

**GULF BREEZE CITY COUNCIL
EXECUTIVE SESSION**

MARCH 16, 2010
WEDNESDAY 6:30 P.M.
COUNCIL CHAMBERS

ACTION AGENDA ITEMS:

- A. Discussion and Action Regarding Naming of Two Additional Reef Locations
- B. Discussion and Action Regarding Development Review Board Recommendations of the Meeting Held on Tuesday, March 1, 2001
 - I. Santa Rosa Yacht Club - 300 Pensacola Beach Road
Requests to add a Boat Lift to Existing Pier at a Commercial Pier
 - II. Exposition Properties, LLC 1143 Gulf Breeze Parkway
Requesting to Create an Outparcel on the northeast Corner of
The Existing Live Oak Village
- C. Discussion and Action Regarding Development Review Board Recommendations of the Special Meeting held on Tuesday, March 8, 2011
 - I. Wal-Mart Stores, East L.P., 334 Gulf Breeze Parkway
Requesting Approval of Plat and Six Variances
- D. Discussion and Action Regarding Financing Property Purchase, Harbortown
- E. Discussion and Action Regarding Removal of Dead Trees in the Deer Point Conservation Areas
- F. Discussion and Action Regarding Ordinance No. 02-11, Creating Division 13, Gateway District, Section 21-230 Through 21-235 of the Municipal Code
- G. Discussion and Action Regarding Prohibited Uses in the Central Business District
- H. Discussion and Action Regarding Boat Ramp Permit Fees
- I. Discussion and Action Regarding Pest Control Services
- J. Discussion and Action Regarding Florida Department of Transportation -SB 1446 Landscaping Grant Request for Proposal - Contract Award Recommendation

- K. Discussion and Action Regarding Document - File Management
- L. Discussion and Action Regarding Investment Policy
- M. Discussion and Action Regarding Presentation of 2010 Audit by O'Sullivan Creel
- N. Information Items

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

OFFICE OF THE CITY MANAGER

Memorandum

To: Mayor and City Council

From:  Edwin A. Eddy, City Manager

Date: 3/10/2011

Subject: Naming of Two Additional Reef Locations

At the March 7th meeting, Robert Turpin suggested that two added reef areas immediately offshore from Pensacola Pass, that are being built with rubble from the fishing bridge be named for Yancy Spencer III and Pat Doman.

Yancy Spencer III was a champion surfer, longtime resident and business owner. Pat Doman was a longtime resident who had deep roots in the fishing and maritime industries.

RECOMMENDATION:

THAT THE CITY COUNCIL APPROVE THE NAMING OF TWO (2) ADDITIONAL REEFS CLOSE TO PENSACOLA PASS FOR YANCY SPENCER III AND PAT DOMAN.

Full Name: Patrick Lewis Doman

Pat was born on March 6, 1959 in Honolulu, Hawaii and died November 2, 2010 in his home in Gulf Breeze after a courageous battle with cancer. Pat spent 50 of his 51 years in Gulf Breeze. He grew up on Fairpoint Drive where he lived with his mother, Alice Reese Doman, his father, Lewis A. Doman, and his five siblings, David, James, Michael, Anne, and Amy. All of his family members still reside in the area—most right here in Gulf Breeze. Pat's wife Kathy and his son Everett live in Gulf Breeze as well, only a few hundred yards from Pat's boyhood home.

Pat graduated from Gulf Breeze High School and earned his degree in finance from the University of West Florida. He was a man of varied interests and talents. His formal education prepared him for his work as an investment advisor. Prior to finishing college he and his brother Michael owned a commercial fishing boat. Of all the things Pat enjoyed doing, it was his time on the water that he treasured most. He was an avid fisherman, and when he wasn't actually on the water fishing—either from the dock, the boat, or the kayak, he could be found talking about fishing, preparing to go fishing, researching various fishing techniques and equipment, searching out the best baits, or telling stories about recent fishing adventures and his “secret spots.” Pat also loved to water ski and surf.

Pat valued the unique sporting opportunities of our area waterways, and was dedicated to preserving those opportunities for generations to come. Protection of marine life and habitat was of utmost importance to him. He participated in beach clean-ups and restoration efforts on Dead Man's Island. He loved the smell of salt water and the feel of sand in his shoes. Less than 8 weeks before he died, a few of Pat's buddies took him on his last offshore fishing trip. They had a beanbag chair onboard for him to rest in—the cancer was starting to take its toll on his strength. But even then he wouldn't be denied the thrill of hooking and reeling in a couple of snapper and a grouper. He was happiest in life on the water—either fishing, surfing, or tooling around in a boat.

*From Robert Turpin
3-11-2011*

**MINUTES
DEVELOPMENT REVIEW BOARD
MARCH 1, 2011
TUESDAY.....6:30 P.M.
CITY HALL OF GULF BREEZE**

PRESENT

John Schuster
George Williams
JB Schluter
Maureen Hill
Bill Hoke
Cheryl Fromularo

ABSENT

Lee Brown
Ramsey Landry
Samantha Rine

STAFF

Shane Carmichael
Leslie Gomez

The meeting was called to order at 6:30 p.m. by Acting Chairman JB Schluter.

After the Roll Call, a motion was made by John Schuster to approve the minutes as written. The motion was seconded by Cheryl Fromularo. The minutes from the meeting of February 1, 2011 were approved unanimously.

Mr. Schluter asked if any members had any exparte communication regarding any of the cases presented before the Board. Ms. Hill reported that she owned a couple of slips at yhe Santa Rosa Yacht Club but that would have no impact on her decision. None of the other Board members reported any such communication.

Mr. Carmichael reported to the Board that the Wal-Mart case was removed from the agenda at their request. Mr. Carmichael relayed that Wal-Mart wanted to delay the review by one week and made a request to see the Board would agree to have a special meeting on March 8, 2011. No motion was made concerning the special meeting; however, after a brief discussion all of the Board members agreed that they would attend. Mr. Williams requested that we send out an agenda and any changes in the plans on Monday, March 7th.

PROJECT NO. 11-3000003 – SANTA ROSA YACHT CLUB, 300 PENSACOLA BEACH RD, GULF BREEZE, FL REQUESTING TO ADD A TOPLESS BOAT LIFT TO AN EXISTING SLIP.

Jason Taylor with Wetland Sciences addressed the Board on behalf of Santa Rosa Yacht Club. Mr. Taylor presented his case to the Board and answered questions. Mr. Taylor stated that he has received the appropriate permits and would forward them to the City. The project should begin in three weeks and take a week to complete.

Shane Carmichael presented the staff report to the Board and answered questions.

After discussion of the project, a motion was made by John Schuster to approve the project as presented with the stipulation that all permits be received before the project can begin. Maureen Hill seconded the motion. The vote for approval was unanimous.

Shane Carmichael advised the Board that the project is classified as Level III Development and it must go to the City Council for final approval.

**PROJECT NO. 11-30000004 – EXPOSITION PROPERTIES LLC, (LARRY ENTERKIN)
1143 GULF BREEZE PKWY (PROJECT LOCATION) 5784 LAKE FOREST DR, NW,
ATLANTA, GA REQUESTING TO CREATE AN OUTPARCEL ON THE NORTHEAST
CORNER OF THE EXISTING LIVE OAK VILLAGE.**

David S Lamar, agent for Mr. Enterkin presented his case to the Board and answered questions.

Shane Carmichael presented the staff report to the Board and answered questions.

After discussion of the project, a motion was made by George Williams to approve the project as presented. Cheryl Fromularo seconded the motion. The vote for approval was unanimous.

Shane Carmichael advised the Board that the project is classified as Level III Development and it must go to the City Council for final approval.

The Board will also be electing a new Chair and Co-Chair at the special meeting as the previous Chair and Co-Chair's term limits expired.

As there was no other business to come before the Board, the meeting was adjourned at 6:50 p.m.

Leslie A. Gomez
Deputy City Clerk



City of Gulf Breeze

DEVELOPMENT REVIEW BOARD

STAFF REPORT

PROJECT NO: 11-30000003
APPLICATION DATE: JANUARY 11, 2011

PROJECT LOCATION:

PROJECT LOCATION: 300 PENSACOLA BEACH RD
PARCEL ID: 10-3S-29-4935-00000-0670
SUBDIVISION NAME: N/A
ZONING DISTRICT: C1
LANDUSE: C1

PROPERTY OWNER:

| | |
|-----------------|--------------------------|
| NAME | SANTA ROSA YACHT CLUB |
| ADDRESS | 300 PENSACOLA BEACH ROAD |
| ADDRESS | |
| CITY, STATE ZIP | GULF BREEZE FL 32561 |
| PHONE | (850) 934-1005 |

PROJECT INFORMATION: LEVEL 3 DOCK / PIER

PROJECT DIMENSIONS:

OCCUPANCY CLASSIFICATION : STORAGE

INTENDED USE : STORAGE

PROJECT DIMENSIONS LGTH (FEET) : 22

PROJECT DIMENSIONS WDTH (FEET) : 14.7

PROJECT DIMENSIONS HGT (FEET) : UNKNOWN

PROJECT DIMENSION STORIES : N/A

PROJECT DIMENSION TOTAL SQ FT : 323.4



City of Gulf Breeze

LEVEL II AND III DEVELOPMENT
ORDER APPLICATION

| PROPERTY OWNER INFORMATION | | PROJECT LOCATION INFORMATION: | | | | | | | |
|---|--|---|-------|---|----------------------------|-------------|------|-------|-------|
| NAME: SANTA ROSA YACHT CLUB OWNER'S ASSN. | | PHYSICAL ADDRESS: 300 PENSACOLA BEACH RD | | | | | | | |
| ADDRESS: PO BOX 1588 | | SUBDIVISION NAME: SRVC CONDOMINIUM | | | | | | | |
| ADDRESS 2: | | PARCEL ID #: | | 10 | 35 | 29 | 4935 | WETSL | 0240 |
| CITY: GULF BREEZE | | | | SEC | TWN | RNG | SUB | BLK | LOT |
| STATE: FLORIDA | | ZONING DESIGNATION: C1A COMMERCIAL | | | | | | | |
| PHONE #: 850.934.1005 | | ZIP: 32562 | | IS THE PROPERTY A CORNER LOT? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO | | | | | |
| FAX: | | CELL #: | | DRIVING DIRECTIONS: TURN RIGHT ONTO ONTO | | | | | |
| E-MAIL: santarosayacht@bellsouth.net | | US 98 ON PENSACOLA BEACH ROAD. | | | | | | | |
| | | PROPERTY IS LOCATED AT 300 P'COLA BEACH ROAD | | | | | | | |
| DESCRIPTION OF PROJECT: | | | | | | | | | |
| TYPE OF PROJECT: <input type="checkbox"/> RENOVATION <input type="checkbox"/> NEW CONSTRUCTION <input type="checkbox"/> POCL <input checked="" type="checkbox"/> MARINE <input type="checkbox"/> DEMO | | | | | | | | | |
| <input type="checkbox"/> OTHER: | | | | | | | | | |
| SCOPE OF WORK: CONSTRUCT A 6-POLE TOPLESS BOAT LIFT IN SLIP #24 AT SRVC. PLINGS WILL BE 9" MARINE TIP | | | | | | | | | |
| OCCUPANCY CLASSIFICATION: <input type="checkbox"/> RESIDENTIAL <input type="checkbox"/> ASSEMBLY <input checked="" type="checkbox"/> BUSINESS <input type="checkbox"/> MERCANTILE | | | | | | | | | |
| <input type="checkbox"/> STORAGE <input type="checkbox"/> OTHER: | | | | | | | | | |
| INTENDED USE: | | | | | | | | | |
| DIMENSION: | | 22.0' | 14.7' | | | | | | 323.4 |
| | | LENGTH | WIDTH | HEIGHT | STORIES | SQUARE FEET | | | |
| ESTIMATED COST OF CONSTRUCTION: | | | | | ESTIMATED COMPLETION DATE: | | | | |
| UTILITY INFORMATION: | | | | | | | | | |
| UTILITIES: <input type="checkbox"/> WATER <input type="checkbox"/> SEWER <input type="checkbox"/> SEPTIC TANK <input type="checkbox"/> GAS <input type="checkbox"/> ELECTRIC | | | | | | | | | |
| WATER TAP SIZE: <input type="checkbox"/> 3/4" <input type="checkbox"/> 1" <input type="checkbox"/> 1 1/2" <input type="checkbox"/> 2" <input type="checkbox"/> 4" <input type="checkbox"/> 6" | | | | | | | | | |
| LIST GAS APPLIANCES: | | | | | | | | | |
| WILL THE STRUCTURE HAVE FIRE SPRINKLERS: <input type="checkbox"/> YES <input type="checkbox"/> NO | | | | | | | | | |
| SECTION 21-263 OF THE CITY'S CODE OF ORDINANCES REQUIRES THAT ALL NEW DEVELOPMENT AND REDEVELOPMENT WITH A CONSTRUCTION PERMIT EVALUATION EXCEEDING 50 PERCENT OF THE MOST RECENTLY ASSESSED VALUE OF THE PROPERTY, SHALL BE REQUIRED TO PLACE ALL UTILITIES UNDERGROUND, INCLUDING ELECTRICAL AND TELEPHONE LINES. | | | | | | | | | |

MARINE CONSTRUCTION:

TYPE OF PROJECT: RETAINING/SEA WALL DOCK/PIER BOATHOUSE UNCOVERED LIFT

BODY OF WATER: PENSACOLA BAY SANTA ROSA SOUND HOFFMAN BAYOU
 WOODLAND BAYOU GILMORE BAYOU

IF A DOCK/PIER, BOATHOUSE OR UNCOVERED LIFT, WHAT IS THE LENGTH MEASURED FROM THE MHWL?

IF A DOCK/PIER, BOATHOUSE OR UNCOVERED LIFT, WHAT IS THE TOTAL SQUARE FOOTAGE? 323.4

IF A BOATHOUSE OR UNCOVERED LIFT, WHAT IS THE SQUARE FOOTAGE?

WHAT IS THE DISTANCE FROM THE FURTHERMOST EXTENT OF THE DOCK/PIER, BOATHOUSE OR UNCOVERED BOAT LIFT FROM THE PROPERTY LINE?

LEFT: RIGHT:

SECTION 24-172 OF THE LAND DEVELOPMENT CODE REQUIRES THAT ALL DOCKS, PIERS, BOATHOUSES, UNCOVERED SLIPS OR SIMILAR STRUCTURES

PROVIDE CONTINUING PUBLIC ACCESS TO ALL SOVEREIGN LANDS, HOW WILL THIS BE ACCOMPLISHED FOR THIS PARTICULAR PROJECT?

THE TOPLESS BOAT LIFT WILL NOT AFFECT PUBLIC ACCESS. THE ADDITION OF (6) 9" PILING WILL BE WITHIN THE SUBJECTIVE BOUNDARY OF SLIP # 24 SHOWN ON THE ATTACHED DRAWINGS

IF A DOCK/PIER BOATHOUSE OR UNCOVERED SLIP, ALONG WHAT SECTION OF SHORELINE WILL THE PROJECT BE LOCATED:

- NAVAL LIVE OAKS - BOB SIKES BRIDGE (200' MAX)
- BOB SIKES - SHORELINE PARK (200' MAX)
- SHORELINE PARK - DEER POINT (200' MAX)
- DEER POINT - ZAMARA CANAL (300' MAX)
- ZAMARA CANAL - FAIRPOINT (475' MAX)
- FAIRPOINT - PENSACOLA BAY BRIDGE (225' MAX)
- PENSACOLA BAY BRIDGE - NAVAL LIVE OAKS (200' MAX)
- INLAND BAYOU (25' MAX)

IF A RETAINING/SEA WALL, WHAT IS ITS DISTANCE FROM THE MHWL?

WHAT IS THE VERTICAL HEIGHT OF THE RETAINING/SEA WALL? SEAWARD LANDWARD

ARE COPIES OF FEDERAL AND STATE PERMITS ATTACHED? YES NO

POOL INFORMATION:

POOL TYPE: BELOW GROUND ABOVE GROUND SPA/HOT TUB

| | | | | |
|------------|--------|-------|-------|-------------|
| DIMENSION: | | | | |
| | LENGTH | WIDTH | DEPTH | SQUARE FEET |

IS THE YARD FENCED OR WILL IT BE FENCED? YES NO

IS SO, WHAT IS THE HEIGHT?

WILL THE POOL HAVE SCREENED ENCLOSURE?

IS SO, WHAT ARE THE DIMENSIONS:

| | | | |
|--------|-------|--------|-------------|
| | | | |
| LENGTH | WIDTH | HEIGHT | SQUARE FEET |

I, _____, NOW ENGAGING OR ABOUT TO ENGAGE IN THE CONSTRUCTION OF A SWIMMING POOL UPON MY OWN PREMISES AS DESCRIBED ON THE REQUIRED BUILDING PERMIT APPLICATION AND LOCATED IN SANTA ROSA COUNTY, FLORIDA, DO HEREBY ACKNOWLEDGE THE REQUIREMENT OF AN APPROVED BARRIER AT LEAST 48 INCHES (4 FEET) ABOVE GRADE, MEASURED ON THE SIDE OF THE BARRIER WHICH FACES AWAY FROM THE SWIMMING POOL, IS TO BE ERECTED PRIOR TO FILLING THE POOL WITH WATER. FURTHERMORE, I ACKNOWLEDGE THE REQUIREMENT OF AN ALARM ON ALL DOORS AND WINDOWS WITHIN A DWELLING UNIT HAVING DIRECT ACCESS TO THE POOL THROUGH A WALL (OR WALLS) THAT SERVES AS PART OF THE BARRIER.

I FURTHER ACKNOWLEDGE THAT THE FOREGOING IS REQUIRED BY SECTION 315 OF THE STANDARD SWIMMING POOL CODE AND CITY ORDINANCE.

| | | | |
|------------------------|------|-------------------|------|
| CONTRACTOR'S SIGNATURE | DATE | OWNER'S SIGNATURE | DATE |
| PRINTED NAME | | PRINTED NAME | |

COMMERCIAL DEVELOPMENT:

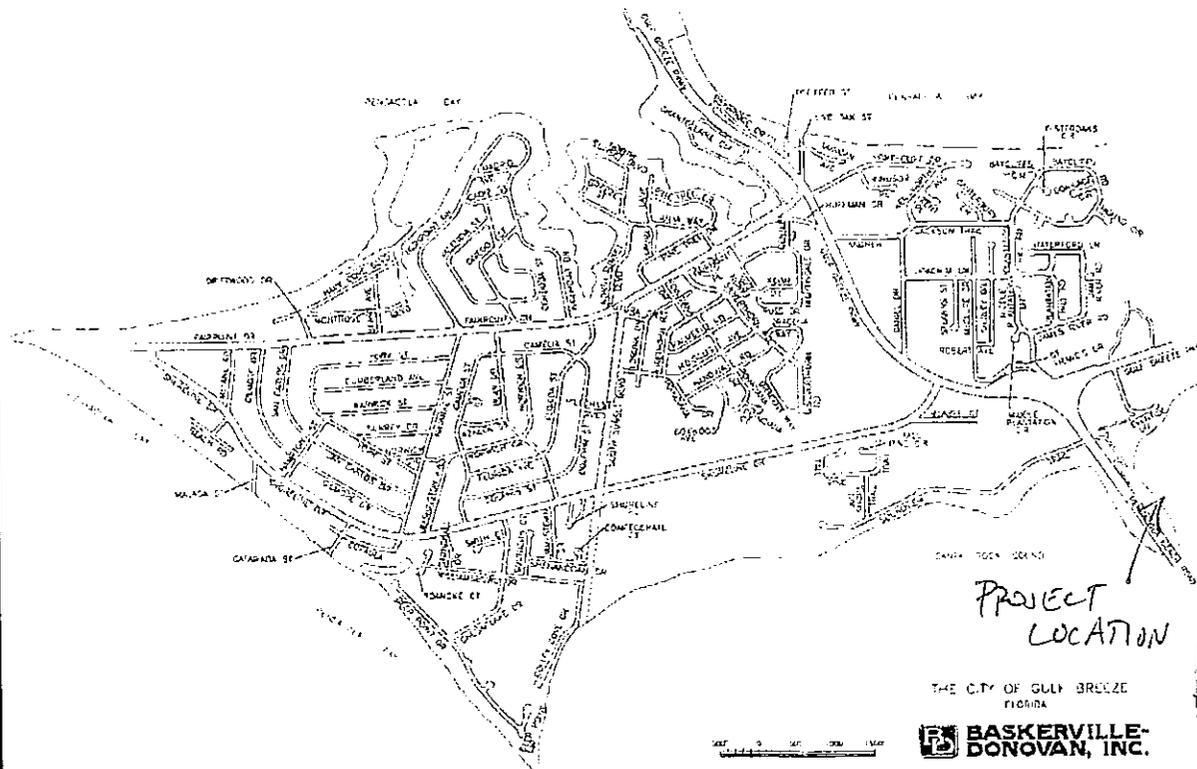
| | | | |
|------------------|---------|-------------------|---------|
| ENGINEER'S NAME: | | ARCHITECT'S NAME: | |
| ADDRESS: | | ADDRESS: | |
| ADDRESS 2: | | ADDRESS 2: | |
| CITY: | | CITY: | |
| STATE: | | STATE: | |
| PHONE #: | ZIP: | PHONE #: | ZIP: |
| FAX: | CELL #: | FAX: | CELL #: |
| E-MAIL: | | E-MAIL: | |
| STATE LICENSE #: | | STATE LICENSE #: | |

AGENT INFORMATION:

| | |
|--|-------------------|
| NAME: WETLAND SCIENCES, INC | |
| ADDRESS: 1829 BAINBRIDGE AVE | |
| ADDRESS 2: | |
| CITY: PENSACOLA | |
| STATE: FLORIDA | |
| PHONE #: 850.453.4700 | ZIP: 32507 |
| FAX: 850.453.1010 | CELL #: |
| E-MAIL: jtaylor@wetlandsciences.com | |
| STATE LICENSE #: | |

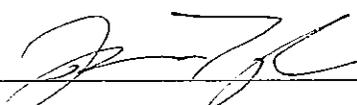
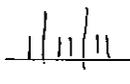
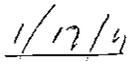
LOCATION MAP:

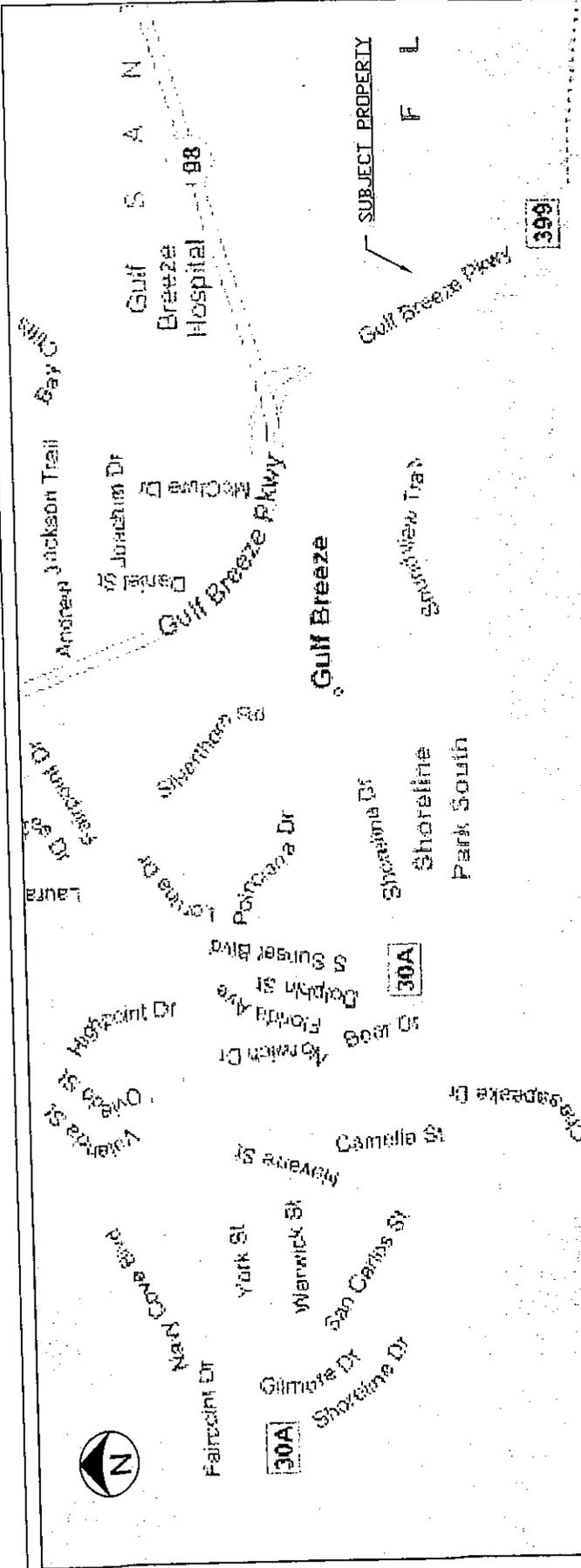
PLEASE MARK THE PROJECT LOCATION ON THE MAP.



AUTHORIZATION:

APPLICATION IS HEREBY MADE TO OBTAIN A DEVELOPMENT ORDER TO THE WORK AS INDICATED IN THE ATTACHED PLANS AND SPECIFICATIONS. I (WE) CERTIFY THAT NO WORK HAS COMMENCED PRIOR TO THE ISSUANCE OF THE DEVELOPMENT ORDER AND THAT ALL WORK WILL BE PERFORMED IN ACCORDANCE WITH ALL LAWS REGULATING CONSTRUCTION AND ZONING IN THIS JURISDICTION.

| | | | |
|--|--|--|--|
|  _____ CONTRACTOR'S SIGNATURE |  _____ DATE |  _____ OWNER'S SIGNATURE |  _____ DATE |
| JASON TAYLOR _____ PRINTED NAME | | Timothy F. Burr, Pres _____ PRINTED NAME | |



DIRECTIONS TO THE SITE FROM DOWNTOWN PENSACOLA: START OUT GOING EAST ON BAYFRONT PARKWAY/US-98 TOWARDS GULF BREEZE. MAKE A SLIGHT RIGHT ONTO PENSACOLA BEACH ROAD/CR-399. SANTA ROSA YACHT CLUB IS LOCATED ON THE LEFT HAND SIDE OF THE ROAD PRIOR TO GOING OVER THE BRIDGE. SUBJECT PARCEL HAS A PROPERTY ADDRESS OF 300 PENSACOLA BEACH ROAD. PLEASE CALL 453-4700 WITH ANY QUESTIONS.

SUBJECT PROPERTY

SANTA ROSA YACHT CLUB OWNERS ASSOCIATION
 SLIP #24
 300 PENSACOLA BEACH ROAD
 GULF BREEZE, FL 32561

PROJECT LOCATION

SANTA ROSA YACHT CLUB
 300 PENSACOLA BEACH ROAD
 GULF BREEZE, FLORIDA 32561

INDEX OF SHEETS

| SHEET NO. | DESCRIPTION |
|-----------|---|
| 1 | SITE LOCATION MAP |
| 2 | PLAN VIEW OF EXISTING FACILITY |
| 3 | CLOSE-UP OF SLIP #15 WITHIN EXISTING FACILITY |
| 4 | CLOSE-UP OF PROPOSED ACTIVITY |
| 5 | SECTION THRU NEW LIFT |

WETLAND
SCIENTIFICES
 I N C O R P O R A T E D

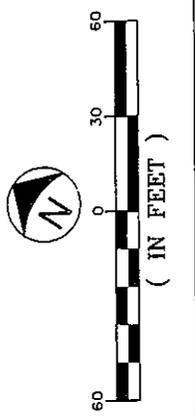
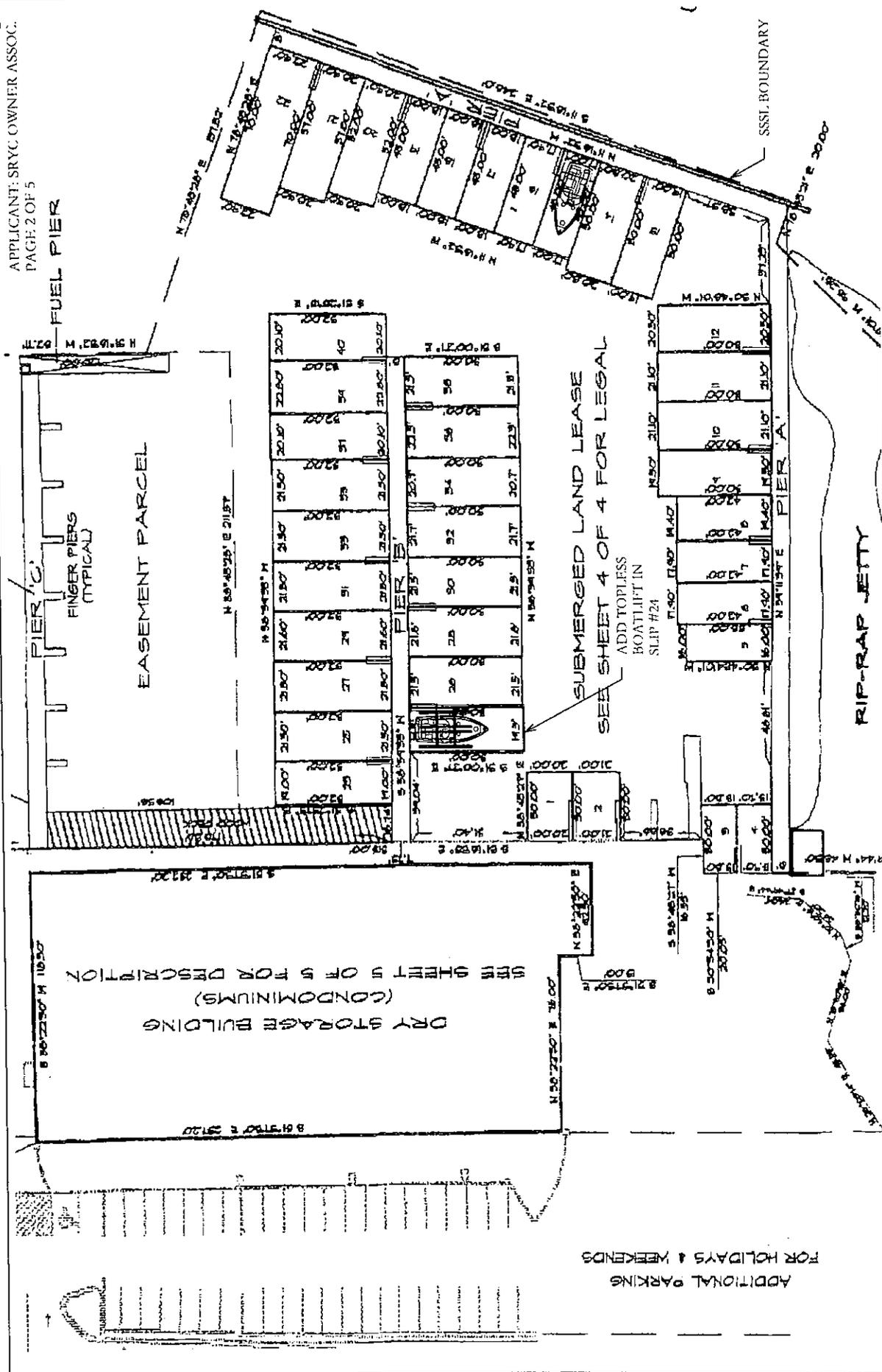
SITE LOCATION MAP

DATE: JANUARY 10, 2011

PROJECT #2011-002

DRAWN BY: JAT

SCALE: NTS



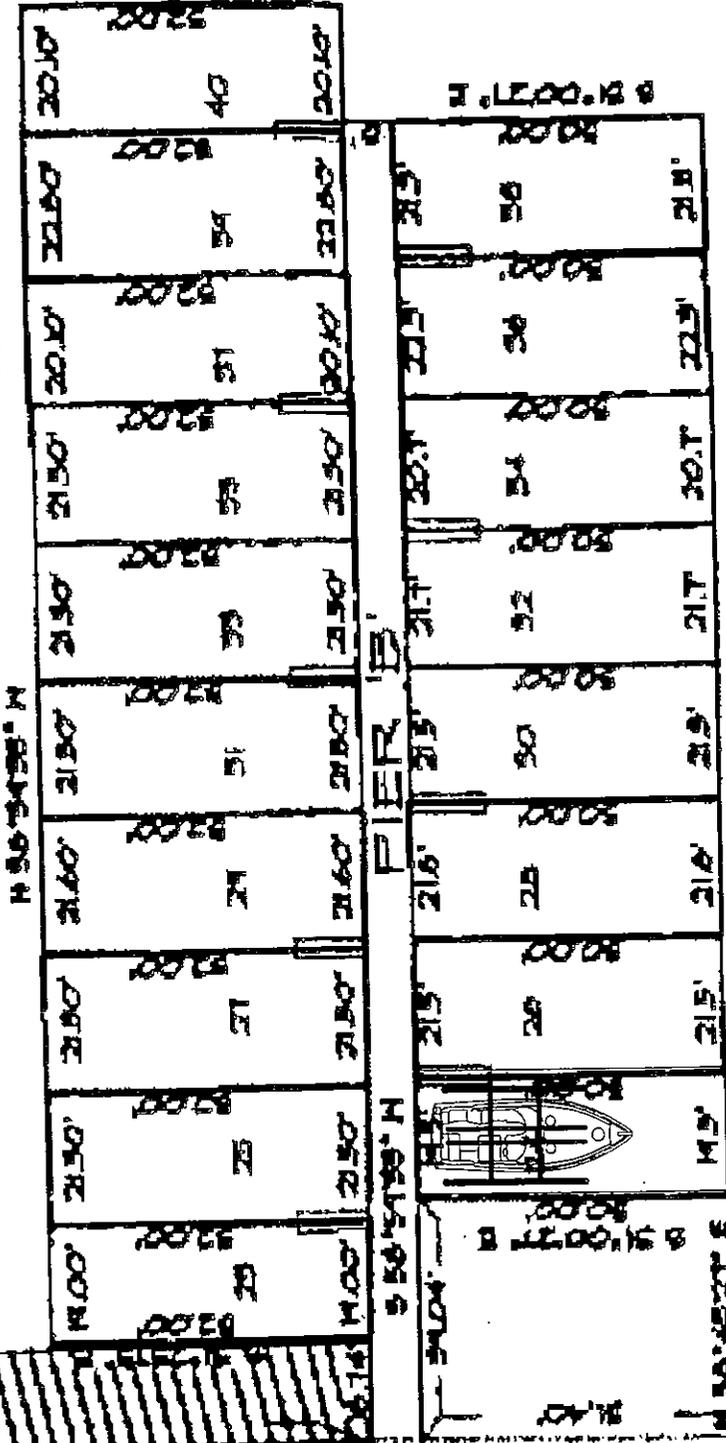
PLAN VIEW OF EXISTING FACILITY

| | |
|-------------------|------------------------|
| PROJECT #2011-002 | DATE: JANUARY 10, 2011 |
| DRAWN BY: JAT | SCALE: 1" = 60' |

WETLAND
SCIENTIFICES
INCORPORATED

N 28°45'25" E 211.87'

SSSL BOUNDARY



ADD TOPLESS
BOAT LIFT IN
SLIP #24

N 56°34'55\"/>

SUBMERGED LAND LEASE
SEE SHEET 4 OF 4 FOR LEGAL



CLOSE-UP OF EXISTING FACILITY

DATE: JANUARY 10, 2011

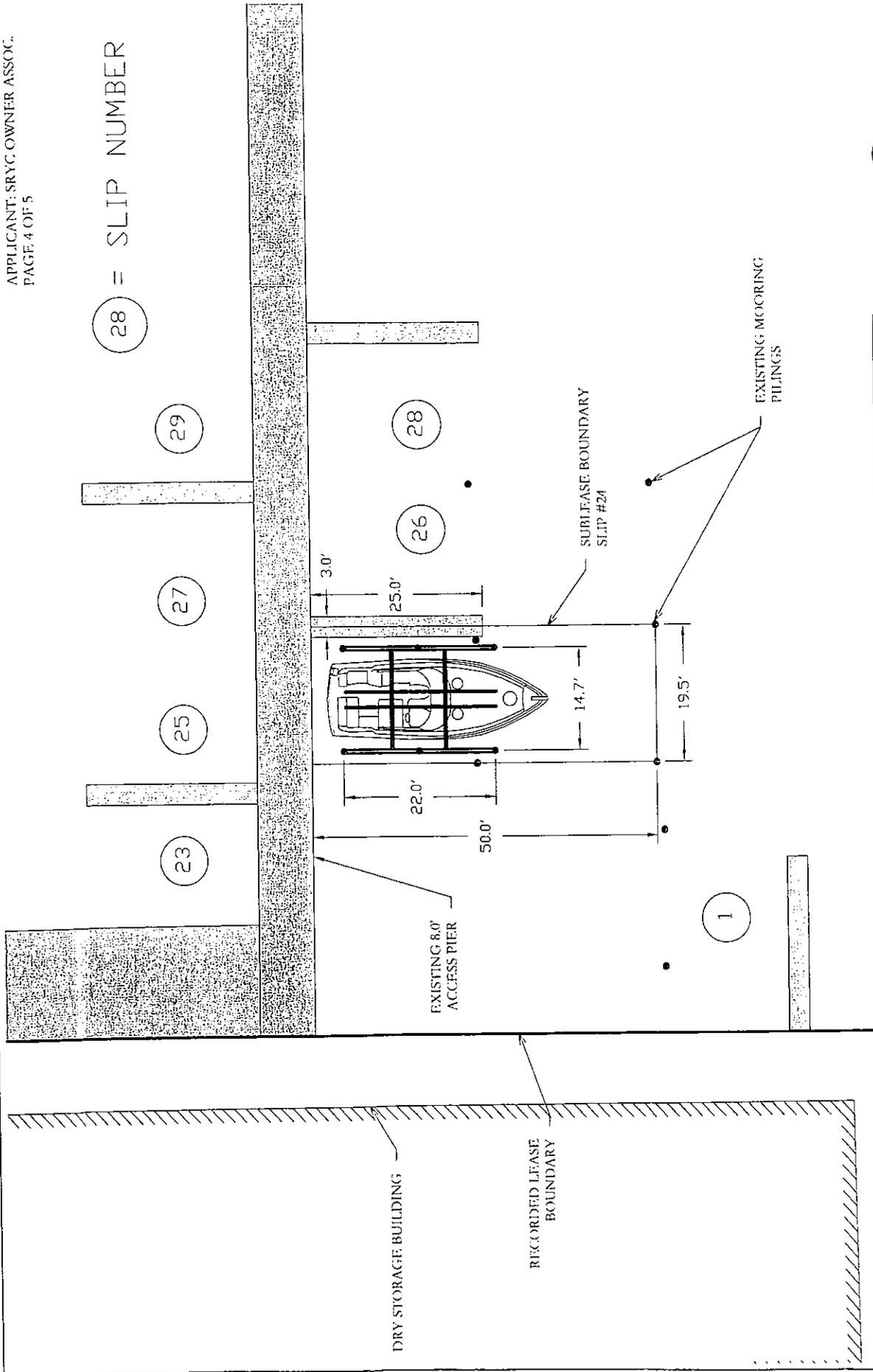
PROJECT #2011-002

DRAWN BY: JAT

SCALE: 1" = 30'

WETLAND
SCIENTIFICES
INCORPORATED

28 = SLIP NUMBER



CLOSE-UP OF PROPOSED ACTIVITY

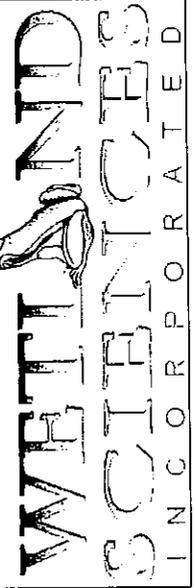
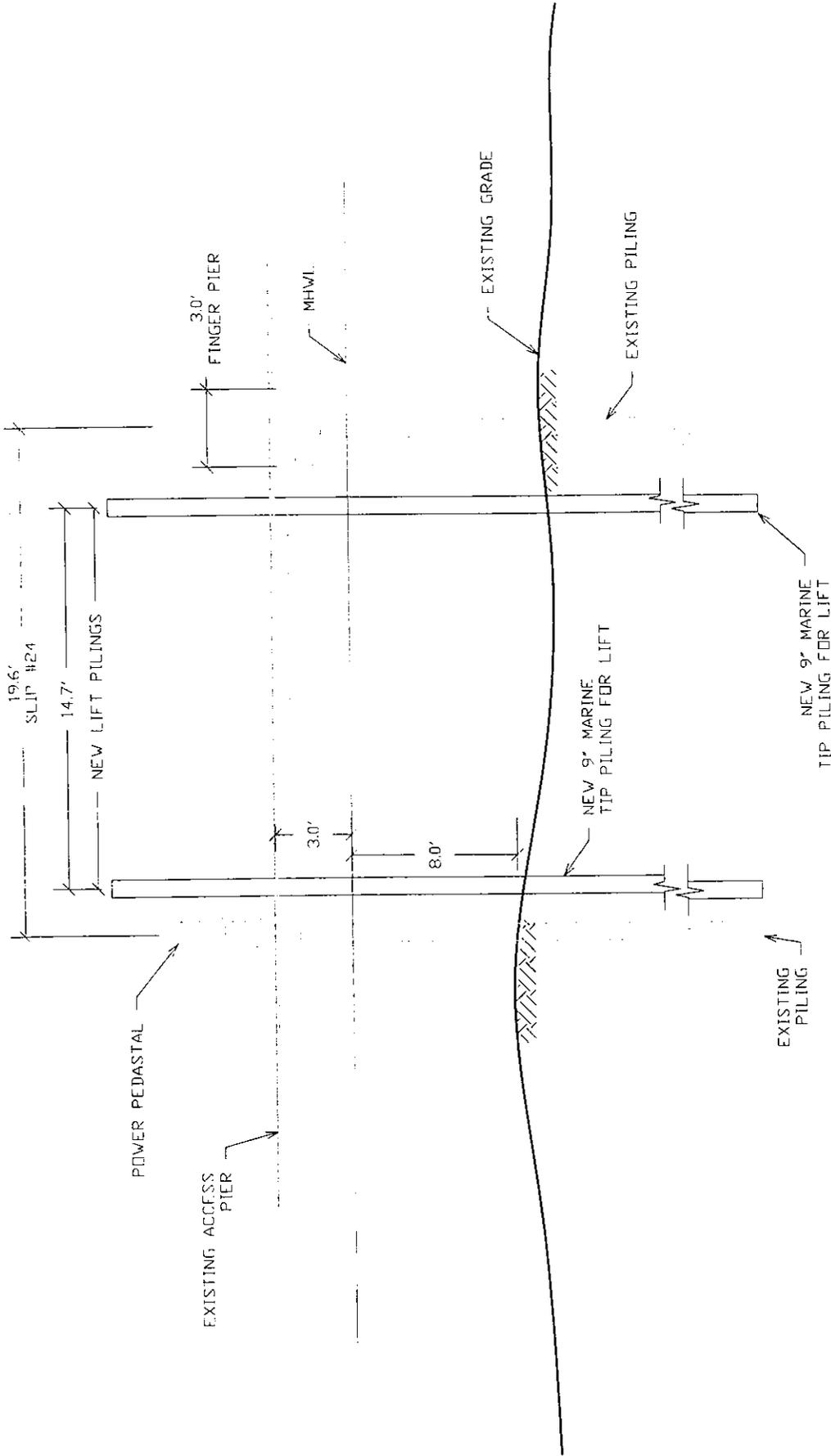
PROJECT #2011-002

DATE: JANUARY 10, 2011

DRAWN BY: JAT

SCALE: 1" = 20'

WETLANDS
SCIENTIFICES
INCORPORATED



SECTION A-A'

| | |
|-------------------|------------------------|
| PROJECT #2011-002 | DATE: JANUARY 10, 2011 |
| DRAWN BY: JAT | SCALE: 1" = 6' |



City of Gulf Breeze

DEVELOPMENT REVIEW BOARD

STAFF REPORT

PROJECT NO: 11-30000004
APPLICATION DATE: JANUARY 11, 2011

PROJECT LOCATION:

| | |
|-------------------|--------------------------|
| PROJECT LOCATION: | 1143 GULF BREEZE PKWY |
| PARCEL ID: | 04-3S-29-2317-00000-0010 |
| SUBDIVISION NAME: | LIVE OAK VILLAGE |
| ZONING DISTRICT: | C1 |
| LANDUSE: | C1 |

PROPERTY OWNER:

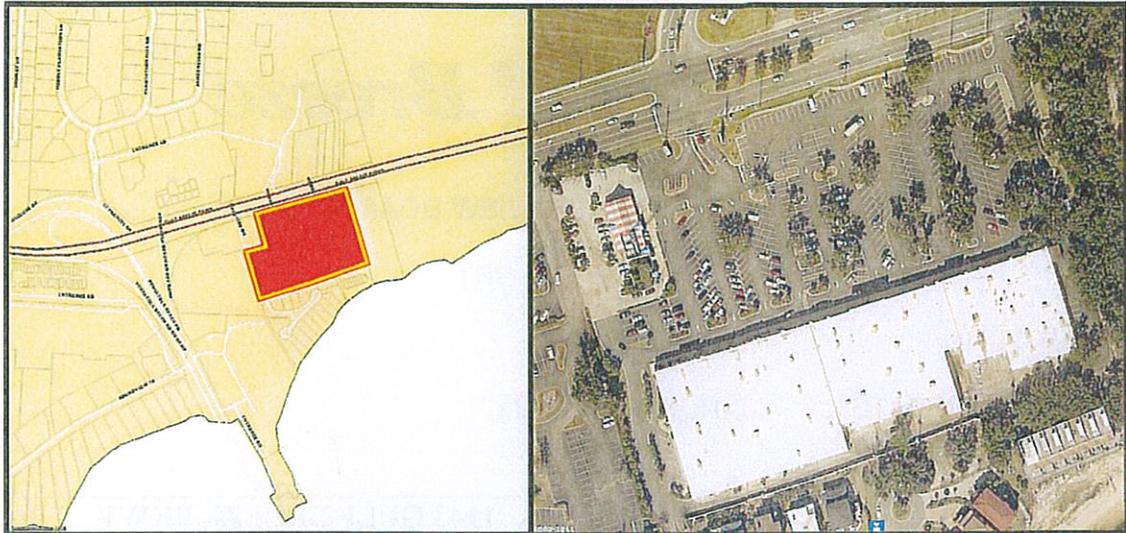
| | |
|-----------------|---------------------------|
| NAME | EXPOSITION PROPERTIES LLC |
| ADDRESS | 1153 GULF BREEZE PKWY |
| ADDRESS | 5784 LAKE FOREST DR NW, |
| CITY, STATE ZIP | ATLANTA GA 30328 |
| PHONE | (404) 401-8414 |

PROJECT INFORMATION: LEVEL III SUBDIVISION

PROJECT DIMENSIONS: 174.5' X 131.25' OR \approx 22,903.125 SF

AGENT INFORMATION: LAMAR, DAVID S.
P.O. BOX 10605
PENSACOLA, FL 32524
(850) 434-0043

STAFF COMMENTS:



LARRY ENTREKIN OF EXPOSITION PROPERTIES, LLC IS PROPOSING TO CREATE AN OUTPARCEL ON THE NORTHEAST CORNER OF THE EXISTING LIVE OAK VILLAGE. THE OUTPARCEL WOULD BE SIMILAR TO THE OUTPARCEL CREATED SEVERAL YEARS AGO AND WHICH IS THE LOCATION OF THE WHATABURGER.

ACCORDING TO INFORMATION SUBMITTED BY MR. ENTREKIN'S AGENT, DAVID S. LAMAR, P.E., THE NEW OUTPARCEL MEASURES APPROXIMATELY 174.50' L X 131.25' W AND IS 22,903 SQ. FEET (.53 ACRES) IN AREA. ACCESS TO THE PARCEL WOULD BE MADE THROUGH THE EXISTING PARKING LOT.

WHILE NO TENANT OR BUILDING HAS BEEN CONTEMPLATED FOR THE NEW PARCEL, IT HAS BEEN PAST PRACTICE TO ALLOW THE PREEXISTING PARCEL TO REMAIN IN "GRANDFATHER" STATUS WHILE REQUIRING THE NEW PARCEL TO MEET CURRENT LDC REGULATIONS. AT THIS JUNCTURE, THE ONLY THING BEING CONSIDERED IS THE SEPERATION OF THE PARCELS. WHEN SITE PLANS ARE SUBMITTED FOR THE NEW BUILDING, THE CURRENT LDC AND CRA DESIGN GUIDELINES WILL APPLY.

STAFF HAS REVIEWED THE PLANS AND FOUND THAT THEY COMPLY WITH THE LDC FOR THE MOST PART. HOWEVER, IT APPEARS THAT THE PREEXISTING PARCEL WILL BE SHORT ON PARKING AFTER SUBDIVIDING. THE DEVELOPER HAS ATTEMPTED TO MITIGATE THIS BY RESTRIPING THE PARKING LOT AND CREATING SEVERAL PARKING SPACES IN LESS THEN DESIRABLE LOCATIONS. ACCORDING TO THE DRAWINGS, THE CENTER IS REQUIRED TO HAVE 388 PARKING SPACES; HOWEVER, STAFF HAS FLAGGED 12 OF THEM AS UNUSABLE BECAUSE THEY ARE LOCATED IN AN ISLE OR DRIVEWAY AND VIOLATE SECTION 24-39(6) OF THE LDC.

STAFF HAS RELAYED THIS INFORMATION TO THE DEVELOPER. ACCORDING TO OUR CONVERSATIONS, HE AND MR. LAMAR ARE WORKING WITH THE CINEMA OWNER TO REMOVE 48 SEATS AND BRING THE PARKING COUNT INTO COMPLIANCE. THIS BASICALLY EQUATES TO 12 SEATS PER SCREEN. AT THE TIME THIS REPORT WAS PREPARED, THE DRAWINGS AND PAPERWORK THAT WOULD REFLECT THIS CHANGE WE NOT READY. THE UPDATED DOCUMENTATION WILL BE DISTRIBUTED AT THE MARCH 1ST DRB MEETING.

| PROPERTY OWNER INFORMATION | | PROJECT LOCATION INFORMATION: | | | | | | |
|---|-------------------|---|-----------|--|-------------|-------------|--------------|-------------|
| NAME: LARRY ENTREKIN EXPOSITION PROPERTIES, LLC | | PHYSICAL ADDRESS: 1143 GULF BREEZE PKWY | | | | | | |
| ADDRESS: 5784 LAKE FOREST DR NW | | SUBDIVISION NAME: LIVE OAK VILLAGE | | | | | | |
| ADDRESS 2: | | PARCEL ID #: | 04 | 35 | 29 | 2317 | 00009 | 0010 |
| | | | SEC | TWN | RNG | SUB | BLK | LOT |
| CITY: ATLANTA | | ZONING DESIGNATION: C-1 COMMERCIAL | | | | | | |
| STATE: GA | | IS THE PROPERTY A CORNER LOT? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO | | | | | | |
| PHONE #: 404-401-8414 | ZIP: 30328 | DRIVING DIRECTIONS: LOCATED ON SOUTH | | | | | | |
| FAX: 404-816-4718 | CELL #: | SIDE OF HWY 98 ~ 1/4 MILE | | | | | | |
| E-MAIL: | | EAST OF EXIT TO PENSACOLA BEACH | | | | | | |
| | | (BEHIND WAAT-A-BURGER) | | | | | | |
| DESCRIPTION OF PROJECT: | | | | | | | | |
| TYPE OF PROJECT: <input type="checkbox"/> RENOVATION <input type="checkbox"/> NEW CONSTRUCTION <input type="checkbox"/> POOL <input type="checkbox"/> MARINE <input type="checkbox"/> DEMO | | | | | | | | |
| <input checked="" type="checkbox"/> OTHER: PRE LIMINARY PLAT FOR "THE PARCEL AT LIVE OAK VILLAGE" | | | | | | | | |
| SCOPE OF WORK: THIS SUBMITTAL IS FOR A PRELIMINARY | | | | | | | | |
| PLAT OF A 1- LOT SUBDIVISION. NO NEW STREETS | | | | | | | | |
| ARE BEING CREATED. NO CONSTRUCTION IS PROPOSED | | | | | | | | |
| OR REQUIRED. | | | | | | | | |
| OCCUPANCY CLASSIFICATION: <input type="checkbox"/> RESIDENTIAL <input type="checkbox"/> ASSEMBLY <input checked="" type="checkbox"/> BUSINESS <input type="checkbox"/> MERCANTILE | | | | | | | | |
| <input type="checkbox"/> STORAGE <input type="checkbox"/> OTHER: | | | | | | | | |
| INTENDED USE: COMMERCIAL OUT PARCEL TO LIVE OAK VILLAGE SHOPPING CTR. | | | | | | | | |
| LOT DIMENSION: | 174.50' | 131.25' | | | | | | |
| | LENGTH | WIDTH | HEIGHT | STORIES | SQUARE FEET | | | |
| ESTIMATED COST OF CONSTRUCTION: \$ 0.00 | | | | ESTIMATED COMPLETION DATE: MARCH 2011 | | | | |
| UTILITY INFORMATION: | | | | | | | | |
| UTILITIES: <input checked="" type="checkbox"/> WATER <input checked="" type="checkbox"/> SEWER <input type="checkbox"/> SEPTIC TANK <input type="checkbox"/> GAS <input checked="" type="checkbox"/> ELECTRIC | | | | | | | | |
| WATER TAP SIZE: N/A <input type="checkbox"/> 3/4" <input type="checkbox"/> 1" <input type="checkbox"/> 1 1/2" <input type="checkbox"/> 2" <input type="checkbox"/> 4" <input type="checkbox"/> 6" | | | | | | | | |
| LIST GAS APPLIANCES: N/A | | | | | | | | |
| WILL THE STRUCTURE HAVE FIRE SPRINKLERS: N/A <input type="checkbox"/> YES <input type="checkbox"/> NO | | | | | | | | |
| SECTION 21-263 OF THE CITY'S CODE OF ORDINANCES REQUIRES THAT ALL NEW DEVELOPMENT AND REDEVELOPMENT WITH A | | | | | | | | |
| CONSTRUCTION PERMIT EVALUATION EXCEEDING 50 PERCENT OF THE MOST RECENTLY ASSESSED VALUE OF THE PROPERTY, SHALL BE | | | | | | | | |
| REQUIRED TO PLACE ALL UTILITIES UNDERGROUND, INCLUDING ELECTRICAL AND TELEPHONE LINES. | | | | | | | | |

MARINE CONSTRUCTION:

TYPE OF PROJECT: RETAINING/SEA WALL DOCK/PIER BOATHOUSE UNCOVERED LIFT

BODY OF WATER: PENSACOLA BAY SANTA ROSA SOUND HOFFMAN BAYOU
 WOODLAND BAYOU GILMORE BAYOU

IF A DOCK/PIER, BOATHOUSE OR UNCOVERED LIFT, WHAT IS THE LENGTH MEASURED FROM THE MHWL?

IF A DOCK/PIER, BOATHOUSE OR UNCOVERED LIFT, WHAT IS THE TOTAL SQUARE FOOTAGE?

IF A BOATHOUSE OR UNCOVERED LIFT, WHAT IS THE SQUARE FOOTAGE?

WHAT IS THE DISTANCE FROM THE FURTHERMOST EXTENT OF THE DOCK/PIER, BOATHOUSE OR UNCOVERED BOAT LIFT FROM THE PROPERTY LINE?

LEFT: _____ RIGHT: _____

SECTION 24-172 OF THE LAND DEVELOPMENT CODE REQUIRES THAT ALL DOCKS, PIERS, BOATHOUSES, UNCOVERED SLIPS OR SIMILAR STRUCTURES PROVIDE CONTINUING PUBLIC ACCESS TO ALL SOVEREIGN LANDS, HOW WILL THIS BE ACCOMPLISHED FOR THIS PARTICULAR PROJECT?

IF A DOCK/PIER BOATHOUSE OR UNCOVERED SLIP, ALONG WHAT SECTION OF SHORELINE WILL THE PROJECT BE LOCATED:

- | | |
|--|--|
| <input type="checkbox"/> NAVAL LIVE OAKS - BOB SIKES BRIDGE (200' MAX) | <input type="checkbox"/> BOB SIKES - SHORELINE PARK (200' MAX) |
| <input type="checkbox"/> SHORELINE PARK - DEER POINT (200' MAX) | <input type="checkbox"/> DEER POINT - ZAMARA CANAL (300' MAX) |
| <input type="checkbox"/> ZAMARA CANAL - FAIRPOINT (475' MAX) | <input type="checkbox"/> FAIRPOINT - PENSACOLA BAY BRIDGE (225' MAX) |
| <input type="checkbox"/> PENSACOLA BAY BRIDGE - NAVAL LIVE OAKS (200' MAX) | <input type="checkbox"/> INLAND BAYOU (25' MAX) |

IF A RETAINING/SEA WALL, WHAT IS IT'S DISTANCE FROM THE MHWL?

WHAT IS THE VERTICAL HEIGHT OF THE RETAINING/SEA WALL? _____ SEAWARD _____ LANDWARD

ARE COPIES OF FEDERAL AND STATE PERMITS ATTACHED? YES NO

POOL INFORMATION:

| | | | | |
|---|--------|-------|-------------------|-------------|
| POOL TYPE: <input type="checkbox"/> BELOW GROUND <input type="checkbox"/> ABOVE GROUND <input type="checkbox"/> SPA/HOT TUB | | | | |
| DIMENSION: | | | | |
| | LENGTH | WIDTH | DEPTH | SQUARE FEET |
| IS THE YARD FENCED OR WILL IT BE FENCED? <input type="checkbox"/> YES <input type="checkbox"/> NO | | | | |
| IS SO, WHAT IS THE HEIGHT? | | | | |
| WILL THE POOL HAVE SCREENED ENCLOSURE? | | | | |
| IS SO, WHAT ARE THE DIMENSIONS: | | | | |
| | LENGTH | WIDTH | HEIGHT | SQUARE FEET |
| I, _____, NOW ENGAGING OR ABOUT TO ENGAGE IN THE CONSTRUCTION OF A SWIMMING POOL UPON MY OWN PREMISES AS DESCRIBED ON THE REQUIRED BUILDING PERMIT APPLICATION AND LOCATED IN SANTA ROSA COUNTY, FLORIDA, DO HEREBY ACKNOWLEDGE THE REQUIREMENT OF AN APPROVED BARRIER AT LEAST 48 INCHES (4 FEET) ABOVE GRADE, MEASURED ON THE SIDE OF THE BARRIER WHICH FACES AWAY FROM THE SWIMMING POOL, IS TO BE ERECTED PRIOR TO FILLING THE POOL WITH WATER. FURTHERMORE, I ACKNOWLEDGE THE REQUIREMENT OF AN ALARM ON ALL DOORS AND WINDOWS WITHIN A DWELLING UNIT HAVING DIRECT ACCESS TO THE POOL THROUGH A WALL (OR WALLS) THAT SERVES AS PART OF THE BARRIER. | | | | |
| I FURTHER ACKNOWLEDGE THAT THE FOREGOING IS REQUIRED BY SECTION 315 OF THE STANDARD SWIMMING POOL CODE AND CITY ORDINANCE. | | | | |
| CONTRACTOR'S SIGNATURE | | DATE | OWNER'S SIGNATURE | DATE |
| PRINTED NAME | | | PRINTED NAME | |

COMMERCIAL DEVELOPMENT:

| | | | |
|--|------------|--------------------------|---------|
| ENGINEER'S NAME: DAVID S. LAMAR, P.E. | | ARCHITECT'S NAME: N/A | |
| ADDRESS: P.O. BOX 10605 | | ADDRESS: | |
| ADDRESS 2: | | ADDRESS 2: | |
| CITY: PENSACOLA FL | | CITY: | |
| STATE: FL | | STATE: | |
| PHONE #: 850-434-0043 | ZIP: 32524 | PHONE #: | ZIP: |
| FAX: 850-434-0057 | CELL #: | FAX: | CELL #: |
| E-MAIL: lamarang@bellsouth.net | | E-MAIL: | |
| STATE LICENSE #: # 35976 | | STATE LICENSE #: | |

AUTHORIZATION:

APPLICATION IS HEREBY MADE TO OBTAIN A DEVELOPMENT ORDER TO THE WORK AS INDICATED IN THE ATTACHED PLANS AND SPECIFICATIONS. I (WE) CERTIFY THAT NO WORK HAS COMMENCED PRIOR TO THE ISSUANCE OF THE DEVELOPMENT ORDER AND THAT ALL WORK WILL BE PERFORMED IN ACCORDANCE WITH ALL LAWS REGULATING CONSTRUCTION AND ZONING IN THIS JURISDICTION.

CONTRACTOR'S SIGNATURE

DATE

David S. Lamar 1/25/2011

AGENT'S
OWNER'S SIGNATURE

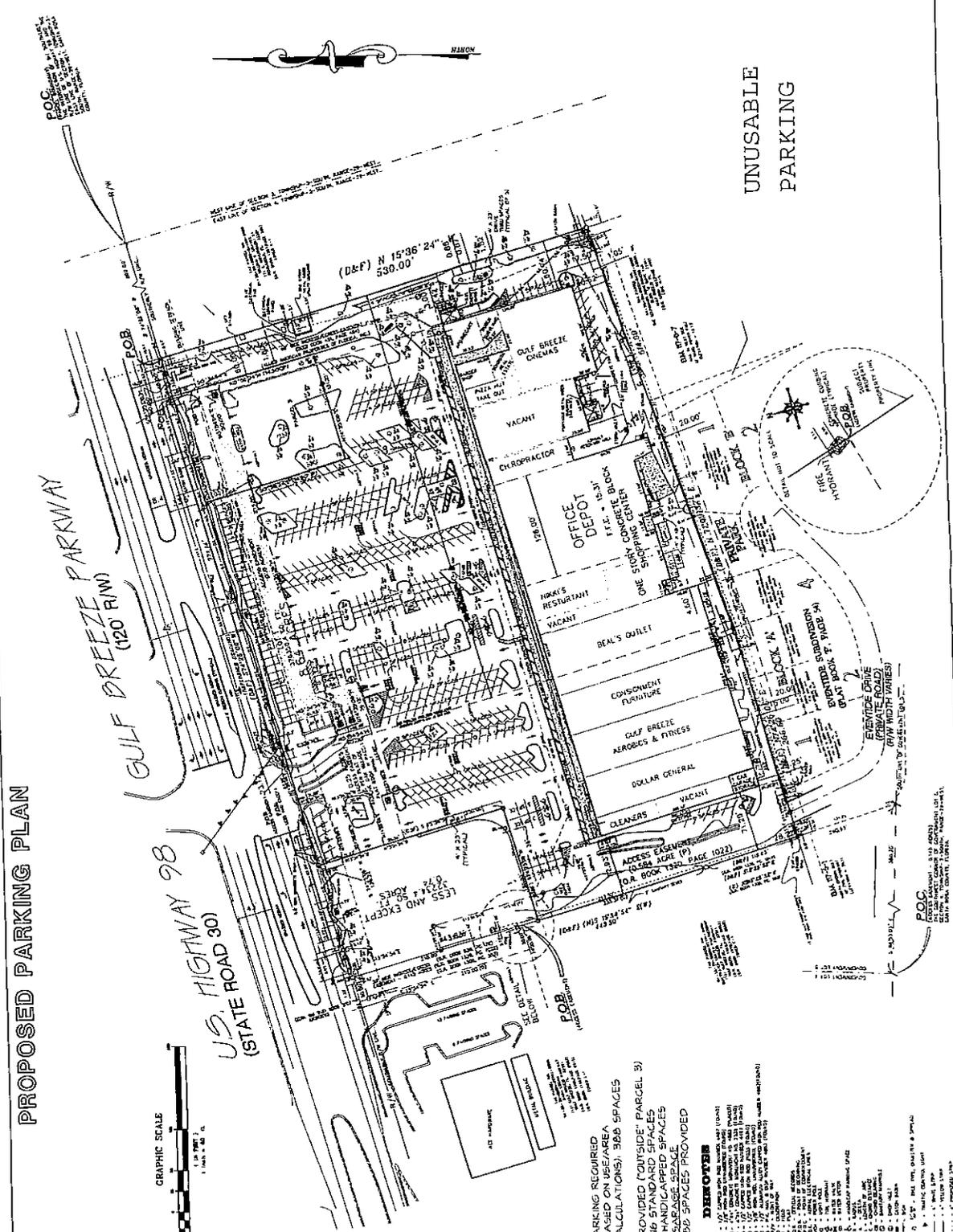
DATE

DAVID S. LAMAR

PRINTED NAME

PRINTED NAME

| | | | | | |
|---|------|----------------|--|---------------|--|
| PROJECT NO. 2013-001 | | DATE: 08-20-13 | | SHEET: 1 OF 1 | |
| PROPOSED PARKING PLAN | | | | | |
| PREPARED BY: MR. LARRY BIRNEY | | | | | |
| | | | | | |
| NORTHWEST FLORIDA LAND SURVEYING, INC. | | | | | |
| A PROFESSIONAL SERVICE ORGANIZATION | | | | | |
| MEMBER OF THE NATIONAL ASSOCIATION OF PROFESSIONAL SURVEYORS | | | | | |
| SCALE: 1" = 40' 0" DATE: JAS 2013 DECKED: PAY DATE: 8-28-10 PROJECT: LAND SURVEY LICENSED: STATE OF FLORIDA NO. 11400 NAME: MR. LARRY BIRNEY | | | | | |
| NO. | DATE | REVISIONS | | | |



PROPOSED PARKING PLAN



PARKING REQUIRED
 (BASED ON USE/AREA
 CALCULATIONS), 366 SPACES
 PROVIDED (OUTSIDE PARCEL 3)
 316 STANDARD SPACES
 11 HANDICAPPED SPACES
 39 SPACES PROVIDED
 366 SPACES PROVIDED

- NOTES**
1. SEE SURVEY FOR ALL DIMENSIONS AND SETBACKS.
 2. ALL DIMENSIONS ARE IN FEET AND INCHES.
 3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 4. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
 5. ALL DIMENSIONS ARE TO THE OUTSIDE UNLESS OTHERWISE NOTED.
 6. ALL DIMENSIONS ARE TO THE INSIDE UNLESS OTHERWISE NOTED.
 7. ALL DIMENSIONS ARE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
 8. ALL DIMENSIONS ARE TO THE OUTSIDE UNLESS OTHERWISE NOTED.
 9. ALL DIMENSIONS ARE TO THE INSIDE UNLESS OTHERWISE NOTED.
 10. ALL DIMENSIONS ARE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
 11. ALL DIMENSIONS ARE TO THE OUTSIDE UNLESS OTHERWISE NOTED.
 12. ALL DIMENSIONS ARE TO THE INSIDE UNLESS OTHERWISE NOTED.
 13. ALL DIMENSIONS ARE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
 14. ALL DIMENSIONS ARE TO THE OUTSIDE UNLESS OTHERWISE NOTED.
 15. ALL DIMENSIONS ARE TO THE INSIDE UNLESS OTHERWISE NOTED.
 16. ALL DIMENSIONS ARE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
 17. ALL DIMENSIONS ARE TO THE OUTSIDE UNLESS OTHERWISE NOTED.
 18. ALL DIMENSIONS ARE TO THE INSIDE UNLESS OTHERWISE NOTED.
 19. ALL DIMENSIONS ARE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
 20. ALL DIMENSIONS ARE TO THE OUTSIDE UNLESS OTHERWISE NOTED.

UNUSABLE
PARKING

POC
 LARRY BIRNEY
 11400 W. 11TH AVE.
 TAMPA, FLORIDA 33613

REVIEW BY:
DAVID S. LAMAR, P.E.

David Lamar
1/25/2011
2 pages

LIVE OAK VILLAGE - PARKING DEMAND CALCULATIONS

| Business Name and/or Use | Gross Area (SF) | Useable Area (SF) | Parking Space Standard | Spaces Required |
|-----------------------------------|---------------------|-------------------|-------------------------------|-----------------|
| Business Name and/or Use | Gross Area (SF) | Useable Area (SF) | Parking Space Standard | Spaces Required |
| Benson's Barber Shop | 1185 | 994 | 1 space/300SF | 3.3 |
| Schroth Realty | 710 | 656 | 1 space/300SF | 2.2 |
| Apothecary w/Drive thru | 1456 | 967 | 1 space/300SF | 3.2 |
| Ruben Surveying | 1040 | 780 | 1 space/300SF | 2.6 |
| Gulf Breeze Cinema | 9964 SF (460 Seats) | 460 seats | 1 space/4 seats | 115.0 |
| Vacant | 2437 | 1382 | 1 space/300SF | 4.6 |
| X-Cleaners w/Drive thru | 2583 | 205 | 1 space/300SF | 0.7 |
| Dollar General Retail | 7200 | 5936 | 1 space/300SF | 19.8 |
| Fitness Center | 12000 | 9273 | 1 space/300SF | 30.9 |
| J. Miller's Consignment Furniture | 10000 | 9265 | 1 space/300SF | 30.9 |
| Beall's Outlet Retail | 15000 | 13648 | 1 space/300SF | 45.5 |
| Vacant | 4120 | 3757 | 1 space/300SF | 12.5 |
| Vacant | 3400 | 2580 | 1 space/300SF | 8.6 |
| Nikki's Restaurant | 2200 & 4 employees | 952 | 1 space/100SF + 1 space/4 emp | 10.5 |
| Office Depot | 20882 | 18185 | 1 space/300SF | 60.6 |
| Vacant | 2760 | 2402 | 1 space/300SF | 8.0 |
| Vacant | 8507 | 7651 | 1 space/300SF | 25.5 |
| Pizza Hut (Take Out) Restaurant | 1500 & 2 employees | 205 | 1 space/100SF + 1 space/4 emp | 2.6 |
| TOTAL GROSS AREA (SF) | 106944 | 88802 | TOTAL SPACES REQUIRED | 388.0 |

LIVE OAK VILLAGE - LOADING ZONE DEMAND CALCULATIONS

| Business Name and/or Use | Gross Area (SF) | Useable Area (SF) | Loading Zone Required | SF Loading Required |
|------------------------------------|-----------------|-------------------|-----------------------------------|---------------------|
| Fitness Center | 12000 | 9273 | 300 SF of loading space/10,000 SF | 360.0 |
| J. Miller's Consignment Furniture | 10000 | 9265 | 300 SF of loading space/10,000 SF | 300.0 |
| Beall's Outlet Retail | 15000 | 13648 | 300 SF of loading space/10,000 SF | 409.4 |
| Office Depot | 20882 | 18185 | 300 SF of loading space/10,000 SF | 545.6 |
| TOTAL "LOADING" SF REQUIRED | | | | 1615.0 |

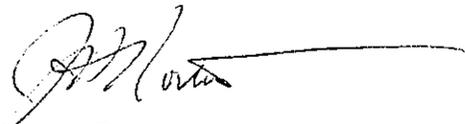
February 23, 2011

To: Mr. Carmichael
City of Gulf Breeze, FL

From: Jim Norton
Gulf Breeze Cinema 4

Re: Larry Entrekin, Live Oak Village

We agree to remove 48 seats from our theater's current seating capacity.

A handwritten signature in black ink, appearing to read "J. Norton", with a long horizontal flourish extending to the right.

James P. Norton, owner
Gulf Breeze Cinema 4
1175 Gulf Breeze Parkway
Gulf Breeze, FL 32561
863-446-7300 (cell)



February 22, 2011

Mr. Shane Carmichael
City of Gulf Breeze Zoning & Planning
1070 Shoreline Drive
Gulf Breeze, Florida 32561

**RE: DRB Revised Site Plan Submittal
Live Oak Village Shopping Center - Revised Pavement Striping Plan
DSL Project 2010-020**

Dear Mr. Carmichael:

On behalf of our client, Mr. Larry Entrekin, Exposition Properties, LLC, we are submitting revised site plan drawings for review by the DRB. This submittal describes proposed changes to the existing parking lot striping at Live Oak Village Shopping Center. The requested striping plan revisions will allow the center to continue to meet LDC parking space requirements after a 0.53 acre out-parcel is subdivided from Lot 1 of the recorded plat of Live Oak Village. This new out-parcel will be called The Parcel at Live Oak Village. Upon approval of the Final Plat for The Parcel at Live Oak Village, the parking spaces that lie within the boundary of the out-parcel will no longer be considered as spaces "provided" by the developer to meet the parking requirements of the center.

The proposed striping plan provides 376 parking spaces, including 11 handicapped spaces. The attached table categorizes the parking demand for the existing tenants, by business name, land use and square footage using the criteria provided in the LDC. Parking demand for building areas that are currently vacant was calculated on an assumed office/retail use of 1 space needed for each 300 square feet of useable space. This revision includes a reduction in the parking space demand of twelve (12) spaces from the previous submittal. This reduction results from the planned removal of 48 theatre seats (from 460 seats to 412 seats).

The parking demand for the out-parcel will be determined in the future, when a formal DRB Site Plan Application is submitted for the actual use proposed on that site.

In order to better communicate the proposed striping changes to the staff, the DRB and the public, two drawings are provided. The first drawing depicts the current striping pattern of the shopping center. On this drawing, locations where changes are proposed are "highlighted" in yellow. The second drawing shows the striping patterns that will be visible "on the ground" after the changes have been made. The existing striping that falls

within the platted out-parcel is "omitted" in the Proposed Plan in order to facilitate the counting of the spaces that will remain "dedicated" to the shopping center.

The following items are included in this submittal:

- a. One set of the Site Plan (11" x 17").
- b. Three (3) sets of the Site Plan (24" x 36").
- c. Live Oak Village -- Revised Parking Demand Calculations (1 copy).

Thank you for your continued assistance on this project. Please call if you have any questions.

Sincerely,



David S. Lamar, P.E.
Project Civil Engineer

cc: Mr. Larry Entrekin

REVISED

David J. Thomas
2/22/11
2 pages

LIVE OAK VILLAGE - PARKING DEMAND CALCULATIONS

| Business Name and/or Use | Gross Area (SF) | Useable Area (SF) | Parking Space Standard | Spaces Required |
|-----------------------------------|---------------------|-------------------|-------------------------------|-----------------|
| Benson's Barber Shop | 1185 | 994 | 1 space/300SF | 3.3 |
| Schroth Realty | 710 | 656 | 1 space/300SF | 2.2 |
| Apothecary w/Drive thru | 1456 | 967 | 1 space/300SF | 3.2 |
| Ruben Surveying | 1040 | 780 | 1 space/300SF | 2.6 |
| Gulf Breeze Cinema | 9964 SF (412 Seats) | 412 seats | 1 space/4 seats | 103.0 |
| Vacant | 2437 | 1382 | 1 space/300SF | 4.6 |
| X-Cleaners w/Drive thru | 2583 | 205 | 1 space/300SF | 0.7 |
| Dollar General Retail | 7200 | 5936 | 1 space/300SF | 19.8 |
| Fitness Center | 12000 | 9273 | 1 space/300SF | 30.9 |
| J. Miller's Consignment Furniture | 10000 | 9265 | 1 space/300SF | 30.9 |
| Beall's Outlet Retail | 15000 | 13648 | 1 space/300SF | 45.5 |
| Vacant | 4120 | 3757 | 1 space/300SF | 12.5 |
| Vacant | 3400 | 2580 | 1 space/300SF | 8.6 |
| Nikki's Restaurant | 2200 & 4 employees | 952 | 1 space/100SF + 1 space/4 emp | 10.5 |
| Office Depot | 20882 | 18185 | 1 space/300SF | 60.6 |
| Vacant | 2760 | 2402 | 1 space/300SF | 8.0 |
| Vacant | 8507 | 7651 | 1 space/300SF | 25.5 |
| Pizza Hut (Take Out) Restaurant | 1500 & 2 employees | 205 | 1 space/100SF + 1 space/4 emp | 2.6 |
| TOTAL GROSS AREA (SF) | 106944 | 88802 | TOTAL SPACES REQUIRED | 376.0 |

REVISED 2/22/11

| LIVE OAK VILLAGE - LOADING ZONE DEMAND CALCULATIONS | | | | | |
|---|-----------------|-------------------|-----------------------------------|---------------------|--------|
| Business Name and/or Use | Gross Area (SF) | Useable Area (SF) | Loading Zone Required | SF Loading Required | |
| Fitness Center | 12000 | 9273 | 300 SF of loading space/10,000 SF | | 360.0 |
| J. Miller's Consignment Furniture | 10000 | 9265 | 300 SF of loading space/10,000 SF | | 300.0 |
| Beall's Outlet Retail | 15000 | 13648 | 300 SF of loading space/10,000 SF | | 409.4 |
| Office Depot | 20882 | 18185 | 300 SF of loading space/10,000 SF | | 545.6 |
| | | | TOTAL "LOADING" SF REQUIRED | | 1615.0 |

REVISED

REVISED 2/22/2011

4. Parking Lot Glare- We have asked that the fixtures in the Walmart portion of the parking lot be replaced with higher efficiency, lower glare, more decorative fixtures.
5. Corrals for Shopping Carts- We have asked that corrals be more consistent with the streetscape previously mentioned.
6. Trees- We have asked Walmart to replace the Bradford Pear trees in the islands close to the building with Live Oaks. We have also requested street trees be added along U.S. 98.
7. Decorative Wall- We have asked that a decorative wall be installed along the boundary of the plat and U.S. 98 that is similar to the decorative wall the City installed to the south. We have also asked that a wall feature parallel to Northcliffe be added at the east entrance to the project. These sections of decorative wall should be landscaped and irrigated.

We believe this project is a good one that will enhance the shopping center and continue the City's economic development. The issues listed here should be addressed by the Council after a Public Hearing is held on March 21, 2011. If the Council is inclined to approve the proposed plat, these issues could be addressed through a developer's agreement.

RECOMMENDATION:

THAT THE CITY COUNCIL APPROVE THE PLAT AS PROPOSED WITH THE VARIANCES LISTED SUBJECT TO A DEVELOPER'S AGREEMENT BETWEEN WALMART AND THE CITY.

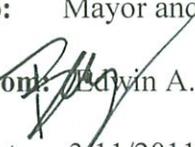


City of Gulf Breeze

OFFICE OF THE CITY MANAGER

Memorandum

To: Mayor and City Council

From:  Edwin A. Eddy, City Manager

Date: 3/11/2011

Subject: Consideration of Plat Subdividing Gulf Breeze Shopping Center

Agents representing Walmart Stores have presented to the City a Plat which subdivides the Gulf Breeze Shopping Center into several smaller parcels. Over time, Walmart plans to occupy the retail store space previously occupied by Bruno's first by lease and then by outright purchase of some of the parcels to be platted.

As we have discussed, the Code requires that a parcel subdivided by plat shall be subject to the requirements in effect at the time the new plat is approved. If Walmart were merely occupying the Bruno's space, there would be no review or approval of this action by the City.

To bring the subdivision into compliance with the Code creates unnecessary issues that are best addressed by variances listed on the face of the plat document. In addition, Walmart is requesting a variance to allow them to sell alcohol in close proximity to school property and a church. Attached is a staff report to the Development Review Board relative to these issues.

As we have discussed, Walmart has agreed to make certain improvements to the property in order to make the project more consistent with the City Council's vision for the redevelopment of the City's central business district. Representatives from Walmart will be at the required Public Hearing on March 21st to present their plans. The items we have discussed include:

1. The building façade should be improved with architectural features consistent with the City's guidelines.
2. Streetscape should be added to include trash receptacles, bike racks and newspaper racks consistent with the guidelines.
3. Trash, Recycling and Noise- We have asked Walmart to voluntarily agree to use the City's franchised hauler for recycling and limit general delivery times to the store to reduce noise concerns.

**MINUTES
DEVELOPMENT REVIEW BOARD
SPECIAL MEETING
MARCH 8, 2011
TUESDAY.....6:30 P.M.
CITY HALL OF GULF BREEZE**

PRESENT

John Schuster
George Williams
JB Schluter
Samantha Rine
Lee Brown
Cheryl Fromularo
Ramsey Landry

ABSENT

Maureen Hill

STAFF

Shane Carmichael
Leslie Gomez
Edwin Eddy

The meeting was called to order at 6:30 p.m. by Acting Chairman JB Schluter.

After the Roll Call, Invocation and Pledge, Mr. Schluter asked if any members had any exparte communication regarding the case being presented before the Board. Mr. Schluter reported that he had met with the Wal-Mart representatives earlier in the day and visited the site after the meeting, but that would have no impact on his decision. None of the other Board members reported any communications.

PROJECT NO. 11-3000005 – WAL-MART STORES EAST L.P., 334 GULF BREEZE PARKWAY (PROJECT LOCATION), GULF BREEZE, FL REQUESTING APPROVAL OF PLAT AND THE FOLLOWING VARIANCES:

1. RELIEF FROM CHAPTER 24, ARTICLE II, DIVISION 3, SECTION 24-51. OFF-STREET AUTOMOBILE STORAGE.
2. RELIEF FROM CHAPTER 24, ARTICLE II, DIVISION 3, SECTION 24-52. OFF-STREET LOADING SPACE.
3. RELIEF FROM CHAPTER 24, ARTICLE III, DIVISION II. WATER MANAGEMENT PLAN.
4. RELIEF FROM CHAPTER 24, ARTICLE IV, LANDSCAPING.
5. RELIEF FROM CHAPTER 23, SECTION 23-3(1). PROHIBITED SIGNS.
6. RELIEF FROM CHAPTER 3, SECTION 3-4(A). DISTANCE REQUIREMENTS FROM CHURCHES AND SCHOOLS.

City Manager Edwin Eddy addressed the Board to give them a brief explanation of the project and discussed the role of the Board in reviewing variances associated with a proposed subdivision..

Karl Sanders, Attorney for Wal-Mart, presented the project to the Board and answered questions.

Shane Carmichael presented the staff report to the Board and answered questions.

The following Business Owners addressed the Board:

Lisa Williams, owner of the Renee's Hallmark Store at 336 Gulf Breeze Parkway addressed the Board and stated that she is in favor of the new Wal-Mart store and feels the new store will bring more business to the existing stores.

Jason Wulfers, owner of Pennacle Properties at 362 Gulf Breeze Parkway, addressed the Board and stated that he is in favor of the new Wal-Mart Market. He commented that this type of store is designed for a small community that does not wish to have a Wal-Mart Super Center and that this new store will employ almost 200 people. In addition, he feels the new Wal-Mart store in the shopping center will bring new businesses and fill up the empty outparcels.

Thea Wellborn, owner of Firehouse Subs at 318 Gulf Breeze Parkway, stated that she was in favor of the new Wal-Mart store and feels that it will bring more customers to her business.

Paula Molina owner of Vallarta's Mexican Restaurant at 348 Gulf Breeze Parkway, stated that she was in favor of the new store and feels that it will help the businesses in the shopping center.

After a discussion of the project, a motion was made by John Schuster to recommend the approval of the plat, including the six (6) variances to the City Council with the understanding that the following items need more attention:

- a) Extend the decorative wall across the entire parking lot for symmetry
- b) Parking lot lighting should be replaced or modified to reduce glare and backscatter
- c) Removal of the planters in front of the building to allow more cover and safer walking space
- d) Addition of columns on the front of the building
- e) Review of the cart corrals
- f) Replacement of the Bradford Pear Trees with Live Oaks
- g) The addition of street trees
- h) Review of delivery times

Samantha Rine seconded the motion. The vote for approval was unanimous.

Shane Carmichael advised the Board that the project is classified as Level III Development and it must go to the City Council for final approval.

The Board deferred electing a new Chair and Co-Chair until their next regularly scheduled meeting.

As there was no other business to come before the Board, the meeting was adjourned at 7:53 p.m.

**DEVELOPMENT REVIEW BOARD AGENDA
SPECIAL MEETING**

DATE: MARCH 8, 2011

TIME: 6:30 P.M.

**LOCATION: GULF BREEZE CITY HALL, COUNCIL CHAMBERS, 1070
SHORELINE DRIVE, GULF BREEZE, FLORIDA 32561**

1. ROLL CALL
2. INVOCATION AND PLEDGE OF ALLEGIANCE
3. REVIEW EX-PARTE COMMUNICATION IN ACCORDANCE WITH SECTION 20-47
4. CASE:

Project Number: 11-30000005

Request by: WALMART STORES EAST, L.P.
2001 S.E. 10TH ST
BENTONVILLE, AR 72716

Location: 334 GULF BREEZE PKWY

Description: PLAT

**PLEASE NOTIFY ME BY MONDAY AT 934-5115 IF YOU CANNOT BE IN
ATTENDANCE, SO THAT WE CAN BE ASSURED OF A QUORUM.**

LESLIE GOMEZ
DEPUTY CITY CLERK



City of Gulf Breeze

DEVELOPMENT REVIEW BOARD

STAFF REPORT

PROJECT NO: 11-30000005

APPLICATION DATE: FEBRUARY 14, 2011

PROJECT LOCATION:

| | |
|-------------------|---------------------------|
| PROJECT LOCATION: | 334 GULF BREEZE PKWY GA |
| PARCEL ID: | 04 -3S-29-0000-00100-0000 |
| SUBDIVISION NAME: | N/A |
| ZONING DISTRICT: | C1 |
| LANDUSE: | C1 |

PROPERTY OWNER:

| | |
|-----------------|-------------------------------|
| NAME | WALMART STORES EAST L.P. |
| ADDRESS | 2001 S.E. 10 TH ST |
| ADDRESS | |
| CITY, STATE ZIP | BENTONVILLE, AR 72716 |
| PHONE | 479-273-4000 |

PROJECT INFORMATION: LEVEL III SUBDIVISION

PROJECT DIMENSIONS: N/A

AGENT INFORMATION: TOOLE, JASON L.
CPH ENGINEERS, INC.
1031 W. 23RD ST, STE C
PANAMA CITY, FL 32405
850-563-1490

STAFF COMMENTS:

Walmart Stores East, L.C. has submitted plans for a proposal to take over the old Bruno's tenant space at Gulf Breeze Shopping Center located in the 300 block of Gulf Breeze Parkway. The proposal calls for dividing the shopping center into several smaller parcels and renovating the Bruno's tenant space so it can be developed as a Neighborhood Market. According to Walmart's website, Neighborhood Markets "offer a

(850) 934-5100 • FAX (850) 934-5114

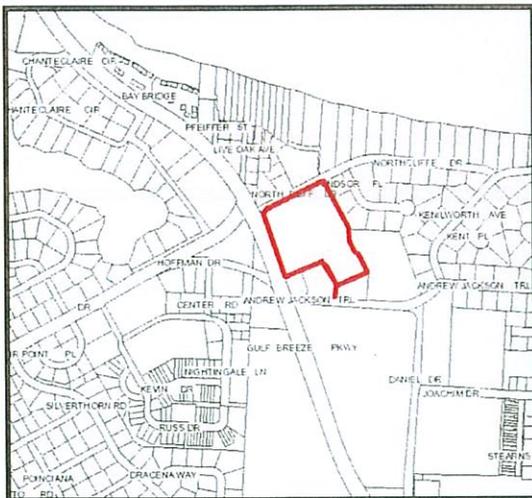
POST OFFICE BOX 640 • 1070 SHORELINE DRIVE • GULF BREEZE, FLORIDA 32562-0640

quick and convenient shopping experience for customers who need groceries, pharmaceuticals, and general merchandise all at our famous Every Day Low Prices.”

In its current form, the shopping center is “grandfathered” and deemed compliant with the Land Development Code (LDC) However, since Walmart desires ownership of the tenant space and proposes to subdivide the shopping center into separate parcels, the LDC requires that the development be brought up to current LDC standards. Due to the existing construction, it is unfeasible to bring the site up to current LDC standards without razing the buildings. Therefore, Walmart is seeking several variances.

1. **RELIEF FROM CHAPTER 24, ARTICLE II, DIVISION 3, SECTION 24-51. OFF-STREET AUTOMOBILE STORAGE.**
2. **RELIEF FROM CHAPTER 24, ARTICLE II, DIVISION 3, SECTION 24-52. OFF-STREET LOADING SPACE.**
3. **RELIEF FROM CHAPTER 24, ARTICLE III, DIVISION II. WATER MANAGEMENT PLAN.**
4. **RELIEF FROM CHAPTER 24, ARTICLE IV, LANDSCAPING.**
5. **RELIEF FROM CHAPTER 23, SECTION 23-3(1). PROHIBITED SIGNS.**
6. **RELIEF FROM CHAPTER 3, SECTION 3-4(A). DISTANCE REQUIREMENTS FROM CHURCHES AND SCHOOLS.**

Because the variances are associated with a plat, Section 20-43(b)(4) of the LDC specifies that the Development Review Board (DRB) review the variances and make a recommendation to the City Council, who will formally hear and decide the requests. Walmart has submitted the necessary paperwork and staff has processed the application.



Basically, this project is considered a large remodel or renovation. As is the status quo with this type of project, there are challenges that present themselves during the project. A majority of the problems are brought on by the fact that the center is being subdivided into smaller parcels. If Walmart were to merely rent the tenant space and not desire ownership, then the project would be considered level one development and handled at the staff level. City staff has reviewed the plans and offer the following comments.

PARKING AND LOADING ZONES – VARIANCES 1 & 2

One of the major problems subdividing creates concerns parking. While the center as a whole has surplus parking (375 required, 416 provided), subdividing the parcel will create a parking deficiency on the Walmart parcel.

The newly created parcel for the Walmart Market depicts only 140 parking spaces. According to Section 24-51(6) of the LDC, grocery stores are required to have 2 parking spaces per 300 square feet of usable floor area. According to the plans the usable floor area of the Walmart Market is 32,130 square feet; therefore, 215 spaces are required. With a deficiency of 75 spaces, a variance from Section 24-51(6) will be necessary.

Staff has reviewed the request and found that while subdividing the parcel will indeed create a parking deficiency on the Walmart parcel, there is still ample parking center wide. The use of the tenant space will not change and no demands are anticipated.

Subdividing also creates a problem with off-street loading. Section 24-52 of the LDC requires an off-street loading zone of 1,271 square feet in area. The site contains an approximately 1,650 square foot loading zone but it is located on a separate parcel. Therefore, a variance will be necessary.



Like the aforementioned parking space issue, there is an adequate off-street loading area provided immediately adjacent to the Walmart parcel and staff does not anticipate a change in demand.

STORMWATER – VARIANCE 3

Because Walmart is subdividing the parcel, the newly created parcel requires a stormwater collection system that conforms to the current LDC regulations. However, due to site constraints and existing construction, is not practical to install a compliant system. Therefore, a variance from Section 24-74 of the LDC will be required.

Public Services has reviewed the project and taken into consideration that there is no change in impervious area; therefore, no change in the stormwater management plan is necessary and a variance would be reasonable.

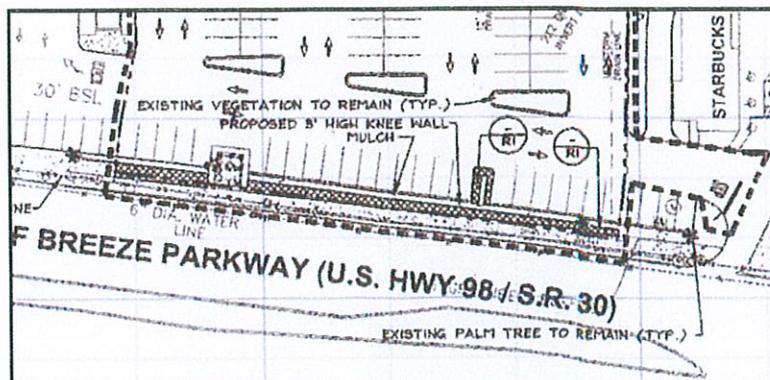
LANDSCAPING – VARIANCE 4

As designed, the two center parking isles on the Walmart Parcel contain too many parking spaces in a row. There are 17 spaces in a row in one isle and 18 spaces in a row in the other isle. Section 24-135(4) of the LDC limits the maximum length of the parking isles to 15 in a row. If the number exceeds 15 in a row, a landscaped dividing strip with or without walkways must be added to provide relief.

Unlike the other issues, this is not being brought about by subdividing and is a preexisting condition. Perhaps when the original center was developed, the City allowed the cart corrals to serve as the break. However, Section 24-135(4) is very explicit in the fact that it must be a landscaped dividing strip with or without walkways. Given the deficiency in the number of parking spaces (discussed above), if the landscaped strips were required, it would eliminate 4 additional spaces and it would bring the parking court farther out of compliance. Therefore, Walmart has requested a variance.

Additionally the landscaped area between the parking lot and the Gulf Breeze Parkway right-of-way does not currently comply with Section 24-135(2) of the LDC, which requires a tree be planted every fifty (50) feet. It is obvious from site visits and aerial photographs that at some point in the past, an attempt was made to comply as palm trees are present in front of Star Bucks and Burger King. However, the area in front of the Bruno's is absent any trees. It is possible that the trees were planted and removed sometime over the past 15 to 20 years. Since the parcel is being subdivided, then it will need to be brought up to current code or a variance will need to be obtained.

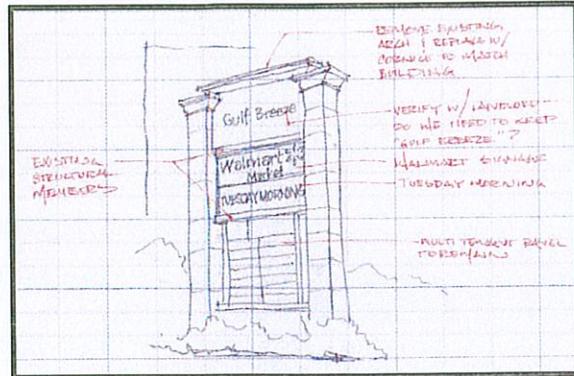
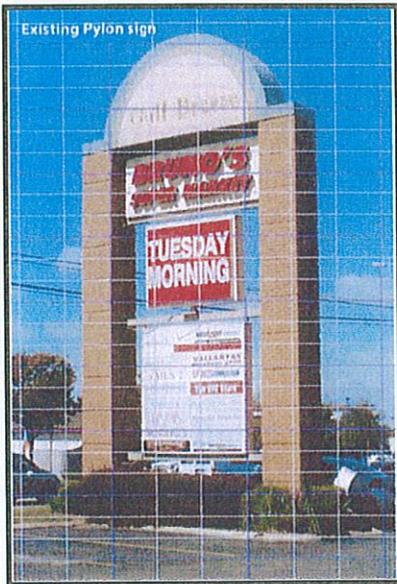
In an effort to comply with the CRA Design Guidelines, Walmart is amendable to adding a screen wall between the right-of-way and the parking lot; however, due to the narrow width of the landscaped island and the presence of underground utilities, both the screen wall and the addition of trees cannot be accomplished. Therefore, Walmart, at staff's recommendation, has requested a variance to eliminate the trees and install the screen wall. It is important to note that small shrubs will also be provided in addition to wall.



SIGNAGE – VARIANCE 5

Subdividing the parcel also creates a problem with signage. As proposed, the existing unified sign assembly advertising all of the businesses within the center would be located on the Walmart parcel. Under Section 23-3 of the LDC, only Walmart would be allowed to advertise on the sign all other businesses would be considered off premise. In order to allow the other businesses to utilize the existing sign assembly, a variance would be required.

In an effort to comply with the CRA Design Guidelines, Walmart is amenable to reducing the overall size of the sign and redesigning it to more closely match the new monument sign guidelines.



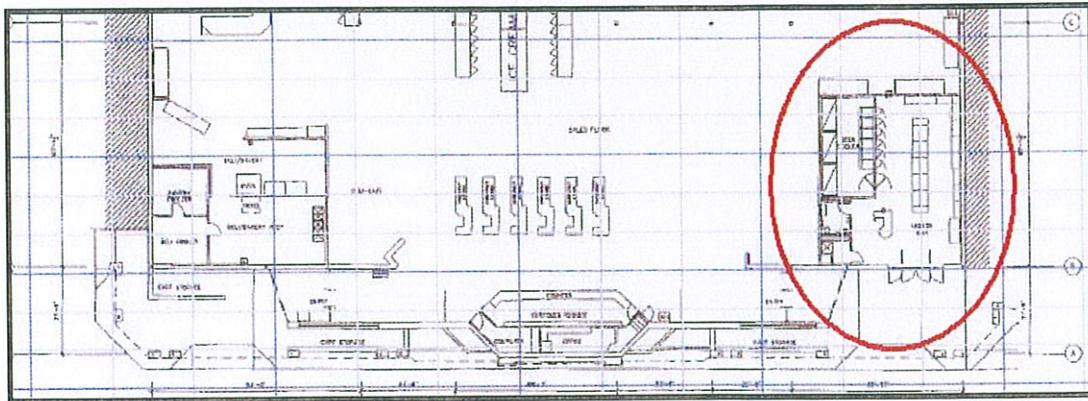
BEVERAGE SALES – VARIANCE 6

The last item to discuss involves a variance concerning the minimum distance requirements to sell alcoholic beverage from a church or school. Similar to Publix, Walmart is proposing a package store inside the market. Section 3-4 of the City's Code of Ordinances states "a certificate of compliance as required in section 3-3 shall not be issued for any business or establishment that desires to sell or serve alcoholic beverages in the city if the location of such business or establishment is within 2,500 feet of any existing church or public school unless, in the case of a church, the governing body of such church consents in writing to the issuance of a certificate of compliance." Because the center is located within 430 feet of the of the Gulf Breeze High School baseball field and within 880 feet of the Gulf Breeze Presbyterian Church, a variance to sell liquor will be required.

Just like Publix, Walmart has agreed to the following conditions if they are granted the variance:

- (1) The package store shall stay under the same ownership and management as that of the grocery store. (If the grocery store ceases operations, the variance would cease).
- (2) The hours of operation shall not exceed the hours of the grocery store or those established in Chapter 3 of the beverage ordinance.
- (3) There shall be no façade signage.
- (4) There shall be no electronic, paper or any type of snipe signs in the window of the package store.

Staff has reviewed the variance request and has found merit for allowing a package store to be co-located with an anchor store instead of a freestanding package store. From a public safety perspective, Chief Paulding has indicated that there would be less potential for crime with a co-located package store versus a stand-alone. There will be more visibility of store operations. Additionally, we believe that large grocery operations would be less likely to sell to minors due to the training they have in place.



Parking Summary

* The parking required is restricted to "usable" square footage.

| Store/Unit | Use | Square Feet | Usable Floor Area | Parking Spaces Requirement | Parking Spaces Required |
|----------------------------|------------|---------------|-------------------|------------------------------------|-------------------------|
| Store/Unit | Use | Square Feet | Usable Floor Area | Parking Spaces Requirement | Parking Spaces Required |
| Wal-Mart Market | Grocery | 42,365 | 32,130 | 2 sp / 300 SF | 215 |
| Tuesday Morning | Commercial | 12,464 | 10,145 | 1 sp / 300 SF | 34 |
| Burger King | Restaurant | 3,407 | 1,502 | 1 sp / 100 SF plus 1 sp per 4 emp. | 17 |
| Starbucks | Restaurant | 1,675 | 779 | 1 sp / 100 SF plus 1 sp per 4 emp. | 9 |
| Vick's Cleaners | Commercial | 2,000 | 126 | 1 sp / 300 SF | 1 |
| Tips N'Toes | Commercial | 1,000 | 798 | 1 sp / 300 SF | 3 |
| Edward Jones | Commercial | 1,000 | 854 | 1 sp / 300 SF | 3 |
| Gulf Breeze Framery | Commercial | 1,400 | 836 | 1 sp / 300 SF | 3 |
| God Wins Hair Design | Commercial | 1,400 | 957 | 1 sp / 300 SF | 4 |
| Firehouse Subs | Restaurant | 1,800 | 860 | 1 sp / 100 SF plus 1 sp per 4 emp. | 10 |
| Hallmark | Commercial | 4,100 | 3,360 | 1 sp / 300 SF | 12 |
| Vacant | Commercial | 3,838 | 3,838 | 1 sp / 300 SF | 13 |
| Cellular Services | Commercial | 2,300 | 576 | 1 sp / 300 SF | 2 |
| Vallartas Restaurant | Restaurant | 2,554 | 1,712 | 1 sp / 100 SF plus 1 sp per 4 emp. | 20 |
| Vacant | Commercial | 1,200 | 792 | 1 sp / 300 SF | 3 |
| UPS | Commercial | 1,200 | 584 | 1 sp / 300 SF | 2 |
| Shang Hai Chinese Rest. | Restaurant | 1,200 | 500 | 1 sp / 100 SF plus 1 sp per 4 emp. | 6 |
| Venezia Resort | Commercial | 1,200 | 1,116 | 1 sp / 300 SF | 4 |
| Santino's Pizza & Grinders | Restaurant | 2,400 | 936 | 1 sp / 100 SF plus 1 sp per 4 emp. | 11 |
| Vacant | Commercial | 1,675 | 792 | 1 sp / 300 SF | 3 |
| Totals: | | 90,178 | 63,193 | | 375 |

Assumes 4 employees

Assumes 4 employees

Assumes 8 employees

the space is a vanilla box

Assumes 4 employees

Assumes 4 employees

Assumes 8 employees

Assumes 4 employees

Proposed Parking:

416

Including 58 spaces from adjacent lot.



Gulf Breeze, FL - Store #5623

Issued

February 9, 2011

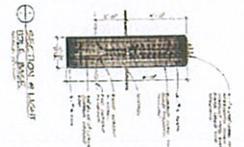
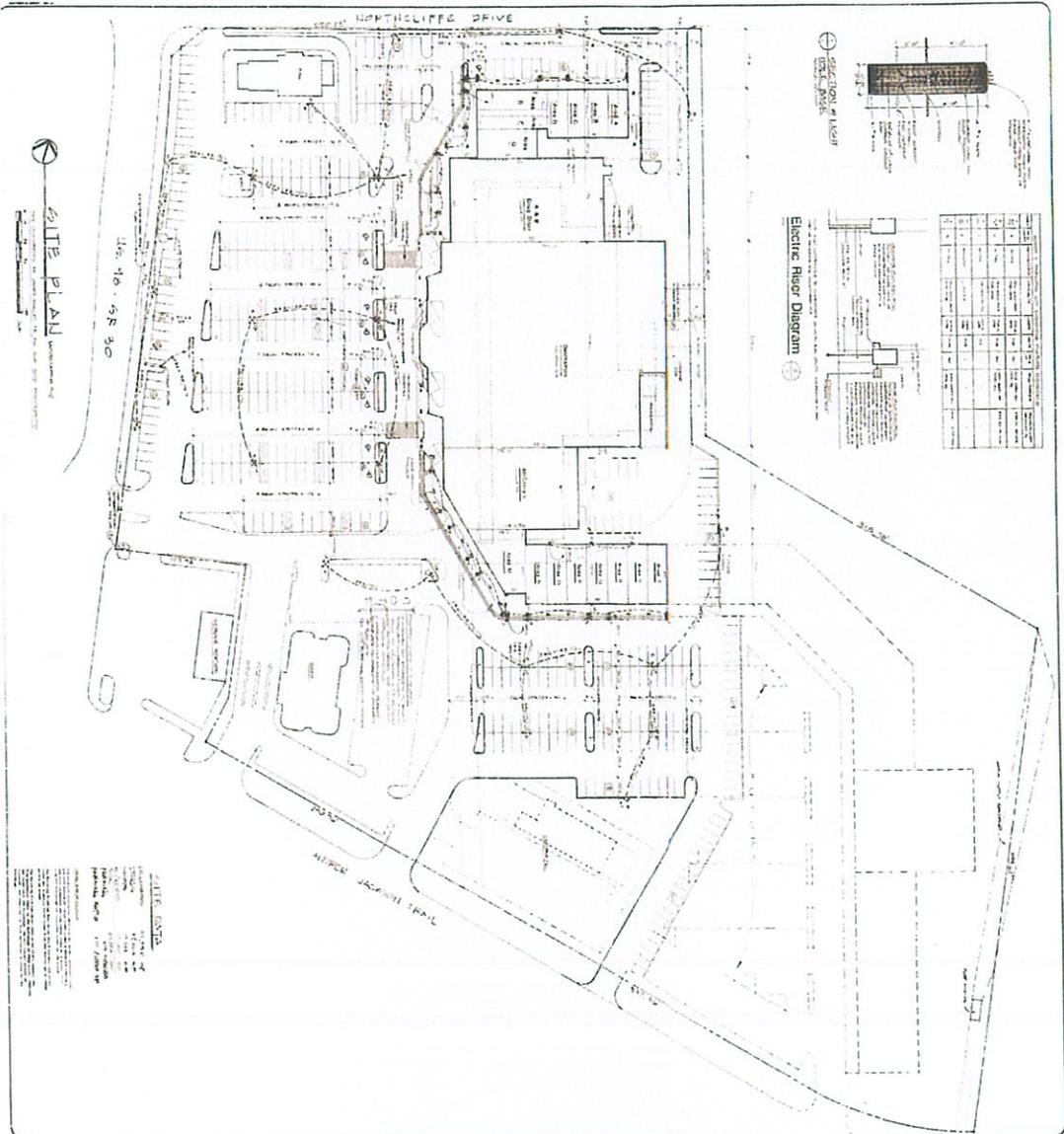


Site Plan



February 9, 2011

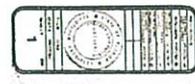
Gulf Breeze, FL #5623



Electric Floor Diagram

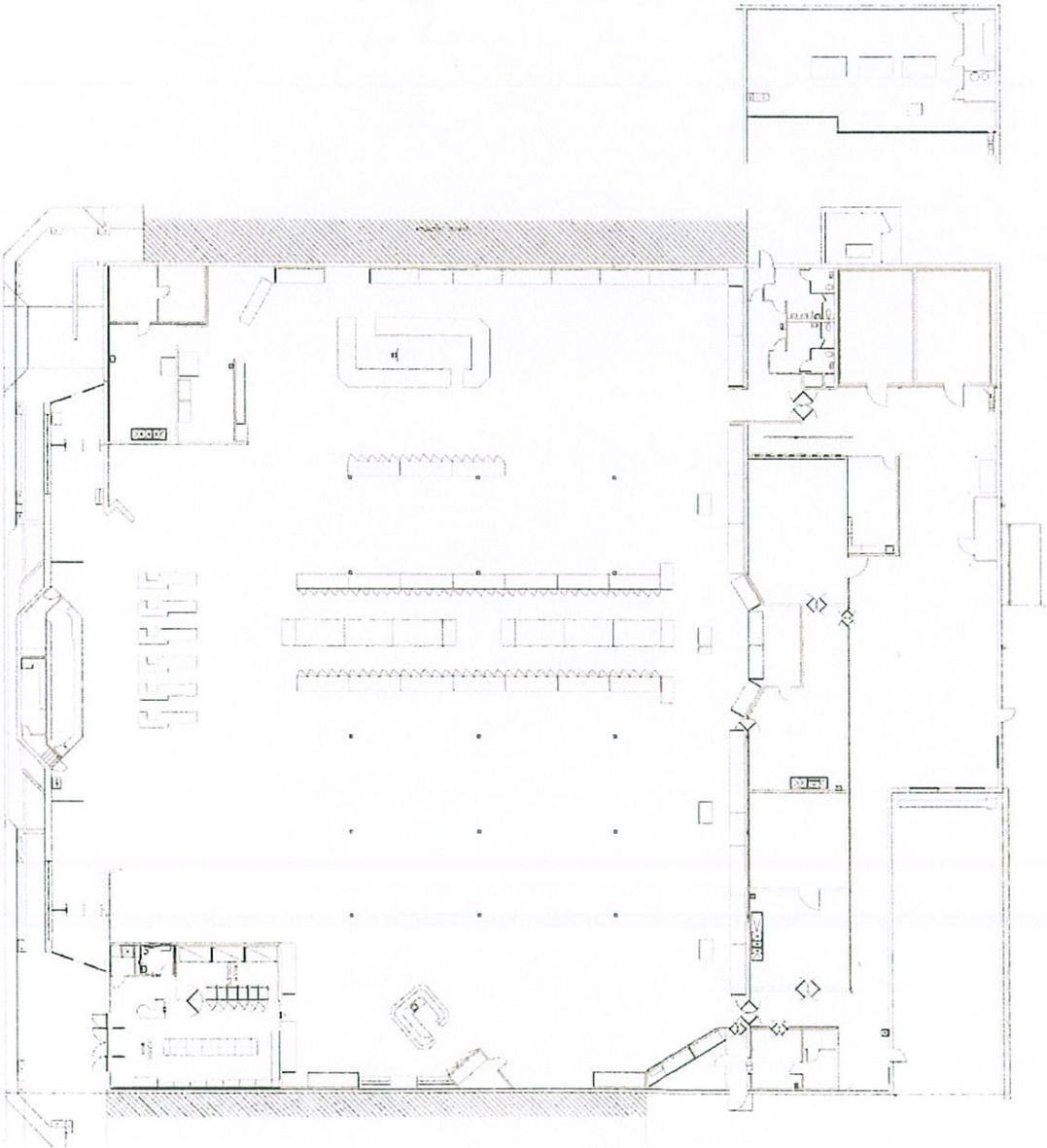
| Room | Panel | Notes |
|------|-------|-------|
| 101 | 101 | |
| 102 | 102 | |
| 103 | 103 | |
| 104 | 104 | |
| 105 | 105 | |
| 106 | 106 | |
| 107 | 107 | |
| 108 | 108 | |
| 109 | 109 | |
| 110 | 110 | |
| 111 | 111 | |
| 112 | 112 | |
| 113 | 113 | |
| 114 | 114 | |
| 115 | 115 | |
| 116 | 116 | |
| 117 | 117 | |
| 118 | 118 | |
| 119 | 119 | |
| 120 | 120 | |

SITE DATA
 PROJECT NO. 11-001
 DATE: 02/09/11
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]



Reconstruction of
Gulf Breeze Shopping Center
 Gulf Breeze Florida

Floor Plan

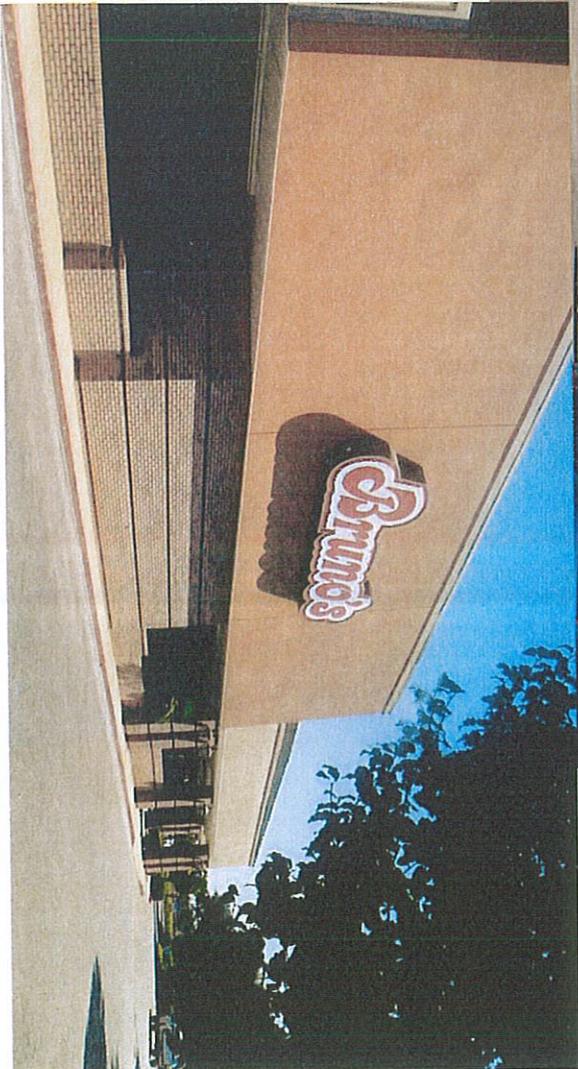


February 9, 2011

Gulf Breeze, FL #5623

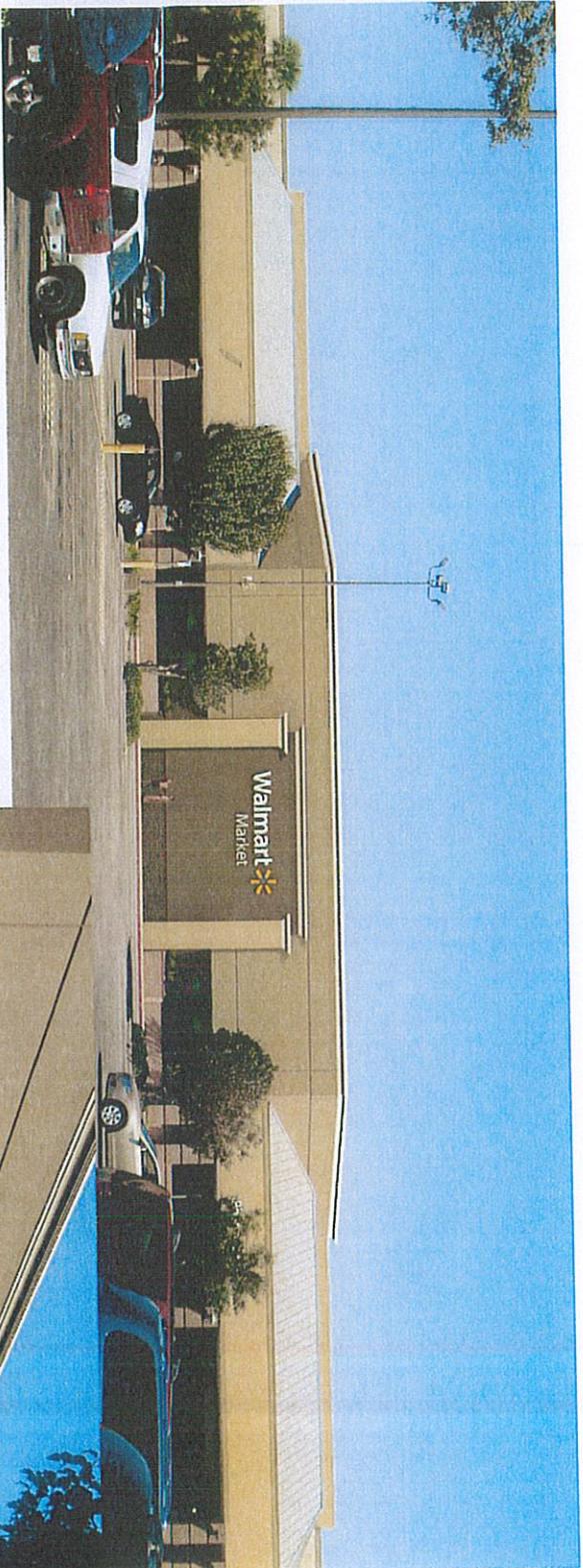


Existing Design

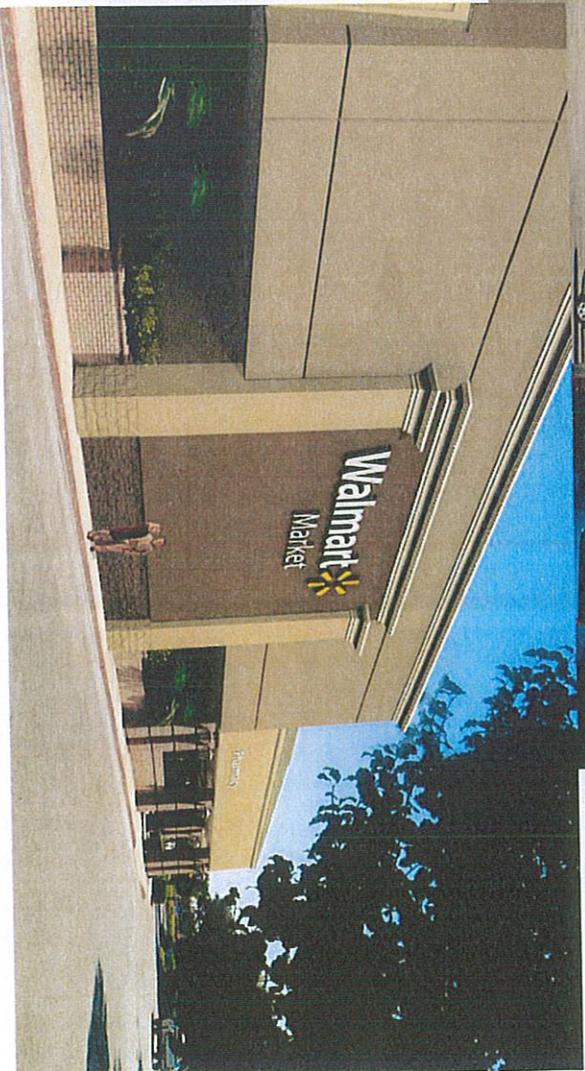


February 9, 2011

Gulf Breeze, FL #5623



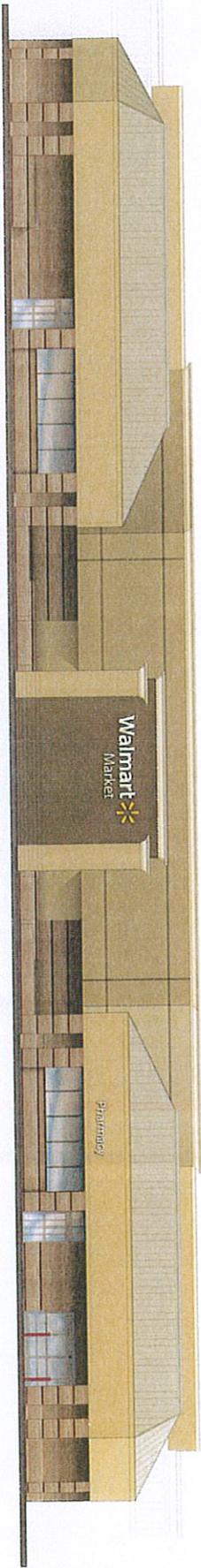
Proposed Design



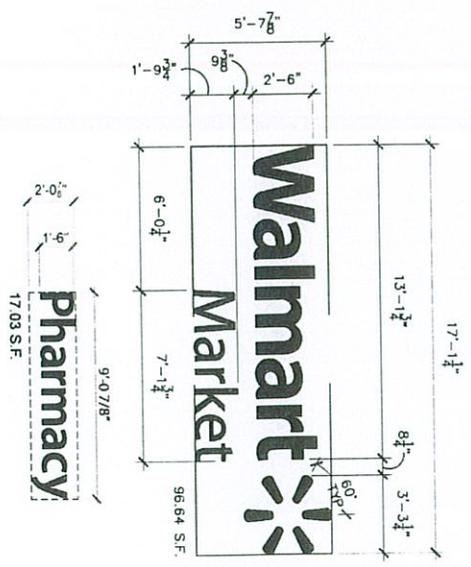
February 9, 2011

Gulf Breeze, FL #5623





| Sign | # | Type | Color | Height | Illumination | Sq. Ft. | Total Sq. Ft. |
|--------------|---|-------------|--------|--------|--------------|---------|---------------|
| Walmart | 1 | Identity | White | 2'-6" | Channel lit | | |
| Spark | 1 | Identity | Yellow | 3'-3" | Channel lit | 96.64 | 96.64 |
| Market | 1 | Identity | White | 1'-9" | Channel lit | 17.03 | 17.03 |
| Pharmacy | 1 | Directional | White | 1'-6" | None | | |
| Total | | | | | | | 113.67 |



1000
Company

February 9, 2011

Gulf Breeze, FL #5623

Existing Pylon sign



Proposed Pylon sign



February 9, 2011

Gulf Breeze, FL #5623

**Pylon Sign
Location**



February 9, 2011

Gulf Breeze, FL #15623



City of Gulf Breeze

DEPARTMENT OF COMMUNITY SERVICES

MEMORANDUM

TO: DEVELOPMENT REVIEW BOARD

FROM:  CRAIG S. CARMICHAEL, DIRECTOR OF COMMUNITY SERVICES

DATE: MARCH 7, 2011

SUBJECT: WALMART NEIGHBORHOOD MARKET

No substantive changes have been made to the Walmart Neighborhood Market plans that were distributed with the Board's last agenda package. We have attached an e-mail from the City Manager to the engineer of record concerning a review of the plans by Land Design Innovations (LDI). LDI is the City's Consultant that reviews a project for compliance with the Community Redevelopment Agency (CRA) Design Guidelines. Although the project's scope does not require that it meet the Design Guidelines, it is the desire of the City Council that they comply with as many as possible. The e-mail summarizes the items we would like to see incorporated into the project.

CSC
Attachment

Craig S. Carmichael

From: Edwin Eddy
Sent: Friday, March 04, 2011 9:24 AM
To: Beverly Zimmern; innerlightjb@aol.com; joseph henderson; Charles Morris; Dana Morris; Landfair, David G.
Cc: MattDannheisser@aol.com; Craig S. Carmichael
Subject: FW: Comments Re WalMart Design

FYI

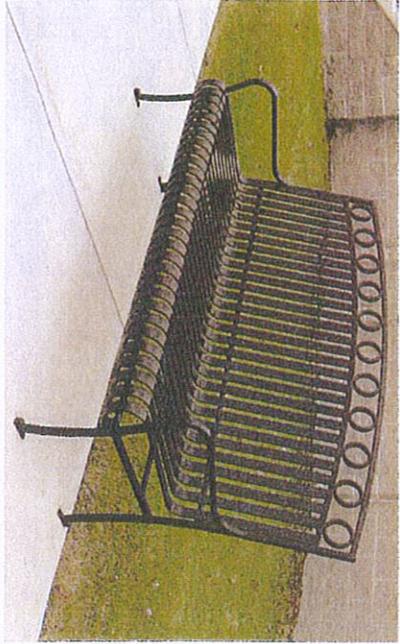
From: Edwin Eddy
Sent: Friday, March 04, 2011 8:48 AM
To: Karl Sanders; Toole, Jason L. (P.E.)
Cc: Craig S. Carmichael
Subject: Comments Re WalMart Design

The following is a list of the items staff and our urban design consultants would like to see addressed as part of the subdivision and tenant occupancy relative to WalMart:

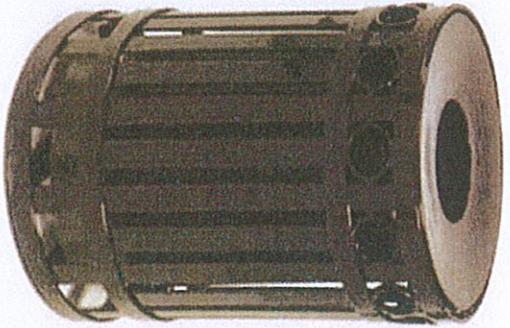
- 1) We are pleased with the addition of the columns that bracket the WalMart sign on the front of the building. We are also pleased with the size of the lettering on the wall sign. When we looked at the examples of WalMart Neighborhood Grocery stores on the WalMart web site, we see some even better examples of store fronts. In the case of this store, if the front facade can be improved to look more like those website examples that would be great. The addition of two more columns, one at each point on the front facade where the building starts to angle back to the non anchor store fronts would be an improvement.
- 2) We are going to provide some examples of decorative bike racks, trash containers, newspaper racks and benches that could be incorporated into the streetscape.
- 3) We have not discussed the rear of the store. From the photos we have seen, the plans are to only paint the rear of the store. We prefer some treatment (like the added columns) to the rear facade similar to the front facade.
- 4) Noise and Deliveries- We would like to see a sign posted on the rear of the store stating that no deliveries will be accepted after 10:00 p.m. or before 6:00 a.m. We will also recommend to the Council that WalMart be required to use the City's franchise solid waste hauler for trash and all types of recycling as our contract with that hauler contains appropriate provisions for time of day pick up.
- 5) The parking lot lighting should be replaced and updated to fixtures and standards that reduce glare and offsite backscatter. We understand there are fixtures on the market that may save enough in energy costs to offset the cost of the new fixtures.
- 6) Included in the streetscape upgrades should be shopping cart corrals that match the bikeracks etc. These storage areas should be free from corporate logos and other signage.
- 7) Either at present or over the next few years, replace all trees with Live Oaks (*quercus virginiana*) as opposed to Bradford Pear. There is a taller variety of Live Oak that will not result in as much line of sight hindrance. Add lower story street trees such as Little Gem Magnolia along the decorative wall.
- 8) The decorative wall in front should consist of metal panels and brick columns with decorative caps similar to the wall that exists along US 98 to the south of the site.
An "L" shaped entrance feature with a set of columns and metal panels should also be placed as an entrance feature at the entrance to the Center from Northcliffe. This feature should also be properly landscaped with trees and bushes.

These comments are based on input from individual Council members, staff and our consultants. We believe the improvements to the site plan as listed here will help make this addition of a WalMart Neighborhood Grocery to Gulf Breeze a benefit to WalMart and to the community.

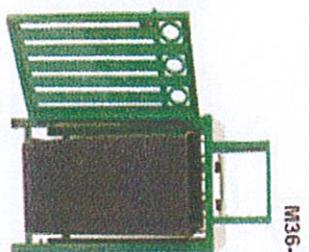
Juz Eddy
City Manager
City of Gulf Breeze



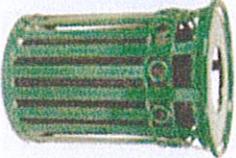
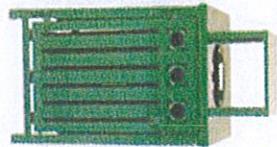
Decorative
Bench Examples



Decorative Trash
Receptacle Examples



M36-SQ-GFT



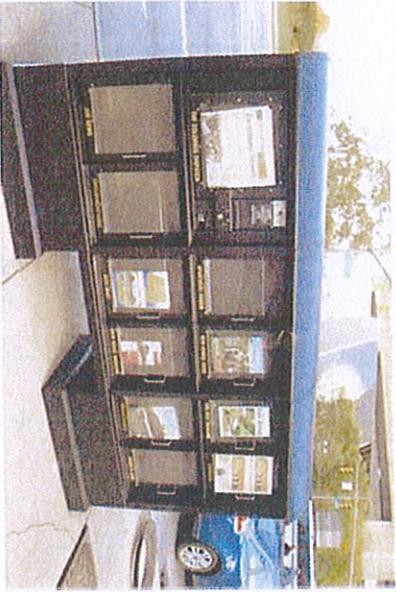
M3600-R-FT



M3600-R-DT



Decorative
Bike Rack Examples



Modular Newspaper
Rack Examples





Parking Corral Examples



SITE IMPROVEMENT PLANS

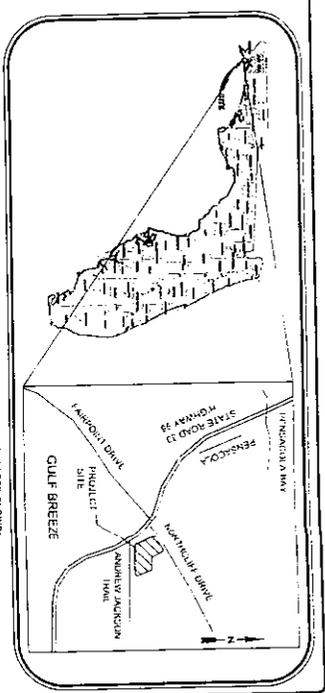
FOR

Walmart

STORE # 5623-00

334 GULF BREEZE PARKWAY

GULF BREEZE, FLORIDA



GULF BREEZE, Florida
SECTION 20, TOWNSHIP 2 SOUTH, RANGE 20 WEST
SANTA ROSA COUNTY, FLORIDA
VICINITY MAP
N.T.S.

PERMITTING AGENCIES

SITE PLAN REVIEW

CITY OF GULF BREEZE
1070 SHORELINE DRIVE
GULF BREEZE, FLORIDA 32561
(850) 939-4309
ATTN: CRAIG S. CARMICHAEL (SHANE)

STORMWATER

NHWWD
(SOUTHWATER DEPARTMENT)
800 ROSITA CORRIDOR
CRESTVIEW, FLORIDA 32539

OR

F.O.E.P. NORTHWEST DISTRICT

(SOUTHWATER DEPARTMENT)
1500 W. GULF BLVD.
MILTON, FLORIDA 32561
(850) 939-4309
ATTN: CLIFF STREET, P.E.

WATER AND SEWER

SOUTH SANTA ROSA UTILITY SERVICES
1470 SHORELINE DRIVE
GULF BREEZE, FLORIDA 32561
(850) 231-5114
ATTN: JOHN MARIAGE

FDOT

FLORIDA DEPARTMENT OF TRANSPORTATION
MILTON REGIONAL CENTER
MILTON, FLORIDA 32561
(850) 981-3000
ATTN:

ALERT TO CONTRACTOR:

- 1 THE SITEWORK FOR THE WALMART PORTION OF THIS PROJECT SHALL MEET OR EXCEED THE WALMART STANDARD SITEWORK SPECIFICATIONS.
- 2 ALL NECESSARY INSPECTIONS AND UTILITY SERVICE CONNECTIONS SHALL BE REFERENCED FROM TO CONTRACT COMPLETION AND THE FINAL CONNECTION OF SERVICES.
- 3 THE UTILITIES SHALL COMPLY WITH THE FLORIDA HIRE EVALUATION CODE.
- 4 THIS PROJECT SITE AND BUILDING COMPLY WITH THE STATE OF FLORIDA ACCESSIBILITY CODES AND STANDARDS.

INDEX OF SHEETS

- C1 GENERAL SHEET
- C2 GENERAL NOTES & SITE SPECIFIC NOTES SHEET
- C3 1" X 1" MASONRY AND TILE SHEET
- C4 1" X 1" ALUMINUM LAND TILE SHEET
- C5 1" X 1" ALUMINUM LAND TILE SHEET
- C6 1" X 1" BRICKWORK SCHEDULING CONTROL PLAN SHEET
- C7 1" X 1" BRICKWORK SCHEDULING CONTROL PLAN SHEET
- C8 1" X 1" BRICKWORK SCHEDULING CONTROL PLAN SHEET
- C9 1" X 1" BRICKWORK SCHEDULING CONTROL PLAN SHEET
- C10 1" X 1" BRICKWORK SCHEDULING CONTROL PLAN SHEET
- C11 1" X 1" BRICKWORK SCHEDULING CONTROL PLAN SHEET
- C12 1" X 1" BRICKWORK SCHEDULING CONTROL PLAN SHEET
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(N) - NOT INCLUDED IN THIS SUBMITTAL.

- OWNER**
EAST END CO., L.L.C.; JENNINGS GUSC.
L.L.C.; AND GULF BREEZE S.C. L.L.C.
910 BROAD REALTY CO., INC.
BIRMINGHAM, ALABAMA 35201
(205) 939-6800
ATTN: STEPHEN L. BUTLER, V.P.
- DEVELOPER**
WALMART STORES EAST, L.P.
2307 S.E. 18TH STREET
BENTONVILLE, ARKANSAS 72716-0358
(479) 273-4000
- ARCHITECT**
RAYMOND HARRIS AND ASSOCIATES
211 NORTH HECORD STREET, SUITE 222
DALLAS, TEXAS 75202
ATTN: TY HADLOOMB, AIA
- ENGINEER**
CPI ENGINEERS, INC.
1000 W. GULF BLVD., SUITE C
PANAMA CITY, FLORIDA 32365
(850) 563-1490
ATTN: JASON L. TOOLE, P.E.
- SURVEYOR**
BUTLER & ASSOCIATES OF PANASCOLA, INC.
2420 EAST OLIVE ROAD, SUITE "A"
PANASCOLA, FLORIDA 32314
(850) 476-4768
ATTN: WILLIAM T. BUTLER, P.S.M.
- SOILS CONSULTANT**
UNIVERSAL ENGINEERING SCIENCES, INC.
8600 COLE LANE, SUITE 100
PANAMA CITY, FLORIDA 32366
(850) 944-5555
ATTN: GUY RAYVEN
- PHASE I & II ESA CONS.**
MAGNET ENGINEERING AND CONSULTING, INC.
2533 GREEN ROAD, SUITE 6
TALLAHASSEE, FLORIDA 32308
(850) 999-3739
ATTN: JASON BAYIS

STORE # 5623-00
GULF BREEZE, FLORIDA

COVER SHEET

NO. 024

Revised

By

| Rev. | Description | Date | By |
|------|-------------|------------|----|
| 1 | COVER SHEET | 11/15/2011 | WJ |

Sheet No.

G-1

gph
Geotechnical & Professional
Engineering, Inc.
1000 W. GULF BLVD., SUITE 100
PANAMA CITY, FLORIDA 32366
(850) 944-5555
www.gphinc.com

GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.
2. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.
4. THE CONTRACTOR SHALL MAINTAIN THE EXISTING CURBS AND SIDEWALKS.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL DEBRIS AND WASTE MATERIALS.
6. THE CONTRACTOR SHALL MAINTAIN THE EXISTING DRAINAGE SYSTEMS.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL TREES AND PLANTS.
8. THE CONTRACTOR SHALL MAINTAIN THE EXISTING LANDSCAPING.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING FOUNDATIONS.
10. THE CONTRACTOR SHALL MAINTAIN THE EXISTING ROADS AND DRIVEWAYS.
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99. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES.
100. THE CONTRACTOR SHALL MAINTAIN THE EXISTING FENCES AND BARRIERS.



STORE # 5623-00
GULF BREEZE, FLORIDA

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| Designed by | YEP | <input type="checkbox"/> |
| Drawn by | JCP | <input type="checkbox"/> |
| Checked by | CDP | <input type="checkbox"/> |
| Approved by | JLT | <input type="checkbox"/> |
| Scale | N/A | <input type="checkbox"/> |
| Date | 1/15/2011 | <input type="checkbox"/> |
| Doc No | W13642 | <input type="checkbox"/> |
| File | GNOTES | <input type="checkbox"/> |

Revision

By

G-2

Sheet No.



1001 1001 FT
1001 1001 FT

PANEL "A" (PER TITLE COMMITMENT NO. 1003432)

COMMENCE AT A CORNER... SECTION 4, TOWNSHIP 3 NORTH, RANGE 20 WEST... SECTION 16, TOWNSHIP 3 NORTH, RANGE 20 WEST... SECTION 27, TOWNSHIP 3 NORTH, RANGE 20 WEST...

207 - 208 VARIABLE WIDTH INTERSECT/ACCESS EASEMENT

A EASEMENT OF WAY OR EASEMENT OF LIGHT, SECTION 4, TOWNSHIP 3 NORTH, RANGE 20 WEST, CITY OF GULF BREEZE, SANTA ROSA COUNTY, FLORIDA...

ZONING/BUILDING REGULATIONS

- 1. LAND AND BUILDING SHOWS ON THE SURVEY ARE WITHIN THE C-1 CONCEPTUAL ZONING OR G-1 GOLF COURSE ZONING DISTRICT...

Butler & Associates of Pensacola, Inc. Professional Surveyors and Mappers. 200 East Coast Court, Suite "A", Pensacola, Florida 32504. Phone: (904) 439-4949.

UTILITY SERVICES CONTACTS

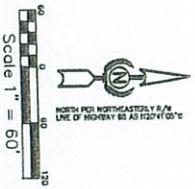
- WATER, SEWER & GAS: GULF BREEZE WATER & SEWER DEPARTMENT, 200 EAST COAST COURT, SUITE "A", PENSACOLA, FLORIDA 32504. PHONE: (904) 439-4949.

207 WIDE INTERSECT/ACCESS EASEMENT

A EASEMENT OF WAY OR EASEMENT OF LIGHT, SECTION 4, TOWNSHIP 3 NORTH, RANGE 20 WEST, CITY OF GULF BREEZE, SANTA ROSA COUNTY, FLORIDA...

1001 Island Gateway Center, Suite 11, 32601, Gulf Breeze, Florida 32561. Phone: (904) 439-4949.

Butler & Associates of Pensacola, Inc. 200 East Coast Court, Suite "A", Pensacola, Florida 32504. Phone: (904) 439-4949.

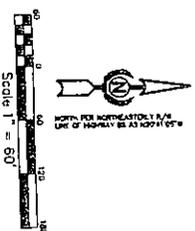
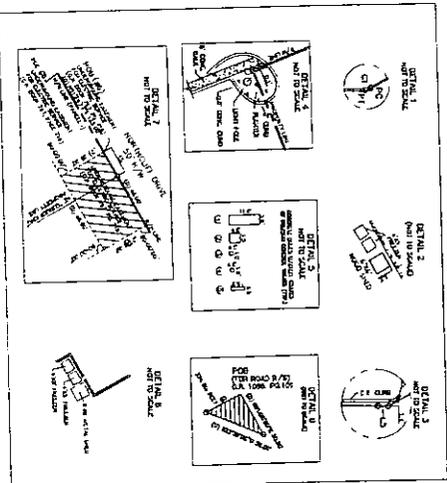
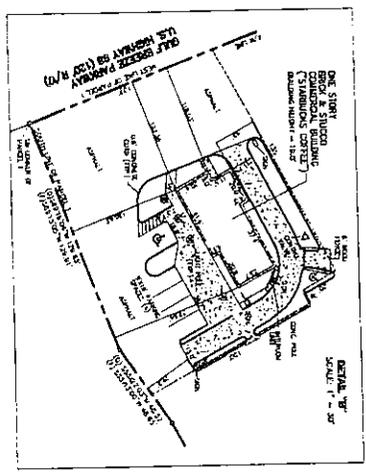
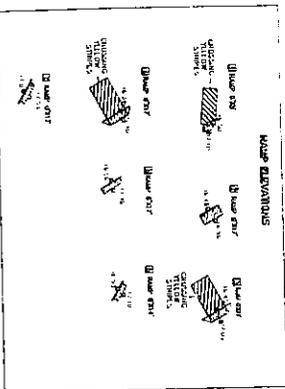
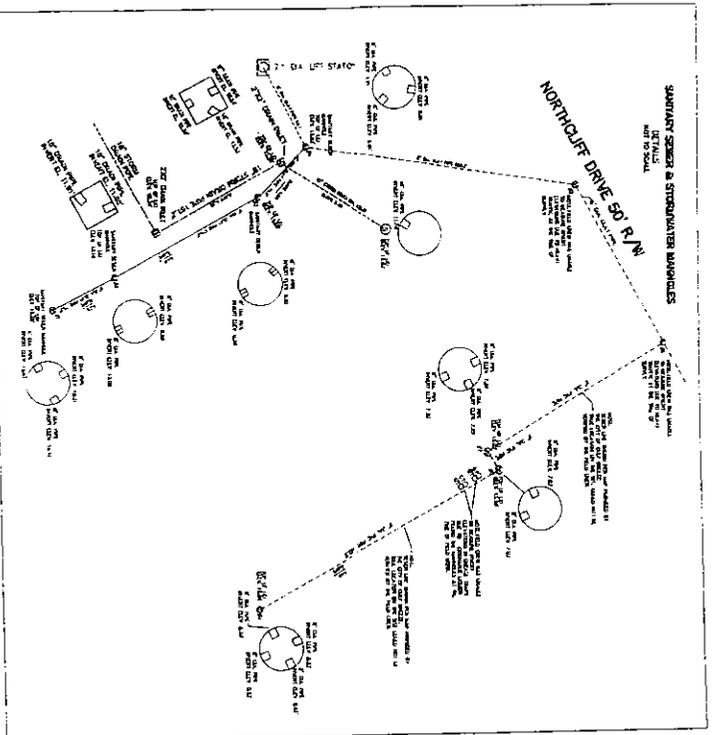


SURVEYOR'S CERTIFICATE

I, the undersigned, being a duly qualified and licensed Surveyor in the State of Florida, do hereby certify that the foregoing is a true and correct copy of the original survey as shown to me by the client...

WILLIAM T. BUTLER, Surveyor. 200 GULF BREEZE PARKWAY, GULF BREEZE, FL. 32561. SIGNED: 2 OF 3.

Butler & Associates of Pensacola, Inc. 200 East Coast Court, Suite "A", Pensacola, Florida 32504. Phone: (904) 439-4949.



SHEET 3 OF 3

PROPERTY ADDRESS
500 GULF BREEZE PARKWAY
GULF BREEZE, FL 32563

Butler & Associates of Pensacola, Inc.
Professional Surveyors and Mappers
1400 East Gulf Breeze Parkway
Pensacola, Florida 32563
Tel: (904) 487-1100
Fax: (904) 487-1101

TYPE SURVEY BOUNDARY/SUBDIVISION
TREE LOCATION
CLIENT ALTA/MARSA LAND TITLE SURVEY

| | |
|-----------|-----------|
| DATE | 1-25-11 |
| ISSUE NO. | 01-18-11 |
| ISSUE NO. | 02-04-12A |
| ISSUE NO. | 03/23-29 |
| ISSUE NO. | SS |

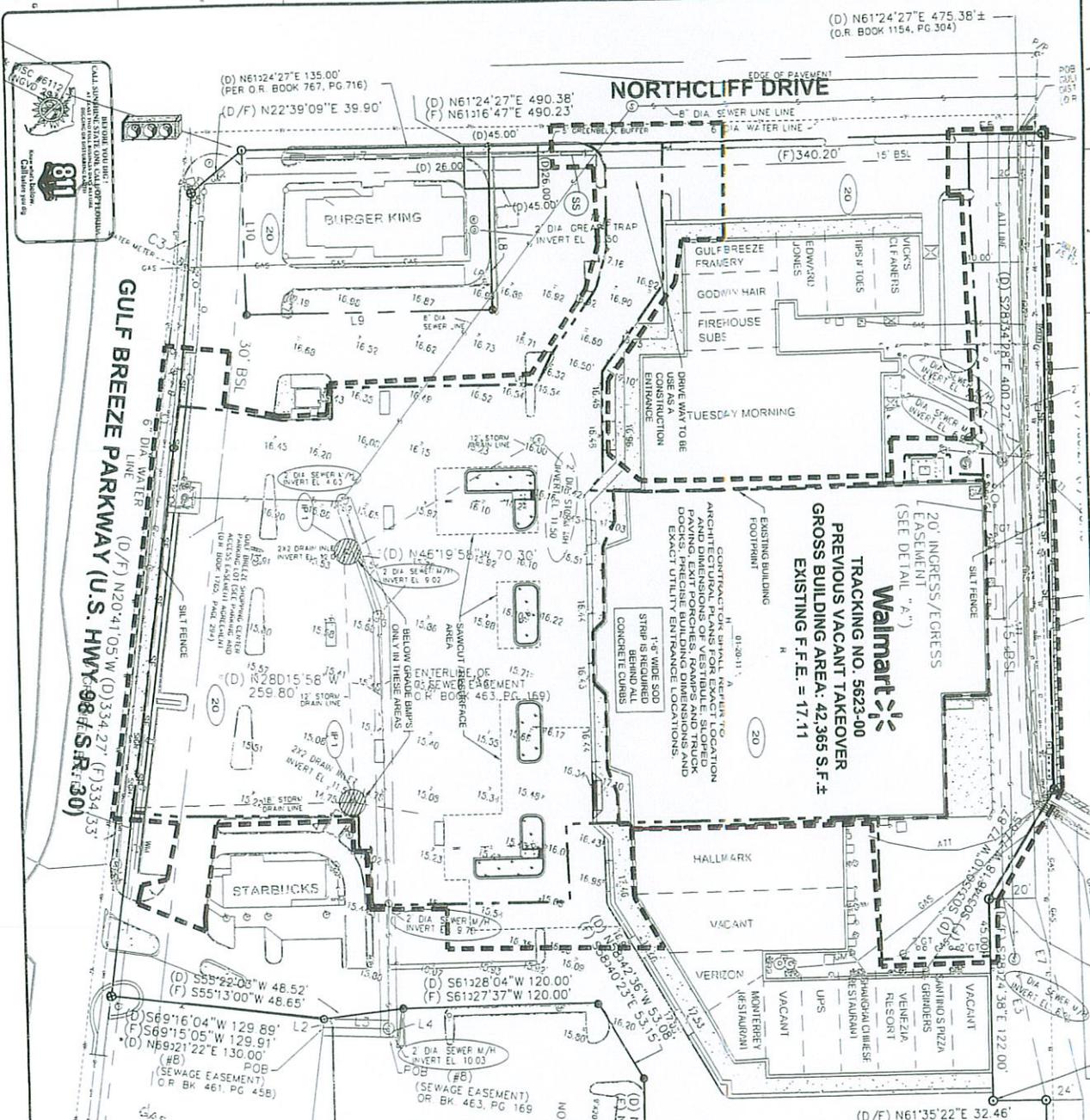
SURVEYORS' CERTIFICATE
I, WILLIAM J. BULLOCK, Surveyor, do hereby certify that the above described survey was made by me or under my direct supervision and complies with the minimum requirements of the Florida Statutes, Chapter 218, and the rules of the State Board of Professional Regulation, and that the same is true and correct.

WILLIAM J. BULLOCK
Surveyor
1400 East Gulf Breeze Parkway
Pensacola, Florida 32563
Tel: (904) 487-1100
Fax: (904) 487-1101

REVISIONS

| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
| | | |

UNLESS SHOWN OTHERWISE, ALL DIMENSIONS ARE IN FEET AND INCHES. DIMENSIONS SHALL BE TO THE CENTER OF THE PIPE UNLESS OTHERWISE NOTED. THE SURVEYOR'S RESPONSIBILITY IS TO THE PROPERTY OWNER AND NOT TO ANY OTHER PARTY. THE SURVEYOR'S LIABILITY IS LIMITED TO THE PROFESSIONAL STANDARDS OF THE SURVEYING INDUSTRY. THE SURVEYOR'S LIABILITY IS NOT TO BE EXTENDED TO ANY OTHER PARTY. THE SURVEYOR'S LIABILITY IS NOT TO BE EXTENDED TO ANY OTHER PARTY.



| AGREEMENT SUMMARY | |
|------------------------------|--------------------------------|
| 1. DESIGNER'S RESPONSIBILITY | 2. CONTRACTOR'S RESPONSIBILITY |
| 3. OWNER'S RESPONSIBILITY | 4. USER'S RESPONSIBILITY |
| 5. LIMITATION OF LIABILITY | 6. ASSUMPTION OF RISK |
| 7. FORCE MAJEURE | 8. ENTIRE AGREEMENT |
| 9. ASSIGNMENT | 10. SEVERABILITY |
| 11. GOVERNING LAW | 12. DISPUTE RESOLUTION |
| 13. NOTICES | 14. SIGNATURES |

| OFF-SITE MATERIAL AREAS INFORMATION | | |
|-------------------------------------|--------|-------|
| Location | Volume | Notes |
| | | |
| | | |
| | | |

| BEST MANAGEMENT PRACTICE RESOURCE | |
|-----------------------------------|----------------------------------|
| 1. Erosion Control | 2. Sedimentation Control |
| 3. Stormwater Management | 4. Pollution Prevention |
| 5. Site Stabilization | 6. Construction Site Management |
| 7. Construction Site Management | 8. Construction Site Management |
| 9. Construction Site Management | 10. Construction Site Management |

PHASE 2 EROSION / SEDIMENTATION CONTROL PLAN "SITE MAP"

Walmart

STORE # 5623-00
GULF BREEZE, FLORIDA

| | | |
|-------------|-----------|--|
| Designed by | YEP | |
| Drawn by | JCF | |
| Checked by | CDP | |
| Approved by | YEP | |
| Scale | 1" = 30' | |
| Date | 1/15/2011 | |
| Job No. | W13642 | |
| File | swpp1 | |

gph

Geotechnical
Professional
Engineering
LLC

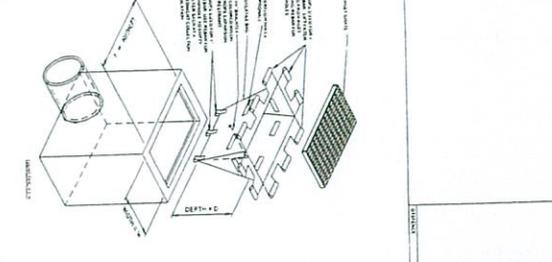
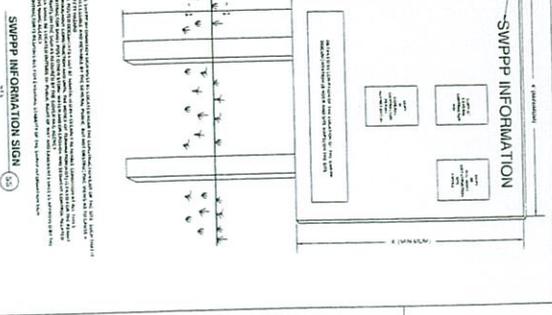
1001 W. STATE STREET, SUITE 200
FORT LAUDERDALE, FL 33404
TEL: 954.473.1111
WWW.GEOTECHNICALPROFESSIONAL.COM

GENERAL EROSION AND SEDIMENTATION CONTROL NOTES

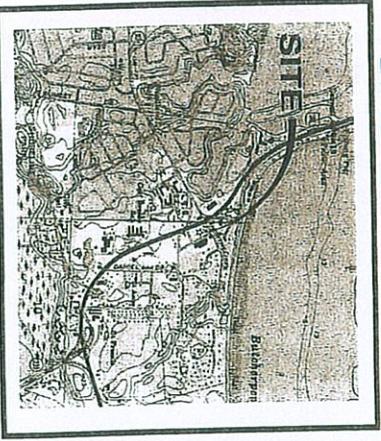
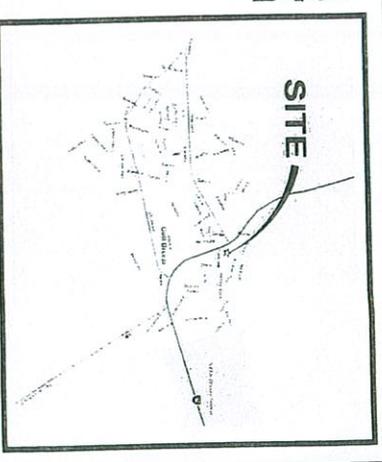
1. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING EROSION CONTROL MEASURES THROUGHOUT THE CONSTRUCTION PERIOD.
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BMP MAINTENANCE EROSION NOTES

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| NO. | DESCRIPTION | DATE | BY |
|-----|-----------------------------------|----------|----|
| 1 | SWPPP INFORMATION SIGN | 1/1/2011 | VP |
| 2 | FILTER SACKS (GRADED INLETS) | 1/1/2011 | VP |
| 3 | SEDIMENTATION TRAP WITH WIRE MESH | 1/1/2011 | VP |
| 4 | SEDIMENTATION TRAP WITH WIRE MESH | 1/1/2011 | VP |
| 5 | SEDIMENTATION TRAP WITH WIRE MESH | 1/1/2011 | VP |
| 6 | SEDIMENTATION TRAP WITH WIRE MESH | 1/1/2011 | VP |
| 7 | SEDIMENTATION TRAP WITH WIRE MESH | 1/1/2011 | VP |
| 8 | SEDIMENTATION TRAP WITH WIRE MESH | 1/1/2011 | VP |
| 9 | SEDIMENTATION TRAP WITH WIRE MESH | 1/1/2011 | VP |
| 10 | SEDIMENTATION TRAP WITH WIRE MESH | 1/1/2011 | VP |
| 11 | SEDIMENTATION TRAP WITH WIRE MESH | 1/1/2011 | VP |
| 12 | SEDIMENTATION TRAP WITH WIRE MESH | 1/1/2011 | VP |
| 13 | SEDIMENTATION TRAP WITH WIRE MESH | 1/1/2011 | VP |
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| 19 | SEDIMENTATION TRAP WITH WIRE MESH | 1/1/2011 | VP |
| 20 | SEDIMENTATION TRAP WITH WIRE MESH | 1/1/2011 | VP |



EROSION CONTROL DETAILS SHOWN ON THIS SHEET ARE WALKMANT STANDARD DETAILS.

Walmart

STORE # 5522-00
GULF BREEZE, FLORIDA

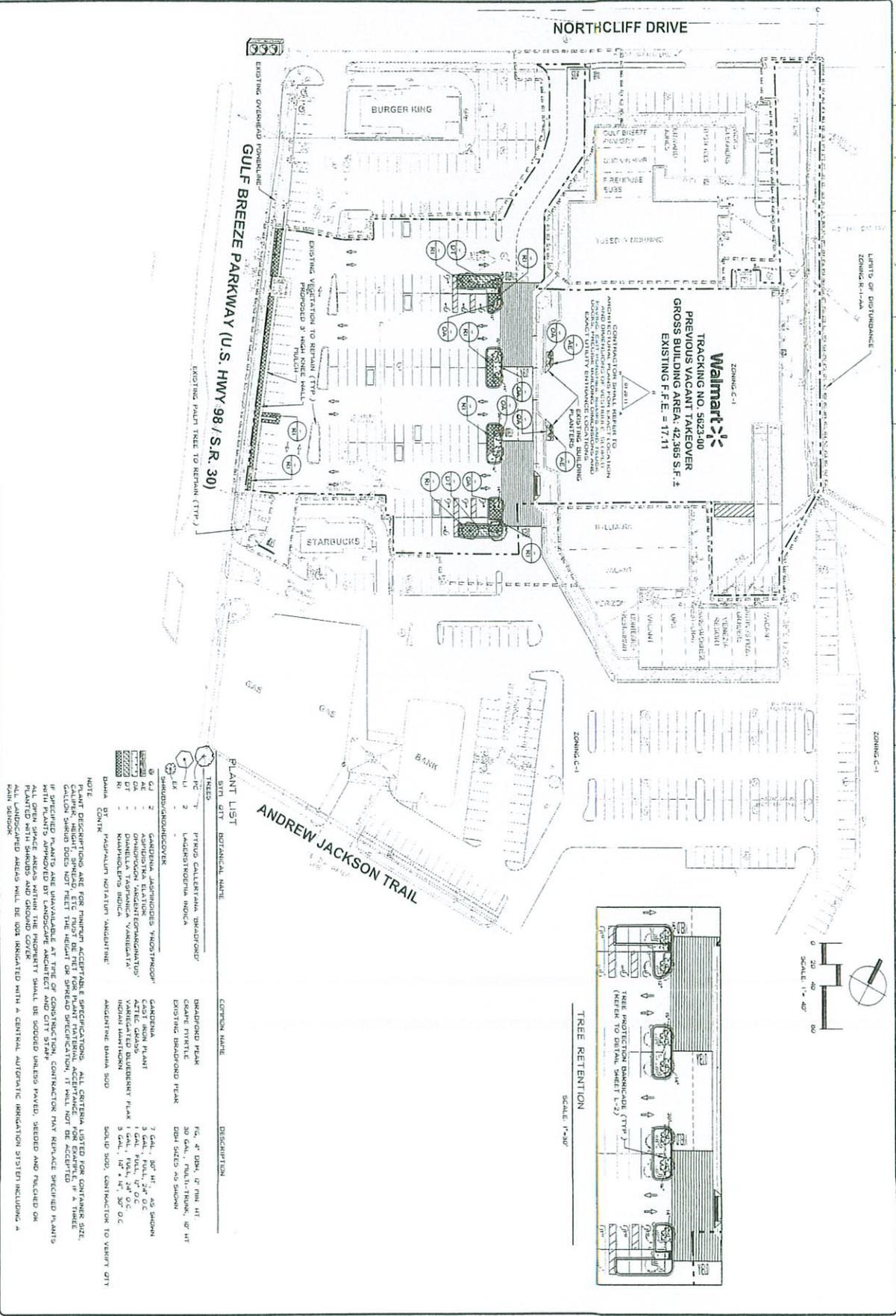
Designed by: YEP
Drawn by: JCP
Checked by: CDP
Approved by: YEP
Scale: NTS
Date: 1/15/2011
Job No: W13542
File: SWPPP NBD

Revision

gph

2011 Professional Seal
Professional Engineer
Florida
License No. 12115
Expiration Date: 12/31/2012

Project: SWPPP
Date: 1/15/2011
Scale: NTS
Job No: W13542
File: SWPPP NBD



PLANT LIST

| SYMB | QTY | BOTANICAL NAME | COMMON NAME | DESCRIPTION |
|------|-----|----------------------------------|--------------------------|-------------------------------|
| ① | 2 | TRINOS CALLERYANA BRADFORD | BRADFORD PINK | 7.5 GAL., 30" HT., 1.40 SHOWN |
| ② | 2 | LADRISTODIERIA INDICA | CRABE PINKIE | 30 GAL., MULTI-TRUNK, 10' HT |
| ③ | 2 | GARDENIA JASMINOIDES 'FROSTPICO' | BRADFORD PINK | 1 GAL., 12" HT., 1.40 SHOWN |
| ④ | 2 | GARDENIA JASMINOIDES 'FROSTPICO' | BRADFORD PINK | 1 GAL., 12" HT., 1.40 SHOWN |
| ⑤ | 2 | DANIELLA TAPINACA 'VARIANTEA' | VARIEGATED BLUEBERT PLAK | 1 GAL., 12" HT., 1.40 SHOWN |
| ⑥ | 2 | KANPHEPENS INDICA | NONI HAWTHORN | 3 GAL., 12" HT., 1.40 SHOWN |
| ⑦ | 2 | ACACIA BRADFORD | ACACIA BRADFORD | 3 GAL., 12" HT., 1.40 SHOWN |
| ⑧ | 2 | ACACIA BRADFORD | ACACIA BRADFORD | 3 GAL., 12" HT., 1.40 SHOWN |

NOTE:
 PLANT DESCRIPTIONS ARE FOR PLANTING ACCEPTABLE SPECIFICATIONS. ALL CRITERIA LISTED FOR CONTAINER SIZE.
 IF SPECIFIED PLANTS ARE UNAVAILABLE AT TIME OF CONSTRUCTION, CONTRACTOR MAY REPLACE SPECIFIED PLANTS
 WITH PLANTS APPROVED BY LANDSCAPE ARCHITECT AND CITY STAFF.
 ALL OPEN SPACE AREAS WITHIN THE PROPERTY SHALL BE SOOLED UNLESS PAVED, SEEDED AND ROLLED OR
 ALL LANDSCAPED AREAS SHALL BE SOO INDICATED WITH A CENTRAL AUTOMATIC IRRIGATION SYSTEM INCLUDING A
 MAIN SENSOR.

LANDSCAPE PLAN (WITH KNEE WALL)

STORE # 5823-00
 GULF BREEZE, FLORIDA

Sheet No: **L-1**

| | | |
|-------------|-----------|------|
| Designed by | GJP | |
| Drawn by | MAA | |
| Checked by | JKW | |
| Approved by | GJP | |
| Date | 1/15/2011 | |
| Job No | W12542 | |
| File | LSP | |
| No. | | Date |
| Revision | | |

11011 W. 22ND STREET SUITE 100
 PALM BEACH GARDENS, FL 33410
 (561) 441-1100
 FAX (561) 441-1101
 WWW.GULFSTREAMPHOTO.COM

Employer:
 Architect:
 Landscape Architect:
 Environmental Scientist:
 Planning Consultant:
 Engineering Consultant:
 Surveying Consultant:
 Construction Management:
 Construction Inspection:
 Construction Administration:
 Construction Management:
 Construction Inspection:
 Construction Administration:

Eng. C-108 No. 2142
 State of Florida
 License No. 11000
 Expiration 12/31/11



City of Gulf Breeze

OFFICE OF THE CITY MANAGER

Memorandum

To: Mayor and City Council

From:  Edwin A. Eddy, City Manager

Date: 3/11/2011

Subject: Financing Property Purchase, Harbortown

The Harbortown Owners Association wants to quickly purchase a parcel of property as shown on the attached parcel map. This property was subdivided as Harbortown Phase II. Harbortown has been advised that the owner intends to place the property on the open market soon after allowing Harbortown the chance to purchase the parcel. Harbortown wants to control this property so it can market it in a manner that is beneficial to the Harbortown area. Harbortown has asked the City to finance the purchase.

We consulted with Ed Gray and the City Attorney on this matter. These are several business and legal issues to be addressed. First and foremost, a "paramount public purpose" must be served for the City to finance the purchase.

We believe this test has been met for the following reasons:

- 1) Harbortown will convey to the City at no charge, in return for this financing, a small portion of this property to be used as a valving station for our proposed natural gas pipeline to Pensacola Beach.
- 2) Maintenance of the road that connects Harbortown to Soundview Trail and the grass strip between the road and the highway to the beach has always been inconsistent. City staff has, as a last resort, mowed this area from time to time. By financing the purchase, the City can set standards for maintenance of the road and grass strip.
- 3) In the future the City and Harbortown may wish to jointly improve the buffer noted above. In return for assistance with financing, the City could request a schedule for improvements in the buffer including replacement of the old pylon sign with a monument sign.
- 4) A certain portion of this property is wetlands that will probably never be used for construction. Harbortown would commit to allowing the City to use this property in case outfall improvements were needed or the property was needed as a match for a grant.

The next issue is the legal authority to the make purchase and the recourse for the City if Harbortown fails to repay the loan. To satisfy the first part of this issue, we have advised Harbortown officials that they need to obtain a legal opinion that concludes that the Owners

Association Board can enter into a long term debt obligation and that the individual owners within the association can be obligated by the association to pay back the loan.

We propose that the association pay at least 12.5% of the purchase price up front and that the City be listed as a first lien holder.

Finally the City would also charge an interest rate on this loan acceptable to both parties.

Ed Gray has indicated his willingness to help with the business points of this financing.

RECOMMENDATION:

THAT THE CITY COUNCIL AGREE TO FINANCE THE PURCHASE OF THE PARCELS OF PROPERTY AS SHOWN ON THE ATTACHED MAP FOR PURCHASE BY HARBORTOWN.





City of Gulf Breeze

MEMORANDUM

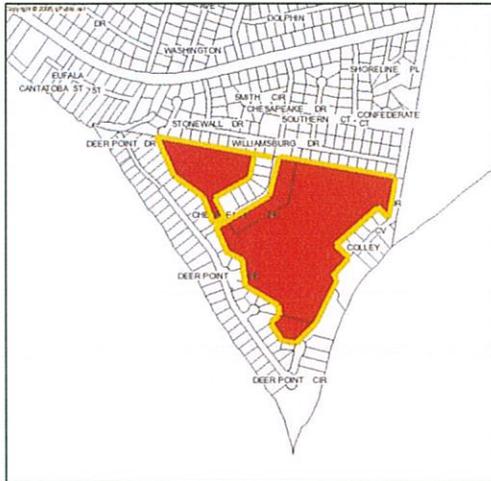
TO: EDWIN A. EDDY, CITY MANAGER

FROM:  CRAIG S. CARMICHAEL, DIRECTOR OF COMMUNITY SERVICES

DATE: MARCH 8, 2011

SUBJECT: REMOVAL OF DEAD TREES IN THE DEER POINT CONSERVATION AREA

As you are aware, the City has been approached on two or three separate occasions concerning the removal of dead trees from the two City owned conservation areas in the Deer Point Subdivision. The trees are almost exclusively pines and were killed by saltwater associated with the storm surge from Hurricanes Ivan and Dennis. The dead trees are located in wetlands and any work within them, including the removal of the trees, requires authorization from the Florida Department of Environmental Protection (FDEP). In the past, every time we broached the topic with FDEP, they indicated they would not authorize a removal permit and preferred to let nature take its course.



At the urging of Deer Point residents, staff revisited the issue and decided to have an environmental consultant submit a formal removal plan to FDEP. They approved the request with the following conditions:

- 1) Any dead trees that could be used as a potential nesting site for raptors cannot not be removed.
- 2) The trees can only be felled and their remnants have to remain in the wetlands.
- 3) No mechanical or heavy equipment (exclusive of chainsaws) can be used.

Based on this approval, staff has moved forward with obtaining removal prices and contacting the Deer Point Homeowners Association (DPHA) to see if they still desire to have the trees removed. Staff attended their March 7, 2011 Board meeting to discuss the issue. The Board indicated that they were still interested and would possibly be willing to fund a portion of the project. However, out of an abundance of caution, they want to poll the residents before making a formal commitment. They also want to pole the resident's to see if they want to remove all of the trees or if they want to concentrate on the periphery and work inwards.

The anticipated cost of the project is expected to be below \$5,000 and based on the City's purchasing policy, staff has obtained three written quotes for the project. They are as follows:

| | |
|--|------------------|
| Tree Works Plus 5115 Natties Ct. Gulf Breeze, FL 32563 (850) 934-4888 | \$25.00 per tree |
|--|------------------|

| | |
|--|------------------|
| Hurd Brothers Tree Care, LLC 125 Firethorn Rd. Gulf Breeze, FL 32561 (850) 934-1920 | \$10.00 per tree |
|--|------------------|

| | |
|--|---|
| Bob Ross Tree Service 1414 E Olive Rd. Pensacola, FL 32514 (850) 477-4967 | † |
|--|---|

Given the condition of the trees, staff recommends moving forward with the project. Funding would be accomplished with the City matching the DPHA funding with the match not to exceed \$3,000 and the cumulative project total not to exceed \$5,000. The City's portion of the funding could come from reserves.

RECOMMENDATION: ***THAT THE CITY COUNCIL AUTHORIZE HURD BROTHERS TREE CARE, LLC TO REMOVE THE DEAD TREES AT A PRICE OF \$10.00 PER TREE FROM THE TWO CONSERVATION AREAS IN THE DEER POINT SUBDIVISION AS OUTLINED ABOVE.***

† Staff contacted Mr. Ross by phone on 03/08/11 and he stated he would like to quote the job. He advised that he wanted to conduct a site visit. Staff informed him we needed the written quote by 03/10/11. No quote was received.



City of Gulf Breeze

OFFICE OF THE CITY MANAGER

Memorandum

To: Mayor and City Council

From:  Edwin A. Eddy, City Manager

Date: 6/11/2011

Subject: Ordinance 02-11, Creating Division 13, Gateway Overlay District, Sections 21-230 through 21-235 of the Municipal Code

The City Council recently directed staff and the City Attorney to draft an Ordinance creating a Gateway Overlay District for the Commercial areas at the entrances to the City. Attached please find a copy of Ordinance 02-11 for your consideration.

As noted, the purpose of the Overlay Districts is to promote the community's vision for the entrances to the City from the safety and appearance perspectives. There are three (3) Gateway Districts established through this Ordinance. The underlying zoning also applies. If there is a conflict, then the more restrictive provision applies. Finally, there is a list of uses allowed in C-1 that will not be allowed in the Gateway areas.

RECOMMENDATION:

THAT THE CITY COUNCIL APPROVE ORDINANCE 02-11 ON FIRST READING AND THAT SECOND READING AND PUBLIC HEARING BE SCHEDULED FOR APRIL 4, 2011.

ORDINANCE NO. 02-11

AN ORDINANCE OF THE CITY OF GULF BREEZE FLORIDA, PERTAINING TO ZONING DISTRICT REGULATIONS; CREATING DIVISION 13. GD GATEWAY OVERLAY DISTRICT OF THE CODE OF ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Gulf Breeze had adopted certain rules and regulations relative to land use and zoning; and.

WHEREAS, the City Council has recently undertaken steps to revitalize the aesthetic and architectural character of the City of Gulf Breeze; and.

WHEREAS, the City Council desires to enhance the quality of the entrances to the City through improved character and safety. pedestrian friendly design. local business stability and diversity and pride of property ownership; and.

WHEREAS, the City Council desires to incentivize rehabilitation and new construction through regulatory bonuses and relief and financial assistance when available; and.

WHEREAS, the City Council desires to attract new business opportunities through tax base expansion and employment growth.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Gulf Breeze, Florida. as follows:

SECTION 1 – DIVISION 13. GD GATEWAY OVERLAY DISTRICT OF ARTICLE II OF CHAPTER 21 OF THE CODE OF ORDINANCES OF THE CITY OF GULF BEEZE is hereby created to read as follows:

DIVISION 13. GD GATEWAY OVERLAY DISTRICT

Sec. 21-230. Purpose, intent.

In order to promote community goals and objectives for character and aesthetics along specified commercial corridors and areas with the Community Redevelopment Area. three "Gateway Overlay Districts" have been created. The gateway overlay districts are established for the purposes and intents outlined herein:

- a) To preserve the aesthetic and architectural character of the entrances to the City of Gulf Breeze in order to promote economic development;
- b) Enhance the building stock of the City's gateways through consistency and quality of site layout and design. consistent with the City of Gulf Breeze CRA and Central Business District Design Guidelines. adopted June 11. 2006, as amended;

- c) Incentivize rehabilitation and new construction through regulatory bonuses and relief and financial assistance when it is deemed appropriate and feasible;
- d) Increase property values and stability through quality of construction, property upgrades and redevelopment;
- e) Attract new business opportunities through tax base expansion and employment growth; and,
- f) Enhance the quality of the entrances to the City through improved character and safety, pedestrian friendly design, local business stability and diversity and pride of property ownership.

Sec. 21-231. Designation of gateway overlay districts' boundaries.

The limits and boundaries of the following Gateway Overlay Districts shall be shown on the Official Zoning Map contemplated in Section 21-28:

- a) GD-North: Philip D. Beall Sr. Bridge (Pensacola Bay Bridge) Entrance
- b) GD-South: Bob Sikes Bridge (Pensacola Beach Bridge) Entrance
- c) GD-East: West boundary of the Naval Live Oaks Reservation

Sec. 21-232. Applicability, conflict with other code sections.

- a) Unless otherwise noted, the requirements of the Gateway Overlay districts apply to nonresidential Level II Development activity and all Level III Development activity furthermore, the requirements at the Gateway Overlay Districts are in addition to the requirements of the underlying zoning districts. Where the requirements of the underlying districts and the overlay districts conflict, the more restrictive shall apply.
- b) The regulations set forth in this division shall apply solely to the Gateway Overlay Districts. Wherever there is a conflict or inconsistency between the Gateway Overlay Districts' regulations and other regulations of the Land Development Code, the regulations set forth in this section shall control and govern the development and redevelopment within the Gateway Overlay Districts.

Sec. 21-233. Permitted, prohibited uses.

- a) Permitted uses. All uses generally permitted in the underlying zoning districts shall be permitted within the gateway overlay districts unless specifically prohibited in this section.

- b) Prohibited uses. The following uses shall not be allowed in the Gateway Overlay Districts:
1. Outdoor storage of any materials, supplies, and/or vehicles, either as a stand-alone business or associated with any business, and whether screened or not;
 2. The following stand-alone uses:
 - a. Dry cleaners;
 - b. Drive-through facilities (including, but not limited to, bank teller machines, ice vending machines, drive through coffee or food shops less than 500 square feet);
 - c. Laundromats;
 - d. Second-hand dealers or consignment shops;
 - e. Personal service shops (including, but not limited to, souvenir shops, beauty salons, tanning parlors, tattoo or piercing businesses);
 - f. Internet Café or Cyber Café;
 3. Building materials and supplies, sales and storage;
 4. Gambling or gaming establishments or facilities (including, but not limited to, online, interactive or internet gambling or gaming),
 5. Car wash facilities;
 6. Flea markets;
 7. Funeral homes and crematoriums;
 8. Gasoline service stations;
 9. Itinerant merchants or vendors;
 10. Machine shops;
 11. Light or heavy industrial or manufacturing businesses;

12. New or used vehicle sales (including, but not limited to, automobiles, trucks, trailers, motorcycle, recreational vehicles, boats);
13. Nursery schools, kindergartens, day care nurseries or nursing homes;
14. Retail or wholesale plant nurseries;
15. Taxicab or limousine company; and
16. Warehouses.

Sec. 21-234. Design review process.

The compatible relationship of proposed development in the Gateway Overlay Districts is of critical public concern for any buildings or site improvements. The intent of design review is not to stifle innovative architecture but to assure respect for and reduce incompatible and adverse impacts on existing land use and promote quality development.

- a) Development within the Gateway Overlay Districts will be reviewed by the Architectural Review Board, based on the requirements of this section and on the City of Gulf Breeze Community Redevelopment Agency (CRA) and Central Business District Design Guidelines, where appropriate. The Architectural Review Board shall recommend approval, approval with conditions, or disapproval of the development site plan to the City Council.
- b) The City Council shall review the development site plan with recommendations from the Development Review Board and the Architectural Review Board and vote to approve, approve with conditions, or disapprove the plan.
- c) Conditions the City Council may apply to a development order before granting approval include, but are not limited to, the following:
 1. Increase or decrease in required front, side and rear setbacks;
 2. Maximum building height and/or number of stories;
 3. Addition of enhanced pedestrian or bicycle facilities;
 4. Increase in buffer requirements (i.e., require larger buffer and/or more plants, larger plants, specific types of plants); and,
 5. Require specific stormwater management facilities.

Sec. 21-235. Design guidelines.

This section describes the elements of design that shall be used in the review and approval of development plans within the Gateway Overlay Districts. The guidelines for these elements are based on the "City of Gulf Breeze CRA and Central Business District Design Guidelines," adopted June 11, 2006, as amended, specifically as detailed in Chapter III (CRA General Standards), Chapter IV (Gulf Breeze Parkway/US 98 Standards), Appendix A (Architectural Styles), and Appendix B (Definitions).

The following guidelines from Chapter III, CRA General Standards, shall apply:

- a) Block layout
- b) Building placement and orientation
- c) Building form and architecture
 - 1. Architectural style
 - 2. Building façade
 - 3. Building entrance
 - 4. Fenestration
 - 5. Roofs
 - 6. Building material
 - 7. Building color
 - 8. Civic and institutional buildings
- d) Access, circulation and parking
 - 1. Access
 - 2. Pedestrian circulation
 - 3. Vehicular circular and parking
- e) Pedestrian amenities

- f) Open space
- g) Landscaping and buffering
- h) Irrigation
- i) Service area/utilities
- j) Fences, walls
- k) Stormwater management facilities
- l) Lighting
- m) Signs

The following guidelines from Chapter IV, Gulf Breeze Parkway/US 98 Standards, shall apply:

- a) Parking
- b) Streetscape
- c) Fences and walls
- d) Lighting
- e) Signs

For all buildings proposed at a height over 35 feet, this site plan review for consistency with design guidelines adopted in the City of Gulf Breeze Community Redevelopment Plan and Central Business District Design Guidelines shall include a specific review to mitigate any adverse compatibility impacts caused by the additional building height, including but not limited to:

- a) Enhanced landscape buffering.
- b) Location of service drives and/or parking areas to mitigate noise and vehicular lights.
- c) Location and type of lighting, signage, dumpsters, etc.
- d) Variable buffers, combining land and landscaping to achieve adequate separation of uses, appropriate open space, reduction of potential noise, light and glare, and screening of physical features of a proposed development.

- e) Variable setbacks, based upon degree of difference in proposed density, intensity, scale, mass or height.
- f) Placement and effective screening or shielding of site features such as lights, signs, dumpsters, loading areas, parking areas, outdoor storage or other features with potential negative impacts.
- g) Effective transitions of on-site densities, intensities, scale, mass or height.
- h) Other innovative site design features that strive to achieve compatibility and mitigate potential negative impacts.
- i) In addition to meeting the requirements of this section, within any portion of the GD-North, west of U.S. Highway 98 and north of the Chanteclair Subdivision, no building shall exceed 60 feet in height and any portion of a building exceeding 35 feet in height must be located at least 250-feet from adjacent residential districts. This buffer area cannot be used for another habitable structure or parking garage, except that ancillary uses such as surface parking, open space, swimming pools, landscaping and landscape features, stormwater areas, and ancillary structures (e.g., gazebos, decks, cabanas, lift stations, fire pits, refuse stations, etc.) shall be allowed within the 250-foot buffer; provided, this limitation shall not apply if these are no buildings in excess of 35 feet located on the site.

SECTION 2 - SEVERABILITY

If any section, paragraph, sentence, clause, phrase or word of this Ordinance is for any reason held by any court to be unconstitutional, inoperative, invalid or void, such holding shall not in any manner affect the validity of the remaining portions of this Ordinance.

SECTION 3 - CONFLICT

The provisions of this Ordinance shall be deemed to control and prevail over any ordinance or portion thereof in conflict with the terms hereof.

SECTION 4 - EFFECTIVE DATE

This Ordinance shall become effective upon its adoption by the City Council.

PASSED ON THE FIRST READING ON THE ____ DAY OF _____, 2011.

ADVERTISED ON THE ON THE ____ DAY OF _____, 2011.

PASSED ON THE SECOND READING ON THE ____ DAY OF _____, 2011.

ORDINANCE 02-11
Page 8 of 8

By: _____
Beverly Zimmern, Mayor

ATTESTED TO BY:

Marita Rhodes, City Clerk



City of Gulf Breeze

MEMORANDUM

TO: EDWIN A. EDDY, CITY MANAGER

FROM:  CRAIG S. CARMICHAEL, DIRECTOR OF COMMUNITY SERVICES

DATE: MARCH 9, 2011

SUBJECT: PROHIBITED USES IN THE CENTRAL BUSINESS DISTRICT

At the last City Council meeting, the City Council enacted a moratorium on commercial projects within the Community Redevelopment Agency's (CRA) Central Business District (CBD). Much like the Gateway Districts which are being created at the City's main entrances, the Council indicated that they want to examine the current permitted and prohibited uses and incorporate them into the Land Development Code (LDC) and CRA Design Guidelines which are being drafted for codification by Peggy Fowler.

A majority of the CBD is made up of C-1 zoning which is regulated by the City's LDC. The exception is two small parcels that are zoned C-2. They are the Chamber property, which is located adjacent to Gulf Breeze Elementary School and the "Triangle Parcel," which is located at the intersection of Daniel Drive and Gulf Breeze Parkway. C-2 zoning is more restrictive than C-1 zoning in terms of use.

Section 21-161 of the LDC lists the following permitted uses in the C-1 Zoning District.

- (1) Nonindustrial mercantile business.
- (2) Business and professional offices, and any other uses allowed in the C-2 district.
- (3) Hotels, motels and tourist courts.
- (4) Medical clinics (including nursing homes as defined in section 21-191) and animal clinics, properly designed so as not to cause odor, sanitary and sound annoyances to adjacent properties and the public.
- (5) Mechanical repair shops, building materials and supplies and warehousing. The above uses are to be properly screened or fenced so as to prevent an unsightly appearance from adjacent properties or rights-of-way.
- (6) Churches, religious institutions, private or parochial schools and fraternal organizations.
- (7) Nursery schools and kindergartens.
- (8) Theater, bowling alleys.
- (9) Gasoline service stations with the following provisions:

- a. The minimum distance, as measured along the right-of-way, between the nearest motor fuel dispensing equipment of each service station on the same or common side of any street shall be 1,500 linear feet, this minimum distance to apply only to service stations erected from and after September 21, 1964 (original zoning ordinance adoption date).
- b. All motor fuel dispensing equipment, aboveground tanks, and any structure or canopy designed or used in whole or in part to cover, house, contain or provide any service to or for motor vehicles shall be placed not less than 25 feet from any side or rear property line, excepting one self-service equipment station per lot which supplies compressed air, radiator and battery water and vacuum services for motor vehicles. If a corner site is used, minimum setback lines for both streets shall be observed. Setback requirements of this paragraph shall not apply to detached structure on the premises used for other purposes allowed in the C-1 zoning district such as retail business.
- c. All buildings or structures including gas tanks and pumps shall at a minimum comply with the setback requirements of any abutting street.
- d. If on a corner lot, the means of ingress and egress shall be provided not less than 15 feet from the intersection of street right-of-way lines. Ingress and egress shall be arranged and designed so as to minimize the interference with the flow of traffic.

(10) Self-service laundries and laundry pickup stations.

(11) Municipal, county, state, federal and public buildings.

(12) Marina and accessory facilities, subject to the approval of the city council.

(13) Any retail business or retail service establishment providing conveniences or shopping that are required by neighboring residents.

The C-2 zoning provisions are setup a little differently than C-1 zoning provisions. C-2 contains both permitted uses (Section 21-176) and prohibited uses (Section 21-177).

Sec. 21-176. Uses permitted.

Land and buildings within the C-2 limited commercial district shall be used for business offices and/or professional offices. The intent is to limit the use of buildings in a C-2 district to general types of occupancies as follow:

- (1) Real estate or mortgage loan offices.
- (2) Insurance agency.
- (3) Finance company.
- (4) Doctor's office and/or clinic.
- (5) Dentist's office and/or clinic.
- (6) Architectural planning or engineering office.
- (7) General business or professional offices.
- (8) Churches.
- (9) Banking facilities.

Sec. 21-177. Prohibited uses.

The following uses or substantially similar uses shall be specifically prohibited from the C-2 district:

- (1) Retail or wholesale merchandising or warehousing.

- (2) Beauty shops, barbershops or stores.
- (3) Vehicle service stations.
- (4) Laundries or laundry pickup stations.
- (5) Hotels or motels.
- (6) Funeral homes.
- (7) Day nurseries or nursing homes.
- (8) Theaters.
- (9) Bowling alleys.
- (10) Repair shops.

Like the proposed Gateway Districts (GD), the CBD is essentially limited to the center of the City's C-1 zoning district and concentrated mainly along Gulf Breeze Parkway. Staff recommends that the following uses be prohibited in the CBD:

- 1. Outdoor storage of any materials, supplies, and/or vehicles, either as a stand-alone business or associated with any business, and whether screened or not.
- 2. The following stand-alone uses:
 - a. Dry cleaners:
 - b. Drive-through facilities (including, but not limited to, bank teller machines, ice vending machines, drive through coffee or food shops less than 500 square feet):
 - c. Laundromats:
 - d. Second-hand dealers or consignment shops:
 - e. Internet Café or Cyber Café.
- 3. Gambling or gaming establishments or facilities (including, but not limited to, online, interactive or internet gambling or gaming).
- 4. Tattoo or piercing business.
- 5. Car wash facilities.
- 6. Flea markets.
- 7. Funeral homes and crematoriums.
- 8. Itinerant merchants or vendors.
- 9. Machine shops.
- 10. Light or heavy industrial or manufacturing businesses.
- 11. New or used vehicle sales (including, but not limited to, automobiles, trucks, trailers, motorcycle, recreational vehicles, boats).
- 12. Retail or wholesale plant nurseries.
- 13. Warehouses.

RECOMMENDATION: THAT THE CITY COUNCIL DIRECT STAFF TO INCORPORATE THE AFOREMENTIONED PROHIBITED USES INTO THE CBD OVERLAY DISTRICT BEING CREATED BY THE CODIFICATION OF THE CRA DESIGN GUIDELINES.



City of Gulf Breeze

OFFICE OF THE CITY MANAGER

Memorandum

To: Mayor and City Council

From:  Edwin A. Eddy, City Manager

Date: 3/10/2011

Subject: Boat Ramp Permit Fees

In May, 2010, the City Council adopted Resolution 12-10 which established a \$10 rebate from the purchase of an annual boat ramp permit for \$50 by City residents. Councilman Morris asked about this program at a recent Council meeting.

In order to clearly re-establish the program and provide added attention to the program, we suggest adoption of a new Resolution for implementation of the program for 2011. We plan to publicize the program through our web site, utility bills and newsletters.

RECOMMENDATION:

THAT THE CITY COUNCIL ADOPT A RESOLUTION RE-ESTABLISHING THE \$10 REBATE FOR CITY RESIDENTS FROM THE PURCHASE OF A \$50 ANNUAL PERMIT FOR USE OF THE CITY'S BOAT RAMPS.

ORDINANCE NO. 04-10: AMENDING SECTION 21-72 OF THE MUNICIPAL CODE, FRONT YARD FENCES, ALLOWING STAFF TO DETERMINE IF CRITERIA FOR FRONT YARD FENCES ARE MET -SECOND READING AND PUBLIC HEARING

The Ordinance was read by title only by the City Clerk. The City Manager discussed the ordinance and the Mayor opened the Public Hearing for comments. There were no comments made and the Public Hearing was closed. Councilman Henderson moved for approval of the ordinance. Councilman Morris seconded. The vote for approval was 5 - 0.

RESOLUTION NO. 12-10: CREATING A REBATE PROGRAM FOR BOAT RAMP PERMITS

The Resolution was read by title only by the City Clerk. Councilman Morris moved for approval of the Resolution. Councilman Schluter seconded. The vote for approval was 5 - 0.

RESOLUTION NO. 13-10: AUTHORIZING ISSUANCE OF 2010 PARTICIPATION LOAN PROGRAM

Councilman Schluter moved for approval of the Resolution. Councilman Henderson seconded. The vote for approval was 5 - 0.

CONSENT AGENDA ITEMS:

RECOMMENDATION:

That the City Council approve the following Consent Agenda Items: A, B, C, D, E, F, G, H, I and J:

- A. **SUBJECT: DISCUSSION AND ACTION REGARDING ANNUAL TOWN MEETING, MONDAY, MAY 3, 2010, 6:00 P.M.**

Reference: City Manager memo dated April 23, 2010

RECOMMENDATION:

That City Council hold a Town Meeting on the next regular Council meeting, to be held on Monday, May 3rd at City Hall, 6:00 p.m.

RESOLUTION NO. 12-10

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GULF BREEZE APPROVING A REBATE PROGRAM FOR CITY RESIDENTS THAT PURCHASE ANNUAL BOAT RAMP PERMITS

WHEREAS, the City of Gulf Breeze operates, maintains and improves from time to time two (2) boat ramp and launching facilities; and

WHEREAS, the City requires payment of a daily launch fee or purchase of an annual boat ramp permit to help offset the cost of operating, maintaining and improving the boat ramp facilities; and,

WHEREAS, City residents support the operation, maintenance, and improvement of the boat ramp facilities through payment of ad valorem taxes, utility service taxes and other local taxes;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Gulf Breeze as follows:

1. City residents are required to pay the same fee for an annual boat launch permit as are other residents.
2. City staff that handle the sale of the annual permit shall request the home address of the individual purchasing the permit.
3. If the person that purchased the permit resides at a local address, a \$10 rebate from the water bill will be processed as soon as is practical by City staff.
4. At time intervals as deemed appropriate by staff, funds equal to the amount rebated will be transferred from the General Fund to the City's 401 Water and Sewer Account equal to the amount rebated.

EFFECTIVE DATE: This Resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF GULF BREEZE, SANTA ROSA COUNTY, FLORIDA this 3rd day of May, 2010.

ATTEST:


Beverly H. Zimmerman, Mayor


Marita Rhodes, City Clerk



City of Gulf Breeze

MEMORANDUM

TO: Edwin A. Eddy, City Manager
FROM: David J. Szymanski, Assistant City Manager
DATE: March 10, 2011
SUBJECT: Pest Control Services Award

A RFP for Pest Control Services was advertized on January 27 and February 3, 2011 in the local newspaper. It has been over 15 years since we have bid out our pest control services. The goal of this Request for proposal was to find dependable pest control service that are effective and responsive to our needs at a reasonable price. Health and safety of our employees and customers is paramount and the use of chemicals, baits and traps must be used in a manner that is effective and complies with all Federal, State and local regulations.

Bids were due on February 17th and then reviewed by staff. The following companies responded to the RFP:

| <u>Company</u> | <u>Bid Amount</u> |
|---------------------|---|
| Anchor Pest Control | \$725.00/mo. |
| Knox Pest Control | \$323.00/mo. |
| Orkin Pest Control | \$360.00/mo. With \$816.00 initial 1 st month investment |
| Tombstone Termite | \$580.00/mo. |
| Critter Gitter | \$595.00/mo. |
| Ham Pest Control | \$165.00/mo. |

Staff considered all information that was deemed relevant and recommends Ham Pest Control.

RECOMMENDATION: That the City Council accept staff recommendation of Ham Pest Control for pest control services (for City Buildings). That the City Council allow the City Manager to enter into a pest control contract with Ham Pest Control.

City of Gulf Breeze
Professional Pest Control Services For the City of Gulf Breeze

PURPOSE

The City of Gulf Breeze intends to establish a contract for the purchase of Pest Control Services. The City of Gulf Breeze solicits proposals from interested and qualified vendors experienced with pest control for the purpose of entering into a 3-year agreement – with an option for two additional (2) years – to provide pest control services at the City's fifteen locations (see attachment).

The goal of this Request for Proposal is to find a dependable pest control service that is effective and responsive to our needs. Health and safety of our employees and customers is paramount and the use of chemicals, baits and traps must be used a manner that is effective and complies with all Federal, State and local regulations

The City encourages all businesses, including minority, disabled veteran, and women owned businesses to respond to this RFP.

SCOPE OF WORK

The City is seeking bids for Integrated Pest Management (IPM) and extermination services. The Contractor shall furnish all supervision, labor, materials and equipment necessary to accomplish the monitoring, management and pest removal components of the pest program. The Contractor shall perform **monthly** inspections and provide proper identification, management and treatment of pests consistent with IPM principles in order to maintain control and to prevent infestations.

The Contractor shall comply with IPM principles by minimizing exposure and human risk to the maximum extent practicable using currently available technology and by including, at a minimum, the following considerations:

- Use low-risk products whenever possible (based on efficacy, volatility, the potential for exposure, the signal word on the pesticide label, the material safety data sheet and any label language imposing a ventilation requirement.)
- Use baits, gels, pastes or granular materials and crack and crevice treatments whenever residents, children, sensitive individuals or non-consenting employees are in the same room.
- Provide a written evaluation of conditions conducive to the development of pest problems and specific recommendations for practical non-pesticide control measures.

If at any time an infestation appears, the Contractor shall furnish immediate extermination services upon request from designated City personnel. Extermination services in response to infestations of insects or rodents not specifically listed here will be considered an exception and will be billed on an hourly basis. (The following insects and rodents will be evaluated on a routine basis and treated as necessary:

Roaches Mice & Rats Spiders Silverfish
Earwigs Fleas Wasps Hornets Ticks
Ants (including carpenter & pavement)

Certification: The Contractor's firm and all Contractor employees who may provide services under this Contract must be licensed and certified by the State of Florida.

The Contractor shall respond to non-emergency call-backs within one week. Emergency calls shall be responded to within 24 hours.

The contractor shall thoroughly investigate and check the police records of all employees covered under this contract. All employees shall be bondable and subject to fingerprint and background checks.

The contractor shall be responsible for all keys and security codes issued to all individuals. Keys shall not be left in doors, and employees are not under any circumstances to admit anyone to offices where they are working. Doors are not to be propped open at any time. All buildings shall be closed, locked, and checked upon leaving. The contractor shall be responsible for setting all alarms and shall be responsible for any call-backs for not setting alarms properly.

The contractor is required to turn off light switches when treatment of an area is completed, to promote energy savings. And setting alarms upon final departure of building each night.

Cost of Preparation

The City will not pay any costs incurred in the proposal preparation, printing or demonstration process. All costs shall be borne by the vendors.

PROPOSAL REQUIREMENTS

1. **Letter of Transmittal**: The letter must include:

- a. A statement of the individual/firm understanding of the products and services required by the Request for Proposal listed in the scope of work.
- b. The names of the persons who are authorized to make representations on behalf of the individual/firm(include their titles, addresses, e-mail addresses and telephone numbers).
- c. Statement that the individual who signs the transmittal letter is authorized to bind the individual/firm to the contract with the City.

2. **Firm Overview** : Description of firm's qualification for performing the work outlined in the Scope of Service. Specific information relative to similar work accomplished.

3. **Experience** : Describe comparable services provided by the firm to others similar in scope to the City's request.

- a. A list of five similar projects performed in Florida including the following:
 1. Name of the entity for which the work was performed.

2. Brief description of the scope of the project.
3. Name of contact person with the entity and current telephone number who can knowledgeably discuss your role and performance of service.

b. A list of four of your current clients. Include:

1. Name of the entity for which the work was performed.
2. Brief description of the scope of the project.
3. Name of contact person with the entity and current telephone number who can knowledgeably discuss your role and performance of service.

4. **Current Workload.**

5. **Proposed Fees/Compensation:** Costs quoted be the cost per hour, per month, total hours, and total staff to complete required service. Price initially for a three year contract and separately for years four(4) and five(5).

6. **Proof of Professional Liability insurance** and policy limits. Proof of Workers Compensation insurance. (Required).

7. Any other information the firm/individual feels is relevant to evaluating the firms/individuals qualifications.

LENGTH OF CONTRACT

The duration of the Contract is anticipated to be 5 years. However, the City reserves the right to terminate the contract at any time. The selected firm will have no proprietary interest in the term of the contract. Any services authorized pursuant to a Service Authorization executed prior to the expiration of this Contract shall be completed and the Consultant shall be compensated therefore unless this Contract is terminated.

NUMBER OF COPIES REQUIRED

One (1) original, two (2) copies, and (1) digital shall be submitted in one proposal package.

AWARD OF CONTRACT EXECUTION

A selection committee shall review the proposals and a recommendation will be made to the City Council for approval. A committee of City representatives will select the most qualified firms/individuals based solely on the statements of interest, qualifications, and other information gathered by the City.

EVALUATION OF PROPOSALS

Proposals shall be evaluated and a selection made using the following criteria listed below in relative order of importance:

1. Total costs to the City for purchase and delivery of said service.
2. Reputation and experience of the firm with respect to professional pest control services on similar projects.
3. Current Workload

DISCUSSIONS AND INTERVIEWS

After the receipt of proposals, discussions may be conducted with vendors who submitted proposals determined to be reasonably susceptible of being selected for award.

REJECTION

In evaluating proposals, the City will consider all information that the City deems relevant for awarding the contract including, without limiting the generality of the foregoing: price, ability to perform, experience and past performance. With regards to any bids or proposals submitted in response hereto, the City reserves the right to waive any errors, omissions, irregularities, and deviations from specifications if the City determines that such action is in the best interest of the City and/or public health, safety and/or welfare. Furthermore, the City may waive any requirement or provision hereof and reserves the right to modify the requirements referenced herein, to reject any and all bids or proposals, to modify (with the approval of the bidding or proposing party) any bid or proposal, to negotiate with any bidding or proposing party regarding any price, term and/or condition, including increasing or decreasing a proposed price and/or the scope of the project. This Request for Proposals is utilized merely as a vehicle to facilitate the evaluation of prospective contractors. This Request for Proposals shall not in any manner grant and shall not be construed in any manner to grant any rights, benefits or expectations of any manner whatsoever to any person interested in or contemplating submitting a bid or proposal in response hereto. The final terms and conditions of the project or contract contemplated herein may be negotiated between the City and any responsive bidder and the city shall not be required to accept any particular bid or proposal or negotiate with any particular responsive bidder notwithstanding perceived favorable provisions of price, time of performance, experience, quality of service, etc., contained in a responsive bid or proposal. The City reserves the right to negotiate a proposal in the best interest of the City, which may include adding or deleting terms, and conditions from those specified herein and/or from those bid upon by a responsive bidder or contained in a responsive bidder's bid or proposal.

TENTATIVE RFP SCHEDULE

Release of RFP : January 27, 2011

Due Date of RFP February 17, 2011 at 2:00 p.m. (CST)

Selection Committee Decision February 25, 2011

City Council Action March 7, 2011

The City reserves the right at any time to modify, waive, or otherwise vary the terms and conditions of this request for proposals including, but not limited to , the deadlines for submission, the submission requirements, and the scope of work. The City further reserves the right to reject any and all submittals, or any portion of the service, to cancel or withdraw this request for proposals at any time and to negotiate with any party prior to or after submittal of any proposals. The City reserves the right to award the housekeeping contract to any organization and may use criteria other than financial to arrive at its preferred service provider.



City of Gulf Breeze

Building Locations

| <i>Location</i> | <i>Address</i> | <i>Square Footage</i> |
|-------------------------------------|----------------------|-----------------------|
| City Hall | 1070 Shoreline Drive | 8,100 |
| Police Dept Headquarters | 311 Fairpoint Drive | 4,373 |
| Recreation Center | 800 Shoreline Drive | 23,557 |
| Baseball Concession Stand | 800 Shoreline Drive | 1,500 |
| Park Restroom Facilities | | |
| Shoreline Park South | 800 Shoreline Drive | 1,300 |
| Fire Dept Headquarters | 313 Fairpoint Drive | |
| New Fire Station | | 6,960 |
| Old Fire Station | | 4,237 |
| Public Services Office | 1070 Shoreline Drive | 500 |
| Utility/City Maintenance | | 1000 |
| Water Operations Center (Field Ops) | 1108 Coronado Drive | 4,500 |
| Coe House | 417 Fairpoint Drive | 1,477 |

To Be Added in 2011

| <i>Location</i> | <i>Address</i> | <i>Square Footage</i> |
|---------------------------|-----------------------|------------------------------|
| Sunset Park Restrooms | 800 Shoreline Drive | 1,300 |
| Softball Concession Stand | 800 Shoreline Drive | 3,100 |
| Football Concession Stand | 800 Shoreline Drive | 2,900 |



City of Gulf Breeze

MEMORANDUM

TO: Edwin A. Eddy, City Manager

FROM:  David J. Szymanski, Assistant City Manager

DATE: March 10, 2011

SUBJECT: Florida Department of Transportation - SB 1446 Landscaping Grant
Request for Proposal - Contract Award Recommendation

In 2008, the City applied for a Florida Department Highway Beautification Grant in the amount of \$730,729. In early 2009, we were informed that we had not been selected for the grant. In late 2009, we were notified that there was some money left over and the City had been awarded \$350,000 from the Florida Department of Transportation SB 1446 Landscape Grant program.

At the City Council meeting of February 16, 2010, City Council accepted staff recommendation that Land Design Innovations do the landscape design work for the Florida Department of Transportation - SB 1446 Landscaping Grant. As of February 2011, we now have the necessary landscape and irrigation construction documents and a FDOT permit to begin the project. The City Council directed staff to issue a Request for Proposal for landscaping and irrigation services for the Florida Department of Transportation - SB 1446 Landscaping Grant awarded the City.

A RFP for the Florida Department of Transportation SB 1446 Landscape Grant was advertised on February 24 and March 3rd in the local newspaper. Bids are due on March 15th and then will be reviewed by staff. Staff will be able to make a recommendation to the City Council in the March 18th packet for their approve at the City Council Meeting on March 21, 2011



City of Gulf Breeze

OFFICE OF THE CITY MANAGER

Memorandum

To: Mayor and City Council

From:  Edwin A. Eddy, City Manager

Date: 3/10/2011

Subject: Document/File Management

Spurred forward by the Council's acceptance and use of agenda packets transmitted electronically, staff is ready to move the process to the next level. Our technology committee met and has decided to recommend purchase of two (2) file servers in order to provide common file storage throughout the City.

Currently, a department prepares a report for the City Manager and Council on its independent desk top computers. The report is transmitted either by paper or electronically. Once finalized, we scan the document and supporting material for transmittal to the Council. Retrieval of the document is done by accessing the departmental desk top file. If we develop a central file server, all documents would be accessible through each department and the Clerk's office making record searches by the staff and citizens much easier and less labor intensive.

All work through the central servers can be conducted without using independent desktop file systems. Document searches by staff or a citizen will be much easier even if the person that created and named the document is not present. An added benefit is that servers require much less operating power (5 watts vs 480 watts) than desktop computers.

We set aside \$50,000 in the current capital improvements budget for a document management system. This is the first expenditure from that amount. See the attached summary of proposed purchases. The prices are obtained from the State Purchasing Contract.

RECOMMENDATION:

THAT THE CITY COUNCIL APPROVE THE PURCHASE OF DOCUMENT MANAGEMENT EQUIPMENT AS LISTED IN THE STAFF MEMO FOR A TOTAL COST OF \$11,128.00.

Memo

To: Technology Committee
(Dave Szymanski, Shane Carmichael, Steve Milford, Thomas Lambert, Vernon Prather)
From: James Pelt
Date: 3/7/2011
Re: File Server / Virtualization

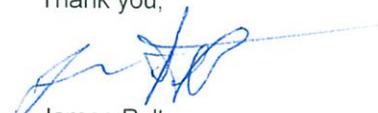
In order to provide a robust and secure file storage and file sharing system for the City of Gulf Breeze computer network, we need to purchase and implement a new file server. To this end, the city council approved a budgeted amount of **\$11,400**.

Due to in advances in technology such as server virtualization, dedicated storage area networks (SAN,) and reductions in hardware costs, we can now exceed the planned available storage capacity and at the same time greatly strengthen the existing virtualization infrastructure. Thus providing, well within the budgeted amount, not only the file storage we need but increased capacity for desktop and server virtualization as well. This ability to virtualize computers and servers will benefit us for years to come in reduced hardware costs and a dramatic reduction in power consumption.

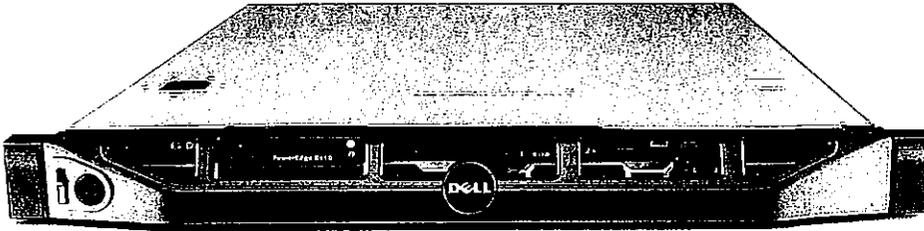
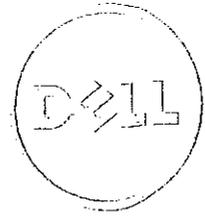
This memo is to propose that we proceed at this time with the file server project which will be implemented as a virtual server running on a redundant platform of two Dell R410 servers with a common external file storage system, a battery backup unit, a network switch, and the required software. The total costs are as follows:

| | |
|--------------------------|--------------------|
| (2) Dell Poweredge R410 | \$7,044.82 |
| Netgear ReadyNAS 2100 | \$2,611.12 |
| Vmware Essentials | \$611.00 |
| HP Procurve Switch V1410 | \$204.24 |
| APC Smart-UPS RM 1500VA | \$656.54 |
| | <hr/> |
| | \$11,127.72 |

Thank you,



James Pelt



Dell PowerEdge R410

The Dell™ PowerEdge™ R410 was developed with a purposeful design—energy-optimized technology, advanced virtualization capabilities, and simplified systems management.

The Dell PowerEdge R410 is a powerful and ultra-dense 2-socket 1U server that offers the performance of Intel® Xeon® processor E5500 and E6600 series, DDR3 memory, the availability of up to four hard drives (3.5" or 2.5") and an exceptional value.

The PowerEdge R410 features include an available open HPCC (High Performance Computing Cluster) software stack, excellent diagnostics with an interactive LCD, and an optimum chassis depth of 24" for space-constrained data centers and HPCC environments.

Purposeful Design

The PowerEdge R410 takes advantage of Dell's outstanding system commonality and reliability. Quick-release rack latching and purposeful placement of interface ports and power supplies enable easy installation and redeployment. Robust metal hard drive carriers and an all-steel control arm can further increase structural integrity.

The purposeful design of the PowerEdge R410 provides reduced complexity, showcasing clutter-free cable routing for more efficient airflow and easier maintenance. An LCD screen positioned by the front of the bezel provides a single-level access to deploy the server.

Energy-Optimized Technology

The PowerEdge R410 features energy-optimized technologies that reduce power consumption while increasing performance capacity, so you can compute more while consuming less. The energy-efficient power supply units are rightsized for system requirements, with improved system-level design efficiency, load-driven power and thermal management, and highly efficient standards-based Energy Smart components. A robust fan blade design with single-duct fan blades provides efficient airflow and eases maintenance. Energy efficient and compact, the PowerEdge R410 is designed with value and reliability for HPCC environments.

OpenManage™ Suite for Dell™

The next generation of Dell OpenManage™ suite of management tools is designed to provide efficient operations and standards-based commands that integrate with existing systems for effective control.

Dell Management Console (DMC), powered by Ansible™ from Smartred™, helps simplify operations and create stability by synchronizing infrastructure management to one console. This console delivers a single view and a common

data source into the entire infrastructure management. DMC has an easily extensible modular foundation that can provide basic hardware management or more advanced functions, such as asset and security management. Dell Management Console is designed to reduce or eliminate manual processes, enabling you to save time and money for more strategic technology usage.

Secure and efficient, the Dell Lifecycle Controller delivers integrated manageability through a single access point. The Unified Server Configurator (USC) interface enables easy access to the tool, which is embedded and integrated into the system for significant flexibility and capacity. The Lifecycle Controller is an integrated interface for deploying operating systems with custom or pre-installed OS and firmware updates and rollback, hardware configuration, and diagnostics.

Dell Services

Dell Services can help reduce IT complexity, lower costs, and eliminate inefficiencies by making IT and business solutions work harder for you. The Dell Services team takes a holistic view of your needs and designs solutions for your environment and business objectives while leveraging proven delivery methods, local talent, and in-depth domain knowledge for the lowest TCO.

Energy efficient and compact, the PowerEdge R410 is designed with the performance and reliability needed for High Performance Computing.



- Simultaneously supports NAS and iSCSI SAN for database and server virtualization applications
- Reliable, automatic, data protection with offsite options
- Cross-platform support for Windows®, Macintosh® and UNIX®/Linux systems
- High-density 1U rack-mount, extreme energy efficiency and simple serviceability

The ReadyNAS 2100 is a 1U 4-bay storage system designed for workgroups and small businesses. It is a high-quality solution for storing, sharing and protecting business-critical data that is affordable for the smallest office. ReadyNAS unified architecture solves numerous data management problems with a single system, making capacity management, access, backup, restore and disaster recovery worries obsolete. Now you can eliminate common data concerns and revolutionize your storage environment without becoming an expert.

Store

Centralize data from your local systems into one single storage device, reducing management headaches and instantly increasing reliability. Capacity can be added with zero downtime, and ReadyNAS supports both file sharing and server applications like Microsoft Exchange, SQL Server® or VMware®.

Share

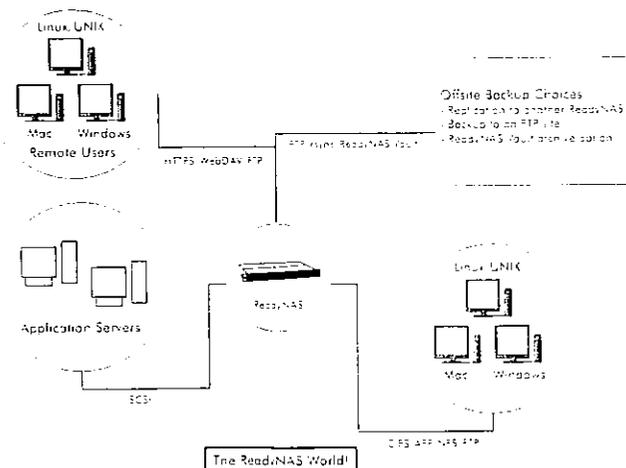
Access data no matter where you are – from multiple computers, on the road, or in an alternate office location. Serve files to Windows, Macintosh and Linux/UNIX users simultaneously. Safely deliver or present your work to customers and clients without email or FTP headaches!

The ReadyNAS Remote feature means drag-and-drop over a secure connection between any computer and your ReadyNAS. No more firewall, VPN or awkward Web-based remote access solutions.

Protect

Successful businesses understand that lost information means lost revenue. Multiple layers of protection are built into every ReadyNAS, including drive fault tolerance, online backups (snapshots), and secure offsite replication to another ReadyNAS system. A ReadyNAS revolutionizes backup and recovery times and can replace tape completely, making offsite replication and backup a complete, affordable and timely reality for small business users.

The ReadyNAS Vault™ option automatically preserves multiple archive copies in a datacenter. This centralized, set-and-forget choice means no more dedicated servers, licenses or failed jobs, and captures as little or as much as you choose. Recovery can be done from any network location and is as simple as using a Web browser!



- **General**

- NETGEAR RAIDiator™ Operating System
- Setup Wizard and easy browser-based interface
- Intel® advanced embedded processor
- 1 GB ECC Memory
- 4 SATA II channels
- Two 10/100/1000 Ethernet ports with load balancing and failover
- 3 USB 2.0 ports

- **RAID**

- X-RAID2™ automatic single-volume online expansion
- Multiple-volume support for RAID 0, 1, 5
- Background sync and SmartSync resume
- Life support mode
- Hot swap disks
- Hot spare disk support

- **Volumes**

- Advanced volume management (FlexRAID™)
- Journalled file system
- User and group quotas

- **Network Protocols**

- CIFS/SMB for Windows
- AFP 3.1 for Mac® OS 9/X
- NFS v2/v3 for Linux and UNIX
- HTTP/S for Web browsers
- FTP/S
- Rsync and secure rsync
- WebDAV
- Print sharing
- UPnP
- iSCSI target support for Windows, Mac and UNIX/Linux initiators

- **Network Security Modes**

- Shares
- Local users
- Active Directory/Windows Domain support
- Encrypted network logins
- Secure Sockets Layer (SSL)

- **Network Services**

- DHCP or static IP address assignment
- DHCP Server
- WINS Server
- NTP server synchronization
- VLAN and LACP support for load balancing and failover

- **System Management**

- Performance tuning options
- Device health status
- System configuration backup and restore
- Email alerts and event logs
- Network UPS monitoring
- SNMP

- **Backup Schema**

- Client backup target using CIFS, NFS, FTP or HTTPS
- Integrated Backup Manager for full and incremental ReadyNAS backups
- Snapshot support for point-in-time backups of the ReadyNAS system
- Backup to/from USB disks
- Remote backup to CIFS, NFS, FTP and HTTPS targets
- Remote backup to another ReadyNAS via rsync and secure rsync
- System configuration backup and restore
- Multi-system cloning

- **Included Backup Software**

- CDP (continuous data protection) software for Windows and Macintosh clients
- Replication to another ReadyNAS system
- ReadyNAS Vault online backup with subscription option

- **Supported USB Devices**

- Programmable, one-touch, on-demand backup button
- External USB hard drives (support for FAT32, Ext2, Ext3, and NTFS)
- Printers (see Web site for the latest list)
- Flash devices with camera auto-copy
- UPS with monitoring and auto-shutdown

- **Power-saving Options**

- Disk spin-down
- Power-on schedule
- Wake-on-LAN

- **Supported Web Browsers**

- Internet Explorer® 7.0+
- Opera 9.5+; Safari 2
- Mozilla Firefox® 2.0+

- **Languages**

- Management UI: English, German, French, Chinese, Japanese, Korean, and Russian
- File name: Unicode

- **Electrical**

- 220W server-rated AC power supply
- Input: 100 – 240V AC, 50/60 Hz

- **Power Consumption**

- 80W typical (with 4 x 1 TB disks)
- Power-saving mode

- **Thermal**

- 3 dual 40 mm ball-bearing chassis cooling fans
- Fan failure alert
- High temperature email alert with auto-shutdown option

- **Operating Environmental**

- 0° - 40° C (32° - 104° F)
- 20% - 80% humidity (non-condensing)
- FCC, UL, CE, C-Tick, KCC, VCCI, RoHS compliance

- **Physical**

- Form factor: 1U rack-mount
- Dimension: (h x w x d)— 43 x 430 x 318 mm (1.7 x 16.9 x 12.5 in)
- Weight: 9.5 kg (22 lb) with 4 disks

- **Optional Spare Parts**

- Hot-swappable disk tray
- Dual 40 mm ball-bearing chassis cooling fan
- X-Change® S10 spare system module

- **Warranty**

- NETGEAR 5-year Warranty

- **ProSupport Service Packs Available**

- OnCall 24x7, Category 3
- PMB0333
- XPressHW, Category 3
- PRR0333-100

NETGEAR

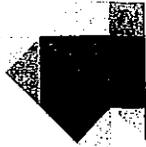
350 East Plumeria Drive
San Jose, CA 95134 USA
1-888-NETGEAR (633-4327)
E-mail: info@NETGEAR.com
www.NETGEAR.com

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This product comes with a limited warranty. The acceptance of which is a condition of sale.

1 Year technical support provided for 90 days from date of purchase.

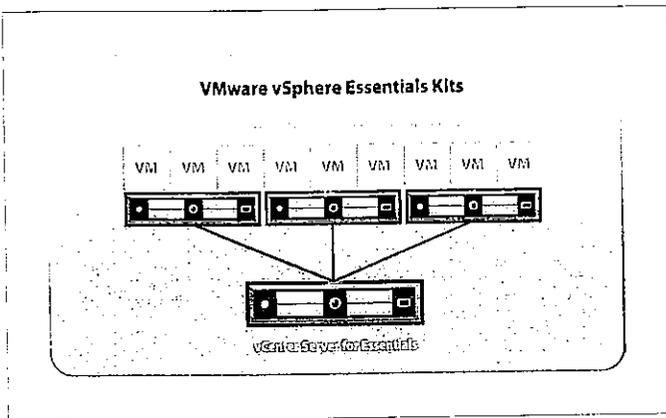
VMware vSphere Essentials and Essentials Plus Kits



Designed especially for IT environments with fewer than 20 physical servers, the VMware vSphere™ Essentials and Essentials Plus kits deliver enterprise-class capabilities in a cost-effective package for small organizations that want to optimize and protect their IT assets with minimal upfront investment.

Key benefits:

- Reduce IT hardware and operating costs.
- Simplify management and boost IT staff productivity.
- Ensure business continuity and achieve always-on IT.
- Improve service levels and application quality.
- Strengthen security and data protection.



VMware vSphere Essentials kits are all-inclusive kits that enable you to virtualize and consolidate many application workloads and third-party servers running on bare metal, centrally manage them with vCenter Essentials, and share server, network, and storage infrastructure.

What Are VMware vSphere Essentials and Essentials Plus?

VMware vSphere Essentials and Essentials Plus are integrated virtualization kits designed to meet the needs of small and growing organizations. By adopting VMware vSphere Essentials or Essentials Plus, customers can use server, network and storage resources dynamically and more effectively, as a single pool or private cloud, to protect business-critical applications and data. The result is an always-on IT environment that is more cost-effective, resilient and responsive to changing business needs.

How Are vSphere Essentials and Essentials Plus Used?

- **Eliminate downtime and protect data**—Achieve always-on IT with live migration for virtual machines and high availability for applications in virtual machine clusters.
- **Consolidate and optimize IT investments**—Achieve consolidation ratios of 10:1 or higher, and improve hardware utilization from 5 percent to 15 percent to as much as 30 percent or more, without sacrificing application performance.
- **Maximize application availability and protect information assets**—Ensure always-on critical IT operations with the rock-solid reliability of vSphere and integrated backup, recovery, and failover features.
- **Simplify management and enhance productivity**—Provision new applications in minutes, instead of days or weeks, monitor virtual machine performance, and automate deployment and rate management.
- **Streamline software development**—Safely test and deploy multi-tier configurations in a secure, isolated sandbox environment while allowing test and development teams to share server, network, and storage infrastructure.

Key Features and Components

VMware vSphere Essentials and Essentials Plus include the following key features and components:

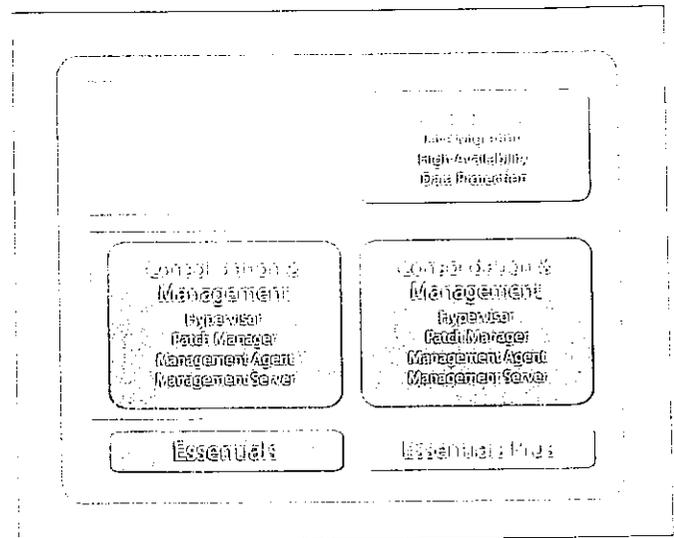
- **VMware ESXi™ and VMware ESX™ hypervisor architectures** provide a robust, high-availability, high-performance virtualization layer that allows multiple virtual machines to share hardware resources with record-breaking performance that can match and in some cases exceed native throughput.
- **VMware vCenter™ Server for Essentials** provides centralized management and performance monitoring for all virtual machines and vSphere hosts with built-in high-speed virtual (P2V) machine conversion and rapid provisioning using virtual machine templates.
- **VMware Virtual SMP** enables the use of ultra-powerful virtual machines that possess up to four virtual CPUs.
- **VMware vStorage Virtual Machine File System (VMFS)** allows virtual machines to access shared storage devices (FibreChannel, iSCSI, etc.) and is a key enabling technology for other vSphere components such as Storage vMotion.
- **VMware vStorage Thin Provisioning** provides dynamic allocation of shared storage capacity, allowing IT organizations to implement a tiered storage strategy while reducing storage spending by up to 50 percent.
- **VMware vStorage APIs** provide integration with supported third-party data protection.
- **VMware vCenter Update Manager** automates tracking, patching and updating for vSphere hosts as well as applications and operating systems running on VMware virtual machines.
- **VMware vCenter Converter** allows IT administrators to rapidly convert physical servers and third-party virtual machines into VMware virtual machines.
- **VMware VMsafe™ APIs** enable the use of security products that work in conjunction with the virtualization layer to provide higher levels of security to virtual machines than even on physical servers.
- **Hardware compatibility** is possible with the broadest range of 32- and 64-bit servers and operating systems, storage and networking equipment, and enterprise management tools.

In addition, VMware Essentials Plus includes the following business continuity features and components for a truly solid IT:

- **VMware vMotion™** eliminates the need to schedule application downtime prior to scheduled server maintenance through live migration of virtual machines across servers without disruption to users or loss of service.
- **VMware High Availability** provides cost-effective, automated restart within minutes for all applications in the event of hardware or operating system failures.
- **VMware Data Recovery** provides simple, cost-effective, agentless backup and recovery for virtual machines in smaller environments.

How to Buy

VMware vSphere Essentials is available in two primary kits: Essentials and Essentials Plus. The vSphere Essentials kit provides everything that customers need to get started quickly with enterpriseclass virtualization, while the vSphere Essentials Plus kit adds business continuity capabilities for a truly solid IT.



VMware vSphere Essentials and Essentials Plus Kits

Learn More

For information on our products, services and solutions, call 877-4VMWARE, visit us online at www.vmware.com, or visit www.vmware.com/go/learnmore to find an authorized reseller. For detailed specifications and systems requirements, refer to the VMware vSphere documentation.





HP V1410 Switch Series

Data sheet

Product overview

HP V1410 Switch Series devices are plug-and-play unmanaged fixed configuration Gigabit Ethernet Layer 2 switches designed for small and midsize businesses looking for an entry-level, low-cost networking solution with a comprehensive lifetime warranty. The series has three models: the HP V1410-24G Switch is a 24-port 10/100/1000 switch including 2 dual-personality SFP-based mini-GBIC ports; the HP V1410-16G Switch is a 16-port 10/100/1000 switch; the HP V1410-8G Switch is a small-form 8-port 10/100/1000 switch. All support low-cost Ethernet copper cabling; one model (V1410-24G) also supports fiber connectivity. The three switches feature fanless silent operation and can be flexibly deployed—wall-mounted or table top. In addition, the 16- and 24-port switches are rack mountable. They support administration-friendly features such as autonegotiated port speed and automatic detection of the Ethernet cable type (MDI/MDIX). The switches are supported by HP's leading lifetime warranty.

Key features

- Unmanaged Layer 2 Gigabit Ethernet switch
- 8-, 16-, and 24-port models
- Fanless for silent operation
- Two dual-personality mini-GBIC slots (J9561A)
- Industry-leading lifetime warranty



Advanced features

Quality of Service (QoS)

- **IEEE 802.1p prioritization:** delivers data to devices based on the priority and type of traffic

Auto-MDIX

- **Auto-MDIX:** automatically adjusts for straight-through or crossover cables on all 10/100 and 10/100/1000 ports
- **Jumbo packet support:** supports up to 9216-byte frame size to improve performance of large data transfers

Performance

- **Half-/Full-duplex autonegotiating capability on every port:** doubles the throughput of every port

Easy to use

- **Unmanaged:** provides plug-and-play simplicity
- **Comprehensive LED display with per-port indicators:** provides an at-a-glance view of status, activity, speed, and full-duplex operation
- **Flow control:** helps ensure reliable communications during full-duplex operation

Easy to install

- **Designed with no fan:** enables quiet operation for deployment in open spaces

Warranty and support

- **Lifetime warranty:** for as long as you own the product with advance replacement and next-business-day delivery (available in most countries)*
- **Electronic and telephone support:** limited electronic and telephone support is available from HP; refer to www.hp.com/networking/warranty for details on the support provided and the period during which support is available

*Hardware warranty replacement for as long as you own the product with next-business-day advance replacement available in most countries with a 1-year hardware warranty replacement for the period included with HP Advance Care Service Module, HP Cloud Management Services Module, HP Remote Agent with Advance Care Service, HP iStor HP P4500T-Series Storage Controller. For details, visit the HP Software, Services, Warranty, and Support page at www.hp.com/go/warranty.

[Home](#) >> [Products](#) >> [Uninterruptible Power Supply \(UPS\)](#) >> [Network and Server](#) >> [Product Family](#)



APC Smart-UPS 1500VA USB & Serial RM 2U 120V



Part Number:
SUA1500RM2U

Output

| | |
|----------------------------------|--|
| Output Power Capacity | 980 Watts / 1440 VA |
| Max Configurable Power | 980 Watts / 1440 VA |
| Nominal Output Voltage | 120V |
| Efficiency at Full Load | 95% |
| Output Voltage Distortion | Less than 5% at full load |
| Output Frequency (sync to mains) | 47 - 53 Hz for 50 Hz nominal, 57 - 63 Hz for 60 Hz nominal |
| Waveform Type | Sine wave |
| Output Connections | (6) NEMA 5-15R |



Input

| | |
|-----------------------|----------------------------------|
| Nominal Input Voltage | 120V |
| Input Frequency | 50/60 Hz +/- 3 Hz (auto sensing) |
| Input Connections | NEMA 5-15P |



Cord Length 8 feet (2.44 meters)

Input voltage range for main operations 82 - 144V

Input voltage adjustable range for mains operation 75 - 154V

Batteries & Runtime

Battery Type Maintenance-free sealed Lead-Acid battery with suspended electrolyte : leakproof

Typical recharge time 3 hour(s)

Replacement Battery [RBC24](#)



CDWG.com | 800.594.4239

OE400SPS

SALES QUOTATION

| QUOTE NO. | ACCOUNT NO. | DATE |
|-----------|-------------|----------|
| BZQM598 | 10179615 | 3/7/2011 |

BILL TO:
 JAMES PELT
 1070 SHORELINE DR

SHIP TO:
 CITY OF GULF BREEZE
 Attention To: JAMES PELT
 1070 SHORELINE DR

Accounts Payable
 GULF BREEZE , FL 32561-4702

GULF BREEZE , FL 32561-4702
 Contact: JAMES PELT 850.934.4049

Customer Phone #850.934.4049

Customer P.O. # BZQM598

| ACCOUNT MANAGER | | SHIPPING METHOD | TERMS | EXEMPTION CERTIFICATE |
|---------------------------|----------|--|----------------------|-----------------------|
| LAURA STARCK 866.665.7135 | | UPS Ground | MasterCard/Visa Govt | GOVT-EXEMPT |
| QTY | ITEM NO. | DESCRIPTION | UNIT PRICE | EXTENDED PRICE |
| 1 | 1755388 | VMWARE VSPHERE 4 ESS PLUS BND 3H Mfg#: VMM-VS4-ESSL-PL-BUN-C Contract: National IPA Tech Solutions 083052 | 3,190.16 | 3,190.16 |
| 1 | 1753284 | Electronic distribution - NO MEDIA VMWARE VSPHERE ESS PLUS BND 1Y GSNS Mfg#: VMM-VS4-ESSLPLBUNGSSSC Contract: National IPA Tech Solutions 083052 | 746.75 | 746.75 |
| 1 | 468489 | APC SMART UPS 1500VA USB/SER RM 2U Mfg#: AME-SUA1500RM2U Contract: National IPA Tech Solutions 083052 | 656.54 | 656.54 |
| | | SUBTOTAL | | 4,593.45 |
| | | FREIGHT | | 0.00 |
| | | TAX | | 0.00 |
| | | | | US Currency |
| TOTAL | | | | 4,593.45 |

3936.41

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 230 North Milwaukee Ave.
 Vernon Hills, IL 60061
 Phone: 847.371.5000

Fax: 312-752-3567

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 CDW Government
 75 Remittance Drive
 Suite 1515
 Chicago, IL 60675-1515



City of Gulf Breeze

OFFICE OF THE CITY MANAGER

Memorandum

To: Mayor and City Council

From:  Benjamin A. Eddy, City Manager

Date: 3/10/2011

Subject: Investment Policy

At a recent meeting, the Council directed staff and the City Attorney to develop an Ordinance and a policy to enable the City to invest certain surplus funds to assure the citizens that these funds were earning as high a return as reasonable and practical.

As pointed out in the attached memo, most of the funds that will be invested are non-recurring funds that serve as the City's backstop in case of emergencies. Unless the Council approves an Ordinance creating an investment policy, the City can only use limited investment opportunities as provided in State law.

We anticipate some minor changes to the Ordinance and policy prior to the March 16th Executive Session. In the meantime, the attached draft is ready for your review.



Gulf Breeze Financial Services, Inc.

Ed Gray, III - *Executive Director*

Edwin A. Eddy - *Special Consultant*

February 7, 2011

To: Members of the City Council serving in its capacity as the Board of Gulf Breeze Financial Services

From : Ed Gray, Executive Director

Investment of Surplus Funds held in Accounts of Gulf Breeze Financial Services (GBFS)

The City Council has been informed of amounts on deposit in custody accounts under the control of GBFS. As explained in past briefings, these funds were generated by managing some of the financing programs existing since the 1990's that resulted in this windfall of revenue. It is important to recognize this revenue will not be recurring. For this reason, expenditure of these funds toward projects or services that result in ongoing expense to the city will mean burdens on future budgets without a source to fund them. In recognition of this fact, past workshops and council meetings established the intent of the City Council to invest a significant portion of these funds as long term surplus funds only to be called upon for City Council approved special capital expenditures or emergencies. Another benefit in creating surplus investments of these funds will be to create cash balances on its balance sheet that will enhance the City's credit rating and provide operating capital pending receipt of other funding sources. Increasing the yield gained from investing these monies can be done, but only after establishing the level of risk involved.

With the above objectives as the direction of the council, I have undertaken a review of the Florida statutes concerning the investment of public funds controlled by local governments. I have also interviewed 3 financial institutions having funds management specialist within the organization that have demonstrated a history of investing institutional funds within in a reasonable fee structure. The criteria for selecting an investment entity, included having certain capital requirements, is dictated by the statutes. Other criteria may include whether the firm has a presence in our area thus demonstrating community commitment. Additionally, I believe it is important to solicit a credit facility as a part of the proposal. This part of the investment program can provide future benefit in the event the city did need a line of credit to address emergencies or short term borrowing needs. It may be less expensive to call upon a short term borrowing facility in lieu of liquidating investments that may have yields beneficial to retain. Having a loan to repay also creates some financial discipline in sustaining the investment accounts well into the future.

Having the background as illustrated above, I recommend the council pursue the following steps to properly invest these surplus monies held in accounts of GBFS:

1. Using the statutory requirements primarily existing in Florida statute Chapter 218 as an outline, create an ordinance that formally establishes an investment policy for the city's surplus funds. The staff of GBFS and other city staff can draft the initial wording of the policy contained in the ordinance. It can then be transmitted to the city attorney for review and conformance to ordinance requirements. The draft of this will then be brought to the City Council for its review, comments, and changes.
2. An assessment has been undertaken by staffs of GBFS and CTA to determine investable balances of these agencies that could be placed into investment accounts. The city staff may want to designate other funds available to be included in the investment accounts.
3. Following the above steps, the council can then affirm or reject the recommendation for the investment manager brought to you by GBFS. An explanation of the recommended firm will be provided and details of why this firm meets the criteria outlined above.

Upon the above steps being completed, the city can begin to increase its yield on investable balances and also manage risk associated with investments by adhering to policies the council will put into place.

ORDINANCE NO. _____

AN ORDINANCE RELATING TO INVESTMENT POLICIES; ADOPTING AN INVESTMENT POLICY FOR CITY OF GULF BREEZE; MAKING FINDINGS; PROVIDING AN EFFECTIVE DATE.

WHEREAS, Section 218.415, Florida Statutes, authorizes any unit of local government to conduct investment and reinvestment activity outside the statutory framework, provided such activity is consistent with a written investment plan adopted by the governing body; and

WHEREAS, it is the desire of the City Council and in the best interest of the citizens of the City of Gulf Breeze that a written investment plan be adopted on behalf of the City.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GULF BREEZE, FLORIDA:

SECTION 1. The foregoing findings are incorporated herein by reference and made a part hereof.

SECTION 2. The City of Gulf Breeze Investment Policy, attached hereto as Exhibit "A" and effective _____ 2011, is hereby found to be consistent and in conformance with the requirements of Section 218.415, Florida Statutes, and is hereby adopted as a written investment plan for the conduct of investment activity of surplus public funds.

SECTION 3. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 4. If any word, sentence, clause, phrase, or provision of this ordinance, for any reason, is held to be unconstitutional, void, or invalid, the validity of the remainder of this ordinance shall not be affected thereby.

SECTION 5. This ordinance shall take effect immediately upon its passage.

PASSED AND CERTIFIED AS TO PASSAGE this __th day of _____, AD. 2011.

Beverly Zimmern, MAYOR

ATTEST: _____

Marita Rhodes, CITY CLERK

Exhibit 'A'

City of Gulf Breeze

Investment Policy

Effective Date: _____, 2011

I. SCOPE

This policy applies to the investment of all monies of the City of Gulf Breeze, its enterprise funds, and including those held within Gulf Breeze Financial Services (the "City"), both short and long-term, with the exception of City pension funds, if any, or any other monies invested under separate ordinance, resolution, policy, or agreement.

1. **Pooling of Funds.** Except for cash in certain restricted and special funds, the City may consolidate cash balances from all funds to maximize investment earnings. Investment income will be allocated

to the various funds based on their respective participation in each investment pool and in accordance with generally accepted accounting principles. Such pooling of funds shall be done when advantageous, but not an administrative requirement.

II. GENERAL OBJECTIVES

The primary objectives, in priority order, of investment activities shall be safety, liquidity, and yield:

1. **Safety.** Safety of principal is the foremost objective of the investment program. Investments shall be undertaken in a manner that seeks to ensure the preservation of capital in the overall portfolio. The objective will be to mitigate credit risk and interest rate risk.
 - a. **Credit Risk.** The City will minimize credit risk, the risk of loss due to the failure of the security issuer or backer, by:
 - limiting investments to the safest types of securities;
 - pre-qualifying the financial institutions, broker/dealers, intermediaries, and advisers with which the City will do business; and
 - diversifying the investment portfolio so that potential losses on individual securities will be minimized.
 - b. **Interest Rate Risk.** The City will minimize the risk that change in the market value of securities in the portfolio caused by changes in general interest rates will result in any losses, by:
 - structuring the investment portfolio so that securities mature to meet cash requirements for ongoing operations, thereby avoiding the need to sell securities on the open market prior to maturity; and
 - investing operating funds primarily in shorter-term securities, money market mutual funds, or similar investment pools.

2. **Liquidity.** The investment portfolio shall remain sufficiently liquid to meet all operating requirements that may be reasonably anticipated. A portion of the portfolio, sufficient to meet regular operating needs, should be placed in money market mutual funds or local government investment pools which offer same-day liquidity at par for short-term funds. The remainder of the portfolio should be structured so that securities mature concurrent with known, longer-term, cash needs (static liquidity). Furthermore, since all possible cash demands cannot be anticipated, the portion of the portfolio not invested in cash-equivalent investments and not otherwise matched to specific cash flow requirements should be laddered appropriately consistent with the maturity limitations provided for in section IV and Attachment 1. The portfolio should consist largely of securities with active secondary or resale markets (dynamic liquidity).
2. **Yield.** The investment portfolio shall be designed with the objective of attaining a market rate of return throughout budgetary and economic cycles, taking into account investment risk constraints and liquidity needs. Return on investment is of secondary importance compared to the safety and liquidity objectives described above. The core of investments should be limited to relatively low risk securities in anticipation of earning a fair return relative to the risk being assumed. Securities shall not be sold prior to maturity, with the following exceptions:
- Liquidity needs of the portfolio require that the security be sold.
 - A security with declining credit may be sold early to minimize loss of principal.
 - A security swap would improve the quality, yield, or target duration in the portfolio.

III. STANDARDS OF CARE

1. **Prudence.** The standard of prudence to be used by investment officials shall be the "prudent person" standard and shall be applied in the context of managing an overall portfolio. The Investments Administrator, or other employee of the City, acting in accordance with written procedures and this investment policy and exercising due diligence shall be relieved of personal responsibility for an individual security's credit risk or market price changes, provided deviations from expectations are reported in a timely fashion and the liquidity and the sale of securities are carried out in accordance with the terms of this policy.

Investments shall be made with judgment and care, under circumstances then prevailing, which persons of prudence, discretion and intelligence exercise in the management of their own affairs, not for speculation, but for investment, considering the probable safety of their capital as well as the probable income to be derived.

If and to the extent any derivative products authorized under section are used, the Investments Administrator shall have developed sufficient understanding and expertise in managing the instruments in question and have researched available investment options and determined that the derivative products to be used are appropriate and cost effective for the strategic portfolio management goals to be addressed. The Investments Administrator will comply with the policies, procedures and other requirements provided for in the City's Derivatives Policy, including but not limited to:

- obtaining authorization from the Gulf Breeze City Council prior to entering into each derivative transaction;
- quantifying all risks associated with any proposed transactions;
- limiting participation in any swap transaction to counterparties with credit ratings of AA- or better; and
- reporting annually on the financial performance of existing derivative transactions.

2. **Ethics and Conflicts of Interest.** Officers and employees involved in the investment process shall refrain from personal business activity that could conflict with the proper execution and management of the investment program, or that could impair their ability to make impartial decisions. Employees and investment officials shall disclose any material interests in financial institutions with which they conduct business. They shall further disclose any personal financial/investment positions that could be related to the performance of the investment portfolio. Employees and officers shall refrain from undertaking personal investment transactions with the same individual with which business is conducted on behalf of the City.

3. **Delegation of Authority.** Authority to manage the investment program is granted to the Finance Director, City Manager, or the Executive Director of Gulf Breeze Financial Services [hereinafter referred to as the Investments Administrator] as may be appointed. Responsibility for the operation of the investment program is hereby delegated to the Investments Administrator, who shall act in accordance with established written procedures and internal controls for the operation of the investment program consistent with this investment policy. To manage the investments program, the Investments Administrator may enter into agreements with financial dealers and institutions, and is authorized to appoint personnel to invest City funds in accordance with this policy and to initiate or validate wire transfers as required. In no event will anyone other than the Investments Administrator enter into written or verbal agreements or contracts, relating to investments or banking services with financial institutions or dealers, without the express written consent of the Investments Administrator.

4. **Continuing Education.** City investment personnel shall annually complete at least 4 hours of continuing education in subjects or courses of study related to investment practices and products.

5. **Business Procedures**
 - a. **Authorized Financial Dealers and Institutions.** A list will be maintained of financial institutions authorized to provide investment services. Each broker/dealer must comply with the Securities and Exchange Commission's Rule 15c3-1 regarding net

capital requirements for brokers or dealers. The City will utilize only those financial institutions who meet the following criteria-:

- (1) broker/dealer institutions designated as "Primary Dealers" by the Federal Reserve Bank of New York.
- (2) banking institutions that maintain a local office in the State of Florida and are broker/dealers in U.S. Government securities.
- (3) Other broker/dealers in U.S. Government securities, approved by the Investments Administrator, who meet the other requirements of this section.

All financial institutions and broker/dealers who desire to become qualified for investment transactions must supply the following, as applicable:

- Audited financial statements
- Proof of National Association of Securities Dealers (NASD) certification
- Completed broker/dealer questionnaire, included as Attachment 2
- Certification of having read and understood and agreeing to comply with the City's investment policy, using firm's letterhead, signed by an authorized representative of the firm.
- Proof of Qualified Public Depository (if applicable)

These standards are understood to be a continuing requirement for all dealers and institutions. Dealers and institutions conducting business with the City are hereby required under this policy to immediately notify the City upon failure to retain the above listed standards. An annual review of the financial condition and registration of qualified financial institutions and broker/dealers will be conducted by the Investments Administrator or his designee.

From time to time, the Investments Administrator may choose to invest in instruments offered by community financial institutions or other banking institutions within the State of Florida. In such situations, a waiver to the criteria under Paragraph 1 may be granted. All terms and relationships will be consistent with state or local law including designation of the institution as a Qualified Public Depository under Florida Statutes, Chapter 280.

- b. Internal Controls.** The Investments Administrator is responsible for establishing and maintaining an internal control structure designed to ensure that the assets of the City are protected from loss, theft or misuse. The internal control structure shall be designed to provide reasonable assurance that these objectives are met. The concept of reasonable assurance recognizes that: (1) the cost of a control should not exceed the benefits likely to be derived; and (2) the valuation of costs and benefits require estimates and judgments by management.

Accordingly, the Investments Administrator shall establish a process for an annual independent review by an external auditor to assure compliance with policies and procedures. The internal controls shall address the following points:

- Control of collusion
 - Separation of transaction authority from accounting and record keeping
 - Custodial safekeeping
 - Avoidance of physical delivery securities
 - Clear delegation of authority to subordinate staff members
 - Written confirmation of transactions for investments and wire transfers
 - Development of a wire transfer agreement with the lead bank
- c. Delivery vs. Payment.** All trades where applicable will be executed by delivery vs. payment (DVP) to ensure that securities are deposited in an eligible financial institution prior to the release of funds. Safekeeping receipts or other evidence of ownership will

be audited on a semi-annual basis with a variance report issued to the Investments Administrator.

IV. SUITABLE AND AUTHORIZED INVESTMENTS

1. **Investment Types.** Consistent with the Governmental Finance Officers' Association (GFOA) Policy Statement on State and Local Laws Concerning Investment Practices, and/or Chapter 218.415 of the Florida Statutes, the following investments will be permitted by this policy:

- U.S. government obligations, U.S. government agency or instrumentality obligations, and the obligations of federal government sponsored enterprises (GSEs), which have a liquid market with a readily determinable market value;
- Securities whose timely payment of principal and interest are fully guaranteed by any of the above;
- Certificates of deposit and other evidences of deposit at financial institutions, provided that any such investments shall be in a qualified public depository (as defined in Chapter 280 of the Florida Statutes) and/or be covered by FDIC insurance;
- Investment-grade obligations of state and local governments and public authorities;
- Repurchase agreements whose underlying purchased securities consist of the foregoing;
- Guaranteed Investment Contracts (GIC's) which are collateralized by the foregoing;
- Money market mutual funds regulated by the Securities and Exchange Commission and whose portfolios consist only of dollar-denominated securities; and
- Local government investment pools (LGIPs) either state administered or through joint powers statutes and other intergovernmental agreement legislation;

- High grade corporate debt consisting of U.S. dollar denominated debt obligations of domestic or foreign corporations, or foreign sovereignties issued in the U.S. or in foreign markets. This shall include, but not be limited to corporate notes and bonds, medium term notes, Eurodollar notes and bonds, asset backed securities, and commercial paper, rated in a high tier (e.g., A-1, P-1, or F-1 or higher) by a nationally recognized rating agency. Any such longer-term investments in this category shall be rated investment grade or better by at least two nationally recognized rating agencies, one of which shall be Moody's or Standard & Poor's; and
- Any other qualified investment permitted under Florida Statutes then in effect.

2. **Competitive Bid.** When appropriate, the City will attempt to obtain three (3) competitive bids from qualified Dealers and Institutions prior to awarding an investment. The competitive bids may be verbal or written quotes. The investment will be awarded to the bidder who provides the greatest effective yield (best bid) on the investment. Where multiple maturities are bid, the City reserves the right to either award the investment to the bidder which provides the best bid in aggregate for all maturities, or the City may award bids by individual maturity. Any tie bid will be awarded to the financial institution which submits the earlier bid. When purchases are made in the open market by an investment manager contracted by the City, bids are not required.
3. **Repurchase Agreements.** Repurchase agreements shall be consistent with GFOA Recommended Practices on Repurchase Agreements. The City will utilize the basic form of the Master Repurchase Agreement, recommended by The Bond Market Association, when investing funds in repurchase agreements with financial institutions. However, the Investments Administrator is authorized to amend the form of the Master Repurchase Agreement as required to achieve specific investment goals and objectives.
4. **Use of Mutual Funds and Managed Investments.** The Investments Administrator may purchase mutual funds and other managed investments either directly or through an investment manager or advisor, provided that the investments in any such mutual fund shall be materially consistent with the allowable investments provided for in this investment policy. The Investments Administrator shall

monitor the composition and value of the investments in any such fund to ensure that, in combination with other investments, the other limitations of this investment policy are complied with.

5. **Securities Lending.** The Investment Administrator is authorized to participate in one or more securities lending programs. Securities from the City's portfolio may be made available to any such program, provided that participation therein will not restrict the City's ability to sell such securities as the Investment Administrator deems appropriate. Any such securities lending program will require that lent securities be collateralized at 102%, and that collateral be valued daily. The City may participate in a securities lending program through an agent or manager, acting on behalf of the City. The agents or managers of such lending programs will maintain current credit analyses of the borrowers to whom they lend, and a list of the participating borrowers will be submitted for approval by the City. The agent or manager of any lending program shall indemnify the City for any losses arising from a borrower's failure to perform.

6. **Derivatives.** The City is authorized to utilize derivative instruments, including interest rate swaps, for the limited purpose of meeting strategic investment portfolio goals such as hedging the portfolio's exposure to interest rate risk. In order to insure that these derivative instruments are utilized only for these purposes, such derivative instruments shall be appropriately matched against existing or maturing assets. The notional amount and remaining term to maturity of all derivative transactions related to the investment portfolio shall at all times be less than or equal to a like par value and remaining term to maturity of otherwise permitted investment instruments either existing or contemplated at the maturity of existing investments. Any such derivative instruments and the related investment assets shall be maintained in complementary interest rate modes (fixed or variable).

7. **Investment Parameters**

a. **Diversification.** The investments shall be diversified by:

- limiting investments to avoid over-concentration in securities from a specific issuer or business sector (excluding U.S. Treasury securities and U.S. agency obligations),
- limiting the portion of total investments in any single security,
- limiting the portion of any single security purchased to maximize the liquidity of the City's investments,
- limiting investment in securities that have higher credit risks, investing in securities with varying maturities, and
- Continuously investing a portion of the portfolio in readily available funds such as local government investment pools (LGIP's), money market funds or overnight repurchase agreements to ensure that appropriate liquidity is maintained in order to meet ongoing obligations.

Investments are subject to the numerical limitations included in Attachment 1.

- b. **Maximum Maturities.** To the extent possible, the City shall attempt to match its investments with anticipated cash flow requirements. Unless matched to a specific cash flow, the City will not directly invest in securities maturing more than ten (10) years from the date of purchase or in accordance with state and local statutes and ordinances. The City shall adopt weighted average maturity limitations consistent with the investment objectives.

Reserve funds and non-operating funds (example: Bond Sinking Funds, Electric & Water Meter Deposits) with longer-term investment horizons may be invested in securities exceeding ten years if, in the judgment of Investments Administrator, any such investments are sufficiently liquid to provide for the unexpected use of such funds. Because of inherent difficulties in accurately forecasting cash flow requirements, a portion of the portfolio should be continuously invested in readily available funds such as LGIPs, money market funds, or overnight repurchase agreements to ensure that appropriate liquidity is maintained to meet ongoing obligations. For purposes of meeting this requirement, the City may invest in securities with ostensible maturities in excess of ten years if said securities have, in the judgment of the Investments

Administrator, adequate liquidity features (e.g., VRDNs with bank supported puts) or other market liquidity sufficient to ensure the high likelihood of the City being able to access funds at par on short notice. Additionally, notwithstanding the limits provided for in Attachment 1, the City may increase the limit on State and Local Government obligations to 30% of the portfolio, for purposes of investing in liquid obligations as provided for in the previous paragraph, if, in the judgment of the Investments Administrator, said obligations provide sufficient additional return.

V. REPORTING

1. **Methods.** The Investments Administrator shall prepare an investment report at least annually, including a management summary that provides an analysis of the status of the current investment portfolio and transactions made over the last year. This management summary will be prepared in a manner, which will allow the City to ascertain whether investment activities during the reporting period have conformed to the investment policy. The report will be available to the City Manager and City Council upon request. The report will include the following:
 - Listing of individual securities held at the end of the reporting period
 - Realized and unrealized gains or losses resulting from appreciation or depreciation by listing the cost and market value of securities over one-year duration that are not intended to be held until maturity
 - Average weighted yield to maturity of portfolio on investments as compared to applicable benchmarks
 - Listing of investment by maturity date
 - Percentage of the total portfolio -by type of investment
2. **Performance Standards.** The investment portfolio will be managed in accordance with the parameters specified within this policy.

3. **Marking to Market.** The market value of the portfolio shall be calculated at least annually and a statement of the market value of the portfolio shall be issued at least annually.

VI. POLICY CONSIDERATIONS

1. **Exemption.** Any investment currently held that does not meet the guidelines of this policy shall be exempted from the requirements of this policy. At maturity or liquidation, such monies shall be reinvested only as provided by this policy.
2. **Amendments.** This policy may be reviewed on an annual basis. Any changes must be approved by the City Council.

VII. LIST OF ATTACHMENTS

The following documents are attached to this policy:

Attachment 1 - Schedule of Investment Type Limitations (based on market value)

Attachment 2 - Broker Questionnaire

ATTACHMENT 1
SCHEDULE OF INVESTMENT TYPE LIMITATIONS
 (Market Value)

| Type of Security | % of Total Maximum |
|--|--------------------|
| US Government Obligations | 75% |
| Local Government Investment Pools | 75% |
| Certificates of Deposit | 25% |
| Federal Agency & Instrumentality Obligations | 75% |
| Collateralized Repurchase Agreements | 15% |
| Other Investment Pools (rated "A" or better) | 10% |
| State and Local Government Obligations | 20% |
| High Grade Corporate Debt & CP | 15% |
| * Except as provided for in section IV.7.b | |

| Maturity Limitations | % of Total Maximum |
|---|--------------------|
| ≤ 1 Year | 100% |
| > 1 - 3 Years | 75% |
| > 3 - 5 Years | 50% |
| > 5 - 10 Years | 25% |
| > 10 Years | 0% |
| *Except as provided for in section IV.7.b | |

| | |
|--|--|
| | |
| | |
| | |

"Maximums" are not to exceed percentages within the investment category

ATTACHMENT 2

BROKER/DEALER QUESTIONNAIRE

Name of Firm: _____

(parent company also, if applicable)

Address: _____

_____ Phone: () _____

Account Representative: _____ Title: _____

Email Address _____

Backup Representative: _____ Title: _____

Email Address _____

Please answer each question below on your firm's letterhead and attach to this form.

Is the address shown above the location of the primary and backup account representatives? If not please provide other applicable addresses and contact information.

Has the representative been given clearance by the firm to be the sole representative for this account?
If so, by whom?

How long has the representative been an institutional governmental securities broker at the firm?

How long has the representative been an institutional fixed-income broker at this and other firms?

Signature of Authorized Officer

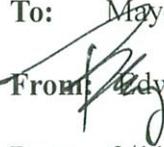


City of Gulf Breeze

OFFICE OF THE CITY MANAGER

Memorandum

To: Mayor and City Council

From:  Edwin A. Eddy, City Manager

Date: 3/11/2011

Subject: Presentation of 2010 Audit by O'Sullivan Creel

Kevin Bowyer of O'Sullivan Creel will be at your Executive Session at 6:30 p.m. on March 16th to present you O'Sullivan's audit report for fiscal year 2010 which ended on September 30, 2010. We hope to have an overview or summary available for distribution prior to this meeting.



Gulf Breeze City Council

Councilman Charles Dana Morris

~ Seat A ~

March 7, 2011

Chief Peter Paulding
Gulf Breeze Police Department
311 Fairpoint Drive
Gulf Breeze, FL 32561



Re: Cub Scout Presentation by Officer Bob Taveirne

Dear Chief Paulding:

Over the last month, the cub scouts of Den 7, Pack 11, hosted by the Gulf Breeze United Methodist Church, have been learning about the value of public servants and what they do. Specifically, they have been focusing in on law enforcement officers and fire fighters. Our den was fortunate to have had Officer Jason Denney present a program on finger printing to them just a few weeks ago.

This past Saturday morning, Officer Bob Taveirne was kind enough to provide our scouts with a tour of the police station. The scouts had a lot of questions and Officer Taveirne was thoughtful, responsive, and patient in dealing with our group. The scouts enjoyed themselves and, through Officer Taveirne's efforts, were able to better appreciate what police officers do and how they do it.

As I have said before, I know that these kinds of presentations are not in an officer's job description. However, Officer Taveirne's valuable time taught these scouts how law enforcement helps all of us live safer lives. I think it's important that our children hear a message from law enforcement at their age and realize that officers are people they can trust.

Please know how much I appreciated his efforts. I know the fathers that were present at the meeting felt the same.

Know that I remain,

Yours truly,



Dana Morris

cc: Buz Eddy, Gulf Breeze City Manager, City Hall, 1070 Shoreline Drive, Gulf Breeze, FL, 32561.
Officer Bob Taveirne, 311 Fairpoint Drive, Gulf Breeze, FL, 32561.



Gulf Breeze City Council

Councilman Charles Dana Morris

~ Seat A ~

March 7, 2011

Mr. Shane Carmichael, Fire Chief
Gulf Breeze Fire Department
1070 Shoreline Drive
Gulf Breeze, FL 32561

Re: Cub Scout Presentation by Lieutenant Francis Spearing

Dear Chief Carmichael:

Over the last month, the cub scouts of Den 7, Pack 11, hosted by the Gulf Breeze United Methodist Church, have been learning about the value of public servants and what they do. Specifically, they have been focusing in on law enforcement officers and fire fighters. Our den was fortunate to have had Officer Jason Denney present a program on finger printing to them just a few weeks ago.

This past Saturday morning, Lieutenant Francis Spearing was kind enough to provide our scouts with a tour of the fire station. The scouts had a lot of questions and Lt. Spearing was thoughtful, responsive, and patient in dealing with our group. I think her English accent and no nonsense demeanor kept them interested and behaved. The scouts enjoyed themselves and, through Lt. Spearing's efforts, were able to better appreciate what fire fighters do and how they do it.

I recognize that these kinds of presentations are not in a lieutenant's job description. However, Lt. Spearing's valuable time taught these scouts how fire fighters help all of us live safer lives. The information provided served as a great reminder of things to consider in a fire and it also taught the scouts an important lesson on the causes of a backdraft.

Please know how much I appreciated her efforts. I know the fathers that were present at the meeting felt the same.

Know that I remain,

Yours truly,

Dana Morris

cc: Buz Eddy, Gulf Breeze City Manager, City Hall, 1070 Shoreline Drive, Gulf Breeze, FL, 32561.
Lt. Francis Spearing, 313 Fairpoint Drive, Gulf Breeze, FL, 32561.



City of Gulf Breeze

MEMORANDUM

TO: PETER PAULDING, POLICE CHIEF

FROM:  CRAIG S. CARMICHAEL, FIRE CHIEF

DATE: MARCH 8, 2011

SUBJECT: OFFICER CHRIS LANZETTA

On March 8, 2011 the Fire Department and LifeGuard EMS were dispatched to a choking at the UPS Store, 362 Gulf Breeze Parkway. Patrol Officer Chris Lanzetta responded and was the first unit to arrive on scene. Officer Lanzetta quickly assessed the situation and determined that the patient had an obstructed airway. He administered the Heimlich maneuver and successfully dislodged the obstruction. After talking with the patient, it was learned that she had taken a large vitamin pill and it had become stuck in her throat. The patient was evaluated at the scene by fire and ems personnel and released without transport.

I would like to commend Officer Lanzetta for identifying the obstruction and taking appropriate action in an expeditious manner.

CSC

cc: Edwin A. Eddy, City Manager