

**GULF BREEZE CITY COUNCIL  
EXECUTIVE MEETING AGENDA**

**SEPTEMBER 16, 2015  
WEDNESDAY, 6:30 P.M.  
COUNCIL CHAMBERS**

1. **ROLL CALL**

2. **PROCLAMATIONS AND PRESENTATIONS**

None

3. **RESOLUTION AND ORDINANCES**

- A. Adoption of Ordinance No. 05-15 amending section 21-28 and 21-1 of the City Code of Ordinances approving a zoning map and defining mixed use development and hold a Public Hearing and Second Reading on September 21, 2015.
- B. Adoption of Resolution No. 19-15 approving a plan of finance for the Campo Felice Senior Living Facility and the issuance of up to \$65,000,000 in Capital Trust Agency Bonds.
- C. Adoption of Resolution No. 22-15 establishing a final millage rate of 1.9723, and hold a Public Hearing on September 21, 2015.
- D. Adoption of Resolution No. 23-15 approving a budget for fiscal year beginning October 1, 2015, and hold a Public Hearing on September 21, 2015.
- E. Adoption of Resolution No. 25-15 supporting the Florida Department of transportation's permanent closure of the Starbucks median crossing and installation of a 245 foot u-turn lane for east bound traffic on US Highway 98 East of Andrew Jackson Trail.

4. **ACTION AGENDA ITEMS**

- A. Approving award of a real estate services agreement for 417 Fairpoint Drive.
- B. Approval of workers' compensation proposal from the Florida League of Cities Municipal Insurance Trust for the period beginning October 1, 2015.
- C. Approving a change order in the amount of \$29,700 to Utility Service Company for the installation of 1720 feet of 6' forcemain for the Nightingale Forcemain Project.
- D. Authorizing the sole purchase of the fill station, storage cylinders and installation from Municipal Emergency Services (MES) for an amount not to exceed \$19,999.

- E. Accepting the City's annual flood plan management status report.
- F. Advertisement for volunteers to fill vacancies on the Development Review Board and Board of Adjustment.

- 5. **NEW ITEMS**
- 6. **INFORMATION ITEMS**
- 7. **PUBLIC FORUM**
- 8. **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 recognition from the Chair. If you are a person with a disability who needs accommodation in order to participate in a public hearing you are entitled to the provision of certain assistance. Please contact the City Clerk's office at (850) 934-5115 or at 1070 Shoreline Drive, Gulf Breeze at least one (1) week prior to the date of the public hearing.*

# City of Gulf Breeze

## Memorandum

**To:** Edwin A. Eddy, City Manager

**From:** Curt Carver, Deputy City Manager

**Date:** 9/11/2015

**Subject:** Zoning Map

---

On September 9<sup>th</sup>, The City Council held a public hearing and first reading of Ordinance 05-15, which is enclosed. As you know, this ordinance addresses an inconsistency in the Code of Ordinances by deleting Section 21-28 and replacing it with a new section which approves a zoning map that contains the current map and all overlay districts in a multiple page exhibit. The proposed ordinance also clarifies the MXD-1 District by creating an overlay district map that is consistent with the consistent with the FLUM. Please be advised that notice of these zoning changes were published in the Gulf Breeze News on August 27<sup>th</sup> and September 10<sup>th</sup> as required by law.

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

**Recommendation: That the City Council hold a public hearing on Ordinance 05-15 amending Sections 21-28 and 21-1 of the City Code approving a zoning map and defining mixed use development on September 21, 2015 and approve it on a Second Reading on that date.**

Enclosures

## ORDINANCE 05-15

**AN ORDINANCE OF THE CITY OF GULF BREEZE, FLORIDA AMENDING SECTION 21-28 OF ARTICLE II OF CHAPTER 21, OF THE CODE OF ORDINANCES REGARDING THE OFFICIAL ZONING MAP; AMENDING SECTION 21-1 OF ARTICLE II OF CHAPTER 21 OF THE CODE OF ORDINANCES TO ADD THE DEFINITION OF MIXED USE DISTRICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, Section 2(b), Article VIII of the State Constitution provides that municipalities shall have the governmental, corporate, and proprietary powers to enable them to conduct municipal government, perform municipal functions, and render municipal services, and may exercise any power for municipal purposes, except when expressly prohibited by law; and

**WHEREAS**, the City Council adopted an amendment to the Comprehensive Plan, entitled "Comprehensive Plan 2035" by Ordinance No. 08-14 on November 17, 2014, in order to implement the City's Most Livable City Plan; and

**WHEREAS**, said amendment provides for a new land use category for mixed use development and recognizes the need to increase building heights in certain target areas; and

**WHEREAS**, said amendment recognized that certain revisions to the City's Land Use and Zoning Code and Land Development Code (Codes) would be necessary to ensure consistency with the goals and objectives of the Comprehensive Plan; and

**WHEREAS**, the City Council enacted said amendment by Ordinance No. 03-15 on May 4, 2015; and,

**WHEREAS**, the enactment of Ordinance No. 03-15 on May 4, 2015, requires minor technical changes to the Land Development Code.

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

### **SECTION 1.**

Section 21-28 of the Code of Ordinances is hereby deleted in its entirety and replaced with the following:

**Sec. 21-28. Official Zoning Map.**

The City hereby adopts as the official zoning map of the city, together with the designated districts shown thereon, the maps attached hereto as Exhibit A. Said official zoning map shall be made a part of this land development code and may be amended from time to time by the City Council. The official zoning map shall be available at the office of the City Clerk.

**SECTION 2.**

Section 21-1 is hereby amended to add the following definition:

*Mixed Use District or MXD-1* means an overlay district intended to implement the City's *Most Livable City Plan* and Comprehensive Plan 2035, by providing for medium to high-density development with a mix of uses within an appropriate area. These uses will be mixed throughout the district, as well as in individual developments. Residential, retail and office uses may be mixed either vertically or horizontally in a building within the MXD-1 district.

**SECTION 3. – 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 4 – CODIFICATION**

The provisions of this ordinance shall become and be made a part of the Code of Ordinances of the City of Gulf Breeze. The sections of this ordinance may be renumbered or re-lettered to accomplish such, and the word “Ordinances” may be changed to “Section”, “Article”, or any other appropriate word.

**SECTION 5. - 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 6. - EFFECTIVE DATE**

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

PASSED ON THE FIRST READING ON THE 9<sup>th</sup> DAY OF SEPTEMBER, 2015.

ADVERTISED ON THE 27<sup>th</sup> DAY OF AUGUST, 2015

ADVERTISED ON THE 10<sup>TH</sup> DAY OF SEPTEMBER, 2015.

PASSED ON THE SECOND READING ON THE \_\_\_\_ DAY OF SEPTEMBER, 2015.

BY: \_\_\_\_\_  
MATT DANNHEISSER, MAYOR

ATTEST:

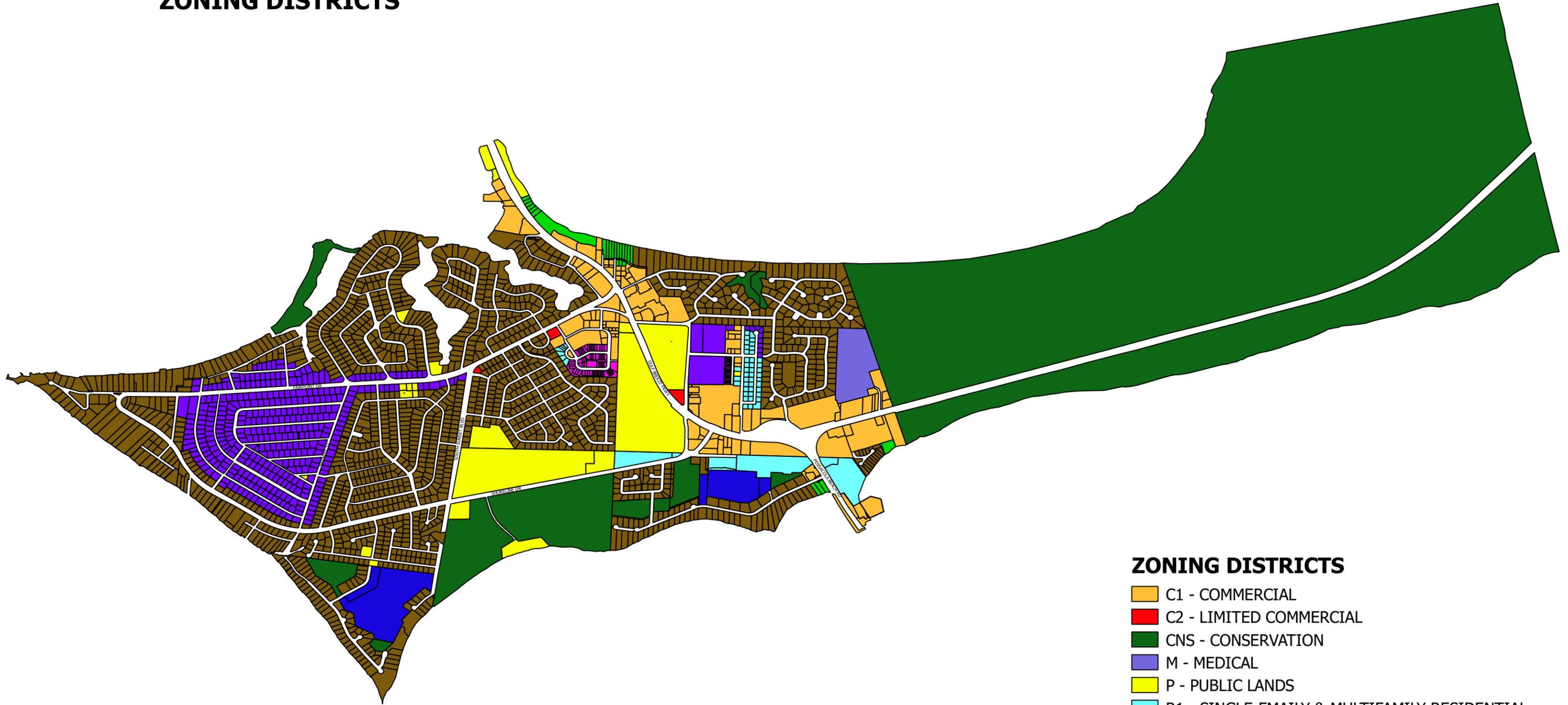
\_\_\_\_\_  
LESLIE A. GUYER, CITY CLERK

EXHIBIT A  
CITY OF GULF BREEZE  
OFFICIAL ZONING MAP



# City of Gulf Breeze

## ZONING MAP ZONING DISTRICTS



### ZONING DISTRICTS

-  C1 - COMMERCIAL
-  C2 - LIMITED COMMERCIAL
-  CNS - CONSERVATION
-  M - MEDICAL
-  P - PUBLIC LANDS
-  R1 - SINGLE-FAMILY & MULTIFAMILY RESIDENTIAL
-  R1A - SINGLE FAMILY RESIDENTIAL
-  R1AA - SINGLE FAMILY RESIDENTIAL
-  RC - RESIDENTIAL CONDOMINIUM
-  RES - ENVIRONMENTALLY SENSITIVE RESIDENTIAL
-  TH - TOWNHOUSE

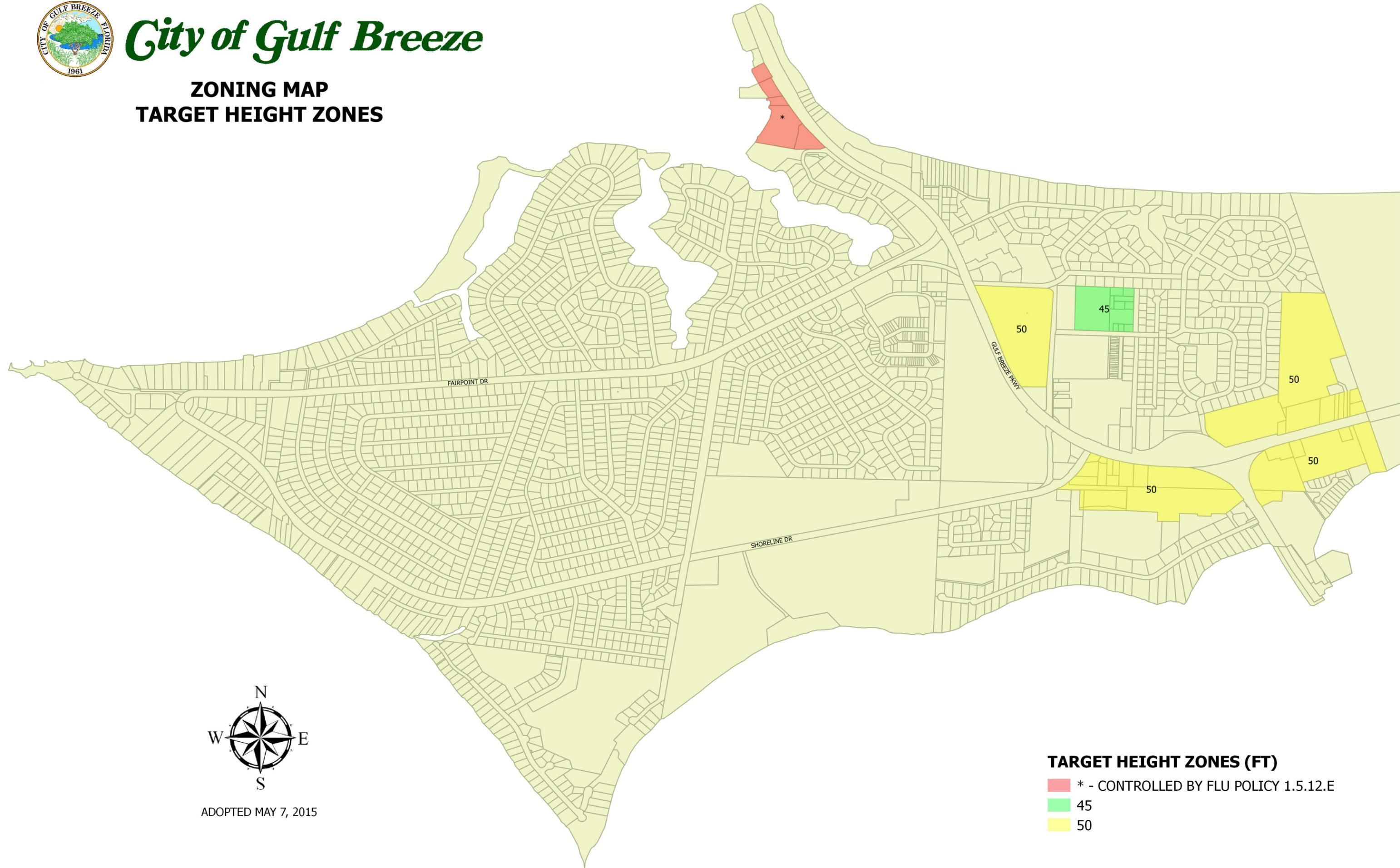


ADOPTED SEPTEMBER 21, 2015



# City of Gulf Breeze

## ZONING MAP TARGET HEIGHT ZONES



ADOPTED MAY 7, 2015

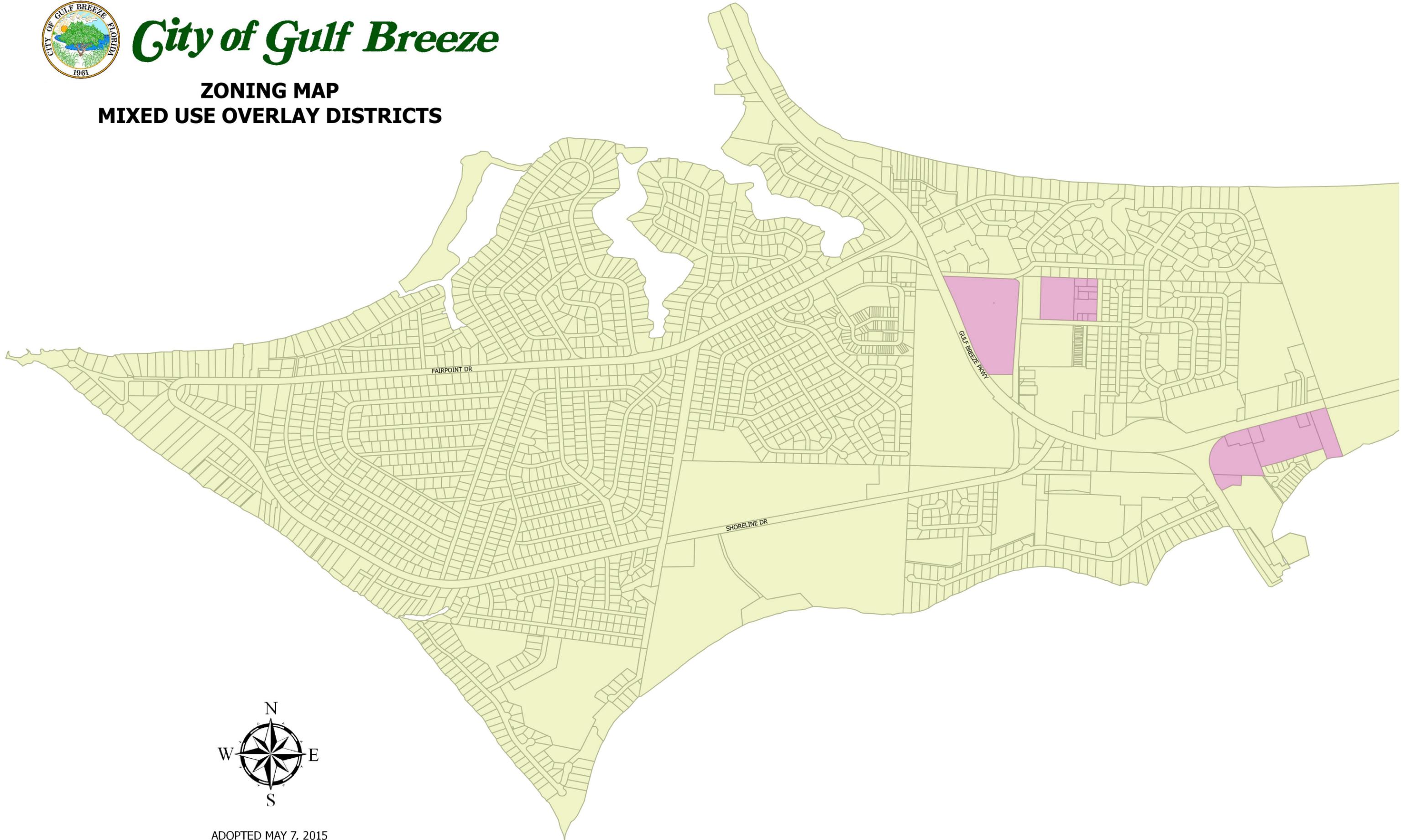
### TARGET HEIGHT ZONES (FT)

-  \* - CONTROLLED BY FLU POLICY 1.5.12.E
-  45
-  50



# City of Gulf Breeze

## ZONING MAP MIXED USE OVERLAY DISTRICTS

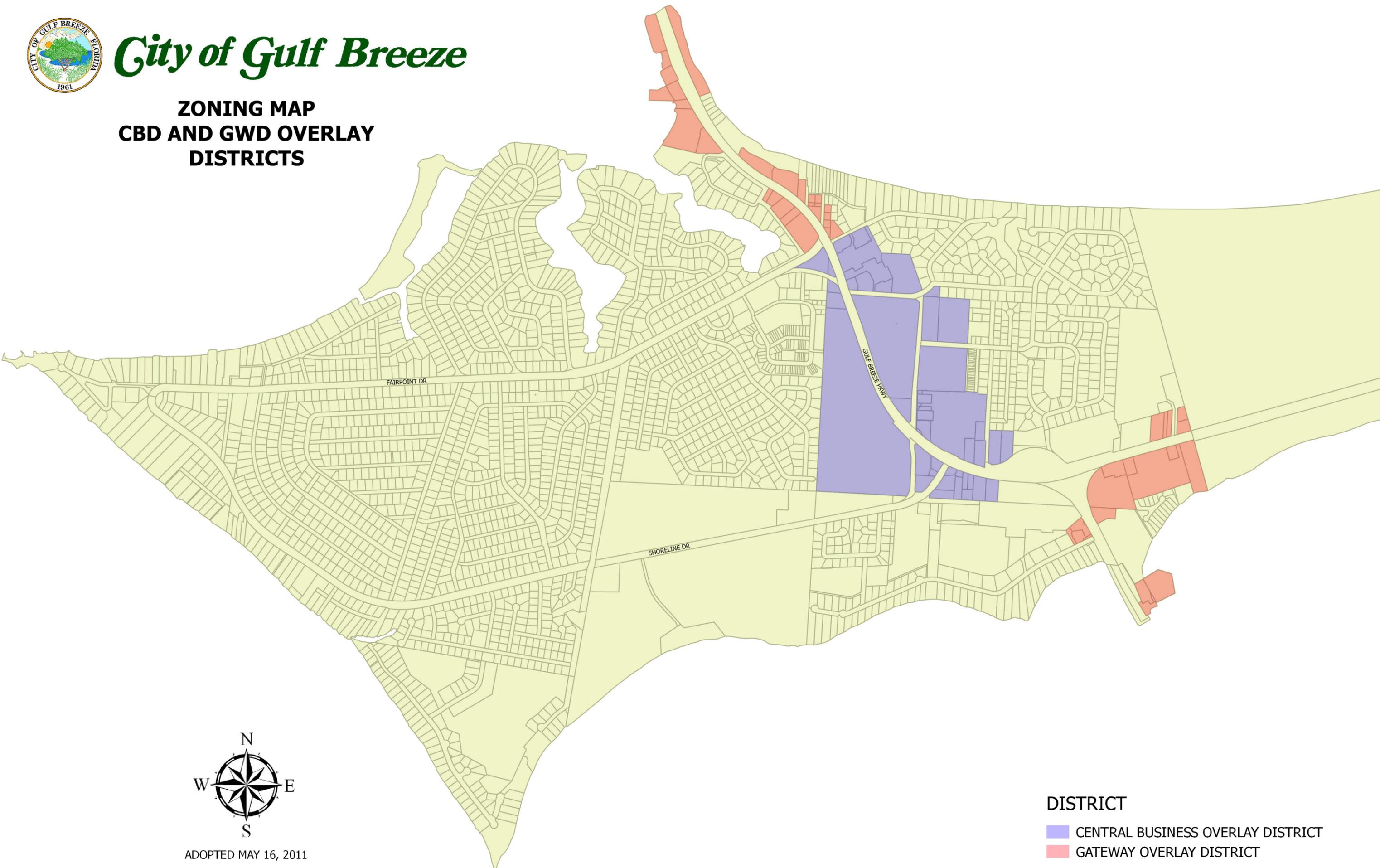


ADOPTED MAY 7, 2015



# City of Gulf Breeze

## ZONING MAP CBD AND GWD OVERLAY DISTRICTS



ADOPTED MAY 16, 2011

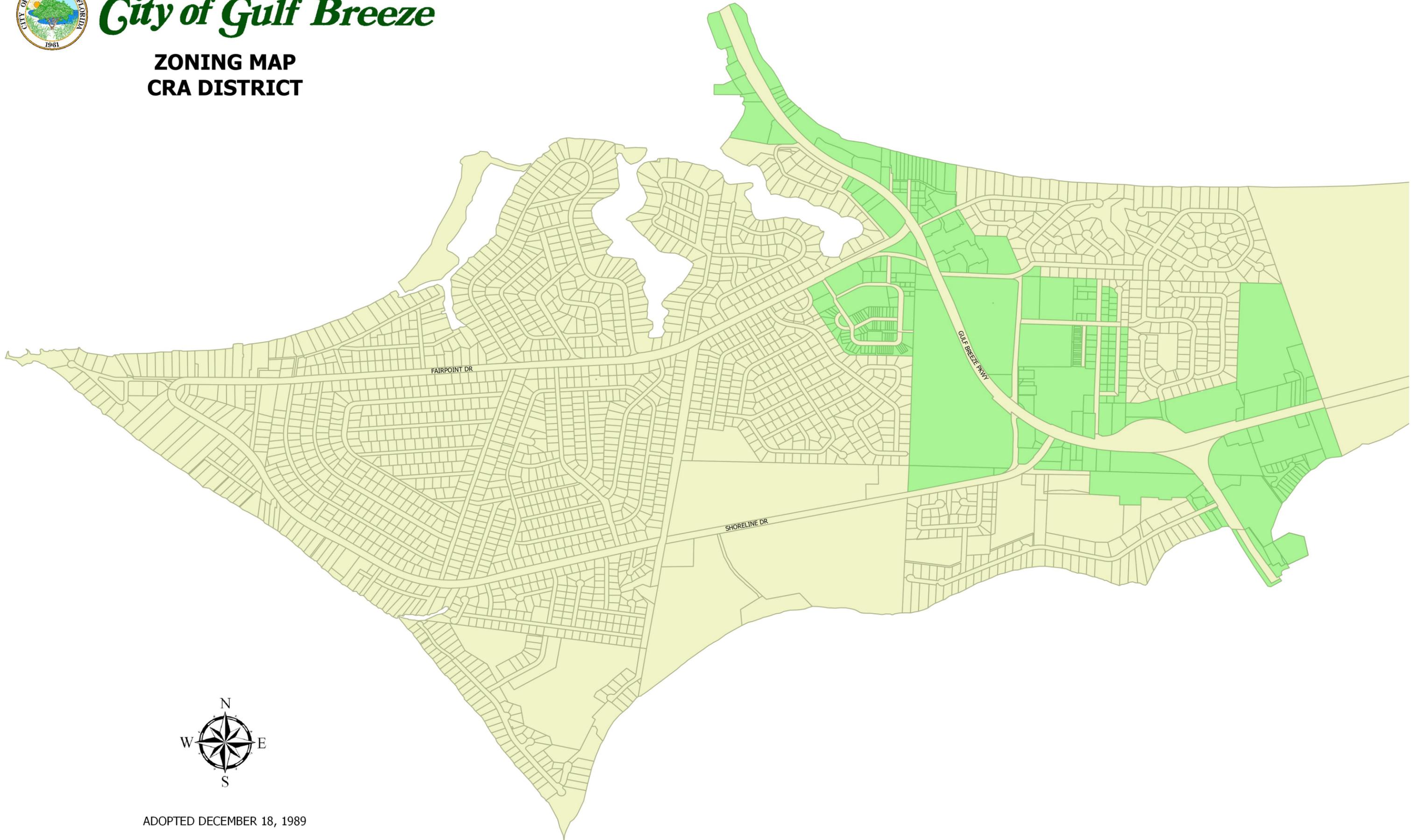
### DISTRICT

-  CENTRAL BUSINESS OVERLAY DISTRICT
-  GATEWAY OVERLAY DISTRICT



# City of Gulf Breeze

## ZONING MAP CRA DISTRICT



ADOPTED DECEMBER 18, 1989

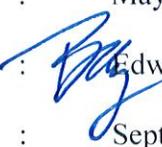


# City of Gulf Breeze

Office of City Manager

## MEMORANDUM

To : Mayor and City Council

From :  Edwin A. Eddy, City Manager

Date : September 10, 2015

Subject: Resolution 19-15, Approving a Plan of Finance for the Campo Felice Senior Living Facility

---

Capital Trust Agency has been requested to sponsor a financing in an amount not to exceed \$65,000,000 for the project listed above. The project has been presented to the Capital Trust Agency Board. Final details are being prepared and the project will be presented to the CTA Board for final action.

The Campo Felice Senior Living Facility project consists of a 323 unit independent senior living facility located in Fort Myers, Florida.

In order to proceed, the City Council must adopt Resolution 19-15 approving the plan of finance, and an amendment to the Interlocal Agreement with the Town of Century.

### RECOMMENDATION:

**THE CAPITAL TRUST AGENCY BOARD AND ITS EXECUTIVE DIRECTOR RECOMMEND THE CITY COUNCIL ADOPT RESOLUTION 19-15 APPROVING THE PLAN OF FINANCE FOR THE CAMPO FELICE SENIOR LIVING FACILITY AND THE ISSUANCE OF UP TO \$65,000,000 IN CAPITAL TRUST AGENCY BONDS.**

**RESOLUTION NO. 19-15**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GULF BREEZE, FLORIDA, APPROVING A PLAN OF FINANCE IN ORDER TO FINANCE OR REFINANCE, INCLUDING THROUGH REIMBURSEMENT, THE COSTS OF THE ACQUISITION, REHABILITATION, CONSTRUCTION, DEVELOPMENT, INSTALLATION AND EQUIPPING OF A SENIOR LIVING FACILITY LOCATED IN THE STATE OF FLORIDA; APPROVING THE ISSUANCE NOT EXCEEDING \$65,000,000 CAPITAL TRUST AGENCY REVENUE BONDS FOR THE PURPOSES OF FINANCING A LOAN PROGRAM TO ASSIST IN FINANCING SUCH SENIOR LIVING FACILITY; PROVIDING FOR REPEAL OF CONFLICTING PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the City Council (the "City Council") of Gulf Breeze, Florida (the "City"), a municipal corporation of the State of Florida (the "State"), has heretofore adopted Resolution No. 14-99 dated as of July 19, 1999 (the "Original Resolution"), and entered into an Interlocal Agreement between the City and the Town of Century, Florida, dated as of August 2, 1999, as amended by Amendment No. 1 through No. 63 (collectively, the "Enabling Agreement"), approving the creation of the Capital Trust Agency (the "Agency"), a legal entity and public agency of the State, organized and existing under the provisions of Chapter 163, Part I, and Chapter 159, Part II, Florida Statutes, Ordinance No. 05-97 duly enacted by the City Council, as amended, and its Articles of Incorporation, as amended and other applicable provisions of law (collectively the "Act"), to enable public, private and not-for-profit organizations to obtain public assistance in financing and refinancing, including through reimbursement, certain beneficial projects or programs that benefit, enhance and/or serve a public purpose; and

**WHEREAS**, pursuant to the Act and in accordance with the provisions of the Original Resolution, the Agency did on July 23, 2015, take official action by adopting its preliminary resolution (the "Agency Resolution") indicating its intent to authorize the financing, including through reimbursement, of the hereinafter described project, and the issuance from time to time of revenue bonds (the "Bonds") by the Agency for a loan program for the purposes, among other things, of financing or refinancing, including through reimbursement, the acquisition, rehabilitation, construction, development, installation and equipping of a senior living facility, and the acquisition and installation of related facilities, fixtures, furnishings and equipment, as described on Schedule "I" attached hereto, which, by this reference thereto, is incorporated herein, to provide independent living and supportive care to the elderly (collectively, the "Senior Living Facility"); and

**WHEREAS**, the City has been advised that the Agency desires to issue the Bonds in an aggregate principal amount of not exceeding \$65,000,000 (the exact amount to be determined by the appropriate official of the Agency, as being the amount required to fund the financing

herein authorized), to finance the Senior Living Facility on behalf of Sunny Senior Living LLC, a Florida limited liability company, or one or more of its affiliates, as described on the attached Schedule "I", whose principal place of business is 2400 First Street, Suite 214, Fort Myers, Florida 33901 (as applicable, the "Borrower") to fund a program herein described (the "Plan of Finance"), such Senior Living Facility to be managed initially by Validus Senior Living REIT Investment Management Company, LLC, a Florida limited liability company d/b/a Validus Senior Living, or its affiliate; and

**WHEREAS**, the proposed Senior Living Facility is appropriate to the needs and circumstances of the community in which it will be located and will serve a public purpose by (i) providing gainful employment and making a significant contribution to the economic growth of the local community, (ii) promoting commerce within the State, (iii) serving a public purpose by providing safe, decent and accessible housing facilities for the elderly, and (iv) advancing the economic prosperity and the general welfare of the State and its people; and

**WHEREAS**, in order to advance and further the public purposes set forth in the Act, it is necessary and in the public interest to facilitate the financing of the Senior Living Facility and to facilitate and encourage the planning and development of such Senior Living Facility without regard to the boundaries between counties, municipalities, special districts, and other local governmental bodies or agencies in order to more effectively and efficiently serve the interests of the greatest number of people in the widest area practicable; and

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

**WHEREAS**, (i) notice of such public hearing was given in the form required by the Code by publication at least fourteen (14) days prior to such public hearing in the *Gulf Breeze News* on August 20, 2015, and (ii) the Bonds and the Plan of Finance have been submitted to such public hearing held on behalf of the City Council of the City of Gulf Breeze, Florida (the "City Council") on September 9, 2015; and

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

**WHEREAS**, the City Council desires to approve the Bonds and the issuance and sale thereof pursuant to the Plan of Finance and to grant all approvals required or contemplated by Section 147(f) of the Code, to express its approval of the action taken by the Agency and its officials pursuant to the Agency Resolution, and to grant all other approvals required by the

Enabling Agreement, as amended and the Original Resolution in connection with the issuance and sale of the Bonds;

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

**SECTION 1. PUBLIC HEARING NOTICE AND REPORT APPROVED.**

The City Council hereby approves the form of and the manner of publication of the Notice of Public Hearing (the "Notice") published on August 20, 2015, in the *Gulf Breeze News*, a newspaper of general circulation in the jurisdiction of the City. The City Council hereby approves the report of the public hearing conducted by the City Manager, a copy of which is attached as Exhibit "A" hereto. Such Notice and other means and methods utilized by the City to give notice of purpose, time and date of the public hearing provided reasonable notice sufficient to inform residents of the City of the proposed Bonds.

**SECTION 2. BONDS AND PLAN OF FINANCE APPROVED.**

For purposes of the Act, the City hereby approves the Plan of Finance described herein, and the issuance of the Bonds described in the Notice. The Agency and its officers, employees, agents and attorneys are hereby authorized from time to time to take all action, to execute and deliver such authorizations, approvals, certificates and documents, and to enter into, on behalf of the Agency, such interlocal agreements, interest rate swap or hedge transactions, investment agreements, repurchase agreements, bond credit or insurance agreements, reimbursement agreements, and other agreements, approvals or instruments deemed necessary or convenient to effect, implement, maintain and continue the Plan of Finance, the financing, including through reimbursement, of the Senior Living Facility through the issuance from time to time of the Bonds and the purposes for which the Bonds are to be issued, including, without limitation, the Amendment (hereinafter defined) and the Agency Resolution. No obligation of the Agency under any such agreement shall constitute an obligation of the City except to the extent the same may be expressly approved by the City. The Bonds shall be limited and special obligations of the Agency, and shall not constitute a pledge of the faith and credit or taxing power of or constitute an obligation of the City.

**SECTION 3. AMENDMENT TO THE ENABLING AGREEMENT APPROVED.**

Pursuant to the Enabling Agreement, there is hereby approved the execution and delivery of Amendment No. 64 to the Enabling Agreement (the "Amendment") to effect the approvals set forth in Section 1 and Section 2 hereof. Such Amendment shall be in substantially the form attached hereto as Exhibit "B," and the Mayor is authorized to execute and deliver the same on behalf of the City Council, with such changes not inconsistent herewith as the Mayor shall approve, her execution thereof to conclusively establish such approval.

**SECTION 4. TEFRA APPROVAL.**

After diligent and conscientious consideration of the views expressed by the persons appearing at the public hearing, the City Council hereby approves the Agency's Plan of Finance which includes (i) the issuance by the Agency of not exceeding \$65,000,000 aggregate principal amount of revenue bonds for all purposes of the Enabling Agreement, as amended, and for all purposes of the Original Resolution and (ii) the issuance by the Agency of either taxable or tax-exempt, or both, bonds in an amount not exceeding \$65,000,000 for all purposes under Section 147(f) of the Code.

**SECTION 5. REPEALING CLAUSE.**

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

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

**SECTION 6. EFFECTIVE DATE.**

This resolution shall take effect immediately upon its adoption this 21<sup>st</sup> day of September, 2015.

**GULF BREEZE, FLORIDA  
CITY COUNCIL**

(SEAL)

By: \_\_\_\_\_  
Matt E. Dannheisser, Mayor

**ATTEST:**

By: \_\_\_\_\_  
Stephanie D. Lucas, City Clerk

**EXHIBIT "A" TO RESOLUTION**

**REPORT OF HEARING OFFICER  
SUNNY SENIOR LIVING LLC**

This instrument shall constitute the official report of the undersigned designated official of the City of Gulf Breeze, Florida (the "City"), a municipal corporation of the State of Florida, with respect to a public hearing scheduled and held by the City on September 9, 2015, for and on behalf of the Capital Trust Agency (the "Agency"), a legal entity and public agency created and existing under Chapter 163, Part I, and Chapter 617, Florida Statutes, and established and empowered by the provisions of Chapter 159, Part II, Florida Statutes, Chapter 163, Part I, *et seq.*, Chapter 166, Part II, Florida Statutes, Chapter 617, Florida Statutes and other applicable provisions of law, in connection with the proposed issuance of the Agency's not exceeding \$65,000,000 revenue bonds (the "Bonds") on behalf of Sunny Senior Living LLC, a Florida limited liability company, or one or more of its affiliates, and whose principal place of business is 2400 First Street, Suite 214, Fort Myers, Florida 33901 (as applicable, the "Borrower"). The proceeds of the Bonds will be loaned to the Borrower for financing or refinancing, including through reimbursement, the acquisition, rehabilitation, construction, development, installation and equipping of a senior living facility, and the acquisition and installation of related facilities, fixtures, furnishings and equipment, to be known as Campo Felice Senior Living Facility, as more fully described in Exhibit "A" hereto, to provide independent living and supportive care for the elderly (collectively, the "Senior Living Facility").

The public hearing was duly advertised in the *Gulf Breeze News*, a newspaper of general circulation in the jurisdiction of the City, on August 20, 2015. The proof of publication was presented to me at such hearing, and a copy is attached hereto as Exhibit "B" (the "Notice").

The hearing commenced at the time and location stated in the Notice. At such hearing, interested individuals were afforded reasonable opportunity to express their views, both orally and in writing, on all matters pertaining to the plan of finance and the financing of the Senior Living Facility. Information about the proposed Bonds, the location of the Senior Living Facility, and the proposed use of the proceeds were presented. When the information had been presented, opportunity was given for members of the public in attendance to give their input. It was noted that no written communication was received.

No interested party was in attendance at the public hearing. Minutes of the Council Meeting, including the public hearing, will be kept on file with the City Clerk as referenced in Exhibit "C" hereto. The undersigned then concluded the hearing.

Respectfully submitted,

By: \_\_\_\_\_

Edwin Eddy, City Manager  
City of Gulf Breeze, Florida

**EXHIBIT "A" TO REPORT OF HEARING OFFICER  
SUNNY SENIOR LIVING, LLC**

The Senior Living Facility consists of the acquisition, rehabilitation, construction, development, installation, and equipping of an approximately 323-unit independent senior living facility providing supportive services for the elderly, including related facilities, fixtures, furnishings, and equipment, which will include the acquisition and renovation of an existing 24-story building on a site containing approximately 4.85 acres, to be known as Campo Felice Senior Living Facility located at 2500 Edwards Drive, Fort Myers, Florida 33901 (the "Senior Living Facility").

**EXHIBIT "B" TO REPORT OF HEARING OFFICER  
SUNNY SENIOR LIVING, LLC**

**PROOF OF PUBLICATION**

**[FOLLOWS]**

**EXHIBIT "C" TO REPORT OF HEARING OFFICER  
SUNNY SENIOR LIVING, LLC**

**MINUTES OF COUNCIL MEETING INCLUDING  
PUBLIC HEARING ON FILE WITH CITY CLERK**

**EXHIBIT "B" TO RESOLUTION**  
**AMENDMENT NO. 64**  
**OF THE ENABLING AGREEMENT**

This **AMENDMENT NO. 64 TO INTERLOCAL AGREEMENT** (this "Amendment No. 64") is made and entered into as of the 21<sup>st</sup> day of September, 2015, by and among the **CITY OF GULF BREEZE, FLORIDA**, a municipal corporation of the State of Florida ("Gulf Breeze") and the **TOWN OF CENTURY, FLORIDA**, a municipal corporation of the State of Florida ("Century"). Gulf Breeze and Century may collectively be referred to herein as the "Parties."

**WITNESSETH:**

**WHEREAS**, pursuant to an Interlocal Agreement dated as of August 2, 1999, as amended by Amendments No. 1 through No. 63 (collectively, the "Enabling Agreement"), the Parties hereto have heretofore provided for the creation of the Capital Trust Agency (the "Agency"), to enable public, private and not-for-profit organizations to obtain public assistance in financing certain projects or programs that benefit, enhance and/or serve a public purpose; and

**WHEREAS**, Sunny Senior Living LLC, a Florida limited liability company, or one or more of its affiliates (as applicable, the "Borrower"), has represented to the Agency that, acting for itself or through its affiliates, it is engaged in, among other things, the acquiring, rehabilitating, constructing, developing, installing and equipping of senior living facilities; and

**WHEREAS**, on July 23, 2015, the Agency approved a request by the Borrower that the Agency issue its revenue bonds in a principal amount not to exceed \$65,000,000 (the exact amount to be determined by the appropriate official of the Agency, as being the amount required to fund the financing herein authorized), in one or more series from time to time (collectively, the "Bonds") and loan the net proceeds thereof to the Borrower, for the purpose, among other things, of financing or refinancing, including through reimbursement, the acquisition, rehabilitation, construction, development, installation and equipping of a senior living—facility, and the acquisition and installation of related facilities, fixtures, furnishings and equipment, to be known as Campo Felice Senior Living Facility, located in the State of Florida and described in Schedule I attached hereto, which, by this reference thereto, is incorporated herein (the "Senior Living Facility"); and

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

**WHEREAS**, Section 7 of the Enabling Agreement requires that as a condition precedent to the Agency issuing the Bonds, the Agency must obtain the prior written approval, evidenced by resolution, from the governing bodies of Century and Gulf Breeze approving such issuance and approving an amendment to the Enabling Agreement specifically authorizing such issuance. Such approval evidenced by appropriate resolutions has been obtained, authorizing the execution and delivery of this Amendment No. 64 to the Enabling Agreement with respect to the financing herein described; and

**WHEREAS**, the Parties desire to amend the Enabling Agreement to permit and authorize the Agency to issue the Bonds herein described and loan the proceeds to the Borrower in order to provide financing, including through reimbursement, for the Senior Living Facility;

**NOW, THEREFORE**, the Parties hereby agree as follows:

**SECTION 1. AMENDMENT OF ENABLING AGREEMENT APPROVED.**

This Amendment No. 64 is entered into pursuant to Section 7 of the Enabling Agreement for the purpose of authorizing the Agency to issue the Bonds and to finance projects of the type and character of the Senior Living Facility.

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

The Parties do hereby approve and authorize the Bonds, and the issuance of Bonds from time to time, in one or more series, in an aggregate principal amount of not to exceed \$65,000,000 (the exact amount to be determined by an appropriate official of the Agency to be sufficient to enable the financing, including through reimbursement, of the Senior Living Facility). Each installment or issue of such Bonds shall be designated by series, in such manner as the Agency shall determine, so as to separately identify each such installment or issue. The Agency and its officers, employees, agents and attorneys are hereby authorized to enter into, on behalf of the Agency, from time to time, interlocal agreements, cash management agreements, interest rate swap or hedge transactions, investment agreements, repurchase agreements, bond credit or insurance agreements, escrow agreements, reimbursement agreements, security documents and other agreements, approvals or instruments deemed necessary or convenient to effect or implement the financing, including through reimbursement, of the Senior Living Facility through the issuance of the Bonds, and the purposes and programs for which the Bonds are to be issued and to conform the purposes stated in the Articles of Incorporation of the Agency to authorizations herein contained. No obligation of the Agency under any such agreement or instrument shall constitute an obligation of Century or Gulf Breeze. The Bonds shall be limited and special obligations of the Agency, payable from the revenues or receipts of the programs or projects, payments by the Borrower, a sponsor, or other sources relating to the purpose for which they are issued, all in the indentures for the Bonds. The Bonds shall not constitute a pledge of the faith and credit or taxing power of or constitute an obligation of Century or of Gulf Breeze.

### **SECTION 3. ADMINISTRATIVE FEES AND EXPENSES FOR CENTURY.**

Upon the issuance of each series or installment of Bonds, Century shall be paid by either the Agency or Gulf Breeze, solely from amounts received from the Borrower, the sum specified on Schedule II attached hereto, which, by this reference thereto, is incorporated herein.

### **SECTION 4. ENABLING AGREEMENT CONTINUED.**

The Enabling Agreement, as amended hereby, is hereby ratified, confirmed and approved and shall otherwise continue in full force and effect. Nothing in this Amendment No. 64 shall be deemed to adversely affect the authorizations in the Enabling Agreement as it existed prior to the effective date of this Amendment No. 64, or to adversely affect the interests of the holders of any Bonds issued or to be issued pursuant to such authorizations. Except as and only to the extent specifically amended hereby, such Enabling Agreement is hereby incorporated by reference.

### **SECTION 5. INDEMNITY.**

To the extent permitted by law, the Agency and Gulf Breeze shall indemnify and defend Century and hold Century harmless against any and all claims, losses, liabilities or damages to property or any injury or death of any person or persons occurring in connection with the issuance of the Bonds pursuant hereto, or in connection with the acquisition or operation of any project, or for any liability any way growing out of or resulting from the Enabling Agreement, as amended, this Amendment No. 64, the financing agreements and/or bond indentures executed in connection with the Bonds, including, without limitation, all costs and expenses of Century, including reasonable attorney's fees, incurred in the performance of any activities of Century in connection with the foregoing or the enforcement of any agreement of the Agency herein contained. Any such obligation of Gulf Breeze or the Agency shall be payable solely from the amounts available to them for such purposes under the Bond financing or any other plan of finance heretofore or hereafter undertaken by the Agency, and shall not constitute a general obligation or a pledge of the faith and credit of Gulf Breeze or the Agency, or an obligation to pay the same from any sources other than such amounts available to them for such purposes under the Bond financing.

### **SECTION 6. SEVERABILITY OF INVALID PROVISIONS.**

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

**SECTION 7. COUNTERPARTS.**

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

**SECTION 8. EFFECTIVE DATE; AMENDMENTS.**

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

[Remainder of Page Intentionally Left Blank]

IN WITNESS WHEREOF, the Parties have caused this Amendment No. 64 to the Enabling Agreement to be executed by their duly authorized officers as of the date first above written.

CITY OF GULF BREEZE, FLORIDA

[SEAL]

By: \_\_\_\_\_  
Matt E. Dannheisser, Mayor

ATTEST:

By: \_\_\_\_\_  
Stephanie D. Lucas, City Clerk

[Signature Page to Amendment No. 64 to Interlocal Agreement]

TOWN OF CENTURY, FLORIDA

[SEAL]

By: \_\_\_\_\_  
Freddie W. McCall, Sr., Mayor

ATTEST:

By: \_\_\_\_\_  
Leslie Gonzalez, Town Clerk

[Signature Page to Amendment No. 64 to Interlocal Agreement]

## **SCHEDULE I**

### **Project Description**

The Senior Living Facility consists of the acquisition, rehabilitation, construction, development, installation, and equipping of an approximately 323-unit independent senior living facility providing supportive services for the elderly, including related facilities, fixtures, furnishings, and equipment, which will include the acquisition and renovation of an existing 24-story building on a site containing approximately 4.85 acres, to be known as Campo Felice Senior Living Facility located at 2500 Edwards Drive, Fort Myers, Florida 33901 (the "Senior Living Facility").

## SCHEDULE II

### Payment to Century

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

## **SCHEDULE I**

### **PROJECT DESCRIPTION**

The Senior Living Facility consists of the acquisition, rehabilitation, construction, development, installation, and equipping of an approximately 323-unit independent senior living facility providing supportive services for the elderly, including related facilities, fixtures, furnishings, and equipment, which will include the acquisition and renovation of an existing 24-story building on a site containing approximately 4.85 acres, to be known as Campo Felice Senior Living Facility located at 2500 Edwards Drive, Fort Myers, Florida 33901 (the "Senior Living Facility").

# City of Gulf Breeze

## Memorandum

**To:** Edwin A. Eddy, City Manager  
**From:** Curt Carver, Deputy City Manager  
**Date:** 9/10/2015  
**Subject:** Final Millage Rate

---

Enclosed please find a resolution that sets the final millage rate at 1.9723. This was the rate established by the City Council during its budget workshop held on July 25<sup>th</sup> and tentatively approved on September 10<sup>th</sup>. Enclosed please find the City's DR-420 Certification of Taxable Value, which was provided to the County Property Appraiser in accordance with Florida law. The required TRIM notice was prepared accordingly.

As was discussed during the budget discussions, the proposed millage rate will result in a 2.20% increase over the roll back rate of 1.9298 as calculated according to F.S Chapter 200. It will generate approximately \$1,320,200 in revenues, accounting for approximately 20% of total General Fund revenues.

Based on the calculated roll back rate, the 1.9723 millage rate will cost the average homeowner as follows based on their taxable value:

	Property A	Property B	Property C
Taxable Value	\$91,008.00	\$128,729.00	\$252,538.00
1.9298 mills	\$175.63	\$248.42	\$487.35
1.9723 mills	\$179.50	\$253.89	\$498.08
<b>Difference</b>	<b>\$3.87</b>	<b>\$5.47</b>	<b>\$10.73</b>

This is the final step in approving the millage rate. City staff will prepare the required advertisement and publish it in the Gulf Breeze News on September 17<sup>th</sup> prior to the final hearing on September 21<sup>st</sup>. Should you have any questions regarding this matter, please do not hesitate to contact me.

**Recommendation: That the City Council hold a final public hearing on September 21, 2015 regarding the propose millage rate and after said hearing adopt resolution 22-15 establishing the tentative millage rate of 1.9723.**

Enclosures

**RESOLUTION NO. 22-15**

**A RESOLUTION LEVYING AN AD VALOREM PROPERTY TAX  
FOR THE CITY OF GULF BREEZE FOR 2015;  
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 2015 against all property, both real and personal, not exempt from taxation within the corporate limits of the City of Gulf Breeze.

**SECTION 2:**

The 2015 ad valorem tax rate of 1.9723 mills constitutes a 2.20% increase from the Rolled-Back Rate (1.9298) 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: \_\_\_\_\_

TIME: \_\_\_\_\_

APPROVED: \_\_\_\_\_

Matt E. Dannheisser, Mayor

ATTEST:

\_\_\_\_\_  
Leslie Guyer, City Clerk  
Stephanie Lucas, City Clerk

Resolution No. 22-15  
Page 4.

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 21<sup>st</sup> day of September, 2015.

TIME: \_\_\_\_\_

APPROVED:

\_\_\_\_\_  
Matt E. Dannheisser, Mayor

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:** 9/10/2015

**Subject:** Final Budget Resolution

---

On September 9<sup>th</sup> the City Council approved Resolution 21-15 adopting the tentative budget for FY16. This tentative budget was the consolidation of the Council's recently completed in-depth evaluation of the budgetary needs of the City and its operations. The agreed upon spending plan was encapsulated in the tentative budget resolution. As you know, the TRIM process requires that revenues and expenditures by organizational unit be presented at a minimum at the level of detailed required for the annual financial report. The budget must also be balanced so that total expenditures equals the total receipts from taxation and other sources, including balances brought forward from prior fiscal years (reserves).

Enclosed please find the proposed resolution adopting the final budget. It is consistent with the in-depth review and the tentative budget contained in Resolution 21-15. As I have indicated earlier, it provides for total expenses of \$23,349,749 across the major funds. It is a balanced budget, but does require the use of reserves. It does not include certain revenue proposals approved in concept but not formally adopted, with the exception of ad valorem tax revenues.

As with the process required to establish a millage rate, this is the second step in a two-step process. Staff will prepare the required advertisement and it is scheduled to be published in the Gulf Breeze News on September 17<sup>th</sup> prior to the final hearing on September 21<sup>st</sup>.

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

**Recommendation: That the City Council hold a public hearing on the final budget and after said hearing pass resolution 23-15 adopting a final budget for the fiscal year beginning October 1, 2015.**

Enclosure

**RESOLUTION NO. 23-15**

**A RESOLUTION TO BE ENTITLED:**

**A RESOLUTION ADOPTING A BUDGET FOR THE CITY OF GULF BREEZE FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2015, 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, 2015, 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 summaries estimated revenues, transfers and appropriations for each fund as set forth herein;

That there is estimated that there be will received and available for appropriation for the Fiscal Year beginning October 1, 2015 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, 2015, 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, 2015, and such transfers are hereby authorized as set forth herein:

BUDGET SUMMARY													
City of Gulf Breeze - Fiscal Year 2015-2016													
THE PROPOSED OPERATING BUDGET EXPENDITURES OF THE CITY OF GULF BREEZE ARE 5.9% MORE THAN LAST YEAR'S TOTAL OPERATING EXPENDITURES													
General Fund	1.9723												
ESTIMATED REVENUES	GENERAL FUND	URBAN CORE/ CRA FUND	GBFS FUND	NATURAL GAS FUND	SSRUS FUND	TPGC FUND	SOLID WASTE FUND	WATERSEWER FUND	STORMWATER FUND	TRAFFIC CITATION FUND	TOTAL ALL FUNDS	TOTAL ALL FUNDS	TOTAL ALL FUNDS
Ad Valorem Taxes 1.9723	1,320,200	0	0	0	0	0	0	0	0	0	1,320,200	0	1,320,200
Ad Valorem Taxes TIF	0	637,413	0	0	0	0	0	0	0	0	637,413	0	637,413
Non Ad Valorem Taxes	1,317,650	0	0	0	0	0	0	0	0	0	1,317,650	0	1,317,650
Grant Revenue	603,200	0	0	0	0	0	0	0	1,570,000	0	2,173,200	0	2,173,200
Sales Revenue	346,281	0	0	2,725,000	5,075,000	0	612,000	2,521,000	234,500	700,000	12,213,781	0	12,213,781
Fines & Judgements	171,963	0	0	0	0	0	0	0	0	0	171,963	0	171,963
Misc. Revenues	235,400	0	659,200	5,000	531,065	100,000	0	25,500	0	10,000	1,566,165	0	1,566,165
<b>TOTAL SOURCES</b>	<b>3,994,694</b>	<b>637,413</b>	<b>659,200</b>	<b>2,730,000</b>	<b>5,606,065</b>	<b>100,000</b>	<b>612,000</b>	<b>2,546,500</b>	<b>1,804,500</b>	<b>710,000</b>	<b>19,400,372</b>	<b>0</b>	<b>19,400,372</b>
Transfers In	2,399,500	199,300	0	0	298,857	0	0	30,700	0	0	2,928,357	0	2,928,357
Fund Balances/Reserves	405,371	0	0	0	0	0	0	79,083	406,416	130,150	1,021,020	0	1,021,020
<b>TOTAL REVENUES, TRANSFERS &amp; BALANCES</b>	<b>6,799,565</b>	<b>836,713</b>	<b>659,200</b>	<b>2,730,000</b>	<b>5,904,922</b>	<b>100,000</b>	<b>612,000</b>	<b>2,656,283</b>	<b>2,210,916</b>	<b>840,150</b>	<b>23,349,749</b>	<b>0</b>	<b>23,349,749</b>
<b>EXPENDITURES</b>													
Personnel Payments	2,674,451	24,150	112,050	601,781	1,128,702	0	82,000	351,935	123,330	15,000	5,113,399	0	5,113,399
Taxes & Benefits	960,204	2,447	41,336	363,170	363,170	0	0	97,691	34,170	1,150	1,495,168	0	1,495,168
Prof & Contract Services	558,900	195,000	61,500	932,499	719,500	0	392,300	902,166	30,000	270,000	4,061,865	0	4,061,865
Operations & Repairs	1,252,550	75,000	13,740	190,200	840,400	0	5,000	150,300	11,900	407,000	2,944,090	0	2,944,090
Supplies & Fuels	0	2,000	9,504	145,500	315,200	0	4,500	37,800	2,500	11,000	528,004	0	528,004
Debt Service	471,060	0	34,071	324,695	1,401,431	0	0	208,591	39,416	0	2,479,264	0	2,479,264
Capital	683,100	150,000	0	163,000	718,000	0	0	372,000	1,951,000	1,000	4,038,100	0	4,038,100
<b>TOTAL EXPENDITURES</b>	<b>6,600,265</b>	<b>446,597</b>	<b>272,261</b>	<b>2,357,675</b>	<b>5,486,403</b>	<b>0</b>	<b>483,800</b>	<b>2,115,483</b>	<b>2,192,316</b>	<b>705,150</b>	<b>20,659,890</b>	<b>0</b>	<b>20,659,890</b>
Transfers Out	199,300	300,000	380,000	246,300	361,200	0	96,400	540,800	18,600	135,000	2,277,600	0	2,277,600
Fund Balances/Reserves	0	90,116	6,999	126,025	57,319	100,000	31,800	0	0	0	412,259	0	412,259
<b>TOTAL APPROPRIATED EXPENDITURES</b>	<b>6,799,565</b>	<b>836,713</b>	<b>659,200</b>	<b>2,730,000</b>	<b>5,904,922</b>	<b>100,000</b>	<b>612,000</b>	<b>2,656,283</b>	<b>2,210,916</b>	<b>840,150</b>	<b>23,349,749</b>	<b>0</b>	<b>23,349,749</b>
<b>TRANSFERS, RESERVES &amp; BALANCES</b>	<b>6,799,565</b>	<b>836,713</b>	<b>659,200</b>	<b>2,730,000</b>	<b>5,904,922</b>	<b>100,000</b>	<b>612,000</b>	<b>2,656,283</b>	<b>2,210,916</b>	<b>840,150</b>	<b>23,349,749</b>	<b>0</b>	<b>23,349,749</b>

The tentative, adopted and/or final budgets are on file in the office of the above referenced taxing authority as a public record.

**SUMMARY OF PROPOSED FUND TRANSFERS**  
**FISCAL YEAR 2015-2016**

**REIMBURSEMENTS:**      For Internal Services

<u>FROM:</u>	<u>TO:</u>	
Solid Waste	General Fund	\$ 96,400
Water Utility Services	General Fund	\$ 111,000
Sewer Utility Services	General Fund	\$ 111,000
Natural Gas Utility Services	General Fund	\$ 246,300
South Santa Rosa Utility System	General Fund	\$ 361,200
Stormwater	General Fund	\$ 18,600
Red Light Camera	General Fund	\$ 135,000
Natural Gas Loan	General Fund	<u>\$ 198,469</u>
		\$ 1,216,754

**CONTRIBUTIONS:**

<u>FROM:</u>	<u>TO:</u>	
General Fund	Urban Core	\$ 198,300
Gulf Breeze Financial Services	General Fund	\$ 380,000
Capital Trust Agency	General Fund	<u>\$ 620,000</u>
		\$ 1,198,300

**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.



# City of Gulf Breeze

Office of City Manager

## MEMORANDUM

To: Mayor and City Council

From:  Edwin A. Eddy, City Manager

Date: August 28, 2015

Subject: Proposed Construction of Turn Lane, U.S. 98 East of Andrew Jackson Trail

---

Florida Department of Transportation design consultants, HDR, Inc., held a Public Hearing concerning the project described above at the Community Center. It appears that FDOT is prepared to permanently close the turn lane and median opening in front of Starbuck's. A turn lane east of Andrew Jackson is warranted to facilitate U-turns as shown on the attached aerial photo.

There was a question as to the length of the proposed new turn lane. Based on the volume of vehicles that will use the turn lane and the posted speed limit, the turn lane should be 245 feet in length as shown in the photo. If a speed limit of 45 miles an hour is used, the turn lane should be increased in length to 350 feet.

The construction of the turn lane at 350 feet would require removal of nine (9) large trees. The shorter turn lane will result in saving four of the nine. We believe the shorter turn lane is adequate as speed in the area should be less than 35 mph.

The last issue is timing of the construction. Not only should the work be done before and after daily peak traffic, it should also be completed in off peak for tourist traffic.

It may facilitate the process if the City Council adopted a Resolution communicating its position on the following issues:

- 1) That the median in front of Starbuck's should be permanently closed which would allow removal of the yellow markers.
- 2) That a 245 foot long turn lane for east bound U-turns should be installed east of Andrew Jackson as shown in the aerial photo.

(850) 934-5100 • FAX (850) 934-5114

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

- 3) That construction on both projects should be completed after hours and during off peak months.

**RECOMMENDATION:**

**THAT THE CITY COUNCIL DIRECT STAFF TO PREPARE A RESOLUTION FOR CONSIDERATION AND ADOPTION AT THE SEPTEMBER 9<sup>TH</sup> CITY COUNCIL MEETING.**

**RESOLUTION 25-15**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GULF BREEZE, FLORIDA, SUPPORTING THE FLORIDA DEPARTMENT OF TRANSPORTATION'S PERMANENT CLOSURE OF THE STARBUCKS MEDIAN CROSSING AND INSTALLATION OF A 245 FOOT U-TURN LANE FOR EAST BOUND TRAFFIC ON US HIGHWAY 98 EAST OF ANDREW JACKSON TRAIL.**

WHEREAS, on August 18, 2014, the City of Gulf Breeze adopted Resolution 18-14 requesting the Florida Department of Transportation (FDOT) close the median crossing on US Highway 98 located approximately five hundred feet (500') east of the intersection with Northcliff Drive (hereinafter "Starbucks median"). FDOT temporarily closed the Starbucks median and is now ready to permanently close the median crossing; and

WHEREAS, because of the closure of the Starbucks median, FDOT recommended installation of a deceleration and stacking lane to allow for U-turn movements for east bound traffic east of Andrew Jackson Trail on US Highway 98; and

WHEREAS, after consultation with FDOT consulting engineers on this project, the City Council believes the two hundred forty-five feet (245') in length stacking lane to be sufficient;

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

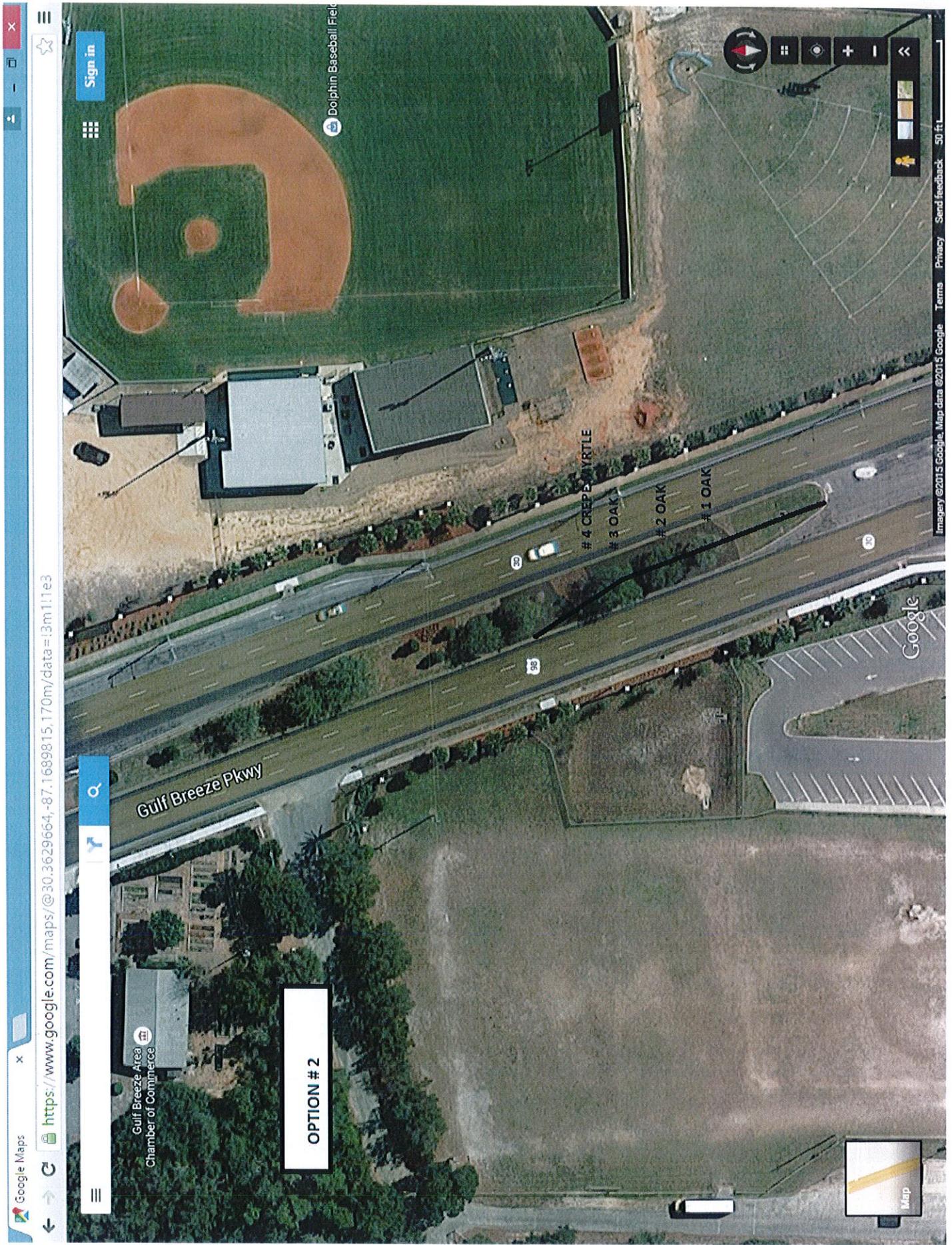
That Florida Department of Transportation permanently close the median crossing on US Highway 98 located approximately five hundred feet (500') east of the intersection with Northcliff Drive and install a two hundred forty-five foot (245') east bound turn lane to allow for U-turns located east of Andrew Jackson Trail on US Highway 98.

**PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF GULF BREEZE, SANTA ROSA COUNTY, FLORIDA ON THIS \_\_\_\_ DAY OF SEPTEMBER, 2015.**

\_\_\_\_\_  
Matt E. Dannheisser, Mayor

ATTEST

\_\_\_\_\_  
Stephanie D. Lucas, City Clerk



Sign in

Dolphin Baseball Field

Gulf Breeze Pkwy

Gulf Breeze Area Chamber of Commerce

OPTION # 2

# 4 CREPE MYRTLE

# 3 OAK

# 2 OAK

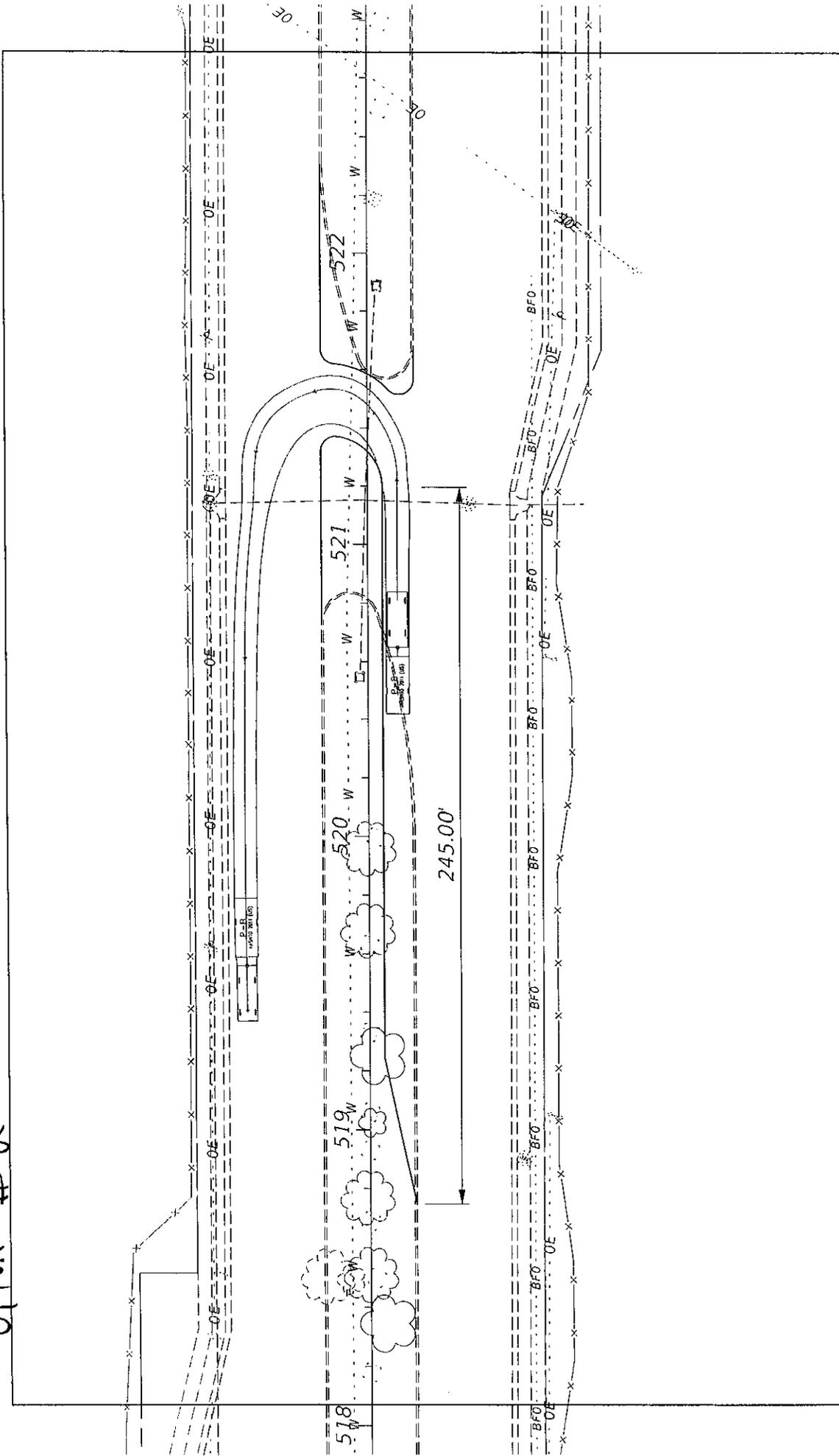
# 1 OAK

Google



Imagery ©2015 Google, Map data ©2015 Google, Terms, Privacy, Send feedback 50 ft

Option #2



REVISIONS		DESCRIPTION	
DATE	DESCRIPTION	DATE	DESCRIPTION

STATE OF OHIO		SHEET NO.	
DEPARTMENT OF TRANSPORTATION			
ROAD NO.	COUNTY	FINANCIAL PROJECT ID	

# *City of Gulf Breeze*

## Memorandum

**To:** Edwin A. Eddy, City Manager  
**From:** Curt Carver, Deputy City Manager  
**Date:** 9/10/2015  
**Subject:** Sale of 417 Fairpoint Drive

---

There is presently an RFQ process underway to solicit the services of a real estate agent to list 417 Fairpoint Drive. The RFQ is enclosed. As you can see, the response opening is scheduled for September 14<sup>th</sup>. I would hope to present the results at the Executive Meeting on September 16<sup>th</sup> with a recommendation to follow for the City Council meeting on September 21<sup>st</sup>.

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

**Recommendation:** That the City Council place as an action item on their agenda for the September 21, 2015 City Council meeting regarding the award of a real estate services agreement for 417 Fairpoint Drive.

Enclosure

# City of Gulf Breeze, Florida



## Request for Qualifications Real Estate Agent Services Sale of Real Property Owned by the City of Gulf Breeze

The City of Gulf Breeze, Florida (the City) is seeking a realtor/agent (Agent) to sell one vacant parcel of land located in and owned by the City. The parcel is zoned R1-A Single Family Residential and has a common address of 417 Fairpoint Drive. The property is comprised of two separate lots containing a total of .688 acres. The City desires to enter into a listing agreement with an Agent for the right to list, market and sell the property. The length of the listing is negotiable but shall not be less than 180 days.

The RFQ is available at [www.cityofgulfbreeze.us/request-for-proposals/](http://www.cityofgulfbreeze.us/request-for-proposals/) or by contacting Curt Carver, Deputy City Manager at [ccarver@gulfbreezefl.gov](mailto:ccarver@gulfbreezefl.gov). All sealed proposals must be in writing and delivered by hand, Fed Ex, or mail to the Office of the City Clerk, City of Gulf Breeze, 1070 Shoreline Drive, Gulf Breeze, Florida 32561, and must be received by 10:00 a.m., September 14, 2015. The responses will be publicly opened at this time. Only responses received by the stated time and date will be considered. Responses received after the time set for opening will be rejected and returned to the submitter.

All responses shall be sealed and clearly labeled **“REAL ESTATE AGENT SERVICES”** and addressed to: City of Gulf Breeze, Attn: City Clerk, 1070 Shoreline Drive, Gulf Breeze, Florida 32561. Proposals are to be typed on the firm’s letterhead, specifically referring to the project and the scope of services, containing all required information. Submittals shall include one (1) original, four (4) copies of the response.

Questions concerning this request should be in writing and directed to:

Curt Carver  
Deputy City Manager  
City of Gulf Breeze  
1070 Shoreline Drive  
Gulf Breeze, Florida 32561  
[ccarver@gulfbreezefl.gov](mailto:ccarver@gulfbreezefl.gov)

The City reserves the right: (1) to accept or reject any and/or all proposals either in whole or in part; (2) to waive any and all technicalities and to waive any defect in a bid which does not

materially alter the specifications; and (3) to make such awards which best suit the needs of the City of Gulf Breeze. The City reserves the right to select the proposal that best fits the requirements of the City, enter into contract negotiations, and/or request revised proposals from the recommended Respondent. If the City and the recommended or selected Respondent cannot negotiate a successful contract, the City may terminate said negotiations and begin negotiations with another recommended selected Respondent. This process will continue until a contract acceptable to the City has been executed or all selected proposals are rejected. No Respondent shall have any rights against the City arising from such negotiations or termination thereof.

The City reserves the right to check all references furnished and consider responses received in determining the award. The City reserves the right to perform investigations as may be deemed necessary by the City to assure that competent persons will be and are utilized in the performance of the Agreement and to verify the accuracy of the contents of proposals.

#### AGENT QUALIFICATIONS

Respondents shall:

1. Have a minimum of five (5) years' experience working in residential real estate transactions in the Gulf Breeze/Pensacola area.
2. Have a valid real estate agent or brokerage license in the State of Florida

It is preferred that the Respondent be affiliated with a national real estate firm.

#### SCOPE OF SERVICES

The City expects the Agent to at a minimum:

1. Advertise and market the property through various media outlets, the internet and other approaches designed to garner significant interest in the property.
2. Present and analyze offers to the City and advise the City with respect to negotiations.
3. Represent the City in negotiations with a prospective buyer from the time of offer until closing.
4. Provide City with monthly report of contacts made either in response to inquiries or those initiated by Agent.
5. Coordinate the real estate closing process.
6. Handle all other customary activities and services associated with real estate transactions.

## REQUIRED RESPONSE CONTENT

All responses shall consist of the following:

1. A cover letter indicating interest in serving as the City's real estate agent. This letter shall provide a brief history of Respondent's firm, including relevant experience and a brief resume of the staff assigned to this work.
2. A work plan explaining how the services will be accomplished and delivered to the City, to include a description of marketing methods to be used.
3. A list of at least three clients for whom real estate services have been performed in the past two years. Names, addresses and telephone numbers for each client shall be provided.
4. Disclosure of any professional or personal financial interest which could be a possible or perceived conflict of interest in representing the City.
5. Completed "Drug Free Workplace Certification" attached hereto as Exhibit C.
6. Respondent's FEIN and an example of a standard listing agreement used by Respondent.
7. Current certificate of insurance outlining the lines and limits of coverage maintained by Respondent.
8. Statement of the fee for said work, to include any additional out-of-pocket or reimbursable expenses.

## EVALUATION OF QUALIFICATIONS

It is the City's intent to conduct a fair and comprehensive evaluation of all responses. All responses will be evaluated based on the following criteria:

1. Demonstrated ability to satisfy to meet or exceed the requirements of this RFQ and the Scope of Services.
2. Experience and professional qualifications of individual(s) assigned to this work.
3. Local reputation, presence and experience.
4. References.
5. Fee Schedule.

Responses will be reviewed by the City per the criteria stated above. Interviews may or may not be scheduled. All Respondents will be notified of their status no later than September 21, 2015.

#### PUBLIC ENTITY CRIMES

In accordance with Florida Statutes Sec. 287.133(2)(a), "A person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a bid on a contract to provide any goods/services to a public entity, may not submit a bid on a contract with a public entity for construction or repair of a public building or public work, may not submit bids on leases of real property to a public entity, may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity, and may not transact business with any public entity in excess of the threshold amount provided in Section 287.017, for Category Two, for a period of 36 months from the date of being placed on the convicted vendor list." By submitting a proposal in response to this RFQ, the persons and firms submitting the proposal shall be deemed read and understood the above-quoted provisions of Section 287.133(2) (a) and confirm that they are not precluded from submitting their proposal on the basis thereof.

#### SUBMITTAL REQUIREMENTS

All responses shall be sealed and clearly labeled "**REAL ESTATE AGENT SERVICES**" and addressed to: City of Gulf Breeze, Attn: City Clerk, 1070 Shoreline Drive, Gulf Breeze, Florida 32561. Proposals are to be typed on the firm's letterhead, specifically referring to the project and the scope of services, containing all required information. Submittals shall include one (1) original, four (4) copies of the response.

All sealed responses must be in writing and delivered by hand, Fed Ex, or mail to the Office of the City Clerk, City of Gulf Breeze, 1070 Shoreline Drive, Gulf Breeze, Florida 32561, and must be received by 10:00 a.m., September 14, 2015. The responses will be publicly opened at this time. Only responses received by the stated time and date will be considered. Responses received after the time set for opening will be rejected and returned to the submitter.

The City shall not be responsible for any costs associated with the preparation of responses. Questions concerning this request should be in writing and directed to:

Curt Carver  
Deputy City Manager  
City of Gulf Breeze  
1070 Shoreline Drive  
Gulf Breeze, Florida 32561  
[ccarver@gulfbreezefl.gov](mailto:ccarver@gulfbreezefl.gov)

**EXHIBIT C**  
**DRUG FREE WORKPLACE FORM**

The undersigned vendor in accordance with Florida Statute 287.087 hereby certifies that \_\_\_\_\_ does:

(Company Name)

1. Publish a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the workplace and specifying the actions that will be taken against employees for violations of such prohibition.
2. Inform employees about the dangers of drug abuse in the workplace, the business's policy of maintaining a drug free workplace, any available drug counseling, rehabilitation, and employee assistance programs, and the penalties that may be imposed upon employees for drug abuse violations.
3. Give each employee engaged in providing the commodities or contractual services that are under bid a copy of the statement specified in subsection (1).
4. In the statement specified in subsection (1), notify the employees that, as a condition of working on the commodities or contractual services that are under bid, the employee will abide by the terms of the statement and will notify the employer of any conviction of, or plea of guilty or nolo contendere to, any violation of Chapter 893 or of any controlled substance law of the United States or any state, for a violation occurring in the workplace no later than five (5) days after such conviction.
5. Impose a sanction on, or require the satisfactory participation in a drug abuse assistance or rehabilitation program if such is available in the employee's community, by any employee who is so convicted.
6. Make a good faith effort to continue to maintain a drug free workplace through implementation of this section.

As the person authorized to sign the statement, I certify that this firm complies fully with the above requirements.

Signature \_\_\_\_\_

Date \_\_\_\_\_

# City of Gulf Breeze

## Memorandum

**To:** Edwin A. Eddy, City Manager

**From:** Curt Carver, Deputy City Manager

**Date:** 9/11/2015

**Subject: Workers Compensation**

---

As you know, last January staff compared workers compensation costs for the last decade under a self-insured model with the costs of a first dollar insurance coverage program. That analysis was hindered by two factors. The first factor is that the City did not track lost-time payroll expenses. Attempting to reconstruct this was further complicated by the implementation of the new payroll system. In discussing this with accounting at the time, we determined that a \$15,000 per year in lost time payments was a reasonable average. This was revised somewhat due to year-to-year wage adjustments. The second factor was the prior cost of workers compensation insurance over the last 10 year. For this I received some guidance from FMIT as to the general trending of premiums. They indicated at the time that the market was experiencing annual increases of about 8%.

The results of that analysis indicated that from October 2003 thru September 2014, the City realized an estimated savings of approximately \$200,000 being self-insured over commercial insurance. It was noted however, that while this prior experience was positive, recent trends were concerning. The City has spent more recently on workers compensation claims than it would have paid in insurance premiums. It was expected that FY15 would yield similar results. Long term, the City had done well. There was however, a concern that we had turned a corner.

The enclosed table updates that earlier data. For the sake of this analysis I have used the same estimates for lost time and premium expense referred to above. Costs have increased for both the 2013 and 2014 periods because claims have continued to be paid after the year of injury. This will also be the case for 2015. With our level of staff expertise, it is difficult to set reserves for these injuries with and good degree of accuracy. My point is that the \$65,000 advantage that this analysis depicts will likely disappear based on this year's claims.

Enclosed please find a quote from FMIT for workers' compensation coverage for FY16. As you will see, they have quoted the City a premium of \$89,570. I did not expect such a favorable quote based on our experience the last two years and what they had verbally quoted last year. However, this quote is subject to adjustment when the City's new experience modification

factor is received in October. I expect that number to be higher due to our current claims experience, but it is difficult to predict the actual impact at this time. This is for first dollar coverage with a \$1 million limit of liability. This would alter the attached analysis and make insurance coverage more attractive. Please note that this coverage would not pay expenses related to any existing claims. This would continue to be covered by our self-insurance status until all open claims are closed. I believe the current trend and increasing costs of self-insuring workers' compensation claims warrant a reevaluation of the City's long-standing practice. You will note that FMIT does offer several deductible options. I do not believe they offer sufficient incentive to select anything but Option 1, the \$0 deductible plan.

On the negative side, the City will lose a good deal of control with respect to the medical management of claims and the flexibility in compensation beyond statutory requirements without spending outside of the program. This could create a degree of dissatisfaction for City employees and create more litigation from a settlement perspective.

Even though this poses some negative risk, I recommend that we pursue this option. It should prove to be cost effective in the long term and free up staff resources currently devoted to claims management as current claims are closed out. Should you have any questions regarding this matter, please do not hesitate to contact me.

**Recommendation: That the City Council accept the proposal for workers' compensation proposal from FMIT for the period beginning October 1, 2015.**

Enclosures



## Florida League of Cities, Inc.

125 East Colonial Drive, Orlando, FL 32801  
407-425-9142, Toll Free: 1-800-445-6248/Fax: 407-425-9378  
[www.flcities.com](http://www.flcities.com)

# City of Gulf Breeze Workers' Compensation Quote Offer

***Represented by:***  
***Tom Conley***  
***Account Executive***



August 31, 2015

Mr. Curt Carver  
Assistant City Manager  
City of Gulf Breeze  
1070 Shoreline Drive  
Gulf Breeze FL 32561

RE: Workers' Compensation Quote Offer

Dear Mr. Carver:

We appreciate the opportunity to present you with our proposal for your Insurance Program. As always, we welcome the opportunity to meet with you at any time to discuss this matter.

The Florida League of Cities Insurance Program was established in 1977 to provide an affordable insurance alternative for the governmental entities of Florida. Over the years, the Florida Municipal Insurance Trust (FMIT) has evolved into one of the largest public entity programs in the United States and is recognized for its outstanding service and broad coverage forms.

The FMIT, governed by a board of elected officials, is a non-assessable, non-profit, tax-exempt risk sharing pool. Each year these elected officials approve an actuarially recommended premium structure based on loss experience. The FMIT has superior financial strength presently highlighted by \$475 million in assets, \$205 million in surplus and over 600 members. With over 100 insurance professionals serving the FMIT, we have the resources and the product offering necessary to design a risk management solution to fit the unique coverage issues facing your City.

When examining other insurance markets, it will become obvious that our self-insured group concept is a most attractive insurance alternative. To be certain, the FMIT is highly qualified to meet all your risk management needs. Our expertise in the areas of public entity coverages, coupled with our outstanding claims, risk control, and a nationally recognized fraud (SIU) department translates to considerable service and savings.

Thank you for your time and consideration. We look forward to the chance to meet with you sometime in the near future.

Sincerely,

Tom Conley  
Account Executive  
Florida League of Cities, Inc.  
125 East Colonial Drive  
Orlando FL 32801  
Phone: (850) 251-8722  
Fax: (407) 425-9378  
Email: tconley@flcities.com



FLORIDA MUNICIPAL INSURANCE TRUST

COVERAGE PROPOSAL

FOR

## CITY OF GULF BREEZE

PROPOSED EFFECTIVE DATE: OCTOBER 1, 2015

ADMINISTERED AND PREPARED BY:

DEPARTMENT OF INSURANCE AND FINANCIAL SERVICES

OF THE

FLORIDA LEAGUE OF CITIES, INC.

P.O. BOX 530065

ORLANDO, FL 32853-0065

### **"The Florida Municipal Insurance Trust Promise"**

*The FMIT will endeavor to match any competitor's pricing for similar exposures, coverages, terms and conditions contingent on the ability of the competitor to verify that their rates are established by an independent actuary and that their reinsurance structure is currently in place. The competitor's reinsurer(s) must have an AM Best rating of an A or better, as the FMIT prides itself on not only the financial solvency of the Trust itself but also the reinsurance partners we choose to do business with.*

A specimen agreement is attached. This proposal contains a brief, general description of coverages. It is not intended to describe or cover all the terms, limits, conditions and exclusions of the agreement.

**The FMIT agreement language will supersede any differences between the agreement and this proposal summary.**



WORKERS' COMPENSATION PAYROLLS

<u>CODE</u>	<u>DESCRIPTION</u>	<u>PAYROLL</u>
5509		5,967
7502	GAS OPERATIONS	387,972
7520	WATERWORKS OPERATION	919,214
7580	SEWAGE DISPOSAL PLANT OPERATION	356,511
7720	POLICE OFFICERS	1,249,736
8810	CLERICAL	828,767
9102	PARK NOC	617,317
9410	MUNICIPAL, TOWNSHIP, COUNTY EMPLOYEES NOC	166,453
	TOTAL PAYROLL	4,511,937

## INTEREST FREE INSTALLMENT PLAN

<u>First Installment</u>	<u>Second Installment</u>	<u>Third Installment</u>	<u>Fourth Installment</u>
25% minimum due	25% minimum due	25% minimum due	25% minimum due
October 1, 2015	January 1, 2016	April 1, 2016	July 1, 2016

Payment will be forwarded to the Florida League of Cities in Tallahassee

Note: Coverage summaries provided herein are intended as an outline of coverage only and are necessarily brief. In the event of loss, all terms, conditions, and exclusions of actual Agreement and/or Policies will apply.

**DEDUCTIBLE / LIMIT OPTIONS**

<b><i>Workers' Compensation</i></b>	<b><i>Stoploss Amount</i></b>	<b><i>Annual Premium</i></b>	<b><i>Check Option</i></b>	
			<b><i>Accepted</i></b>	<b><i>Rejected</i></b>
Option 1 - \$0 deductible	\$0	\$89,570	0	0
Option 2 - \$5,000 Stoploss Deductible	\$57,699	\$81,089	0	0
Option 3 - \$10,000 Stoploss Deductible	\$58,578	\$76,981	0	0
Option 4 - \$50,000 Stoploss Deductible	\$150,000	\$59,214	0	0



## HISTORY & STRENGTH OF THE FLORIDA MUNICIPAL INSURANCE TRUST

The Florida League of Cities\* (FLC), headquartered in Tallahassee, is the administrator of **The Florida Municipal Insurance Trust (FMIT)** and is the state association for cities, towns and villages of Florida and was created to meet and serve the needs of municipal governments.

The League's purpose is to focus on those legislative issues most likely to affect daily municipal governance and local decision making. The Municipal Home Rule Powers Act and the Florida Constitution provide that cities in Florida have the authority to govern themselves locally, independent of state control.

Preserving Home Rule, educating citizens on this valuable right, and maintaining a focus on those issues that directly affect self-governance, service delivery and the quality of life of each municipality are essential goals of the Florida League of Cities.

The League established its first insurance program in 1977 to provide Workers' Compensation coverage and services to governmental entities. Early success of the Workers' Compensation program soon led to the establishment of trusts for the Liability, Property and Health lines of coverage. This firmly established the League as the recognized leader of such services in the state of Florida.

In 1987, the FLC opened its Public Risk Services office to administer the programs in-house. Subsequently, the insurance programs were consolidated under the name the Florida Municipal Insurance Trust (FMIT).

The FMIT, governed by elected officials, is a non-assessable, non-profit, tax-exempt risk sharing pool. The Trust currently provides insurance services for **over 600 public entities in Florida**, of which 250+ are municipalities. The Trust maintains superior financial stability, presently highlighted by **\$475 million in assets** and **\$205 million in surplus**. We currently insure **approximately \$9.2 billion in total insured values**. The League administers every facet of the FMIT's operations from claims handling to rate development; and as such, has produced unparalleled claims paying ability and equity returns for its membership.

The FMIT has 11 staff devoted to our members throughout the State. We work as a team to service our members. In the event that key personnel leave employment, we will work together to make sure all member needs are met without any disruption of service.



## Insurance and Financial Services

As Administrator for the Florida Municipal Insurance Trust, the League has a longstanding commitment to superiority for its membership.

- **Trust Services** – Licensed league account executives are readily available to review, advise and place coverages.
- **Risk Control** – A full range of programs are offered to promote safe work environments and loss prevention including Drug-Free Workplace, Employment Practices and Return to Work Policies.
- **Risk Management** – Educational seminars and publications are provided to assist membership in managing risk through the SHIELD program. Classes are available online or on-site.
- **Claims Management** – Total in-house adjusting for workers' compensation and liability claims are provided by municipal claims specialist.
- **SimpliCity/Synergy** – An innovative and comprehensive online software application that provides members who insure property through the trust a resource to use to help minimize risk, better prepare for disasters, and reduce overall recovery costs.
- **Underwriting and Policy Services** – Customized program and placement capabilities are offered to address the changing needs and exposures of public entities. Policy pricing, processing and issuance are handled on a territorial team approach.
- **Special Investigation Unit (SIU)** - Pursues and otherwise minimizes fraudulent and similar insurance acts.

**FLORIDA MUNICIPAL INSURANCE TRUST - WORKERS' COMPENSATION  
MEMBERS LOSS REPORT**

10/01/2013 - 09/30/2014 AS OF JUNE 30, 2015

FMIT

FILE NUMBER	NAME	DEPT	DATE OF INJURY	CLOSED	DATE	INJURY CODE			PAYMENTS TO DATE			RECOVERIES	OUTSTANDING RESERVES	
						NAT	PART	CAUSE	DATE RECEIVED	COMP	MEDICAL			OTHER
	MAAINT		11/25/2013	C	5/16/2014	59	36	99	11/25/2013	0.00	353.90	0.00	0.00	353.90
	GR MAI		11/26/2013	C	11/27/2013	01	66	46	11/26/2013	0.00	0.00	0.00	0.00	0.00
	DOCK		12/31/2013	C	8/6/2014	52	54	13	1/2/2014	0.00	512.53	400.00	0.00	912.53
	FOREM		4/2/2014	C	6/18/2014	52	53	53	4/2/2014	0.00	606.08	0.00	52.28	553.80
	TECH.		4/16/2014	C	6/30/2015	52	55	53	4/16/2014	0.00	589.34	19.25	0.00	608.59
	EQUIP		5/6/2014	C	7/11/2014	59	65	70	5/6/2014	0.00	180.19	0.00	0.00	180.19
<b>FMIT # TOTALS</b>	<b>OPEN 0</b>	<b>CLOSED 6</b>	<b>TOTALS</b>							0.00	2,242.04	419.25	52.28	2,609.01

**EARNED PREMIUM TO DATE: 70,826.00**  
**EARNED LOSSES TO DATE: 2,609.01**  
**LOSS RATIO TO DATE: 0.037**

FLORIDA MUNICIPAL INSURANCE TRUST - WORKERS' COMPENSATION

MEMBERS LOSS REPORT

10/01/2014 - 09/30/2015 AS OF JUNE 30, 2015

FMIT

FILE NUMBER	NAME	DEPT	DATE OF INJURY	CLOSE	DATE CLOSED	INJURY CODE			DATE RECEIVED	PAYMENTS TO DATE			RECOVERIES	OUTSTANDING RESERVES
						NAT	PART	CAUSE		COMP	MEDICAL	OTHER		
	EQUIP		10/31/2014	C	11/3/2014	01	66	45	10/31/2014	0.00	0.00	0.00	0.00	0.00
	EQUIP		10/31/2014	C	2/20/2015	52	42	45	10/31/2014	0.00	233.01	0.00	0.00	233.01
	MAAINT		2/9/2015	C	4/7/2015	10	33	99	2/9/2015	0.00	196.34	0.00	0.00	196.34
	FOREM		2/20/2015	C	4/13/2015	25	14	87	2/20/2015	0.00	179.31	0.00	0.00	179.31
	MAAINT		3/3/2015	C	5/7/2015	10	18	99	3/3/2015	0.00	118.75	0.00	0.00	118.75
	MAAINT		6/22/2015	O		40	54	19	6/22/2015	0.00	0.00	0.00	0.00	1,000.00
<b>FMIT # TOTALS</b>			<b>OPEN 1</b>		<b>CLOSED 5</b>	<b>TOTALS</b>				<b>0.00</b>	<b>727.41</b>	<b>0.00</b>	<b>0.00</b>	<b>1,727.41</b>

EARNED PREMIUM TO DATE: 32,774.21

EARNED LOSSES TO DATE: 1,727.41

LOSS RATIO TO DATE: 0.053



# City of Gulf Breeze

**TO:** Edwin A. Eddy, City Manager  
**FROM:** Thomas E. Lambert, Assistant Director of Public Services  
**DATE:** September 11, 2015  
**RE:** Nightingale Sewer Forcemain Project

A handwritten signature in dark ink, appearing to read "T. Lambert", is written over the "FROM:" line of the memo.

Staff proposed to reroute the sewer forcemain from the lift station on Nightingale so the flow connects to a forcemain that goes directly to the waste water treatment facility. The flow currently discharges to a gravity system on Fairpoint Drive and through the Florida Avenue lift station. The Florida Avenue lift station is at near capacity as is the gravity system on Fairpoint Drive. During the flood these systems were at full capacity and overflowed partially. Changing the flow pattern will reduce the load on the Florida Avenue lift station by approximately 50%.

This project has been approved by the City Council, and the design has been completed. Since the original concept was approved, the Stormwater Task Force has revised the stormwater project for the same area to include a gravity pipe in the same proposed location for the forcemain. In order to minimize the cost of reopening the same ground once it is restored, we are proposing a change order to Utility Service Company to put in the forcemain where it is co-located with the gravity stormwater pipe on School property. The remainder of the forcemain project and lift station upgrade will be advertised for bidding.

Utility service has proposed \$29,700 for the installation of the forcemain on school property. The original estimate for this portion of the work is \$34,000. The cost of restoration is significantly reduced by doing this in conjunction with the stormwater pipe. This project is a budgeted capital item for F/Y 2014 and 2015.

**RECOMMENDATION:** City Council approve the change order to Utility Service Company for the installation of 1720 feet of 6" forcemain for the Nightingale Forcemain Project for \$29,700.



September 2, 2015

City of Gulf Breeze, Florida  
1070 Shoreline Drive  
Gulf Breeze, FL. 32561  
Attn: Mr. Thomas Lambert, PE  
RE: Nightingale Lane 6" FM

**PROPOSAL**

Item #	Description	Unit	Qty	Unit Price	Extension
1	6" C-900 PVC Pipe	LF	1720	\$ 13.24	\$ 22,772.80
2	6" Gate Valve Assembly & Cap for future tie-in	EA	2	\$ 882.00	\$ 1,764.00
3	6" Fittings	EA	6	\$ 232.00	\$ 1,392.00
4	Clearing & Grubbing	LS	1	\$ 3,750.00	\$ 3,750.00
SUBTOTAL					\$ 29,678.80

Notes:

This quote includes tree trimming over cart path  
This quote does not include relocation of existing utilities

Thank you for the opportunity.

A handwritten signature in blue ink, appearing to read 'D. Eller', is written over a horizontal line.

Daniel Eller, Project Manager/Estimator  
Utility Service Co., Inc



# City of Gulf Breeze

## MEMORANDUM

TO: Edwin A. Eddy, City Manger

FROM:  Craig S. Carmichael, Fire Chief

DATE: September 11, 2015

**SUBJECT: SCBA Fill Station**

This year's budget included \$20,000 in funding to refurbish the fire department's self-contained breathing apparatus (SCBA) fill station and expand our air storage capacity. In working with Municipal Emergency Services, Inc. (MES), which is the company that services our SCBA equipment, we found that the refurbishment of the fill station was going to be problematic because of the age of the unit. The company that manufactured it is no longer in business and parts are no longer readily available. Our service provider indicated that since original equipment manufacturer (OEM) parts were not available, extensive retrofitting may be necessary. We ran into this situation several years ago when an actuator valve went bad. The replacement valve was not the same dimensions as the OEM valve and created a situation where the control panel has to be propped open on one end.

In working with our service provider we found that a new fill station could be obtained for \$13,600. This is \$3,600 over the budgeted refurbishment amount of \$10,000. When combined with the procurement of the cylinders for increasing the air storage capacity, the total project cost is \$19,999, which is on par with the combined budgeted amount of \$20,000.

Given the information provided by our service provider, staff recommends replacing the fill station instead of refurbishing it. The old unit is 20+ years old and parts are no longer readily available. Additionally, technological advancements have made the units easier to operate. As it stands, the complexity of the older manual system requires a certain level of experience for operation. The new technology allows for auto refill thereby reducing the amount of knowledge for operation and eliminating some potential for error.

Our service provider has put in a considerable amount of time advising us on the project and going through our old system at no charge. Staff recommends

sole sourcing the purchase of the refill station and storage cylinder through them. In providing us the proposal, they quoted us pricings based on the Osceola County contract which is valid until October 31, 2016. They quoted \$19,999 for the project. This includes the following:

Scott Fill Station:	\$13,600
Five 6,000 psi storage cylinders:	\$6,252
Installation:	\$1,000
Shipping:	\$397
<u>Purchase of old fill station for parts:</u>	<u>(\$1,250)</u>
TOTAL	\$19,999

**RECOMMENDATION: THAT THE CITY COUNCIL AUTHORIZE THE SOLE PURCHASE OF THE FILL STATION, STORAGE CYLINDERS AND INSTALLATION FROM MES FOR A TOTAL NOT TO EXCEED \$19,999.**

CSC  
ATTACHMENTS

**MES - FLORIDA**  
**3789 62nd Avenue North**  
**Pinellas Park, FL 33781**

Telephone.....: 727-521-2135  
 Fax.....: 727-525-1819



**Ship To:**  
 CITY OF GULF BREEZE FIRE DEPT.  
 1070 SHORELINE DR.  
 GULF BREEZE, FL 32562

Contact:  
 Phone:

**Bill To:**  
 CITY OF GULF BREEZE FIRE DEPT.  
 P O BOX 640  
 GULF BREEZE, FL 32562

**Quotation**

Number.....: QT\_00363653-2  
 Date.....: 9/10/2015  
 Page.....: 1 of 1  
 Sales order.....:  
 Requisition.....:  
 Your ref.....:  
 Our ref.....: jmontgomer  
 Quotation deadline.....: 10/8/2015  
 Payment.....: Net 30  
 Sales Rep.....: jmontgomer  
 Terms of delivery.....: Supplier Pays Freight

Item number	Description	Size	Color	Quantity	Unit	Unit price	Amount
AF2110211A400	Scott Revolve Air Stationary Fill Station with 4 Bank Auto Cascade			1.00	EA	13,600.00	13,600.00
SSS-560-WOR	SCBAS 5-Cylinder 6000 psi/DOT Cascade Storage System			1.00	EA	6,252.00	6,252.00
Installation	INSTALLATION			1.00	EA	1,000.00	1,000.00
Freight Quote	Freight Quote			1.00	EA	397.00	397.00

This Quotation is subject to any applicable sales tax and shipping & handling charges that may apply. Tax and shipping charges are considered estimated and will be re-calculated at the time of shipment to ensure they take into account the most current local tax information.

*Notes:*  
 Shipping, on-site Installation included  
 Trade - IN  
 Value of Existing Fill Station  
 \$ 1,250.00 per unit (without cylinder)

Sales balance	Total discount	S&H	Sales tax	Total
21,249.00	0.00	0.00	0.00	21,249.00 USD

**All returns must be processed within 30 days of receipt and require a return authorization number and are subject to a restocking fee. Custom orders are not returnable. Effective tax rate will be applicable at the time of invoice.**



# City of Gulf Breeze

## MEMORANDUM

TO: Edwin A. Eddy, City Manger

FROM:  Craig S. Carmichael, Director of Community Services

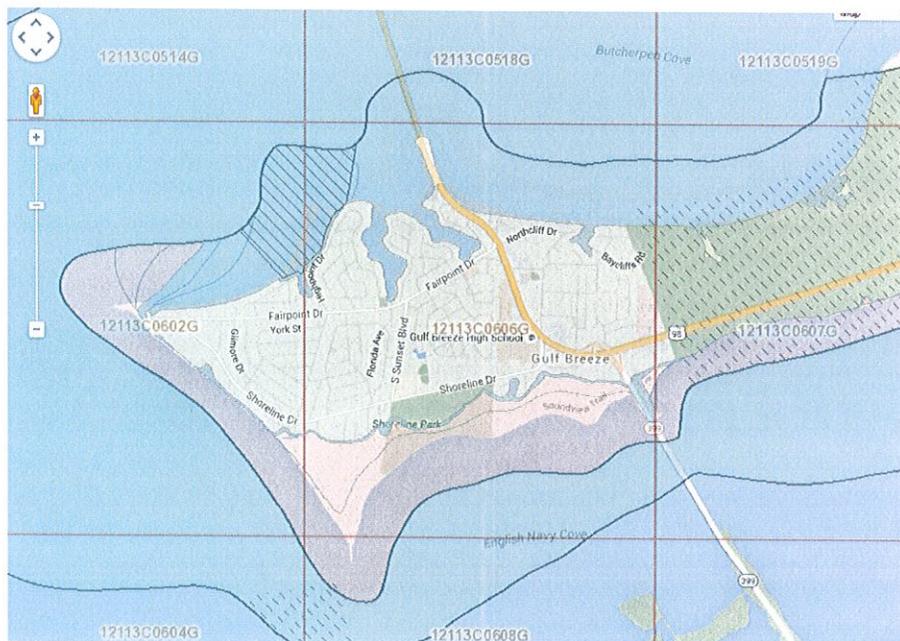
DATE: September 11, 2015

**SUBJECT: Flood Plan Management Status Report**

As you are aware, the City of Gulf Breeze participates in the National Flood Insurance Program (NFIP). As part of the program we are required to undergo a yearly recertification process. Part of that process requires that we provide an annual status report. This memorandum is for that purpose.

### Section 1. Background

The City of Gulf Breeze first adopted flood hazard reduction regulations in 1977. The regulations were overhauled extensively in 1995 and since that time the City has continually reviewed the regulations and adjusted them accordingly to comply with State and Federal Regulations.



## **Section 2. Community Services**

- a. Continue to follow flood management program.
- b. Continue to conduct flood awareness through public outreach, repetitive loss statements and etc.
- c. Continue to monitor State and Federal flood management requirements and modify the City's flood hazard reduction regulations as necessary.
- d. Continue to provide map information service.
- e. Provide site specific information and assistance to inquirers, including map information, flood protection advice, and information on selecting and dealing with contractors.
- f. Continue to work with Santa Rosa County's Building Inspection Department concerning elevation certificates and plans review.
- g. Enforce existing regulations related to development in the floodplain.

## **Section 3. Streets and Drainage**

- a. Continue to monitor for any illicit discharge and maintain all inlets on a monthly or as needed basis.
- b. Continue to provide map of all City maintained inlets and privately owned inlets.
- c. Continue to provide the Director of Community Services completed service orders for all maintenance.

## **Section 4. Public Services**

- a. Completed the following Stormwater Task Force (STF) projects and recommendations:
  1. Thoroughly test the recent repairs on the Bear Drive system to assure the line problem has been fixed.
  2. Expand upon the currently engineered plan (soon to be constructed) by adding piping from Navarre St via Norwich that will serve to increase the drainage of Gilmore and San Carlos as well as the south end of Navarre. A design should be drawn that will enable adjoining areas near Gilmore, San Carlos, Norwich, York, or Surrey to have a discharge via Washington. The contracted new storm water project will include a 12" discharge force main line under Shoreline that ultimately will discharge in Regina/Zamara canal. This high capacity line should be utilized to its full capacity without adding other discharge lines that may be unnecessary.

3. Upgrade the Camelia/Dolphin catch drains into the existing lift stations adding more from the areas on Dolphin east of the stations. Increase the capacity of the lift stations for greater discharge.
  4. A thorough cleaning and general maintenance of the current systems should be conducted in a manner that documents who, when, and where systems have been checked for maximum operating efficiency. No component of the current system should be assumed to be operating properly until inspections are completed.
  5. Install a direct connect of the lower pond (bordering James River Rd.) to the hospital retention pond.
  6. Obtain an easement to immediately discharge the existing Bay Cliffs collection system to the storm pipe running parallel to the subdivision. Ground water elevations will improve and storm event capacity increased.
  7. Stormwater system on McAbee and in Bahama Bay cleaned and video inspected.
  8. Enlarge and lower the pond level in Shoreline Park so its level is lower, creating more capacity and lowering adjoining groundwater levels.
  9. Raise the elevation of the electrical panels and replace as needed for higher capacity pump upgrades on Gilmore.
- b. Public Services staff continues to regularly inspect and clean all stormwater collection facilities it owns. The City also cleaned and inspected the Peake's Point private stormwater system this past year.

#### **Section 5. Administration**

Continue to monitor State and Federal flood management requirements and modify the City's flood hazard reduction regulations as necessary.

**RECOMMENDATION: THAT THE CITY COUNCIL ACCEPT THIS ANNUAL STATUS REPORT ON THE CITY'S FLOOD PLAN MANAGEMENT.**



# City of Gulf Breeze

## Memorandum

**To:** Edwin A. Eddy, City Manager

**From:** Leslie Guyer, City Clerk

A handwritten signature in blue ink, appearing to be "LG", is written over the "From:" line.

**Date:** 9/11/2015

**Subject:** Board Vacancies

---

Due to recent vacancies the following board appointments are needed:

### Development Review Board

The DRB currently has two vacancies to fill due to resignations by Michael Segars and Bill Hoke. Mr. Segars resigned his position as a board member on August 25<sup>th</sup> due to residency requirements. Mr. Hoke resigned his position as an alternate board member on July 24<sup>th</sup> due to scheduling conflicts.

### Board of Adjustment

The Board of Adjustment currently is in need of one alternate board member.

City Staff will begin soliciting volunteers to fill these positions. We would like to have these positions filled no later than December 1<sup>st</sup>.