

**COMMUNITY REDEVELOPMENT AGENCY
BOARD OF DIRECTORS
SPECIAL MEETING**

**JANUARY 4, 2010
MONDAY, 6:30 P.M.
COUNCIL CHAMBERS**

**THIS SPECIAL MEETING OF THE COMMUNITY REDEVELOPMENT
AGENCY - BOARD OF DIRECTORS - WILL CONVENE AT THE
CONCLUSION OF THE REGULAR CITY COUNCIL MEETING**

ACTION AGENDA ITEMS:

- A. Discussion and Action Regarding Payment of Invoice to Land Design Innovations, Inc for \$8,584.44.
- B. Discussion and Action Regarding US 98 Streetscape-SB 1446 FDOT Landscape Grant.

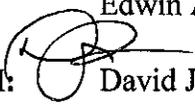
If any person decides to appeal any decisions made with respect to any matter considered at this meeting or public hearing, such person may need to insure that a verbatim record of the proceedings is made, which record includes the testimony and any evidence upon which the appeal is to be based.

The public is invited to comment on matters before the City Council upon seeking and receiving recognition from the Chair.



City of Gulf Breeze

MEMORANDUM

TO: Edwin A. Eddy, City Manager
FROM:  David J. Szymanski, Assistant City Manager
DATE: December 28, 2009
SUBJECT: Land Design Innovations Work Order No. 05059.02F Invoice Payment

The City Council directed staff to enter into Work Order No. 05059.02F between the City and Land Design Innovations. As a consultant to the City, LDI is to provide professional services to amend the City's Comprehensive Plan, Land Development Code and Zoning Regulations. Also, LDI is to prepare a Conditional Use Permit, site specific Comprehensive Plan Amendment and Re- Zoning Application for the potential Science/Medical Site located within the CRA District at 1100 Gulf Breeze Parkway.

LDI has started this project in October 2009 and is currently developing language and preliminary Comprehensive Plan and RE-Zoning regulations, new Science/Medical CRA district boundary maps (future land map use maps are almost complete) and have been meeting with the City's Comprehensive Plan consultant(Stephania Wilson) to develop amendment and land code adoption timeline. Two invoices(\$8,584.44) have been submitted by LDI for 69.83% completion of the project per the contract. To date we have paid \$2,341.50 of the contract.. The project was budgeted from CRA funds for \$15,600 plus reimbursable expenses. It would be appropriate for the City to pay these invoices

RECOMMENDATION: That the City Council meet on Monday, January 4, 2010 as the Board of Directors of the Community Redevelopment Agency and that the CRA Board authorize payment to Land Design Innovations, Inc of \$8,584.44 for Professional Services rendered.



LAND DESIGN INNOVATIONS

Incorporated

140 North Orlando Avenue
Suite 295
Winter Park, Florida 32789

Invoice

DATE	INVOICE #
11/20/2009	5368

City of Gulf Breeze
Mr. Edwin A. Eddy, City Manager
PO Box 640
1070 Shoreline Dr.
Gulf Breeze, FL 32562-0640

RECEIVED
NOV 30 2009
BY: _____

PROJECT NAME
05059.02F/Science-Medical Site

DESCRIPTION		RATE	Prior %	Curr %	Total %	AMOUNT
Permitting	1	3,800.00	15.00%	24.36%	39.36%	3,800.00
Subtotal						3,800.00
Reimbursable Expenses:						
Color Copies 8.5x11	5	1.00				5.00
Black and White Copies 11x17	3	0.75				2.25
Black & White Copies 8x11	47	0.25				11.75
Subtotal						19.00

Thank you for the opportunity to provide you with our professional services.

Total	\$3,819.00
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Project # CR0903
PO # 81585



LAND DESIGN INNOVATIONS

Incorporated

140 North Orlando Avenue
Suite 295
Winter Park, Florida 32789

Invoice

DATE	INVOICE #
12/11/2009	5383

City of Gulf Breeze
Mr. Edwin A. Eddy, City Manager
PO Box 640
1070 Shoreline Dr.
Gulf Breeze, FL 32562-0640

RECEIVED
DEC 28 2009
BY:

PROJECT NAME
05059.02F/Science-Medical Site

DESCRIPTION		RATE	Prior %	Curr %	Total %	AMOUNT
Permitting	1	4,752.75	39.36%	30.47%	69.83%	4,752.75
Subtotal						4,752.75
Reimbursable Expenses:						
Black and White 24x36 Plotter Copies	1	6.00				6.00
Black & White Copies 8x11	3	0.25				0.75
Black & White Copies 8x11	22	0.25				5.50
Postage	1	0.44				0.44
Subtotal						12.69

Thank you for the opportunity to provide you with our professional services.

Total	\$4,765.44
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Project # CR0903
PO # 81585



City of Gulf Breeze

MEMORANDUM

TO: Edwin A. Eddy, City Manager
FROM:  David J. Szymanski, Assistant City Manager
DATE: December 29, 2009
SUBJECT: US 98 Streetscape - SB 1446 FDOT Landscape Grant

In, 2008, the City applied for a Highway Beautification Grant from the Florida Department of Transportation with the help of Land Design Innovation, LLC. LDI prepared a full landscape plan and grant documentation package. The plans were from Daniel Drive to Andrew Jackson. The total grant plan submission was for \$730,729.00

We were informed in early 2009 that we had not been selected for the grant. Some of the reasoning behind the rejection was that the project was too big and expensive. However, recently we had been notified that there was some grant money still available and Gulf Breeze was now awarded \$350,000. With this award, we need to develop a phased process to the original plan.

To begin this process, we need construction drawing for landscape improvements consistent with the FDOT SB 1446 grant. We can work with the documents that LDI prepared for the grant application and advertise for a firm to complete the construction documents. This selection process will be done in accordance with Florida's Consultants' Competitive Negotiation Act. Having other firms bid for this project, including LDI, may lead to different and better ideas. We have until January 31, 2011 to complete this project.

Our recommendation is that Council authorize staff to issue an RFP for construction ready landscape and irrigation plans for improvements to the US 98 Streetscape.

After reading the State of Florida Department of Transportation Roadside Beautification Assistance Joint Participation Agreement and the original grant application, fencing was not included in the grant application nor can the money from the grant be used to purchase the fence. However, we think that the fence should go in before the landscaping and irrigation improvements. We have received a number of quotes and believe that for \$350,000, we can accomplish fencing the part of US98 that this grant will irrigate and landscape.

The City could take the \$350,000 from the current FY2010 CRA Capital Improvement budget of \$402,355. There are currently no projects slated for the fiscal year. The current CRA budget is \$843,105 for FY2010. The CRA then has a remaining balance of \$1,017,300 for future investment.

RECOMMENDATION: That Council meet as the CRA Board on Monday, January 4, 2010, and authorize staff to issue an RFP for construction ready landscape and irrigation plans for improvements to the US 98 Streetscape. That the CRA Board approve using \$350,000 from the current FY2010 CRA Capital Improvement budget to build fencing along US 98 in conjunction with the landscaping.

CRA Revenue

1996	\$ 93,607.00	2004	\$ 380,635.00
1997	\$ 136,338.00	2005	\$ 554,821.00
1998	\$ 176,491.00	2006	\$ 598,381.00
1999	\$ 231,564.00	2007	\$ 898,951.00
2000	\$ 248,660.00	2008	\$ 801,636.00
2001	\$ 329,900.00	2009	\$ 802,252.00
2002	\$ 336,741.00	2010	\$ 843,105.00
2003	\$ 354,609.00		

Revenue Total(includes both City &County contribution)) \$ 6,787,691.00

Reimbursements

County Incentive Grant	\$ 528,799.00
Hwy 98 Corridor Grant	\$ 450,000.00
Baptist Hospital	\$ 40,874.51
Santa Rosa Schools	\$ 29,095.27

Total Reimbursements **\$ 1,048,768.78**

CRA Total **\$ 7,836,459.78**

Expenditures

<u>Year</u>	<u>Project</u>	
1997	U.S 98 Corridor Study	
	Visioning Project	
	Landscaping Overpass	
	Year Total:	\$ 11,725.00
1998	U.S. Corridor Study	\$ 8,900.00
	Fishing Bridge Repairs	\$ 346,800.00
	Year Total:	\$ 355,700.00

1999	Access Management Study	\$	27,529.40
	Sidewalks	\$	29,043.00
	Beach Overpass	\$	50,000.00
	Year Total:	\$	106,572.40
2000	Rip Rap - Wayside Park West (grant match)	\$	22,045.55
	Underground wiring	\$	2,000.00
	Beach Road Plaza Sidewalk	\$	31,261.34
	Highway 98 Improvements (Engineering)	\$	20,683.32
	Paving Improvements (Health Dept, etc.)	\$	15,867.75
	Resurfacing Shoreline	\$	2,300.75
	Complete Sidewalk & Stormwater Drainage Improvements on McAbee Ct	\$	31,639.54
	Miscellaneous	\$	3,165.00
	Year Total:	\$	128,963.25
2001	First Phase of Underground Wiring	\$	21,535.00
	Renovate Health Dept Building	\$	105,411.05
	Shoreline turn lanes	\$	49,640.72
	Wayside Park West	\$	9,615.00
	Miscellaneous	\$	675.00
	Year Total:	\$	186,876.77
2002	Pensacola Bay Bridge Replacement Study	\$	85,939.46
	Daniel Drive Extension	\$	463,602.95
	Bay Bridge Sidewalk Improvements	\$	1,000.00
	Miscellaneous	\$	175.00
	Year Total:	\$	550,717.41
2003	Pensacola Bay Bridge Replacement Study	\$	145,475.14
	Daniel Drive Extension	\$	141,259.32
	Miscellaneous	\$	695.00
	Year Total:	\$	287,429.46
2004	Pensacola Bay Bridge Replacement Study	\$	43,587.45
	Daniel Drive Extension	\$	998,053.93
	Ads & Memberships	\$	1,300.00
	Professional Services	\$	32,921.06
	Year Total:	\$	1,075,862.44
2005	Daniel Drive Extension	\$	577,071.10

	Professional Services		-3432
	Resurfacing	\$	18,480.00
	Ads & Membership	\$	695.00
	Year Total:	\$	592,814.10
2006	Jehle Engineering (Baptist roadway & median)	\$	16,262.64
	Dannheisser (Legal services w/in CRA district)	\$	11,520.83
	Land Design Inovations (CRA design guidelines)	\$	46,591.88
	McDonald Fleming	\$	7,673.21
	Other Professional Services	\$	981.00
	1/3 Cost GBHS Marque	\$	13,600.00
	Other Operating Supplies	\$	478.24
	Sidewalks @ GBHS	\$	15,215.00
	Daniel Drive Extension	\$	117,848.17
	Ads & Memberships	\$	1,017.45
	Road Resurfacing & Engineering	\$	192,585.11
	Generator Transfer switches (5)	\$	9,420.00
	Year Total:	\$	433,193.53
2007	Dannheisser (Legal services w/in CRA district)	\$	6,732.14
	Jehle Engineering (Baptist roadway & median)	\$	3,500.00
	McDonald Fleming	\$	24,240.30
	Land Design Inovations	\$	44,700.20
	Baptist Health Care	\$	3,360.00
	Street Lighting	\$	5,049.11
	Road Resurfacing & Engineering	\$	105,246.41
	Ads & Memberships	\$	689.81
	Hwy 98 Improvements	\$	628,288.93
	Baptist - Andrew's Institute	\$	529,102.20
	Year Total:	\$	1,350,909.10
2008	Professional Services	\$	79,802.53
	Street Lighting	\$	20,047.91
	Operating Expenses	\$	101.00
	Memberships	\$	805.13
	Hwy 98 Improvements	\$	9,617.40
	Wayside Park Improvements	\$	153.74
	Resurfacing	\$	17,118.19
	Police Services	\$	120,000.00
	YTD Total:	\$	247,645.90

2009	Professional Services	\$ 85,130.00
	Utilities	\$ 28,826.00
	Street Lighting	\$ 25,000.00
	Operating Expenses	\$ 125.00
	Memberships	\$ 6,212.00
	Hwy 98 Improvements	\$ 344,826.00
	Resurfacing	\$ 2,500.00
	Police Services	\$126,000
	Transfers	\$ 29,000.00
	YTD Total:	\$ 647,619.00
	Expense Total:	\$ 5,976,028.36
	CRA Total:	\$ 7,836,459.78
	CRA Balance:	\$ 1,860,431.42

FY2010 Year Budget

Professional Services	\$ 114,650.00
Legal Services (\$8,000)	
Miscellaneous Consulting Services (\$30,000)	
Flower Bed Maintenance & Median Mowing(\$50,000)	
Annual Christmas Lighting (\$19,000)	
Street Sweeping (\$7650)	
Street Lighting	\$ 25,000.00
Utilities	\$ 30,000.00
Memberships & Ads	\$ 6,100.00
Team Santa Rosa (\$5,000)	
FRA & State Membership (\$1,100)	
CDBG Grant Match	\$ 100,000.00
Capital Improvements	\$ 402,355.00
Cost Allocation Transfers	\$ 165,000.00
Police Services (\$136,000)	
CRA Administration Fee (\$20,000)	
Median Maintenance Supplement (\$9,000)	
Budget Total:	\$ 843,105.00
CRA Balance:	\$ 1,017,326.42



City of Gulf Breeze

OFFICE OF THE CITY MANAGER

Memorandum

To: Mayor and City Council

From: Edwin A. Eddy, City Manager

Date: 10/21/2009

Subject: AppRiver-Avalex Project

The Council requested an update on the AppRiver – Avalex project at the October 19th Council meeting. Hopefully, this update will suffice until we are prepared to formally present the economic analysis of the project as a precursor to funding decisions on the parking garage.

As you may recall, we agreed to provide structured parking for the new 80,000 square foot office building. Early estimates indicated a three level 342 space garage would suffice. We also discussed a four level, 466 space garage in order to have surplus spaces for future economic development opportunities.

The groups most likely to benefit from excess parking capacity are Quietwater Office Park for expansion on their existing site or on the Ace Hardware site; Baptist Health Care for expansion of the Andrews Institute; or, the owners of the Office Depot shopping center.

We plan to discuss the size of the parking garage with each to determine the levels of interest in the 124 surplus parking spaces and, consequently, the financing of the same.

Design of Parking Garage:

We talked with several firms about the construction of parking garages. There are two general approaches to building a parking garage: (1) The typical approach using an architect for design and then placing the design out for bid, and (2) Design Build- the City would hire one firm to design and build the facility.

At this point I am inclined to recommend the standard bid the design and then the bid construction method. I believe we need the best design from an architect unencumbered by a certain construction firm and then we need a representative (the architect) on our side through the construction process.

During the discussion with these firms, estimate of construction costs were offered. I think we can plan on costs as follows:

342 space facility	\$4.0-4.5 Million
466 space facility	\$5.5-6.0 Million

Financing

Early discussions included debt service for thirty (30) years for the amounts above at \$250-300,000 for the smaller garage and \$350-400,000 for the larger garage. I believe the City would be best served by the smaller facility unless one of the other parties mentioned earlier wishes to finance the other 124 spaces.

With the benefit of current figures for the CRA and rough estimates of the increases CRA revenue from the value of the new office building, the CRA can "afford" the financing. We have an existing, uncommitted balance of about \$700,000 and an uncommitted amount in this year's budget of \$400,000.

If the smaller facility was built, we could pay the first two years of debt service on the garage and retain a balance of at least \$500,000 without using future funds were committed to future CRA projects.

There remains the possibility of a grant to partially offset the cost of the garage. We have met with a couple of firms that specialize in seeking grants in hopes of identifying grants to pursue.

Economic Analysis:

We plan to deal with this issue by obtaining data on the project along with estimated impacts from the HAAS Center at UWF. Jennifer Fleming, former director of the City of Pensacola CRA, will help staff analyze the data for presentation to the Council. We may have this information in time for a presentation to the Council on November 2nd or November 10th.

Surplus FDOT Property:

We received a copy of a sketch and a letter from FDOT indicating that the property needed for the garage has been transferred to the City by recordation of a map identifying the parcel as "transferred to the City of Gulf Breeze". We will probably need to prepare a deed to be approved by FDOT to satisfy lenders for the garage.

Site Plan:

The firm that has been retained by Quietwater LLC to prepare plans for the 80,000 square foot office building contacted staff about the City's design guidelines. We advised them to contact Land Design Innovations directly. We also advised the design firm of a recently approved ordinance which allows for alternate architectural styles.

This firm raised the need to coordinate construction of the parking structure and the office building as construction storage areas will be necessary along with alternate parking areas since existing parking will be displaced.

Summary:

We need to present the Council with the economic analysis and a draft request for proposals on the parking garage. We are also planning to complete meeting with others regarding the size of the garage in the next few weeks.

Parking Garage Debt Service

Using the estimates of expenditures and revenues for the Community Redevelopment Agency fund in the 2010 budget the following is a conservative funding scenario for the parking garage.

Balance in the CRA fund after fiscal year 2010
\$1,017,326

Amount available in fiscal year 2010 budget for CRA for capital projects:

\$ 402,355
\$1,419,681

Estimate of annual debt service: \$ 350,000

Three years of debt service: \$1,050,000

\$369,681

* This amount would be available for new projects without any funds from the annual budget or additional growth in the CRA.