing the various City Departments charged with implementing specific actions. Each action was reviewed to determine feasibility and to identify potential funding sources, coordination issues, staff resources, scheduling and similar implementation measures.

List of Acronyms

- CDBG  Community Development Block Grant
- EZSP  Enterprise Zone Strategic Plan
- LOGT  Local Option Gas Tax
- LOST  Local Option Sales Tax
- PCIP  Pensacola Community Initiatives Partnership
- STEP  Sanitation and Trash Elimination Program
- SHIP  State Housing Initiatives Partnership Program
- HOME  Home Investment Partnership Program
Section 5.1 Neighborhood Aesthetics

Goal: Enhance the general appearance of the Woodland Heights Neighborhood and preserve the residential neighborhood character.

(a) Strategy: Improve the appearance of neighborhood public spaces and common areas (See EZSP Section 5.1.1(a) and Pensacola Comprehensive Plan Chapter 1 Objective 1.2).

(1) Action: Develop a maintenance program for common areas and parks. (See EZSP Section 5.4.1(b) (1) and Comp Plan Chapter 2 Policy 1.3.1).

Who: Public Works Department; Engineering Department; Community Development Department; Parks and Recreation Department;

When: 2-5 years.

Cost Estimate: $3,700/ year

Possible Resources: LOST funds; PCIP grant funds; City Tree Fund.

(2) Action: Identify locations for and construct neighborhood entrance signs at the main entries into Woodland Heights. (See Comp Plan Chapter 2 Policy 1.3.1).

Who: Woodland Heights Neighborhood Association; Community Development Department.

When: 1-2 years

Cost Estimate: $20,000

Possible Resources: Staff time; PCIP grant funds.

(b) Strategy: Improve neighborhood appearance through proactive property maintenance. (See EZSP Section 5.1.1(b)).

(1) Action: Encourage neighborhood residents to organize and participate in community clean-up events. (See EZSP Section 5.1.1(b) (1)).

Who: Woodland Heights Neighborhood Association; Sanitation Services & Fleet Management Department; Clean and Green; Community Development Department.

When: Ongoing.

Cost Estimate: $550 per year.

Possible Resources: Staff time; Sanitation Services & Fleet Management Department Neighborhood Clean-up Program; STEP.

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1 Source: Parks and Recreation Department
(2) Action: Provide increased and proactive code enforcement. (EZSP Section 5.1.1(b) (2) and Comp Plan Chapter 5 Policy 1.2.2).

Who: Sanitation Services & Fleet Management Department; Community Development Department; Woodland Heights Neighborhood Association.
When: 1-2 years.
Cost Estimate: N/A.
Possible Resources: Staff time; code enforcement staff.

(3) Action: Establish Community Code Enforcement Program in Neighborhood.

Who: Sanitation Services & Fleet Management Department; Woodland Heights Neighborhood Association.
When: 1-2 years.
Cost Estimate: N/A.
Possible Resources: Staff time. CDBG funds limited to the areas that are low/moderate income.

(c) Strategy: Preserve and enhance the residential character of the neighborhood (See Comp Plan Chapter 5, Policy 1.3.4).

(1) Action: Review and revise land development regulations to ensure that zoning supports residential and compatible non-residential uses only.

Who: Community Development Department; Woodland Heights Neighborhood Association; Planning Board.
When: 1-2 years.
Cost Estimate: N/A.
Possible Resources: Staff time.

(2) Action: Develop design standards to preserve the characteristic neighborhood architecture and style for new construction or renovations. (See also 5.3(a) (4)).

Who: Woodland Heights Neighborhood Association; Community Development Department
When: 1-2 years.
Cost Estimate: N/A.
Possible Resources: Staff time.

(d) Strategy: Encourage maintenance and repair or renovation of existing commercial structures located within the designated City of Pensacola Enterprise Zone.

(1) Action: Promote utilization of matching grant program for facade improvements, Enterprise Zone and tax abatement incentives for other property improvements. (See: EZSP Section 5.1.1 (d) (1)).
Who: Community Development Department; Housing Department; Woodland Heights Neighborhood Association; Sanitation Services & Fleet Management Department.

When: Ongoing.

Cost Estimate: $260,000

Possible Resources: Staff time; Enterprise Zone incentives; Commercial Façade grant program; Economic Development Ad Valorem Tax Abatement program.

Section 5.2 Neighborhood Infrastructure

Goal: Improve public infrastructure to encourage preservation of the Woodland Heights Neighborhood.

(a) Strategy: Provide safe and efficient pedestrian facilities to enhance neighborhood access and connectivity. (See EZSP Section 5.4.1(c); Comp Plan Chapter 2 Policy 1.4.1).

(1) Action: Review the location and condition of sidewalks within the Woodland Heights Neighborhood and construct/reconstruct/repair sidewalks as necessary under the City’s sidewalk programs. (See EZSP Section 5.4.1(c) (1)).

Who: Community Development Department; Public Works Department; Housing Department; Engineering Department; Florida Department of Transportation.

When: 2-10 years.

Cost Estimate: $100,000

Possible Resources: LOST funds; CDBG funds limited to reconstruction or new construction in eligible low/moderate income areas; Emergency Sidewalk Repair program; PCIP grant funds.

(b) Strategy: Address stormwater quality management issues in Woodland Heights.

(1) Action: Complete the Ash Drive stormwater treatment project.

Who: Public Works Department; Engineering Department.

When: In progress.

Cost Estimate: $700,000

Possible Resources: Stormwater Utility Fee Fund; LOST.

(2) Action: Evaluate neighborhood areas identified as prone to standing water for possible correction.

Who: Woodland Heights Neighborhood Association; Community Development Department; Public Works Department; Engineering Department.

When: 1-2 years.
Cost Estimate: $2,300\textsuperscript{2}
Possible Resources: Stormwater Utility Fee Fund; LOST.

(c) Strategy: Examine possible acquisition of additional park and community center space.

(1) Action: Explore acquisition of Calloway Park from CSX to guarantee future use as a park.

Who: Woodland Heights Neighborhood Association; Parks and Recreation Department, Community Development Department, Pensacola Village Task Force.
When: In progress.
Cost Estimate: $100,000.\textsuperscript{3}
Possible Resources: LOST.

(2) Action: Assess the feasibility of developing a community center utilizing existing park space in Woodland Heights.

Who: Woodland Heights Neighborhood Association; Parks and Recreation Department; Community Development Department.
When: 2-5 years.
Cost Estimate: $1,000,000.\textsuperscript{4}
Possible Resources: LOST.

(d) Strategy: Upgrade existing park facilities to enhance usefulness to neighborhood seniors and youth.

(1) Action: Construct additional basketball courts at Highland Park.

Who: Parks and Recreation Department.
When: 2-5 years.
Cost Estimate: $7,500\textsuperscript{5}
Possible Resources: LOST, PCIP.

(2) Action: Resurface existing concrete walking paths in Woodland Heights Park with soft surface material.

Who: Parks and Recreation Department; Public Works Department; Engineering Department.
When: 2-5 years.
Cost Estimate: $46,300\textsuperscript{6}
Possible Resources: LOST, PCIP.

\textsuperscript{2} Source: Public Works Department
\textsuperscript{3} Source: Parks and Recreation Department
\textsuperscript{4} Source: Parks and Recreation Department
\textsuperscript{5} Source: Parks and Recreation Department
\textsuperscript{6} Source: Parks and Recreation Department
(3) Action: Review and update current neighborhood park accessibility, equipment and materials to enhance usefulness for seniors.

Who: Parks and Recreation Department; Woodland Heights Neighborhood Association.
When: 1-2 years.
Cost Estimate: $25,000.\(^7\)
Possible Resources: LOST, PCIP.

(4) Action: Ensure drinking fountains in neighborhood park facilities are operational.

Who: Parks and Recreation Department.
When: Within 1 year and on-going.
Cost Estimate: N/A.\(^8\)
Possible Resources: Staff time.

(5) Action: Increase lighting within neighborhood parks.

Who: Parks and Recreation Department; Public Works Department; Engineering Department.
When: 1-2 years.
Cost Estimate: $10,000\(^9\)
Possible Resources: LOST, PCIP.

(6) Action: Install additional landscaping for all area parks.

Who: Parks and Recreation Department.
When: 2-5 years.
Cost Estimate: $10,000\(^10\)
Possible Resources: PCIP; Tree Fund

(7) Action: Explore the feasibility of installing electrical outlets for community use in neighborhood parks.

Who: Parks and Recreation Department; Public Works Department; Engineering Department.
When: 1-2 years
Cost Estimate: $4,000\(^11\)
Possible Resources: LOST, PCIP.

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\(^7\) Source: Parks and Recreation Department
\(^8\) Source: Parks and Recreation Department
\(^9\) Source: Parks and Recreation Department
\(^10\) Source: Parks and Recreation Department
\(^11\) Source: Parks and Recreation Department
Section 5.3 Housing and Neighborhood Development

Goal: Enhance housing opportunities in the Woodland Heights Neighborhood.

(a) Strategy: Preserve and enhance the residential character of the neighborhood (See Comp Plan Chapter 5, Policy 1.3.4).

(1) Action: Review and revise land development regulations to ensure that zoning supports residential and compatible non-residential uses only and to eliminate industrial zoning within the neighborhood.

Who: Community Development Department; Woodland Heights Neighborhood Association; Planning Board.
When: 1-2 years.
Cost Estimate: N/A.
Possible Resources: Staff time.

(2) Action: Review and revise development regulations to ensure that neighborhood zoning prevents cell towers from encroaching into the neighborhood.

Who: Community Development Department; Woodland Heights Neighborhood Association; Planning Board.
When: 1-2 years.
Cost Estimate: N/A.
Possible Resources: Staff time.

(3) Action. Develop design standards to preserve the characteristic neighborhood architecture and style for new construction or renovations. (See also 5.1(c) (2)).

Who: Woodland Heights Neighborhood Association; Community Development Department
When: 1-2 years.
Cost Estimate: N/A.
Possible Resources: Staff time.

(b) Strategy: Assist with the overall upgrade of homes in Woodland Heights. (See EZSP Section 5.5.1(b) and Comp Plan Chapter 5, Policy 1.2.2).

(1) Action. Educate owners of properties within the eligible portions of Woodland Heights about available City housing programs including CDBG, SHIP, World Changers and Enterprise Zone incentives available to residents (See EZSP Section 5.5.1.(f) (2)).

Who: Housing Department; Community Development Department; Woodland Heights Neighborhood Association.
When: 1-2 years and ongoing.
Cost Estimate: N/A.
Possible Resources: Staff time.
(2) Action: Utilize information collected from the *City of Pensacola Property Condition Survey* to identify structures in need of renovation and target recommendations for repair under City Homeowner Rehabilitation and Repair Assistance Programs (See EZSP Section 5.5.1(b)(1)).

Who: Housing Department; Community Development Department.
When: 2-10 years.
Cost Estimate: $841,500
Possible Resources: Staff time; SHIP Homeowner Repair Program; CDBG funds; Enterprise Zone incentives.

(3) Action: Develop a neighborhood handbook identifying neighborhood property maintenance standards and goals.

Who: Woodland Neighborhood Association; Community Development Department; Sanitation Services & Fleet Management Department.
When: NA
Cost Estimate: $600
Possible Resources: Staff time; PCIP grant funds.

(4) Action: Include property maintenance tips, standards, and dos and don’ts in the neighborhood newsletter.

Who: Woodland Heights Neighborhood Association; Community Development Department; Sanitation Services & Fleet Management Department.
When: 1-2 years.
Cost Estimate: $42 per issue
Possible Resources: Staff time, neighborhood volunteers, neighborhood resources.

(5) Action: Establish a recognition program for most improved or best maintained block.

Who: Woodland Heights Neighborhood Association; Clean and Green; Community Development Department.
When: 2-5 years.
Cost Estimate: N/A.
Possible Resources: Staff time; neighborhood volunteers

(7) Action: Identify housing units in need of new roofing and minor cosmetic upgrades (i.e. painting) for participation in volunteer programs. (See EZSP Section 5.5.1(b)(2)).

Who: Housing Department; Community Development Department; Escambia County Neighborhood Enterprise Foundation; faith based organizations; Woodland Heights Neighborhood Association.

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12 Based on $33,000 program maximum per unit for 8 units identified as deteriorated and $7,500 program maximum per unit for 77 units identified as slightly deteriorated by City of Pensacola Property Conditions Survey.
When: 2-5 years.
Cost Estimate: $4500 per unit\textsuperscript{13}
Possible Resources: Staff time; SHIP funds if homeowner meets income eligibility requirements.

(c) Strategy: Increase homeownership opportunities.

(1) Action: Provide financial incentives for development of compatible infill housing on sites identified for new construction and for purchase assistance to first time homebuyers. (see EZSP Section 5.5.1(a) (1) and 5.1.1(a) (4)) and Comp Plan Chapter 5 Policy 1.1.4 and Policy 1.1.6).

Who: Housing Department; Community Development Department.
When: Ongoing.
Cost Estimate: $255,000\textsuperscript{14}
$7,500 per buyer\textsuperscript{15}
Possible Resources: Staff time; SHIP funds; State and County Mortgage Bond programs; Enterprise Zone incentives.

(2) Action: Work with local housing agencies to assist interested persons/families, including qualified residents of Pensacola Village, with purchasing a home in Woodland Heights (Comp Plan Chapter 5 Policy 1.5.1).

Who: Woodland Heights Neighborhood Improvement Association; Housing Department; Community Development Department.
When: 2-10 years and ongoing.
Cost Estimate: N/A.
Possible Resources: Staff time.

Section 5.4 Neighborhood Public Safety

Goal: Create a neighborhood that is safe and secure for residents and businesses.

(a) Strategy: Improve the street lighting throughout the neighborhood.

(1) Action: Conduct a detailed lighting survey showing the placement of all street lights; identify burn-outs, obstructions, tree trimming opportunities and locations for new lighting where deficiencies exist; upgrade existing street lighting to current City standards. (See EZSP 5.4.1(c) (2)).

\textsuperscript{13} Based on the average cost $4500 to repair unit under the Pensacola World Changers program.
\textsuperscript{14} Based on $15,000 maximum possible soft second for new construction for a total of 17 vacant lots.
\textsuperscript{15} Based on maximum available down payment assistance.
Who: Woodland Heights Neighborhood Association; Public Works Department; Engineering Department; Housing Department; Parks & Recreation Department; Community Development Department; Gulf Power Company.

When: 2-5 years.

Cost Estimate: $4,200 capital cost; $1,600 per year

Possible Resources: Staff time; CDBG funds for the purchase of streetlights in income eligible residential areas.

(b) **Strategy:** Decrease speeding on the neighborhood streets where speeding problems have been identified.

(1) Action: Complete traffic counts and document speeds on Woodland Drive, Fairfax Drive, Berkley Drive, Royce Street, Chadwick Drive, and Wynnhurst Drive.

Who: Woodland Heights Neighborhood Association; Police Department; and Public Works.

When: Completed.

Cost Estimate: N/A

Possible Resources: Staff time.

(2) Action: Install stop or yield signs at all unsigned neighborhood intersections.

Who: Public Works Department.

When: Complete.

Cost Estimate: $2,900.

Possible Resources: Staff time, general revenue.

(3) Action: Examine increased Police Department enforcement of speed limits and/or alternative speed reduction methods in Woodland Heights.

Who: Woodland Heights Neighborhood Improvement Association; Pensacola Police Department.

When: 1-2 years.

Cost Estimate: NA

Possible Resources: Staff time.

(c) **Strategy:** Protect people and property in Woodland Heights

(1) Action: Coordinate efforts to increase safety with the Neighborhood Policing Division (See EZSP 5.2.1.a.1)).

Who: Police Department; Woodland Heights Neighborhood Association; Community Development Department.

When: 1-2 years.

Cost Estimate: NA

16 Source: Public Works Department
Possible Resources: Staff time

(2) Action: Establish a Neighborhood Watch and/or Worship Watch to assist Police Department law enforcement efforts. (See EZSP Section 5.2.1(b) (3)).

Who: Woodland Heights Neighborhood Association; Police Department; Community Development Department.
When: 1-2 years.
Cost Estimate: N/A.
Possible Resources: Staff time.

(3) Action: Encourage the use of environmental design, environmental security and defensible space principles and practices, such as Crime Prevention through Environmental Design (CPTED) for businesses starting, relocating or expanding in the Neighborhood. (See EZSP Section 5.2.1(b) (5)).

Who: Police Department; Woodland Heights Neighborhood Association; Parks & Recreation Department; Community Development Department.
When: 2-5 years.
Cost Estimate: N/A.
Possible Resources: Staff time.


(1) Action: Conduct fire safety audits of neighborhood homes.

Who: Pensacola Fire Department.
When: 1-2 years and ongoing.
Cost Estimate: N/A.
Possible Resources: Staff time.

(2) Action: Educate neighborhood property owners and residents on fire safety measures and devices.

Who: Pensacola Fire Department; Woodland Heights Neighborhood Association;
When: 1-2 years and ongoing.
Cost Estimate: N/A.
Possible Resources: Staff time.

(e) Strategy: Eliminate illegal drug activity (See EZSP 5.2.1).

(1) Action: Identify drug houses and areas of drug activity and report those locations to police.

Who: Woodland Heights Neighborhood Association; Police Department.
When: 1-2 years and ongoing.
Cost Estimate: N/A.
Possible Resources: Staff time.

(2) Action: Encourage use of enhanced sentencing law for crimes committed within 500 feet of a church, school or recreational facility.

Who: Police Department; Woodland Heights Neighborhood Association; Community Development Department; State Attorney’s Office.

When: 1-2 years and ongoing.

Cost Estimate: N/A.

Possible Resources: Staff time.

(3) Action: Initiate a court watch program with assistance from victims, community groups, neighborhood groups and businesses. (See EZSP Section 5.2.1(a) (5)).

Who: Police Department; Eastside Improvement Association; Community Development Department.

When: 2-5 years.

Cost Estimate: N/A.

Possible Resources: Staff time.

(f) Strategy: Develop senior programs to be provided in the neighborhood.

(1) Action: Review transportation options to existing senior programs.


When: 1-2 years.

Cost Estimate: N/A.

Possible Resources: Staff time; Volunteers

(2) Action: Explore options for senior feeding program in the neighborhood.

Who: Woodland Heights Neighborhood Association; Council On the Aging.

When: 2-5 years.

Cost Estimate: N/A.

Possible Resources: Volunteers.

(g) Strategy: Provide activities for area youth to reduce youth crime (See EZSP 5.2.1).

(1) Action: Develop youth sports and programs focused on neighborhood youth.

Who: Woodland Heights Neighborhood Association; Parks and Recreation Department; Police Department;

When: 2-5 years.

Cost Estimate: $20,000/year.

Possible Resources: Staff time; General Revenue, outside grants as available.

(2) Action: Develop organized summer program for neighborhood youth.
(3) Action: Develop a youth education program for neighborhood youth.

Who: Woodland Heights Neighborhood Association
When: 2-5 years.
Cost Estimate: $10,000.
Possible Resources: Staff time, volunteers, corporate donations, outside grants.