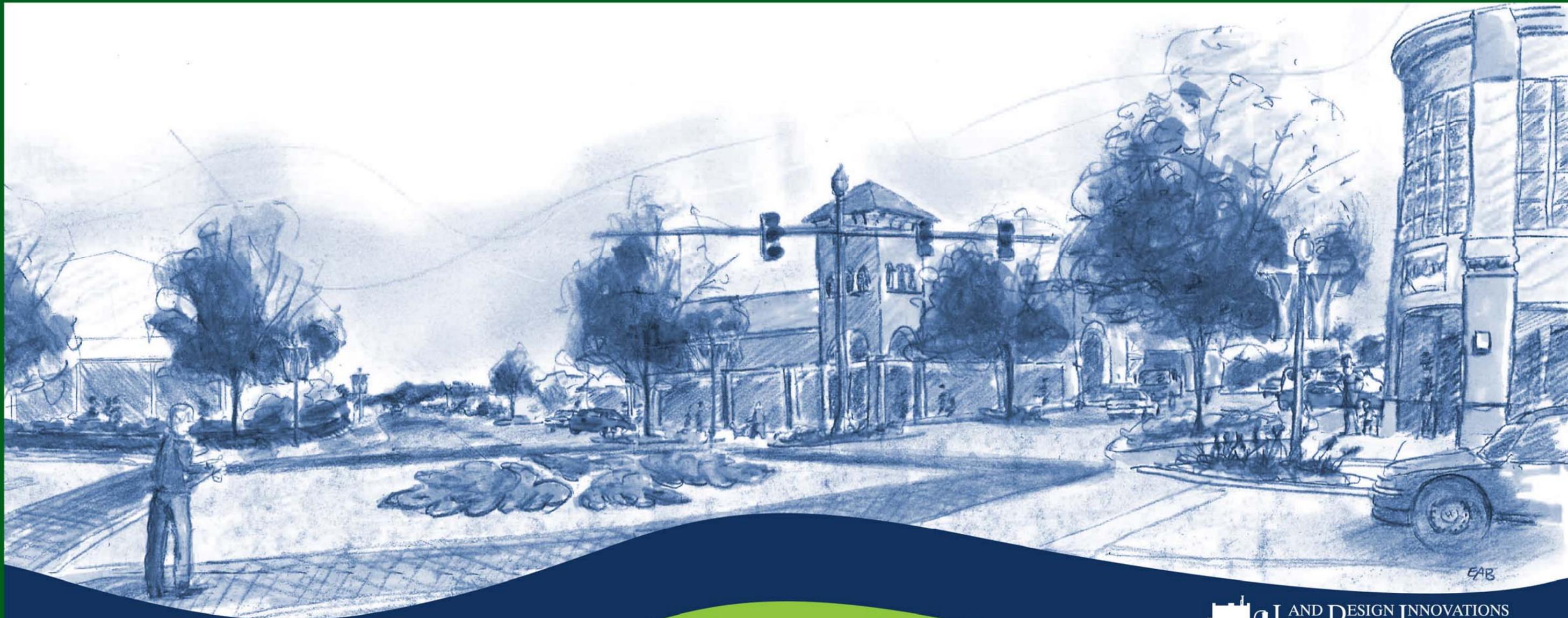


# *City of Gulf Breeze*

2009

## COMMUNITY REDEVELOPMENT PLAN



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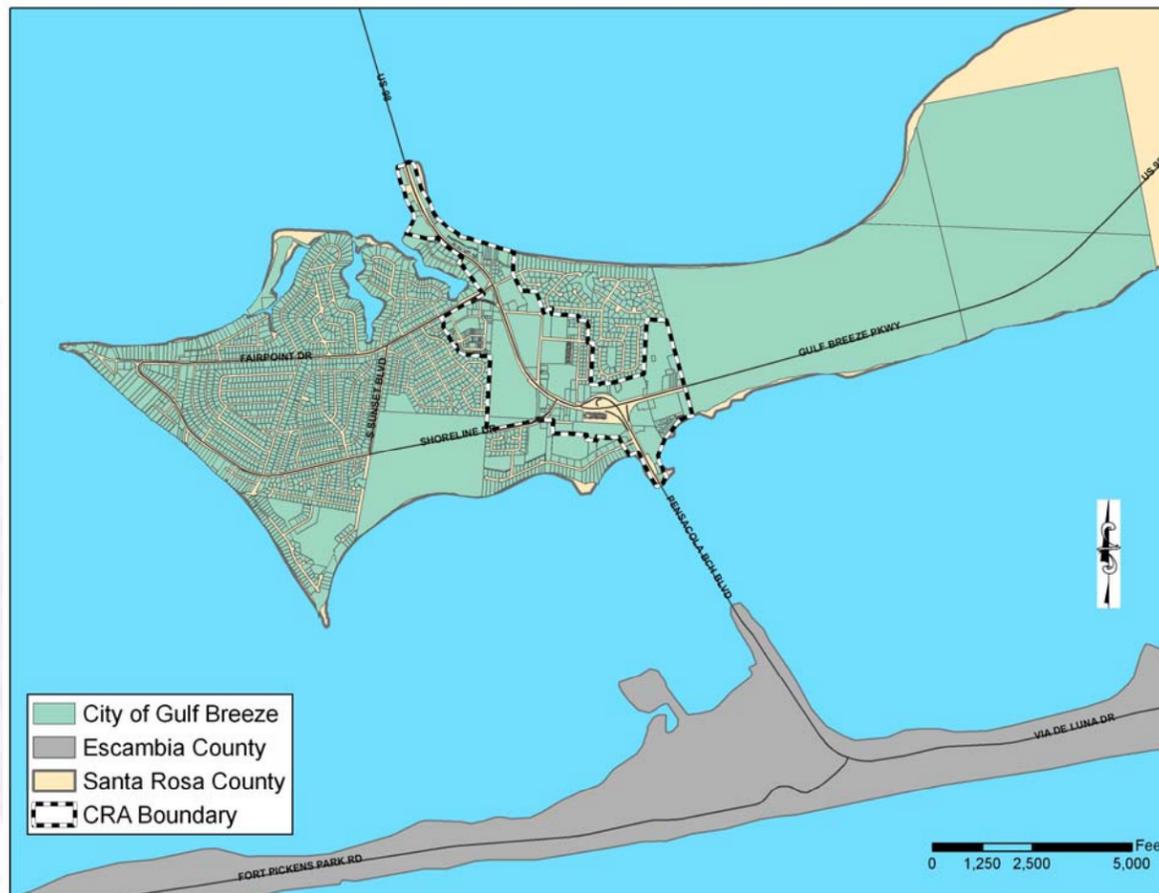
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## A. INTRODUCTION

The City of Gulf Breeze is distinguished by its hometown character and natural environment that fosters a high quality of family life. The city is located in the west panhandle of Florida on the western end of the Fairpoint Peninsula in Santa Rosa County. Gulf Breeze is separated from the City of Pensacola on the north by a three mile bridge across Pensacola Bay, and is linked on the south by the Bob Sikes Bridge across Santa Rosa Sound to Pensacola Beach. Abutting the City to the east is the 1,329 acre Naval Live Oaks portion of the Gulf Islands National Seashore - a pristine and undeveloped preserve. As a result of this natural buffering and location, Gulf Breeze residents enjoy a quiet residential community just a few minutes from the Gulf of Mexico and the City of Pensacola. **Map 1** shows the location of Gulf Breeze.

**Map 1: Location Map - City of Gulf Breeze**



*Source: Santa Rosa County Property Appraiser, FGDL and LDI 2009.*

The City of Gulf Breeze traces its name to the Gulf Breeze Cottages and Store, which opened a post office branch in 1936 where Live Oaks Plaza now stands. The community began to grow following the widening of the Pensacola Bay Bridge to four lanes in 1960 and was incorporated in 1961. According to the U.S. Census Bureau the 2000 population for Gulf Breeze was 5,665. As of April 1, 2008 the population estimated by the University of Florida, Bureau of Economic and Business Research (BEBR) was 5,780.

From 1995 to 2005, Gulf Breeze received several direct hits and near misses from numerous hurricanes. In 1995, hurricanes Erin and Opal made landfall just south of the City. While Erin caused moderate damage to the area, Hurricane Opal devastated much of the community. Nine years later, in 2004, Hurricane Ivan made landfall west of the City but caused widespread damage in the City, destroying many homes and businesses. In 2005, Hurricane Dennis passed just east of the City, causing more damage.

Although significant population growth has taken place east of the City along U.S. Highway 98 (US 98) the City of Gulf Breeze is geographically constrained by its location on the Fairpoint Peninsula. Continued economic development within the City limits is limited primarily to redevelopment along the City's primary corridors and entry-points.

### 1. City of Gulf Breeze Community Redevelopment Area (CRA)

Before Gulf Breeze was incorporated in 1961 it witnessed significant commercial growth and investment along US 98, consisting of a variety of retail stores, service stations, office complexes, restaurants, motels and shopping centers. There were no standards or guidelines in place to discourage the "strip commercial" pattern that resulted, nor was there an attempt to establish or nurture a "downtown" or "city center" identity.

In an effort by the City to create a sustainable downtown community and to address high vacancy rates in retail and office units along US 98 (Gulf Breeze Parkway), the City of Gulf Breeze proposed the delineation of a redevelopment area along the US 98 corridor, which serves as the City's economic and, to some extent, social core. To administer the activities and programs offered within the redevelopment area the City created a Community Redevelopment Agency in December of 1989.

The Gulf Breeze CRA is approximately 393 acres in size, about 13% of the City's acreage, and is comprised of approximately 410 parcels<sup>1</sup>. The CRA is located along the entire corridor of US 98 within the City limits, beginning at the south side of the Pensacola Bay Bridge and extending various depths northeast and southwest of the highway to the City's eastern limits. The CRA also includes the Pensacola Beach Road corridor south of US 98, which forms the approach to the Bob Sikes Bridge to Pensacola Beach.

**Map 2** shows the location of the CRA in relation to the City of Gulf Breeze. The legal description of the CRA is included in **Appendix A**.

<sup>1</sup> Santa Rosa County, Property Appraisers Office, 2008

Map 2: City of Gulf Breeze CRA Area



Source: Santa Rosa County Property Appraiser Database and LDI, 2009

**a. Conditions Determining the Need for Redevelopment**

The need for a CRA was established in 1989 based on the Finding of Necessity documentation required pursuant to Chapter 163, Florida Statutes. This document continues to act as the foundation for blight determination within the CRA and the elimination of these blighting characteristics remains the primary focus for redevelopment activities. Many of the blighting characteristics have been addressed to some degree since time the CRA was established in 1989; however, some issues have not been addressed, or have not been addressed fully, so the need continues to exist for a more focused plan of action.

**b. Comprehensive Plan Objectives for Redevelopment**

The City of Gulf Breeze adopted its first redevelopment plan in 1990 to "...assist the City with addressing the early signs of blight identified in 1989 and to stimulate economic development within the community redevelopment area." The City's 1990 comprehensive plan states that "...much of the commercial core suffers from underutilization and aesthetically poor architecture."

The comprehensive plan included the following objective and policies in the Future Land Use Element to address the issues established in the Finding of Necessity:

**FLU OBJECTIVE 2:** Promote the redevelopment and renewal of blighted areas within the City by implementing community development and housing rehabilitation programs by 1995.

**Policy 2.3: State and Federal Assistance.** Continue to promote the use of state and federal programs to renew blighted areas.

**Policy 2.4: Community Redevelopment Agency.** Create a functioning Community Redevelopment Agency by the end of 1990 to promote redevelopment of the Gulf Breeze commercial/multi-family core area.

**2. Purpose of the Community Redevelopment Plan Update**

In order to ensure that an orderly plan of growth would be followed, the Gulf Breeze Community Redevelopment Agency directed that the 1990 Gulf Breeze Community Redevelopment Plan be updated. Based on community input and visioning that began in March 2006 and culminated in July 2008, this updated plan evaluates the CRA's physical and economic conditions and the challenges and opportunities facing the community. Redevelopment strategies and critical tasks are included in this update that will enable the City of Gulf Breeze to stimulate and encourage economic development, provide increased public amenities, improve pedestrian safety and effectively manage redevelopment within the CRA in order to realize the City's vision and long-term community goals. Short-term (up to five years) and long-term (up to ten years) capital improvements projects are identified as a means to address these issues in a way that will maximize leveraging of local, state and federal resources in the implementation of this plan.

## B. COMMUNITY VISION

Beginning in 2006 and culminating in 2008, a series of community briefings and workshops were held to engage the public in discussions about the future of the City and the CRA and to provide direction for the future. The citizens of Gulf Breeze ultimately developed a vision for the community that is embodied in the mission to preserve the City's hometown character and natural environment to foster a high quality of family life.

### 1. Community Workshops 2006

The first community workshop was held on March 30, 2006 and had over 80 attendees. A PowerPoint presentation explained the value of "visioning" and the importance of establishing a "theme" for the CRA district. Numerous photographs were shown of various types of development and architectural styles explaining the pros and cons of each scenario.

The attendees were then divided into small groups seated around tables with a base map of the area. This part of the exercise was intended to gather detailed information and preferences from all the participants. In addition to the base map, a handout with a list of issues was used at each table to keep the groups focused and engaged. After all the groups had sufficient time to provide comments and opinions, the participants reconvened and heard presentations from all the other groups regarding their comments.

A second workshop was held on May 11, 2006. Eighteen citizens attended the meeting and 50 citizens submitted written comments after the meeting was held. During this workshop the public preferences that were identified during the previous workshop, regarding the urban form within the CRA, were presented and discussed. The major issues were listed on large pads for the participants to vote on before the end of the workshop. The participants used color-coded dots to indicate their priorities on the main items listed.

**Table 1** shows a listing of the five highest weighted priority issues ranked by the citizens.



**Table 1: Community Priorities - 2006**

Rank	Community Issue
1	Underground utility lines
2	Improving landscaping on US 98
3	Limiting building height to 35'
4	Pedestrian trail connecting to National Seashore Trail on US 98
5	Adopt design guidelines

*Source: Land Design Innovations, May 2006*

### Gulf Breeze Summary Sheets (Weighted Results)

Power lines Underground (Citywide)	Ranking	Received	Weighted	Ranking
	1	8	32	1
	2	6	18	
	3	1	2	
	4	2	2	
	Total	17	54	
Hwy US 98 Median - More Landscape	Ranking	Received	Weighted	Ranking
Statuary	1	5	20	2
Trees	2	5	15	
Lights	3	3	6	
Underground Utilities	4		0	
	Total	13	41	
35' Maximum Height on Buildings	Ranking	Received	Weighted	Ranking
	1	5	20	3
	2	1	3	
	3		0	
	4		0	
	Total	6	23	
Trail Connection to Trail Along National Seashore	Ranking	Received	Weighted	Ranking
Pedestrian Connections across 98 also	1	0	0	4
	2	2	6	
	3	4	8	
	4	3	3	
	Total	9	17	
Adopt Design Guidelines	Ranking	Received	Weighted	Ranking
Quickly	1	0	0	5

## 2. “Vision 2020”

The “Vision 2020” project engaged the public in discussions about the future of the City and to provide direction. Three visioning workshops were held – each with a different scope and exercises designed to gather input from residents and other stakeholders.

The first visioning workshop was held on June 4, 2008 to establish the goals of the visioning process, review past visioning efforts and address new visioning possibilities. Approximately 30 citizens were present and were asked to develop key words reflective of the City and completed a survey that asked about the desired character of Gulf Breeze. The second visioning workshop was held on June 25, 2008. The key words generated in the first workshop were used as a starting point to developing the mission statement for the City and then the group performed a SWOT (Strengths, Weaknesses, Opportunities and Threats) analysis, shown in **Table 2**.

**Table 2: SWOT Analysis - 2008**

<b>Strengths</b>	<b>Weaknesses</b>
Waterfront	Highway 98 Corridor
Recreation	Gateway Aesthetics
City Government	Master Plan
Cohesive Community	Limited Government
CRA guidelines	Code Enforcement
Health Care	Ad Valorem Taxes
Natural Environment	Restaurants
Schools	Streetscapes
Safety	
Walkability	
Entrepreneurial Actions	
Well Rounded	

<b>Opportunities</b>	<b>Threats</b>
Master Land Use Plan	Highway 98
Defined Redevelopment	Highway 98 Building
Image and Identity	Design
Enhancement	Fiscal Constraints
Healthcare Destination	Hurricanes
Waterfront and Overlay District	Employment
Highway 98 Corridor	Environmental
Mitigation	Density
Employment Opportunities	

*Source: City of Gulf Breeze, Vision 2020, 2008*

The third visioning workshop was held on July 9, 2008. The results of the SWOT analysis were used as a guide to developing the mission, vision statement and accompanying Goals and Objectives shown in **Table 3**.

**Table 3: Vision 2020 Goals and Objectives**

<b>Mission</b>	
<b>Gulf Breeze will preserve and enhance its hometown character and natural environment to foster a high quality of family life.</b>	
<b>Vision 2020</b>	
<b>Develop a master plan to be recognized as the most livable city in America by 2020.</b>	
<b>Vision 2020 Goals and Objectives</b>	
Safety	- Develop a child awareness network
Walkability	- Develop continuous multi-use paths - Install more streetlights - Design safer crosswalks
Environmental Stewardship	- Better flood control - Complete a connected sewer system - Achieve and maintain environmental responsibility - Protect wetlands - Build boardwalks over wetlands
Highway 98	- Reduce residential dependency within City limits
Enhance Cultural Characteristics	
Recreation	- Complete Recreation Center expansion - Provide activities for all ages
Master Design	- Waterfront and gateway design - Streetscaping - Design guidelines - Code enforcement
Economic Development	- Sports medical training - Industry recruitment
Transportation	- Create alternate nodes of transportation such as golf carts and trolley

*Source: City of Gulf Breeze, Vision 2020, 2008*

## C. LAND USE ASSESSMENT

### 1. Existing Land Use

The existing land uses within the CRA have been determined through an analysis of the State of Florida, Department of Revenue “Use Codes” assigned by the Santa Rosa Property Appraiser’s office to each of the parcels located within the CRA. **Table 4** details the distribution of existing land uses within the CRA. **Map 3** shows the existing land uses within the CRA.

**Table 4: Existing Land Use in the CRA**

Land Use	Acres	% of Total CRA
Institutional	102.44	26.03%
Residential	48.04	12.21%
Office and Commercial	108.92	27.68%
Vacant	57.43	14.59%
Right-of-Way	76.70	19.49%
<b>TOTAL</b>	<b>393.54</b>	<b>100.00%</b>

*Source: Santa Rosa County Property Appraiser Database and LDI, 2009*

#### a. Institutional

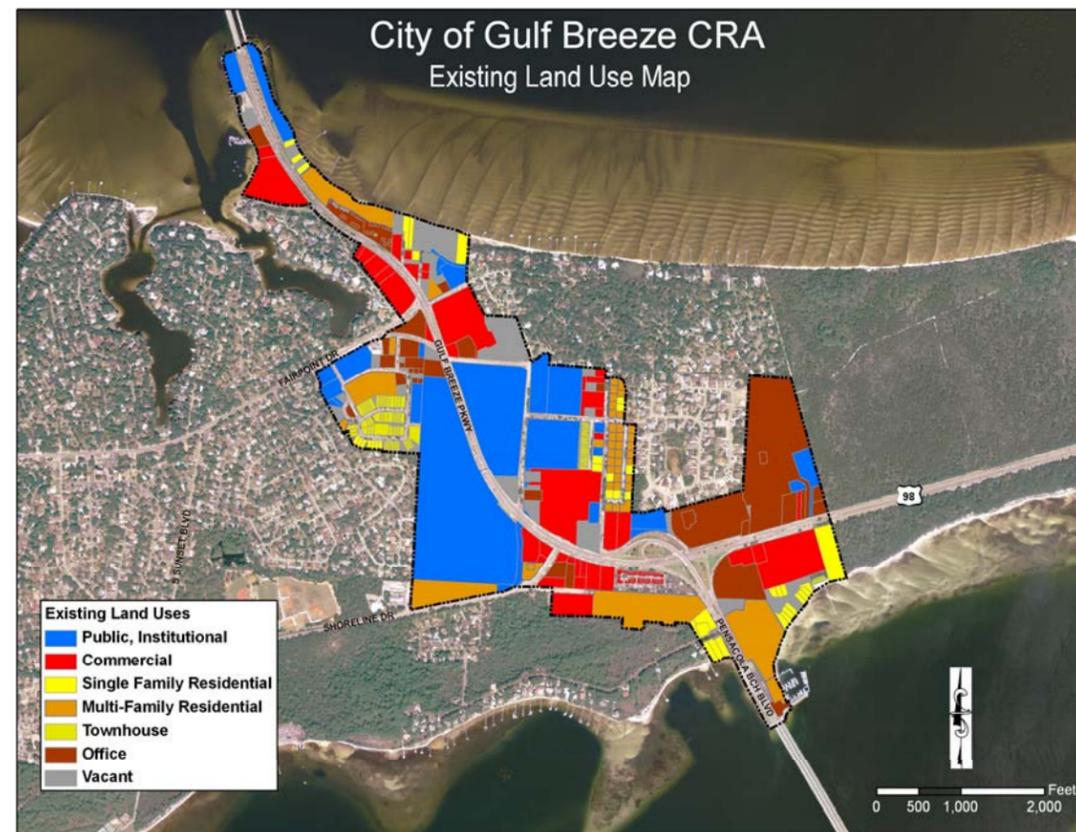
Public Schools represent approximately 16% of the total acreage of the CRA. Encompassing 64.76 acres within three parcels in the center of the Gulf Breeze Community Redevelopment Area are the Gulf Breeze Elementary School, Gulf Breeze Middle School and Gulf Breeze High School. The total area encompassed by the schools is almost evenly bisected by US 98 (Gulf Breeze Parkway). Churches represent approximately 6% of the total acreage of the CRA, encompassing 25.33 acres on ten (10) parcels. **Table 5** details the institutional land use in the CRA.

**Table 5: Institutional Land Use in the CRA**

Institutional Land Use	Acres	% of Total CRA
Public Schools	64.76	16.46%
Churches	25.33	6.44%
Municipal	6.86	1.74%
Utilities	3.00	0.76%
Post Office	1.53	0.39%
Private School	0.63	0.16%
Federal	0.34	0.09%
<b>TOTAL</b>	<b>102.44</b>	<b>26.03</b>

*Source: Santa Rosa County Property Appraiser Database and LDI, 2009*

**Map 3: CRA Existing Land Use**



*Source: Santa Rosa County Property Appraiser Database and LDI, 2009*

#### b. Residential

Condominiums, townhouses and limited single-family residences make up the residential component of the CRA. **Table 6** details residential land use in the CRA.

**Table 6: Residential Land Use in the CRA**

Residential Land Use	Acres	Percent
Single-family Detached	25.80	53.69%
Single-family Attached		
Townhouses	7.04	14.65%
Condominiums	0.94	1.96%
Multi-family		
Apartments	11.29	23.50%
Assisted Living Facilities	2.98	6.20%
<b>TOTAL</b>	<b>48.04</b>	<b>100.00%</b>

*Source: Santa Rosa County Property Appraiser Database and LDI, 2009*

**c. Office and Commercial Land Use**

Business uses – office and commercial - represent approximately 28% of the total acreage within the CRA, encompassing 108.92 acres on 179 parcels. These include single use general commercial buildings, medical centers, shopping centers and professional office parks. The Gulf Breeze Hospital/Andrews Institute medical complex, which is considered office use, on US 98 near the east CRA boundary comprises approximately 2.32% of the total acreage of the CRA, encompassing 9.13 acres on one parcel. **Table 7** details office and commercial land use in the CRA. **Map 4** shows the major office and commercial centers in the CRA.

**Table 7: Office and Commercial Land Use in the CRA**

Office and Commercial Land Use	Acres	Percent
Professional and Financial Offices	24.02	22.05%
Hospitals, Medical Offices and Clinics	35.87	32.93%
Retail Businesses		
Mixed	49.03	45.01%
Residential/Office/Commercial		
<b>TOTAL</b>	<b>108.92</b>	<b>100.00%</b>

Source: Santa Rosa County Property Appraiser Database and LDI, 2009

**Map 4: Major Office and Commercial Centers in the CRA**



Source: Santa Rosa County Property Appraiser Database and LDI, 2009



Medical Complex – Gulf Breeze Hospital and Andrews Institute

**d. Vacant Land Use**

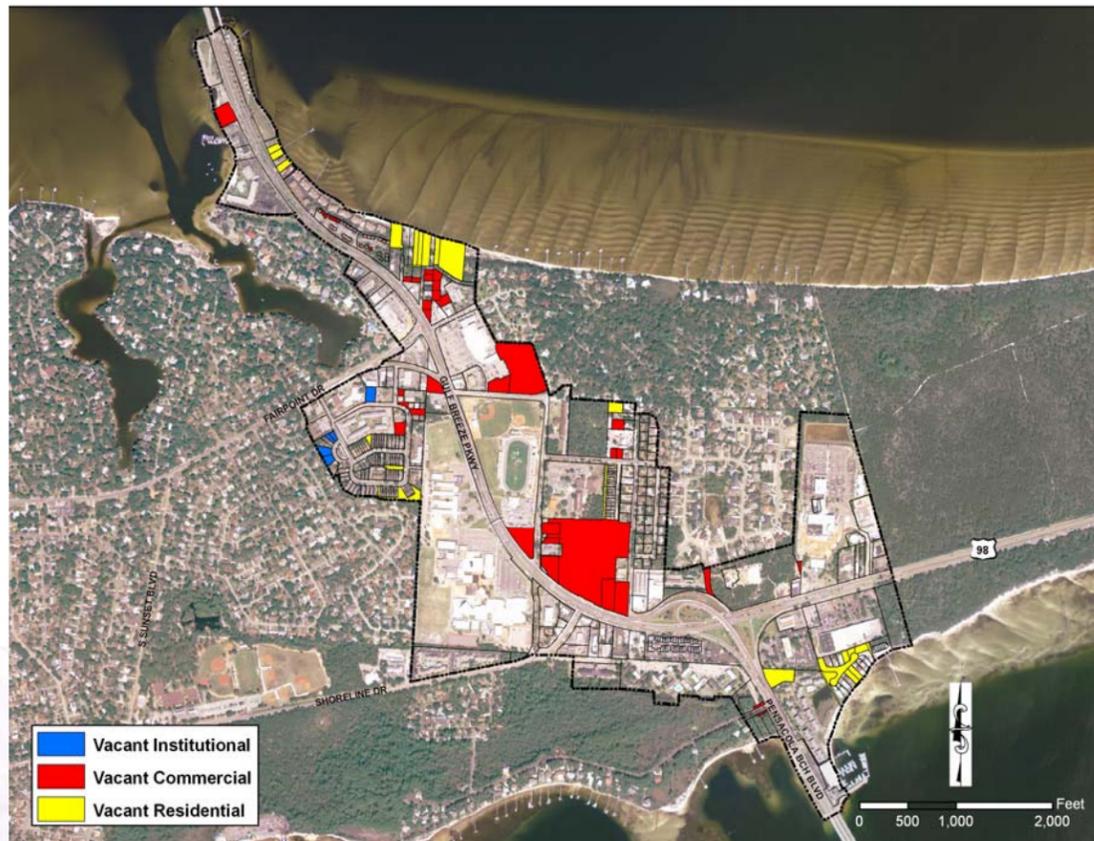
The single largest category of vacant land use in the CRA is vacant commercial. The existing land uses hierarchy and the limited amount of vacant commercial land underscores the restricted traditional suburban development opportunities available within the CRA. **Table 8** details vacant land use in the CRA. **Map 5** shows the vacant parcels in the CRA.

**Table 8: Vacant Land Use in the CRA**

Vacant Land Use	Acres	Percent
Residential	10.74	18.69%
Commercial	41.33	79.43%
Institutional	1.08	1.88%
<b>TOTAL</b>	<b>57.43</b>	<b>100.00%</b>

Source: Santa Rosa County Property Appraiser Database and LDI, 2009

Map 5: CRA Vacant Land Use



Source: Santa Rosa County Property Appraiser Database and LDI, 2008

## 2. Future Land Use/Zoning in the CRA

The Future Land Use categories that currently direct development within the CRA were established in 1990 when the City's Comprehensive Plan was adopted. The City subsequently adopted zoning classifications that match the Future Land Use categories, with one map that identifies the combination future land use/zoning classifications. **Map 6** shows the City of Gulf Breeze Future Land Use/Zoning Map.

The predominant future land use category within the Gulf Breeze CRA is commercial, which represents approximately 52% of the total CRA area. The second largest future land use category is public land (21%) and the third is residential (16%) **Table 9** details the current Future Land Use categories established in the Gulf Breeze CRA.

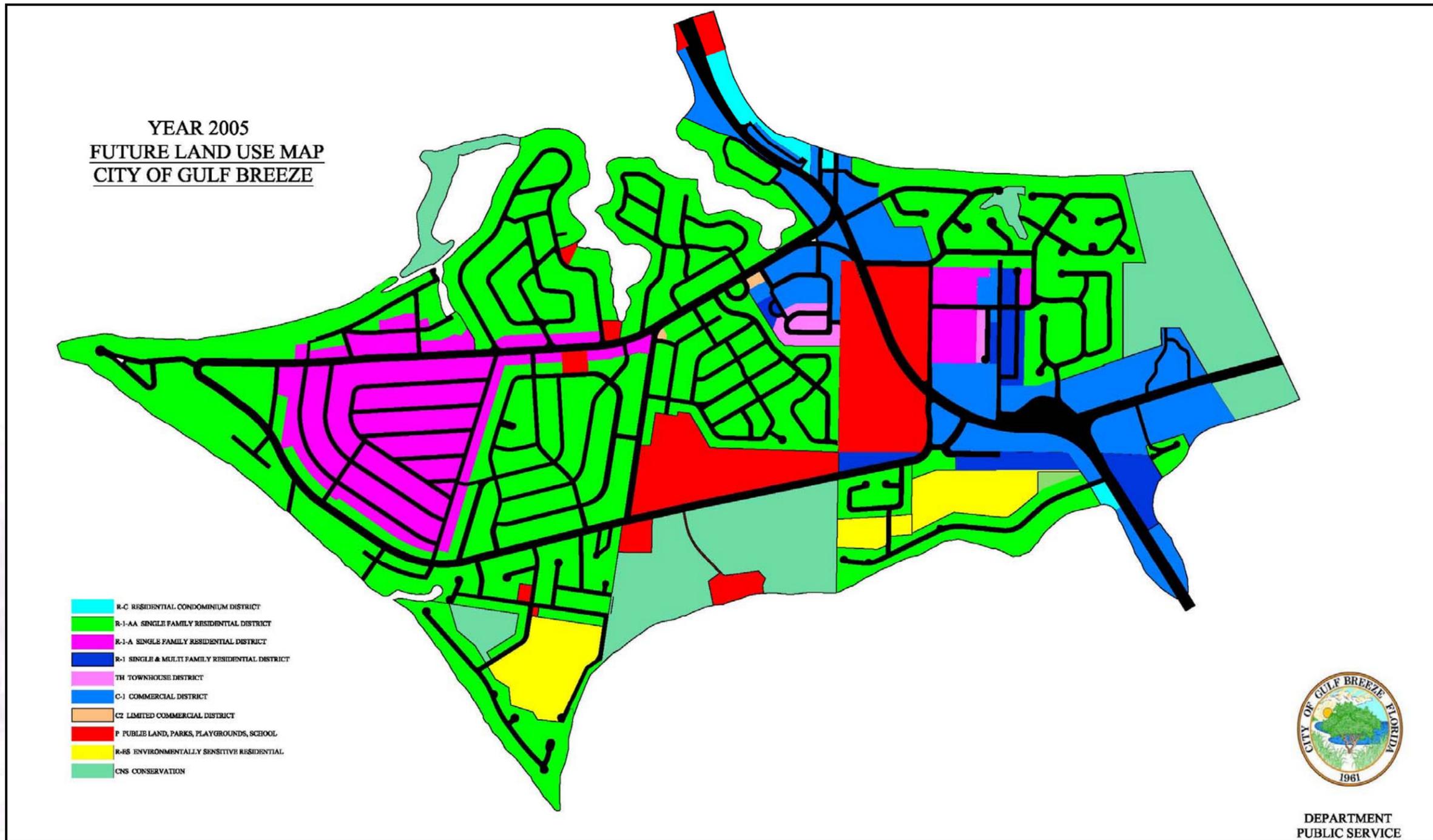
Table 9: Future Land Use/Zoning Categories in the CRA

Land Use	Acres	% of Total CRA
R-C: Residential Condominiums District	2.36	0.74%
R-1-AA: Single Family Residential District	4.05	1.27%
R-1A: Single Family, Multi-Family District	17.24	5.42%
R-1: Single Family, Multi-Family District	19.76	6.21%
TH: Town House District	9.01	2.83%
C-1: Commercial District	164.15	51.55%
C-2: Limited Commercial District	0.91	0.29%
P: Public Land, Parks, Playgrounds And Schools	66.81	20.98%
M: Medical Zoning	24.42	7.67%
MIX: Mixed	2.28	0.72%
N/A	7.45	2.34%
<b>Total</b>	<b>318.45</b>	<b>100.00%</b>

Source: Santa Rosa County, Property Appraisers Office, 2009

Note: Acreage calculations do not include roadway right-of-way

Map 6: City of Gulf Breeze Adopted Future Land Use/Zoning Categories

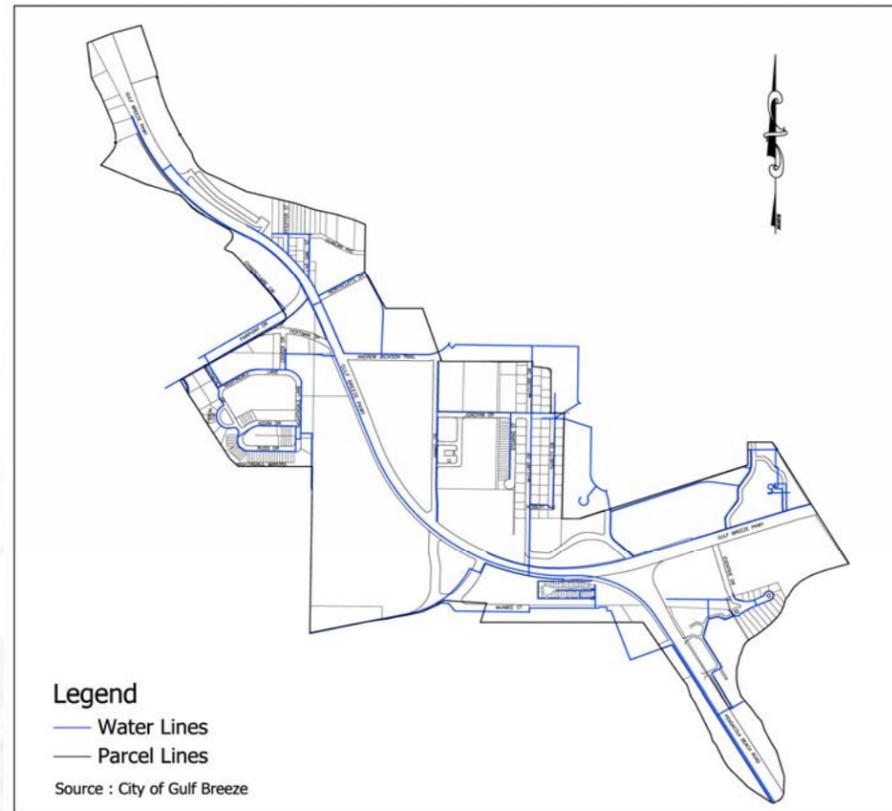


## D. INFRASTRUCTURE

### 1. Potable Water

The City of Gulf Breeze owns and operates a potable water utility system that provides service within the entire CRA area. The existing potable water system consists of a well-developed network of water mains distributed across the entire area. The existing water mains range in size from two inches (2") to sixteen inches (16") in diameter and serve both domestic and fire flow demands. The general location and configuration of the existing water mains is shown on **Map 7**.

**Map 7: CRA Potable Water System**

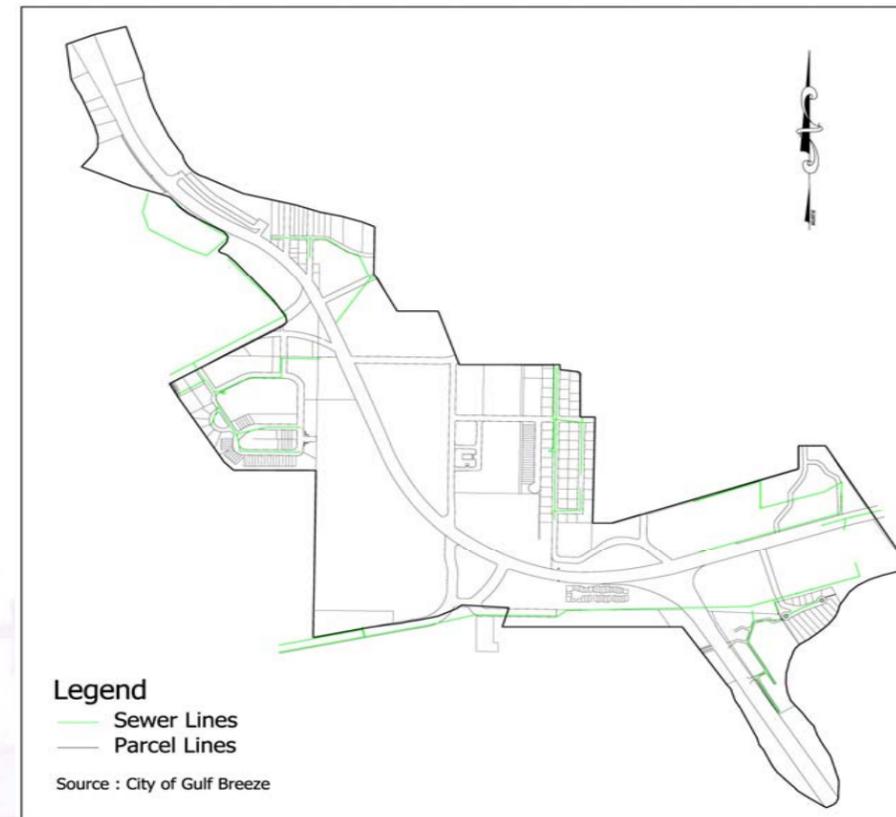


### 2. Sanitary Sewer

The existing sanitary sewer system operated by the City within the Gulf Breeze CRA consists of a network of gravity sanitary sewer trunk lines, pump stations and pressure-force mains. The City has a 2.0 million-gallon-per-day (mgd) advanced wastewater treatment plant (AWTP) located outside of the City limits that provides service to the City. The gravity sewers consist of pipes ranging in size from eight inches (8") to fifteen inches (15"). In addition, there are three (3) existing wastewater pump stations within, or directly adjacent to, the CRA. One of these pump stations discharges into a common twelve-inch (12") force main that goes to the wastewater treatment plant located at the southeast CRA boundary off of US 98.

The general location and configuration of the City's sanitary sewer system within the study area is shown in **Map 8**.

**Map 8: CRA Sanitary Sewer System**



### 3. Stormwater Management System

The majority of the property in the CRA is drained by the Florida Department of Transportation (FDOT) system along US 98. Except for the public schools complex, the property along US 98 is commercial, comprised of large expanses of impervious surfaces. Most of the improvements were constructed years ago, before there were strong enough regulations regarding the quality and quantity of stormwater runoff. As a result, most of the drainage facilities discharge directly into the FDOT system along US 98. The FDOT system then discharges the stormwater into either Pensacola Bay or Santa Rosa Sound.

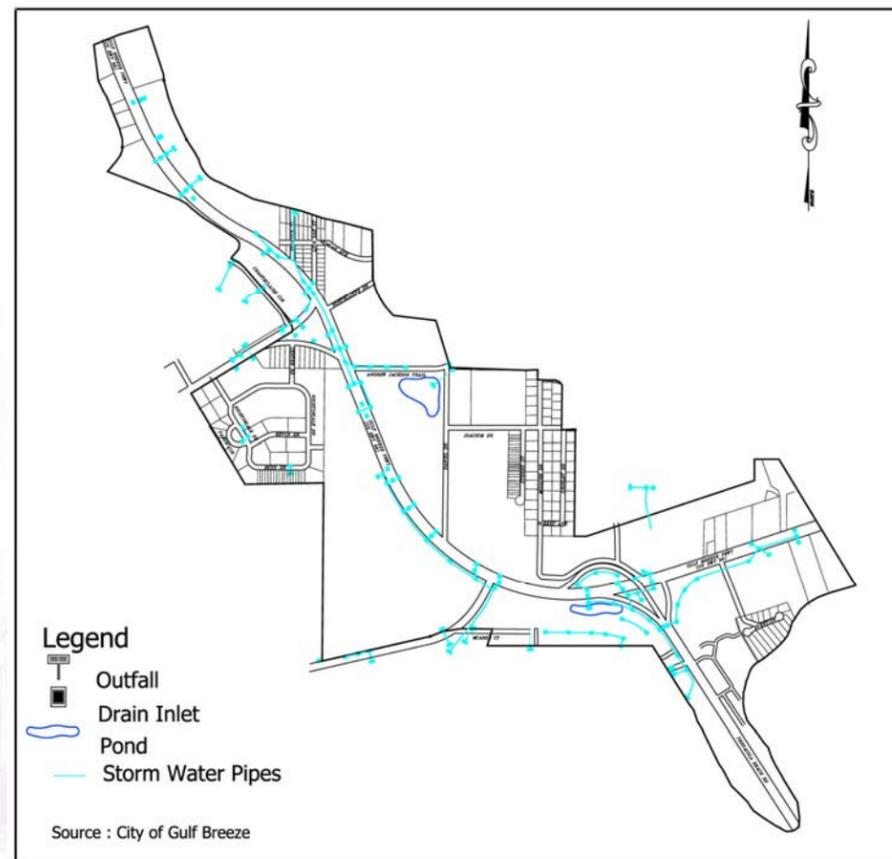
The City-owned stormwater pond is located at McAbee Court and Shoreline Drive. This pond discharges into a wetlands filtration system for stormwater attenuation and treatment. **Map 9** shows the locations of the City's stormwater facilities.

The current system is adequate for flood protection from moderate to heavy rainfall; however, there are areas within the CRA that experience temporary, localized ponding during and immediately after very heavy rainfall events. The ponding is usually shallow and limited to depressed areas in neighborhood streets. The City has identified the following locations in the CRA, in order of priority as having potential stormwater issues that require attention:

1. The Plantation Hill, Shirley, Stearns and McClure areas
2. Dracena Way, Nightingale Lane and Russ Drive areas

In 2006, the City budgeted \$1.5 million dollars (\$1.0 million grant-funded and \$500,000 locally funded) to address stormwater issues Citywide. In 2007, the City adopted a Stormwater Utility Fee to assess all property in the City a pro-rata share of the costs for addressing stormwater management and associated water quality concerns.

**Map 9: CRA Stormwater Management System**

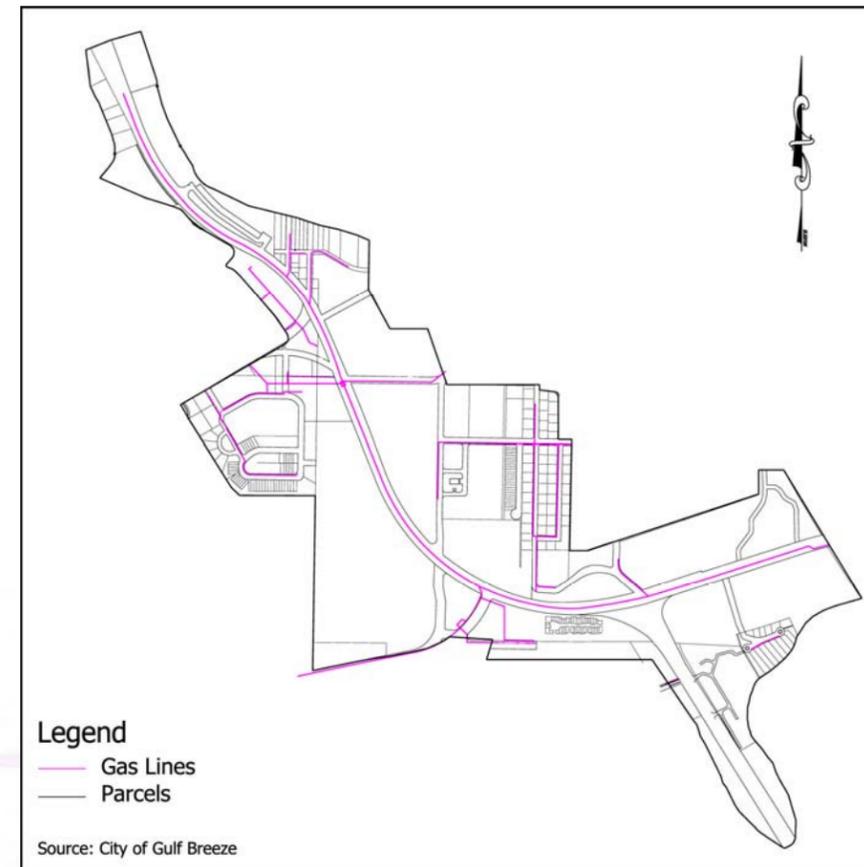


#### 4. Natural Gas

The City of Gulf Breeze owns and operates a natural gas transmission and distribution system that extends throughout the City of Gulf Breeze. Within the CRA is a distribution main consisting of an eight-inch (8") natural gas pipe starting at the north end of the CRA transitioning to a four-inch (4") at the south CRA boundaries. The

distribution main is located within the center median of US 98. The general location and configuration of the natural gas system is presented in **Map 10**.

**Map 10: CRA Natural Gas System**



#### 5. Electricity/Power Lines

Like many urbanized areas, the CRA has highly visible utility poles and overhead transmission lines throughout. The capacity and level of service for these facilities are established and assessed by the private utility companies. The electrical service provider for the City of Gulf Breeze CRA is Gulf Power, a subsidiary of the Southern Company.

## E. TRANSPORTATION

Traffic circulation within the Gulf Breeze CRA is most significantly affected by Gulf Breeze Parkway (US 98), which bisects the district. US 98 links the City of Gulf Breeze with the City of Pensacola to the north via the Pensacola Bay Bridge. US 98 presently serves approximately 60,457<sup>2</sup> average daily trips, all passing through the CRA. US 98 is classified as a principal arterial roadway with six lanes (three lanes in each direction with center medians and turn lanes) through the majority of the Gulf Breeze CRA. The adopted level of service for US 98 is “D,” however two of the sections of US 98, as described in **Table 10** and shown in **Map 11**, have such high traffic volumes that the level of service is currently “F” and one section will be “F” by 2012.

**Table 10: Roadways and Level of Service in the CRA**

Roadway Segment	Roadway Classification & Number of Lanes	Maximum Volume	Total AADT 2007	LOS Standard	2007 LOS	2012 LOS	2017 LOS
US 98/SR 30 (From City Limits to Fairpoint Dr.)	Principal arterial 6 lanes divided	53,500	51,077	D	C	F	F
US 98 (From Fairpoint Dr. to SR 399)	Principal arterial 6 lanes divided	49,200	55,500	D	F	F	F
US 98 (From SR 399 to GB City Limits)	Principal arterial 4 lanes divided	35,700	45,500	D	F	F	F
SR 399 (From int. of US 98 to bridge)	Urban Collector 4 lanes divided	61,800	18,700	D	A	B	B
Fairpoint Drive	Local Collector 2 lanes undivided	E	11,617	E	E	E	E
Shoreline Drive	Local 2 lanes undivided	E	11,594	E	E	E	E

*Source: Florida-Alabama TPO Congestion Management System Plan, 2008*

**Map 11: Deficient Roadways in the CRA**



*Source: Florida-Alabama TPO Congestion Management System Plan, 2008*

In addition to Gulf Breeze Parkway, State Road (SR) 399 is a north-south corridor that begins at US 98 and connects Gulf Breeze to Pensacola Beach to the south via the Bob Sikes Bridge. SR 399 had approximately 18,700 average daily trips in 2007. SR 399 is classified as an urban collector roadway with four lanes (two lanes in each direction with center medians and turn lanes). Secondary roadways in the Gulf Breeze CRA include Fairpoint Drive, Shoreline Drive and Daniel Drive, which provide access to the residential neighborhoods from the CRA and provide alternatives to US 98 for local traffic.

<sup>2</sup> AADT on US 98 through the CRA based on the City of Gulf Breeze trip counts.

### 1. Sidewalks and Bike Trails

The current sidewalk facilities in the Gulf Breeze CRA consist of sidewalks on both sides of US 98 and SR 399. There are some sidewalks in the residential neighborhood behind the elementary school. Currently, there are no bicycle facilities in the Gulf Breeze CRA. However, there are two existing bike trails nearby that are available for the use of the residents of Gulf Breeze. These are the South Santa Rosa Loop Trail and the Scenic Highway Bike Route. These facilities are shown on **Map 12**.

The South Santa Rosa Loop Trail is a 40-mile, multi-use, paved trail created for joggers, cyclists, inline skaters, and hikers. This trail begins at the Navarre Beach Nature Walk, traverses through scenic Gulf Islands National Seashore, crosses the Pensacola Beach Bridge, and returns through Gulf Breeze along U.S. Highway 98 to Navarre. It is at the intersection of US 98 and SR 399 where residents may access this trail.

The Scenic Highway Bike Route is an 11-mile paved shoulder trail. This biking trail follows the Pensacola Scenic Bluffs Highway, designated in 1998 by the Florida Scenic Highways Program. This road is a unique driving experience offering panoramic views of Escambia Bay from giant bluffs that are the highest points along Florida's entire coastline. It travels from the Bayou Texar Bridge to the north end of the US 90 Bridge across the Escambia River.

### 2. Transit

Escambia County Area Transit (ECAT) provides one route (Route 61) that provides limited service to Gulf Breeze at no cost to riders during morning and evening peak hours on Monday through Saturday. Route 61 originates at the Rosa L. Parks Complex (Main ECAT Transfer Center) and provides limited service to downtown Pensacola, Gulf Breeze) and Pensacola Beach. This route does not allow full-service for commuters because of the limited route and hours.

### 3. Airports

The Pensacola Gulf Coast Airport is the closest regional airport to the City of Gulf Breeze, approximately ten miles and a 30-45 minute drive from the City. This airport provides service for commercial carriers and private aircraft. The next closest regional airport is the Northwest Florida Regional Airport in Fort Walton Beach, approximately 43 miles and a little over an hour from Gulf Breeze. This airport does not provide service for private aircraft due to its location on Eglin Air Force Base.

**Map 12: Trails in Gulf Breeze and Vicinity**



## F. ECONOMIC ASSESSMENT

This section describes the market conditions that exist in the CRA based on its context within the City of Gulf Breeze and Santa Rosa County and describes development that has occurred in the CRA since its inception. The demographic information is listed in **Table 11**.

**Table 11: Regional Demographics**

Demographics	City of Gulf Breeze	Santa Rosa County
<b>Population</b>		
Population 2008	6,154	150,523
Population 2020*	5,985	177,541
Population Growth	(0.28%) decrease	18%
<b>Household Income (as a Percentage of Total Households)</b>		
Under \$15,000	8.20%	10.80%
\$15,000-\$24,999	6.50%	9.30%
\$25,000-\$34,999	7.30%	11.80%
\$35,000-\$49,999	14.20%	16.40%
\$50,000-\$74,999	20.40%	22.70%
\$75,000-\$99,999	13.60%	12.30%
\$100,000-\$149,999	12.50%	11.10%
\$150,000-\$199,999	6%	2.60%
Over \$200,000	11.40%	3.10%
Median Household Income	\$65,980	\$51,451
<b>Retail Spending</b>		

*Source: Team Santa Rosa, 2007. \*Shimberg Center for Affordable Housing, 2009.*

### 1. Employment Sectors

In 2007, the workforce population (over 16 years in age) for the City of Gulf Breeze was 5,095.<sup>3</sup> Over 53% of this group was in the labor force, 1.1% in the armed forces and 43% not in the labor force. The unemployment rate was 2.50%. The primary employment sectors in the City are, in descending order:

Services (including health and education)	(54.3%)
Retail Trade	( 9.4%)
Finance, Insurance & Retail Trade (FIRE)	( 8.4%)
Construction	( 7.5%)
Public Administration	( 6.5%)

<sup>3</sup> TEAM Santa Rosa, Santa Rosa Economic Development Council, 2007.

The distribution of the workforce reflects the significant presence of the Gulf Breeze Hospital and the surrounding medical service providers, as well as the location of the Gulf Breeze Public Schools Complex. The completion of the first phase of the Andrews Institute Orthopaedic and Sport Medicine facility in 2007 increased the percentage of overall employment within the Health Services sector. Retail represents another significant portion of the workforce distribution. The financial sector (FIRE) is a significantly larger component of Gulf Breeze's workforce than in surrounding cities and the county as a whole.

### 2. Investment and Development in the CRA – 1997 - 2008

The Gulf Breeze Community Redevelopment Agency has made a considerable financial investment, utilizing as its source the Tax Increment Fund (TIF) established in 1996, in the implementation of the programs and projects identified in the 1990 Community Redevelopment Plan and in subsequent capital improvements programs. These investments include park improvements, streetscape and median improvements, amendments to the CRA plan and the creation of design guidelines for the downtown area. Total Community Redevelopment Agency investment through August 2008 was \$4,983,073.28. **Table 12** lists detailed CRA investment on projects and activities completed from 1997 to 2008. **Map 13** shows the location of CRA projects.

The public investment has, in turn, leveraged private investment tremendously. Approximately 21 new office and commercial establishments were constructed since 1990 including, most recently, two major projects – the Andrews Institute for Orthopaedic and Sports Medicine and the Sea Shells Collection Shopping Center, both described on the following page. The taxable value of all commercial and office investment has increased since 1990 by \$38,985,306<sup>4</sup>. The total taxable value for the CRA has increased from \$49 million (1990) to approximately \$127 million (2008). Substantial institutional investment has also occurred since 1990, with major improvements to the Gulf Breeze Schools Complex including site improvements to the middle and high schools and the construction of a new elementary school building by the Santa Rosa School District.

<sup>4</sup> Santa Rosa County Property Appraiser's Office, 2008.

**Table 12: CRA Investment 1990-2008**

Year	Projects	Costs
1997	<ul style="list-style-type: none"> <li>US 98 Corridor Study</li> <li>Community Visioning</li> <li>Overpass Landscaping</li> </ul>	\$11,275.00
1998	<ul style="list-style-type: none"> <li>US 98 Corridor Study</li> <li>Fishing Bridge Repairs</li> </ul>	\$355,700.00
1999	<ul style="list-style-type: none"> <li>Access Management Study</li> <li>Sidewalks</li> <li>Beach Overpass</li> </ul>	\$106,572.40
2000	<ul style="list-style-type: none"> <li>Wayside Park Rip-Rap</li> <li>Underground Wiring</li> <li>Beach Road Plaza Sidewalk</li> <li>Highway 98 Improvements (Eng.)</li> <li>Paving Improvements (Health Dept.)</li> <li>Resurfacing Shoreline Drive</li> <li>Complete Sidewalk and Stormwater Improvements on McAbee Street</li> <li>Miscellaneous Road Improvements</li> </ul>	\$128,963.25
2001	<ul style="list-style-type: none"> <li>First Phase Underground Wiring</li> <li>Renovate Health Department Building</li> <li>Shoreline Turn Lanes</li> <li>Wayside Park West</li> <li>Miscellaneous Road Improvements</li> </ul>	\$186,876.77
2002	<ul style="list-style-type: none"> <li>Pensacola Bridge Replacement</li> <li>Daniel Drive Extension</li> <li>Bay Bridge Sidewalk Improvements</li> <li>Miscellaneous Road Improvements</li> </ul>	\$550,716.41
2003	<ul style="list-style-type: none"> <li>Pensacola Bridge Replacement</li> <li>Daniel Drive Extension</li> <li>Miscellaneous Road Improvements</li> </ul>	\$287,429.46
2004	<ul style="list-style-type: none"> <li>Pensacola Bridge Replacements</li> <li>Daniel Drive Extension</li> <li>Ads &amp; Memberships</li> <li>Professional Services</li> </ul>	\$1,075,862.44
2005	<ul style="list-style-type: none"> <li>Daniel Drive Extension</li> <li>Professional Services</li> <li>Resurfacing</li> <li>Ads &amp; Membership</li> </ul>	\$592,813.90
2006	<ul style="list-style-type: none"> <li>Gulf Breeze Design Guidelines for CRA and Central Business District</li> <li>Sidewalks @ GBHS</li> <li>Daniel Drive Extension</li> <li>Road Resurfacing &amp; Engineering</li> </ul>	\$372,240.00
2007	<ul style="list-style-type: none"> <li>Street lighting</li> <li>Road Resurfacing &amp; Engineering</li> <li>Hwy 98 Improvements</li> <li>Baptist - Andrew's Institute</li> <li>The City installed two stormwater facilities near the north side of the Daniel Drive and US 98 intersection in to accommodate the development of the Seashell Collections Shopping Center and the Andrews Institute.</li> </ul>	\$1,267,686.65
2008	<ul style="list-style-type: none"> <li>Street Lighting</li> <li>Hwy 98 Improvements</li> <li>Wayside Park Improvements</li> <li>Resurfacing</li> </ul>	\$46,937.
<b>Total CRA Projects Funded</b>		<b>\$4,983,073.28</b>

Source: City of Gulf Breeze, CRA, 2009

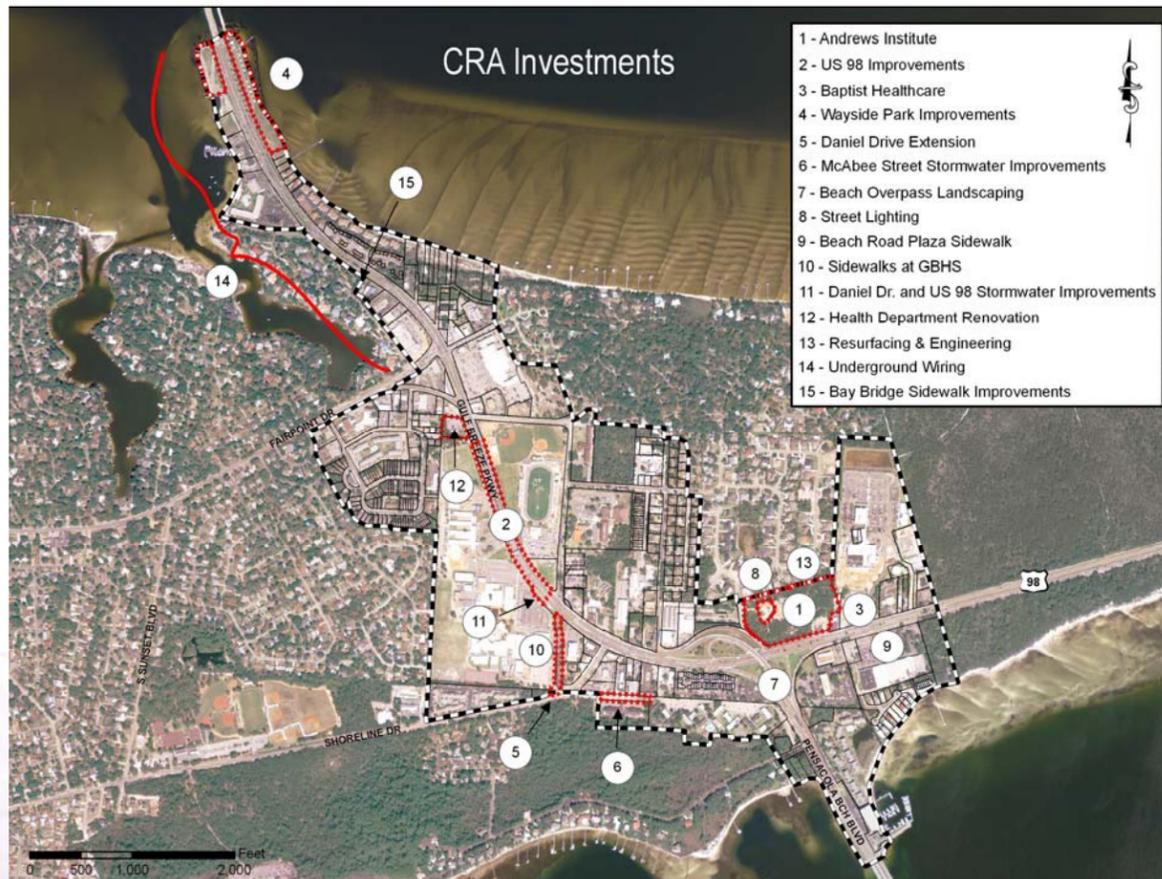
**a. Andrews Institute for Orthopaedic and Sports Medicine**

The Andrews Institute for Orthopaedic and Sports Medicine was built adjacent to the Gulf Breeze Hospital complex. The two-story, 85,000 square-foot clinical facility houses a multi-specialty ambulatory surgery center, an outpatient rehabilitation and diagnostic imaging center, and physician office space. The \$20.3 million facility opened in April 2007. The athletic performance enhancement center, also opened in 2007, includes a 28,000 square-foot indoor training facility with a lap pool and recovery area. Located outdoors is a covered sport-specific training area, a turf field and a 60-meter sprint track. The research and education center was completed a year later. With 30,000 square feet and at a cost of \$5 million, the center provides space for clinical research, surgical skills labs, conference areas and classrooms to support the educational mission of the Andrews Institute.

**b. Seashell Collections Shopping Center**

The Seashell Collections Shopping Center is located near the intersection of Daniel Drive and US 98. Construction of the first phase, a Publix supermarket and retail shops, was completed in 2008. Subsequent phases are expected to be completed within the next five years.

Map 13: Location of CRA Investment



Source: City of Gulf Breeze, Land Design Innovations, Inc., 2009

### 3. Economic Development, Workforce and Business Support Service Providers

Economic development service providers and business support service providers for the City of Gulf Breeze and its CRA include:

#### a. TEAM Santa Rosa, Economic Development Council

Gulf Breeze is located in Santa Rosa County and receives economic development services from TEAM Santa Rosa, Economic Development Council. TEAM Santa Rosa, Santa Rosa County's economic development arm, is a public/private partnership that focuses on bringing value to Santa Rosa County through quality job and wealth creation. TEAM Santa Rosa provides business recruitment services, information clearinghouse services and access to state and national economic development grants and incentive programs. <http://www.teamsantarosa.com/index.html>

#### b. The Gulf Breeze Area Chamber of Commerce

The Gulf Breeze Area Chamber of Commerce is comprised of over 453 businesses and individual members. The Gulf Breeze Area Chamber provides referral, networking, professional development, and community information and relocation assistance to the Gulf Breeze area. <http://www.gulfbreezechamber.com/>

#### c. Workforce ESCAROSA-One Stop Career Center

The ESCAROSA One Stop Career Center is part of the Employ Florida network and provides services to both job seekers and employers. The One Stop Career Center also acts as a clearinghouse for numerous State and National Organizations that help employers find employees and job seekers find employers, as well as assisting individuals to upgrade their professional skill sets. <http://www.escarosa.org/>

#### d. Santa Rosa County School District

Provides local youth services for in-school and out-of-school youths, to include basic skills enhancement; career counseling/career shadowing, community services, mentoring, post-secondary educational planning, technical training, workforce fundamentals training, and paid work experiences. [www.santarosa.k12.fl.us](http://www.santarosa.k12.fl.us)

#### e. Pensacola Junior College

Pensacola Junior College is a state community college with a diverse body of students and a wide range of excellent programs providing education and training opportunities to meet their needs. PJC provides grant-funded local workforce development services for job seekers, labor market information and employer related services through the Escarosa Career Center. PJC administers the State of Florida's Welfare Transition Program and Workforce Innovation Act Program to expand the educational and training opportunities for this community. PJC also hosts the Educational Opportunity Center, a federally funded TRIO program. The EOC helps primarily low-income adults gain admission to college and find financial assistance for their education. Services include assistance with completing college admissions and financial aid applications; guidance on secondary school re-entry or entry into a GED program; academic advice; and career counseling. All services are free. The Pensacola area EOC also provides free technology tutorials to participants with little or no computing experience. [www.pjc.edu](http://www.pjc.edu).

#### f. University of West Florida, Small Business Development Center

The Small Business Development Center (SBDC) at the University of West Florida (UWF) is a member of the Florida Small Business Development Center Network, a non-profit network of college and university-based centers providing entrepreneurs with high quality one-on-one consulting, management training, and vital information they need to grow and prosper in a complex and competitive global environment. Serving Escambia, Santa Rosa, Okaloosa and Walton counties, the UWF SBDC maintains full service offices in Pensacola and Fort Walton Beach. Consulting services and training are all provided at several locations throughout the service territory. <http://www.sbdw.uwf.edu/>

**g. State of Florida Economic Development Service Providers**

The following list includes economic development service providers available to local business owners and residents in Santa Rosa County and the City of Gulf Breeze.

**i. Agency for Workforce Innovation**

The Agency for Workforce Innovation is Florida's lead state workforce agency and directly administers the state's Labor Market Statistics program, Unemployment Compensation, Early Learning and various workforce development programs. The Office of Early Learning, a division within the agency, provides oversight of Florida's school readiness programs and is the lead entity for implementing the state's successful Voluntary Prekindergarten program

Workforce development policy and guidance in Florida is provided by Workforce Florida, Inc. Workforce Florida and the Agency for Workforce Innovation are partners in the Employ Florida network which includes 24 Regional Workforce Boards who deliver services through nearly 100 One-Stop Career Centers around the state. <http://www.floridajobs.org/>

**ii. Division of Workers' Compensation Reemployment Program**

This agency provides reemployment services to injured workers that sustained injuries after 10/1/89 and are covered under FL Statutes 440. The reemployment services include, but are not limited to, vocational counseling, job development and placement, employability skills training, comprehensive vocational evaluation and training, medical assessments, on the job training and labor market information. These services are provided through collaboration with some of the following agencies: Division of Vocational Rehabilitation, Agency for Workforce Innovation, Pensacola Junior College, and physicians, insurance carriers and employers. For further information visit their website at: <http://www.fldfs.com/WC/organization/brrs.html>

**iii. Vocational Rehabilitation**

The Florida Department of Education, Division of Vocational Rehabilitation is a Federal/State Program that assists individuals with disabilities who require vocational rehabilitation services to prepare for, secure, regain, or retain employment. The rehabilitation process is based upon an Individualized Plan for Employment (IPE) that is oriented to the achievement of an employment outcome. Essential to the process is full participation by the individual with a disability. <http://www.rehabworks.org>

**h. BRAC – MyFloridaMilitary Website**

The MyFloridaMilitary website provides Florida's transitional military personnel, their spouses, active duty military spouses and veterans with an extensive and proven job search strategy. The goal of the site is to have a partnership that includes State and Federal government agencies joining forces with private sector businesses. [www.myfloridamilitary.com/](http://www.myfloridamilitary.com/)

## G. OPPORTUNITIES AND CHALLENGES FACING THE CRA

### 1. Physical Environment

The physical environment provides the City of Gulf Breeze CRA with both its greatest opportunities and its greatest challenges. The most immediate physical challenge facing the Gulf Breeze CRA is the location of U.S. Highway 98 (Gulf Breeze Parkway) through the center of the CRA. While this roadway provides direct access to the City of Pensacola and the beaches, it also presents a physical barrier from one side of the City to the other. This barrier inhibits easy pedestrian and bicycle crossings from one side of the City to the other and also provides a vehicular barrier or constraint during the morning and evening peak commuter hours. However, the large volume of commuter traffic and limited alternate through routes also provides an opportunity for additional commercial and residential development within the central business district. Recommendations addressing potential projects that may address this challenge are presented in the Recommendations and Strategies section of this report. The City's location on US 98, between the historic City of Pensacola and Santa Rosa Sound/Pensacola Beach, provides a constant flow of tourists, residents and commuters.

An additional challenge to development within the CRA is the limited area available for commercial or retail development. The City's three schools currently occupy a significant portion of the property within the center of the CRA. While limiting the area's potential for future development, the location of the schools provides the stability of a long term continued use. Recommendations addressing potential projects that may address this challenge are presented in the Recommendations and Strategies section of this report.

The environmental opportunities include the community's wonderful location off of Pensacola Bay, Santa Rosa Sound and Pensacola Beach. The associated warm weather and beachfront climate provides a great environment and incentives for business and residential relocation.

Concurrently the City of Gulf Breeze is keenly aware of the challenges presented by the environment in the form of inclement weather, storms and hurricanes. After being struck directly or indirectly by several hurricanes in the past five years, the City has almost completed the extensive recovery and repair process. Lessons learned from these events have prompted the City to evaluate options addressing the continued and accelerated relocating of utilities and services underground.

### 2. Economic Environment

The City of Gulf Breeze's economic environment provides an opportunity for additional retail and service development to serve the residential community as well as the demands of the transient or tourist population. The high median household income, generated primarily through transfer and pension payments to retirees, coupled with those generated by the higher paying employment sectors within the City, provides an opportunity for developing an increased services and retail sector. This opportunity should be tempered with the caution of dependence on the tourism or visitor market demands, which fluctuate over time.

The development of the Andrews Institute and its ancillary medical professional development continue to provide a stable economic engine for the community that is not affected by the market fluctuations associated with the tourism sector.

Another cautionary note, as a by-product to the City's increasing housing and land values, the availability of affordable or mid-market housing for middle income and working class residents is becoming more limited. A developing trend is the inability of retail, service and some professional workers (teachers, law enforcement, office workers) to be able to find affordable housing options in Gulf Breeze. These conditions have created the situation where workers come to Gulf Breeze during the day to work, but commute home elsewhere at the end of the day. These conditions are problematic with regards to creating additional traffic congestion and the leakage of wages and salaries that are removed from the local economy.

The City has started to address this problem by partnering with Santa Rosa County government and is also seeking grant funding for the development of workforce and affordable housing.

### 3. Regulatory Environment

The City of Gulf Breeze's regulatory environment provides opportunities for traditional residential and non-residential development within the CRA. However, one of the current regulatory challenges facing the City is the lack of a mixed-use land use/zoning classification within the CRA. The use of such a land use/zoning classification could encourage multiple uses on the limited parcels available within the CRA. The use of mixed-use and compact development within the CRA would also reduce the City's costs to provide services to these facilities when compared to separate stand alone uses and would also increase pedestrian and non-automobile based transportation options. Recommendations addressing the potential use of a mixed-use land use/zoning classification are presented in the Recommendations and Strategies section of this report.

The City has recently completed its Design Guidelines for the CRA area. The Design Guidelines were developed to ensure a consistent, high quality development standard in the future and to create a more unified look for the City.

## H. STRATEGIES AND RECOMMENDATION

### 1. Strategies for Addressing Blight Conditions -1990

The conditions of blight identified in the 1990 Redevelopment Plan included: predominance of a defective street and lot layout; unsanitary or unsafe conditions; deterioration of sites or other improvements; tax or special assessment delinquency exceeding the value of the land; and diversity in ownership or defective or unusual conditions of title, which prevent the free alienability of land within the deteriorated or hazardous area.

The 1990 Plan identified a “... focus on the redevelopment of the public environment — primarily the treatment of the existing streets, school property and park property.”<sup>5</sup> Specific projects and programs identified in the plan included:

- Supporting and encouraging private investment;
- Creating a positive, healthy environment by effective public investments;
- Supporting business promotion initiatives by the Gulf Breeze Chamber of Commerce and other such groups;
- Identifying funding sources for public expenditures necessary for redevelopment activities;
- Increasing the tax base within the redevelopment area;
- Capitalizing on the City’s waterfront (Wayside Park improvements, enhanced recreational access to surface water)
- Creating and implementing Urban Design Guidelines; and,
- Improving traffic flow.

### 2. Community Redevelopment Objectives

The community workshops and visioning exercises identified four major community redevelopment objectives. The primary objective was to manage future development and growth within the City. Participants of the workshops expressed the desire to ensure that future development is of high quality and visually appealing in order to preserve existing residential and commercial property values and improve the overall quality of life in the City.

The overall redevelopment objectives identified by the Gulf Breeze community are listed below:

- Management of future development and growth;
- Recognition, protection and utilization of natural and geographic assets;
- Identification and installation of desired community facilities, services and amenities; and
- Capitalize on tourism and natural resource based opportunities while preserving or improving existing residential quality of life.

<sup>5</sup> City of Gulf Breeze Community Redevelopment Plan, 1990.

### 3. Strategies and Recommendations for Addressing Blight Conditions

The strategies recommended for implementation seek to build upon the significant capital investment already undertaken by the City and further seek to implement the program and project objectives that have not yet been fully realized. Infrastructure improvements are vital to supporting the public and private reinvestment efforts in a redevelopment area. Improvements to roadways and stormwater facilities, as well as other neighborhood improvements, and the relocation of overhead utility lines to underground are all designed to serve as a catalyst for community redevelopment. The following sections identify recommended improvements related to roadway, utility and other public facility infrastructure within the CRA study area.

#### a. Continue Investment in Public Facilities and Infrastructure

##### i. Streetscape and Pedestrian Features

The City should continue to improve the overall aesthetics and landscaping available along the US 98 corridor. The City should examine the opportunity to install streetscape features along a portion of Daniel Drive located north of US 98 as identified in the newly adopted Design Guidelines. This could then serve as a visual demonstration project and example of the desired level of quality expected from subsequent commercial development within the CRA.

##### ii. Public Areas/Community Areas

As a component to the streetscape and pedestrian feature projects described above, the City should also identify potential areas within the CRA for locating public gathering spaces, community areas or open spaces. These public areas could offer shade and a respite from the sidewalks and traffic along US 98. The City may then evaluate the potential use of these identified locations when negotiating future commercial development agreements and development applications along US 98.

##### iii. Transportation

Traffic volume on US 98 in the CRA has increased to such a level that the LOS is “F” and congestion on US 98 is only going to get worse. The creation of another corridor would provide local traffic an alternative to using US 98 as well as relieving some congestion. It is recommended that an alternate corridor feasibility study be performed. A possible corridor could be located on the east side of US 98 starting at Northcliff Drive and ending at St. Francis Street. The new corridor could utilize the existing right-of-way of Daniel Drive and would require the acquisition of some additional right-of-way to accommodate the project. A new signalized intersection could also be created providing a connection with Shoreline Drive and the new corridor. The route of the proposed corridor is shown on **Map 9**. The connection of this proposed “eastern loop” to the existing Shoreline Drive roadway will provide a complete loop around the city offering an alternative to US 98 for local residents to access the central business district.

**Map 14: Proposed Connector Roadway**



Source: LDI, 2008

**iv. Bike Trails**

Two existing bike trails are located within close proximity to the residents of Gulf Breeze - the South Santa Rosa Loop Trail and the Pensacola Scenic Bluffs Highway bicycle route. The closest access point to the Scenic Highway Bicycle Route is ~4.5 miles from the Gulf Breeze city limits and entails traveling on the three-mile Pensacola Bay Bridge. The best option to expand an existing bicycle route into the City is the South Santa Rosa Loop Trail, where the closest access point is the intersection of US 98 and SR 399 (Pensacola Beach Road).

It is recommended that the City create a bicycle route that connects to the South Santa Rosa Loop Trail from either Northcliff Drive or from US 98 from the Pensacola Bay Bridge. The first option is to construct an eight-foot wide paved bicycle trail separate from the traffic lanes as part of the new corridor from Northcliff Drive along St. Francis Street. A second option would be to coordinate with the FDOT to widen the sidewalk on the west side of US 98 to eight feet from the Pensacola Bay Bridge to the South Santa Rosa Loop Trail at SR 399. A third option that might be considered is the construction of a bicycle trail independently of the installation of the proposed alternate automobile corridor. It is also recommended that a trailhead be constructed where the new bicycle route accesses the South Santa Rosa Loop Trail.

**v. Reclaimed Water**

In order to conserve water resources, the use of reclaimed water is encouraged by the water management district. It is the water management district's goal to maximize reuse and minimize consumption of potable water as a means to protect the City's limited fresh water supplies. Another benefit is that in many cases it is less expensive to install a reclaimed water system to increase the City's potable water supply than it is to drill new wells and build new treatment facilities.

It is recommended that the City conduct a study to investigate the feasibility of extending its reclaimed water system based on potential users/fees generated by the system compared to the cost of increasing the potable water supply. Should the study show that there are needs for re-use in the CRA study area and that it is economically feasible, the reclaimed water mains should be constructed concurrent with other CRA infrastructure improvements.

**vi. Utility Lines**

It is recommended that the City continue to relocate the overhead utilities underground within the main thoroughfares and corridors of the CRA study area. This would eliminate the unsightly aboveground facilities in areas that have the greatest amount of business, community and visitor activities. Under grounding overhead utilities would need to be assessed on a case-by-case basis with the utility owners.

**vii. Stormwater System/ Master Drainage Study for Downtown**

Historically, the City has not had any significant stormwater problems within the CRA. This is primarily due to the fact that the CRA has well-drained soils and that the central business district was built before there was a requirement for stormwater treatment. Some localized flooding occurs in specific areas after heavy rainfall events. These areas were identified in the Existing Conditions section of the report and have been prioritized for remedial action by the City.

One of the hurdles developers face when seeking to redevelop smaller downtown parcels is on-site storage of stormwater. The potential use of regional stormwater ponds may enable developers to utilize more of their parcel for development. Therefore, to avoid having to provide ponds on every individual site in the CRA, the City should investigate the feasibility of establishing a regional stormwater management system. A regional stormwater system would make redevelopment of the downtown much more financially attractive to private developers.

The City may wish to prepare a stormwater master plan that would be based on existing impervious surface areas and potential development of existing vacant parcels in the CRA. The plan would be beneficial in identifying potential locations of regional stormwater ponds, especially along US 98, and also for determining what additional improvements are needed to improve the existing stormwater treatment system.

The City has assisted two recent development projects facilities - the Andrews Institute and the Seashell Collections Shopping Center - through the funding and installation of stormwater facilities near the intersection of US 98 and Daniel Drive.

**b. Expand Development Opportunities**

The following recommendations are intended to stimulate and expand the private sector development opportunities within the Gulf Breeze CRA.

**i. Encourage Mixed-Use Development**

The City should evaluate the potential uses of mixed-use land use and zoning designations that would allow the development of residential, commercial and office development within the same site. In light of the City's limited redevelopment area and vacant land, development opportunities would be greatly increased with the use of a mixed-use land use designation.

**ii. Aggregate or Assemble Parcels**

In conjunction with mixed-use districts, and particularly in light of the limited property available for development within the CRA, the City should seek to aggregate or assemble parcels that are currently too small to feasibly develop. There are a number of vacant parcels less than one acre in size throughout the CRA. Specifically there are over 41 acres of vacant commercial land, comprised of 39 parcels, and over ten acres of vacant residential land comprised of 30 parcels. **Appendix A** and the **associated map** lists these parcels and shows their locations. The City should evaluate opportunities to assemble and aggregate these parcels in order to increase the inventory of property that is able to accommodate development. The long term implementation plan recommends allocating a certain annual set-aside from the annual TIF revenue generated to be made available for potential parcel assembly opportunities.

**iii. Implement Recently Adopted Design Guidelines**

In order to improve the quality and appearance of future development within the CRA, the City should implement the recently adopted design guidelines as quickly as possible. The design guidelines provide clear direction to developers and property owners regarding preferred development styles, materials, landscaping and streetscaping. The ongoing use of these guidelines will reinforce a consistent development

theme and appearance for the CRA and over time improve the district's appearance.

**iv. Studies**

The City should begin to allocate funds for several studies that will enable continued redevelopment within the CRA. The first study recommended is a traffic circulation analysis. The study should be performed to identify existing traffic and road use patterns and provide the necessary information for proposing potential alternate travel corridors and routes.

The second study recommended is a stormwater master plan that will identify existing stormwater facilities, existing stormwater drainage basins, any existing stormwater needs or issues and will identify potential areas for locating regional stormwater ponds that could accommodate the build-out of specific areas within the CRA. The information from this study would enable the CRA to identify and build regional stormwater facilities that will allow a more economic, urban utilization of the parcels within the CRA.

Community sensitivity to building heights within the City of Gulf Breeze was brought to the forefront during the community briefings and workshops. To address this community concern, the City should undertake a study addressing building heights within the central business district, overall CRA area and the community gateways. This study could gauge the residents' opinions regarding acceptable height based on location within specific areas of the city.

The desire for a community center was one of the priorities discussed at the community workshops. The type of facility, potential uses and functions need to be clearly determined prior to evaluation of potential sites for the center. A study specifically addressing the public's needs for a community center would be the first step in addressing this desired community feature and would quantify the potential size and cost of such a facility.

**v. Identify Targeted Development Sites**

The City/CRA should identify areas targeted for a specific type of desired development or facility. Once the site(s) have been identified, the City may initiate dialogue with the property owners regarding redevelopment opportunities. The City may seek to solicit developers through the RFP/RFQ process to develop specific sites or aggressively market the targeted sites to the development community.

**c. Future Land Use and Land Development Code Modifications**

The adopted design guidelines set the tone for the desired urban form in the CRA. Even though the design guidelines supersede other regulations, it is necessary to

modify the land development code to reflect the revised design guidelines. The guidelines need to be codified to facilitate enforcement.

**d. Land Use and Zoning**

The City’s Future Land Use Map also serves as the Zoning Map. The land use/zoning map shows several categories within the CRA and Central Business District (CBD), which is generally located between Fairpoint Drive and the Pensacola Beach overpass. **Table 7** shows districts within each area.

**Table 13: Land Uses and Zoning in CRA/CBD**

Land Use/Zoning Category	CRA	CBD
C-1, Commercial District	X	X
C-2, Limited Commercial District	X	
P, Public Lands, Parks, Playgrounds and Schools	X	X
R-C, Residential Condominium District	X	
TH, Townhouse District	X	
R-1AA, Single Family Residential District	X	
R-1A, Single Family Residential District	X	X
R-1, Single Family & Multi Family Residential District	X	
CNS, Conservation	X	

*Source: City of Gulf Breeze FLUM and Zoning Code, 2009.*

In order to coordinate redevelopment and future development within the CRA, the following is recommended:

- Incorporate the CRA into the comprehensive plan, on the Future Land Use Map (FLUM) and in the text, briefly describing the area and establishing goals, objectives and policies based on the recommendations provided in this plan update.
- Designate the CBD area as “Central Business District” on the FLUM as a new land use category. The category description and purpose should encourage a mixed-use urban pattern and reflect the vision expressed at the public workshops.
- Create a mixed-use zoning district to facilitate the implementation of the CBD goals. Properties within the CBD would have the option of preserving their current zoning or applying for a mixed-use zoning designation.
- Process administrative rezoning to change the zoning of residential areas within the CDB to mixed-use, commercial or other zoning compatible with the CBD land use category.

**e. Uses Allowed**

The City’s land development regulations need to be evaluated in terms of uses allowed and the required review process. The focus of the revised regulations should be on encouraging, or in some cases requiring, a sustainable mix of uses in the downtown and allowing residential as part of mixed-use developments. For a downtown to become a vibrant urban area, the residential component is a must.

**f. Building Setbacks**

The design guidelines require the location of buildings closer to the street in order to frame the urban space. In some instances, the guidelines are in conflict with the zoning regulations. The zoning code will need to be reviewed to resolve the conflicts.

**g. Building Height**

Some residents have expressed a preference for maintaining the current height limit of 35 feet for all areas in the City. A few residents at the workshops recommended a moderate increase in height for the CBD and CRA in order to stimulate economic growth and development. There was, however, consensus on not allowing very tall skyscrapers within the CRA. A 35-foot height allows up to three stories. Allowing only a five-foot increase in building height (up to 40 feet) would increase the design options available to developers of mixed-use parcels. Developers could provide buildings with retail space on the first floor and office and/or residential units above. This additional five feet could be granted through a public hearing process and subject to the development benefiting the public realm. For instance, if the development provides open space to be dedicated to the public, or if they are using structured parking, or other benefits to be spelled out in the land development code, then the increased five feet could be an incentive.

**4. Local Funding Sources**

**a. CRA Tax Increment Fund**

The primary funding mechanism for CRA projects in the City of Gulf Breeze is the Urban Core Redevelopment Special Trust Fund. This fund is comprised of the tax increment revenue collected from the City and Santa Rosa County. These funds are placed into the Urban Core Redevelopment Special Trust Fund where they are utilized for projects within the CRA. It is estimated that based on current property valuations, millage rates and pending development projects the potential CRA TIF revenue that could be available to the Gulf Breeze CRA in 2017 is approximately \$9.06 million dollars.

The City currently has a carryover balance of \$1,078,618.26<sup>6</sup> in its Tax Increment Fund (TIF) for fiscal year 2008/09. **Table 8** details the current and anticipated TIF revenue that are projected to be available for Community Redevelopment projects and programs. The anticipated TIF revenues are conservative and based only on known and approved development projects and a 2.5% annual appreciation of property values. Future development within the CRA boundaries and projects that have not yet been approved or permitted will increase the potential TIF revenue in addition to the revenue estimate shown below.

**Table 14: CRA TIF Revenue Projections**

City of Gulf Breeze TIF Projections						
Year	Base Year(1990)	Incremental Value	City Tax	County Tax	Total TIF	@95%
	\$49,375,405					
2005	\$123,326,003	\$73,950,598	\$120,414	\$385,867	\$506,281	\$480,967
2006	\$137,125,000	\$87,749,595	\$142,883	\$457,869	\$600,751	\$570,714
2007	\$124,523,900	\$75,148,495	\$177,516	\$721,435	\$898,951	\$854,003
2008	\$127,101,053	\$77,725,648	\$162,803	\$638,833	\$801,636	\$761,554
2009	\$130,278,579	\$80,903,174	\$145,626	\$493,129	\$638,755	\$606,817
2010	\$133,535,544	\$84,160,139	\$151,488	\$512,981	\$664,470	\$631,246
2011	\$136,873,932	\$87,498,527	\$157,497	\$533,330	\$690,827	\$656,286
2012	\$140,295,781	\$90,920,376	\$163,657	\$554,187	\$717,844	\$681,951
2013	\$143,803,175	\$94,427,770	\$169,970	\$575,566	\$745,536	\$708,259
2014	\$147,398,255	\$98,022,850	\$176,441	\$597,479	\$773,920	\$735,224
2015	\$151,083,211	\$101,707,806	\$183,074	\$619,940	\$803,014	\$762,863
2016	\$154,860,291	\$105,484,886	\$189,873	\$642,962	\$832,835	\$791,193
2017	\$158,731,799	\$109,356,394	\$196,842	\$666,560	\$863,402	\$820,231
<b>TIF Projection Assumptions</b>					<b>Cumulative Revenue 2005-2017*</b>	
Santa Rosa County Millage	6.0953					\$9,061,308
Gulf Breeze Millage	1.8000					
Rate of Growth	0.025 (2.5%)					
Base Year Value	\$49,375,405					
						*Does not include any carryover/loss from previous years 2007 taxable value based on projection 2008 includes taxable value from SRCPA GIS Data

Source: Land Design Innovations, Inc., 2009.

**b. Other Funding Sources**

Alternative funding sources have been identified based on their applicability to the project recommendations.

**i. Florida Boating Improvement Program (FBIP)**

The Florida Boating Improvement Program provides funding through competitive grants for boating access projects and other boating-related activities on coastal and/or inland waters of Florida. Eligible program participants include county governments, municipalities and other governmental entities of the State of Florida. Eligible uses of program funds include:

- Boat ramps and other public launching facilities
- Piers, docks and other mooring facilities
- Recreational channel marking
- Aquatic plant control
- Boating education
- Economic development initiatives that promote boating
- Other local boating-related activities that enhance boating access for recreational boaters.

Contact FBIP@MyFWC.com or call (850) 488-5600

**ii. Florida Recreation Development Assistance Program (FRDAP)**

FRDAP is a competitive grant program that provides financial assistance to local governments for development and acquisition of land for public outdoor recreational purposes. All county governments and municipalities in Florida and other legally constituted local governmental entities with the legal responsibility for the provision of outdoor recreational sites and facilities are eligible for the grants. FRDAP application packets are available at the Department of Environmental Protection, Division of Recreation and Parks, Office of Information and Recreation Services, Mail Station #585, 3900 Commonwealth Boulevard, Tallahassee, FL 32399-3000. For more information, call (850) 245-2501, email to Leylani.Velez@dep.state.fl.us or visit [www.dep.state.fl.us/parks/oirs](http://www.dep.state.fl.us/parks/oirs).

**iii. Florida Communities Trust (FCT)**

Florida Communities Trust (FCT) is a state land acquisition grant program that provides funding to local governments and eligible non-profit environmental organizations for acquisition of community-based parks, open space and greenways that further outdoor recreation and natural resource protection needs identified in local government comprehensive plans. Contact the Department of Community Affairs, Division of Housing and Community Development, Florida Communities Trust, 2555 Shumard Oak Blvd., Tallahassee, FL 32399-2100, Ken Reecy, (850) 922-2207, Fax (850) 921-1747, [ken.reecy@dca.state.fl.us](mailto:ken.reecy@dca.state.fl.us)

**iv. Waterfront Florida Partnerships (FDEP)**

The Waterfront Florida Partnership, launched by the Florida Coastal Management Program in 1997, has been helping to chart a new course for its participating communities. The program was created to provide support, training, innovative technical assistance and limited financial assistance to communities striving to revitalize and renew interest in their waterfront district, areas which have a tradition of water dependent vitality. The Department of Community Affairs is the lead

<sup>6</sup> City of Gulf Breeze, 2009. As of 8/15/08, includes encumbrance for previously approved projects.

agency for the Waterfronts Florida Partnership. For more information visit [www.dep.state.fl.us/cmp/grants/](http://www.dep.state.fl.us/cmp/grants/) or (850) 245-2161, Fax (850) 245-2163.

**v. Economic Development Transportation Fund**

The Economic Development Transportation Fund, commonly referred to as the “Road Fund,” is an incentive tool designed to alleviate transportation problems that adversely impact a specific company’s location or expansion decision. The elimination of the problem must serve as an inducement for a specific company’s location, retention, or expansion project in Florida and create or retain job opportunities for Floridians.

Eligible projects are those that facilitate economic development by eradication of location-specific transportation problems (e.g., access roads, signalization, road widening, etc.) on behalf of a specific eligible company (e.g., a manufacturing, corporate/regional headquarters or recycling facility).

Up to \$2,000,000 may be provided to a local government to implement the improvements. The actual amount funded is based on specific job creation and/or retention criteria. Please contact Enterprise Florida, Inc., The Atrium Building, Suite 201, 325 John Knox Road, Tallahassee, FL 32303 (850) 488-6300, Fax – (850) 92-9595 or visit [www.eflorida.com](http://www.eflorida.com).

**vi. Community Development Block Grant**

The purpose of this Federal Grant program is to provide annual grants on a formula basis to entitled cities and counties to develop viable urban communities by providing decent housing and a suitable living environment and by expanding economic opportunities, principally for low and moderate-income persons. The program is authorized under Title 1 of the Housing and Community Development Act of 1974, Public Law 93-383, as amended: 42 U.S.C.-5301 et. seq. A grantee must develop and follow a detailed plan which provides for, and encourages, citizen participation and which emphasizes participation by persons of low or moderate-income, particularly residents of predominately low and moderate-income neighborhoods, slum or blighted areas and areas in which the grantee proposes to use CDBG funds. For further information, contact the local HUD field office – Jacksonville Field Office, Charles Bennett Federal Building, 400 W. Bay Street, Suite 1015, Jacksonville, FL 32202, J. Nicholas Shelley, Field Office Director Region IV, (904) 232-2627.

**vii. Historic Preservation Grants**

The purpose of Historic Preservation Grants is to assist in the identification, excavation, protection and rehabilitation of historic and archeological sites in Florida; to provide public information about these

important resources; and to encourage historic preservation in smaller cities through the Florida Main Street program.

Types of historic preservation projects that can be funded include acquisition and development projects (including excavation of archeological sites and building rehabilitation, stabilization or planning for such activities); survey and planning activities (including surveying for historic properties, preparing National Register nominations, and preparing ordinances or preservation plans); and community education projects (such as walking tour brochures, educational programs for school children, videos illustrating historic preservation principles and Florida Historical Markers). For more information please contact: Historic Preservation, 500 S. Bronough Street, Tallahassee, FL 32399-0250, (850) 245-6333.

**c. Private Funding Sources**

The following organizations provide philanthropic grants to individuals, communities, civic organizations or non-profit organizations that share their philanthropic goals. These organizations were selected for inclusion in this report based on their service areas and the applicability of their philanthropic objectives to the long-term objectives of the Gulf Breeze CRA.

**Wachovia Foundation** – Emphasis of Program: education & community development. Contact Information: 800-922-4684

**Gulf Power Foundation** - Focus of Foundation: Education, Health and Human Services, the arts, community services and civic projects. Contact Information: 850-444-6806

**St. Joe Community Foundation, Formerly Northwest Florida Improvement Foundation** – Emphasis of Program: community development. Contact Information: Jane McNabb, Executive Director 850-636-6505 [JMcNabb@stjcf.com](mailto:JMcNabb@stjcf.com)

## I. IMPLEMENTATION PLAN

The following implementation plan presents a timeline and sequence by which the projects and programs identified within the Redevelopment Plan may be implemented. Several of the projects are sequential, multi-stage projects and require consecutive year schedules and funding. Other projects may be listed later on the implementation timeline in order to utilize anticipated TIF revenues. The implementation plan presents a two-year Action Plan addressing immediate cost effective actions that may be initiated by the CRA and baseline activities that will enable the implementation of projects and programs identified in the Long Term Implementation Plan.

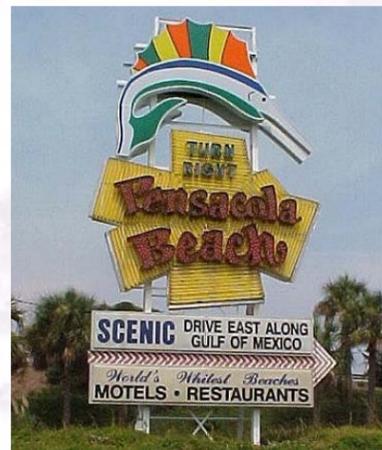
### 1. Action Plan (Two Year)

The two year Action Plan presents proposed activities and tasks that are designed to enable the future implementation of long term development programs and encourage long term private investment within the CRA. The first two years' tasks listed in the Action Plan rely heavily on City Staff as the primary resource to minimize immediate impact upon the TIF revenues. Subsequent years' activities, years 3-15, propose tasks and actions that require utilization of TIF revenue, General Fund revenues and alternate funding sources as previously described.

### 2. Long Term Implementation Plan

The Long Term Implementation Plan presents activities and tasks that build upon the tasks identified in the Two Year Action Plan and begins to implement the programs identified during the Community Workshops. The list of proposed activities and projects identified is not complete or exhaustive and should be utilized by the City as resources and opportunities present themselves.

Specific components utilized to estimate the potential cost for streetscape portions of US 98 and Daniel Drive are listed in Appendix E, Streetscape Components.



**Table 15: Two-Year Action Plan**

Year 1	Year 2	Resource/Notes
Identify small scale future land use amendment opportunities within CRA		City Staff Identify specific parcels that may require an immediate change of land use for specific project or development opportunity.
Evaluate vacant parcels for re-use opportunities, land banking and potential aggregation.		City Staff Identify land banking options, locations and ownership of parcels.
Initiate identification and cataloging of vacant parcels for development of marketing brochure.	Prepare catalog and marketing brochure of vacant parcels for distribution to Chambers and Team Santa Rosa.	City Staff Create database of available or vacant parcels for marketing and development. Initiate additional marketing of the CRA to stimulate private sector investment.
Revise Comprehensive Plan to create mixed use land use designation	Revise Land Development Regulations and zoning	City Staff Revise Future Land Use Map of Comprehensive Plan to reflect any small-scale amendments identified in Year 1 and to reflect new Mixed Use land use designation.
Evaluate CRA Area for potential Public Area sites		City Staff Evaluate alternate locations throughout CRA for potential centralized public area, or gathering area.
Initiate downtown stormwater planning process with NFWMD, and the Public Services Department.		City Staff Initiate dialogue with Water Management District regarding applicability and potential use of regional stormwater pond in CRA to enable increased parcel area utilization.
Draft RFP for Stormwater Master Planning services		City Staff Draft and shop RFP to select consultant for Stormwater Master Planning
	Evaluate and Identify next areas for placement of utilities (electric) underground.	City Staff/Gulf Power Identify sites for next phase of placing utilities underground.
	Evaluate opportunity to utilize re-use water for public and commercial irrigation.	City Staff/Consultant Determine if potential use of re-use water for public and commercial irrigation is feasible and worthwhile.

**Table 16: Long Term Implementation Plan with Cost Estimates**

Activity/Project	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Total
	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	per Item
<b>Land Use and Urban Form</b>											
Identify Small Scale Future Land Use Map (FLUM) amendment opportunities within CRA Area	City Staff										\$0
Revise Comprehensive Plan and FLUM to reflect new mixed-use land use designation		City Staff									\$0
Add additional Code Enforcement staff person			\$45,000	\$47,250	\$49,613	\$52,093	\$54,698	\$57,433	\$60,304	\$63,320	\$429,710
Prepare RFP for <b>height study</b> to identify potential suitable locations for development taller than 35'			\$5,000								\$5,000
Revise Land Development Code to include Mixed Use land use and Zoning designation within CRA			City Staff								\$0
<b>Business Development</b>											
Evaluate vacant parcels for re-use opportunities, land banking and potential aggregation.(Appendix A)	City Staff										\$0
Initiate identification and cataloging of vacant parcels for development of marketing brochure.	City Staff										\$0
Prepare catalog and marketing brochure of vacant opportunity sites located in CRA (includes printing cost).		\$12,500									\$12,500
Identify aggregated, large plate or marina/resort opportunity sites for use in development RFP.			\$5,000								\$5,000
Prepare RFP and Developer's agreement for targeted parcel development			\$5,000								\$5,000
Set-aside funds for future purchase of small vacant parcels for aggregation				\$75,000	\$75,000	\$75,000	\$75,000				\$300,000
<b>Streetscape</b>											
Prepare streetscape design and engineering plans for Daniel Drive as a pilot project			\$160,000								\$160,000
Prepare right-of-way and acquisition cost estimates for Daniel Drive Streetscape as a pilot project				\$20,000							\$20,000
Purchase ROW for Daniel Drive Streetscape Pilot Project				\$50,000							\$50,000
Install Streetscape Features on Daniel Drive Pilot Project					\$794,585						\$794,585
Identify and prioritize areas along US 98 for additional streetscape enhancement				City Staff							\$0
Design and prepare construction documents for additional streetscape features along US 98				\$170,666	\$170,666	\$170,666	\$170,666	\$170,666	\$170,666		\$1,023,996
Install additional streetscape features along US 98					\$853,333	\$853,333	\$853,333	\$853,333	\$853,333	\$853,333	\$5,119,998
Evaluate CRA area for potential community center sites		City Staff									\$0
Evaluate CRA area for potential public area sites		City Staff									\$0
<b>Traffic and Transportation</b>											
Perform feasibility study for an alternate traffic route via Daniel Dr. from Northcliff Dr to St. Francis Dr.				\$20,000							\$20,000
Prepare design concepts for alternate travel corridor concepts / options					\$30,000						\$30,000
Prepare right-of-way and acquisition cost estimates for alternate corridor					\$30,000						\$30,000
<i>Phase I Design &amp; Engineering</i>							\$574,000				\$574,000
<i>Phase II ROW Acquisition</i>								\$175,000			\$175,000
<i>Phase III Construction</i>									\$1,435,000	\$1,435,000	\$2,870,000
Prepare design documents for bicycle trail connector including trailhead				\$315,000							\$315,000
Construction of bicycle trail connector					\$676,000						\$676,000
Construct trailhead at Santa Rosa Trail connection						\$954,000					\$954,000
<b>Stormwater</b>											
Initiate downtown stormwater planning process with NFWMD and the Public Services Departments	City Staff										\$0
Draft Stormwater Master Plan RFP to identify potential regional stormwater facility locations in downtown.	City Staff										\$0
Prepare stormwater master plan		\$40,000									\$40,000
Incorporate stormwater master plan into comprehensive plan			City Staff								\$0
Design and prepare construction documents for regional stormwater facilities as identified in Stormwater Master Plan				\$560,000							\$560,000
Construction of stormwater facilities					\$2,500,000	\$2,500,000	\$3,000,000				\$8,000,000
<b>Utilities</b>											
Evaluate and prioritize underground utility installation areas		City Staff									\$0
Initiate continued installation of utilities underground			\$195,000	\$195,000	\$195,000	\$195,000	\$195,000				\$975,000
Evaluate opportunity to utilize reuse water for City irrigation projects/needs		\$30,000									\$30,000
<b>Total Implementation Costs Estimates</b>	<b>\$0</b>	<b>\$82,500</b>	<b>\$415,000</b>	<b>\$1,452,916</b>	<b>\$5,374,197</b>	<b>\$4,800,092</b>	<b>\$4,922,697</b>	<b>\$1,256,432</b>	<b>\$2,519,303</b>	<b>\$2,351,653</b>	<b>\$23,174,789</b>

[1] Based on \$3.4M estimated per mile cost for FDOT standard curb and gutter roadway and 20% allocation for PD&E costs. Total project length 0.25 mile.

[2] Based on estimated cost of regional stormwater pond for downtown area of ~\$8M.

## J. Appendix A: Legal Description

The following text is a narrative, legal description of the Gulf Breeze Community Redevelopment Area boundaries.

### GULF BREEZE CRA PARCELS

#### LEGAL DESCRIPTION: (PREPARED BY UNDERSIGNED)

BEGIN AT THE NORTHEAST CORNER OF PARCEL C, NORTHCLIFFE UNIT NO. 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK B, AT PAGE 144, OF THE PUBLIC RECORDS OF SANTA ROSA COUNTY, FLORIDA (SAID POINT BEING LOCATED ON THE WEST LINE OF LOT 1, BLOCK F OF SAID NORTHCLIFFE UNIT NO. 2); THENCE SOUTH 88 DEGREES 25 MINUTES 53 SECONDS EAST, PERPENDICULAR TO THE EAST LINE OF SAID PARCEL C A DISTANCE OF 12.50 FEET; THENCE SOUTH 01 DEGREES 34 MINUTES 07 SECONDS WEST PARALLEL TO SAID WEST LINE OF LOT 1 A DISTANCE OF 179.55 FEET; THENCE SOUTH 28 DEGREES 33 MINUTES 33 SECONDS EAST A DISTANCE OF 20.35 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF NORTHCLIFFE DRIVE (60' R/W); THENCE SOUTH 61 DEGREES 26 MINUTES 27 SECONDS WEST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 12.50 FEET; THENCE SOUTH 28 DEGREES 33 MINUTES 33 SECONDS EAST ALONG THE WESTERLY LINE OF BLOCK B OF SAID NORTHCLIFFE UNIT NO. 2 AND ITS NORTHERLY EXTENSION A DISTANCE OF 450.40 FEET; THENCE SOUTH 88 DEGREES 24 MINUTES 33 SECONDS EAST ALONG THE SOUTH LINE OF SAID BLOCK B A DISTANCE OF 381.78 FEET; THENCE SOUTH 20 DEGREES 38 MINUTES 38 SECONDS EAST ALONG THE WESTERLY LINE OF SAID BLOCK B A DISTANCE OF 349.67 FEET TO THE NORTHWEST CORNER OF LOT 1, BLOCK B, NORTHCLIFFE UNIT NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK B, PAGE 134, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE CONTINUE SOUTH 20 DEGREES 38 MINUTES 38 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 1, BLOCK B A DISTANCE OF 149.95 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF ANDREW JACKSON TRAIL (66' R/W); THENCE SOUTH 14 DEGREES 55 MINUTES 45 SECONDS EAST A DISTANCE OF 68.01 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF SAID ANDREW JACKSON TRAIL; THENCE NORTHEASTERLY ALONG SAID RIGHT OF WAY LINE AND THE WESTERLY LINE OF A "NOT INCLUDED PARCEL" SHOWN ON SAID PLAT OF NORTHCLIFFE UNIT NO. 1 AND THE ARC OF A CIRCULAR CURVE TO THE LEFT (RADIUS = 379.91 FEET, DELTA = 25°42'12") A DISTANCE OF 170.43 FEET TO A POINT OF TANGENCY; THENCE NORTH 36 DEGREES 44 MINUTES 42 SECONDS EAST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 14.43 FEET; THENCE SOUTH 88 DEGREES 24 MINUTES 33 SECONDS EAST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 79.16 FEET TO THE NORTHWEST CORNER OF LOT 1, BLOCK A, OF SAID NORTHCLIFFE UNIT NO. 1, THENCE SOUTH 01 DEGREES 35 MINUTES 27 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 1 A DISTANCE OF 140.00 FEET TO THE SOUTH LINE OF SAID NORTHCLIFFE UNIT NO. 1; THENCE SOUTH 88 DEGREES 24 MINUTES 33 SECONDS EAST ALONG SAID SOUTH LINE A DISTANCE OF 675.46 FEET TO THE WEST RIGHT OF WAY LINE OF MCCLURE

DRIVE (50' R/W); THENCE SOUTHERLY ALONG SAID WEST RIGHT OF WAY LINE A DISTANCE OF 100.00 FEET; THENCE EASTERLY ALONG THE NORTH LINE OF LOT 10, ROYAL OAKS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK C, AT PAGE 93, OF THE PUBLIC RECORDS OF SAID COUNTY AND ITS WESTERLY EXTENSION, A DISTANCE OF 130.00 FEET TO THE NORTHWEST CORNER OF LOT 19, OF SAID ROYAL OAKS; THENCE SOUTHEASTERLY ALONG THE NORTH LINE OF SAID LOT 19 A DISTANCE OF 73.28 FEET TO THE WESTERLY RIGHT OF WAY LINE OF SHIRLEY DRIVE (50' R/W); THENCE SOUTHEASTERLY ALONG SAID RIGHT OF WAY LINE AND THE ARC OF A CIRCULAR CURVE TO THE LEFT (RADIUS = 50.00 FEET, DELTA = 65 DEGREES 52 MINUTES 49 SECONDS) A DISTANCE OF 57.49 FEET TO A POINT OF REVERSE CURVATURE; THENCE CONTINUE ALONG SAID RIGHT OF WAY LINE AND THE ARC OF A CIRCULAR CURVE TO THE RIGHT (RADIUS = 25.00 FEET, DELTA = 57 DEGREES 46 MINUTES 04 SECONDS) A DISTANCE OF 25.21 FEET TO A POINT OF TANGENCY; THENCE SOUTHERLY ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 442.13 FEET TO THE NORTHEAST CORNER OF LOT J, ROYAL ANN SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK B, AT PAGE 135, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE EASTERLY ALONG THE NORTH LINE OF LOT O OF SAID ROYAL ANN SUBDIVISION AND ITS WESTERLY EXTENSION A DISTANCE OF 140.00 FEET TO THE NORTHEAST CORNER OF LOT 0; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID ROYAL ANN SUBDIVISION, THE WEST LINE OF GOVERNMENT LOT 4, SECTION 4, TOWNSHIP 3 SOUTH, RANGE 29 WEST, SANTA ROSA COUNTY, FLORIDA AND THE WEST LINE OF PLANTATION HILL UNIT 4, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK G, AT PAGE 10, PUBLIC RECORDS OF SAID COUNTY A DISTANCE OF 1048.49 FEET TO THE SOUTHWEST CORNER OF SAID PLANTATION HILL UNIT 4; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID PLANTATION HILL UNIT 4 A DISTANCE OF 162.05 FEET; THENCE NORTHEASTERLY ALONG THE SOUTH LINE OF SAID PLANTATION HILL UNIT 4 A DISTANCE OF 248.01 FEET TO THE WEST RIGHT OF WAY LINE OF PLANTATION HILL ROAD (60' R/W); THENCE SOUTHERLY ALONG SAID WEST RIGHT OF WAY LINE AND THE ARC OF A CIRCULAR CURVE TO THE RIGHT (RADIUS = 667.30 FEET, DELTA = 04°49'01") A DISTANCE OF 56.10 FEET; THENCE NORTHEASTERLY ALONG THE SOUTH LINE OF SAID PLANTATION HILL UNIT 4 AND THE SOUTH LINE OF PLANTATION HILL UNIT 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK F, AT PAGE 35 OF THE PUBLIC RECORDS OF SAID COUNTY AND THE SOUTH LINE OF PLANTATION HILL UNIT 5, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK G, AT PAGE 77, OF THE PUBLIC RECORDS OF SAID COUNTY A DISTANCE OF 961.45 FEET TO THE EAST LINE OF SAID PLANTATION HILL UNIT 5 AND THE EAST LINE OF SAID GOVERNMENT LOT 4; THENCE NORTHERLY ALONG SAID EAST LINE OF GOVERNMENT LOT 4, THE WEST LINE OF GOVERNMENT LOT 5, SECTION 4, TOWNSHIP 3 SOUTH, RANGE 29 WEST, SANTA ROSA COUNTY, FLORIDA AND THE EAST LINE OF PLANTATION HILL UNIT 5 A DISTANCE OF 1356.28 FEET TO THE NORTHWEST CORNER OF SAID GOVERNMENT LOT 5, THE NORTHEAST CORNER OF SAID PLANTATION HILL UNIT 5 AND THE SOUTH LINE OF BAY CLIFFS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK B, AT PAGE 126,

OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE EASTERLY ALONG SAID SOUTH LINE OF BAY CLIFFS AND THE NORTH LINE OF SAID GOVERNMENT LOT 5 A DISTANCE OF 491.68 FEET TO THE NORTHEAST CORNER OF SAID GOVERNMENT LOT 5; THENCE SOUTHEASTERLY ALONG THE EAST LINE OF SAID GOVERNMENT LOT 5 AND THE WEST LINE OF GULF ISLANDS NATIONAL SEASHORE LIVE OAK RESERVATION A DISTANCE OF 2500 FEET, MORE OR LESS, TO THE MEAN HIGH WATER LINE OF SANTA ROSA SOUND; THENCE SOUTHWESTERLY AND SOUTHERLY ALONG SAID MEAN HIGH WATER LINE A DISTANCE OF 2000 FEET, MORE OR LESS, TO AN INTERSECTION WITH THE SOUTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN O. R. BOOK 2374, PAGE 2050, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTHWESTERLY ALONG THE SOUTH LINE OF SAID PARCEL AND SAID MEAN HIGH WATER LINE A DISTANCE OF 135 FEET, MORE OR LESS; THENCE DEPARTING SAID MEAN HIGH WATER LINE, GO SOUTHWESTERLY ALONG THE SOUTH LINE OF SAID PARCEL A DISTANCE OF 72.09 FEET, MORE OR LESS, TO THE WEST LINE OF SAID PARCEL AND THE EAST RIGHT OF WAY LINE OF PENSACOLA BEACH ROAD; THENCE NORTHWESTERLY ALONG SAID EAST RIGHT OF WAY LINE OF PENSACOLA BEACH ROAD (R/W VARIES) A DISTANCE OF 198.11 FEET; THENCE DEFLECT RIGHT 88°04'44" AND NORTHEASTERLY A DISTANCE OF 46.22 FEET TO THE WEST LINE OF SANTA ROSA YACHT CLUB CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM, AS RECORDED IN O. R. BOOK 1767, PAGE 1988, PUBLIC RECORDS OF SAID COUNTY; THENCE NORTHWESTERLY ALONG SAID WEST LINE A DISTANCE OF 245 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF SAID SANTA ROSA YACHT CLUB CONDOMINIUM, SAID POINT LYING ON THE AFOREMENTIONED EAST RIGHT OF WAY LINE OF PENSACOLA BEACH ROAD; THENCE CONTINUE NORTHWESTERLY ALONG SAID EAST RIGHT OF WAY LINE OF PENSACOLA BEACH ROAD A DISTANCE OF 322.50 FEET; THENCE WESTERLY ACROSS SAID PENSACOLA BEACH ROAD A DISTANCE OF 160 FEET, MORE OR LESS, TO THE MEAN HIGH WATER LINE OF SANTA ROSA SOUND AT THE MOST SOUTHEASTERLY CORNER OF LOT 1, BLOCK A, HARBOURTOWN PHASE TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 11, AT PAGE 15, PUBLIC RECORDS OF SAID COUNTY, SAID POINT LYING ON THE WEST RIGHT OF WAY LINE OF PENSACOLA BEACH ROAD; THENCE NORTHWESTERLY AND WESTERLY ALONG SAID MEAN HIGH WATER LINE AND THE SOUTHERLY BOUNDARY OF BLOCK A OF SAID HARBOURTOWN PHASE TWO A DISTANCE OF 275 FEET, MORE OR LESS, TO AN INTERSECTION WITH THE WEST LINE OF LOT 3, BLOCK A OF SAID HARBOURTOWN PHASE TWO; THENCE NORTHWESTERLY ALONG SAID WEST LINE AND EXTENDING ALONG THE WEST LINE OF LOT 3, BLOCK B, OF SAID HARBOURTOWN PHASE TWO A DISTANCE OF 534 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF SAID LOT 3, BLOCK B, THENCE WESTERLY ALONG THE SOUTH LINE OF BAHAMA BAY CLUB, A CONDOMINIUM, ACCORDING TO DECLARATION OF CONDOMINIUM RECORDED IN O. R. BOOK 581, AT PAGE 25, OF THE PUBLIC RECORDS OF SAID COUNTY A DISTANCE OF 170.00 FEET; THENCE SOUTHERLY ALONG THE SOUTH LINE OF SAID BAHAMA BAY A DISTANCE OF 35.00 FEET; THENCE WESTERLY ALONG SAID SOUTH LINE A DISTANCE OF 155.00 FEET; THENCE NORTHERLY ALONG SAID SOUTH

LINE A DISTANCE OF 25.00 FEET; THENCE WESTERLY ALONG SAID SOUTH LINE A DISTANCE OF 212.66 FEET; THENCE SOUTHERLY ALONG SAID SOUTH LINE A DISTANCE OF 110.00 FEET; THENCE WESTERLY ALONG SAID SOUTH LINE A DISTANCE OF 255.00 FEET; THENCE NORTHERLY ALONG SAID SOUTH LINE A DISTANCE OF 120.00 FEET; THENCE WESTERLY ALONG SAID SOUTH LINE A DISTANCE OF 365.18 FEET TO THE SOUTHWEST CORNER OF SAID BAHAMA BAY AND THE SOUTHEAST CORNER OF BLOCK C OF GRASSY POINT ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK C, AT PAGE 125, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE CONTINUE WESTERLY ALONG THE SOUTH LINE OF SAID BLOCK C A DISTANCE OF 500.76 FEET TO THE SOUTHWEST CORNER OF SAID BLOCK C; THENCE NORTHERLY ALONG THE WEST LINE OF SAID BLOCK C AND ITS NORTHERLY EXTENSION A DISTANCE OF 320.00 FEET TO THE NORTH RIGHT OF WAY LINE OF MCABEE COURT (60' R/W) AND THE NORTH LINE OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 29 WEST; THENCE WESTERLY ALONG SAID NORTH RIGHT OF WAY LINE AND THE SAID NORTH LINE OF SECTION 10 A DISTANCE OF 410 FEET, MORE OR LESS, TO AN INTERSECTION WITH THE NORTHERLY RIGHT OF WAY LINE OF SHORELINE DRIVE (R/W VARIES); THENCE SOUTHWESTERLY ALONG SAID SHORELINE DRIVE A DISTANCE OF 1320 FEET, MORE OR LESS, TO AN INTERSECTION WITH THE WEST LINE OF FRACTIONAL SECTION 10, TOWNSHIP 3 SOUTH, RANGE 29 WEST, SANTA ROSA COUNTY, FLORIDA; THENCE NORTHERLY ALONG SAID WEST LINE OF SECTION 10 AND THE WEST LINE OF SAILWIND CONDOMINIUM, ACCORDING TO DECLARATION OF CONDOMINIUM RECORDED IN O. R. BOOK 545, AT PAGE 4, PUBLIC RECORDS OF SANTA ROSA COUNTY, FLORIDA A DISTANCE OF 320 FEET TO THE NORTHWEST CORNER OF SAID SECTION 10 AND THE NORTHWEST CORNER OF SAID SAILWIND CONDOMINIUM, AND THE SOUTHEAST CORNER OF SIXTH ADDITION TO GULF BREEZE PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK B, AT PAGE 172, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTHERLY ALONG THE EAST LINE OF SAID SIXTH ADDITION TO GULF BREEZE PARK AND THE EAST LINE OF FIFTH ADDITION TO GULF BREEZE PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK B, AT PAGE 154, OF THE PUBLIC RECORDS OF SAID COUNTY A DISTANCE OF 1500.00 FEET TO THE NORTHEAST CORNER OF LOT 13, BLOCK 17, OF SAID FIFTH ADDITION TO GULF BREEZE PARK; THENCE WESTERLY ALONG THE NORTH LINE OF SAID BLOCK 17 A DISTANCE OF 791.22 FEET; THENCE NORTHWESTERLY ALONG THE EASTERLY LINE OF LOT 6, BLOCK 17, OF SAID FIFTH ADDITION TO GULF BREEZE PARK AND THE EASTERLY LINE OF BLOCK 17, FOURTH ADDITION TO GULF BREEZE PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK B, AT PAGE 146, OF THE PUBLIC RECORDS OF SANTA ROSA COUNTY, FLORIDA, A DISTANCE OF 605.11 FEET TO THE NORTHEAST CORNER OF A "NOT INCLUDED IN THIS PLAT" PARCEL LYING ADJACENT TO LOT 1, BLOCK 17, OF SAID FOURTH ADDITION TO GULF BREEZE PARK AND THE SOUTHEAST CORNER OF LOT 6, BLOCK 12, NIGHTINGALE MANORS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK B, AT PAGE 171, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTHWESTERLY ALONG THE EAST LINE OF SAID LOT 6 A DISTANCE OF 152.84 FEET TO THE

SOUTHERLY RIGHT OF WAY LINE OF FAIRPOINT PLACE (50' R/W); THENCE NORTHERLY ALONG SAID RIGHT OF WAY LINE AND THE ARC OF A CIRCULAR CURVE TO THE LEFT (RADIUS = 185.00 FEET, DELTA = 45 DEGREES 28 MINUTES 39 SECONDS) A DISTANCE OF 146.84 FEET TO A POINT OF TANGENCY; THENCE CONTINUE NORTHERLY ALONG THE EAST RIGHT OF WAY LINE OF SAID FAIRPOINT PLACE A DISTANCE OF 90.00 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF FAIRPOINT DRIVE (100' R/W); THENCE EASTERLY ALONG SAID SOUTHERLY RIGHT OF WAY LINE A DISTANCE OF 703 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF LOT 12 OF HOFFMAN CENTER SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK B, AT PAGE 68, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTHEASTERLY ALONG THE WEST LINE OF SAID LOT 12 A DISTANCE OF 143.50 FEET TO THE SOUTHWEST CORNER OF SAID LOT 12; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID HOFFMAN CENTER SUBDIVISION A DISTANCE OF 132.37 FEET; THENCE DEFLECT 98 DEGREES 31 MINUTES 17 SECONDS TO THE LEFT AND NORTHEASTERLY A DISTANCE OF 232 FEET, MORE OR LESS, TO THE AFOREMENTIONED SOUTH RIGHT OF WAY LINE OF FAIRPOINT DRIVE; THENCE NORTHEASTERLY ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 320 FEET, MORE OR LESS, TO AN INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE EASTERLY RIGHT OF WAY LINE OF CHANTECLAIRE CIRCLE (40' PRIVATE R/W) AS SHOWN ON THE PLAT OF CHANTECLAIRE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK C, AT PAGE 172, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTHWESTERLY ALONG SAID EXTENSION AND SAID EASTERLY RIGHT OF WAY LINE A DISTANCE OF 855 FEET TO A POINT OF TANGENCY AND THE MOST SOUTHWESTERLY CORNER OF A BUFFER PARCEL LYING BETWEEN SAID CHANTECLAIRE CIRCLE AND A "NOT INCLUDED IN PLAT" PARCEL AS SHOWN ON SAID PLAT OF CHANTECLAIRE; THENCE NORTHEASTERLY ALONG THE SOUTH LINE OF SAID BUFFER PARCEL A DISTANCE OF 26.66 FEET; THENCE NORTHWESTERLY ALONG THE NORTHERLY LINE OF SAID BUFFER PARCEL A DISTANCE OF 156.72 FEET; THENCE NORTHEASTERLY ALONG THE WESTERLY LINE OF SAID BUFFER PARCEL A DISTANCE OF 180.00 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 98 (120' R/W); THENCE NORTHWESTERLY ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 62.59 FEET TO A POINT OF CURVATURE; THENCE CONTINUE NORTHWESTERLY ALONG SAID RIGHT OF WAY LINE AND THE ARC OF A CIRCULAR CURVE TO THE RIGHT (RADIUS = 2208.79 FEET; DELTA = 18 DEGREES 10 MINUTES 37 SECONDS) A DISTANCE OF 700.73 FEET TO AN INTERSECTION WITH THE NORTHERLY LINE OF SAID CHANTECLAIRE; THENCE SOUTHWESTERLY ALONG SAID NORTHERLY LINE A DISTANCE OF 72.27 FEET; THENCE NORTHWESTERLY ALONG SAID NORTHERLY LINE A DISTANCE OF 122.75 FEET TO THE NORTHEASTERLY CORNER OF LOT 1, BLOCK B, OF SAID CHANTECLAIRE; THENCE NORTHWESTERLY ALONG SAID NORTHERLY LINE OF LOT 1 A DISTANCE OF 155.39 FEET; THENCE CONTINUE NORTHWESTERLY ALONG SAID NORTHERLY LINE A DISTANCE OF 458.10 FEET TO THE WEST LINE OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 29 WEST AS SHOWN ON SAID PLAT; THENCE NORTHERLY ALONG SAID WEST LINE OF SECTION 5 A DISTANCE OF 10 FEET, MORE OR LESS TO THE MEAN HIGH WATER LINE OF PENSACOLA BAY; THENCE MEANDER

NORTHERLY ALONG SAID MEAN HIGH WATER LINE A DISTANCE OF 1800 FEET, MORE OR LESS; THENCE MEANDER EASTERLY ALONG SAID MEAN HIGH WATER LINE AND UNDER THE PENSACOLA BAY BRIDGE A DISTANCE OF 400 FEET, MORE OR LESS; THENCE MEANDER SOUTHERLY AND SOUTHEASTERLY ALONG SAID MEAN HIGH WATER LINE A DISTANCE OF 3700 FEET, MORE OR LESS, TO AN INTERSECTION WITH THE WEST LINE OF THE AFOREMENTIONED LOT 1, BLOCK F, NORTHCLIFFE UNIT NO. 2; THENCE NORTHERLY ALONG SAID WEST LINE A DISTANCE OF 316.31 FEET TO THE POINT OF BEGINNING. LESS AND EXCEPT ANY PORTION OF THE RIGHT OF WAYS OF U. S. HIGHWAY 98, PENSACOLA BEACH ROAD, FAIRPOINT DRIVE, SHORELINE DRIVE AND ANY OTHER PUBLIC RIGHT OF WAYS THAT MAY BE INCLUDED WITHIN THIS DESCRIPTION. ABOVE DESCRIBED PARCEL LIES IN SECTIONS 4, 5 AND 10, TOWNSHIP 3 SOUTH, RANGE 29 WEST, SANTA ROSA COUNTY, FLORIDA.



## L. Appendix C: Summarized Special District Reporting Requirements and Contact Information

The following section presents the summarized reporting requirements and contact information for Special Districts. The Gulf Breeze CRA is a Dependent Special District and is a Component Unit of the City. The Gulf Breeze CRA is registered with the State of Florida's Department of Community Affairs (DCA), Special Districts Division. The Gulf Breeze CRA Special District information may be found at this location, <http://www.floridaspecialdistricts.org/OfficialList> on the Department of Community Affairs website.

### 1. File with the Auditor General<sup>7</sup>

#### Two Paper Copies and One Electronic Copy of the Annual Financial Audit Report Special Districts that Must Comply:

- All special districts with either revenues or expenditures of more than \$100,000
- All special districts with revenues or expenditures/expenses between \$50,000 and \$100,000 that have not been subjected to a financial audit for the two preceding fiscal years
- Special Note: **(This applies to Gulf Breeze CRA)**
  - A dependent special district that is a component unit of a county or municipality may provide for an annual financial audit by being included in the county or municipality's audit. The audit must clearly state that the special district is a component unit of the county or municipality.
- Due within 45 days after delivery of the audit report to the governmental entity, but no later than 12 months after fiscal year end
- For more details, see:
  - [Section 11.45, Florida Statutes - Definitions; duties; authorities; reports; rules](#)
  - [Section 218.39, Florida Statutes - Annual financial audit reports](#)
  - [Rules of the Auditor General](#)
  - Florida Special District Handbook Online: [Section 2 - 4: The Annual Financial Audit Report](#)

#### Additional Information - Auditor General

Mike Gomez, (850) 487-9031 or [mikegomez@aud.state.fl.us](mailto:mikegomez@aud.state.fl.us)

Auditor General, State of Florida  
Local Government Section, Section 342  
Claude Pepper Building  
111 West Madison Street  
Tallahassee, Florida 32399-1450

<sup>7</sup> As of 7/20/09 City of Gulf Breeze CRA has not filed financial audit report with Auditor General.

<http://www.myflorida.com/audgen/>

### 2. File with the Department of Community Affairs, Special District Information Program<sup>8</sup>

#### Creation Documents and Amendments

- All special districts must comply
- Due within 30 days after adoption
- For more details, see:
  - [Section 189.418, Florida Statutes - Reports; budgets; audits](#)
  - Florida Special District Handbook Online: [Section 1 - 4: Creating, Amending, Merging, and Dissolving Special Districts; Reviewing and Revising Rules](#)

#### Written Status Statement

- All special districts must comply
- Due within 30 days after adoption of creation document
- For more details, see:
  - [Section 189.418, Florida Statutes - Reports; budgets; audits](#)
  - Florida Special District Handbook Online: [Section 1 - 4: Creating, Amending, Merging, and Dissolving Special Districts; Reviewing and Revising Rules](#)

#### Dissolution Documents

- All special districts must comply
- Due within 30 days of the dissolution effective date
- For more details, see:
  - [Section 189.4042, Florida Statutes - Merger and dissolution procedures](#)
  - Florida Special District Handbook Online: [Section 1 - 4: Creating, Amending, Merging, and Dissolving Special Districts; Reviewing and Revising Rules](#)

#### Merger Documents

- All special districts must comply
- Due within 30 days of the merger's effective date
- For more details, see:
  - [Section 189.418, Florida Statutes - Reports; budgets; audits](#)
  - [Section 189.4042, Florida Statutes - Merger and dissolution procedures](#)

<sup>8</sup> City of Gulf Breeze CRA has registered/filed with the Special Districts program.

- Florida Special District Handbook Online: Section 1 - 4: Creating, Amending, Merging, and Dissolving Special Districts; Reviewing and Revising Rules

#### Boundary Map and Amendments

- All special districts must comply
- Due within 30 days after adoption / approval
- For more details, see:
  - Section 189.418, Florida Statutes - Reports; budgets; audits
  - Florida Special District Handbook Online: Section 1 - 4: Creating, Amending, Merging, and Dissolving Special Districts; Reviewing and Revising Rules

#### Special District Fee Invoice (\$175) and Update Form

- All special districts must comply
- Due annually by the due date on the Form (mailed to all special districts around October 1)
- For more details, see:
  - Section 189.427, Florida Statutes - Fee schedule; Operating Trust Fund
  - Rule 9B-50.003, Florida Administrative Code - Fee Schedule and Annual Invoicing and Data Updating
  - Florida Special District Handbook Online: Section 1 - 3: The Special District Information Program - The Annual Special District Fee

#### Registered Agent and Office Initial Designation

- All special districts must comply
- Due within 30 days after the first governing board meeting
- For more details, see:
  - Section 189.416, Florida Statutes - Designation of registered office and agent
  - Section 189.418, Florida Statutes - Reports; budgets; audits
  - Florida Special District Handbook Online: Section 1 - 4: Creating, Amending, Merging, and Dissolving Special Districts; Reviewing and Revising Rules - Designate a Registered Agent and Registered Office

#### Registered Agent and Office Changes

- All special districts must comply
- Due upon making the change
- For more details, see:
  - Section 189.416, Florida Statutes - Designation of registered office and agent
  - Section 189.418, Florida Statutes - Reports; budgets; audits

- Florida Special District Handbook Online: Section 1 - 4: Creating, Amending, Merging, and Dissolving Special Districts; Reviewing and Revising Rules - Designate a Registered Agent and Registered Office

#### Disclosure of Public Financing

- All Community Development Districts must comply.
- Due at all times public financing is imposed.
- For more details, see:
  - Section 190.009, Florida Statutes - Disclosure of public financing

#### Additional Information - Department of Community Affairs, Special District Information Program

Jack Gaskins, (850) 922-5431 or [jack.gaskins@dca.state.fl.us](mailto:jack.gaskins@dca.state.fl.us)

Department of Community Affairs  
 Special District Information Program  
 2555 Shumard Oak Boulevard  
 Tallahassee, Florida 32399-2100

<http://www.floridaspecialdistricts.org/>

#### 3. File with the Department of Financial Services, Bureau of Accounting

#### Annual Financial Report and, if required, one copy of the Annual Financial Audit Report (see also File with the Auditor General) (Does not apply to Gulf Breeze CRA)

- All housing authorities, all independent special districts, and all dependent special districts that are not component units of a local governmental entity must comply
- Due annually within 45 days of audit completion but no later than 12 months after the fiscal year end or, if no audit is required, April 30
- File electronically: Florida Department of Financial Services Login Page
- For more details, see:
  - Section 189.418, Florida Statutes - Reports; budgets; audits
  - Section 218.31, Florida Statutes - Definitions
  - Section 218.32, Florida Statutes - Annual financial reports; local governmental entities
  - Florida Special District Handbook Online: Section 2 - 3: The Annual Financial Report

**Additional Information - Department of Financial Services, Bureau of Accounting**

Staff, (850) 413-5571 or [localgov@myfloridacfo.com](mailto:localgov@myfloridacfo.com)

Department of Financial Services  
Bureau of Accounting  
200 East Gaines Street  
Tallahassee, Florida 32399-0354

Department of Financial Services, Bureau of Local Government Website

[https://apps.fldfs.com/CAP\\_Web/PublicDeposits/gov\\_units.aspx](https://apps.fldfs.com/CAP_Web/PublicDeposits/gov_units.aspx)

5. **File with the Department of Management Services, Division of Retirement (Does not apply to Gulf Breeze CRA)**

**Actuarial Impact Statement for Proposed Plan Amendments**

- Any special district proposing benefit changes to its defined benefit retirement plan must comply
- Due when considering plan changes
- For more details, see:
  - Section 112.63, Florida Statutes - Actuarial reports and statements of actuarial impact; review
  - Rule 60T-1.001, Florida Administrative Code - Scope and Purpose
  - Florida Special District Handbook Online: Section 2 - 6: Retirement Plans and Requirements - Actuarial Impact Statement for Proposed Plan Amendments

**Defined Contribution Report**

- All special districts with defined contribution plans must comply
- Due within 60 days of the reporting period's ending date
- For more details, see:
  - Section 112.63, Florida Statutes - Actuarial reports and statements of actuarial impact; review
  - Rule 60T-1.004, Florida Administrative Code - Actuarial Impact Statements
  - Florida Special District Handbook Online: Section 2 - 6: Retirement Plans and Requirements - Defined Contribution Report

**Actuarial Valuation Report**

- All special districts with defined benefit retirement plans must comply
- Due at least every three years, within 60 days of completion
- For additional information:
  - Section 112.63, Florida Statutes - Actuarial reports and statements of actuarial impact; review
  - Rule Chapter 60T-1, Florida Administrative Code - Scope and Purpose
  - Florida Special District Handbook Online: Section 2 - 6: Retirement Plans and Requirements - Actuarial Valuation Report

4. **File with the Department of Financial Services, Bureau of Collateral Management (Does apply to Gulf Breeze CRA)**

**Public Depositor Annual Report to the Chief Financial Officer**

- All special districts must comply
- Due annually by November 30
- For more details, see:
  - Section 280.17, Florida Statutes - Requirements for public depositors; notice to public depositors and governmental units; loss of protection
  - Florida Special District Handbook Online: Section 3 - 5: Florida's Public Deposits Program

**Public Deposit Identification and Acknowledgment Form**

- All special districts must comply
- Execute at the time of opening the account and keep on file. Submit only in case of default of the qualified public depository
- For more details, see:
  - Section 280.17, Florida Statutes - Requirements for public depositors; notice to public depositors and governmental units; loss of protection
  - Florida Special District Handbook Online: Section 3 - 5: Florida's Public Deposits Program

**Additional Information - Department of Financial Services, Bureau of Collateral Management**

Don Stanford, (850) 413-3360 or [Don.Stanford@FLDFS.com](mailto:Don.Stanford@FLDFS.com)

Department of Financial Services  
Bureau of Collateral Management  
200 East Gaines Street  
Tallahassee, Florida 32399-0345

**Additional Information - Department of Management Services, Division of Retirement**

Lynn Stanley, (877) 738-5622 or (850) 488-2784 or [local\\_ret@dms.myflorida.com](mailto:local_ret@dms.myflorida.com)

Florida Department of Management Services  
Division of Retirement  
Bureau of Local Retirement Systems  
**Mail:** P.O. Box 9000, Tallahassee, Florida 32315-9000  
**Freight/Courier Delivery:** 1317 Winewood Boulevard, Tallahassee, Florida 32399-1560

[http://dms.myflorida.com/human\\_resource\\_support/retirement](http://dms.myflorida.com/human_resource_support/retirement)

**6. File with the Department of Revenue, Property Tax Administration Program, TRIM Compliance Section (Does apply to Gulf Breeze CRA)**

**Truth-in-Millage Form DR421**

- o All special districts that can levy taxes but will not do so during the year must comply
- o Due annually by November 1
- o For more details, see:
  - Section 200.068, Florida Statutes - Certification of compliance with this chapter
  - Florida Special District Handbook Online: Section 3 - 3: Ad Valorem Taxes and Truth-In-Millage

**Truth-in-Millage Compliance Package Report**

- o All special districts levying property taxes must comply
- o Due no later than 30 days following the adoption of the property tax levy ordinance/resolution
- o For additional information:
  - Section 200.068, Florida Statutes - Certification of compliance with this chapter
  - Florida Special District Handbook Online: Section 3 - 3: Ad Valorem Taxes and Truth-In-Millage

**Additional Information - Department of Revenue, Property Tax Administration Program, TRIM Compliance Section**

Letecia Blick, (850) 922-7963 or [blickl@dor.state.fl.us](mailto:blickl@dor.state.fl.us)

Department of Revenue  
Property Tax Administration Program  
"TRIM" Compliance Section  
P.O. Box 3000  
Tallahassee, Florida 32315-3000

<http://dor.myflorida.com/dor/gta.html>

**7. File with the Commission on Ethics (Does apply to Gulf Breeze CRA)**

**Quarterly Gift Disclosure**

- o Everyone required to file Statement of Financial Interests, Form 1 (all "special district local officers" appointed or elected to a special district or special district's board), receiving a gift worth over \$100, unless the person did not receive any gifts during the calendar quarter, must comply
- o Due by the last day of the calendar quarter following any calendar quarter in which a reportable gift was received
- o For more details, see:
  - Section 112.3148, Florida Statutes - Reporting and prohibited receipt of gifts by individuals filing full or limited public disclosure of financial interests and by procurement employees
  - Rule Chapter 34-12, Florida Administrative Code - Executive Branch Lobbyist Registration
  - Florida Special District Handbook Online: Section 3 - 1: Ethics - Form 9, Quarterly Gift Disclosure

**Additional Information - Commission on Ethics**

Kerrie Stillman or Shirley Taylor, (850) 488-7864 or [stillman.kerrie@leg.state.fl.us](mailto:stillman.kerrie@leg.state.fl.us) or [taylor.shirley@leg.state.fl.us](mailto:taylor.shirley@leg.state.fl.us)

Commission on Ethics  
Post Office Drawer 15709  
Tallahassee, Florida 32317-5709

<http://www.ethics.state.fl.us/>

**8. File with the Florida Legislature - (1) President of the Senate, (2) Speaker of the House of Representatives, (3) Joint Administrative Procedures Committee, and (4) Each Appropriate Standing Committee of the Legislature**

**Agency Rule Report**

- Certain Special Districts with adopted rules must comply
- Due by October 1 of every odd numbered year
- For more details, see:
  - [Section 120.52, Florida Statutes - Definitions](#)
  - [Section 120.74, Florida Statutes - Agency review, revision, and report](#)
  - [Florida Special District Handbook Online: Section 1 - 4: Creating, Amending, Merging, and Dissolving Special Districts; Reviewing and Revising Rules - Reviewing and Revising Rules - The Agency Rule Report](#)

**Additional Information - Florida Legislature**

Jesslyn Krouskroup, Chief Attorney, (850) 488-9110 or [krouskroup.jesslyn@leg.state.fl.us](mailto:krouskroup.jesslyn@leg.state.fl.us)

Administrative Procedures Committee  
600 S. Calhoun Street  
Tallahassee, Florida 32399-1300

[http://www.leg.state.fl.us/cgi-bin/View\\_Page.pl?File=index\\_css.html&Directory=committees/joint/JAPC/&Tab=committees](http://www.leg.state.fl.us/cgi-bin/View_Page.pl?File=index_css.html&Directory=committees/joint/JAPC/&Tab=committees)

**9. File with the Special District's Governing Board Meeting Minute Recorder (Does apply to Gulf Breeze CRA)**

**Memorandum of Voting Conflict for County, Municipal, and Other Local Public Officers**

- Special District Local Officers with Voting Conflicts must comply
- Due within 15 days after the vote occurs
- For more details, see:
  - [Section 112.3143, Florida Statutes - Voting conflicts](#)
  - [Florida Special District Handbook Online: Section 3 - 1: Ethics - Form 8B, Memorandum of Voting Conflict for County, Municipal, and Other Local Public Officers - \(Special Purpose Form\)](#)

**10. File with Each of the Special District's Governing Board Members**

**Actuarial Valuation Report**

- See [File with the Department of Management Services, Division of Retirement](#)  
<http://www.floridaspecialdistricts.org/Handbook/AReporting.cfm#DMSLR#DMSLR>

**Annual Financial Audit Report**

- See [File with the Auditor General](#)  
<http://www.floridaspecialdistricts.org/Handbook/AReporting.cfm#AG#AG>

**11. File with Each Local General-Purpose Government in which the Special District is Located (Does apply to Gulf Breeze CRA)**

Note: If the local general-purpose government is a municipality, file at the place they designate; if it is a county, file with the clerk of the board of county commissioners.

**Budget or Tax Levy**

- All special districts must comply
- Due if requested by a local governing authority within the district's boundaries
- For more details, see:
  - [Section 189.418, Florida Statutes - Reports; budgets; audits](#)
  - [Florida Special District Handbook Online: Section 2 - 2: General Financial Requirements - General Budget Requirements](#)

**Public Facilities Initial Report**

- Independent special districts must comply
- Due within one year of the special district's creation date
- For more details, see:
  - [Section 163.3191, Florida Statutes - Evaluation and appraisal of comprehensive plan](#)
  - [Section 189.415, Florida Statutes - Special district public facilities report](#)
  - [Rule Chapter 9J-33, Florida Administrative Code - Schedule for the Transmission and Submission of Local Government Evaluation and Appraisal Reports](#)
  - [Florida Special District Handbook Online: Section 1 - 6: Comprehensive Planning and Public Facilities Reporting - The Public Facilities Initial Report](#)

**Public Facilities Annual Notice of Any Changes**

- Independent special districts must comply
- Annually, contact each local general-purpose government for the due date
- For more details, see:
  - [Section 163.3191, Florida Statutes - Evaluation and appraisal of comprehensive plan](#)
  - [Section 189.415, Florida Statutes - Special district public facilities report](#)

- Rule Chapter 9J-33, Florida Administrative Code - Schedule for the Transmission and Submission of Local Government Evaluation and Appraisal Reports
- Florida Special District Handbook Online: Section 1 - 6: Comprehensive Planning and Public Facilities Reporting - The Public Facilities Annual Notice of Any Changes

#### Public Facilities Updated Report

- Independent special districts must comply
- Due every five years, at least 12 months before the due date that each local general-purpose government must submit its Report to the Department of Community Affairs. See Scheduled Due Dates for Adoption of EARs
- For more details, see:
  - Section 189.415, Florida Statutes - Special district public facilities report
  - Rule Chapter 9J-33, Florida Administrative Code - Schedule for the Transmission and Submission of Local Government Evaluation and Appraisal Reports
  - Florida Special District Handbook Online: Section 1 - 6: Comprehensive Planning and Public Facilities Reporting - The Public Facilities Updated Report

#### Registered Agent and Office Initial Designation

- All special districts must comply
- Due within 30 days after the first governing board meeting
- For more details, see:
  - Section 189.416, Florida Statutes - Designation of registered office and agent
  - Section 189.418, Florida Statutes - Reports; budgets; audits
  - Florida Special District Handbook Online: Section 1 - 4: Creating, Amending, Merging, and Dissolving Special Districts; Reviewing and Revising Rules - Designate a Registered Agent and Registered Office

#### Registered Agent and Office Changes

- All special districts must comply
- Due upon making the change
- For more details, see:
  - Section 189.416, Florida Statutes - Designation of registered office and agent
  - Section 189.418, Florida Statutes - Reports; budgets; audits
  - Florida Special District Handbook Online: Section 1 - 4: Creating, Amending, Merging, and Dissolving Special Districts; Reviewing and Revising Rules - Designate a Registered Agent and Registered Office

#### Regular Public Meeting Schedule

- All special districts must comply
- Due quarterly, semiannually, or annually
- For more details, see:
  - Section 189.417, Florida Statutes - Meetings; notice; required reports
  - Section 189.418, Florida Statutes - Reports; budgets; audits
  - Florida Special District Handbook Online: Section 3 - 2: Government-in-the-Sunshine - Regular Public Meeting Schedule

#### 12. File with Special District's Residents and Prospective Residents and Residential Developers

Note: Provide sufficient number of copies to the Developers for Distribution to Each Prospective Initial Purchaser of Property.

#### Disclosure of Public Financing

- All Community Development Districts must comply
- Due at all times public financing is imposed
- For more details, see:
  - Section 190.009, Florida Statutes - Disclosure of public financing

#### 13. File with the State Board of Administration, Financial Operations

#### Investment Pool Systems Input Documentation

- All special districts investing funds with the State Board of Administration or Local Government Trust Fund must comply
- Due at the time of making any changes or updates to the account
- For more details, see:
  - Florida Special District Handbook Online: Section 3 - 6: Investment of Surplus Funds

#### Resolution for Investment of Surplus Funds

- All special districts investing funds with the State Board of Administration or Local Government Trust Fund must comply
- Due at the time of investing surplus funds
- For more details, see:
  - Section 218.407, Florida Statutes - Local government investment authority
  - Florida Special District Handbook Online: Section 3 - 6: Investment of Surplus Funds

**Additional Information - State Board of Administration, Financial Operations**

Susan Crowell, (850) 488-7311 or [susan.crowell@sbafla.com](mailto:susan.crowell@sbafla.com)

State Board of Administration  
Financial Operations  
1801 Hermitage Boulevard, Suite 100  
Tallahassee, Florida 32308

<https://www.sbafla.com/pool/>

**14. File with the State Board of Administration, Division of Bond Finance**

**Advance Notice of Bond Sale**

- All special districts with bond authority, as applicable, must comply
- Due before selling certain general obligation bonds & revenue bonds or closing on any similar long-term debt instruments
- For more details, see:
  - Section 218.38, Florida Statutes - Notice of bond issues required; verification
  - Rules 19A-1.001 - 19A-1.008, Florida Administrative Code - Local Municipal Bond Reporting Procedures
  - Florida Special District Handbook Online: Section 2 - 5: Bond Requirements - Advance Notice of a Bond Sale

**Bond Information Form/Bond Disclosure Form (BF2003/2004A & B)**

- All special districts with bond authority, as applicable, must comply (new bond issues only)
- Due within 120 days after delivery of general obligation bonds and revenue bonds
- For more details, see:
  - Section 189.418, Florida Statutes - Reports; budgets; audits
  - Section 218.38, Florida Statutes - Notice of bond issues required; verification
  - Rules 19A-1.001 - 19A-1.008, Florida Administrative Code - Local Municipal Bond Reporting Procedures
  - Florida Special District Handbook Online: Section 2 - 5: Bond Requirements - Bond Information Form/Bond Disclosure Form (BF2003/2004A and B)

**Bond Verification Form (BF2005)**

- All special districts with bond authority, as applicable, must comply

- Due within 45 days of the Division of Bond Finance's request
- For more details, see:
  - Rules 19A-1.001 - 19A-1.008, Florida Administrative Code - Local Municipal Bond Reporting Procedures
  - Florida Special District Handbook Online: Section 2 - 5: Bond Requirements - Bond Verification Form (BF 2005)

**Final Official Statement (Bonds)**

- All special districts with bond authority, as applicable, must comply
- Due within 120 days after delivery of the bonds, if prepared
- For more details, see:
  - Section 218.38, Florida Statutes - Notice of bond issues required; verification
  - Rules 19A-1.001 - 19A-1.008, Florida Administrative Code - Local Municipal Bond Reporting Procedures
  - Florida Special District Handbook Online: Section 2 - 5: Bond Requirements - Final Official Statement

**IRS Form 8038 (Bonds)**

- All special districts issuing Industrial Development or Research and Development Bonds must comply
- Submit with the Bond Information Form & Official Statement, if any is published
- For more details, see:
  - Section 159.345, Florida Statutes - Local agency reporting requirement
  - Section 159.475, Florida Statutes - Authority reporting requirement
  - Section 159.7055, Florida Statutes - Authority reporting requirement
  - Rules 19A-1.001 - 19A-1.008, Florida Administrative Code - Local Municipal Bond Reporting Procedures
  - Florida Special District Handbook Online: Section 2 - 5: Bond Requirements - IRS Form 8038

**Additional Information - State Board of Administration, Division of Bond Finance**

Sharon Williams, (850) 413-1304 or [sharon.williams@sbafla.com](mailto:sharon.williams@sbafla.com)

State Board of Administration  
Division of Bond Finance  
P.O. Box 13300  
Tallahassee, Florida 32317-3300

<http://www.sbafla.com/bond/> | Electronic Filing:

15. **File with the Local Supervisor of Elections in the County of the Reporting Person's Permanent Residence**

**Statement of Financial Interests (Form 1)**

- All "special district local officers" appointed or elected to a special district or special district's board must comply
- For those appointed, due within 30 days of accepting the appointment, then every year thereafter by July 1; for those elected, due during the qualifying period, then every year thereafter by July 1
- For more details, see:
  - Section 112.3145, Florida Statutes - Disclosure of financial interests and clients represented before agencies
  - Florida Special District Handbook Online: Section 3 - 1: Ethics - Form 1, Statement of Financial Interests

**Final Statement of Financial Interests (Form 1F)**

- All "special district local officers" who are required to file Form 1 and are leaving a public position must comply
- Due within 60 days of leaving a public position
- For more details, see:
  - Section 112.3145, Florida Statutes - Disclosure of financial interests and clients represented before agencies
  - Florida Special District Handbook Online: Section 3 - 1: Ethics - Form 1F, Final Statement of Financial Interests

**Quarterly Client Disclosure (Form 2)**

- Certain special district local officers, depending upon their position, business or interests, must comply
- Due no later than the last day of the calendar quarter following the calendar quarter during which the representation was made
- For more details, see:
  - Section 112.3145, Florida Statutes - Disclosure of financial interests and clients represented before agencies
  - Florida Special District Handbook Online: Section 3 - 1: Ethics - Form 2, Quarterly Client Disclosure

**Annual Disclosure of Gifts from Governmental Entities and Direct Support Organizations and Honorarium Event Related Expenses (Form 10)**

- All special district local officers who file Form 1 and who received a reportable gift or expense must comply
- Due annually by July 1

- For more details, see:
  - Section 112.3148, Florida Statutes - Reporting and prohibited receipt of gifts by individuals filing full or limited public disclosure of financial interests and by procurement employees
  - Section 112.3149, Florida Statutes - Solicitation and disclosure of honoraria
  - Florida Special District Handbook Online: Section 3 - 1: Ethics - Form 10, Annual Disclosure of Gifts from Governmental Entities and Direct Support Organizations and Honorarium Event Related Expenses

16. **File with the Local Supervisor of Elections in the County in which the Special District of the Reporting Person has its Principal Office**

**Interest in Competitive Bid for Public Business**

- Certain special district local officers must comply
- Due before or at the time of the submission of the bid
- For more details, see:
  - Section 112.313, Florida Statutes - Standards of conduct for public officers, employees of agencies, and local government attorneys
  - Florida Special District Handbook Online: Section 3 - 1: Ethics - Form 3A, Interest in Competitive Bid for Public Business (Special Purpose Form)

17. **Other Contacts Referenced in the Florida Special District Handbook**

**Financial Emergencies - Contact Information**

**Financial Emergencies - Source 1 of 2**

Debbie White, (850) 487-4110 or [white.deborah@leg.state.fl.us](mailto:white.deborah@leg.state.fl.us)

Legislative Auditing Committee  
Room 876, Claude Pepper Building  
111 West Madison Street  
Tallahassee, FL 32399-1400

[Legislative Auditing Committee Website](#)

[http://www.flsenate.gov/cgi-bin/View\\_Page.pl?Tab=committees&Submenu=1&File=index.html&Directory=committees/joint/Jcla/](http://www.flsenate.gov/cgi-bin/View_Page.pl?Tab=committees&Submenu=1&File=index.html&Directory=committees/joint/Jcla/)

**Financial Emergencies - Source 2 of 2**

Kim Mills, (850) 922-4637 or [Kim.Mills@eog.MyFlorida.com](mailto:Kim.Mills@eog.MyFlorida.com)

Executive Office of the Governor  
Chief Inspector General's Office  
The Capitol, Room 2103  
Tallahassee, FL 32399-0001

[Office of the Chief Inspector General Website](http://www.flgov.com/)  
<http://www.flgov.com/>

#### Florida's Election Code - Contact Information

Kristi Reid Bronson, (850) 245-6240 or [krbronson@dos.state.fl.us](mailto:krbronson@dos.state.fl.us)

Department of State, Division of Elections  
Room 316, R.A. Gray Building  
500 South Bronough Street  
Tallahassee, FL 32399-0250

[Florida Division of Elections Website](http://election.dos.state.fl.us/)  
<http://election.dos.state.fl.us/>

#### Government-in-the-Sunshine - Contact Information

Joslyn Wilson, (850) 245-0158 or [joslyn.wilson@myfloridalegal.com](mailto:joslyn.wilson@myfloridalegal.com)

Office of the Attorney General  
The Capitol PL-01  
Tallahassee, FL 32399-1050

[Government-in-the-Sunshine Website](http://myfloridalegal.com/sunshine)  
<http://myfloridalegal.com/sunshine>

#### Florida Retirement System - Contact Information

Garry Green, (850) 488-5706 or [REP@dms.myflorida.com](mailto:REP@dms.myflorida.com) or, to find out about joining, (850) 488-8837 (Tallahassee area) or 877-377-1737 (outside of Tallahassee area)

Department of Management Services  
Division of Retirement  
Research and Education Section  
P.O. Box 9000  
Tallahassee, FL 32315-9000

[Department of Management Services, Division of Retirement Website](http://dms.myflorida.com/human_resource_support/retirement)  
[http://dms.myflorida.com/human\\_resource\\_support/retirement](http://dms.myflorida.com/human_resource_support/retirement)

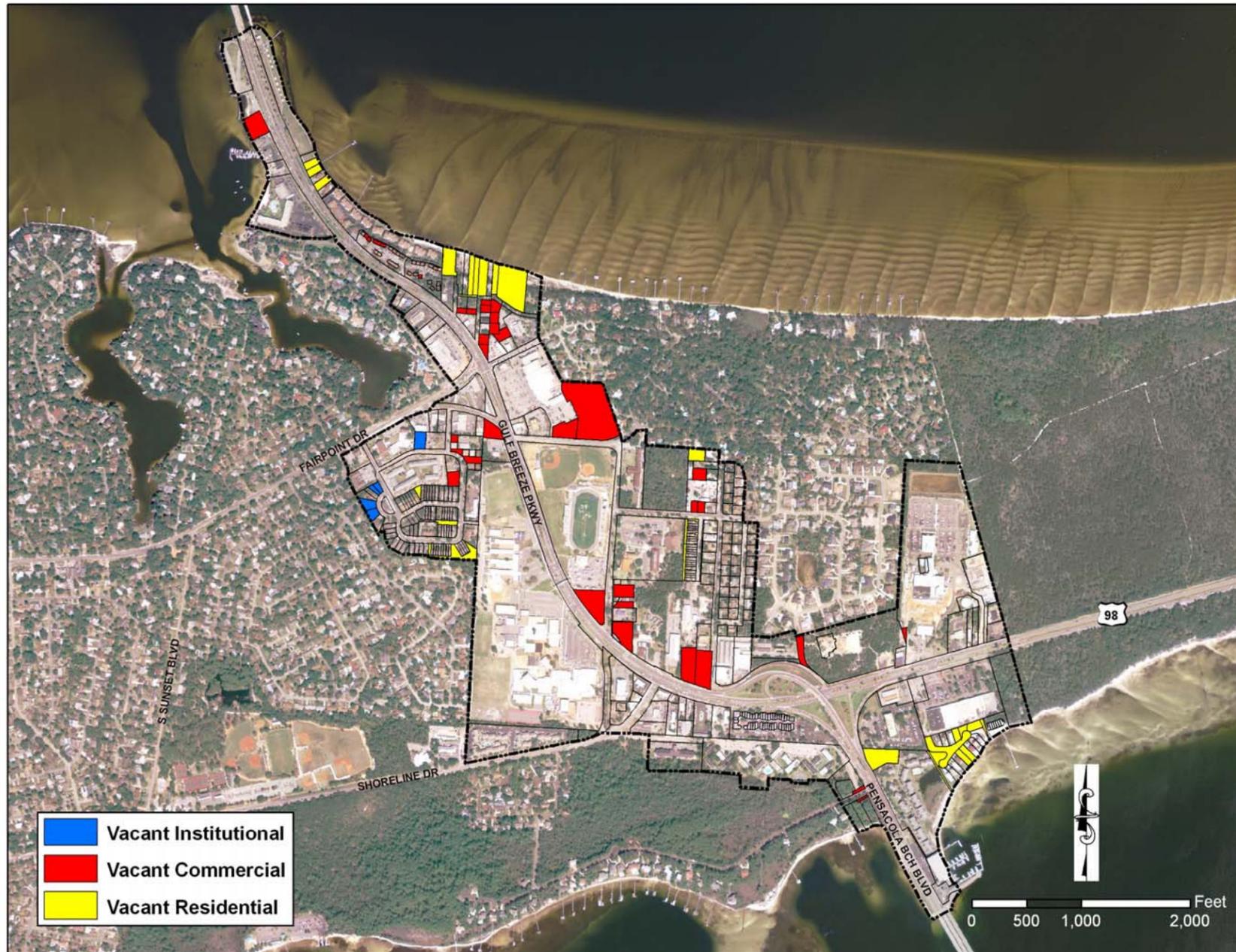
*City of Gulf Breeze*

COMMUNITY REDEVELOPMENT PLAN

**M. Appendix D: Vacant Commercial Parcel Information**

Owner Name	Acreage	Parcel Identification No.
ABRACADABRA OF GULF BREEZE LLC	0.05	103S290000001000000
ABRACADABRA OF GULF BREEZE LLC	0.08	103S290000001020000
AMMONS WILLIAM S ET AL	0.22	053S290000008030000
AWS DEVELOPMENT INC	0.03	053S290215001000020
AWS DEVELOPMENT INC	0.03	053S290215001000030
BABIKOW PROPERTIES LLC	0.30	043S290000006060000
BAPTIST HOSPITAL INC	0.09	043S290000054020000
BARNETT BUGG LEE & CARTER LLC	0.03	053S290215001000040
BARNETT BUGG LEE & CARTER LLC	0.03	053S290215001000050
BEACH COMMUNITY BANK	0.28	043S2927800000000C6
BLUEWATER PROPERTIES OF	0.10	053S290000008110000
BUTLER DAVID R & MARY G	0.18	043S2927800000000C5
DRIFTWOOD LLC	0.09	053S290960000000130
EAST END COMPANY LLC & GULF	0.73	043S290000001070000
EAST END COMPANY LLC & GULF	4.44	043S290000001080000
FOG GB LLC	0.19	053S290960000000300
FOG GB LLC	0.16	053S290960000000320
GULF BREEZE AREA HISTORICAL	0.09	053S290960000000180
J SCOTT BOOKER INVESTMENTS LLC	0.33	053S290000006010000
JENKINS VICKI S TRUSTEE ETAL	0.51	043S290000001010000
LIVE OAK OF GULF BREEZE LLC	0.20	043S2927800000000C4
LOTT RICHARD I	0.03	053S290215001000060
MOULTON PROPERTIES INC	0.38	043S290000043000000
NADLER WADE T	0.03	053S290215002000120
PENSACOLA CANDY COMPANY	1.25	043S290000005020000
SEA SHELL COLLECTIONS LLC	1.09	043S290000022000000
SEA SHELL COLLECTIONS LLC	4.29	043S294937000000020
SEA SHELL COLLECTIONS LLC	4.29	043S294937000000030
SEA SHELL COLLECTIONS LLC	4.29	043S294937000000040
SEA SHELL COLLECTIONS LLC	4.29	043S294937000000050
SEA SHELL COLLECTIONS LLC	11.47	043S294937000000010
SINROD HAROLD S & ALLISON M	0.11	053S290000008100000
STAMPS BRITTON	0.21	043S2927800000000C0
STAMPS BRITTON	0.14	053S290960000000140
STAMPS BRITTON	0.09	053S290960000000170
STRANGE LORIN E JR ESTATE	0.14	043S290000006110000
STRANGE LORIN ERNEST JR EST	0.15	043S290000006050000
SUNCHASE CONDOMINIUM	0.06	103S290000007030000
WHEATLEY WAYNE & DENISE L AS	0.86	053S290000001080000
<b>Total</b>	<b>41.33</b>	

N. Appendix E: Vacant Parcel Locations Map



Source: Santa Rosa Property Appraiser and LDI, 2008

O. Appendix F: March 30, 2006 Meeting Roster

Gulf Breeze Redevelopment WORKSHOP ROSTER		Plan Workshop March 30, 2006		
Name	Address	City/Fl/Zip	Phone Number	E-mail
John JONES	105 BIRCH LAKE ST.	ORLANDO FL	407-619-1577	jjones@landbbz.com
DEBB HARRIMAN	754 SAGINS DR.	PENSACOLA BEACH FL	934-2100	RHARRIMAN@BELL.SOUTH.COM
Michael Price	85 Chantrelle Cir	Gulf Breeze, FL	934-6300	mp@mprice.net
LeAnn Price	"	"	934-6300	"
RICK SUGGS	8075 DAVIS HILLY	PEWEEBOLA FL	255-1979	"
Ka Garris	3677 Salamanga St.	Navarre FL	934-2101	kgarris@bell.south.net
Ken McDaniell	525 DUNN ST. Cir	Gulf Breeze	934-2091	kenmcdaniell@bell.south.net
Tom McKeown	3150 Gulf Breeze Pkwy	Gulf Breeze	934-2091	tom@tomkeown.com
Paul Spase	745 74th Ave	GB	934-2091	pspase@bell.south.net
Bill Evans	1181 Gulf Breeze Pkwy	GB	934-2091	bill@bell.south.net
BOB CLEVELAND	200 Sunbreeze Dr	GB	934-6662	bob@theclow.com
DEB CLEVELAND	"	"	"	"
ELISE EVANS	11 FAIRPOINT PL	GB	934-5073	"
Old Na Koff	767 Lakeside Dr	GB	934-5073	oldna@bell.south.net
Willie (W.D.) Williams	101 DUNN ST	GB	934-2091	willie@bell.south.net
Steve Giff	5116 Florida Ave	GB	934-2091	steve@bell.south.net
B. Davis	1350 Seabreeze Point Pl	GB	934-2091	bdavis@bell.south.net
Paul Caldwell	1127 Sunbreeze	GB	934-5073	paulcaldwell@bell.south.net
Scott Brinkley	706 Pines, Ft. St Rd	GB	432-0620	scott@bell.south.net
Wendell Schmidt	288 Pine Trl	GB 32561	934-7102	wendell@bell.south.net
Grey S. Borge	204 Florida Ave	GB 32561	934-5687	greyborg@bell.south.net
MARK LEE	1201 Sunbreeze Dr	GB 32561	934-5073	marklee@bell.south.net
Gary Phillips	1201 Sunbreeze Dr	GB 32561	934-5073	garyphillips@bell.south.net
Catal Pujillo	506 Deer Pt Dr	GB 32561	934-7142	catal@bell.south.net
Scotty Phillips	906 Bayliff Rd	GB 32561	934-3300	scotty@bell.south.net
Nick Wharton	5353 Micoudiana Dr	Mobile 36520	432-0214	nick@bell.south.net
John Miller	4 Pine Trl	GB 32561	934-5073	john@bell.south.net
R. Baum	107 Silverthorn Dr	GB 32561	934-5073	rbaum@bell.south.net
Ken W. Goff	1422 Sunset	GB 32561	934-4442	ken@bell.south.net
Carolyn Reeder	105 Beach Dr	GB 32561	916-1109	carolyn@bell.south.net
Lucy Trawick	324 N. Sunset	GB 61	932-2762	"

Gulf Breeze Redevelopment WORKSHOP ROSTER		Plan Workshop March 30, 2006		
Name	Address	City/Fl/Zip	Phone Number	E-mail
Ch. Schluter	337 Deerpoint	GB	934-6535	chsluter@bell.south.net
Wendy Fullerton	402 Pines	GB	934-5073	wendy@bell.south.net
Mary Spase	772 Pinetree Dr.	GB	934-6885	spase@bell.south.net
Scott & Ann Brodie	123 Elm St	GB	934-5073	scott@bell.south.net
Dennis & Alison Lintar	90 Chantrelle	GB	934-6300	slintar@bell.south.net
Viola & Samuel	222 Pine Tree	GB	934-2091	viola@bell.south.net
Vanessa	133 Shoreline Dr.	GB	916-4455	vanessa@bell.south.net
Steve McLenney	1107 Nesting Ave	GB	934-5815	steve@bell.south.net
Tim Sawley	1512 Romano St.	GB 32561	934-5073	tim@bell.south.net
Terry Blacklaw	3667 Willowood Pl	GB 32561	934-8297	terry@bell.south.net
Darlene Patton	608 Bay Cliffs Dr	GB 32561	934-4145	darlene@bell.south.net
Brenda Clevenger	1088 Seabell Ln	GB 32561	934-7526	brenda@bell.south.net
Mike Domingue	421 Cambridge Ave	GB 32561	916-4717	mikedomingue@bell.south.net
Greg Patton	101 Onigou St	GB 32561	934-5073	greg@bell.south.net
Amie Thompson	323 Deer Point	GB 32561	934-2808	amie@bell.south.net
Joe Anford	319 Deer Point	GB 32561	934-4454	joe@bell.south.net

Gulf Breeze Redevelopment WORKSHOP ROSTER		Plan Workshop March 30, 2006		
Name	Address	City/Fl/Zip	Phone Number	E-mail
Kodman Rich	7 Beach Dr	GB 32561	934-7103	kodman@bell.south.net
David Thomas	116 TAMMUNA	GB 32561	432-7500	david@bell.south.net
Rita Rone	827 Baycliff Rd	GB 32561	934-9873	ritarone@bell.south.net
Conie S. Curmish	P.O. Box 640	GB 32561	934-5106	ccurmish@bell.south.net
Sarah Bender	300 Cordoba St	GB 32561	934-4466	sarah@bell.south.net
Bethy Cannon	3 GARY OAKS LANE	GB 32561	934-7174	bethy@bell.south.net
LIM DOYLE	308 PLANTATION HILL	GB 32561	934-3407	limdoyle@bell.south.net
Edward Brown	5 BEACH DR	GB 32561	934-2807	edward@bell.south.net
Lori Menke	525 James River	GB 32561	916-9930	lori@bell.south.net
Sheryl Dunn	205 Williamswood	GB 32561	934-3096	sheryl@bell.south.net
Debbie Cederquist	204 N. Sunset	GB 32561	934-5073	debbie@bell.south.net
DEBB ALMISA	112 Vowell	GB 32561	934-3319	debb@bell.south.net
Carol Hixson	713 Rowell	GB 32561	934-5073	carol@bell.south.net
Kathie Crawford	501 Kenwood Ave	GB 32561	934-6223	kathie@bell.south.net
Jay Simpson	710 Pines Point Dr	GB 32561	934-6260	jay@bell.south.net
MARY ALICE ROSE	101 GREENHILL	GB 32561	934-3325	maralrose@bell.south.net
DAVID A. DAVIDSON	5 N. SUNSET	GB 32561	916-7155	david@bell.south.net
Blair Spang	26 Highland Dr	GB 32561	934-9885	blair@bell.south.net
John G. Bax	125 BIRCH LAKE ST	GB 32561	934-5073	john@bell.south.net
Scott Wharton	49 Gulf Breeze Pkwy	GB 32561	934-6009	scott@bell.south.net
Wayne Wheatley	47 Gulf Breeze Pkwy	GB 32561	934-3452	wayne@bell.south.net
Michael Brandon	116 S. Sunset	GB 32561	934-4665	michael@bell.south.net
Ed Gray	1 Gray Oaks Lane	GB 32561	934-6297	ed@bell.south.net

Gulf Breeze Redevelopment WORKSHOP ROSTER		Plan Workshop March 30, 2006		
Name	Address	City/Fl/Zip	Phone Number	E-mail
RITA RONE	2704 Sunrunner Ln	Gulf Breeze FL	(850) 991-7755	rrone@bell.south.net
JACK RIBB	707 Baycliff Rd	Gulf Breeze	850-916-1409	"
Pat O'Sullivan	9 Pinetree Dr	Gulf Breeze	934-5073	patosullivan@bell.south.net
Mona A. Amadio	110 Middle Plantain Ln	Gulf Breeze	850-991-7123	mona@bell.south.net
Cindy Gross	4288 Seabreeze Dr.	GB 32561	(850) 934-4899	cindy@bell.south.net
TRICIA KRISTE (Mrs. Philip)	201 Silverthorn Rd	GB 32561	934-7174	tricia@bell.south.net
CHARLES PULLEY	506 DEERPOINT	32561	934-0742	charles@bell.south.net
Bobby Spear	223 Pinetree	32561	934-5073	bobby@bell.south.net
George Cikos	324 Deerpoint	32561	934-7103	george@bell.south.net
Ric Nielsen	85 Shoreline Dr.	32561	"	ric@bell.south.net
Doug Dossier	204 Sunset Dr	32561	934-0391	doug@bell.south.net
DENNIS REMSCH	3243 Pines Ln	32561	934-4705	dennis@bell.south.net

Total 86

City of Gulf Breeze

COMMUNITY REDEVELOPMENT PLAN





Q. Appendix H: May 11, 2006 Meeting Weighted Results

Powerlines Underground	Ranking	Received	Weighted	Ranking
(City wide)	1	8	32	1
	2	6	18	
	3	1	2	
	4	2	2	
Total		17	54	
Hwy U.S. 98 Median - More Landscape	Ranking	Received	Weighted	Ranking
Statuary	1	5	20	2
Trees	2	5	15	
Lights	3	3	6	
Underground Utilities	4		0	
Total		13	41	
35' Maximum Height on Buildings	Ranking	Received	Weighted	Ranking
	1	5	20	3
	2	1	3	
	3		0	
	4		0	
Total		6	23	
Trail Connection to Trail Along National Seashore	Ranking	Received	Weighted	Ranking
Pedestrian Connections across 98 also	1	0	0	4
	2	2	6	
	3	4	8	
	4	3	3	
Total		9	17	
Adopt Design Guidelines	Ranking	Received	Weighted	Ranking
Quickly	1	0	0	5
	2	3	9	
	3	2	4	
	4	2	2	
Total		5	15	
Multi-Use Community Center	Ranking	Received	Weighted	Ranking
Seniors Auditorium	1	1	4	6
Cultural Graduation	2	0	0	
Theater Weddings	3	2	4	
	4	3	3	
Total		6	11	
Streetscape Install	Ranking	Received	Weighted	Ranking
Throughout City (Daniel Drive-A. Jackson Pilot)	1	1	4	6
Trees Fences	2	2	6	
Signage Underground Utilities	3		0	
Lights	4	1	1	
Total		3	11	
Access Alternative Roads to U.S. 98	Ranking	Received	Weighted	Ranking
	1	1	4	7
	2	0	0	
	3	1	2	
	4	1	1	
Total		3	7	

Increase Height in Overlay Areas	Ranking	Received	Weighted	Ranking
	1	0	0	7
	2	1	3	
	3	1	2	
	4	2	2	
Total		4	7	
Better Traffic Control/Median Markings U.S. 98	Ranking	Received	Weighted	Ranking
	1	0	0	7
	2	0	0	
	3	3	6	
	4	1	1	
Total		4	7	
Increased Code Enforcement	Ranking	Received	Weighted	Ranking
Full-Time Position	1		0	8
	2		0	
	3	2	4	
	4	1	1	
Total		2	5	
Façade Grants	Ranking	Received	Weighted	Ranking
Existing Business (conform to new design reg's)	1	0	0	9
Incentives for Redev.	2	1	3	
	3	0	0	
	4	1	1	
Total		2	4	
Pensacola Bay Gateway	Ranking	Received	Weighted	Ranking
Height - 5 story max to encourage development	1	0	0	10
	2	0	0	
	3	1	2	
	4	0	0	
Total		1	2	
Town Center	Ranking	Received	Weighted	Ranking
Playhouse/Theater	1	0	0	10
Bands/Concerts	2	0	0	
	3	0	0	
	4	2	2	
Total		2	2	
Look for Opportunity to Expand CRA	Ranking	Received	Weighted	Ranking
South Shoreline Park/3000' on water	1	0	0	11
Keep Trees	2	0	0	
Community Gathering Spot	3	1	1	
	4	2	6	
Total		3	1	
Implement New Codes for Existing Buildings	Ranking	Received	Weighted	Ranking
No Variances	1	0	0	0
	2	0	0	
	3	0	0	
	4		0	
Total		0	0	
High-Quality Shopping	Ranking	Received	Weighted	Ranking
w/Publix Project	1	0	0	0
Resto/Clothing/Pottery Barn	2		0	
	3		0	
	4	0	0	
Total		0	0	

High Quality Development	Ranking	Received	Weighted	Ranking
	1		0	0
	2		0	
	3		0	
	4		0	
	Total	0	0	
High Level of Service	Ranking	Received	Weighted	Ranking
Maintain, Fire, Police, EMS	1		0	0
	2		0	
	3		0	
	4		0	
	Total	0	0	
Andrews Institute Overpass	Ranking	Received	Weighted	Ranking
	1		0	0
	2		0	
	3		0	
	4		0	
	Total	0	0	



## R. Appendix I: Cost Estimating Streetscape Components

The cost estimate for the streetscaping of US 98 is based on the following components:

1. A ten-foot (10') wide landscape strip separating the road and the sidewalk shall be created on both sides of US 98.
2. The landscape strip shall be irrigated by an automatic irrigation system.
3. Shade tree shall be planted every forty feet (40') on center in the landscape strip.
4. An eight-foot (8') wide sidewalk will be constructed of concrete pavers on each side of the street.
5. Black metal benches will be spaced every 300 feet or two per street forming a city block, whichever is greater.
6. Decorative street lamps are to line both sides of the street at approximately 75-foot spacing to achieve 1.5 average foot-candles of illumination.
7. Waste receptacles shall be spaced every 900 feet.

