

**GULF BREEZE CITY COUNCIL
EXECUTIVE SESSION**

MAY 15, 2013
WEDNESDAY 6:30 P.M.
COUNCIL CHAMBERS

ACTION AGENDA ITEMS:

- A. Discussion and Action Regarding Presentation of Beautification Winners
- B. Discussion and Action Regarding Ordinance 04-13, Amending Section 21-263 of the Code of Ordinances Clarifying Requirements to Install Underground Wiring
- C. Discussion and Action Regarding Resolution 08-13, Approving Plan of Finance for North Port Assisted Living Facility
- D. Discussion and Action Regarding Development Review Board Referrals of May 7, 2013
 - 1. Jon M. Moore - 402 North Sunset Boulevard
Request to Replace Pier with a 32' wide x 36.6' long
x 3' high pier with single Personal watercraft lift
 - 2. Sam Lundy 3010 - Westfield Road
Requesting to replace a dock situated on the common Property
Line at 104 and 106 Berry with new dock - 10' x 34' platform
Three 28' x 3' Finger Piers, and two 4 Piling Cradle Boatlifts
- E. Discussion and Action Regarding Special Event Request by Captain Fun Runners for Annual 5K Run, Saturday, August 3, 2013 - 7:30 a.m.
- F. Discussion and Action Regarding Transportation Consulting Services
- G. Discussion and Action Regarding Annual Request for Funds by Gulf Breeze Area Chamber of Commerce
- H. Discussion and Action Regarding Redevelopment Opportunity at Tiger Point Golf and Country Club
- I. Discussion and Action Regarding Additional Landscaping - North Park Road
- J. 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: 5/8/2013

Subject: Beautification Winners

The Beautification Committee met recently to select winners of the quarterly beautification awards. The Committee will present their awards at the May 20, 2013 City Council meeting. The winners are listed below:

Dist. 1	K.H. & Elizabeth Woolf	15 N. Sunset Blvd
Dist. 2	Ron & Rita Davis	119 San Carlos
Dist. 3	Donald & Linda Hall	1126 Tall Pine Trail
Dist. 4	Beverly Vaughn	135 Middle Plantation Lane
Dist. 5	Ron & Gail Thomas	419 Surrey Drive

RECOMMENDATION:

THAT THE CITY COUNCIL RECOGNIZE THE BEAUTIFICATION COMMITTEE ON MAY 20TH TO ALLOW THE COMMITTEE TO DISTRIBUTE FIRST QUARTER 2013 AWARDS.



City of Gulf Breeze

Memorandum

To: Mayor and City Council

From:  Edwin A. Eddy, City Manager

Date: 5/9/2013

Subject: Ordinance 04-13, Amending Section 21-263 of the Code of Ordinances Clarifying Requirements to Install Electric Utilities Underground

On May 6th, the City Council approved Ordinance 04-13 on First Reading. A Public Hearing and Second Reading was advertised for May 20, 2013.

The purpose of this Ordinance is to make more clear and explicit the requirements for installation of electric facilities underground in the Community Redevelopment Area.

RECOMMENDATION:

THAT THE CITY COUNCIL HOLD A PUBLIC HEARING ON ORDINANCE 04-13 ON MAY 20, 2013 AND APPROVE ORDINANCE 04-13 ON SECOND AND FINAL READING.

ORDINANCE 04-13

AN ORDINANCE AMENDING SECTION 21-263 OF THE CODE OF ORDINANCES REQUIRING UNDERGROUND INSTALLATION OF WIRES AND FACILITIES FOR THE SUPPLYING OF ELECTRIC, COMMUNICATION OR RELATED SERVICES IN THE COMMUNITY REDEVELOPMENT AREA.

WHEREAS, the City Council of the City of Gulf Breeze has determined that it in the best interest of the City of Gulf Breeze to adopt an ordinance that establishes a policy to require underground installation of wires and facilities for the supplying of electric, communication or related services in the Community Redevelopment Area; and

WHEREAS, Section 21-263, Underground Utility Requirements, provides a general requirement for provision of underground utilities which the City Council has found needs to be supplemented with more specific detail; and

WHEREAS, the City Council of the City of Gulf Breeze finds the ordinance is consistent with the Comprehensive Plan; and

WHEREAS, the placement of utilities underground is aesthetically pleasing, as it removes unsightly power poles and lines from public rights-of-way; and

WHEREAS, public necessity, safety and general welfare requires electrical and communication service be installed underground; and

WHEREAS, The City Council of the City of Gulf Breeze desires to preserve the integrity and aesthetic value of the business district and gateway corridor; and

WHEREAS, the requirement for undergrounding of electrical and communications utilities meets the conditions of both the City of Gulf Breeze Master Plan and the CRA Architectural Standards;

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

REGULATIONS FOR UNDERGROUND UTILITIES

SECTION 1

Section 21-263 of the Code of Ordinances is hereby amended to read as follows.

- (a) All new development and redevelopment with a construction permit value exceeding 50 percent of the most recently assessed value of the property, shall be required to place utilities underground, including electrical and telephone lines.
- (b) Definitions: As used in this section, the words and phrases hereinafter defined shall have the following meanings:
- (1) Poles, Overhead Wires, and Associated Overhead Structures shall mean and include, but not be limited to poles, towers, supports, wires, conductors, guys, stubs, platforms, cross-arms, braces, line transformers, insulators, cut-outs, switches, communication circuits, appliances, attachments and appurtenances located above ground upon, along, across or over the streets, alleys, and easements and used in supplying electric, communication or similar or related services.
 - (2) CRA or the Community Redevelopment Agency shall refer to the City Council acting as Board of Directors for the Community Development Agency as well the area defined as the district falling under the jurisdiction of the Community Development Agency. The legal description of this area is maintained with the City Clerk.

(c) UNDERGROUND INSTALLATION REQUIRED

- (1) From and after the effective date of this ordinance, it shall be unlawful, except as specifically provided herein, for any person or utility to erect or construct, poles, overhead wires and associated overhead structures to supply electric, communication or other similar or associated service to any new commercial or subdivision development within the CRA district of the City of Gulf Breeze.
- (2) Should any utility be required to relocate existing above ground utilities because of highway or street widening, aging infrastructure, or any other redevelopment activity, the utility will be required to replace/relocate the new facilities underground at no cost to the City in accordance with this ordinance.
- (3) This requirement is not applicable to remodeling or reconstruction of single family residential homes existing as of the effective date of this ordinance.
- (4) All electric installations shall be in accordance with rules and regulations of the Florida Public Service Commission and the National Electric Safety Code.
- (5) The subdivider, developer, or owner of any such area or a portion thereof shall make the necessary arrangements and payment for the installation of underground facilities, including circuits for street lights. Such arrangements shall be made with each of the companies or persons supplying the electrical and communications service therein, in accordance with the established rules, policies and charges of such company or persons.

- (6) All applications for development through the Department of Community Services will be required to acknowledge that underground utilities are required for the development or construction, where required by this ordinance. The acknowledgement will include that all costs of the underground installation will be the responsibility of the applicant, developer or builder, as applicable.
- (d) EXCEPTIONS: The following exceptions will be allowed from the requirements to construct all electric and communication utilities underground with the CRA district.
- (1) Temporary Exceptions: The City Manager, or his designee, may grant special permission in cases where temporary electrical power or communication service is reasonably required for emergencies or for building construction purposes, or for other temporary purposes, to erect, construct, install or maintain poles, wires and other overhead structures. All application for temporary exceptions shall include an expiration period.
- (2) Permanent Exceptions: The provisions of this ordinance shall not apply to any of the following uses.
- a. All electric power lines rated at or above "feeder" line class of more than 23k V (23,000 volts).
 - b. Poles, overhead wires, and associated overhead structures, when part of a continuous line, or services to individual properties from such existing overhead lines when such services and lines are within a subdivision approved and recorded prior to the adoption of this ordinance.
 - c. Radio and television antennae.
 - d. Structures on corner lots, in streets and alleys, and on easements adjacent thereto, in cases where electrical and communication wires cross a street or other district boundary from an area where overhead wires are not prohibited, may be connected to said overhead wires, and hereby are excepted from the provisions of this ordinance.
 - e. Existing overhead lines attached to the exterior surface of a building by means of a bracket or other fixture and extending from one location on the building to another location on the same building, or to an adjacent building without crossing a property line.
 - f. Poles used for street or area lighting, for traffic control facilities, or for water and sewer utility structures.
 - g. Service terminals, risers, transformers, regulators, meters, or other on and above ground facilities normally used with and as a part of underground distribution system provided such facilities are not located in the required front or side yards.
 - h. Electric substations, transmission poles, towers and lines, and the accompanying equipment and apparatus necessary to provide reliable electric service.
 - i. The underground installation of electric facilities of public utilities regulated by the Florida Public Service Commission are governed by and subject to the rules and regulations of the Commission and, to the extent any exclusions, conditions or requirements of the Commission rules apply, they will govern, notwithstanding any

provisions of this ordinance. No installation is required to be made by any public utility until payment arrangements have been made in accordance with Commission rules.

- (3) Special Exception: Notwithstanding any other provisions of this ordinance, the City Council may grant special exceptions on a permanent or temporary basis to the provisions hereof on such terms as the Council may deem appropriate in cases of emergency or unusual circumstances to any party to erect, construct, install, maintain use or operate poles and overhead wires and associated overhead structures.
- (4) Application Required: All exceptions require that application be made to the City Manager or City Council prior to installation. Application should be made through the Department of Community Services.
- (e) HOLD HARMLESS: The public utility, cable television, telecommunications company or other entity installing underground facilities pursuant to this ordinance, its successors and assigns, shall save and hold harmless the City of Gulf Breeze, Florida, from all liability, costs, damages, and expenses of every kind, for the payment of which said City may become liable to any person, firm or corporation to the extent any such liability, costs, damages or expenses are caused by the negligence by such entity in the construction, maintenance, and operation of this its underground facilities within said City of Gulf Breeze, Florida.
- (f) UNDERGROUND WIRING PROHIBITED
 - (1) The installation, placement or maintenance of any and all underground electrical or communication wiring or associated structures or facilities, whether they be above or underground, shall be prohibited in all floodplains, flood prone areas, drainage easements, major drainage ways, or any other area where the possibility of standing water exists. Where electrical or communication service wiring must cross such areas, easements or ways, they must be elevated and so installed as to be reasonably free from flood or storm water runoff damage.
 - (2) The provisions of this ordinance are severable. If any section, subsection or provision thereof be for any reason declared void or invalid, such invalidity shall not affect any other section, subsection or provision of this ordinance. This ordinance shall become effective upon its adoption and publication as required by law.

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 – CODIFICATION

The provisions of this ordinance shall become and be made a part of the Code of Laws and

ordinances of the City of Gulf Breeze. The sections of this ordinance may be renumbered or re-lettered to accomplish such, and the word "Ordinances" may be changed to "Section", "Article", or any other appropriate word.

SECTION 4 – 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 5 - EFFECTIVE DATE:

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

PASSED ON THE FIRST READING ON THE ____ DAY OF _____, 2013.

ADVERTISED ON THE ____ DAY OF _____, 2013.

PASSED ON THE SECOND READING ON THE ____ DAY OF _____, 2013.

BY: _____
BEVERLY H. ZIMMERN, MAYOR

ATTEST:

MARITA RHODES, CITY CLERK



City of Gulf Breeze

MEMORANDUM

TO: Edwin A. Eddy, City Manager
FROM: Thomas E. Lambert, Assistant Director of Public Services
DATE: April 24, 2013
RE: Ordinance for Underground Utilities

The City currently has an ordinance that requires all utilities, including electrical and telephone, lines be placed underground if the development value exceeds 50% of the assessed value of the property. However, this requirement applies only to onsite services but not transmission and distribution facilities.

The City Council has funded improvements to the US Highway 98 corridor with the replacement of above ground electrical and cable lines with underground facilities. Staff believes it is necessary to draft an ordinance to ensure that new above ground facilities do not get installed in the corridor and reverse the progress made so far. The attached Ordinance covers both new and replacement facilities as well as on site and transmission/distribution facilities. The Ordinance applies only to the commercial and multifamily properties in the Community Redevelopment Agency (CRA) district, and the few single family residential properties are exempt.

The development of this ordinance was taken from several existing ordinances for communities in Florida and Alabama. It addresses new facilities, damage by storm and replacement of aged or obsolete facilities.

RECOMMENDATION: That the City Council approve Ordinance 04-13 requiring underground utilities in the CRA district on first reading and advertise the second reading and public hearing for May 20, 2013.

Sec. 21-263. - Underground utility requirements.

All new development and redevelopment with a construction permit value exceeding 50 percent of the most recently assessed value of the property, shall be required to place utilities underground, including electrical and telephone lines.

Sanitary sewer system determination of available capacity, § 20-197; stormwater management, § 24-71 et seq.; required improvements for subdivisions, § 25-131 et seq.

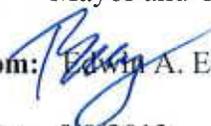
Existing Code



City of Gulf Breeze

Memorandum

To: Mayor and City Council

From:  Edwin A. Eddy, City Manager

Date: 5/9/2013

Subject: Resolution 08-13, Approving Plan of Finance for North Port Assisted Living Facility

The Capital Trust Agency Board adopted a Resolution approving a plan of finance for the North Port assisted living facility project in Sarasota, Florida. This is a plan of finance involving issuance of approximately \$29,000,000 in CTA bonds. Moving forward to closing requires adoption of the attached Resolution which approves the plan of finance and the necessary documents such as Amendment No. 36 to the Interlocal Agreement between the City of Gulf Breeze and the Town of Century and the TEFRA report.

The final form of the documents will be distributed prior to final consideration of this Resolution on May 20, 2013.

RECOMMENDATION:

THAT THE CITY COUNCIL ADOPT RESOLUTION 08-13 APPROVING A PLAN OF FINANCE FOR THE NORTH PORT ASSISTED LIVING FACILITY.

RESOLUTION ___-13

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GULF BREEZE, FLORIDA, APPROVING A PLAN OF FINANCE FOR THE COSTS OF THE ACQUISITION AND CONSTRUCTION OF AN ASSISTED LIVING FACILITY TO BE LOCATED IN THE STATE OF FLORIDA; APPROVING THE ISSUANCE OF APPROXIMATELY \$29,000,000 CAPITAL TRUST AGENCY REVENUE BONDS FOR THE PURPOSE OF FINANCING A LOAN PROGRAM TO ASSIST IN FINANCING SUCH FACILITY; PROVIDING FOR REPEAL OF CONFLICTING PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council (the "City Council") of Gulf Breeze, Florida (the "City"), a municipal corporation of the State of Florida, has heretofore adopted Resolution No. 14-99 dated as of July 19, 1999 (the "Original Resolution"), and entered into an Interlocal Agreement between the City and the Town of Century, Florida, dated as of August 2, 1999, as amended by Amendment No. 1 through No. 33 (including Amendments No. 14-A, 23-A, 24-A and 35) (collectively, the "Enabling Agreement"); approving the creation of the Capital Trust Agency (the "Agency"), a separate legal and administrative agency of the State of Florida, organized and existing under the provisions of Chapter 163, Part I, and Chapter 159, Part II, Florida Statutes, Ordinance No. 05-97 of the City, as amended, and its Articles of Incorporation, as amended and other applicable provisions of law (collectively the "Act"), to enable public, private and not-for-profit organizations to obtain public assistance in financing or refinancing certain beneficial projects or programs that benefit, enhance and/or serve a public purpose; and

WHEREAS, pursuant to the Act and in accordance with the provisions of the Original Resolution, the Agency did on April 4, 2013, take official action by adopting its preliminary resolution (the "Agency Resolution") indicating its intent to authorize the financing or refinancing of the hereinafter described project, and the issuance from time to time of revenue bonds (the "Bonds") by the Agency for a loan program for the purpose, among other things, of acquiring, constructing, developing, furnishing and equipping an assisted living facility for the elderly, as further described on attached Schedule I, namely, the Omega at North Port SLC to be located in North Port, Florida within Sarasota County, Florida (the "Assisted Living Facility"); and

WHEREAS, the City has been advised that the Agency desires to issue an approximately \$29,000,000 aggregate principal amount of Bonds (the exact amount to be determined by the appropriate official of the Agency, as being the amount required to fund the financing herein authorized), to finance the Assisted Living Facility on behalf of North Port SLC, LLC, a Delaware limited liability company authorized to transact business in the State of Florida, whose principal place of business is Two Metroplex Drive, Suite 202, Birmingham, Alabama 35209, or one or more its affiliates (as applicable, the "Borrower") to fund a program herein described (the "Plan of Finance"); and

WHEREAS, Section 147(f) of the Internal Revenue Code of 1986, as amended (the "Code"), requires public approval of certain revenue bonds by an applicable elected representative or governmental unit on behalf of which such bonds are to be issued, following a public hearing; and

WHEREAS, as required pursuant to Section 147(f) of the Code, (i) notice of such public hearing was given in the form required by the Code by publication at least fourteen (14) days prior to such public hearing in the *Pensacola News Journal* on [_____] 2013 and (ii) the Bonds and the Plan of Finance have been submitted to such public hearing held on behalf of the City Council of the City of Gulf Breeze, Florida (the "City Council") on [_____] 2013; and

WHEREAS, the City Manager has conducted the public hearing on behalf of the City Council and provided reasonable opportunity for all interested persons to express their views, both orally and in writing and diligently and conscientiously considered all comments and concerns expressed by such individuals, if any; and

WHEREAS, the City Council desires to approve the Bonds and the issuance and sale thereof pursuant to the Plan of Finance and to grant all approvals required or contemplated by Section 147(f) of the Code, to express its approval of the action taken by the Agency and its officials pursuant to the Agency Resolution, and to grant all other approvals required by the Enabling Agreement, as amended and the Original Resolution in connection with the issuance and sale of the Bonds;

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

SECTION 1. PUBLIC HEARING NOTICE AND REPORT APPROVED.

The City Council hereby approves the form of and the manner of publication of the Notice of Public Hearing (the "Notice") published in the *Pensacola News Journal*, a newspaper of general circulation in the jurisdiction of the City on [_____] 2013. The City Council hereby approves the report of the public hearing conducted by the City Manager, a copy of which is attached as Exhibit "A" hereto. Such Notice and other means and methods utilized by the City to give notice of purpose, time and date of the public hearing provided reasonable notice sufficient to inform residents of the City of the proposed Bonds.

SECTION 2. BONDS AND PLAN OF FINANCE APPROVED.

For purposes of the Act, the City hereby approves the Plan of Finance described herein, and the issuance of the Bonds described in the Notice. The Agency and its officers, employees, agents and attorneys are hereby authorized from time to time to take all action, to execute and deliver such authorizations, approvals, certificates and documents, and to enter into, on behalf of the Agency, such interlocal agreements, interest rate swap or hedge transactions, investment

agreements, repurchase agreements, bond credit or insurance agreements, reimbursement agreements, and other agreements, approvals or instruments deemed necessary or convenient to effect, implement, maintain and continue the Plan of Finance, the financing or refinancing of the Assisted Living Facility through the issuance from time to time of the Bonds and the purposes for which the Bonds are to be issued. No obligation of the Agency under any such agreement shall constitute an obligation of the City except to the extent the same may be expressly approved by the City. The Bonds shall be limited and special obligations of the Agency, and shall not constitute a pledge of the faith and credit or taxing power of or constitute an obligation of the City.

SECTION 3. AMENDMENT NO. 36 TO THE ENABLING AGREEMENT RATIFIED.

Pursuant to the Enabling Agreement, there is hereby approved the execution and delivery of an amendment to Enabling Agreement (the "Amendment") to effect the approvals set forth in Section 1 and Section 2 hereof. Such Amendment shall be in substantially the form attached hereto as Exhibit "B," and the Mayor is authorized to execute and deliver the same on behalf of the City Council, with such changes not inconsistent herewith as the Mayor shall approve, her execution thereof to conclusively establish such approval.

SECTION 4. TEFRA APPROVAL.

After diligent and conscientious consideration of the views expressed by the persons appearing at the public hearing, the City Council hereby approves the Agency's Plan of Finance, and the issuance by the Agency of approximately \$29,000,000 aggregate principal amount of revenue bonds for the all purposes under Section 147(f) of the Code, for all purposes of the Enabling Agreement, as amended and for all purposes of the Original Resolution.

SECTION 5. REPEALING CLAUSE.

All resolutions or parts thereof of the City in conflict with the provisions herein contained are, to the extent of such conflict, hereby superseded and repealed.

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SECTION 6. EFFECTIVE DATE.

This resolution shall take effect immediately upon its adoption this _____ day of _____, 2013.

**GULF BREEZE, FLORIDA
CITY COUNCIL**

(SEAL)

By: _____
Beverly H. Zimmern, Mayor

ATTEST:

By: _____
Marita Rhodes, City Clerk

EXHIBIT "A"
REPORT OF CITY MANAGER

[Follows]

EXHIBIT "B"
AMENDMENT NO. 36
OF THE ENABLING AGREEMENT

[Follows]

SCHEDULE I

The Assisted Living Facility consists of the acquiring, constructing, developing, furnishing and equipping of a 126 - unit assisted living facility for the elderly to be known as Omega at North Port SLC, located at 13000 Tamiami Trail, North Port, Sarasota County, Florida 34287, to be financed in an aggregate principal amount of approximately \$29,000,000.

AMENDMENT NO. 36 TO INTERLOCAL AGREEMENT

This **AMENDMENT NO. 36 TO INTERLOCAL AGREEMENT** (this "Amendment No. 36") is made and entered into as of the 1st day of _____, 2013, by and among the **CITY OF GULF BREEZE, FLORIDA**, a municipal corporation of the State of Florida ("Gulf Breeze") and the **TOWN OF CENTURY, FLORIDA**, a municipal corporation of the State of Florida ("Century"). Gulf Breeze and Century may collectively be referred to herein as the "Parties."

WITNESSETH:

WHEREAS, the Parties hereto have by Interlocal Agreement, dated as of August 2, 1999, as amended by Amendments No. 1 through No. 33 (including Amendments No. 14-A, 23-A, 24 -A and 35) (collectively, the "Enabling Agreement"), heretofore provided for the creation of the Capital Trust Agency (the "Agency"), to enable public, private and not-for-profit organizations to obtain public assistance in financing certain projects or programs that benefit, enhance and/or serve a public purpose; and

WHEREAS, North Port SLC, LLC, a Delaware limited liability company authorized to transact business in the State of Florida and whose principal place of business is Two Metroplex Drive, Suite 202, Birmingham, Alabama 35209, or one or more its affiliates (as applicable, the "Borrower"), is engaged in, among other things, acquiring, constructing, developing, furnishing, equipping, owning, and operating assisted living facilities for the elderly; and

WHEREAS, on April 4, 2013, the Agency approved a request by the Borrower that the Agency issue its revenue bonds in a principal amount of approximately \$29,000,000 (the exact amount to be determined by the appropriate official of the Agency, as being the amount required to fund the financing herein authorized), in one or more series (the "Bonds") and loan the net proceeds thereof to the Borrower, for the purpose, among other things, of financing and refinancing assisted living facilities for the elderly, as further described on attached Schedule 1, namely, Omega at North Port SLC, to be located at 13000 Tamiami Trail, North Port, Sarasota County, Florida 34287 (the "Assisted Living Facility"), including acquiring, constructing, developing, furnishing and equipping the Assisted Living Facility; and

WHEREAS, the Agency will issue its Bonds on a case-by-case basis after review by the Agency, to provide financing and refinancing from time to time for individual projects or groups of projects, or eligible financing programs, based upon the credit pledged therefor from one or more of the projects, the Borrower, the Company, a credit enhancement facility, if any, or from the revenues of any such programs; and

WHEREAS, Section 7 of the Enabling Agreement requires that as a condition precedent to the Agency issuing the Bonds, the Agency must obtain the prior written approval, evidenced by resolution, from the governing bodies of Century and Gulf Breeze approving such issuance and approving an amendment to the Enabling Agreement specifically authorizing such issuance. Such approval evidenced by appropriate resolutions has been obtained authorizing the execution and delivery of this Amendment No. 36 to the Enabling Agreement with respect to the financing herein described; and

WHEREAS, the Parties desire to amend the Enabling Agreement to permit and authorize the Agency to issue the Bonds herein described from time to time and loan the proceeds to the Borrower in order to provide financing and refinancing for the Assisted Living Facility; provided that at no time shall the aggregate principal amount of Bonds outstanding exceed the maximum principal amount set forth herein.

NOW, THEREFORE, the Parties hereby agree as follows:

SECTION 1. ENABLING AGREEMENT AMENDED FOR ASSISTED LIVING FACILITY.

This Amendment No. 36 is entered into pursuant to Section 7 of the Enabling Agreement for the purpose of authorizing the Agency to issue the Bonds and to finance projects of the type and character of the Assisted Living Facility.

SECTION 2. BONDS, PROGRAM, PLAN OF FINANCE APPROVED.

The Parties do hereby approve and authorize the Bonds, and the issuance of Bonds from time to time, in one or more series, in an aggregate principal amount determined by an appropriate official of the Agency to be sufficient to enable the financing of the Assisted Living Facility. Each installment or issue of such Bonds shall be designated by series, in such manner as the Agency shall determine, so as to separately identify each such installment or issue. The Agency and its officers, employees, agents and attorneys are hereby authorized to enter into, on behalf of the Agency, from time to time, interlocal agreements, cash management agreements, interest rate swap or hedge transactions, investment agreements, repurchase agreements, bond credit or insurance agreements, escrow agreements, reimbursement agreements, security documents and other agreements, approvals or instruments deemed necessary or convenient to effect or implement the financing and refinancing of the Assisted Living Facility through the issuance of the Bonds, and the purposes and programs for which the Bonds are to be issued and to conform the purposes stated in the Articles of Incorporation of the Agency to authorizations herein contained. No obligation of the Agency under any such agreement or instrument shall constitute an obligation of Century or of Gulf Breeze. The Bonds shall be limited and special obligations of the Agency, payable from the revenues or receipts of the programs or projects, payments by the Borrower, or other sources relating to the purpose for which they are issued, all in the indentures for the Bonds. The Bonds shall not constitute a

pledge of the faith and credit or taxing power of or constitute an obligation of Century or of Gulf Breeze.

SECTION 3. ADMINISTRATIVE FEES AND EXPENSES FOR THE TOWN OF CENTURY.

Upon the issuance of each series or installment of Bonds, Century shall be paid by either the Agency or Gulf Breeze, solely from amounts received from the Borrower the sum specified on Schedule 2 attached hereto.

SECTION 4. ENABLING AGREEMENT CONTINUED.

The Enabling Agreement, as amended hereby, is hereby ratified, confirmed and approved and shall otherwise continue in full force and effect. Nothing in this Amendment No. 36 shall be deemed to adversely affect the authorizations in the Enabling Agreement as it existed prior to the effective date of this Amendment No. 36, or to adversely affect the interests of the holders of any Bonds issued or to be issued pursuant to such authorizations. Except as and only to the extent specifically amended hereby, such Enabling Agreement is hereby incorporated by reference.

SECTION 5. INDEMNITY.

To the extent permitted by law, the Agency and Gulf Breeze shall indemnify and defend Century and hold Century harmless against any and all claims, losses, liabilities or damages to property or any injury or death of any person or persons occurring in connection with the issuance of the Bonds pursuant hereto, or in connection with the acquisition or operation of any project, or for any liability any way growing out of or resulting from the Enabling Agreement, as amended, this Amendment No. 36, the financing agreements and/or bond indentures executed in connection with the Bonds, including, without limitation, all costs and expenses of Century, including reasonable attorney's fees, incurred in the performance of any activities of Century in connection with the foregoing or the enforcement of any agreement of the Agency herein contained. Any such obligation of Gulf Breeze or the Agency shall be payable solely from the amounts available to them for such purposes under the Bond financing or any other plan of finance heretofore or hereafter undertaken by the Agency, and shall not constitute a general obligation or a pledge of the faith and credit of Gulf Breeze or the Agency, or an obligation to pay the same from any sources other than such amounts available to them for such purposes under the Bond financing.

SECTION 6. SEVERABILITY OF INVALID PROVISIONS.

If any one or more of the covenants, agreements or provisions herein contained shall be held contrary to any express provisions of law or contrary to the policy of express law, though not expressly prohibited, or against public policy, or shall for any reason whatsoever be held invalid, then such covenants, agreements or provisions shall be null and void and shall be deemed severable from the remaining covenants, agreements or provisions and shall in no way affect the validity of any of the other provisions hereto.

SECTION 7. COUNTERPARTS.

This Amendment may be simultaneously executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument.

SECTION 8. EFFECTIVE DATE; AMENDMENTS.

This Amendment shall take effect when duly executed by the Parties and filed in accordance with law. This Amendment may be amended only by written instrument signed by authorized representatives of Century and of Gulf Breeze; provided, however, that no such amendment which would adversely affect the rights of the holders or owners of any then outstanding Bonds of the Agency or of any other member shall take effect until such time as all necessary consents or approvals with respect to such Bonds shall have been obtained, in the case of the rights of bondholders, or the consents and approvals of the affected members, in the case of the rights of members.

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IN WITNESS WHEREOF, the Parties have caused this Amendment No. 36 to Enabling Agreement to be executed by their duly authorized officers as of the date first above written.

CITY OF GULF BREEZE, FLORIDA

[SEAL]

By: _____
Beverly H. Zimmern, Mayor

ATTEST:

By: _____
Marita Rhodes
City Clerk

TOWN OF CENTURY, FLORIDA

[SEAL]

By: _____
Freddie W. McCall, Jr., Mayor

ATTEST:

By: _____
Leslie Gonzalez, Town Clerk

SCHEDULE 1

The Assisted Living Facility consists of the acquiring, constructing, developing, furnishing and equipping a 126 - unit assisted living facility for the elderly to be known as Omega at North Port SLC, located at 13000 Tamiami Trail, North Port, Sarasota County, Florida 34287, to be financed in an aggregate principal amount of approximately \$29,000,000.

**SCHEDULE 2
PAYMENT TO TOWN OF CENTURY**

\$350.00 per million principal amount of each issue, upon issuance thereof, but not less than \$2,500.00.

**MINUTES
DEVELOPMENT REVIEW BOARD
May 7, 2013
TUESDAY.....6:30 P.M.
CITY HALL OF GULF BREEZE**

PRESENT

George Williams
Samantha Rine
Lee Brown
Laverne Baker
Bill Clark

ABSENT

Ramsey Landry
JB Schluter

STAFF

Shane Carmichael
Leslie Guyer

The meeting was called to order at 6:30 p.m. by Lee Brown, Chairman.

After Roll Call, a motion was made by Laverne Baker to approve the minutes as written. The motion was seconded by Bill Clark. The minutes from the meeting of March 5, 2013 were approved unanimously.

~~Mr. Brown asked if any members had any exparte communication regarding the pending case. None were reported.~~

PROJECT NO. 13-300002 – JON M. MOORE, 402 NORTH SUNSET BLVD, GULF BREEZE, FL REQUESTING TO REPLACE THEIR DELAPIDATED PIER BEHIND THEIR RESIDENCE WITH AN APPROXIMATELY 32 FOOT WIDE BY 36.6 FOOT LONG BY 3 FOOT HIGH PIER WITH A SINGLE PERSONAL WATERCRAFT LIFT.

Jason Taylor with Wetland Sciences appeared before the board on behalf of Mr. Moore.

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

After a discussion, a motion was made by Bill Clark to approve the project as submitted. Samantha Rine seconded the motion. The vote for approval was unanimous.

Mr. Carmichael stated that because the applicant received a variance for the length, the project is classified as Level III Dock/Pier and must go to the City Council for final approval on May 20, 2013.

PROJECT NO. 13-2000001 – SAM LUNDY, 3010 WESTFIELD ROAD, GULF BREEZE, REQUESTING TO REPLACE THE DOCK THAT IS SITUATED ON THE COMMON PROPERTY LINE LOCATED AT 104 AND 106 BERRY AVE. WITH A NEW DOCK THAT WILL CONSIST OF A 10'X34' PLATFORM, THREE 28' X 3' FINGER PIERS, AND TWO 4 PILING CRADLE BOATLIFTS.

John Loftis, with Loftis Marine Division, Inc., appeared before the board on behalf of Sam Lundy.

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

After a discussion, a motion was made by George Williams to approve the project as submitted. Bill Clark seconded the motion. The vote for approval was unanimous.

Mr. Carmichael reminded the Board to complete and return the Financial Disclosure Forms required by the State of Florida by the July 2013 deadline.

As there was no other business to come before the Board, the meeting was adjourned at 6:45 p.m.

ATTESTED TO:


Leslie Guyer, Deputy City Clerk



City of Gulf Breeze

Police Department

Robert C. Randle
Chief of Police

Richard Hawthorne
Deputy Chief of Police

To: Edwin Eddy, City Manager

From: Rick Hawthorne, Deputy Chief *RKH*

Date: 05-07-13

Ref: Special Event Application

The Captain Fun Runners have submitted an application for their annual 5K run from the Rec Center to the beach. The run will be on Saturday, August 3, 2013 and will begin at 7:30am. The race coordinator expects approximately 1200-1400 participants. This run does not require much manpower. On duty, auxiliary and part time officers will be utilized.

RECOMMENDATION: That the City Council approves the application.





City of Gulf Breeze

POLICE DEPARTMENT

PETER R. PAULDING
Chief of Police

ROBERT C. RANDLE
Deputy Chief of Police

CITY OF GULF BREEZE SPECIAL EVENT

PACKET INCLUDES

- 1) COPY OF REQUIREMENTS TO CONDUCT SPECIAL EVENTS
- 2) APPLICATION TO CONDUCT SPECIAL EVENT

ABOVE DOCUMENTS MUST BE SIGNED, DATED AND RETURNED TO
THE GULF BREEZE POLICE DEPARTMENT
AT LEAST (30) DAYS PRIOR TO THE SPECIAL EVENT


Applicant's Signature

5/3/13
Date





City of Gulf Breeze

POLICE DEPARTMENT

PETER R. PAULDING
Chief of Police

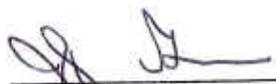
CITY OF GULF BREEZE

REQUIREMENTS TO CONDUCT SPECIAL EVENT ON CITY PROPERTY OR IN THE CITY OF GULF BREEZE

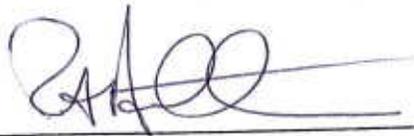
Applicant must provide at least (30) days prior to the Special Event:

- (a) The name, address, and telephone number of the person requesting the permit.
- (b) The name and address of the organization or group he or she is representing.
- (c) The name, address and telephone number of the person or persons who will act as chairman of the special event and be responsible for the conduct thereof.
- (d) The purpose of the event, a general description of the activities to take place, the estimated number of persons to participate or otherwise attend, and the number and types of vehicles (if any) to participate.
- (e) The date the event is to be conducted and the hours it will commence and terminate.
- (f) The specific location(s) where the event is to take place.
- (g) Sponsors of special events will be responsible for all costs incurred by the city in providing required public safety personnel. Cost for public safety personnel will include FICA, retirement, and overtime. We will attempt to use auxiliary and part-time officers to keep the expense down, but should we have to utilize full time personnel the cost will increase considerably.
- (h) Assurance that the applicant will conform to necessary fire prevention rules, regulations and guidelines.

- (i) Assurance of indemnification and insurance coverage. The applicant shall agree to indemnify and hold harmless the City, its servants agents and employees for any and all claims caused by or arising out of the activities permitted. The applicant shall provide certification of an appropriate policy of insurance to protect the City from liability which might arise from the special event. The policy occurrence limits shall not be less than \$1,000,000. A Copy of the policy shall be submitted at the time of application.
- (j) Sponsors shall be required to submit a detailed map illustrating the location of the event and the streets which may be affected by the event. Per City Council action, no event will be allowed on U.S. Highway 98.
- (k) Such other information as the Chief of Police and/or the City Manager may deem necessary in order to provide for traffic control, street and property maintenance and the protection of the public health, safety and welfare.
- (l) Event sponsors will be responsible for cleanup of the event site and/or route. Failure by the sponsor to cleanup the site will result in the city doing the cleanup and billing the sponsor for the actual cost.



Applicant's Signature Date 5/3/13



Police Department's Approval Date 5-7-13

APPLICATION TO CONDUCT SPECIAL EVENT ON
CITY PROPERTY OR RIGHT-OF-WAY

5/3/13
Date Submitted

1. ORGANIZATION BEING REPRESENTED:

Name Captain Fun Runners
Address 1014 Via De Luna Drive, Pensacola Beach, FL

2. PERSON REQUESTING PERMIT:

Name Johanny Graves
Address 1425 Bahia Drive, Navarre, FL 32566
Phone 850-939-8073

3. PERSON ACTING AS CHAIRMAN AND RESPONSIBLE FOR CONDUCT THEREOF:

Name same
Address _____
Phone _____

4. DATE, HOURS AND LOCATION OF EVENT:

August 3, 2013, 5K Race starts @ 7:30
at Shoreline Park

5. GENERAL DESCRIPTION OF ACTIVITIES, ESTIMATED ATTENDANCE, NUMBER AND TYPE OF VEHICLES, IF ANY. IF A FUND RAISING EVENT, INDICATE PROPOSED USE OF FUNDS:

5K Run with
1200-1400 runners. Proceeds go to Big Brothers/
Big Sisters of NWF

[Signature] 5/3/13
Applicant's Signature/Date

[Signature] 5-7-13
Police Department's Approval/Date

City Manager's Approval/Date

Memorandum

To: SRIA & City of Gulf Breeze
CC: Glenn Windham
From: Johnny Graves
Date: 5/3/2013
Re: 5K Run– August 3, 2013

The run starts at the South Santa Rosa Recreation Center on Shoreline Drive in Gulf Breeze. The race will proceed east on Shoreline to Tall Pine Trail and loop through the neighborhood to Pensacola Beach Boulevard. The race continues across the Bob Sikes Bridge and finishes across from the Boardwalk at the Visitor's Information Center.

Only the far right lane will be used once the runners get to Pensacola Beach Boulevard and continue across the bridge. The entire length of the course from that point to the finish will be coned off to separate runners from the traffic flow. The Capt'n Fun Runners will coordinate this flow with the Gulf Breeze Police Department (Chief Randle) and the Escambia County Sheriff's Department (Lee Weston). The Capt'n Fun Runners will also coordinate the medical and aid support with Pensacola Beach Fire Department (Chief Grace).

We will **NOT** go through the intersection of Pensacola Beach Boulevard and Fort Pickens Road. We will turn into the Visitor's Center parking lot just before the marquee sign.

The race will be coordinated by the Capt'n Fun Runners and will benefit the Big Brothers/Big Sisters of Northwest Florida Organization.

If you need any additional information, please contact me.

Thank you,



Johnny Graves

Home 939-8073

Cell 982-1071



City of Gulf Breeze

Memorandum

To: Mayor and City Council

From:  Edwin A. Eddy

Date: 5/9/2013

Subject: Transportation Consulting Services

The City needs additional assistance or expertise in the area of transportation planning. Over the past year, we have relied on the services at no cost of Nancy Model who served as a transportation planner for Santa Rosa County for many years. Ms. Model has now retired. She has continued to meet with Mayor Zimmern and staff. Her assistance is always valuable.

Mayor Zimmern asked Ms. Model to provide us with a proposal for a more formal arrangement. Attached is an email that sets forth a proposed arrangement between the City and Ms. Model.

The proposed arrangement seems very beneficial to the City. We have no one on staff with Nancy's expertise and understanding of the process. The cost overall will depend on how much we require her to do on our behalf. I would estimate the total cost at around \$3,000 per year. We would not need to develop an understanding of each FDOT document and we would have expert advice to present to the Mayor and Council.

RECOMMENDATION:

THAT THE CITY COUNCIL APPROVE THE USE OF NANCY MODEL AS A CONSULTANT FOR TRANSPORTATION PLANNING PER THE ATTACHED PROPOSAL.



City of Gulf Breeze

Proposed cost for consultant services

Nancy Model <nmodel@bellsouth.net>

Fri, May 3, 2013 at 1:10 PM

To: mayor@gulfbreezefl.gov, eaeddy@gulfbreezefl.gov

Hello Mayor Zimmern and Buz – Attached is a proposed cost schedule for transportation planning consultant services. If you are still interested, I thought we might try it out for six months and then go back and see if it needs revision. I wouldn't necessarily have to perform all tasks – it would depend on the level of involvement you would like to see. For instance, you could appoint me to represent the City on the Technical Coordinating Committee (TCC) and I would attend the TCC meetings and report back to you. I spoke with Beckie and Shawn Ward and explained how under the Sunshine Law, Buz and Shawn could not discuss TCC agenda items outside of public meetings. She said the consultant idea was excellent. She has done consultant work herself. Shawn and I would continue to work together as I like to keep him in the loop and can do the same with County Engineering.

If the proposed costs look okay to you, I can type a draft memorandum of understanding that will explain invoicing, review of charges at end of six months, etc.

I look forward to working as a consultant for the City. I loved my career field and it would certainly be an honor to continue to be associated with the City on a professional basis.

Thanks,

Nancy Model

11455 Boundary Line Road

Milton FL 32583

Home: [850-626-1772](tel:850-626-1772)

Cell: [850-686-1744](tel:850-686-1744)

E-mail: nmodel@bellsouth.net



Consultant Services Proposed Cost.docx

13K

**Transportation Planning Consultant Services
Proposed Cost Schedule**

Task No.	Service Provided by Consultant	Cost
1	Review TPO/Regional TPO agenda and e-mail highlights to Mayor and City Manager	\$30.00
2	Review TPO/Regional TPO planning documents for TPO action and e-mail highlights to Mayor and City Manager*	\$15.00 per document draft
3	Review other transportation planning documents for TPO action and e-mail highlights to Mayor and City Manager	\$15.00 per document draft
4	Prepare letters for the Mayor or City Manager signature	\$30.00 per letter
5	Meet with Mayor, City Manager, City Council or staff in Gulf Breeze	\$37.50
6	Represent the City of Gulf Breeze in meetings of the TPO Technical Coordinating Committee or Regional TPO Technical Working Group (requires appointment letter to TPO staff) and e-mail results to Mayor and City Manager	\$50.00 per meeting
7	Represent the City of Gulf Breeze in other transportation planning meetings or attend on behalf of the City of Gulf Breeze and e-mail results/summaries to Mayor and City Manager	\$50.00 per meeting
8	Attend FDOT public workshops on behalf of the City of Gulf Breeze and e-mail summary to Mayor and City Manager	\$40.00 per workshop
9	Coordinate meeting at request of Mayor or City Manager	\$30.00
10	Prepare presentation at request of Mayor or City Manager	\$90.00
11	Any other transportation planning tasks as directed by the Mayor or City Manager	To be determined

* Other transportation planning documents for TPO action include but are not limited to the Transportation Improvement Program (TIP), Congestion Management Plan, Corridor Management Plan, Project Priorities, FDOT Five-Year Work Program, Public Involvement Plan, Bicycle-Pedestrian Plan, and the Long Range Transportation Plan (LRTP). The LRTP is adopted in segments over two years (for example: Financial Revenues, Needs Plan, Cost Feasible Plan) so the \$15.00 charge would be applicable to each draft of those segments.

General Meeting Schedule:

1. Technical Coordinating Committee (TCC) - Approximately seven times per year but more often when a long range plan is being updated, as will start this year. Long range plan updates last two years.
2. Regional TPO Technical Working Group - At least four times per year.



City of Gulf Breeze

TO: Edwin A. Eddy, City Manager

FROM:  David J. Szymanski, Assistant City Manager

DATE: May 09, 2013

SUBJECT: **ANNUAL REQUEST FOR FUNDS BY GULF BREEZE AREA
CHAMBER OF COMMERCE**

Each year the City receives a letter from the Gulf Breeze Area Chamber of Commerce similar to the one attached which asks the City for reimbursement of costs for TDC related services from Tourist Development Council Funds. The Chamber is requesting a reimbursement of \$6,733. The Tourist Development Fund is budgeted each year for tourism programs within the City of Gulf Breeze.

This year's budget includes funding of \$6,000 in anticipation of this annual Chamber request. This 2013 budget was developed conservatively at \$25,000 for the year and with the partial demolition of the Bay Beach Inn in mind. We project to finish the year over the current \$25,000 budget. This is mainly due to the great start to the tourist season. We have disbursed \$7,500 to date in 2013 for the Gulf Breeze Arts and Gulf Breeze Summer Baseball Tournament.

RECOMMENDATION: That the City Council approve payment in the amount of \$6,733 to the Gulf Breeze Area Chamber of Commerce.



409 Gulf Breeze Parkway, Gulf Breeze, FL 32561
(850) 932-7888 Fax: (850) 934-4601

April 24, 2013

City of Gulf Breeze
Attn: Mr. Edwin A. Eddy, City Manager
1070 Shoreline Dr.
Gulf Breeze, FL 32561

Dear Mayor and City Council:

On behalf of the Board of Directors and Members of the Gulf Breeze Area Chamber of Commerce, I would like to thank you, Mayor Zimmern, the City Council, and the departments of the City of Gulf Breeze for your continued support of the Chamber. We are proud to be an integral part in the growth and development of our City. We are committed to supporting our local businesses and to stimulating our economy right here in Gulf Breeze.

One of our priorities is to continue to represent Gulf Breeze to tourists, visitors and new businesses in a welcoming and professional manner. Our location on Highway 98 is a perfect site for interaction of this type. Thank you. We are often the first point of contact for many who connect with the City whether by phone, in person or through e-mail. This year we have experienced 71% growth in first-time visits to the new website we established in 2012. It beautifully represents our community and the surrounding area. The Gulf Breeze Area Chamber produces an area map, an annual *Gulf Breeze Relocation Guide & Membership Directory*, and the quarterly *Gulf Breeze Magazine*. We also host several events - Gulf Breeze Expo and Fairways to Freedom Golf Tournament- that we are trying to build into community events to draw more visitors to our City. We are so excited about using the new Community Center to showcase area businesses at Gulf Breeze Expo in September 2013. We appreciate the City's support in hosting the annual Holiday Parade.

Since the Gulf Breeze Chamber does play such an integral role in tourism development for the Gulf Breeze Area, we are requesting reimbursement from the Tourist Development Council (TDC) funds set aside for tourism programs for Gulf Breeze. The following details our estimated costs for the period from October 1, 2012 through September 30, 2013:

Mailings

Cost per relocation/visitor packet \$5.60 x an average of 5 per month. \$336

Gulf Breeze Magazine and Annual Relocation Guide & Membership Directory

Postage only. Mailed 4x a year at \$200 per mailing - \$800 per year.

Cost of Maintaining the Gulf Breeze Area Chamber Website with local information.

Annual cost - \$995.00

Administrative Support

Estimating one-fourth of a part time administrative staff time is spent on visitor/tourism requests and maintaining Chamber website, at an annual salary of \$15,000 translates to \$3,750 per year. One fourth of annual phone costs - \$402.00 (\$33.50 a month). One eighth of copier costs for printed materials included in relocation packets, \$450 annually.

Our total request for reimbursement for the above stated time period is \$6,733.

We anticipate a similar request for the period from October 1, 2013 through September 30, 2014.

Thank you for your consideration of this request.

Sincerely,

Josie Cotti
President/CEO
Gulf Breeze Area Chamber of Commerce

Cc: Mayor Beverly Zimmern; City Councilmen Schluter, Henderson, Landfair, Fitch



City of Gulf Breeze

TO: Edwin A. Eddy, City Manager
FROM:  David J. Szymanski, Assistant City Manager
DATE: May 09, 2113
SUBJECT: Redevelopment Opportunity at Tiger Point Golf and Country Club

The City of Gulf Breeze has a unique opportunity to redevelop the commercial building located directly on the Tiger Point Golf Course property. The building was formerly the Golf Pro shop and is situated near the main club house and golf driving range on Country Club Drive. While staff and our consultants have “brainstormed” on potential uses for this building, it is difficult to say what will really work and be best for TPGCC until we ask for development proposals and review the same with potential developers.

Staff has developed the attached Request for Proposal which seeks a developer/business who will recommend innovative ideas and uses for this out building. The property allows for a wide range of usages. Redevelopment of this building will only enhance the golf course return on investment for the City.

RECOMMENDATION: That the City Council direct staff to advertise this RFP in the local newspaper and solicit proposals for redevelopment of the former golf shop located at Tiger Point Golf and Country Club.

Redevelopment Opportunity RFP Tiger Point Golf Course Commercial Building

PROJECT SCOPE:

The City of Gulf Breeze is offering a unique opportunity to redevelop the commercial building located directly on the Tiger Point Golf Course property. The building is situated near the main club house and golf driving range on Country Club Drive.

The City seeks a developer/business who will energize the facility with new and innovative use ideas and enhance Tiger Point Golf Club as a mecca for residents and tourists. Although currently a popular golf destination, there is a need for additional activities for visitors to partake in. The property is zoned PUD, which allows many options for usage. A wide range of commercial options are available for this site. Parking is available in the club house main parking lot. The building has HVAC, water, sewer, restrooms, telephone hookup and security system.

PROPOSAL REQUIREMENTS:

All interested parties are invited to submit proposals to the City of Gulf Breeze, City Clerk, 1070 Shoreline Drive, P.O. Box 640, Gulf Breeze, FL 32561.

Complete proposals will include the following:

- 1) Statement of qualifications
 - a) Individual and/or Firm name
 - b) Contact information
 - c) Qualifications of Project Manager and other relevant staff (if applicable)
 - d) Background of Individual and/or Company
- 2) Proposal for Site development
 - a) Proposed Use of the Property (Purchase or lease?) Renovate the building, add on to the building, demolish the building and build new?
 - b) Proposed type of transaction
 - c) Proposed Property purchase price or Rental Rate (monthly/yearly). Percentage of sales.
 - d) Timetable for redevelopment
 - e) Anticipated level of job creation
 - f) Estimated amount of investment

The type of property transaction should be included. This may be to rent or purchase the building (the land will remain in the City's ownership and will be leased to the purchaser/lessor of the building). The City is flexible on terms and the main goal is to create a vibrant, lasting facility that complements and adds customers to the golf and country club facilities benefiting both the City and the new owner/operator.

An original, (2) copies of sealed proposals, and (1) digital copy of the proposal, marked "Tiger Point Golf Course Building" must be received by 2:00 p.m., June XX, 2013 at City Hall located at 1070 Shoreline Drive, Gulf Breeze, Florida 32561. All mailed proposals shall be addressed to City of Gulf Breeze, City Manager, P.O. Box 640, Gulf Breeze, Florida, 32562-0640.

PRE-PROPOSAL BUILDING WALK-THROUGH

The building will be available for all interested parties to walk through on May XX between 9:30-11:30 a.m. and 2:30-4:30 p.m. Please call Ron Pulley at (850) 393-0774 if you would like to walk through the building during one of these times.

SELECTION CRITERIA

Please note that the offering price will not be the sole determinant in the sale/lease of the property. Other factors, such as, but not limited to those above, will be given consideration. Prior to accepting any proposal, the successful developer will need to provide evidence of their financial capabilities. The City will arrange interviews with selected applicants, based on the information provided in the proposals. The City anticipates presenting a proposal for approval to the City Council by July 2013. The City reserves the right to reject any and/or all proposals.

CONTACT INFORMATION:

Please contact the City of Gulf Breeze at the number listed below with any questions you may have. All inquiries should be directed to:
Ron Pulley, Director of Parks and Recreation
City of Gulf Breeze
Phone: (850) 393-0774



City of Gulf Breeze

DEPARTMENT OF PARKS AND RECREATION

TO: Edwin A. Eddy, City Manager

FROM: Ron Pulley, Director of Parks and Recreation

SUBJECT: Additional Landscaping – North Park Road

DATE: May 8, 2013

After reviewing the approved Community Center landscape plan provided by Ken Griffin Landscaping, in the amount of \$119,654.34, we have determined that it does not include any work along the newly paved North Park Road, west of the new Community Center parking lot. In addition, we would like to include new trees to replace those that were removed during the recent paving project.

There is an area extending 200' to the west of the new parking lot, along both sides of the North Park Road that would be suitable for the planting of 24 additional Crepe Myrtles (12 on each side of the road). We believe this would be an attractive extension of the Crepe Myrtles that are scheduled to be installed beside the new Community Center.

We have also selected 20 additional locations adjacent to the new parking lot and around the storm water ponds for the installation of Bosque Elms. These will match the trees already included in the current landscaping plan.

Ken Griffin Landscaping has quoted the provision, installation and drip irrigation of these additional 24 multi-trunk Crepe Myrtles at \$6,096.10 and the 20 Bosque Elms at \$4,066.00. This quote is consistent with the pricing within the previously approved contract.

Recommendation

That Council authorize Ken Griffin Landscape Contractors to proceed with the provision, installation and irrigation of these additional 24 multi-trunk Crepe Myrtles and 20 Bosque Elms at his quoted price of \$10,162.10



LANDSCAPING PROPOSAL

Page No. 1 of 1 pages

Landscape Contractors
3004 Westfield Road * Gulf Breeze, FL 32563
(850)932-9304 * Fax: (850)932-8694

To: Ron Pulley, City of Gulf Breeze

Date: 5/9/13 Phone _____

Job Location: Gulf Breeze Community Center, Gulf Breeze FL We hereby submit specifications and estimates for landscaping as follows:

This quote is for the installation of irrigation and Avenue Trees to be installed along the West Entrance of the Gulf Breeze Community and Recreation Facility. This road is the access to the facility on Sunset Blvd.

Addition of 24- 9' Single Trunk Natchez Crape Myrtles, to be placed on both sides of Access Road. (11 each side)- \$7700.00 (Standard Crape Myrtles are a specialty item and have to be shipped in from a remote source. There is no local supplier. If we would like to install Multi Trunk Crape Myrtles from a local supplier, we can install these 24 trees, for \$3,840.00.

Irrigation can be installed in two options:

Option 1- Add mainline, control wire, valves, and zone line extension to existing irrigation infrastructure. Add one Bubbler to each newly installed Crape Myrtle (Natchez, single trunk "Standard"). \$2,256.10

Option 2- Add mainline, control wire, valves, and zone line extension to existing irrigation infrastructure. Add one Bubbler to each newly installed Crape Myrtle (Natchez, single trunk "Standard"), \$3,136.18

As requested, we can also add color or perennials under each Crape Myrtle for additional color.

By request, we can install 20, 10'-12' Bosque Elms on the immediate property located within irrigated areas for an additional, \$4,066.00.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices.

Any alteration or deviation from the above specifications involving extra costs will be done upon a change order. The costs will become an extra charge over and above the estimate. This estimate does not include additional labor and materials which may be required should unforeseen problems arise after the work has started.

Contractor is not responsible for drought, vandalism, or freeze. All elements of this agreement are contingent upon accidents, weather, or delays beyond our control.

Contractor will warranty sod for a period of sixty days and plant material/trees for a period of one year from the date of installation. However, it is the responsibility of the owner to apply adequate irrigation, fertilizers, and pest controls to keep materials healthy and free of weeds and/or pests. Contractor will not warranty sod or plant material without an automatic irrigation system. Contractor will not warranty palm trees without bubblers being installed.

There is a one year limited warranty from the date of installation on irrigation parts and labor. Warranty does not cover damage to heads and rotors due to being hit or run over. Warranty does not cover damage due to freezing or lightning strikes.

Contractor maintains \$1,000,000 in General Liability Insurance and all employees are covered with state mandated workers compensation.

Contractor reserves the right to remove all materials if payment is not received within the specified time. If a dispute arises, we agree that the prevailing party will be entitled to reasonable attorney fees and costs. Interest will be charged at 1.5% per month on unpaid amounts.

Member of Better Business Bureau - Small Business Enterprise Certified

We Propose hereby to furnish material and labor - complete in accordance with above specifications, for the sum of:

TOTAL MATERIALS & LABOR: \$ _____

Payment to be made as follows:

50% Down/50% Upon Completion

Note: This proposal may be withdrawn by us if not accepted within _____ days

Acceptance of Proposal: The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Customer Signature _____ Date _____ Estimator: Shawn Brown

⊗ - DRIVER BIRCH - 12'-14' HGT.

⊗ - BALD CYPRESS - 21" HGT.

● - OAKLAND HOLLY - 4'-5' HGT.

○ - TRICE FORM LIGULSTRUM - 8'-9' HGT.

○ - LACEBARK ELM - 10'-12' HGT.

⊗ - SABLE PALM - VASED + HEIGHTS

YELLOW (19) 22
AFRICAN IRIS

55-SPARTINA (39)
BAKKER

40-DWARF OLEANDER (39)

YELLOW AFRICAN (39)
IRIS

26-SOCIETY GARLIC (19)

85-SPARTINA BAKKERI (39)

YELLOW AFRICAN (19)
IRIS

18-PARSONI SUNNIPER (39)

500

PARSONI SUNNIPER (39)

YELLOW AFRICAN (19)
IRIS - 26

RUBY RED (79)
LORPETAUM

YELLOW AFRICAN (19) - 26
IRIS

YELLOW AFRICAN (19) - 26
IRIS

DOUBLE KNOCKOUT ROSE (39) - 16

SOCIETY (19)
GARLIC

DWARF OLEANDER (39)

PARSONI SUNNIPER (39)

RUBY RED (79)
LORPETAUM

YELLOW (19) - 26
AFRICAN IRIS

40-DWARF OLEANDER (39)

GULF BREEZE COMMUNITY CENTER	
DATE: 12/18/78	BY: [Signature]
KEN GRIFFIN LANDSCAPE CONTRACTOR	



City of Gulf Breeze

TO: Edwin A. Eddy, City Manager

FROM: Vernon L. Prather, Director of Public Services *V.L.P.*

DATE: May 8, 2013

RE: D.E.P. Inspection of Gulf Breeze and SSRUS Water Facilities

The Department of Environmental Protection inspected both the City and SSRUS Water Facilities on March 28, 2013.

Both facilities were found to be in compliance with the D.E.P.'s rules and regulations. The City's facility needed a minor repair to the chlorine room ventilation fan, which has been addressed as requested. They also reviewed our maintenance of the distribution system, valve maintenance, hydrant flushing, and backflow prevention program as indicated in their report.

In addition, both Ground Storage Tanks received the required 5 year cleaning and inspection service in March 2013.

Overall, the water facilities are in proper working order with the dedication of the utility's staff, particularly Ron Davis, Dale Overly, Neal Wheeler, and Angel Jackson.



FLORIDA DEPARTMENT OF
ENVIRONMENTAL PROTECTION
160 W GOVERNMENT STREET
PENSACOLA, FL 32502-5740

RICK SCOTT
GOVERNOR
HERSCHEL T. VINYARD JR.
SECRETARY

April 9, 2013

Mr. Vernon Prather, Director of Public Services
Gulf Breeze Utilities
Post Office Box 640
Gulf Breeze, Florida 32562-0640
vprather@ci.gulf-breeze.fl.us

RE: Gulf Breeze Utilities
PWS# 1570316
Santa Rosa County

Dear Mr. Prather:

Department personnel conducted a compliance inspection of the above-referenced facility on March 28, 2013. A copy of the inspection report is attached for your records.

One area of concern was noted during the inspection and is described in the enclosed report. We would appreciate a prompt written response for this concern addressed to my attention. The report also contains important Remarks and Recommendations which, unless noted, do not require a response. Should you have any questions, please contact me at Kevin.Holler@dep.state.fl.us or (850) 595-0701.

Sincerely,

Kevin Holler
Environmental Specialist

KH

Enclosure

c: Ron Davis, Operator (rdavis@ci.gulf-breeze.fl.us)

Compliance Inspection Form – Consecutive Systems

BASIC INSPECTION AND SYSTEM INFORMATION

Water system: CITY OF GULF BREEZE System PWS #: 1570316 Date of inspection: 03/28/2013

System address: 1070 SHORELINE DRIVE City GULF BREEZE State FL Zip 32561

System phone: 850-934-5100 Cell: 850-232-9702 (Ron Davis)

Fax number: 850-934-5150 Email: vprather@ci.gulf-breeze.fl.us

Owner name: MR. VERNON PRATHER Owner title: DIRECTOR OF PUBLIC SERVICES

Owner address: POST OFFICE BOX 640 City: GULF BREEZE State FL Zip 32562

Owner phone: 850-934-4058 Cell: 850-232-9701

Fax number: 850-934-5150 Email: vprather@ci.gulf-breeze.fl.us

Operator required? Yes No (If "No", Operator sections not applicable) Operator name: RON DAVIS

Operator Email rdavis@ci.gulf-breeze.fl.us Phone 850-232-9702 Fax: 850-934-5150

S=Satisfactory U=Unsatisfactory --=Not Applicable *=See comment below

SOURCE	PWS Name of supplier	Fairpoint		
	PWS number of supplier	1570349		
	Chlorine residual at entry point	1.24 mg/L (8.3 pH)		
	Comment: Emergency interconnect with ECUA PWS #1170525.			
STORAGE	Plant number	1	Comment	
	O & M manual /log compliant?	S/S		
	Cl storage compliant (no organics/acid/sun)	S		
	Spare chlorinator compliant?	S		
	Loss of chlorine alarm compliant?	S	Tested (set at 0.50 mg/L) *	
	Treated sample tap provided?	S		
	Security measures compliant?	S		
	HYPO			
GAS	Cl room compliant?(separate/ventilation)	U	See Areas of Concern	
	Scales compliant?	S		
	Auto switchover provided?	S		
	Safety:(SCBA/Gloves/Ammonia/Panic HW)	S		
OTHER				

DISTRIBUTION	Water system map compliant?	Yes	
	Flushing of dead ends compliant?	See Remarks	
	Valve maintenance compliant?	Yes	
	Chlorine residual > 0.2 mg/L	Yes	
PUMPS	Number of high service pumps?	4	
	High service pumps functional?	Yes	
	CCC devices tested annually?	Yes 424 tested	
	Flow meter accuracy checked?	Yes	
MANAGEMENT	ERP, Pb&Cu, DBP, & CCC Plan?	Yes See Remarks	
	Permits in use without clearance?	See Remarks	
	Operator visits compliant?	Yes	
	Plant checked 5 times per week?	Yes	
OPERATOR	MORs submittal compliant?	Yes	
	FOLLOW-UP TO LAST INSPECTION OR SURVEY		
Last inspection fully compliant? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (see below)			
Number of deficiencies last cited?		N/A	
Were any of the deficiencies "repeat"?		N/A	
Response from system submitted?		N/A	
Have deficiencies been addressed?		N/A	
MONITORING SCHEDULE			
	CHEMICAL	ANALYSIS DATE	NEXT DUE
	Asbestos	8-11	2020
	TTHM/HAA5(tri)	7-11,7-12	---
	Stage 2 DBPs	---	2014
	Pb/Cu (tri)	2012	2015

STORAGE	Tank Number	E	G	
	Inspections compliant? (annual/5yr)	S/S	S/S	See Comments
	Overflow/Vents compliant? (elevated)	S	S	
	Pressure relief valve provided? (hydro)	-	-	
	Security measures compliant?	S	S	

FIELD SAMPLING RESULTS	Plant Cl (mg/L)	S	1.18/8.5 pH	Distribution Cl (mg/L) / pH	0.64/8.5	Peak's Pt.
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COMMENTS

- Alarm is tested monthly and logged. The alarm is currently set to call out if the chlorine level is below 0.50 mg/L or above 1.9 mg/L
- The 5-year washout and inspection was completed March 2013. The system had not yet received the final report from the engineer. Please provide a copy to the Department as soon as the report is received. The elevated tank's annual inspection was completed in 2012.



AREAS OF CONCERN

CHLORINE ROOM VENTILATION FAC 62-555.320(13)(a)

The ventilation fan was not secured to the wall of the chlorine room. As discussed during the inspection, please replace or repair the ventilation fan to facilitate an air tight enclosure when the fan is not running.



REMARKS AND RECOMMENDATIONS

Flushing Program

The system maintains separate logs for flushing events. One log is maintained for dead ends and the other for all flushing events, which also includes dead ends. The most recent dead flushing event, while performed and recorded in the main log, was not transferred to the dead end log book. The information needed for review was difficult to locate in the main log. Thus, as discussed during the inspection, the logbook and maps will be updated for easier cross-referencing.

Stage 2 DBP

Last year was your final year for monitoring under the Stage 1 Disinfectant & Disinfection Byproduct Rule. Monitoring under the Stage 2 Disinfection Byproduct Rule is scheduled to go into effect for this system this year. This system is designated as a Schedule 3 system as it is part of a combined distribution system in which the largest system serves a population over 10,000. Since Santa Rosa Utilities serves a population over 10,000, you will be required to take dual sample sets at 4 monitoring sites in the distribution system for total trihalomethanes (TTHMs) and five haloacetic acids (HAA5s). Monitoring must be performed quarterly beginning in the 4th quarter of this year (2013). Prior to sampling you will be required to prepare and submit to the Department a Stage 2 Disinfection Byproduct Monitoring Plan.

Additional information concerning this monitoring will be provided at a later date.

Outstanding Permits

Our records indicate that the below permit has not been cleared by this office. Please submit a status report for the permit listed with the response to this report. The 'status' would fall into one of the following categories:

- A) not started
- B) started, but not completed
- C) completed, but not in use
- D) completed, and in use
- E) project abandoned (will not be built)

Permit#	Project Name	Date Issued
0080151-001-DSGP/02	Benson Complex	September 23, 2011

End of Report

Inspector: Kevin Holler Date: April 4, 2013

Reviewer: Scott Grubbs Date: April 9, 2013



**FLORIDA DEPARTMENT OF
ENVIRONMENTAL PROTECTION**
160 W GOVERNMENT STREET
PENSACOLA, FL 32502-5740

Rick Scott
Governor

Herschel T. Vinyard, Jr.
Secretary

April 9, 2013

Mr. Vernon Prather, Director of Public Services
South Santa Rosa Utilities
Post Office Box 640
Gulf Breeze, Florida 32562-0640
vprather@ci.gulf-breeze.fl.us

RE: South Santa Rosa Utilities
PWS# 1570593
Santa Rosa County

Dear Mr. Prather:

Department personnel conducted a compliance inspection of the above-referenced facility on March 28, 2013. Based on the information provided during the inspection the system was determined to be in compliance with the Department's rules and regulations. A copy of the inspection report is attached for your records.

The Department appreciates your efforts to maintain this system in compliance with state and federal rules. Should you have any questions or comments, please contact me at Kevin.Holler@dep.state.fl.us or (850) 595-0701.

Sincerely,

Kevin Holler
Environmental Specialist

KH

Enclosure

c: Ron Davis, Operator (rdavis@ci.gulf-breeze.fl.us)



BASIC INSPECTION AND SYSTEM INFORMATION

Water system: SOUTH SANTA ROSA UTILITIES System PWS #: 1570593 Date of inspection: 4/27/11

System address: 1116 CORONADO DRIVE City GULF BREEZE State FL Zip 32561

System phone: 850-934-4058 Cell: 850-554-1504 (Dale)

Fax number: 850-934-5150 Email: N/A

Owner name: VERNON PRATHER Owner title: DIRECTOR OF PUBLIC WORKS

Owner address: POST OFFICE BOX 640 City: GULF BREEZE State FL Zip 32562

Owner phone: 850-934-5100 Cell: N/A

Fax number: 850-934-5150 Email: vprather@ci.gulf-breeze.fl.us

Operator required? Yes No (If "No", Operator sections not applicable) Operator name: RON DAVIS

Operator Email RDAVIS@CI.GULF-BREEZE.FL.US Phone 850-232-9702 Fax: 850-934-5150

S=Satisfactory U=Unsatisfactory ~ =Not Applicable * =See comment below

SOURCE	PWS Name of supplier	Fairpoint / Midway		DISTRIBUTION	Water system map compliant?	Yes
	PWS number of supplier	1570349 / 1570470			Flushing of dead ends compliant?	See Remarks
	Chlorine residual at entry point	1.16mg/L / 8.5pH			Valve maintenance compliant?	Yes
	Comment: None				Chlorine residual > 0.2 mg/L	Yes
PLANTS	Plant number	1	Comment	OPERATOR MANAGEMENT	Number of high service pumps?	3
	O & M manual/log compliant?	S	See Comments		High service pumps functional?	Yes
	Cl storage compliant (no organics/acid/sun)	S			CCC devices tested annually?	Yes
	Spare chlorinator compliant?	S			Flow meter accuracy checked?	Yes
	Loss of chlorine alarm compliant?	S	Per logbook tested 03/26/2013		ERP, Pb&Cu, DBP, & CCC Plan?	Yes See Remarks
	Treated sample tap provided?	S			Permits in use without clearance?	NA
	Security measures compliant?	S			Operator visits compliant?	Yes
					Plant checked 5 times per week?	Yes
					MORs submittal compliant?	Yes
TREATMENT	HYPO			FOLLOW-UP TO LAST INSPECTION OR SURVEY		
				Last inspection fully compliant? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (see below)		
				Number of deficiencies last cited?		
				Were any of the deficiencies "repeat"?		
				Response from system submitted?		
				Have deficiencies been addressed?		
GAS	Cl room compliant?(separate/ventilation)	S		MONITORING SCHEDULE		
	Scales compliant?	S		CHEMICAL ANALYSIS DATE NEXT DUE		
	Auto switchover provided?	S		Asbestos 8-11 2020		
	Safety:(SCBA/Gloves/Ammonia/Panic HW)	S		Stage 2 DBP --- 2013		
OTHER				Pb/Cu 2011 2014		
				Consecutive system		
STORAGE	Tank Name/Number	E	G			
	Inspections compliant? (annual/5yr)	S/S	S/S	See Comments		
	Overflow/Vents compliant? (elevated)	S	S			
	Pressure relief valve provided? (hydro)	-	-			
Security measures compliant?			S	S	See Comments	

FIELD SAMPLING RESULTS	Plant Cl (mg/L)	S	1.16/8.5	Distribution Cl (mg/L) / pH	1.22/8.0	Oak Point
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COMMENTS

- A gate at the ground tank was open at the time of the inspection. Please ensure that the gate is secured when not in use.
- A water line break in the plant July 2012 damaged the plant's log book. The old book is on site and a new log has been started. The logs are now kept in a water proof container.
- The 5-year washout and inspection was completed March 2013. The system had not yet received the final report from the engineer. Please provide a copy to the Department as soon as the report is received.



April 18, 2013

Chief Robert Randle
Gulf Breeze Police Department
311 Fairpoint Drive
Gulf Breeze, FL 32561

Dear Chief Randle:

The Florida Law Enforcement Challenge results are complete. As a result of your efforts in developing a comprehensive traffic safety program, your department made a significant and positive impact in your community by reducing traffic related crashes, injuries, and fatalities.

You are receiving this letter because your department has placed in the top three in your size category for the **DUI Challenge**. We are inviting you to join us for the Florida Law Enforcement Challenge Awards ceremony on Friday, July 19, 2013 at the Rosen Shingle Creek Resort in Orlando, Florida. The ceremony will begin promptly at 9:00 AM. A reception to showcase vendors with items appearing on the online catalog is scheduled for Thursday, July 18, 2013 from 6 PM to 8 PM.

If your agency is a first place winner, you will be eligible to draw for the Challenge vehicle. However, you must be present to win.

Each agency will be responsible for all costs (travel, lodging, etc.) associated with attending the awards ceremony. If representatives from your agency will be attending, please R.S.V.P. to Diane Maxfield at maxfield@tcc.fl.edu. Reservations for the Rosen Shingle Creek Resort must be made directly with the hotel at (866) 996-6338 using Group Name: Law Enforcement Challenge Awards. A limited number of rooms have been set aside at the government rate of \$97 per night. The deadline for reservations at this special rate is 5:00 p.m. Monday, June 17, 2013. Complimentary self-parking will be provided for the dates of the event.

We look forward to seeing you in Orlando!

Sincerely,

Kate Nelson, Coordinator
Law Enforcement Liaison Program
Florida Public Safety Institute

KN/dm

