

**GULF BREEZE CITY COUNCIL
REGULAR MEETING AGENDA**

SEPTEMBER 15, 2014
MONDAY, 6:30 P.M.
COUNCIL CHAMBERS

1. Roll Call
2. Invocation and Pledge of Allegiance
3. Approval of Minutes for September 3, 2014 (Regular Meeting)
Approval of Minutes for September 3, 2014 (Community Redevelopment Agency)

SPECIAL MEETING: PUBLIC HEARING REGARDING:

Resolution No. 21-14: Resolution Establishing a Final Millage
Rate Of 1.9723

Resolution No. 22-14: Resolution Adopting a Final Budget For
Fiscal Year 2015

4. Proclamation Declaring the Month of October as “Community Redevelopment Month”

5. Ordinance No. 06-14: Pertaining To Vacant Lots And Construction Site
Maintenance With In the C1, C2, M, and
P Zoning Districts; Creating Section 21-268
Of The Code of Ordinances.

(FIRST READING)

6. **CONSENT AGENDA ITEMS:***

- A. Discussion and Action Regarding Development Review Board Recommendation:
William Lay
110-116 Gilmore Drive
Gulf Breeze, FL 32561
Subdivision – Level III
- B. Discussion and Action Regarding Purchase of Rescue Struts in the amount of
\$7,480.00.

- C. Discussion and Action Regarding Declaration of Surplus Property to be Auctioned on E-GovDeals.
- D. Discussion and Action Regarding Purchase of Storm Water Utility Easement at 428 Dracena Way.
- E. Discussion and Action Regarding SSRUS Board Recommendations to Purchase One Kubota GR2120 Lawn Tractor and One Kubota RTV-X900 Utility Vehicle from Coastal Machinery at a cost of \$18,960.40.
- F. Discussion and Action Regarding Storm Water Task Force Recommendation, Gulf Breeze Hospital Alternate Drainage Outfall.
- G. Discussion and Action Regarding Storm Water Task Force Recommendation, Gulf Breeze High School Outfall Pipe.
- H. Discussion and Action Regarding Contract for Legal Services with Galloway/Johnson.

***These are items considered routine in nature and will be considered by one motion. If any citizen wishes to voice an opinion on one of the items, you should advise the Council immediately.**

7. **ACTION ITEMS**

- A. Discussion and Action Regarding Long Term Recovery Effort for Flood Victims within the City of Gulf Breeze.
8. New Business
9. Open Forum
- Presentation by Scott Wheatley Relative to Re-Subdivision of Existing Lots.
10. Adjournment

If any person decides to appeal any decisions made with respect to any matter considered at this meeting or public hearing, such person may need to insure that a verbatim record of the proceedings is made, which record includes the testimony and any evidence upon which the appeal is to be based. The public is invited to comment on matters before the City Council upon seeking and receiving the recognition from the Chair.

MINUTES OF THE REGULAR MEETING OF THE
CITY COUNCIL OF THE CITY OF GULF BREEZE, FLORIDA

The 1,255th Regular Meeting of the Gulf Breeze City Council, Gulf Breeze, Florida, was held at Gulf Breeze City Hall on Wednesday, September 3, 2014, at 5:00 p.m. *(The meeting was held on Wednesday due to the Federal Holiday and TRIM Requirements)*

Upon call of the roll the following Councilmembers were present: Councilwoman Cherry Fitch, Councilman David G. Landfair, Councilman Joseph Henderson, and Mayor Beverly H. Zimmern. Mayor Pro Tem J. B. Schluter was not in attendance.

SPECIAL MEETING: PUBLIC HEARING REGARDING:

Resolution No. 15-14: Resolution Establishing a Tentative Millage Rate of 1.9723

The Mayor opened the floor for public comments. No comments were made by the public. Councilwoman Fitch moved for approval of the Resolution. Councilman Henderson seconded. The vote for approval was unanimous.

Resolution No. 16-14: Resolution Adopting a Tentative Budget for Fiscal Year 2015

The Mayor opened the floor for public comments. No comments were made by the public. Councilman Landfair moved for approval of the Resolution. Councilwoman Fitch seconded. The vote for approval was unanimous.

* * * * *

Resolution No. 20-14: Resolution Approving Long Term Financing for Fairpoint Regional Utility System

The City Attorney recommended that the Resolution be revised to included language approving the form of Loan Agreement and Guaranty and authorizing the Mayor to execute said documents. Councilwoman Fitch moved for approval of the Resolution pending revisions recommended by the City Attorney. Councilman Henderson seconded. The vote for approval was unanimous.

APPROVAL OF MINUTES:

Councilwoman Fitch moved for approval of the minutes for the Regular Meeting held on August 18, 2014. Councilman Henderson seconded. The vote for approval was unanimous.

MINUTES OF THE REGULAR MEETING OF THE
CITY COUNCIL OF THE CITY OF GULF BREEZE, FLORIDA

CONSENT AGENDA ITEMS:

That the City Council approve the following Consent Agenda Items: A through H:

A. **SUBJECT: DISCUSSION AND ACTION REGARDING NON-ETHANOL FUEL PUMP**

Reference: Deputy City Manager memo dated August 22, 2014

RECOMMENDATION:

THAT THE CITY COUNCIL APPROVE THE PURCHASE OF A NON-ETHANOL FUEL PUMP FROM SPANCO, INC., IN THE AMOUNT OF \$5,123.30.

B. **SUBJECT: DISCUSSION AND ACTION REGARDING GOLF COURSE DRAINAGE – LAGUNA COURT HEADWALL**

Reference: Assistant Director of Public Services memo dated August 21, 2014

RECOMMENDATION:

THAT THE CITY COUNCIL APPROVE UTILITY SERVICE COMPANY TO COMPLETE THE LAGUNA COURT OUTFALL REPAIR FOR \$13,520.

C. **SUBJECT: DISCUSSION AND ACTION REGARDING PROPOSED LOCAL GOVERNMENT INFRASTRUCTURE SALES SURTAX**

Reference: City Manager memo dated August 21, 2014

RECOMMENDATION:

THAT THE CITY COUNCIL CONTINUE TO RELY ON THE DEFAULT FORMULA FOR DISTRIBUTION OF THE PROCEEDS FROM THE LOCAL GOVERNMENT INFRASTRUCTURE SALES SURTAX.

D. **SUBJECT: DISCUSSION AND ACTION REGARDING RENEWAL OF CITY EMPLOYEE HEALTH INSURANCE PLAN**

Reference: City Clerk memo dated August 21, 2014

MINUTES OF THE REGULAR MEETING OF THE
CITY COUNCIL OF THE CITY OF GULF BREEZE, FLORIDA

RECOMMENDATION:

THAT THE CITY COUNCIL APPROVE THE RENEWAL OF THE BLUE CROSS BLUE SHIELD PLAN 60 AS THE HEALTH INSURANCE PLAN FOR CITY EMPLOYEES AND FURTHER ACCEPT THE SUPPLEMENTARY INSURANCE LINES CONSOLIDATED WITH STANDARD INSURANCE.

E. SUBJECT: DISCUSSION AND ACTION REGARDING STREET PAVING BUDGET FISCAL YEAR 2015

Reference: Assistant Director of Public Services memo dated August 22, 2014

RECOMMENDATION:

THAT THE CITY COUNCIL APPROVE THE BUDGET OF \$470,000 FOR STREET PAVING IN FY 2015 IN THE GENERAL FUND STREETS DEPARTMENT.

F. SUBJECT: DISCUSSION AND ACTION REGARDING PAYMENT OF ADJUSTERS INTERNATIONAL INVOICE IN THE AMOUNT OF \$22,945.90.

Reference: Director of Finance memo dated August 21, 2014

RECOMMENDATION:

THAT THE CITY COUNCIL APPROVE AND AUTHORIZE PAYMENT OF THE JUNE 2014 ADJUSTERS INTERNATIONAL INVOICES TOTALING \$22,945.90, AND FURTHER THAT THE CITY COUNCIL AUTHORIZE THE CONTINUED ENGAGEMENT OF ADJUSTERS INTERNATIONAL FOR AN ADDITIONAL 90 DAYS.

G. SUBJECT: DISCUSSION AND ACTION REGARDING LETTERS TO SECRETARY ANATH PRASAD AND FEDERAL HIGHWAY ADMINISTRATION REGARDING REPLACEMENT OF PENSACOLA BAY BRIDGE.

Reference: City Manager verbal report

RECOMMENDATION:

THAT THE CITY COUNCIL AUTHORIZE THE MAYOR TO SIGN AND SEND THE LETTERS TO THE RESPECTIVE ADDRESSEES.

MINUTES OF THE REGULAR MEETING OF THE
CITY COUNCIL OF THE CITY OF GULF BREEZE, FLORIDA

H. **SUBJECT: DISCUSSION AND ACTION REGARDING LIDO BOULEVARD
WATER MAIN RELOCATION.**

Reference: City Manager verbal report

RECOMMENDATION:

**THAT THE CITY COUNCIL AWARD THE LIDO BOULEVARD WATER MAIN
RELOCATION TO WARRINGTON UTILITY AND EXCAVATING FOR \$7,850.**

Councilman Henderson moved for approval of Consent Agenda Items A through H. Councilman Landfair seconded. The vote for approval was unanimous.

ACTION AGENDA ITEMS:

A. **SUBJECT: DISCUSSION AND ACTION REGARDING LANDSCAPING
REQUIREMENT ON VACANT COMMERCIAL LOTS**

Reference: City Manager memo dated August 28, 2014

No formal action was taken.

NEW BUSINESS: None

INFORMATION ITEMS:

City Manager advised that he had received a telephone call from a Florida Department of Transportation representative who advised that the closing of the Starbuck's median crossing would be immediate and should be closed by the end of the week or the following. Mayor requested that City staff be proactive by letting the residents know of the closure.

OPEN FORUM: None

ADJOURNMENT: Mayor Zimmern adjourned the meeting at 5:52 p.m.

Stephanie D. Lucas, City Clerk

Beverly H. Zimmern, Mayor

**MINUTES OF A MEETING OF THE BOARD OF DIRECTORS FOR THE
COMMUNITY REDEVELOPMENT AGENCY**

A meeting of the Board of Directors for the Community Redevelopment Agency, Gulf Breeze, Florida, was convened at the Gulf Breeze City Hall Council Chambers on Wednesday, September 3, 2014, at 5:21 p.m. (*The meeting was held on Wednesday due to the Federal Holiday and TRIM Requirements*)

The following members were present: Councilman Joseph Henderson, Councilwoman Fitch, Councilman Landfair, and Mayor Zimmern. Mayor Pro Tem Schluter was not in attendance.

The purpose of the meeting was for the Board of Directors of the Community Redevelopment Agency to consider the following:

CONSENT AGENDA ITEM*:

- A. **SUBJECT: DISCUSSION AND ACTION MASTER PLANNING INVOICE FROM VHB IN THE AMOUNT OF \$17,624.06.**

Reference: City Clerk memo dated August 19, 2014

RECOMMENDATION:

THAT THE CITY COUNCIL MEET AS THE BOARD OF DIRECTORS OF THE COMMUNITY REDEVELOPMENT AGENCY ON WEDNESDAY, SEPTEMBER 3, 2014, AND APPROVE PAYMENT OF INVOICE NO. 185809 IN THE AMOUNT OF \$17,624.06 TO VHB.

Councilman Landfair moved for approval of staff's recommendation. Councilwoman Fitch seconded. The vote for approval was unanimous.

***These are items considered routine in nature and will be considered by one motion. If any citizen wishes to voice an opinion on one of the items, you should advise the Council immediately.**

INFORMATIONAL ITEMS: None

PUBLIC FORUM: None

ADJOURNMENT: Mayor Zimmern adjourned the meeting at 5:22 p.m.

Stephanie D. Lucas, City Clerk

Beverly H. Zimmern, Mayor

Councilmembers Present: Joseph Henderson, David G. Landfair and Cherry Fitch. Mayor Pro Tem J.B. Schluter, and Mayor Beverly Zimmern were not present.

ACTION AGENDA ITEMS:**A. SUBJECT: DISCUSSION AND ACTION REGARDING COMMUNITY PLANNING MONTH PROCLAMATION.**

Reference: City Manager verbal report

RECOMMENDATION:

THAT THE CITY COUNCIL DESIGNATE OCTOBER 2014 AS “COMMUNITY PLANNING MONTH”.

Councilman Landfair made a motion to place staff's recommendations on the September 15, 2014, Regular Council meeting agenda. The motion was seconded by Councilwoman Fitch. The vote for approval was unanimous.

B. SUBJECT: DISCUSSION AND ACTION REGARDING DEVELOPMENT REVIEW BOARD RECOMMENDATION.

William Lay
110-116 Gilmore Drive
Gulf Breeze, FL 32561
Subdivision – Level III

RECOMMENDATION:

THAT THE CITY COUNCIL APPROVE THE DEVELOPMENT REVIEW BOARD RECOMMENDATION SUBJECT TO PAYMENT OF IMPACT FEES AND OTHER NECESSARY APPROVALS.

Councilman Landfair made a motion to place staff's recommendations on the September 15, 2014, Regular Council meeting agenda. The motion was seconded by Councilwoman Fitch. The vote for approval was unanimous.

C. SUBJECT: DISCUSSION AND ACTION REGARDING APPROVAL OF FINAL RESOLUTION NO. 21-14, APPROVING FINAL MILLAGE RATE OF 1.9723 MILLS AND RESOLUTION NO. 22-14, ESTABLISHING FINAL BUDGET FOR FISCAL YEAR 2015.

Reference: Deputy City Manager memo dated September 5, 2014

RECOMMENDATION:

THAT THE CITY COUNCIL HOLD A PUBLIC HEARING ON MONDAY, SEPTEMBER 15, 2014 AND ADOPT RESOLUTIONS 21-14 AND 22-14.

Councilman Landfair made a motion to place staff's recommendations on the September 15, 2014, Regular Council meeting agenda. The motion was seconded by Councilwoman Fitch. The vote for approval was unanimous.

D. SUBJECT: DISCUSSION AND ACTION REGARDING PURCHASE OF RESCUE STRUTS IN THE AMOUNT OF \$7,480.00.

Reference: Fire Chief memo dated September 2, 2014

RECOMMENDATION:

THAT THE CITY COUNCIL AUTHORIZE THE FIRE DEPARTMENT TO SOLE SOURCE PURCHASE FOUR SPACE JACK STANDS AND TWO ACCESSORY KITS FOR A PRICE NOT TO EXCEED \$7,480.00 PLUS SHIPPING FROM THE FLORIDA RES-Q-JACK DEALER.

Councilman Landfair made a motion to place staff's recommendations on the September 15, 2014, Regular Council meeting agenda. The motion was seconded by Councilwoman Fitch. The vote for approval was unanimous.

E. SUBJECT: DISCUSSION AND ACTION REGARDING DECLARATION OF SURPLUS PROPERTY TO BE AUCTIONED ON E-GOVDEALS.

Reference: Sergeant Armstrong memo dated September 2, 2014

RECOMMENDATION:

THAT THE CITY COUNCIL AUTHORIZE THE SALE OF SURPLUS PROPERTY LOTS 99, 100, 101, E-5, 102 AND 103 ON E-GOVDEALS.

Councilman Landfair made a motion to place staff's recommendations on the September 15, 2014, Regular Council meeting agenda. The motion was seconded by Councilwoman Fitch. The vote for approval was unanimous.

F. SUBJECT: DISCUSSION AND ACTION REGARDING PURCHASE OF EASEMENT AT 428 DRACENA WAY.,

Reference: Director of Public Services memo dated September 5, 2014

RECOMMENDATION:

THAT THE CITY COUNCIL AUTHORIZE STAFF TO SECURE THE 15' WIDE X 130' LONG STORM WATER UTILITY EASEMENT AT 428 DRACENA WAY, AT A COST NOT TO EXCEED \$3,500.00.

Councilwoman Fitch made a motion to place staff's recommendations on the September 15, 2014, Community Redevelopment Agency meeting agenda. The motion was seconded by Councilman Landfair. The vote for approval was unanimous.

G. SUBJECT: DISCUSSION AND ACTION REGARDING SSRUS BOARD RECOMMENDATIONS TO PURCHASE ONE KUBOTA GR2120 LAWN TRACTOR AND ONE KUBOTA RTV-X900 UTILITY VEHICLE FROM COASTAL MACHINERY AT A COST OF \$18,960.40.

Reference: Director of Public Services memo dated September 5, 2014

Councilman Landfair made a motion to place staff's recommendations on the September 15, 2014, Regular Council meeting agenda. The motion was seconded by Councilwoman Fitch. The vote for approval was unanimous.

H. SUBJECT: DISCUSSION AND ACTION REGARDING TRAFFIC STUDY FOR THE MEDIAN CLOSURE IN FRONT OF STARBUCKS BY HSA CONSULTING GROUP AT A COST NOT TO EXCEED \$9,960.00.

I.

Reference: Director of Community Services memo dated September 3, 2014

RECOMMENDATION:

THAT THE CITY COUNCIL MEET AS THE BOARD OF DIRECTORS OF THE COMMUNITY REDEVELOPMENT AGENCY AND APPROVE THE TRAFFIC ENGINEERING STUDY BY HSA CONSULTING GROUP AT A COST NOT TO EXCEED \$9,960.00.

Councilwoman Fitch made a motion to place staff's recommendations on the September 15, 2014, Community Redevelopment Agency meeting agenda. The motion was seconded by Councilman Landfair. The vote for approval was unanimous.

J. SUBJECT: DISCUSSION AND ACTION REGARDING MEMBERSHIP DUES – FLORIDA REDEVELOPMENT ASSOCIATION.

Reference: City Clerk memo dated September 5, 2014

RECOMMENDATION:

THAT THE CITY COUNCIL MEET MONDAY, SEPTEMBER 15, 2014 AS THE BOARD OF DIRECTORS OF THE COMMUNITY REDEVELOPMENT AGENCY AND APPROVE PAYMENT OF \$745.00 FOR ANNUAL MEMBERSHIP IN THE FLORIDA REDEVELOPMENT ASSOCIATION.

Councilman Landfair made a motion to place staff's recommendations on the September 15, 2014, Regular Council meeting agenda. The motion was seconded by Councilwoman Fitch. The vote for approval was unanimous.

K. SUBJECT: DISCUSSION AND ACTION REGARDING ORDINANCE NO. 06-14 RELATIVE TO MAINTENANCE STANDARDS OF VACANT COMMERCIAL PROPERTY.

Reference: Deputy City Manager memo dated September 4, 2014

RECOMMENDATION:

THAT THE CITY COUNCIL APPROVE ORDINANCE NO. 06-14 ON FIRST READING ON MONDAY SEPTEMBER 15 2014 AND SCHEDULE A PUBLIC HEARING AND SECOND READING FOR OCTOBER 6, 2014.

Councilman Landfair made a motion to place staff's recommendations on the September 15, 2014, Regular Council meeting agenda. The motion was seconded by Councilwoman Fitch. The vote for approval was unanimous.

L. SUBJECT: DISCUSSION AND ACTION REGARDING TIGER POINT GOLF COURSE MANAGEMENT.

Reference: Deputy City Manager memo dated September 3, 2014.

No Action Taken.

NEW ITEMS:**A. SUBJECT: DISCUSSION AND ACTION REGARDING CONTRACT WITH GALLOWAY, JOHNSON, THOMPSON, BURR AND SMITH.**

Reference: City Manager verbal report

RECOMMENDATION:

THAT THE CITY ENTER INTO AN AGREEMENT WITH GALLOWAY, JOHNSON, THOMPSON, BURR AND SMITH FOR THE CATAWBA ROW LITIGATION AND AUTHORIZE THE MAYOR TO EXECUTE SAID AGREEMENT.

B. SUBJECT: DISCUSSION AND ACTION REGARDING STORM WATER COMMITTEE RECOMMENDATIONS.

Reference: City Manager verbal report

Councilman Landfair made a motion to place staff's recommendations A and B on the September 15, 2014, Regular Council meeting agenda. The motion was seconded by Councilwoman Fitch. The vote for approval was unanimous.

INFORMATION ITEMS:

PUBLIC FORUM: None

ADJOURNMENT: Councilman Henderson adjourned the meeting at 6:56 P.M.



City of Gulf Breeze

COMMUNITY PLANNING MONTH PROCLAMATION

WHEREAS, change is constant and affects all cities, towns, suburbs, counties, boroughs, townships, rural areas and other places; and,

WHEREAS, community planning and plans can help manage this change in a way that provides better choices for how people work and live; and,

WHEREAS, community planning provides an opportunity for all residents to be meaningfully involved in making choices that determine the future of their community; and,

WHEREAS, the full benefits of planning requires public officials and citizens who understand, support, and demand excellence in planning and plan implementation; and,

WHEREAS, the month of October is designated as National Community Planning month throughout the United States of America and its territories; and,

WHEREAS, the American Planning Association and its professional institute, the American Institute of Certified Planners, endorse National Community Planning Month as an opportunity to highlight the contributions sound planning and plan implementation make to the quality of our settlements and environment; and,

WHEREAS, the celebration of National Community Planning Month gives us the opportunity to publicly recognize the participation and dedication of the members of the West Florida Regional Planning Council and other citizens who have contributed their time and expertise to the improvement of Northwest Florida; and,

WHEREAS, we recognize the many valuable contributions made by professional regional planners of the West Florida Regional Planning Council and extend our heartfelt thanks for the continued commitment to public service by these professionals.

NOW, THEREFORE, BE IT PROCLAIMED I, Beverly H. Zimmern, Mayor of the City of Gulf Breeze, hereby designates the month of October 2014 as

Community Planning Month

In the City of Gulf Breeze in conjunction with the celebration of National Community Planning Month

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF GULF BREEZE, SANTA ROSA COUNTY, FLORIDA, on this 15th day of September, 2014.

Leslie A. Guyer, City Clerk

Beverly H. Zimmern, Mayor

RESOLUTION NO. 21-14

**A RESOLUTION LEVYING AN AD VALOREM PROPERTY TAX FOR THE CITY OF
GULF BREEZE FOR 2014; PROVIDING AN
EFFECTIVE DATE.**

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

SECTION 1:

An ad valorem tax of 1.9723 mills is levied for 2014 against all property, both real and personal, not exempt from taxation within the corporate limits of the City of Gulf Breeze.

SECTION 2:

The 2014 ad valorem tax rate of 1.9723 mills constitutes a 2.65% increase from the Rolled-Back Rate (1.9213) as calculated according to Chapter 200, Florida Statutes.

SECTION 3:

This resolution shall take effect immediately upon its adoption by the City Council and shall be published as required by law.

ADOPTED: September 15, 2014

APPROVED: _____
J.B. Schluter, Mayor Pro Tem

ATTEST:

Leslie Guyer, City Clerk
Stephanie Lucas, City Clerk

RESOLUTION NO. 22-14

A RESOLUTION TO BE ENTITLED:

A RESOLUTION ADOPTING A BUDGET FOR THE CITY OF GULF BREEZE FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2014, MAKING APPROPRIATIONS FOR THE PAYMENT OF THE EXPENSES OF THE CITY GOVERNMENT AND ALL DEPARTMENTS THEREOF AND FOR THE PAYMENT OF ACCOUNT OF THE BONDED INDEBTEDNESS OF THE CITY FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2014, REPEALING CLAUSE AND EFFECTIVE DATE.

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

SECTION 1:

That the appropriation hereinafter made are based on the estimates contained in the Budget, as indexed, submitted by the City Manager, as afterwards revised, approved and adopted by the City Council for the payment of the expenses of the City Government and all Departments of the City, and on account of the bonded indebtedness, as the same as set forth in said Budget so adopted, copies of which are on file in the Office of the City Manager, and to which reference may be made;

That said budget summarized as to estimated revenues, transfers and appropriations for fund is set forth herein;

That there is estimated that there be will received and available for appropriation for the Fiscal Year beginning October 1, 2014 the amounts of revenues as listed according to the respective funds; detailed by source, type, and account as set forth in said Budget;

That there be and is hereby appropriated the sums shown for the various purposes hereinafter specified, for the Fiscal Year beginning October 1, 2014, provided from the sources of revenue hereinbefore designated;

That there is determined that certain transfer of funds will be required during the Fiscal Year beginning October 1, 2014, and such transfers are hereby authorized as set forth herein:

	<u>General Fund</u>	<u>Urban Core Redevel</u>	<u>GB Financial</u>	<u>Natural Gas Fund</u>	<u>SSRUS Fund</u>	<u>Tiger Point Golf</u>	<u>Solid Waste Fund</u>	<u>Water & Sewer Fund</u>	<u>Stormwater Fund</u>	<u>Traffic Citation Fund</u>
Ad Valorem	1,284,012	843,665								
Non Ad Valorem Taxes	1,368,525									
Grant Revenue	589,008									
Sales Revenue	247,554		610,273	2,441,120	4,702,000	1,883,000	592,940	2,365,000	234,499	540,000
Fines & Judgements	193,163									
Misc. Revenues	233,100			8,000	473,170			28,500		
Transfers	1,216,754		167,999		378,892	553,045				
Govt Interfund	266,191									
GBFS CTA Transfer	825,000									
TOTAL:	6,223,307	843,665	778,272	2,449,120	5,554,062	2,436,045	592,940	2,393,500	234,499	540,000
										22,045,410

SUMMARY OF PROPOSED FUND TRANSFERS
FISCAL YEAR 2014-2015

REIMBURSEMENTS: For Internal Services

<u>FROM:</u>	<u>TO:</u>		
Solid Waste	General Fund	\$	82,633
Water Utility Services	General Fund	\$	107,417
Sewer Utility Services	General Fund	\$	89,991
Natural Gas Utility Services	General Fund	\$	201,191
South Santa Rosa Utility System	General Fund	\$	277,965
Tiger Point	General Fund	\$	114,895
Stormwater	General Fund	\$	16,269
Red Light Camera	General Fund	\$	88,980
Natural Gas Loan	General Fund	\$	208,469
911 Fund	General Fund	\$	28,944
		\$	1,216,754

CONTRIBUTIONS:

<u>FROM:</u>	<u>TO:</u>		
Gulf Breeze Financial Services	General Fund	\$	500,000
Capital Trust Agency	General Fund	\$	325,000
		\$	825,000

SECTION 2:

This budget shall be administered in strict adherence to the Charter and Code of Ordinances of the City of Gulf Breeze, as amended, the Laws of the State of Florida, applicable bond covenants, and the Budget Manual as adopted by the City Council. Amendments to this budget shall be only by Supplemental Appropriations Resolution for all revenues and for all expenditures by fund and by object code; provided further that the City Manager is authorized to approve transfers of appropriated expenditures between those sub-object codes within the object codes of each fund.

SECTION 3:

All resolutions or parts of resolutions in conflict herewith are hereby repealed.

SECTION 4:

This resolution shall take effect upon its adoption by City Council immediately and shall be published as required by law.

PASSED AND ADOPTED by the City Council of the City of Gulf Breeze, Santa Rosa County, Florida, on the 15 day of September, 2014.

APPROVED:

J.B. Schluter, Mayor Pro Tem

ATTEST:

Leslie Guyer, City Clerk
Stephanie Lucas, City Clerk



City of Gulf Breeze

Memorandum

To: Edwin A. Eddy, City Manager
From: Curt Carver, Deputy City Manager
Date: 9/11/2014
Subject: Maintenance of Vacant Commercial Property

Enclosed is a copy of the ordinance providing for the maintenance of vacant commercial lots. This is the version that was distributed to the City Council on September 10th. The language is generally consistent with the first draft that they received on September 3rd, but includes comments received at that time.

The proposed ordinance provides the following:

1. Establishes prospective maintenance standards for vacant lots that are subject to permits for development activities. If no building permit is issued for the site within 90 days after completion of the permitted work, the owner has 30 days to restore the site, remove debris and equipment and install required landscaping.
2. The landscaping requirements includes a landscape buffer around the periphery of the site.
3. The permit holder is responsible for maintaining the adjacent public property and to repair any damage to the public right of way caused by the development activity.
4. Owners of existing vacant lots, which are not currently subject to a permit, have 180 days from the effective date of the ordinance to bring the property into compliance.

Should you have any questions regarding this draft, please do not hesitate to contact me.

Enclosure

ORDINANCE NO. 06-14

AN ORDINANCE OF THE CITY OF GULF BREEZE FLORIDA, PERTAINING TO VACANT LOTS AND CONSTRUCTION SITE MAINTENANCE WITHIN THE C1, C2, M, AND P ZONING DISTRICTS; CREATING SECTION 21-268 OF THE CODE OF ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Gulf Breeze desires to minimize the detrimental health, safety, general welfare and impacts of vacant lots and construction activities associated with commercial construction on the residents of the City of Gulf Breeze; and,

WHEREAS, the City Council of the City of Gulf Breeze desires to ensure that commercial construction activities and vacant lots are maintained and all construction activity is conducted in such a manner so as to avoid unnecessary inconvenience and annoyance to the general public and the occupants of the neighboring properties.

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

SECTION 1 - Section 21-268 is hereby created to read:

Sec. 21-268. Vacant lot and construction site maintenance.

- (a) *Intent.* The intent of this section is to minimize the detrimental health, safety, general welfare and impacts of vacant lots and construction activities on the residents of the City of Gulf Breeze; to ensure that each vacant lot and construction site is maintained, and each construction activity is conducted in such a manner so as to avoid unnecessary inconvenience and annoyance to the general public and the occupants of the neighboring properties; and to require maintenance practices that will reduce the amount of sediment and other pollutants leaving construction sites during land development or land disturbing construction activities.
- (b) *Applicability.*
 - (1) The regulations contained in this section apply to all vacant lots and land disturbing construction and land development activities on properties within the C1, C2, M, and P zoning districts in the City of Gulf Breeze.
 - (2) This section applies to all properties with an active or expired building permit or an active or expired demolition permit for any land disturbing construction and/or land development activities as defined in this section.
 - (3) All landowners of vacant lots that are not in compliance with the provisions of this section shall be required to bring such property into conformance within one hundred eighty (180) days of the effective date of the ordinance.
 - (4) All Florida Department of Transportation (FDOT) funded construction is exempt from this section. All FDOT funded or conducted construction activities shall

meet the requirements as required by Florida Department of Environmental Protection regulation.

- (5) All other land disturbing construction and land development activities exempt from local permitting authority are exempt from this section. Land disturbing construction and land development activities performed by the city within city right-of-way or on city property are exempt from this section.
 - (6) Should this section and another ordinance conflict or overlap, whichever imposes the more stringent restrictions shall prevail.
- (c) *Definitions.* The following words, terms and phrases when used in this section, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Irrigation. The methods of supply and application of water other than natural rainfall to foster plant growth. Methods shall include an automated irrigation system or hand watering.

Land development activities. The construction of buildings, roads, parking lots, paved storage areas, demolition of structures, installation of utilities, or other similar facilities.

Land disturbing construction activities. Any man-made change of the land surface, including removing vegetative cover, excavating, filling and grading landscaping modifications, and demolition.

Landowner. Any person, firm, corporation or other legal entity who, individually or jointly or severally with others, holds the legal or beneficial title to any building, facilities, equipment or premises subject to the provisions of this section. The term shall include the landowner's duly authorized agent, a purchaser, devisee, fiduciary, property holder as any other person, firm, corporation or legal entity having a vested or contingent interest or, in the case of a leased premises, the legal holder of the lease or his legal representative. It is intended that this term shall be construed as applicable to the person, firm, corporation or legal entity responsible for the construction, maintenance and operation of the building, facilities or premises involved.

Seeding. The planting of vegetative cover, such as grasses or legumes, over disturbed areas.

Site. The entire area included in the legal description of the land on which the land disturbing construction or land development activities are proposed in the permit application.

Sodding. The placement of permanent vegetative cover over disturbed areas as a method of permanent stabilization.

Vacant lot. Any parcel of land not containing a primary structure excluding a fence.

(d) *Maintenance.*

Contractors, subcontractors and persons holding permits to perform land disturbing construction or land development activities, and the landowners of construction sites shall cause the site to be maintained in a neat and orderly condition that is free from any debris, garbage, junk, used or discarded construction materials, trash or any other foreign substance produced as a result of the land disturbing construction or land development activities, other than debris, garbage, junk, trash or other foreign substance deposited into and contained within a trash receptacle or trash dumpster.

- (1) In all instances where a building permit has not been issued within ninety (90) days of the completion or abandonment of land disturbing construction activities, the site shall, within thirty (30) days after the expiration of such ninety (90) day period, be brought to grade, tilled, planted and maintained with ground cover to include sodding or seeding which shall have irrigation. A landscape buffer shall be planted around the periphery of the site. Said landscaping shall include a landscaped yard at least five (5) feet in width containing an opaque screen of landscaping at least three (3) feet in height. Such screen shall not constitute any obstruction to visibility between two and half (2½) feet and ten (10) feet in height if such obstruction constitutes a hazard to the vehicular and pedestrian traffic. One (1) tree shall be planted for each fifty (50) linear feet, or fraction thereof. Any temporary construction fence shall also be removed. The City Manager or designee, may grant, in writing, an extension to the time frame for the issuance of a building permit, under this paragraph, when the landowner has demonstrated a good faith effort in pursuing the building permit but that circumstances beyond the control of the contractor and/or permittee have occurred.
- (2) All construction waste and debris from new construction or major alteration or repair shall be kept in an enclosed container on site to minimize debris from littering adjacent properties and public rights-of-way. The permittee, contractor or landowner shall cause such waste or debris to be removed at least weekly.
- (3) All mud or debris shall be continually removed from the public sidewalks and streets.
- (4) All weeds and grass on the site and adjoining right-of-way shall be maintained in accordance with Section 8-36 of this Code.
- (5) Contractors, subcontractors and persons holding permits to perform land disturbing construction and land development activities and the landowners of construction sites shall, at the direction of the City Manager or designee, either repair, or reimburse the city for its costs incurred to repair any damage to any public right-of-way that is caused by or during the land disturbing construction or land development activities.
- (6) In the event that the demolition permit or building permit expires, all materials and equipment related to the land disturbing construction or land development

activities shall be removed from the job site within ten (10) days of the permit expiration date. The job site shall, within thirty (30) days thereafter, be brought to grade, tilled and planted with ground cover to include sodding or seeding which shall have irrigation.

SECTION 2 - SEVERABILITY

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

SECTION 3 - CONFLICT

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

SECTION 4 - EFFECTIVE DATE

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

PASSED ON THE FIRST READING ON THE _____ DAY OF _____, 2014.

ADVERTISED ON THE _____ DAY OF _____, 2014.

PASSED ON THE SECOND READING ON THE _____ DAY OF _____, 2014.

By: _____
Beverly Zimmern, Mayor

ATTESTED TO BY:

Leslie Guyer, City Clerk



City of Gulf Breeze

Memorandum

To : Edwin A. Eddy, City Manager

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

Date : September 11, 2014

Subject : **Recommendation of Stormwater Task Force,
Gulf Breeze Hospital, Alternative Drainage Outfall:**

The City's Stormwater Task Force met on September 09, 2014 and made the following recommendation for Engineering Services for a stormwater project:

Gulf Breeze Hospital, Alternative Drainage Outfall:

The Task Force has previously recommended the review of alternatives to improve capacities of the Hospital drainage pipe and surrounding area. This area is also influenced by drainage from other areas. (Plantation Hill, Baycliffs, National Park Property).

Baskerville-Donovan has done considerable work for the hospital over the years and has provided an overview of which option is the most feasible to increase capacity to the existing 24" concrete drainage pipe. Their review indicates that a swale constructed along the park boundary is the preferred alternative to address the various drainage issues in this area.

Since the swale is to be constructed on National Park Property, considerable communication will be required in the Conceptual phase of the project in order to secure a favorable response from the National Park Service. Please note that the current 24" discharge pipe is contained in a 20' recorded Right-of-Way with the Park Service.

Baskerville-Donovan has provided a lump sum cost of \$4,500 for professional services plus an allowance of \$10,000 for coordination meetings with various agencies. Please note this effort is obtain conceptual approval, prior to formal design or specifications being developed.

Recommendation: Stormwater Task Force recommends that the City Council authorize Baskerville-Donovan to prepare Conceptual Design Exhibit for a Drainage Swale to be located on National Park property for \$4,500 and a budget of \$10,000 for coordination meetings. Funding is from General Fund Capital Reserves.

August 25, 2014

Vernon Prather, Director of Public Works
City of Gulf Breeze
1070 Shoreline Dr.
Gulf Breeze, FL 32561

Re: Gulf Breeze Hospital Alternative Drainage Outfall
Conceptual Design Exhibit - Fee Proposal

Dear Mr. Prather:

Baskerville-Donovan is pleased with the opportunity to work with you again. We are familiar with the drainage patterns and concerns at the Gulf Breeze Hospital site and the surrounding neighborhoods. Following the April 29, 2014 rain event, the Plantation Hill subdivision and other neighborhoods adjacent to the hospital experienced extensive flooding.

Plantation Hill is located within a land-locked watershed basin. Drainage infrastructure within the subdivision is hydraulically connected to the hospital site. When drainage infrastructure within the subdivision fills to capacity, runoff is conveyed via pipe to the dry retention ponds associated with the hospital. However, this infrastructure arrangement is flawed since the dry retention ponds affiliated with the two sites are near the same elevation.

A second conveyance pipe provides an outfall for the hospital site to Pensacola Bay. Increasing the depth and size of the conveyance pipe is not a hydraulically feasible alternative since both sites are located less than ten feet above sea level. To alleviate the flooding potential of the subdivision and the hospital site, City staff has proposed an open channel ditch to increase the outfall capacity to the Bay.

Based on our conversations, the City would like Baskerville-Donovan to assist in approaching the National Park Service concerning the possibility of creating a drainage easement on the Park's property. The easement would be located parallel to the Park's property boundary. The easement would allow the City to construct and maintain the open channel ditch on the edge of the Park's property. The ditch would create an additional outfall to the Bay and provide additional capacity to alleviate flood waters in the event of a severe rain event.

Vernon Prather
August 25, 2014
Page 2 of 2

We offer the following tasks and fee estimate to create a conceptual design exhibit and coordinate meetings with the Park Service:

- | | |
|------------------------------|--------------------|
| 1. Site Visits | \$ 1,500 |
| 2. Conceptual Design Exhibit | \$ 3,000 |
| 3. Coordination Meetings | \$ 10,000 (budget) |

We can provide these professional services for a lump sum fee of **\$4,500** plus hourly services for meeting coordination. Coordination activities includes meetings with City staff, hospital administration, the Florida Department of Environmental Protection, and the National Park Service.

The following items are not included in our scope of work:

- Geotechnical Investigations
- Boundary Survey
- Wetlands delineation
- Design Services
- Contracting Services
- MOT Plans
- Permitting

Thanks for considering Baskerville-Donovan, Inc. We look forward to working with you.

Please contact us should you wish to discuss our proposal.

Sincerely,

BASKERVILLE-DONOVAN, INC.



Michael Langston, PE
Project Manager

Copy: Jim Waite
File

K:\204 Gulf Breeze and SSRUS\20400.00\Hospital Ditch\Proposal 8-25-2014.docx



20' Right-of-Way



City of Gulf Breeze

Memorandum

To : Edwin A. Eddy, City Manager

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

Date : September 11, 2014

Subject : **Recommendation of Stormwater Task Force
High School Outfall Pipe:**

The City's Stormwater Task Force met on September 09, 2014 and made the following recommendation for Engineering Services for a stormwater project:

High School Outfall Pipe:

The Task Force has previously recommended to modify the current stormwater design for the area served by the streets of Russ, Center, and Dracena. The previous design included a pump station with discharge to Hoffman Bayou. The revised plan is to construct a gravity system which flows to the south with discharge to wetlands as shown in the attached drawing. This change will require additional engineering in order to construct the new pipeline.

This new design is possible due to the commitment from the Santa Rosa County School Board to grant a 25' easement for the installation of stormwater infrastructure.

Since the new design is going to be installed on school property, City and School Staff desire to use their engineer of record, Jehle-Halstead for surveying and engineering. This firm has a working knowledge of this area and historical data at their disposal.

The attached proposal for surveying and design services as stated in their proposal totals \$40,550. The section of stormwater pipe to be designed by Jehle-Halstead is color coded green, the remainder (red) will be designed by Hatchmott-McDonald engineering.

Recommendation: Stormwater Task Force recommends that the City Council authorize Jehle-Halstead to provide engineering services \$40,500 for the design of a gravity stormwater system that is to be constructed on school property. Funding is from General Fund Capital Reserves.

August 26, 2014
Email

Mr. Thomas Lambert, P.E.
City of Gulf Breeze
1010 Shoreline Drive
Gulf Breeze, Florida 32561

RE: High School Outfall Pipe

Dear Thomas:

We appreciate the opportunity to present the attached proposal for engineering and surveying services for the referenced project. Our scope of work shall include the following services:

- 1) Provide additional surveying to complete the topographic survey along the proposed pipe line route, including new topographic surveying around the tennis court area and around the south school driveway, parking lot and Shoreline Drive areas.
- 2) Provide design services for the outfall pipe, including full construction plans and specifications.
- 3) Attend meeting with City, SRCSD and FEMA as needed.
- 4) Provide periodic site visits during construction.

Our services do not include any permitting (This is by HMM), as-built surveys, soils testing, or construction administration outside of periodic site visits.

Our fees for this work are:

- 1) Surveying - \$13,800.00.
- 2) Engineering Design - \$18,500.00
- 3) Meeting/Site Visits - \$8,250.00.

Please call if you have any questions or comments. If acceptable, please acknowledge.

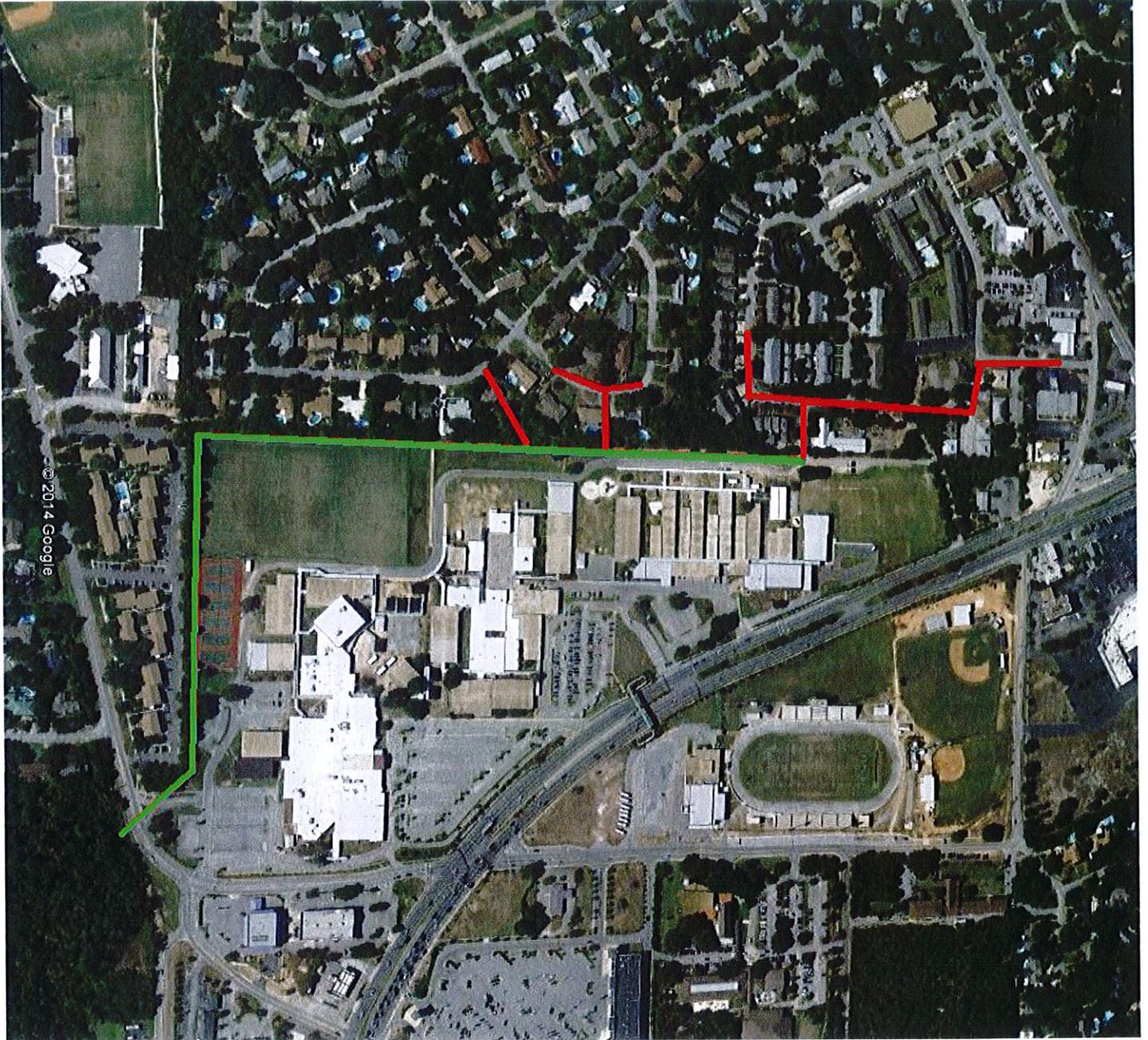
Sincerely,

Donald P. Jehle

Donald P. Jehle, P.E.
CEO

DPJ/dpj
Attachment





© 2014 Google



City of Gulf Breeze

OFFICE OF THE CITY MANAGER

Memorandum

To: Mayor and City Council

From:  Edwin A. Eddy, City Manager

Date: 9/12/2014

Subject: **Contract for Legal Services, Galloway/Johnson**

As noted at the Executive Session there is pending litigation over the Catawba Right-of-Way – Access to Pensacola Bay. This complicated litigation will require assistance from a firm that specializes in litigation. The City Attorney recommended that the City retain the Galloway – Johnson firm via the attached contract.

RECOMMENDATION:

THAT THE CITY COUNCIL APPROVE THE USE OF THE GALLOWAY / JOHNSON LAW FIRM FOR THE CATAWBA STREET RIGHT-OF-WAY LITIGATION AND AUTHORIZE THE APPROPRIATE CITY OFFICIAL TO EXECUTE THE CONTRACT.



GALLOWAY
JOHNSON
TOMPKINS
BURR AND
SMITH

Texas ■ Louisiana ■ Missouri ■ Mississippi ■ Alabama ■ Florida ■ Georgia

J. Michael Grimley, Jr.
Director
Admitted in Florida and Louisiana
Email: mgrimley@gjtbs.com

118 E. Garden Street
Pensacola, Florida 32502
Tel: 850-436-7000
Fax: 850-436-7099
www.gjtbs.com

September 10, 2014

CONTRACT FOR LEGAL SERVICES

The City of Gulf Breeze (“Client”), hereby retains Galloway, Johnson, Tompkins, Burr & Smith, PLC (the “Firm”), to represent its regarding any and all matters related to the lawsuit filed against Client by John Reese, Peter Peters, and Mitzi Peters currently pending before the Circuit Court for Santa Rosa County and bearing Case No. 2013 CA 000838. The Firm’s representation of Client is pursuant to the terms detailed below and as amended—from time to time—by the parties’ mutual agreement.

SCOPE OF REPRESENTATION

1. The scope of the Firms’ representation is limited strictly to representing the City in regards to the pending litigation detailed above. The Attorneys will not represent the City concerning any other legal matters that it may have.
2. The Attorneys agree to notify the City promptly of all significant developments and to consult with the City beforehand about any significant decisions involving those developments. We ask that the City cooperate fully with us and promptly provide all information or document known by or available to the City that may help the Attorneys represent the City in connection with the Claims.

HOURLY RATE AND COSTS

3. The fee will be based initially on the hourly rate of the legal professional who actually performs specific legal services for the City. We will bill the City at a reduced rate of \$250 per hour for Directors, \$195 per hour for associate work and \$95 per hour for paralegals. These hourly rates are periodically reviewed and may be changed in the future in connection with these reviews subject to approval by the City. Changes will be prospective from the date of the change.
4. Costs include, but are not limited to, expert fees and billed costs, travel expenses, printing and photocopying expenses, computer research charges, filing fees, costs of service of process and subpoenas, messenger fees, investigator fees, and costs of trial exhibits and trial materials.

5. Every effort will be made to spot -- in advance -- any problem in the file that may require an unusual amount of lawyer time or out-of-pocket expense. The purpose in spotting such unusual workloads or expenses is to alert the City to them prior to incurring them, so as to minimize any surprises to the City with respect to billing.

6. Generally, the City will be billed for fees and expenses monthly. These billing statements will contain descriptions of the work performed and a listing by category of all expenses directly attributable to this matter, such as travel expenses, printing and photocopying expenses, telephone and facsimile charges, computer research, filing fees, messenger fees, and other such direct expenses.

7. If, in connection with this representation major expenses are incurred, such as printing bills, court reporting fees and the like, any statement from the vendor of such services may be immediately forwarded to the City for prompt payment. Also, the City is encouraged to review each billing statement as soon as possible after the City receives it and if the City has any questions or concerns please call the Firm immediately.

8. All sums billed on a particular billing statement are due and payable not later than fifteen (15) days following the City receipt of the statement unless otherwise agreed to. Should credit card payments be made for any billing amount, including the retainer set forth below, the Client(s) agree(s) that such payments are authorized and no signature receipt is required for the processing of said card. A failure to pay promptly permits termination of representation following written notice of such termination.

COST ESTIMATES

9. Clients frequently ask for estimates of the eventual cost of the engagement. Such estimates range from the easy and accurate to the difficult and unreliable. Certain matters, such as formation of a corporation, are routine, repetitive and are a fairly predictable expense. Other matters, such as highly contentious litigation, or a government investigation, are extremely uncertain. The aggressiveness of our opposition, the efficiency and attention of the court, etc. are wholly beyond the control of the Firm and thus forecasts as to cost bear a high risk of material inaccuracy. Accordingly, unless specifically agreed otherwise in writing, estimates are for information purposes only and are neither promises nor commitments concerning the eventual costs of a matter.

NEGOTIATIONS AND SETTLEMENT

10. The City agrees that its attorneys are in charge of handling this case, and the City will not negotiate or settle this case with the opposing party or their agents. The City also grants

September 10, 2014
Page 3 of 4

to the Attorney a power of attorney to handle negotiations and settlement discussions regarding Client's legal matter to the same extent as fully as Client could do so in person.

- a. This expressly includes the right to sign Client's name on company drafts, money orders, cashier's checks, checks or other negotiable instruments made payable to the Attorney and Client, the Attorney, or to Client without the joinder of the Attorney, submitted to the Attorney on behalf of Client in full or partial settlement of this case.
- b. This limited power of attorney further authorizes the Attorney to place the monies, referred to above, in the Attorney's trust account and from that trust account, make distributions and payments: (1) to satisfy any outstanding liens, (2) to the Attorney for the agreed to fee stated above, (3) for reimbursement to Attorney for any and all expenses incurred by the Attorney in handling this case, (4) to Client of Client's interest in the monies recovered as stated above, and (5) to parties other than Client and Attorney for their services performed, fees charged or bills rendered in connection with representing Client, including but not limited to expert witness fees, trial preparation bills paid to outside services, court reporter fees, deposition fees, investigative services, costs of exhibits or other expenses incurred by Attorney on behalf of Client.
- c. No settlement shall be made without Client's approval, nor shall Client obtain any settlement on the aforesaid claims without the Attorney's approval.
- d. Attorney is granted a limited power of attorney so that the Attorney may have full authority to prepare, sign and file all legal instruments, pleadings, drafts, authorizations and papers as shall be reasonably necessary to conclude this representation, including settlement and/or reduce to possession any and all monies or other things of value due to Client under this claim as fully as Client could do so in person.

GUARANTEE

11. The City acknowledges that the Attorneys have made no promise or guarantee about the outcome of the Claims. In fact, the Attorneys advised that litigation in general is risky, can take a long time, can be costly, and frustrating.

TERMINATION

12. The City will have the right to terminate our representation at any time. We will have the same right, subject to our obligation to give you reasonable advance notice to arrange alternative representation. Upon the representation's termination, the City agrees to pay all fees, costs and disbursements incurred both before any termination and in connection with the



September 10, 2014
Page 4 of 4

Attorneys' cooperation with any other counsel about transferring of the matter or file. In that regard, the Attorneys shall cooperate to accommodate a smooth transition of any representation.

ENTIRE AGREEMENT

13. The undersigned acknowledges by his or her signature to this contract that he or she has been provided with a copy of the same and fully understands all of the provisions contained within.

DATED this _____ day of September, 2014.

X _____
On behalf of the City of Gulf Breeze

Accepted by: X _____
J. MICHAEL GRIMLEY, JR.
Florida Bar No: 0667234



City of Gulf Breeze

Memorandum

To: Edwin A. Eddy, City Manager
From: Curt Carver, Deputy City Manager
Date: 9/12/2014
Subject: Long Term Recovery Effort

There is a perception that a gap exists between the needs of victims of the spring flood event and recovery damage reimbursement payments to date. Our own data shows that 62 homes are still receiving a flood utility waiver. Recently City staff attended a meeting that was hosted by SAFER Santa Rosa, United Way of Santa Rosa and the Florida Recovery Team from the Conference of the United Methodist Church. The purpose of the meeting was to bring together community organizations in an effort to develop a long term recovery program to serve this unmet need.

This effort is being coordinated by the above referenced agencies. As you can see from the enclosed letter, the United Way is preparing a grant application to the Florida Disaster Fund. To support that effort they have requested a commitment from the City to designate \$75,000 for area flood recovery cases. These funds would be used to purchase needed building materials that would be installed by program volunteers. As proposed, the City's financial commitment could be designated to meet the needs of city residents who are struggling to repair damage to their homes from the flood this spring. Aside from the community benefit of returning these housing units to a habitable state, the program offers the following advantages:

1. The United Way will prepare and administer the grant at no cost relieving the City of this management piece.
2. The above agencies will be identifying those in need, recruiting and training volunteers to manage those cases and provide construction related services. Again, the City will not need to devote staff resources for these efforts.
3. The \$75,000 commitment has the potential to leverage an additional \$75,000 or more to purchase construction materials to benefit eligible City residents.
4. The City retains a role in the approval of projects and how the money is distributed.

Overall, this program will benefit eligible City residents who are in need of recovery services due to a lack of funding. It will utilize the expertise of United Way and the Florida Recovery Team without the need to devote significant City staff resources. Finally, it allows the City to leverage its financial commitment with additional outside funding with more than a dollar for dollar match. Overall, it provides a program to facilitate repairs on a case by case basis to allow people to return to their homes and avoid a further decline in the affected housing stock.

At this stage, United Way is simply looking for a commitment to include in the grant application referred to above. I believe that the City can make a commitment, if the City Council approves, that conditions it on all City funding going to projects in the City. It might also be possible to condition any commitment to some degree of match and project maximum. Representatives from the United Way and Florida Recovery Team will be at the next City Council meeting to explain the program and answer questions. These type of conditions could be part of that discussion. Please do not hesitate to contact me if you have any questions in the interim.

Enclosure



September 5, 2014

Mr. Kyle S. Holley, Development Director
United Way of Santa Rosa County
6479-A Caroline Street Suite A
Milton, Florida 32570

Mr. "Buzz" Eddy, City Manager
City of Gulf Breeze
P.O. Box 640
1070 Shoreline Drive
Gulf Breeze, Florida 32561

Dear Mr. Eddy,

Please consider presenting to the City's Executive Committee the following proposal designed to drive long term recovery dollars into the City of Gulf Breeze from outside our local market expanding the total resources available to the citizens of Gulf Breeze with unmet needs from the Spring 2014 Flood event.

The Florida Disaster Fund has opened its funding application period and United Way of Santa Rosa is applying for much needed funds to purchase materials for Gulf Breeze residents with unmet construction needs remaining after insurance, FEMA, and savings have been expended by the individual. We believe there to be 120-150 residents in the Gulf Breeze area with gaps in their primary residence recovery plans linked directly to material cost and labor.

Building upon the United Way of Santa Rosa's designation by the County as the ESF-15 lead agency, the State of Florida's recognition of UWSRC, through the State EOC and Volunteer Florida, as the Long Term Recovery fiscal agent for recovery grants; the UWSRC is fulfilling its support commitment to both community and its commitment to SAFER Santa Rosa by making application to the Florida Disaster Fund on behalf of those flood survivors in the Gulf Breeze area. The Florida Disaster Fund is letting only 250,000.00 in total for the region. It is our recommendation to apply for 75,000.00 from the fund after communicating with Florida Disaster Fund support staff given the regional competition for these limited funds.

In order to strengthen the request for Santa Rosa County residents; the UWSRC, in partnership with the Florida Recovery Team of the Alabama/Florida Conference of the United Methodist Church, are asking the City of Gulf Breeze to consider pledging a dollar for dollar match of 75,000.00 to be designated for flood recovery cases in the Gulf Breeze city limits. The Methodist have already pledged 75,000.00 as a match to better strengthen the United Way's request to the Florida Disaster Fund.

Specifically, we are looking for a letter from the City to UWSRC pledging municipal funds for construction material acquisition to be used within the City limits and allocated at the "Long Term Recovery Unmet

Needs Table” by a City of Gulf Breeze representative based upon the recommendations of qualified case managers presenting fully vetted cases of Gulf Breeze residents for service. No cash will be distributed directly to residents rather invoices for construction materials will be submitted for payment. It is also possible for a transfer of funds to the UWSRC if the City Finance Committee and Council prefer, with all reporting and management performed by UWSRC at no cost should that option be preferred from an accounting perspective.

Please address definitive correspondence to Mr. Kyle S. Holley, Development Director, United Way of Santa Rosa County, 6479-A Caroline Street Suite A, Milton, Florida, 32570 or email attached correspondence to kyle@unitedwaysrc.org.

Please do not hesitate to call either Kyle Holley at United Way of Santa Rosa County, 850-623-4507, or Lynn Dobry at the Florida Recovery Team, (850) 736-3306 with questions or more background information. Please also know either or both of us will be willing to attend any Council meetings if needed.

Thank you so much for seeing the added value teamwork can bring to the most vulnerable population of survivors in the City of Gulf Breeze.

Sincerely,



Kyle S. Holley
United Way of Santa Rosa County



Lynn Dobry
The Florida Recovery Team UMCOR



Curt Carver <ccarver@gulfbreezefl.gov>

Fwd: Followup and update

1 message

Edwin Eddy <eaeddy@gulfbreezefl.gov>

Wed, Sep 3, 2014 at 11:42 AM

To: Shane Carmichael <ccarmichael@gulfbreezefl.gov>, Curt Carver <ccarver@gulfbreezefl.gov>

As we discussed

----- Forwarded message -----

From: **Lynn Dobry** <lynn.firecovery@gmail.com>

Date: Tue, Sep 2, 2014 at 10:11 AM

Subject: Followup and update

To: eaeddy@gulfbreezefl.gov

Hi Buzz, since meeting with you and Shawn, I wanted to bring you up to date on where the long term recovery for flood cases in Santa Rosa stands at the moment. During our meeting, I had mentioned that the long term recovery group was trying to bring in the organization, called World Renew, to come in and do a needs assessment for the impacted area. Unfortunately their next available time to come is not until late fall, and we all feel that it needs to be done now. So we are looking for ways to gather that kind of data and certainly welcome any info the city can provide regarding addresses of the folks that you know have suffered damage.

Based on the FEMA filings/estimated costs of the damage compared to the actual payouts, it does seem that there is a \$1.2 million gap. While some of these folks may have had other resources to use, I believe that we clearly have a mountain to climb. The long term recovery group is currently trying to devise a county wide request/marketing plan for how we can seek the support of local organizations and businesses to try to raise the needed resources to begin our efforts. It would be wonderful if you, the mayor, or someone else from the city could stand with us in seeking the support of our community. I believe that a unified front will greatly help in creating community buy-in for the needed recovery aid.

We are anxious to get started bringing in volunteer teams to Gulf Breeze to help with the necessary reconstruction. The media blitz has begun to try and create the awareness that help is on the way, and I would love to hear any ideas you may have so that we can attain our goals of helping these folks get back into their homes. If you would like to join me at the long term recovery group meeting on Thursday at 10am at the Santa Rosa EOC, please let me know.

Thanks for your partnership,

Lynn Dobry | Executive Coordinator | Florida Recovery Team

Alabama - West Florida Conference United Methodist Church

Office: [850-932-6895](tel:850-932-6895) | lynn.firecovery@gmail.com | 75 Fairpoint Dr | Gulf Breeze, FL 32561

Buz Eddy

From: Scott Wheatley <scottwheatley@me.com>
Sent: Wednesday, September 10, 2014 12:22 PM
To: Beverly Zimmern; JB Schluter; Joe Henderson; Landfair, David G.; Cherry Fitch; Edwin Eddy; Matt Dannheisser; Curtis Ostrodka; David Alsop
Subject: Proposed Pilot Project- New Gulf Breeze Homes

Dear Mayor and Council,

I would like to be placed on the next city council meeting agenda to discuss the future of Gulf Breeze home construction in the flood affected areas. It is my hope that these homes can help the city identify new improved standards that can be adopted into new overlay districts.

I will be distributing flyers like the ones attached to this email around our properties that we would like to include in this pilot project. This should help us gauge public opinion, and help identify the best lots to start the experiment on.

Thanks

Scott Wheatley
323-640-4439



Edwin Eddy <eaeddy@gulfbreezefl.gov>

Lot split correspondence

1 message

Scott Wheatley <scottwheatley@me.com>
To: Edwin Eddy <eaeddy@gulfbreezefl.gov>

Fri, Sep 12, 2014 at 10:30 AM

Hey Buzz,

Here are all the correspondence I have sent concerning the future lot splits. I didn't have time to consolidate it into single email, but this should show my intentions along with the evolution of the idea.

Thanks

S

From: Scott Wheatley <scottwheatley@me.com>
Subject: Proposed Pilot Project- New Gulf Breeze Homes
Date: September 10, 2014 at 12:22:07 PM CDT
To: Beverly Zimmern <mayor@gulfbreezefl.gov>, JB Schluter <innerlightjb@aol.com>, Joe Henderson <joehenderson62@att.net>, "Landfair, David G." <landfaird@mail.santarosa.k12.fl.us>, Cherry Fitch <cherry.fitch@gmail.com>, Edwin Eddy <eaeddy@gulfbreezefl.gov>, Matt Dannheisser <mdannheisser@dannheisserlaw.com>, Curtis Ostrodka <COstrodka@VHB.com>, David Alsop <david@sammarshallarch.com>

Dear Mayor and Council,

I would like to be placed on the next city council meeting agenda to discuss the future of Gulf Breeze home construction in the flood affected areas. It is my hope that these homes can help the city identify new improved standards that can be adopted into new overlay districts.

I will be distributing flyers like the ones attached to this email around our properties that we would like to include in this pilot project. This should help us gauge public opinion, and help identify the best lots to start the experiment on.

Thanks

Scott Wheatley
323-640-4439

From: Scott Wheatley <scottwheatley@me.com>
Subject: GB Lot split "Pilot Project"
Date: August 28, 2014 at 1:08:02 PM CDT
To: Curtis Ostrodka <COstrodka@VHB.com>
Cc: Edwin Eddy <eaeddy@gulfbreezefl.gov>

Hey Curtis,

I hope all is well in your world. I had a great meeting with Buzz and his team yesterday about the future of Gulf Breeze homes, and our efforts to avoid the devastation we saw this year with the floods. As we have discussed in the previous work shop; we are seeking a variance to the current building codes to allow for the splitting of lots. I believe it is important to ensure that all new construction meet higher expectations, and I hope that this pilot project can help guide others

towards a safer more resilient future.

Discussions of an overlay district that would cover the most effected homes during the flood could be formed to allow for new options and incentives to build homes equipped for the volatility we have seen in our Gulf Breeze climate. An overlay district could allow the city and citizens to recover the lost value we are seeing with the flood damaged homes; many of which are now worth less than the land they sit on. An overlay district would give us the opportunity to turn our lowest valued properties into some of our best. It would also allow us to test and measure the results before introducing these new standards to other parts of the city.

We will need your help to oversee and help guide us through this evolution in Gulf Breeze building standards.

Currently we have 4 flooded properties in Gulf Breeze, and would like to start construction on at least on of the sites as soon as possible.

These are some of the issues I think we should address in this pilot project.

- Elevated
- Fortified
- Water efficient
- Energy efficient
- Rain water capture and reuse
- Improved flood water capture, and pervious areas
- Storm power generators
- Water filtration

The first image shows how the proposed Futura Drive homes would have looked during the March flood.

Thanks

S

From: Scott Wheatley <scottwheatley@me.com>

Subject: Gulf Breeze flooding idea

Date: July 7, 2014 at 3:02:08 PM CDT

To: Beverly Zimmern <mayor@gulfbreezefl.gov>, JB Schluter <innerlightjb@aol.com>, Joe Henderson <joehenderson62@att.net>, "Landfair, David G." <landfaird@mail.santarosa.k12.fl.us>, Cherry Fitch <cherry.fitch@gmail.com>, Matt Dannheisser <mdannheisser@dannheisserlaw.com>, Edwin Eddy <eaeddy@gulfbreezefl.gov>

Dear Mayor and Council,

Here are my conceptual plans for 303 Loruna Drive. The current house on the property was badly flooded, and the design is outdated for the recent climate. This is a proof of concept for split lot homes in Gulf Breeze. These homes comply with most of our city codes, but would need some code variances here and there. I would like to start a formal discussion about this exciting opportunity too modernize some of our older flood prone homes. This could be an advantageous time to raise the bar on current construction methods, and we would like to be the pilot project for the city.

This concept sits on one of the smaller lots in Gulf Breeze, and would work in almost every lot in the flooded areas.

The elevation of this concept home is +5 feet above grade, which is more than enough for even the lowest lots in GB.

We are planning on building with steel and concrete, so that it can withstand the even the most punishing weather conditions.

We are planning on using proven sustainable and renewable designs that will not add stress to the local environment or utilities.

It is our hope that we can build the home of the future, and lead the way to a more sustainable, and resilient Gulf Breeze.

Thank you for your time

Scott Wheatley
323-640-4439

From: Scott Wheatley <scottwheatley@me.com>

Subject: Gulf Breeze flooding idea

Date: May 5, 2014 at 5:48:59 PM CDT

To: Beverly Zimmern <mayor@gulfbreezefl.gov>, JB Schluter <innerlightjb@aol.com>, Joe Henderson <joehenderson62@att.net>, "Landfair, David G." <landfaird@mail.santarosa.k12.fl.us>, Cherry Fitch <cherry.fitch@gmail.com>, Matt Dannheisser <mdannheisser@dannheisserlaw.com>, Edwin Eddy <eaeddy@gulfbreezefl.gov>

Dear City Council,

During the master planning meetings there was a great idea that could really help Gulf Breeze, and the flood victims out.

Gulf Breeze could allow the flooded houses to apply for a variance to the Land and Zoning Code that would permit them to split their lots. This would encourage landowners to tear down old low lying homes and build two new homes above our new flood plain. This could allow all parties to prosper. The land owner would have more options available, and greater potential value in their property. The City could see a modest increase in population, and increase the property tax base. This could be a win win for everyone.

After driving around the lowest spots of Gulf Breeze I noticed almost every house would have been high and dry if they were 4 feet higher. Rebuilding the flooded homes at their current elevation is gambling that we will never see a storm like that again, and relive this disaster in the near or distant future.

Thank you for your time.

Scott Wheatley
323-640-4439

Proposed Pilot Project

3 Futura Drive



Proposed conceptual design

DEAR NEIGHBORS

In the wake of the great flood, it has become apparent that many Gulf Breeze homes were unable to withstand our recent storms.

We are seeking city approval for a change in the building codes for the areas of Gulf Breeze that were most impacted by the flood.

The proposed plan would give flood-affected home owners the option to split their lot in half, and build two homes. This will allow current owners the option of selling half their land, and using the money towards building a better, safer home where they currently live.

There are many additional benefits that I would love to discuss with you.

Please give me a call at 323-640-4439 or email at
Scottwheatley@me.com

**Wheatley
Homes^{nc}**

Proposed Pilot Project

117 Gilmore Drive



Proposed conceptual design

DEAR NEIGHBORS

In the wake of the great flood, it has become apparent that many Gulf Breeze homes were unable to withstand our recent storms.

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The proposed plan would give flood-affected home owners the option to split their lot in half, and build two homes. This will allow current owners the option of selling half their land, and using the money towards building a better, safer home where they currently live.

There are many additional benefits that I would love to discuss with you.

Please give me a call at 323-640-4439 or email at Scottwheatley@me.com

**Wheatley
Homes[®]**

Proposed Pilot Project

303 Loruna Drive



Proposed conceptual design

DEAR NEIGHBORS

In the wake of the great flood, it has become apparent that many Gulf Breeze homes were unable to withstand our recent storms.

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There are many additional benefits that I would love to discuss with you.

Please give me a call at 323-640-4439 or email at Scottwheatley@me.com

**Wheatley
Homes.**

City of Gulf Breeze
Land Development Code Amendments
Stakeholders Meeting
August 5, 2014
8:30 AM – 10:00 AM
City Council Chambers

City Staff: Buz Eddy

VHB Staff: Curtis Ostrodka, Tyler Johnson

There were approximately 40-50 attendees. For a list of attendees who signed in, please see attached sign in sheets.

General Discussion

A resident of the Sailwind condominium development, said that the two main objections that Sailwind has to the Most Livable City Plan is that the parallel alternative routes divert traffic through residential areas and the placement of the athletic fields. Another resident of Sailwind agreed and noted that a road behind the school would put kids at risk. Curt responded that the design, sidewalks, landscaping and buffers can make the road safe. Another attendee asked how much of Sailwind would be taken up by the new road and what the traffic projections would be, since this affects people whose bedrooms would be on the new road. Curt responded that the Most Livable City Plan put in a corridor, and that agreements can be made with the school board and private property owners. Additionally, he noted that in order for a new road to be constructed, the City would be required to complete an engineering and design study, as well as a traffic survey and analysis.

A resident noted that the tolls for the Pensacola Beach Bridge stop everything.

An attendee asked when the Pensacola Bay Bridge is going to be done. Edwin "Buz" Eddy, City Manager, explained that the Florida Department of Transportation (FDOT) project is expected to be awarded at the end of 2016, with construction beginning in 2017 and lasting for four years. The attendee followed up and asked where the new Bay Bridge landing will be. Curt explained that the City is continuing to request the easternmost alignment for the landing in order to maximize the economic development potential for the commercial parcels on the west, and that this was a policy included in the Comprehensive Plan Amendments which the City Council approved for transmittal to State agencies on August 4th. Curt also noted that the FDOT currently prefers a more western alignment due to the issue of parkland on either side of the bridge and Federal Section 4(f) regulations.

An attendee asked when the new flyover for the Pensacola Beach Bridge would start and what the first thing to do would be. Curt responded that in 2012 FDOT completed a Planning, Design and Engineering (PD+E) study and concluded that US-98 to the east of the Beach Bridge needs to be widened to six lanes. Since this is not possible with the current flyover, a new one must be constructed. Mayor Zimmern noted that this project has been included in the FDOT 10-year capital improvements program.

An attendee asked when the Live Oak Village catalyst site could be redeveloped. Would it be within 4-5 years? Curt and Buz responded that it is still uncertain, but that the site has seen redevelopment interest and is nearing the end of its lifecycle.

An attendee asked about the proposed parallel route shown on McAbee Court. Curt responded that there is a policy to turn this into a new East/West corridor as a parallel local alternative to US-98. It would occur coordinated with the redevelopment of the Harbortown commercial property and turn an existing "cut through" into a public right-of-way. An attendee asked what the Most Livable City Plan does for Harbortown. Curt responded that the site has opportunity and that many residents have expressed interest in redeveloping Harbortown.

An attendee asked if there would be federal funding for the road construction. Curt responded that the City would apply for FDOT funding for the proposed transportation improvements, which could include federal sources. The attendee noted that a NEPA study would be required if federal funds are used.

Curt provided an overview of the current Most Livable City implementation efforts. He explained that the Comprehensive Plan Amendments that were approved by City Council at a transmittal hearing on August 4th 2014. Review and revisions to the Land Development Code is another process, and will include a public workshop and City Councils hearings to come in the fall. He explained that while the Comprehensive Plan dictates what the density/intensity of a land use is on a parcel, it is the Land Development Code that provides guidance and regulations about how a building is designed and built. This includes where the building is located on the site, how tall a building can be and other design standards, such as landscaping and parking regulations.

Building Heights and Setbacks

Curt proceeded to introduce and explain some of the issues with height regulations are and offer options for how the City can revise its height restrictions. Increasing the height limit is a

topic that has come up multiple times throughout the Most Livable City Plan process and the current efforts. Increased development can increase the tax base and allow for a wider variety of development and housing options than are currently allowed in the City. Curt also explained that there is precedent for increasing height limits. A previous agreement resulted in an adopted Comprehensive Plan policy that allow a building in the Gateway District adjacent to the Chanteclair subdivision to be up to 60 feet tall, if it was at least 250 feet away from a residential area. He noted that the purpose of this meeting is to gain stakeholder input on different height and setback options.

An attendee asked if fire protection had been factored in and noted that with increased heights a paid fire department may be necessary. Curt responded that the City currently has requirements for fire protection systems in the Code, but this is a point to consider when looking at the Code as a whole document.

An attendee asked if the zoning for Sailwind is changing. Curt responded that the Future Land Use of Sailwind is not one of the revisions to the Future Land Use Map and that there are no changes being made to the Zoning Map.

An attendee noted that increased height limits could lead to increased residential opportunities within the City; Curt agreed. A member from the Steering Committee explained that increasing the housing stock and housing options is an important issue and is addressed in the Master Plan.

An attendee asked about height limits and buffers for property that is not located next to residential property, specifically the motel that is next to the Waffle House along US 98. Curt responded that this parcel has not been measured to determine the lot depth and what buffers are possible, but that the City Council has the ability to grant variances. He continued that establishing a standard is important because it provides predictability for developers and City staff, therefore negotiations for variances will not be needed for every project.

An attendee noted that since the motel property is located within the CRA boundaries, the applicable design guidelines stipulate that the building is pushed up closer to the road and that parking is put behind.

An attendee noted that there are many different scenarios within the City. He continued that the Land Development Code has been improved over the years, but there are still changes that can be made.

Buz Eddy said that the City has to think of how it can provide the same high level of public services, but keep property taxes and fees low. He said that it is important for the City to plan on what, where and how development is handled within the City. He noted that there have been successes, such as the Andrews Institute and AppRiver, but that the City backed into these successes rather than proactively planned for and attracted these developments.

An attendee said that there are people who grew up in Gulf Breeze and want to come back, but they cannot afford the big houses on big lots. Smaller lots/houses and more price options need to be provided within the City. Another attendee agreed and stated that these changes need to be balanced with maintain the lifestyle as to why people choose to live in Gulf Breeze, and providing additional similar housing options within the City is necessary. He continued that the parallel road network was chosen because crossing the six-lane highway can be very unsafe.

An attendee noted that in other communities where he has worked, "spot zoning" has become a problem. He asked if the amendments would reduce spot zoning. Curt responded that it could and that the amendments would not be considered spot zoning because the City could for plan increased development in specifically targeted areas. The attendee responded that this is also a benefit because it is easier to plan for infrastructure better.

An attendee, representing his father who lives in Sailwind, said that the public notice of the Most Livable City Plan was not adequate, and that they didn't know about it until they read it in the newspaper. He continued that it feels like the plan is trying to create a Town Center, when Gulf Breeze was never really a center, but a point between the two bridges. He said that the new bridge should be built east of the City to remove traffic from the City. He also asked where the developers will come from. Finally, he noted that public input is important to the process, as well as acknowledging the difficult choices that lay ahead.

Buz Eddy said that these choices are important because the City wants to dictate what it wants, in terms of development, rather than deal with what it gets.

An attendee asked if the new roads will have speed bumps, and said that two already do. Curt responded that speed bumps are an option, and that the design of the road can include traffic calming measures, such as landscaping and narrower lanes to help create a safe street and sidewalk systems for all users.

An attendee noted that safety issues are important, and that he sees people walking or running in the street every morning, when it is dark. He continued that a non-contiguous school campus is not safe for children. The one overpass from the campus to the fields is not

adequate and that crossing US 98 causes huge safety concerns, and that is concern is bigger than on the new local roads, which can be designed with updated standards and guidelines.

An attendee asked if the local road behind the school would be an option for parents to pick up their children from school, which would allow them to do so without getting onto US 98. He continued that this is a definite problem and that the new road would provide a great option. Curt responded that it could be accommodated, and noted that this issue has been discussed before with residents saying that parents drop off their children on the opposite side of US 98 from the school and the kids use the overpass, which allows them to avoid US 98. An attendee noted that there is an area dedicated as a drop off zone, but that the access to this area is lacking and that the new local road would increase this access and make this a safer option.

An attendee asked about the Neighborhood Business district and increased heights. Curt responded that these areas are intended for neighborhood-serving retail and would probably not be an area that is targeted for increased heights. The attendee asked if the owner of an adjacent property could put a new road in behind her property. Another attendee responded and states that he is the President for that entity and on the Board and there are no plans to construct a new road.

An attendee said that he thinks the correct buffer is somewhere between 75 feet and 250 feet, and that a slope study should be used to determine appropriate buffers for heights. He added that he would like to use a slope of greater than 1.5:1.

An attendee asked if planning for a future football field is necessary since so many people are not letting their children play football. Curt and other attendees noted that it does not necessarily have to be a football field, but could be designed in the future based on the needs. The attendee responded and asked why are more fields needed, noting that often when she walks by the current fields, they are not being used. A member of the Steering Committee responded that this issue has been addressed in the Comprehensive Plan Amendments that will work to establish a joint use agreement for use of the school fields so that the public can use these fields when they are not being used by the school. Curt confirmed that this policy was included in the Comprehensive Plan Amendments package that the City Council approved for transmittal to state agencies on August 4th.

Mayor Zimmern asked what the slopes are for Andrews and the Hampton Inn, so that they could be used as a reference. Curt responded that these slopes have not been calculated and he will have this information for the next meeting. An attendee said that the Hampton Inn

looks taller than it is because it is closer to the street and has architectural features, per the CRA Design Guidelines.

An attendee said that the 1:1 slope is consistent with what the current code allowed [30 foot buffer for 35 foot tall building], and that the options are not greater than that, so it wouldn't be more intrusive, just a taller building setback further.

An attendee noted that the graphics lacked vegetation and landscaping, and that these features can mitigate the visual impact of a building.

Mayor Zimmern thanked the attendees for coming to the meeting and providing their thoughts and ideas. She added that this is not a plan to displace any residents or marginalize anyone, but a plan to create a roadmap for the future, and that in order to be prepared for the future, a document describing how the City wants to develop and redevelop is needed.

Curt said that the proposed 60 feet maximum height will not be answered today, but that establishing a preferred slope will provide the City with a standard to administer. He then asked people to vote for which slope they think is appropriate to use. The results follow:

<u>Slope</u>	<u>Votes</u>
1:1	0
1.25:1	10
1.5:1	5
2:1	1
4:1	0

Note: There were many attendees who chose not to vote.

Lot Widths

Tyler Johnson, VHB, then discussed the issue of lot width, explaining that currently there are only two options in the City: a minimum 80 feet width in the R-1AA, R-1A, and R-1 districts and a minimum 25 feet width in the Townhouse district. Concerns have been raised previously about reducing lot width size to account for market preferences as well as to provide more options and price ranges for people who want to move to Gulf Breeze or remain in Gulf Breeze, but move out of a big house on a big lot into a smaller lot.

An attendee asked if there is a requirement for these smaller lots to go to sewer, instead of adding more septic tanks. Curt responded that the Comprehensive Plan Amendments includes

a policy stating that the City should develop a strategy to transfer all homes to a sewer system within 20 years.

An attendee asked how smaller lots would affect roads that are designed for low density residential traffic flow. Curt responded that there currently is capacity for on the local roads, but that maintain the City's adopted Level of Service (LOS) would be part of the site plan application process and that an applicant would have to show that the LOS is not affected.

An attendee said that when York Street had sewer installed, the repaving of the road contributed a lot to road improvements. Other agreed.

An attendee said that it is expensive to buy a house, or land, in Gulf Breeze and that smaller lots equate to more affordable options. Another attendee agreed and added that she is not sure what the lots widths should change to, but agrees that it needs to be changed.

An attendee said that lot size should also be looked at, adding that there are lots which are deep enough that minimum lot sizes can be maintained even if lot width is reduced.

An attendee said that in Gulf Breeze, it can be difficult to acquire four or five lots in a row, but acquiring two is much easier, adding that there is a project in which two lots can be divided into three, and all would keep the minimum lot size, and all three would be connected to the sewer system.

An attendee asked how this would affect setbacks, specifically side setbacks which can make people feel crunched. Multiple builders in the meeting stated that existing setback requirements can still be accomplished on smaller lots, and added that they are okay with the existing setbacks.

An attendee said that there were a lot of people who got flooded and lost everything. He suggests allowing people to split their 80 foot wide lots into two 40 foot lots, adding that this could provide a source of income for those who lost everything in the flood. He used the Aragon neighborhood in Pensacola as an example, also noting that it is important not to destroy the lifestyle in the City. He noted that he has previously suggested this to City Council. Additionally, he would like the City to require developers to build the best homes possible, specifically in regards to energy efficiency, to be prepared for the future.

Mayor Zimmern closed by thanking everyone for coming and participating, and noted the challenge of balancing the citizen concerns of providing flexibility while maintaining lifestyle.