

AMENDED
GULF BREEZE CITY COUNCIL
EXECUTIVE MEETING AGENDA

JANUARY 13, 2016
WEDNESDAY, 6:30 P.M.
COUNCIL CHAMBERS

1. **ROLL CALL**

2. **PROCLAMATIONS AND PRESENTATIONS**

None

3. **RESOLUTION AND ORDINANCES**

Adopting Resolution 01-16 approving a Plan of Finance for Garden Gate Facilities in Fort Worth and Plano, Texas, and authorizing issuance of not to exceed \$35,000,000 in Capital Trust Agency Bonds and authorizing the Mayor to execute Amendment No. 65 to Interlocal Agreement

Adopting Resolution 02-16 approving a Supplemental Plan of Finance for Silver Creek St. Augustine and authorizing issuance of an additional \$12,000,000 in Capital Trust Agency Bonds and authorizing the Mayor to execute Amendment No. 66 to Interlocal Agreement

4. **ACTION AGENDA ITEMS**

- A. Approval of Special Event Application from St. Ann's Catholic Church for Annual Palm Sunday Processional on Sunday, March 20, 2016
- B. Approval of Special Event Application from St. Ann's Catholic Church for a 5K run/walk on Saturday, May 21, 2016
- C. Approval of Development Review Board Recommendations:
 - 1) Gulf Breeze Treatment Center, 350 Pensacola Beach Road, Gulf Breeze, FL
Request to install an inground pool, paver decking, and landscaping
 - 2) Christine and Stephen Speck, 226 Pine Tree Drive, Gulf Breeze, FL
Request to construct a residential dock with uncovered boat lift
- D. Approval for Police Department to purchase 2011 Toyota Camry from Bob Tyler Toyota in the amount of \$10,000 and, in return, receive another vehicle for the Investigations Division
- E. Authorization for Staff and Sensys America, Inc., to upgrade the software which supports the Red Light Camera Program

- F. Appointment of Retired Army Brigadier General John Adams to the Development Review Board
 - G. Authorization to obtain an appraisal of 1198 Gulf Breeze Parkway (Peyton Building) from Fruitticher-Lowery Appraisal Group in the amount of \$3,000 and to meet as the Community Redevelopment Agency on January 19, 2016
 - H. Approval for formation of a Tourist Development Tax Advisory Committee
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

Office of City Manager

MEMORANDUM

To: Mayor and City Council
From:  Edwin A. Eddy, City Manager
Date: January 8, 2016
Subject: Resolution 01-16, Approving a Plan of Finance for Garden Gate Projects in Fort Worth and Plano, Texas and the Issuance of \$35,000,000 in Capital Trust Agency Bonds

The Capital Trust Agency Board adopted a Resolution approving a preliminary financing plan for two projects in Texas (one in Fort Worth and one in Plano). Subject to final CTA Board review, the Board is prepared to consider a final Resolution which will authorize the issuance of up to \$35,000,000 in bonds to finance the project.

Each project involves the acquisition and renovation of 240 unit housing complexes to be used for moderate and low income residents. These projects will stand on their own and require no financial obligation on the part of CTA or the City.

Resolution 01-16, if adopted, approves the TEFRA Hearing report which is attached, approves the plan of finance, and approves the latest amendment to the Interlocal Agreement between the City and the Town of Century. These actions are necessary prior to consideration of the final Resolution by the CTA Board. A summary of this project prepared by City Attorney Michael Stebbins for the Town of Century is attached for your information.

RECOMMENDATION:

THAT THE CITY COUNCIL ADOPT RESOLUTION 01-16 APPROVING A PLAN OF FINANCE FOR THE GARDEN GATE FACILITIES IN FORT WORTH AND PLANO, TEXAS, AND AUTHORIZING ISSUANCE OF NOT TO EXCEED \$35,000,000 IN CTA BONDS.

(850) 934-5100 • FAX (850) 934-5114

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

RESOLUTION NO. 01-16

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, CONSTRUCTION, RENOVATION, AND EQUIPPING OF THE MULTI-FAMILY RENTAL HOUSING FACILITIES LOCATED IN THE STATE OF TEXAS; APPROVING THE ISSUANCE OF NOT EXCEEDING \$35,000,000 CAPITAL TRUST AGENCY REVENUE BONDS FOR THE PURPOSES OF FINANCING A LOAN PROGRAM TO ASSIST IN FINANCING SUCH PROJECTS; 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. 64 (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 October 28, 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 projects, and the issuance by the Agency of revenue bonds in one or more series, either taxable or tax-exempt, or both, from time to time (the "Bonds") for a loan program for the purposes, among other things, of financing or refinancing, including through reimbursement, the acquisition, construction, renovation, and equipping of the multi-family rental housing facilities for persons of low and moderate income, including related facilities, fixtures, furnishings, and equipment, described in Schedule "I" attached hereto, which, by this reference thereto, is incorporated herein (the "Projects"); and

WHEREAS, the City has been advised that the Agency desires to issue the Bonds in an aggregate principal amount of not exceeding \$35,000,000 (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 Projects on behalf of AOF Garden Gate FW, LLC, and AOF Garden Gate Plano, LLC, each a Texas limited liability company, or one or more of its affiliates, whose principal place of business is 4401 Northside Parkway, Suite 711, Atlanta, Georgia 30327

(as applicable, collectively, the "Borrower") to fund a program herein described (the "Plan of Finance"), such Projects are to be managed initially by U.S. Residential Group, LLC, a Texas limited liability company, or its affiliate; and

WHEREAS, the proposed Projects are appropriate to the needs and circumstances of the communities in which they will be located and will serve a public purpose by (i) providing gainful employment and making a significant contribution to the economic growth of such local community, (ii) promoting commerce within the State of Texas, (iii) serving a public purpose by providing affordable housing facilities for persons of low and moderate income, and (iv) advancing the economic prosperity and the general welfare of the State of Texas 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 Projects and to facilitate and encourage the planning and development of such Projects 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 December 24, 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 January 7, 2016; 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 December 24, 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 Projects 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. 65 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, his 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 \$35,000,000 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 \$35,000,000 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 13th day of January, 2016.

**GULF BREEZE, FLORIDA
CITY COUNCIL**

(SEAL)

By: _____
Matt E. Dannheisser, Mayor

ATTEST:

By: _____
Stephanie D. Lucas, City Clerk

REPORT OF HEARING OFFICER
AOF GARDEN GATE FW, LLC, AND AOF GARDEN GATE PLANO, LLC

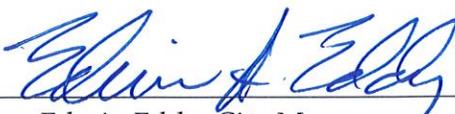
This instrument shall constitute the official report of the undersigned designated official of the City of Gulf Breeze, Florida (the "City"), a municipal corporation of the State of Florida, with respect to a public hearing scheduled and held by the City on January 7, 2016, for and on behalf of the Capital 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 \$35,000,000 revenue bonds (the "Bonds") on behalf of AOF Garden Gate FW, LLC, and AOF Garden Gate Plano, LLC, each a Texas limited liability company, or one or more of their affiliates (as applicable, collectively, the "Borrower"), and whose principal place of business is 4401 Northside Parkway, Suite 711, Atlanta, Georgia 30327 (as applicable, the "Borrower"). The proceeds of the Bonds will be loaned to the Borrower for financing or refinancing, including through reimbursement, the acquisition, construction, renovation and equipping of multi-family rental housing facilities for persons of low and moderate income, including related facilities, fixtures, furnishings and equipment, described in Exhibit "A" hereto, which by this reference thereto, is incorporated herein (the "Projects").

The public hearing was duly advertised in the *Gulf Breeze News*, a newspaper of general circulation in the jurisdiction of the City, on December 24, 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 Projects. Information about the proposed Bonds, the locations of the Projects, 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
AOF GARDEN GATE FW, LLC, AND AOF GARDEN GATE PLANO, LLC**

The Projects consist of the acquisition, construction, renovation, and equipping of each of the following multi-family rental housing facilities for persons of low and moderate income, including related facilities, fixtures, furnishings, and equipment:

BORROWER/PROPERTY NAME/ADDRESS	CITY	COUNTY	STATE	SIZE (UNITS)
AOF Garden Gate FW, LLC Garden Gate Apartments 6901 North Beach Street Fort Worth, Texas 76137	Fort Worth	Tarrant County	Texas	240
AOF Garden Gate Plano, LLC Garden Gate Apartments 1201 Legacy Drive Plano, Texas 75023	Plano	Collin County	Texas	240

**EXHIBIT "B" TO REPORT OF HEARING OFFICER
AOF GARDEN GATE FW, LLC, AND AOF GARDEN GATE PLANO, LLC**

PROOF OF PUBLICATION

[FOLLOWS]

**EXHIBIT "C" TO REPORT OF HEARING OFFICER
AOF GARDEN GATE FW, LLC, AND AOF GARDEN GATE PLANO, LLC**

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

EXHIBIT "B" TO RESOLUTION

AMENDMENT NO. 65 TO INTERLOCAL AGREEMENT

This **AMENDMENT NO. 65 TO INTERLOCAL AGREEMENT** (this "Amendment No. 65") is made and entered into as of the 13th day of January, 2016, 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. 64 (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, AOF Garden Gate FW, LLC, and AOF Garden Gate Plano, LLC, each a Texas limited liability company, or one or more of its affiliates (as applicable, collectively, the "Borrower"), has represented to the Agency that, acting for themselves or through their affiliates, they are engaged in, among other things, the acquiring, constructing, renovating, and equipping of multi-family rental housing facilities; and

WHEREAS, on October 28, 2015, the Agency approved a request by the Borrower that the Agency issue its revenue bonds in a principal amount not to exceed \$35,000,000 (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, either taxable or tax-exempt, or both, 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, construction, renovation, and equipping of the Projects, including related facilities, fixtures, furnishings, and equipment, described in Schedule I attached hereto, which, by this reference thereto, is incorporated herein (the "Projects"); 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. 65 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 Projects;

NOW, THEREFORE, the Parties hereby agree as follows:

SECTION 1. AMENDMENT OF ENABLING AGREEMENT APPROVED.

This Amendment No. 65 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 Projects.

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, either taxable or taxable-exempt, or both, in an aggregate principal amount not to exceed \$35,000,000 (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 Projects). 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 Projects 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. 65 shall be deemed to adversely affect the authorizations in the Enabling Agreement as it existed prior to the effective date of this Amendment No. 65, 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. 65, the financing agreements and/or bond indentures executed in connection with the Bonds, including, without limitation, all costs and expenses of Century, including reasonable attorneys' 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. 65 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. 65 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. 65 to Interlocal Agreement]

SCHEDULE I TO EXHIBIT B OF RESOLUTION

Project Description

The Projects consist of the acquisition, construction, renovation, and equipping of each of the following multi-family rental housing facilities for persons of low and moderate income, including related facilities, fixtures, furnishings, and equipment:

BORROWER/PROPERTY NAME/ADDRESS	CITY	COUNTY	STATE	SIZE (UNITS)
AOF Garden Gate FW, LLC Garden Gate Apartments 6901 North Beach Street Fort Worth, Texas 76137	Fort Worth	Tarrant County	Texas	240
AOF Garden Gate Plano, LLC Garden Gate Apartments 1201 Legacy Drive Plano, Texas 75023	Plano	Collin County	Texas	240

SCHEDULE II TO EXHIBIT B OF RESOLUTION

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 Projects consist of the acquisition, construction, renovation, and equipping of each of the following multi-family rental housing facilities for persons of low and moderate income, including related facilities, fixtures, furnishings, and equipment:

BORROWER/PROPERTY NAME/ADDRESS	CITY	COUNTY	STATE	SIZE (UNITS)
AOF Garden Gate FW, LLC Garden Gate Apartments 6901 North Beach Street Fort Worth, Texas 76137	Fort Worth	Tarrant County	Texas	240
AOF Garden Gate Plano, LLC Garden Gate Apartments 1201 Legacy Drive Plano, Texas 75023	Plano	Collin County	Texas	240



504 NORTH BAYLEN STREET
PENSACOLA, FLORIDA 32501
850-434-9922
FACSIMILE: 850-432-2028

December 29, 2015

VIA FEDEX

Mayor Freddie W. McCall
Town of Century
7995 North Century Boulevard
Century, Florida 32535

Ann C. Brooks, President
9302 North Century Boulevard
Century, Florida 32535

Sandra M. Jackson
124 Maple Street
Century, Florida 32535

Benjamin D. Boutwell
Town of Century
P.O. Box 790
Century, Florida 32525

Annie Savage
170 Henry Street
Century, Florida 32535

Gary Riley
7100 Roberts Road
Century, Florida 32535

RE: Town of Century - Approval of Bond Issuance for:

The America Opportunity Foundation, Inc.
Garden Gate Moderate to Low-Income Apartment Facilities

Dear Mayor McCall and Members of the Town Council:

I am writing to you in regard to the above bond issuance for which Capital Trust Agency seeks your approval.

Please recall that pursuant to the Interlocal Agreement between the Town of Century and the City of Gulf Breeze, no bonds can be issued by Capital Trust Agency unless it first obtains approval from both the Century Town Council and the Gulf Breeze City Council. The proposed financing is discussed below.

Mayor Freddie W. McCall
Ann Brooks, President
Sandra M. Jackson
Benjamin D. Boutwell
Annie Savage
Gary Riley
December 29, 2015
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General Matters

As with all bond issues by CTA, it is contemplated that for the financing discussed in this letter neither the Town of Century nor the City of Gulf Breeze will be responsible for repaying the bonds. Each of the bonds will expressly state that neither the Town nor the City will be liable to pay the principal or interest on the bonds, rather CTA's obligations to repay the bonds will be limited to the assets in the respective trust estates for each transaction. The security for the bonds will be a pledge of revenues realized by the borrowers as well as a security interest in the property and improvements for which the loan proceeds would be utilized to acquire, construct, improve, etc.

Because of the Town's participation in the creation of Capital Trust Agency, it was contemplated that the Town of Century would receive a fee upon closing of the financing discussed herein. For this financing, CTA proposes to utilize the same fee schedule that has been approved by the Town of Century in previous financing. Specifically, it is proposed that the Town of Century be paid a fee equal to \$350.00 per \$1,000,000.00 of principal amount of bond issuance, subject to a minimum fee of \$2,500.00.

The America Opportunity Foundation, Inc.

Garden Gate Moderate to Low-Income Apartment Facilities

(Century Resolution No. 01-16; Amendment No. 65 to Interlocal Agreement)

CTA is requesting your approval for a bond issuance to facilitate the acquisition, rehabilitation and repair of two moderate to low-income apartment facilities in Fort Worth, Texas and Plano, Texas.

The Project. The America Opportunity Foundation, Inc., a Georgia based, not-for-profit corporation, intends to acquire, rehabilitate and repair the following moderate to low-income apartment facilities:

- A. *Garden Gate Apartments, Fort Worth, Texas:* This is an apartment complex consisting of 240 units, which was built in 1995. The complex has 96 1-bedroom units, 112-2-bedroom units and 32 3-bedroom units, with an average square footage of 810 sq. ft. There are 21 buildings sitting on 15.6 acres of land located at 6901 North Beach Street, Fort Worth, Tarrant County, Texas 76137. The property was built using low income housing tax credits and has a land use restriction agreement that requires 100% of the units be rented to tenants making 60% of the area median income. The land use

Mayor Freddie W. McCall
Ann Brooks, President
Sandra M. Jackson
Benjamin D. Boutwell
Annie Savage
Gary Riley
December 29, 2015
Page 3

restriction agreement shall remain in place until 2024.

- B. *Garden Gate Apartments, Plano, Texas*: This is an apartment complex consisting of 240 units, which was built in 1994. The complex has 80 1-bedroom units, 128-2-bedroom units and 32 3-bedroom units, with an average square footage of 826 sq. ft. There are 22 buildings sitting on 15 acres of land located at 1201 Legacy Drive, Plano, Collin County, Texas 75023. This property was also built using low income housing tax credits and has a land use restriction agreement that requires 100% of the units be rented to tenants making 60% of the area median income. The land use restriction agreement shall remain in place until 2024.

(Collectively the "Garden Gate Project")

Security for the financing will include a first mortgage on the assisted living facility and a first lien on all revenues of the assisted living facility. AOF Garden Gate FW, LLC, and AOF Garden Gate Plano, LLC, each a Texas limited liability company will be the borrowers for the project ("Borrowers").

Project Sponsor and Manager. According to its application for financing, the America Opportunity Foundation, Inc. is the developer for the Garden Gate Project ("Developer"). Its President is Philip J. Kennedy. The Developer is a Georgia-based not-for-profit corporation, which was incorporated in 1983. It is a well-established and highly regarded not-for-profit corporation, which owns or manages approximately 14,000 apartment units. And, it is a well-capitalized company.

According to the application, Mr. Kennedy has served as President of the Developer since 1991 and been employed full-time by the Developer since 1995. During his tenure as President of the Developer, the Developer and its subordinate entities have been involved in the acquisition, rehabilitation and ownership of over 23,000 affordable housing units in thirteen states. He also has knowledge and expertise in complex acquisition structuring, refinancing, workouts and dispositions. Finally, he received a Bachelor's Degree in accounting from the University of Florida, a Master's Degree in accounting from the University of Texas and is a Certified Public accountant in the State of Florida.

The property management company will be U.S. Residential Group, LLC. According to the application, this company was started 30 years ago, is well versed in all types of affordable housing and manages approximately 500 properties totaling approximately 100,000 units throughout the United States.

Mayor Freddie W. McCall
Ann Brooks, President
Sandra M. Jackson
Benjamin D. Boutwell
Annie Savage
Gary Riley
December 29, 2015
Page 4

Public Purpose. CTA's bond counsel has represented that the issuance of the bonds in the loaning of the proceeds thereof as contemplated herein constitutes a valid public purpose and that the projects are projects that can be financed under the per Part II Florida Statutes, Chapter 159. The Borrowers have represented, and CTA will find, that these moderate to low-income apartment facilities are appropriate to the needs and circumstances of the communities in which they 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 of Texas, (iii) serving a public purpose by providing affordable housing facilities for persons of low and moderate income, and (iv) advancing the economic prosperity and the general welfare of the State of Texas and its people.

The Bonds. The Developer, the Borrowers and CTA request that you approve the authorization of \$35,000,000.00 of CTA bonds and loaning the proceeds thereof to the Borrowers for the purposes described above.

The bonds would be issued for "private activity" purposes and this financing is contingent upon the Developer receiving private activity bond allocation from the State of Florida.

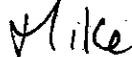
Approval by the Century Town Council. If you are inclined to approve CTA's request to issue the bonds for the America Opportunity Foundation, Inc., Garden Gate Moderate to Low Income Apartment Facilities, it will be necessary that you adopt Resolution No. 01-16, to which a proposed "Amendment No. 65 to Interlocal Agreement" is attached as an exhibit. If approved, your Resolution authorizes Mayor McCall to enter into the Amendment on behalf of the Town of Century. If \$35,000,000.00 of bonds are issued, the fee schedule would suggest that the Town of Century would be paid a fee of \$12,250.00.

Conclusion

Capital Trust Agency appreciates your consideration of this matter at your meeting on Monday, January 4, 2016. I will be present at your meeting to discuss this matter and answer any questions you may have.

Please call me if you have any questions regarding this matter.

Sincerely,
MICHAEL J. STEBBINS, P.L.



Michael J. Stebbins
For the Firm

Mayor Freddie W. McCall
Ann Brooks, President
Sandra M. Jackson
Benjamin D. Boutwell
Annie Savage
Gary Riley
December 29, 2015
Page 5

MJS
Enclosures

pc: Leslie Gonzalez, Town Clerk (via email w/ enc.)
Ed M. Gray, III Capital Trust Agency, Executive Director (via email w/ enc.)
Edwin A. Eddy, Gulf Breeze City Manager (via email w/ enc.)
Peter L. Canzano, Esq., Bond Counsel (via email w/enc.)
Kareem L. Spratling, Esq. (via email w/enc.)
Matt E. Dannheisser, Esq., Mayor, City of Gulf Breeze (via email w/ enc.)



City of Gulf Breeze

MEMORANDUM

To : Mayor and City Council

From :  Edwin A. Eddy, City Manager

Date : January 8, 2016

Subject: Resolution 02-16, Approving a Supplemental Plan of Finance for the Silver Creek, St. Augustine Senior Living Facility and the Issuance of up to \$12,000,000 in Capital Trust Agency Bonds

At the end of May, 2014, \$28,615,000 in CTA bonds were issued to finance acquisition and construction of the Silver Creek Senior Living Facility in St. Augustine, Florida. The original authorization approved issuance of up to \$37,500,000 in CTA bonds. The borrower has now requested CTA issue additional revenue bonds in the specific amount of \$8,885,000.

This additional issuance of bonds requires the City to approve the issuance of CTA bonds and an amendment to the Interlocal Agreement with the Town of Century. Attached is Resolution 02-16 which has been prepared by bond counsel to accomplish these purposes. Also attached is the staff memo on this project from October 2013.

RECOMMENDATION:

THAT THE CITY COUNCIL ADOPT RESOLUTION 02-16 APPROVING A SUPPLEMENTAL PLAN OF FINANCE FOR SILVER CREEK, ST. AUGUSTINE, AND ISSUANCE OF UP TO AN ADDITIONAL \$12,000,000 IN CTA BONDS AND AMENDMENT NO. 66 TO THE INTERLOCAL AGREEMENT WITH CTA.

RESOLUTION NO. 2-16

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GULF BREEZE, FLORIDA, APPROVING A SUPPLEMENTAL PLAN OF FINANCE IN ORDER TO FINANCE OR REFINANCE, INCLUDING THROUGH REIMBURSEMENT, THE COSTS OF THE COMPLETION OF THE ACQUISITION, CONSTRUCTION, INSTALLATION AND EQUIPPING OF THE HEREIN DESCRIBED SENIOR LIVING FACILITY AND TO PROVIDE FOR CERTAIN WORKING CAPITAL FOR THE STARTUP THEREOF; APPROVING THE ISSUANCE OF NOT EXCEEDING \$12,000,000 CAPITAL TRUST AGENCY REVENUE BONDS FOR THE PURPOSE OF FINANCING A LOAN PROGRAM IN CONNECTION THEREWITH; APPROVAL OF A HEREIN DESCRIBED AMENDMENT TO INTERLOCAL AGREEMENT CREATING THE CAPITAL TRUST AGENCY; 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. 65 (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, on November 4, 2013, the City Council adopted Resolution No. 27-13 (the "City Authorizing Resolution"), approving (i) a plan of finance (the "Plan of Finance") for the costs of the acquisition, construction, installation and equipping of a Senior Living Facility (as herein defined) by Silver Creek St. Augustine LLLP, a Florida limited liability limited partnership (the "Borrower"); (ii) the issuance by the Agency of revenue bonds in an approximate amount of \$37,500,000 for the purpose of financing such Senior Living Facility, (iii) an amendment to the Enabling Agreement providing for such approvals, and (iv) the Plan of Finance therein described for purposes of Section 147(f) of the Internal Revenue Code of 1986, as amended; and

WHEREAS, on May 29, 2014, the Agency issued its \$28,615,000 Capital Trust Agency First Mortgage Revenue Bonds (Silver Creek St. Augustine Project), Series 2014A, which was the first issue of tax-exempt bonds issued pursuant to the Plan of Finance, and its \$1,000,000 Capital Trust Agency First Mortgage Revenue Bonds (Silver Creek St. Augustine Project), Taxable Series 2014B, and loaned the proceeds thereof to the Borrower for the primary purpose of financing and refinancing the acquisition, construction and equipping of a senior assisted living and memory support facility in unincorporated St. Johns County, Florida, to be known as "Silver

Creek St. Augustine", consisting of approximately 72 assisted living units and 48 memory support units (the "Senior Living Facility"); and

WHEREAS, the Borrower has requested the Agency issue additional revenue bonds in one or more series, either taxable or tax-exempt, or both, from time to time in an aggregate principal amount of not exceeding \$12,000,000 (the exact amount to be determined by the appropriate official of the Agency, as being the amount required to fund the financing herein authorized) (collectively, the "Bonds"), provided that any tax-exempt Bonds to be issued shall be issued in an aggregate principal amount not exceeding \$8,885,000 as the second issue of tax-exempt bonds issued pursuant to the Plan of Finance approved by the City Council pursuant to the City Authorizing Resolution, to finance the completion of the Senior Living Facility on behalf of the Borrower and to provide certain working capital for the startup thereof (collectively, the "Supplemental Plan of Finance"); 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 implementation of the Plan of Finance and the Supplemental Plan of Finance 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, the City Council desires to approve the Bonds and the issuance and sale thereof pursuant to the Plan of Finance and the Supplemental Plan of Finance 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. BONDS AND SUPPLEMENTAL PLAN OF FINANCE APPROVED.

For purposes of the Act, the City hereby approves the Supplemental Plan of Finance and the issuance of the Bonds. 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 Supplemental Plan of Finance, the financing, including through reimbursement, of the completion of the Senior Living Facility and to provide certain working capital for the startup thereof 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). 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 2. AMENDMENT TO THE ENABLING AGREEMENT APPROVED.

Pursuant to the Enabling Agreement, there is hereby approved the execution and delivery of Amendment No. 66 to the Enabling Agreement (the "Amendment") to effect the approvals set forth in Section 1 hereof. Such Amendment shall be in substantially the form attached hereto as Exhibit "A," 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, his execution thereof to conclusively establish such approval.

SECTION 3. 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 4. EFFECTIVE DATE.

This resolution shall take effect immediately upon its adoption this 19th day of January, 2016.

**GULF BREEZE, FLORIDA
CITY COUNCIL**

(SEAL)

By: _____
Matt E. Dannheisser, Mayor

ATTEST:

By: _____
Stephanie D. Lucas, City Clerk

EXHIBIT "A" TO RESOLUTION
AMENDMENT NO. 66
OF THE ENABLING AGREEMENT

This **AMENDMENT NO. 66 TO INTERLOCAL AGREEMENT** (this "Amendment No. 66") is made and entered into as of the 19th day of January, 2016, 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. 65 (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, on November 18, 2013, the Parties entered into Amendment No. 40 to Interlocal Agreement approving (i) a plan of finance (the "Plan of Finance") for the costs of the acquisition, construction, installation and equipping of a Senior Living Facility (as herein defined) by Silver Creek St. Augustine LLLP, a Florida limited liability limited partnership (the "Borrower"); (ii) the issuance by the Agency of revenue bonds in an approximate amount of \$37,500,000 for the purpose of financing such Senior Living Facility, and (iii) approving a loan program more fully described therein; and

WHEREAS, on May 29, 2014, the Agency issued its \$28,615,000 Capital Trust Agency First Mortgage Revenue Bonds (Silver Creek St. Augustine Project), Series 2014A, which was the first issue of tax-exempt bonds issued pursuant to the Plan of Finance, and its \$1,000,000 Capital Trust Agency First Mortgage Revenue Bonds (Silver Creek St. Augustine Project), Taxable Series 2014B, and loaned the proceeds thereof to the Borrower for the primary purpose of financing and refinancing the acquisition, construction and equipping of a senior assisted living and memory support facility in unincorporated St. Johns County, Florida, to be known as "Silver Creek St. Augustine", consisting of approximately 72 assisted living units and 48 memory support units (the "Senior Living Facility"); and

WHEREAS, the Borrower has requested the Agency issue additional revenue bonds in one or more series, either taxable or tax-exempt, or both, from time to time in an aggregate principal amount of not exceeding \$12,000,000 (the exact amount to be determined by the appropriate official of the Agency, as being the amount required to fund the financing herein authorized) (collectively, the "Bonds"), provided that any tax-exempt Bonds to be issued shall be issued in an aggregate principal amount not exceeding \$8,885,000 as the second issue of tax-exempt bonds issued pursuant to the Plan of Finance approved by the Parties, to finance the completion of the Senior Living Facility on behalf of the Borrower and to provide certain working capital for the startup thereof (collectively, the "Supplemental Plan of Finance"); and

WHEREAS, the Agency anticipates taking official action to implement the Supplemental Plan of Finance by providing authorization for a loan program (the "Program") to assist the Borrower in the financing herein described, thereby realizing the economies of scale, enhanced bargaining power with banks and credit enhancement providers and other benefits attendant to a large financing with an established issuer of municipal securities; 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. 66 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 completion of the Senior Living Facility and to provide for certain working capital for the startup thereof;

NOW, THEREFORE, the Parties hereby agree as follows:

SECTION 1. AMENDMENT OF ENABLING AGREEMENT APPROVED.

This Amendment No. 66 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, SUPPLEMENTAL PLAN OF FINANCE APPROVED.

The Parties do hereby approve the Supplemental Plan of Finance and the Program and authorize the Bonds and the issuance of the Bonds from time to time, in one or more series, either taxable or tax-exempt, or both, in an aggregate principal amount of not to exceed \$12,000,000 (the exact amount to be determined by an appropriate official of the Agency to be sufficient to enable the financing herein authorized). 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 completion of the Senior Living Facility and to provide for certain working capital for the startup thereof, 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 I 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. 66 shall be deemed to adversely affect the authorizations in the Enabling Agreement as it existed prior to the effective date of this Amendment No. 66, 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. 66, 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. 66 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. 66 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. 66 to Interlocal Agreement]

SCHEDULE I

Payment to Century

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



City of Gulf Breeze

MEMORANDUM

To : Mayor and City Council

From :  Edwin A. Eddy, City Manager

Date : October 24, 2013

Subject: **Resolution No. 27-13, Approving a Plan of Finance for Silver Creek and Issuance of up to \$37,000,000 in Capital Trust Agency Bonds**

The Capital Trust Agency Board provided preliminary approval for a plan of finance for the Silver Creek project in St. Augustine, Florida. The project consists of 150 assisted living and memory care units and a 15,000 square foot medical office. The project involves issuance of not more than \$37,000,000 in CTA Bonds. The attached memo provides a summary of the project. Additional project details are provided in the Resolution drafted for your consideration.

Public Hearings on this project will be held in St. Augustine and Gulf Breeze. The CTA Board adopted a Preliminary Resolution approving this project. Additional evaluation will be undertaken prior to final action by the CTA Board.

RECOMMENDATION:

THAT THE CITY COUNCIL ADOPT RESOLUTION NO. 27-13 APPROVING A PLAN OF FINANCE FOR SILVER CREEK, ST. AUGUSTINE, ISSUANCE OF UP TO \$37,000,000 IN CTA BONDS AND AMENDMENTS TO INTERLOCAL AGREEMENTS AS REQUIRED.

October 3, 2013
Members of the Board, Capital Trust Agency
From: Alex Bell

Res. 11-13; Inducement Resolution, Silver Creek

We have received an application to finance a new assisted living & memory care facility in St. Augustine, Florida. The proposed project, known as Silver Creek, will have 150 units and is the first of three phases. The other two phases are 140 independent living units and a 15,000 square foot medical office. The total project cost is approximately \$40 million, with approximately \$37 million coming from tax-exempt and taxable bond proceeds. Since the borrower is a for-profit entity, these bonds are contingent upon receiving private activity bond allocation from the State.

The borrower for this project would be a single purpose entity created for the transaction, Silver Creek St. Augustine LLLP. Zerga Companies, based in Texas, is the main sponsor behind the project, and will act as developer and manager when opened. Zerga is a multi-family and senior living firm that was formed in 1998 and currently has four senior living communities (798 units) and two multi-family communities (428 units); other properties have been developed and sold. Their current properties are all in Texas except for one of the multi-family properties that is in Oklahoma. A review of their management team shows that it has a strong background in multi-family development and healthcare operations, with certain key staff having upwards of 25-35 years of experience.

A feasibility study for the project will be done by Dixon Hughes Goodman, the largest CPA firm located in the Southern US. Their healthcare strategy division is known as one of the top in the assisted living facility arena, and we feel their work product will be reliable.

Our review of the project thus far, including the team assembled, gives us a comfort level for the proposed financing to ask for inducement. The TEFRA process and document preparation over the next several weeks will give us a deeper review of the project before coming back to the board for final authorization.

We ask your approval of Resolution 11-13 for preliminary approval of this project financing.



Gulf Breeze Police Department

**311 Fairpoint Drive
Gulf Breeze, FL 32561**

To: Edwin Eddy, City Manager

From: Richard Hawthorne, Dep. Chief *RH*

Ref: Special Event Application

Date: January 06, 2016

St Ann's Catholic Church has submitted a special event application for their annual Palm Sunday Processional from Wayside Park to the Church. The event will be held on Sunday, March 20, 2016 from 2:00pm - 3:30pm. Approximately 100 people will participate in this event. The Church will hire an off duty officer to assist with crossing the roadways. On duty officers will assist if needed.

RECOMMENDATION: That the City Council approve the St Ann's Catholic Church application.



Robert C. Randle
Chief of Police

City of Gulf Breeze Police Department



Rick Hawthorne
Deputy Chief of Police

CITY OF GULF BREEZE **SPECIAL EVENT APPLICATION**

Packet Includes:

1. Copy of Requirements to conduct special events.
2. Application to conduct special events.

The above documents must be signed, dated, and returned to:

**The Gulf Breeze Police Department
311 Fairpoint Drive
Gulf Breeze, Florida 32561**

At least thirty (30) days prior to the special event.


Applicant's Signature

12/26/15
Date





City of Gulf Breeze Police Department



Robert C. Randle
Chief of Police

Rick Hawthorne
Deputy Chief of Police

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

12/26/15
Date Submitted

1. ORGANIZATION BEING REPRESENTED:

Name: St. Ann Catholic Church
Address: 100 Daniel Dr.
Gulf Breeze FL 32561

2. PERSON REQUESTING PERMIT:

Name: Ariel Grantham
Address: 100 Daniel Dr.
Gulf Breeze FL 32561
Phone: 850-932-2859 / 806-654-1002

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

Name: Ariel Grantham
Address: 100 Daniel Drive
Gulf Breeze FL 32561
Phone: 850-932-2859 / 806-654-1002

4. DATE, HOURS, AND LOCATION OF EVENT:

March 20, 2016. 2pm - 3:30 pm - Wayside Park - to
St. Ann Catholic Church along highway 98



5. GENERAL DESCRIPTION OF ACTIVITIES: Walking Procession
alongside side walk. with periodic stops along
the way
6. ESTIMATED ATTENDANCE: 100-150
7. NUMBER AND TYPE OF VEHICLES, IF ANY: None

8. IF A FUNDRAISING EVENT, INDICATE PROPOSED USE OF FUNDS:

N/A

9. IF A CHARITABLE CONTRIBUTION IS TO BE DONATED FROM PROCEEDS OF THIS SPECIAL EVENT, PROVIDE THE FOLLOWING INFORMATION:

NAME OF CHARITY: N/A

ESTIMATE OF DONATION AMOUNT: \$ _____

IF ANNUAL EVENT, LAST YEAR'S DONATION: \$ _____

Ariel Grantham 12/26/15
Applicant's Signature Date

Approved by: [Signature] 1-5-15
Gulf Breeze Police Department Date

Gulf Breeze City Manager Date



Robert C. Randle
Chief of Police

City of Gulf Breeze *Police Department*



Rick Hawthorne
Deputy Chief of Police

CITY OF GULF BREEZE

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

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

- a) The name and address of the organization or group requesting to hold a special event.
- b) The name, address, and telephone number of the person requesting the permit.
- c) The name, address, and telephone number of the person(s) who will act as chairman of the Special Event and be responsible for the conduct thereof.
- d) The date, hours, and specific location of the event.
- e) The purpose of the event, a general description of the activities to take place, the estimated number of persons to participate or otherwise attend, and the number and types of vehicles (if any) to participate.
- f) If this is a fundraising event, provide the name of the individual or organization benefiting from the fundraiser and indicated the proposed use of the funds.
- g) If this is a charitable event, provide the name of the benefiting charity, estimation of charitable contribution, and, if an annual event, previous year's charitable contribution and benefit charity's name.
- h) Sponsors of the Special Event will be responsible for all costs incurred by the City in providing required public safety personnel. Cost for public safety personnel will include FICA, retirement and overtime. We will attempt to use



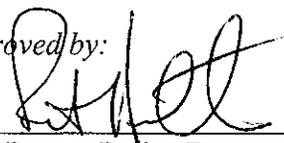
311 Fairpoint Drive · Gulf Breeze, FL 32561 · (850) 934-5121 · www.gulfbreezepolice.com

Accredited by Commission for Florida Law Enforcement Accreditation

auxiliary and part-time officers to keep the expense down, but should we have to utilize fulltime personnel, the cost will increase considerably.

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


Applicant's Signature 12/26/15
Date

Approved by: 
Gulf Breeze Police Department 1-5-15
Date



Gulf Breeze Police Department

To: Edwin Eddy, City Manager

From: Rick Hawthorne, Deputy Chief *OK*

Date: 01-05-2016

Ref: Special Event Application

St. Ann's Church has submitted a special event application for a 5K run/walk. The run/walk will be held on Saturday, May 21, 2016 and begin at 7:00am. The run will start on Daniel Drive proceed through the Baycliff and Plantation Hill area and end at the High School Track. St. Ann's will provide road guards to assist with the run. Traffic control will be done by on duty and Auxiliary officers. Proceeds for the event will be used to assist the Boys and Girls Club of the Emerald Coat, New Horizons, Guardian AD Litem and the Ministries of St. Ann's.

RECOMMENDATION: That the City Council approve St. Ann's Special Event Application.



Robert C. Randle
Chief of Police

City of Gulf Breeze Police Department



Rick Hawthorne
Deputy Chief of Police

CITY OF GULF BREEZE SPECIAL EVENT APPLICATION

Packet Includes:

1. Copy of Requirements to conduct special events.
2. Application to conduct special events.

The above documents must be signed, dated, and returned to:

The Gulf Breeze Police Department
311 Fairpoint Drive
Gulf Breeze, Florida 32561

At least thirty (30) days prior to the special event.


12/30/15

 Applicant's Signature Date





Robert C. Randle
Chief of Police

City of Gulf Breeze Police Department



Rick Hawthorne
Deputy Chief of Police

CITY OF GULF BREEZE

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

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

- a) The name and address of the organization or group requesting to hold a special event.
- b) The name, address, and telephone number of the person requesting the permit.
- c) The name, address, and telephone number of the person(s) who will act as chairman of the Special Event and be responsible for the conduct thereof.
- d) The date, hours, and specific location of the event.
- e) The purpose of the event, a general description of the activities to take place, the estimated number of persons to participate or otherwise attend, and the number and types of vehicles (if any) to participate.
- f) If this is a fundraising event, provide the name of the individual or organization benefiting from the fundraiser and indicated the proposed use of the funds.
- g) If this is a charitable event, provide the name of the benefiting charity, estimation of charitable contribution, and, if an annual event, previous year's charitable contribution and benefit charity's name.
- h) Sponsors of the Special Event will be responsible for all costs incurred by the City in providing required public safety personnel. Cost for public safety personnel will include FICA, retirement and overtime. We will attempt to use



auxiliary and part-time officers to keep the expense down, but should we have to utilize fulltime personnel, the cost will increase considerably.

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


Applicant's Signature

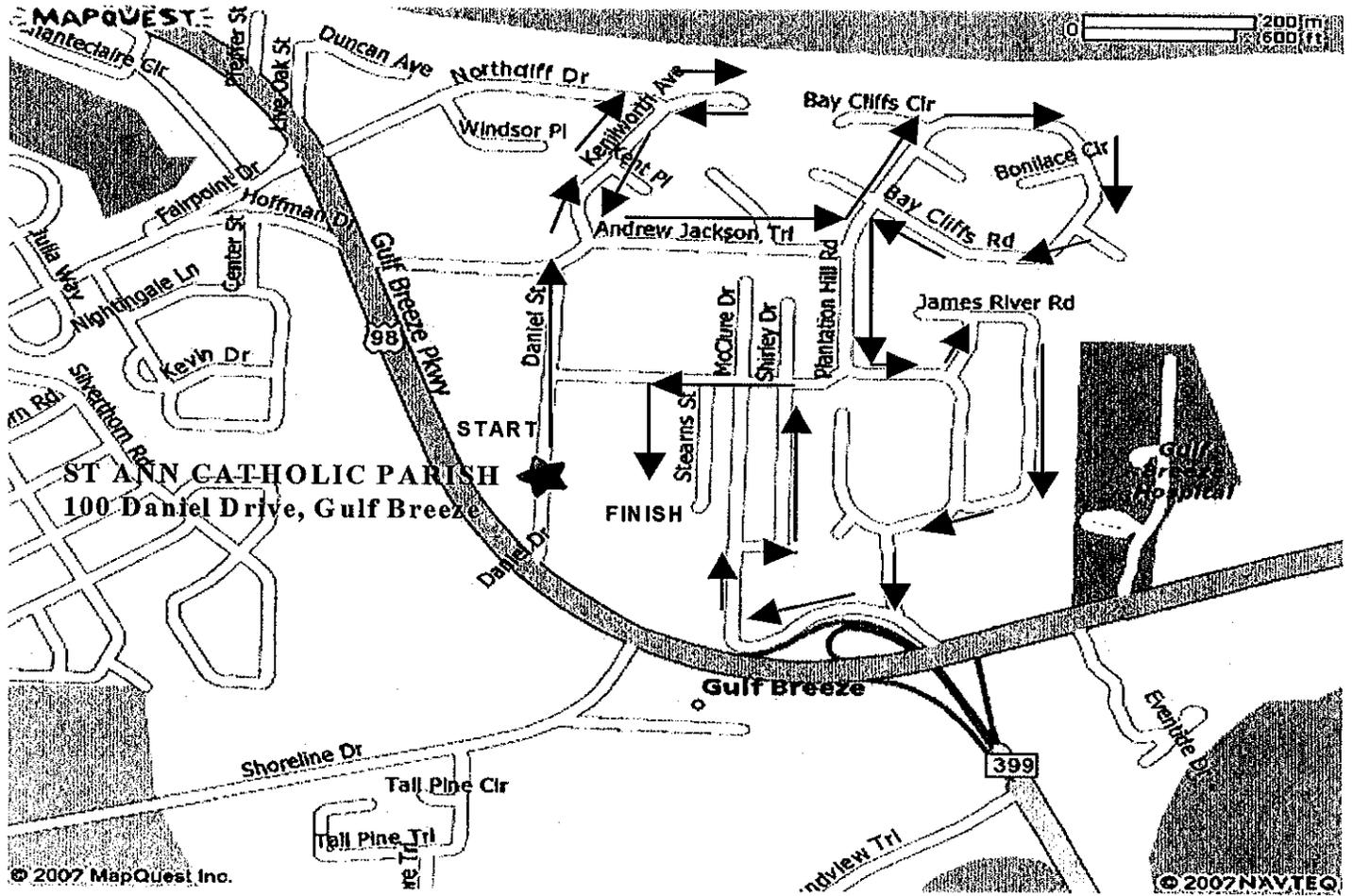
12/30/15
Date

Approved by:

Gulf Breeze Police Department

1-6-15
Date

Our Path:





City of Gulf Breeze Police Department



Robert C. Randle
Chief of Police

Rick Hawthorne
Deputy Chief of Police

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

12-30-15
Date Submitted

1. ORGANIZATION BEING REPRESENTED:

Name: St. Ann Catholic Parish
Address: 100 Daniel Dr.
Gulf Breeze, FL 32561

2. PERSON REQUESTING PERMIT:

Name: David Taveirne
Address: 100 Daniel Dr.
Gulf Breeze, FL 32561
Phone: 850-529-3245

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

Name: David Taveirne
Address: 100 Daniel Dr.
Gulf Breeze, FL 32561
Phone: 850-529-3245

4. DATE, HOURS, AND LOCATION OF EVENT:

May 21, 2016 7:00 am - 12:00 pm
St. Ann Catholic Church
100 Daniel Dr.



**MINUTES
DEVELOPMENT REVIEW BOARD
JANUARY 5, 2016
TUESDAY.....6:30 P.M.
CITY HALL OF GULF BREEZE**

PRESENT

Joe Henderson
George Williams
Maggie Thorp
Ramsey Landry

ABSENT

Bill Clark
Laverne Baker

STAFF

Shane Carmichael
Leslie Guyer

The meeting was called to order at 6:30 p.m. by Chairman George Williams.

The City Clerk called roll and gave the invocation and pledge.

After Roll Call, a motion was made by Mr. Landry to approve the minutes as written. The motion was seconded by Mayor Pro Tem Henderson. The minutes from the meeting of December 8, 2015, were approved unanimously.

Mr. Williams asked if any members had any exparte communications regarding the pending cases. There were none.

PROJECT NO. JCRL3-15-0002: GULF BREEZE TREATMENT CENTER, 350 PENSACOLA BEACH RD, GULF BREEZE, FLORIDA, REQUEST TO INSTALL INGROUND POOL, PAVER DECKING AND LANDSCAPING. LEVEL III

John Loftis with Loftis Marine Division, Inc., 7150 Clearwood Drive, Pensacola, FL, appeared before the Board on behalf of the applicant. Mr. Loftis presented the plans and answered questions. A new set of drawings were submitted prior to the meeting and a hard copy was given to the Board at the beginning of the meeting.

Shane Carmichael, Director of Community Services, presented the staff report to the Board and answered questions.

A motion was made by Mayor Pro Tem Henderson to approve the project contingent upon approval of the storm water drainage plans. Mrs. Thorp seconded the motion. The vote for approval was unanimous.

Mr. Carmichael stated the project is classified as a Level III Development and the case would go before the City Council for final approval on January 19, 2016.

PROJECT NO. JDPL3-15-0002: CHRISTINE & STEPHEN SPECK, 226 PINE TREE DRIVE, GULF BREEZE, FLORIDA, REQUEST TO CONSTRUCT A RESIDENTIAL DOCK WITH UNCOVERED BOAT LIFT. LEVEL III

Jason Taylor with Wetland Sciences Inc., 3308 Gulf Breeze Hwy, Pensacola, FL, appeared before the Board on behalf of the applicant. Mr. Taylor presented the plans and answered questions.

Shane Carmichael, Director of Community Services, presented the staff report to the Board and answered questions. Mr. Carmichael advised the Board that this case went before the Board of Adjustment on November 30, 2015 and received the following variances:

Variance 1 – Increased the maximum permissible length specified in Chapter 24, Art V, Div. 3, Sec 24-191(1)(a) from 25' to 37.9'.

Variance 2 – Decreased the minimum setbacks specified in Ch. 24, Art V, Div. 3, Sec 24-191(2)(b) from 25' to 6' from the west property and 6.2' from the east property line.

Variance 3 – Decreased the minimum setback from adjacent piers specified in Ch. 24, Art V, Div. 3, Sec 24-191(2)(b) from 50' to 33.5' feet from the pier to west and 15.4' from the pier to the east.

Mrs. Thorp made a motion to approve the project. Mr. Landry seconded. After further discussion, Mr. Landry withdrew his second to the motion.

Mayor Pro Tem Henderson made a motion to approve the project as submitted. Mrs. Thorp seconded. The vote was 3-1 with Mr. Landry dissenting.

Mr. Carmichael stated the project is classified as a Level III Development and the case would go before the City Council for final approval on January 19, 2016.

OPEN FORUM None

NEW INFORMATION:

Mr. Williams inquired regarding a possible special meeting for the assisted living facility. Mr. Carmichael advised that the case should go before the Architecture Review Board on or around January 21st and that the case should go to the DRB on their normal meeting date of February 2nd.

ADJOURNMENT: The meeting was adjourned at 7:27 p.m.

ATTESTED TO:



Leslie A. Guyer, City Clerk

5. GENERAL DESCRIPTION OF ACTIVITIES: 5k Run/Walk,
Silent Auction, Music, and food.

6. ESTIMATED ATTENDANCE: ~ 300

7. NUMBER AND TYPE OF VEHICLES, IF ANY: 2 - white truck,
white van

8. IF A FUNDRAISING EVENT, INDICATE PROPOSED USE OF FUNDS:

- ① Boys AND GIRLS CLUB OF EMERALD COAST, @new HORIZONS
Wounded Warrior Project (WWP)
- ③ Guardian Ad Litem (GAL)
- ④ Ministries at St. Ann

9. IF A CHARITABLE CONTRIBUTION IS TO BE DONATED FROM PROCEEDS OF THIS SPECIAL EVENT, PROVIDE THE FOLLOWING INFORMATION:

NAME OF CHARITY: Boys AND GIRLS CLUB OF EMERALD COAST
WWP & GAL new HORIZONS

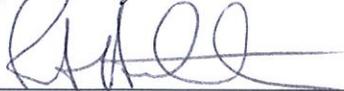
ESTIMATE OF DONATION AMOUNT: \$ 1000 each

IF ANNUAL EVENT, LAST YEAR'S DONATION: \$ N/A


Applicant's Signature

12/30/15
Date

Approved by:


Gulf Breeze Police Department

1-6-15
Date

Gulf Breeze City Manager

Date

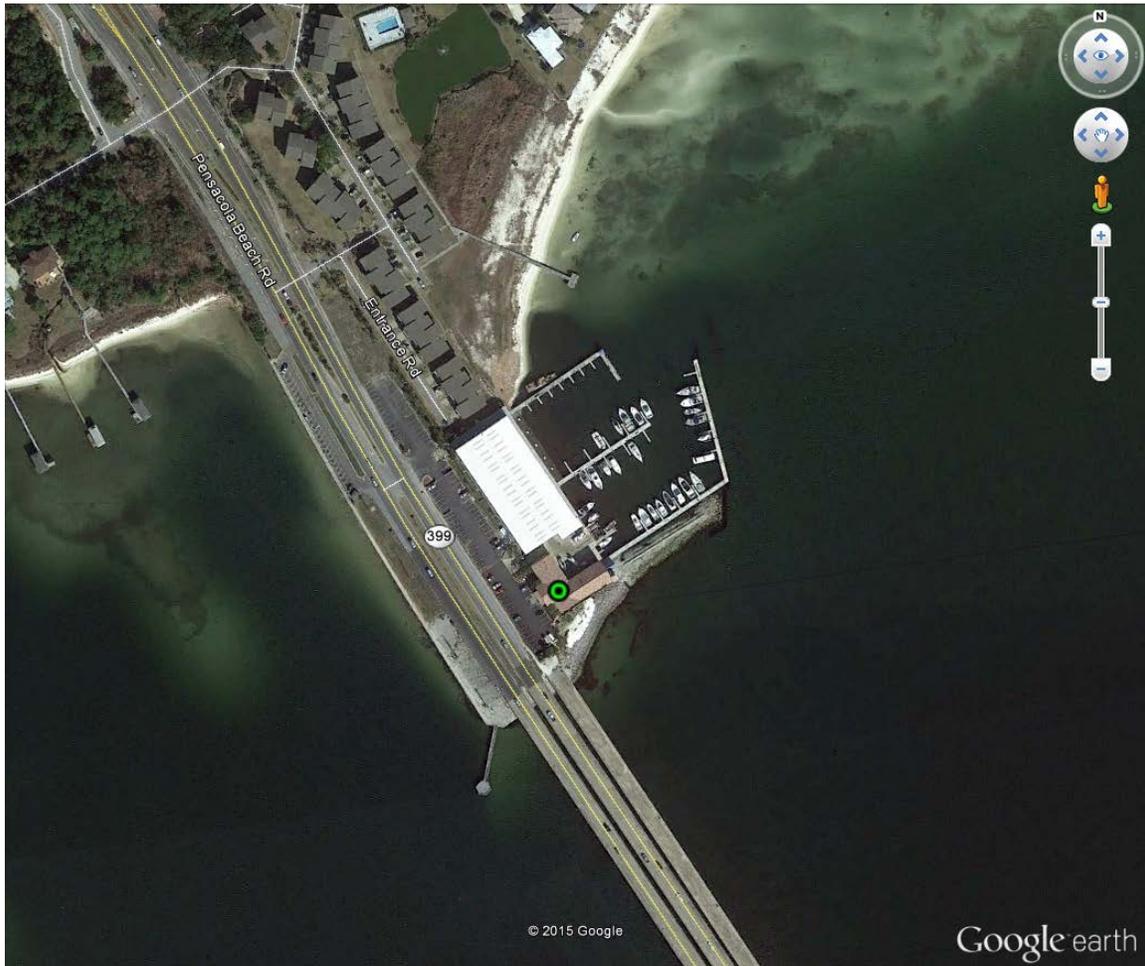


City of Gulf Breeze

DEVELOPMENT REVIEW BOARD

STAFF REPORT

PROJECT NO: JCRL3-15-0002
APPLICATION DATE: 12/14/2015
PROJECT DESCRIPTION: **INGROUND POOL, PAVER DECKING AND LANDSCAPING – LEVEL III**
PROJECT LOCATION: **350 PENSACOLA BEACH RD**



ACCORDING TO PLANS SUBMITTED BY THE APPLICANT'S AGENT, LOFTIS MARINE DIVISION, INC., THE POOL MEASURES APPROXIMATELY 19.25 FT LONG X 45.00 FT WIDE AND CONSISTS OF GUNITE FLOOR AND WALLS. THE POOL AREA WILL BE ENCLOSED BY POWDER COATED ALUMINUM FENCE THAT MEASURES 4.00 FT HIGH. THERE ARE ALSO TWO BEACH SAND AREAS SEPARATED BY A LANDSCAPE WALL.

CITY STAFF HAS REVIEWED THE PROJECT AND FOUND THAT NO STORM WATER MANAGEMENT PLAN WAS INCLUDED IN THE SUBMITTAL. STAFF REACHED OUT TO THE AGENT AND REQUESTED THE PROPER DOCUMENTATION. PROVIDED THAT APPLICANT COMPLIES WITH THE STORM WATER REQUIREMENTS, STAFF RECOMMENDS THAT THE DEVELOPMENT REVIEW BOARD APPROVE THE PROJECT AS SUBMITTED. THIS PROJECT IS CLASSIFIED AS LEVEL III DEVELOPMENT AND IT MUST BE FORWARDED TO THE CITY COUNCIL FOR FINAL APPROVAL.



City of Gulf Breeze

RECEIVED

DEC 14 REC'D

BY: _____

LEVEL II AND III DEVELOPMENT ORDER APPLICATION

PROPERTY OWNER INFORMATION

PROJECT LOCATION INFORMATION:

NAME: Gulf Breeze Treatment Center LLC.

PHYSICAL ADDRESS: 350 Pensacola Beach Blvd

ADDRESS: 350 Pensacola Beach Rd.

SUBDIVISION NAME:

ADDRESS 2:

PARCEL ID #:

10	35	29	0000	00701	0000
SEC	TWN	RNG	SUB	BLK	LOT

CITY: Gulf Breeze, FL 32561

ZONING DESIGNATION: P - PUBLIC LANDS

STATE: FL

IS THE PROPERTY A CORNER LOT? YES NO

PHONE #: 850-934-0790 ZIP: 32561

DRIVING DIRECTIONS: Head South to Bob Sikes

FAX: 850-934-0796 CELL #: 850-736-2201

bridge, Turn Left into S.R. Yacht

E-MAIL: Gilmerbc@bellsouth.net

club Parking lot & head to South end of Parking lot. GBR is on left..

DESCRIPTION OF PROJECT:

TYPE OF PROJECT: RENOVATION NEW CONSTRUCTION POOL MARINE DEMO OTHER: Fence = 48" High w/54" Gate Latch

SCOPE OF WORK: Installation of a 17'x45' Pool (19' wide on one side & 17' on other). Pool is Granite. Engineering attached. Pool equipment is located at southwest corner of the site. Landscape plan is included. Paver plan is included. Fence & gate plan is included. ADA Ramps & grab rails are included as per plan.

OCCUPANCY CLASSIFICATION: RESIDENTIAL ASSEMBLY BUSINESS MERCANTILE STORAGE OTHER:

INTENDED USE: Commercial Private Pool

DIMENSION:	45'	17'/20'	10' EL	N/A	810
	LENGTH	WIDTH	HEIGHT	STORIES	SQUARE FEET

ESTIMATED COST OF CONSTRUCTION:

ESTIMATED COMPLETION DATE:

UTILITY INFORMATION:

UTILITIES: WATER SEWER SEPTIC TANK GAS ELECTRIC

WATER TAP SIZE: 3/4" 1" 1 1/2" 2" 4" 6"

LIST GAS APPLIANCES: Gas Pool Heater,

WILL THE STRUCTURE HAVE FIRE SPRINKLERS: YES NO N/A

SECTION 21-263 OF THE CITY'S CODE OF ORDINANCES REQUIRES THAT ALL NEW DEVELOPMENT AND REDEVELOPMENT WITH A

CONSTRUCTION PERMIT EVALUATION EXCEEDING 50 PERCENT OF THE MOST RECENTLY ASSESSED VALUE OF THE PROPERTY, SHALL BE

REQUIRED TO PLACE ALL UTILITIES UNDERGROUND, INCLUDING ELECTRICAL AND TELEPHONE LINES.

POOL INFORMATION:

POOL TYPE: BELOW GROUND ABOVE GROUND SPA/HOT TUB NO HOT TUB

DIMENSION:	<u>45'</u>	<u>17' / 20'</u>	<u>3' to 5'</u>	<u>810</u>
	LENGTH	WIDTH	DEPTH	SQUARE FEET

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

IS SO, WHAT IS THE HEIGHT? 48" Fence w / 54" Pool Latches

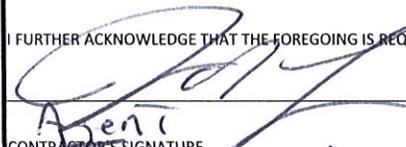
WILL THE POOL HAVE SCREENED ENCLOSURE? NO

IS SO, WHAT ARE THE DIMENSIONS:

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

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

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

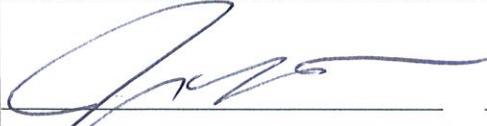
	<u>12/14/15</u>		<u>12/14/15</u>
CONTRACTOR'S SIGNATURE	DATE	OWNER'S SIGNATURE	DATE
<u>John W. Loftis</u>		<u>BARNETT Gilmer</u>	
PRINTED NAME		PRINTED NAME	

COMMERCIAL DEVELOPMENT:

ENGINEER'S NAME: <u>Dean Spencer, PE, SECB Engineering, Inc.</u>	ARCHITECT'S NAME: <u>NONE</u>
ADDRESS: <u>2735 Sanibel PL</u>	ADDRESS:
ADDRESS 2:	ADDRESS 2:
CITY: <u>Gulf Breeze</u>	CITY:
STATE: <u>FL</u>	STATE:
PHONE #: <u>850-932-8730</u> ZIP: <u>32563</u>	PHONE #: ZIP:
FAX: <u>850-934-9944</u> CELL #: <u>850-293-3904</u>	FAX: CELL #:
E-MAIL: <u>Dean.Spencer.pe@gmail.com</u>	E-MAIL:
STATE LICENSE #: <u>FL #44472</u>	STATE LICENSE #:

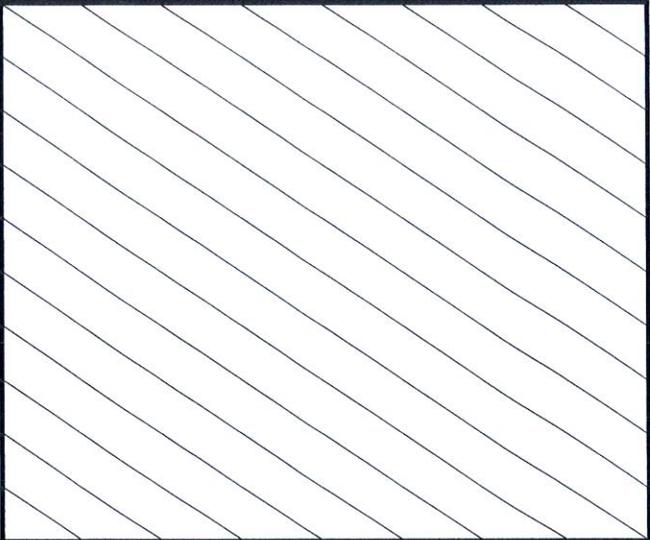
AUTHORIZATION:

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

	<u>12/14/15</u>		<u>12-14-15</u>
CONTRACTOR'S SIGNATURE	DATE	OWNER'S SIGNATURE	DATE
<i>Agent</i>			
<u>John W. Loftis</u>		<u>BARNETT Gilmer</u>	
PRINTED NAME		PRINTED NAME	

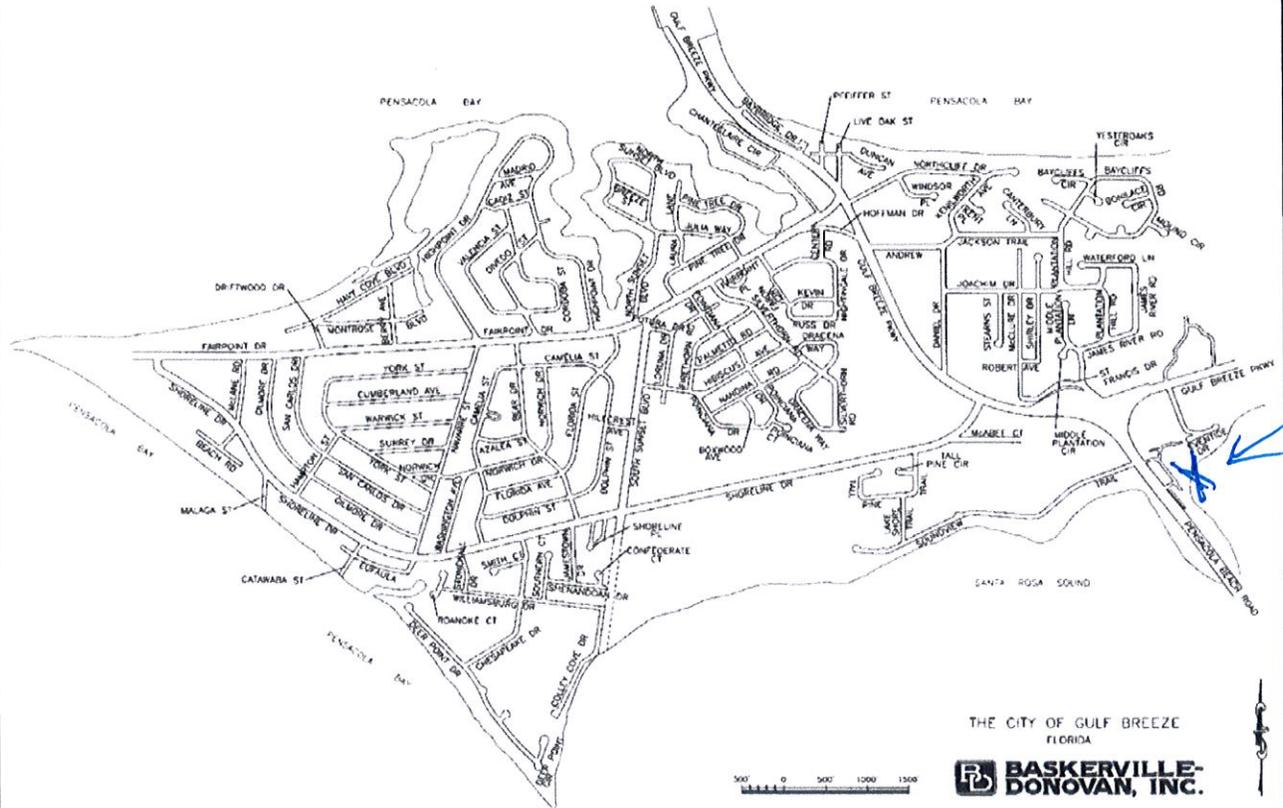
AGENT INFORMATION:

NAME: John Loftis of Loftis Marine Div, Inc	
ADDRESS: 7150 Clearwood Rd.	
ADDRESS 2:	
CITY: Pensacola,	
STATE: FL	
PHONE #: 850-934-0530	ZIP: 32526
FAX: 850-367-4102	CELL #: 850-572-3718
E-MAIL: Loftismarine@gmail.com	
STATE LICENSE #: MC 0999999 (county)	



LOCATION MAP:

PLEASE MARK THE PROJECT LOCATION ON THE MAP.





Santa Rosa County Property Appraiser

Gregory S. Brown, CFA



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[Sales In Section](#)
[Sales In Subdivision](#)

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Owner and Parcel Information

Owner Name	GULF BREEZE TREATMENT CENTER LLC	Today's Date	December 13, 2015
Mailing Address	350 PENSACOLA BEACH RD GULF BREEZE, FL 32561	Parcel Number	10-35-29-0000-00701-0000
Situs/Physical Address	350 PENSACOLA BEACH RD GULF BREEZE	Tax District	Gulf Breeze (District 1)
Property Usage	MEDICAL OF (001952)	2015 Millage Rates	15.7032
Section Township Range	10-35-29	Acreage	0.575
		Homestead	N

[Tax Collector Bill](#) |
 [Permits](#) |
 [Display Building Information](#) |
 [Show Parcel Maps](#) |
 [Generate Owner List By Radius](#) |
 [Show Zoning](#)

Value Information

	2013 Certified Values	2014 Certified Values	2015 Certified Values
Building Value	\$1,236,358	\$1,279,811	\$1,245,222
Extra Feature Value	\$30,281	\$31,875	\$31,875
Land Value	\$166,582	\$175,350	\$175,350
Land Agricultural Value	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$0	\$0
Just (Market) Value*	\$1,433,221	\$1,487,036	\$1,452,447
Assessed Value	\$1,433,221	\$1,487,036	\$1,452,447
Exempt Value	\$0	\$0	\$0
Taxable Value	\$1,433,221	\$1,487,036	\$1,452,447

Legal Description

DESCRIPTION PER DEED 2013 COM AT SE CORN OF GVT LOT 4 OF 4-35-29 THN N87*15'0"W ON S LN236.84 FT TO E R/W OF SR #399 THN S19*45'49"E ALNG RD 108.09FT THN S30*13'20"E 190.81 FT THN S30*57'37"E ON R/W 870.14 FT THN S58*35'23"W 87 FT THN S30*57'37"E 239.88 FT FOR POB THN N57*07'07"E 46.22 FT THN S31*31'09"E 37.39 FT THN N59* 13'25"E 80.06 FT THN S30*39'38"E 57.06 FT THN N59*23'13"E 70.85 FT THN S30*54'30"E 70 FT +/- TO SANTA ROSA SOUND THN SWALNG WATER EDGE 135 FT +/- (S43*19'19"W 129.87 FT) THN S59*33'28"W 72.09 FT THN N30*57'37"W198.11 FT TO POB AS DES IN OR3207 PG 1787

The legal description shown here may be condensed for assessment purposes. Exact description should be obtained from the recorded deed.

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

Extra Features Data

Description	Number of Items	Units	Year	Extra Feature Value
ASPHALT	1	9,100 SF	2004	\$11,375
FENCE - BLOCK	1	1 UT	2004	\$3,000
ELEVATOR	1	1 UT	2004	\$17,500

Land Information

Item	Land Code	Description	Zoning	Frontage	Depth	Unit Type	Land Units	Land Value
1	001900	PROF BLDG	C1	0	0	25050	SF	\$175,350

Sale Information

Sale Date	Sale Price	Instrument	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
01-10-2013	\$ 1,900,000	Warranty Deed	3207	1787	Qualified	Improved	M & L INVESTMENTS INC & BAPTIST HOSPITAL INC	GULF BREEZE TREATMENT CENTER LLC
11-15-2004	\$ 475,000	Warranty Deed	2374	2050	Unqualified	Improved	M & L INVESTMENTS INC	BAPTIST HOSPITAL INC (UNDIV 25% INT)
07-01-1995	\$ 650,000	Warranty Deed	1480	1458	Unqualified	Improved		M & L INVESTMENTS INC
12-01-1994	\$ 100	Quit Claim Deed	1454	77	Unqualified	Improved		
12-01-1994	\$ 602,000	Warranty Deed	1454	74	Unqualified	Improved		

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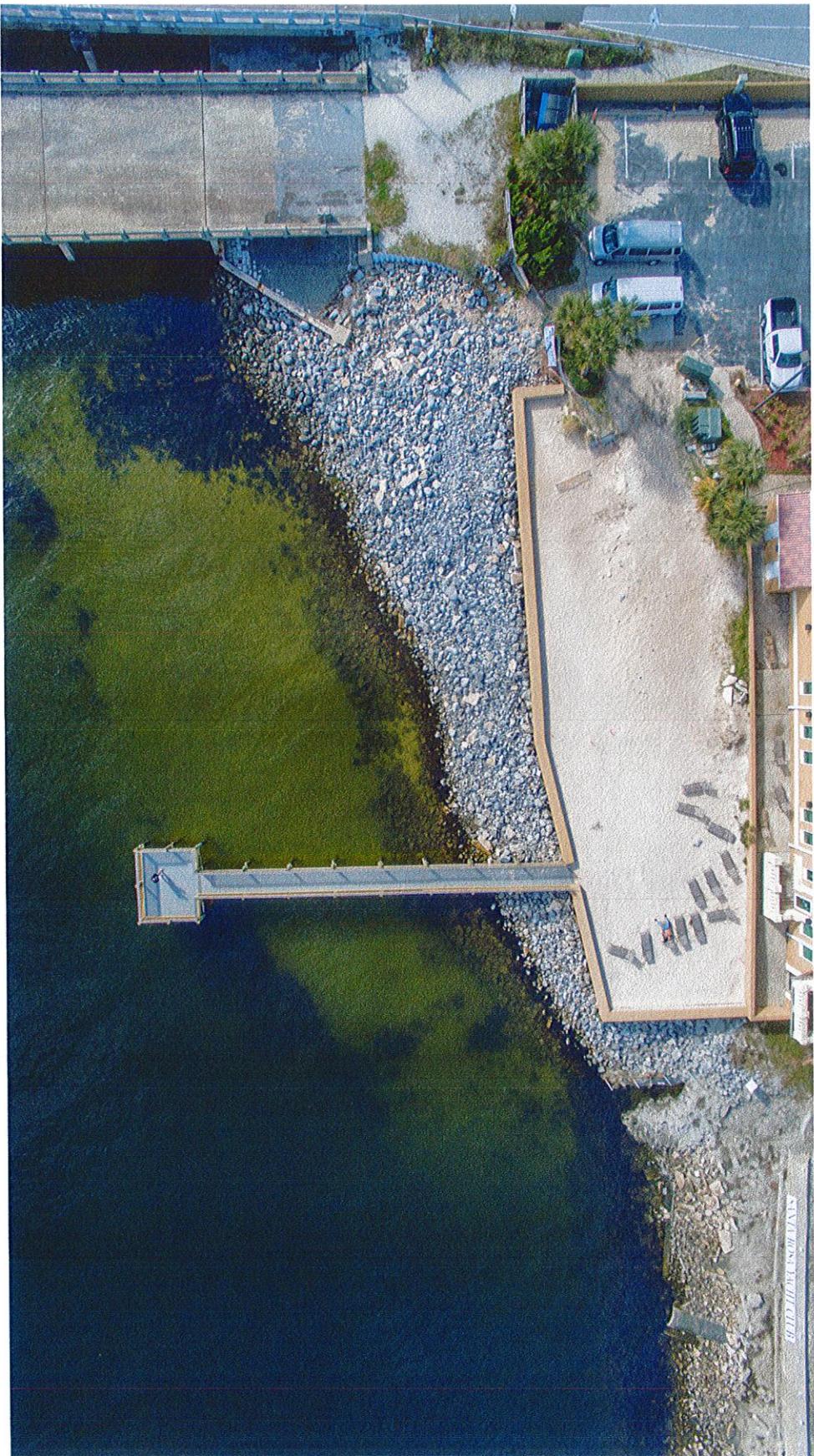
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The Santa Rosa County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The Senior Exemption Does Not Apply to All Taxing Authorities. Just (Market) Value is established by the Property Appraiser for ad valorem tax purposes. It does not represent anticipated selling price. Working values are subject to change. Website Updated: December 7, 2015

Aerial View of Project Site





City of Gulf Breeze

December 23, 2015

Gulf Breeze Treatment Center LLC
350 Pensacola Beach Rd
Gulf Breeze, FL 32561

RE: Development Review Board Application

Dear Gulf Breeze Treatment Center:

Your application regarding replacement of an existing dock and boathouse will be reviewed by the Development Review Board on Tuesday, January 5, 2016, at 6:30 p.m. in the Council Chambers, Gulf Breeze City Hall located at 1070 Shoreline Drive. To have your case heard, you or your agent must be present to answer any questions the Board may have.

If I may be of further assistance to you, please do not hesitate to call me at 934-5115.

Sincerely,

A handwritten signature in black ink that reads "Leslie Guyer".

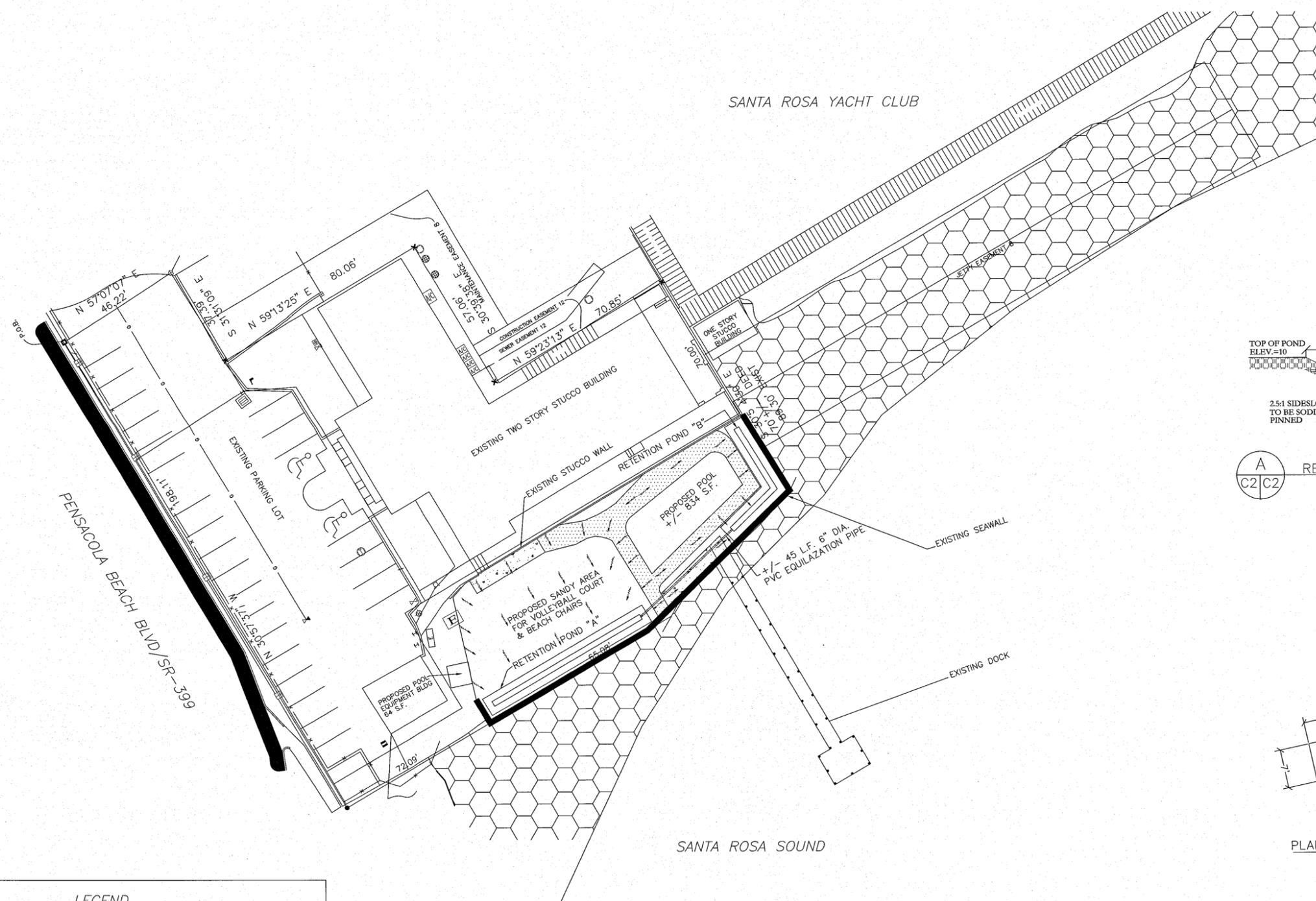
Leslie Guyer
City Clerk

cc: C.S. Carmichael, Director of Community Services
John Loftis, Loftis Marine Division, Inc.

Project Number:JCRL3-15-0002

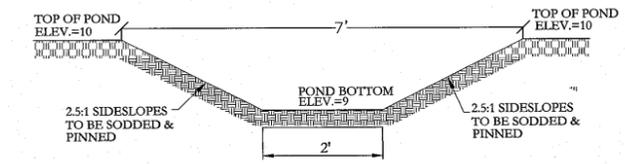


SCALE: 1" = 20'

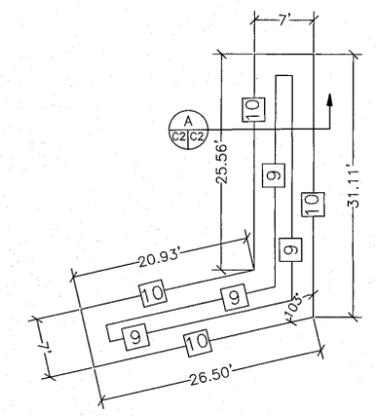


LEGEND

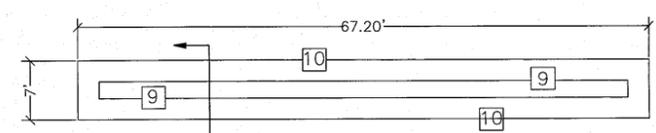
	PROPOSED PAVERS
	PROPOSED CONCRETE
	PROPOSED STORMWATER RUNOFF FLOW
	PROPOSED ELEVATION CONTOUR (ASSUMED)



RETENTION POND "A" & "B"—CROSS SECTION
N.T.S.



PLAN VIEW—RETENTION POND "B"
N.T.S.



PLAN VIEW—RETENTION POND "A"
N.T.S.

NO.	REVISIONS	BY	DATE

ENVIRONMENTAL ENGINEERING SERVICES
 CERTIFICATE OF AUTHORIZATION #: 6515
 2120 MARIA CIRCLE
 PENSACOLA, FLORIDA 32514
 850-982-8606 (OFC)
 850-477-1176 (FAX)
 GREGORY ALLEN CAMPBELL, P.E.
 FL PE LICENSE #: 38572

PROJECT TITLE:
 GULF BREEZE RECOVERY
 350 PENSACOLA BEACH BLVD
 GULF BREEZE, FLORIDA 32561
 SANTA ROSA COUNTY, FL

SHEET TITLE:
**PROPOSED SITE &
 STORMWATER PLAN**

DATE: 01-02-15

SCALE: 1" = 20'

SHEET NUMBER:

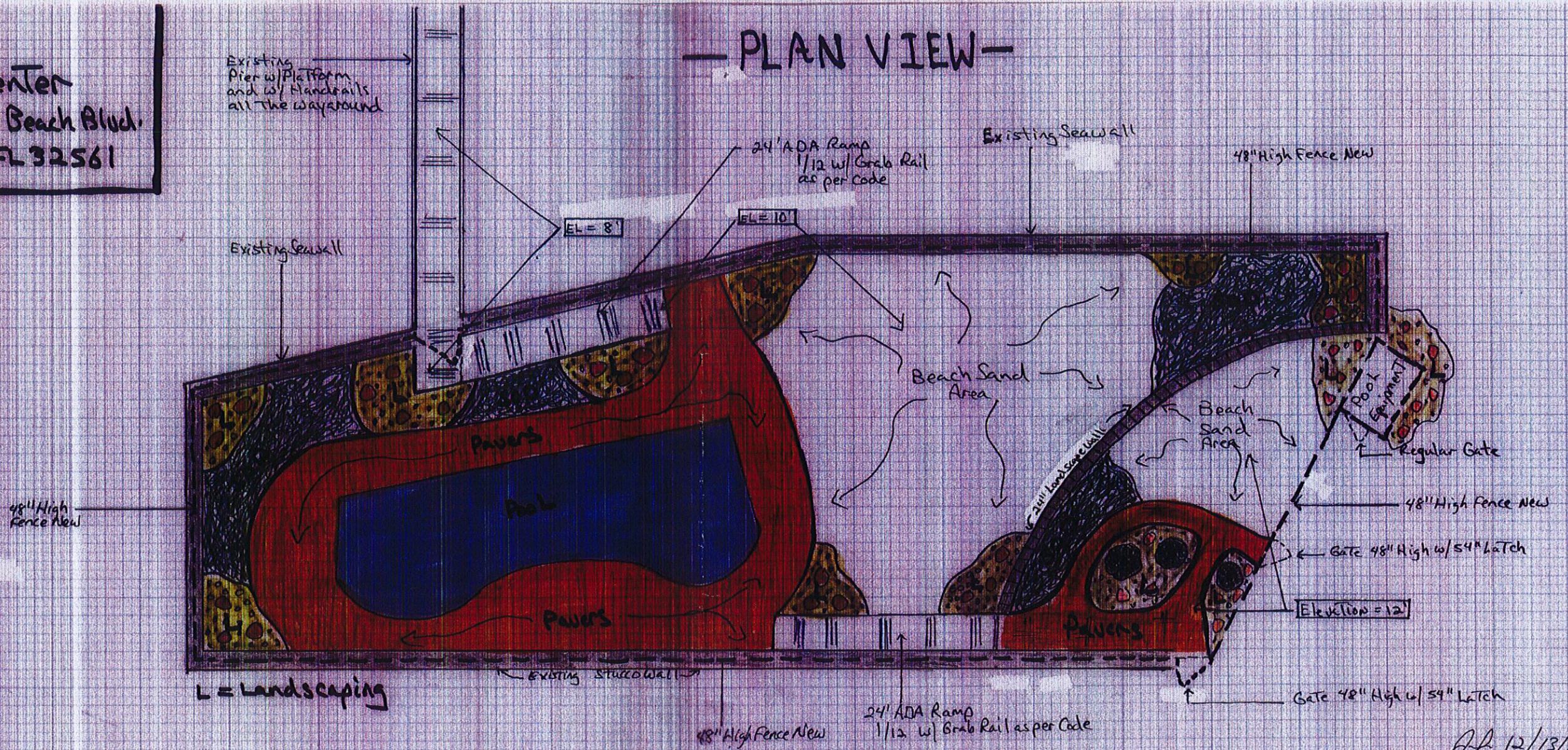
C2

SHEET 2 OF 2

[Signature]
 1-5-16

Gulf Breeze
 Treatment Center
 350 Pensacola Beach Blvd.
 Gulf Breeze, FL 32561

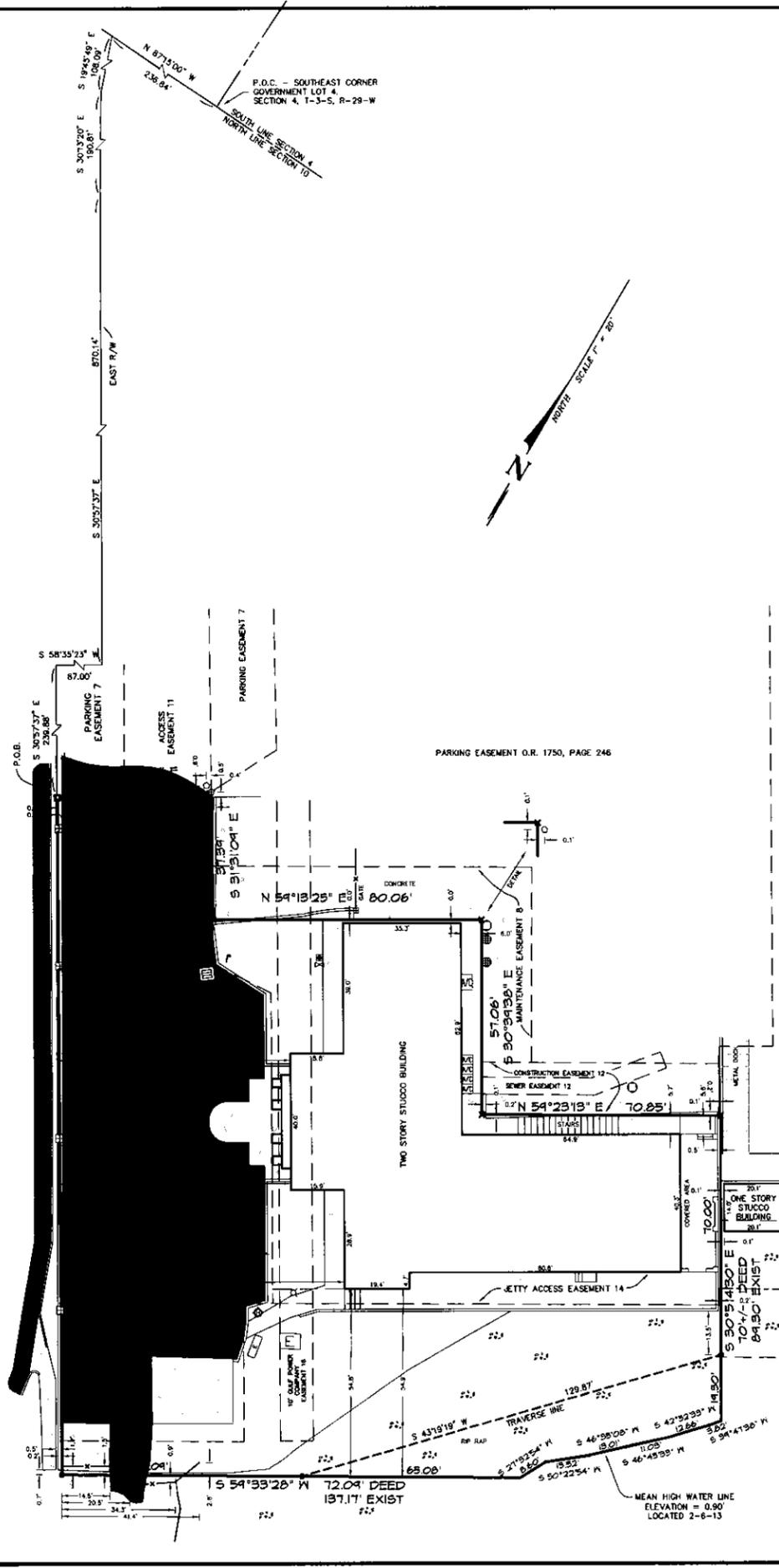
— PLAN VIEW —



Scale = 1" = 10'

af 12/13/15

PENSACOLA BEACH ROAD STATE ROAD #399 R/W VARIES



- LEGEND:
- R/W Right of way
 - P.O.B. Point of beginning
 - P.O.C. Point of commencement
 - 1/2" Capped iron rod set #1073
 - X "X" cut in concrete
 - Hole in concrete
 - Nail and disk found #1073
 - Lamp hole
 - Sanitary sewer manhole
 - Telephone manhole
 - Air conditioning unit
 - Storm inlet
 - Guard post
 - Water valve
 - Gas valve
 - Sprinkler control valve
 - Fire hydrant
 - Buried gas marker
 - Light pole
 - Power pole
 - Concrete
 - FK Nail found
 - Chain link fence
 - Wood fence

STREET ADDRESS: 350 Pensacola Beach Road

LEGAL DESCRIPTION:
 Commence at an existing concrete monument marking the Southeast corner of Government Lot 4, Section 4, Township 3 South, Range 24 West, Santa Rosa County, Florida; thence run North 87 degrees 15'00" West along the South line of said Section 4 and the North line of Section 10 a distance of 236.84 feet to the East right-of-way line of State Road #399; thence run South 19 degrees 49'41" East along said right-of-way line for 108.04 feet; thence run South 30 degrees 19'20" East for 193.81 feet; thence run South 30 degrees 51'37" East along said right-of-way line a distance of 870.14 feet to an iron rod; thence leaving said right-of-way run South 58 degrees 55'23" West for a distance of 87.00 feet; thence run South 30 degrees 51'37" East for 294.88 feet to a FK nail and disk marking the Point of Beginning; thence run North 57 degrees 07'07" East for 46.22 feet; thence run South 51 degrees 31'04" East for 37.54 feet; thence run North 54 degrees 13'25" East for 80.06 feet; thence run South 30 degrees 34'38" East for 57.06 feet; thence run North 54 degrees 25'15" East for 70.85 feet; thence run South 30 degrees 54'50" East for 70.00 feet, more or less to a point in the waters edge of Santa Rosa Sound; thence in a Southwesterly direction along said waters edge run 135 feet, more or less. (South 43 degrees 19'19" West-124.87 feet); thence departing said waters edge run South 54 degrees 58'28" West for 72.04 feet; thence run North 30 degrees 51'37" West for 148.11 feet to the Point of Beginning. All lying and being a part of Section 10, Township 3 South, Range 24 West, Santa Rosa County, Florida.

SURVEYOR'S NOTES:
 1. The underground utilities shown have been located from field survey information and existing drawings. The surveyor has not physically located the underground utilities. The surveyor does not certify that the underground utilities shown comprise all such utilities or that they are the exact size, material, or location as indicated.
 2. This survey does not reflect or determine ownership.
 3. This survey is subject to any facts that may be disclosed by a full and accurate title search.
 4. This survey is subject to setbacks, easements, and restrictions of record.
 5. To assure the contractor is on the same vertical and horizontal datum as this survey, it is strongly recommended that vertical checks be made between two benchmarks and that horizontal checks be made between three control points or property corners.
 6. Footings and foundations below natural ground not located.
 7. Due to current safety regulations, we are unable to access any sewer manholes and/or structures in order to verify pipe size or material. Pipe size and material has been shown as per plans or by approximate measurements. It is strongly recommended that size and material are verified before any design work begins.

BENCHMARKS:
 BM 48/74x16 - A brass disk located in the nest guard rail on the north end of the south bound lanes of Bob Sikes Bridge.
 Elevation = 17.80'

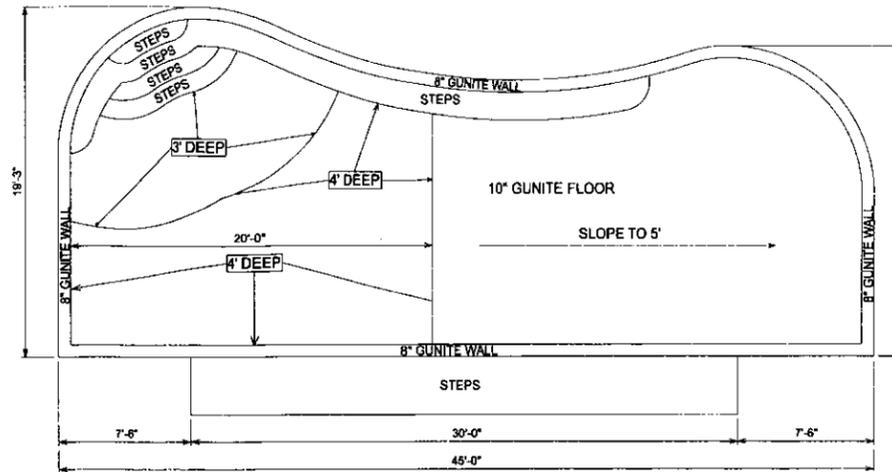
Measurements made in accordance with United States Standards
 BEARING REFERENCE: MONUMENT BASED ON THE EAST MAIN STATE ROAD 399
 AS S 30° 51' 37" E
 ORDERED BY: MR. JASON TAYLOR
 ELEVATION REFERENCE: NAVD 83
 ENCROACHMENTS: CONCRETE BUILDINGS IN EASTERN PORTION OF LOT
 SOURCE OF INFORMATION: SANTA ROSA AERIAL PHOTO; PUBLIC RECORDS; SURVEYS BY THIS FIRM

Walter J. Glaze
 David D. Glaze
 PSM #5605
 PSM #5605
PITTMAN, PILLAZE AND ASSOCIATES, INC.
 LAND SURVEYORS
 5700 N. DAVIS HIGHWAY, SUITE 3
 PENSACOLA, FL 32503
 Phone (850) 434-6666 Fax (850) 434-6661
 Email: jglaze@pita.com

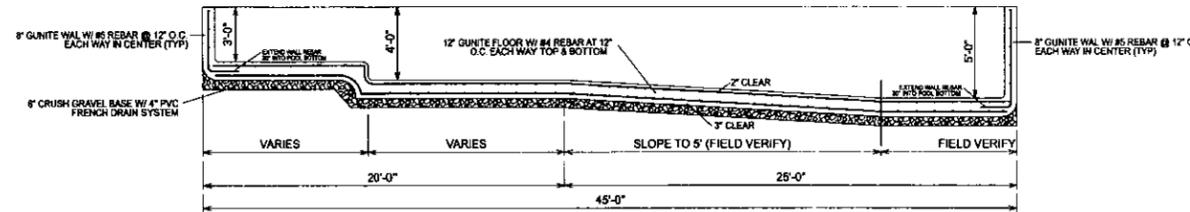
I hereby certify that this survey was made under my responsible charge and meets the Minimum Technical Standards as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17.050, 5J-17.051 and 5J-17.052, pursuant to Section 472.027 Florida Statutes.	
Scale: 1" = 20'	Walter J. Glaze
File No. C-6864	David D. Glaze
Job No. 95292-1B	PSM #5605
Date of Plot: 2-7-19	
Date of Survey: 2-6-19	
FB 1462	PC 57
FB	PC
FB	PC
Drawn by: PML	

GENERAL NOTES:

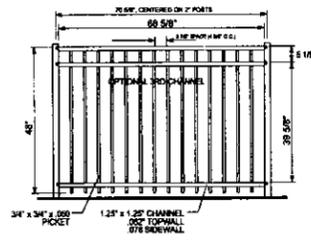
1. THIS POOL STRUCTURE IS DESIGNED AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE 2014.
2. ENGINEER OF RECORD: DEAN A. SPENCER, PE, SECB FL# 44472.
3. POOL STRUCTURE SHALL BEAR ON FILL MATERIALS COMPACTED TO A MINIMUM OF 95% MODIFIED PROCTOR TEST.
4. PROVIDE A 6" CRUSHED GRAVEL SUB-BASE WITH A FRENCH DRAIN SYSTEM TO CONTROL HYDROSTATIC UPLIFT PRESSURE.
5. 12" GUNITE FLOOR WITH A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI. SEE PLANS FOR REBAR.
6. 8" GUNITE WALLS WITH A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI. SEE PLANS FOR REBAR.
7. CONCRETE MAY BE PNEUMATICALLY APPLIED IN POOL FLOOR, WALLS AND STEPS.
8. ALL REINFORCING STEEL SHALL CONFORM TO ASTM A615 GRADE 60. PROVIDE A MINIMUM 3" COVER WHEN CAST AGAINST EARTH, OTHERWISE PROVIDE A MINIMUM 2" COVER.
9. ALL REBAR SPLICES SHALL BE 50 BAR DIAMTERS UNLESS NOTED OTHERWISE.
10. ASSUMED ALLOWABLE SOIL BEARING PRESSURE IS 1500 PSF.
11. ALL NON-STRUCTURAL POOL COMPONENTS SHALL BE DESIGNED AND PROVIDED BY POOL CONTRACTOR.
12. DRAINING THE POOL, FOR ANY REASON, WITHOUT ELIMINATING THE HYDROSTATIC UPLIFT PRESSURE MAY RESULT IN SERIOUS DAMAGE. THE OWNER IS ADVISED TO CONSULT AN EXPERIENCED POOL CONTRACTOR PRIOR TO COMMENCING DRAINING THE POOL.



STRUCTURAL POOL PLAN
SCALE: 1/4" = 1' - 0"

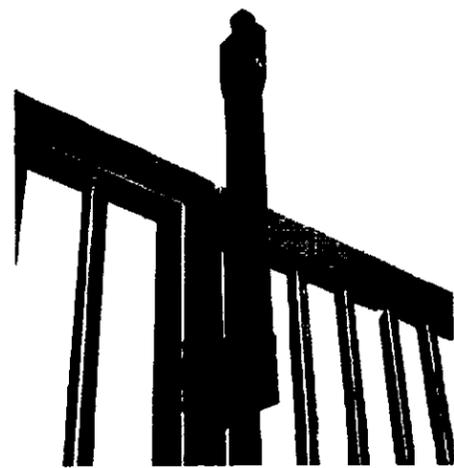


STRUCTURAL POOL SECTION
SCALE: 1/4" = 1' - 0"



POOL FENCE DETAIL
SCALE: 1/2" = 1' - 0"

TOP OF POOL GATE LATCH SHALL BE 54" HIGH.



**POOL FENCE GATE
MAGNA-LATCH DETAIL**
NOT TO SCALE



DEAN A. SPENCER ENGINEERING, INC.
2735 S. GARDNER PLACE
GULF BREEZE, FL 32563
904.832.1700 (FAX)
904.832.1944 (TEL)
DEAN A. SPENCER, PE, SECB
FL 44472, CA 18979
AL 14982, GA 15487

REVISIONS	DESCRIPTION
DATE	

PROJECT TITLE:
**Gulf Breeze
Recovery Wall Pool**
Gulf Breeze, Florida
Santa Rosa County

SHEET TITLE:
**STRUCTURAL
NOTES/DETAILS**

DATE:
12/14/15

SHEET NUMBER:
S1

Signature
SEAL

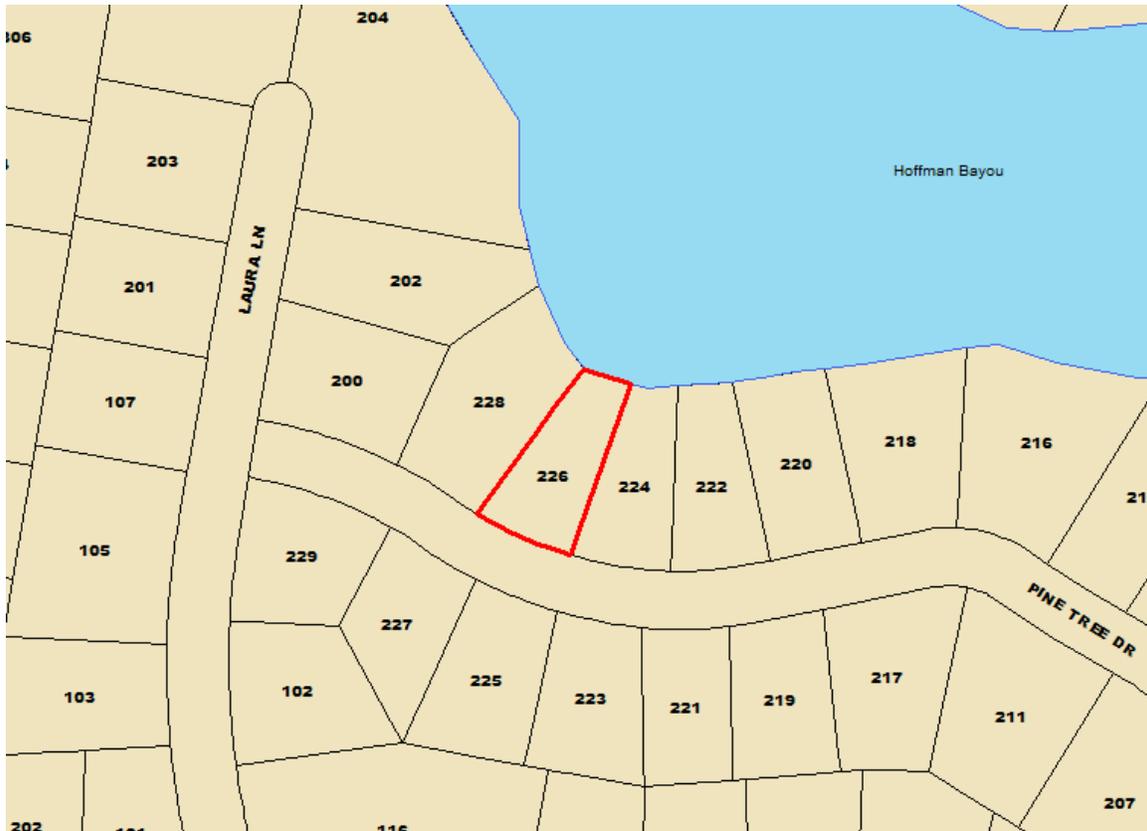


City of Gulf Breeze

DEVELOPMENT REVIEW BOARD

STAFF REPORT

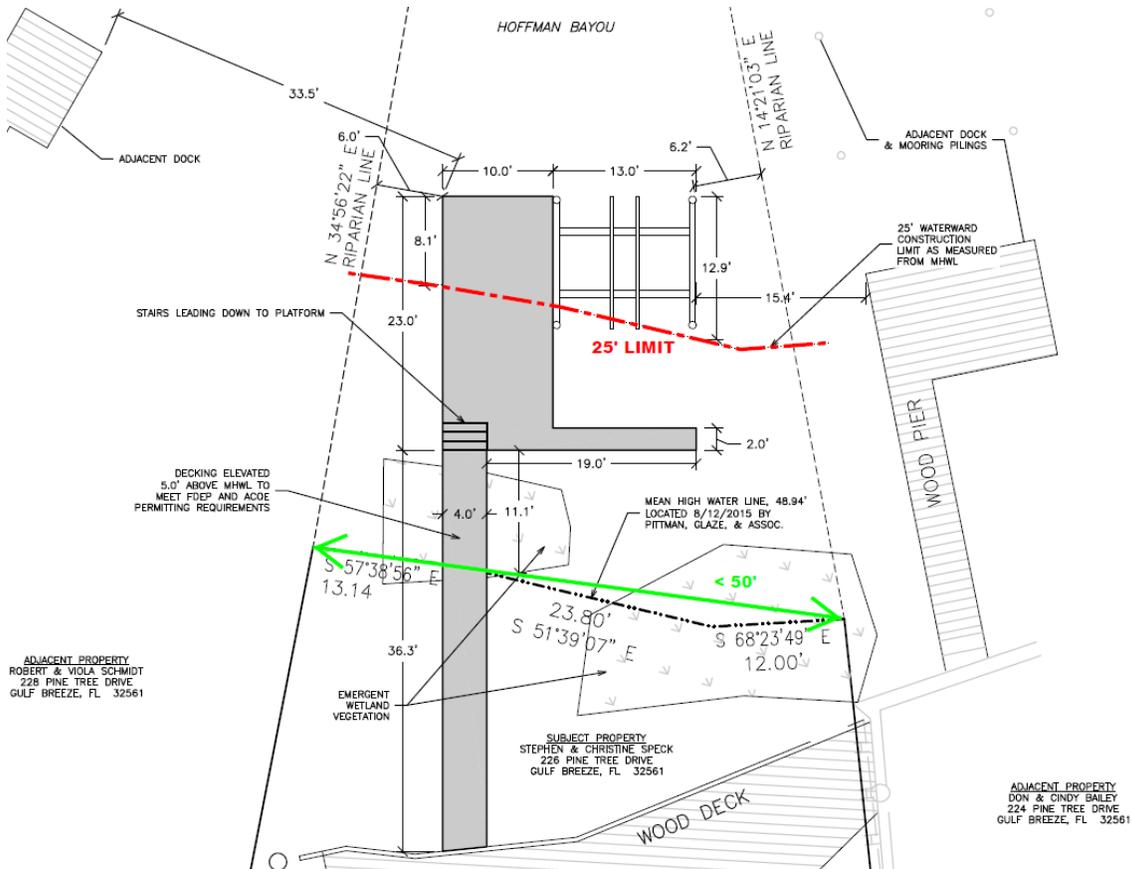
PROJECT NO: JDPL3-15-0002
APPLICATION DATE: 12/08/2015
PROJECT INFORMATION: DOCK W/ AN UNCOVERED BOAT LIFT – LEVEL III
PROJECT LOCATION: 226 PINE TREE DR



PARCEL INFORMATION: SRC PARCEL ID: 053S290480005000180
SUBDIVISION: CARLANN SHORES
LOT/BLOCK: LOT 18 / BLOCK 5
PARCEL SIZE: .167
ZONING: R1AA
FLU: LDR
MISC: WATERFRONT

Variance 2 – Decreased the minimum setbacks specified in Ch 24, Art V, Div 3, Sec 24-191(2)(b) from 25’ to 6’ from the west property and 6.2’ from the east property line.

Variance 3 – Decreased the minimum setback from adjacent piers specified in Ch 24, Art V, Div 3, Sec 24-191(2)(b) from 50’ to 33.5’ feet from the pier to west and 15.4’ from the pier to the east.



Staff has reviewed the plans and based on the aforementioned variances, it appears that the project meets the intent of the City’s Land Development Code (LDC) and recommends that the Development Review Board approve the project as submitted. Because this project involves deviations from the LDC, it is classified as Level III Development and must be approved by the City Council.



December 4, 2015

Craig S. Carmichael
City of Gulf Breeze
Community Services Director
1070 Shoreline Drive
Gulf Breeze, Florida 32561

Re: Development Review Board Application
Project: 226 Pine Tree Drive
Applicant: Stephen & Christine Speck
WSI Project #2015-334

Dear Mr. Carmichael,

Please find enclosed a Level III Development Order Application to go before the January 5, 2016 DRB meeting. The Specks are requesting authorization to construct an 11.1' by 4' access pier, a 23' by 10' platform, a 13' by 2' finger pier, and an uncovered boat lift within their riparian rights of Hoffman Bayou at 226 Pine Tree Drive. The dock will extend a maximum distance of 37.9' into Hoffman Bayou as measured from the mean high water line. The overall length of the dock to exceed the allowed 25' waterward extension limit of an inland bayou was approved by the Board of Adjustments on November 30, 2015.

Supporting permit drawings are attached. If any questions arise, please feel free to contact me by email at jtaylor@wetlandsciences.com or by telephone at 850-453-4700.

Sincerely,

WETLAND SCIENCES, INC.

Jason Taylor
Environmental Scientist

Copy furnished: Stephen & Christine Speck
File



PROPERTY OWNER INFORMATION		PROJECT LOCATION INFORMATION:					
NAME:		PHYSICAL ADDRESS:					
ADDRESS:		SUBDIVISION NAME:					
ADDRESS 2:		PARCEL ID #:					
			SEC	TWN	RNG	SUB	BLK
CITY:		ZONING DESIGNATION:					
STATE:		IS THE PROPERTY A CORNER LOT? YES NO					
PHONE #:	ZIP:	DRIVING DIRECTIONS:					
FAX:	CELL #:						
E-MAIL:							

DESCRIPTION OF PROJECT:					
TYPE OF PROJECT:	RENOVATION	NEW CONSTRUCTION	POOL	MARINE	DEMO
OTHER:					
SCOPE OF WORK:					
OCCUPANCY CLASSIFICATION:	RESIDENTIAL	ASSEMBLY	BUSINESS	MERCANTILE	
STORAGE		OTHER:			
INTENDED USE:					
DIMENSION:					
	LENGTH	WIDTH	HEIGHT	STORIES	SQUARE FEET
ESTIMATED COST OF CONSTRUCTION:			ESTIMATED COMPLETION DATE:		

UTILITY INFORMATION:					
UTILITIES:	WATER	SEWER	SEPTIC TANK	GAS	ELECTRIC
WATER TAP SIZE:	3/4"	1"	1 1/2"	2"	4" 6"
LIST GAS APPLIANCES:					
WILL THE STRUCTURE HAVE FIRE SPRINKLERS: YES NO					

SECTION 21-263 OF THE CITY'S CODE OF ORDINANCES REQUIRES THAT ALL NEW DEVELOPMENT AND REDEVELOPMENT WITH A CONSTRUCTION PERMIT EVALUATION EXCEEDING 50 PERCENT OF THE MOST RECENTLY ASSESSED VALUE OF THE PROPERTY, SHALL BE REQUIRED TO PLACE ALL UTILITIES UNDERGROUND, INCLUDING ELECTRICAL AND TELEPHONE LINES.

MARINE CONSTRUCTION:												
TYPE OF PROJECT:	RETAINING/SEA WALL	DOCK/PIER	BOATHOUSE	UNCOVERED LIFT								
BODY OF WATER:	PENSACOLA BAY	SANTA ROSA SOUND	HOFFMAN BAYOU									
	WOODLAND BAYOU	GILMORE BAYOU										
IF A DOCK/PIER, BOATHOUSE OR UNCOVERED LIFT, WHAT IS THE LENGTH MEASURED FROM THE MHWL?												
IF A DOCK/PIER, BOATHOUSE OR UNCOVERED LIFT, WHAT IS THE TOTAL SQUARE FOOTAGE?												
IF A BOATHOUSE OR UNCOVERED LIFT, WHAT IS THE SQUARE FOOTAGE?												
WHAT IS THE DISTANCE FROM THE FURTHERMOST EXTENT OF THE DOCK/PIER, BOATHOUSE OR UNCOVERED BOAT LIFT FROM THE PROPERTY LINE?												
LEFT: RIGHT:												
SECTION 24-172 OF THE LAND DEVELOPMENT CODE REQUIRES THAT ALL DOCKS, PIERS, BOATHOUSES, UNCOVERED SLIPS OR SIMILAR STRUCTURES PROVIDE CONTINUING PUBLIC ACCESS TO ALL SOVEREIGN LANDS, HOW WILL THIS BE ACCOMPLISHED FOR THIS PARTICULAR PROJECT?												
IF A DOCK/PIER BOATHOUSE OR UNCOVERED SLIP, ALONG WHAT SECTION OF SHORELINE WILL THE PROJECT BE LOCATED:												
<table style="width: 100%; border: none;"> <tr> <td style="width: 50%; padding: 5px;">NAVAL LIVE OAKS - BOB SIKES BRIDGE (200' MAX)</td> <td style="width: 50%; padding: 5px;">BOB SIKES - SHORELINE PARK (200' MAX)</td> </tr> <tr> <td style="padding: 5px;">SHORELINE PARK - DEER POINT (200' MAX)</td> <td style="padding: 5px;">DEER POINT - ZAMARA CANAL (300' MAX)</td> </tr> <tr> <td style="padding: 5px;">ZAMARA CANAL - FAIRPOINT (475' MAX)</td> <td style="padding: 5px;">FAIRPOINT - PENSACOLA BAY BRIDGE (225' MAX)</td> </tr> <tr> <td style="padding: 5px;">PENSACOLA BAY BRIDGE - NAVAL LIVE OAKS (200' MAX)</td> <td style="padding: 5px;">INLAND BAYOU (25'MAX)</td> </tr> </table>					NAVAL LIVE OAKS - BOB SIKES BRIDGE (200' MAX)	BOB SIKES - SHORELINE PARK (200' MAX)	SHORELINE PARK - DEER POINT (200' MAX)	DEER POINT - ZAMARA CANAL (300' MAX)	ZAMARA CANAL - FAIRPOINT (475' MAX)	FAIRPOINT - PENSACOLA BAY BRIDGE (225' MAX)	PENSACOLA BAY BRIDGE - NAVAL LIVE OAKS (200' MAX)	INLAND BAYOU (25'MAX)
NAVAL LIVE OAKS - BOB SIKES BRIDGE (200' MAX)	BOB SIKES - SHORELINE PARK (200' MAX)											
SHORELINE PARK - DEER POINT (200' MAX)	DEER POINT - ZAMARA CANAL (300' MAX)											
ZAMARA CANAL - FAIRPOINT (475' MAX)	FAIRPOINT - PENSACOLA BAY BRIDGE (225' MAX)											
PENSACOLA BAY BRIDGE - NAVAL LIVE OAKS (200' MAX)	INLAND BAYOU (25'MAX)											
IF A RETAINING/SEA WALL, WHAT IS IT'S DISTANCE FROM THE MHWL?												
WHAT IS THE VERTICAL HEIGHT OF THE RETAINING/SEA WALL?												
		SEAWARD	LANDWARD									
ARE COPIES OF FEDERAL AND STATE PERMITS ATTACHED?												
		YES	NO									

POOL INFORMATION:

POOL TYPE:	BELOW GROUND	ABOVE GROUND	SPA/HOT TUB
DIMENSION:			
	LENGTH	WIDTH	DEPTH
			SQUARE FEET

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

IS SO, WHAT IS THE HEIGHT?

WILL THE POOL HAVE SCREENED ENCLOSURE?

IS SO, WHAT ARE THE DIMENSIONS:				
	LENGTH	WIDTH	HEIGHT	SQUARE FEET

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

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

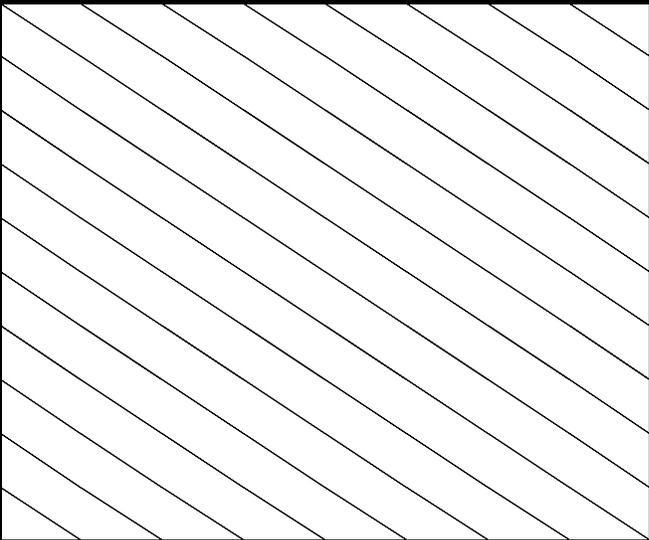
_____	_____	_____	_____
CONTRACTOR'S SIGNATURE	DATE	OWNER'S SIGNATURE	DATE
_____		_____	
PRINTED NAME		PRINTED NAME	

COMMERCIAL DEVELOPMENT:

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

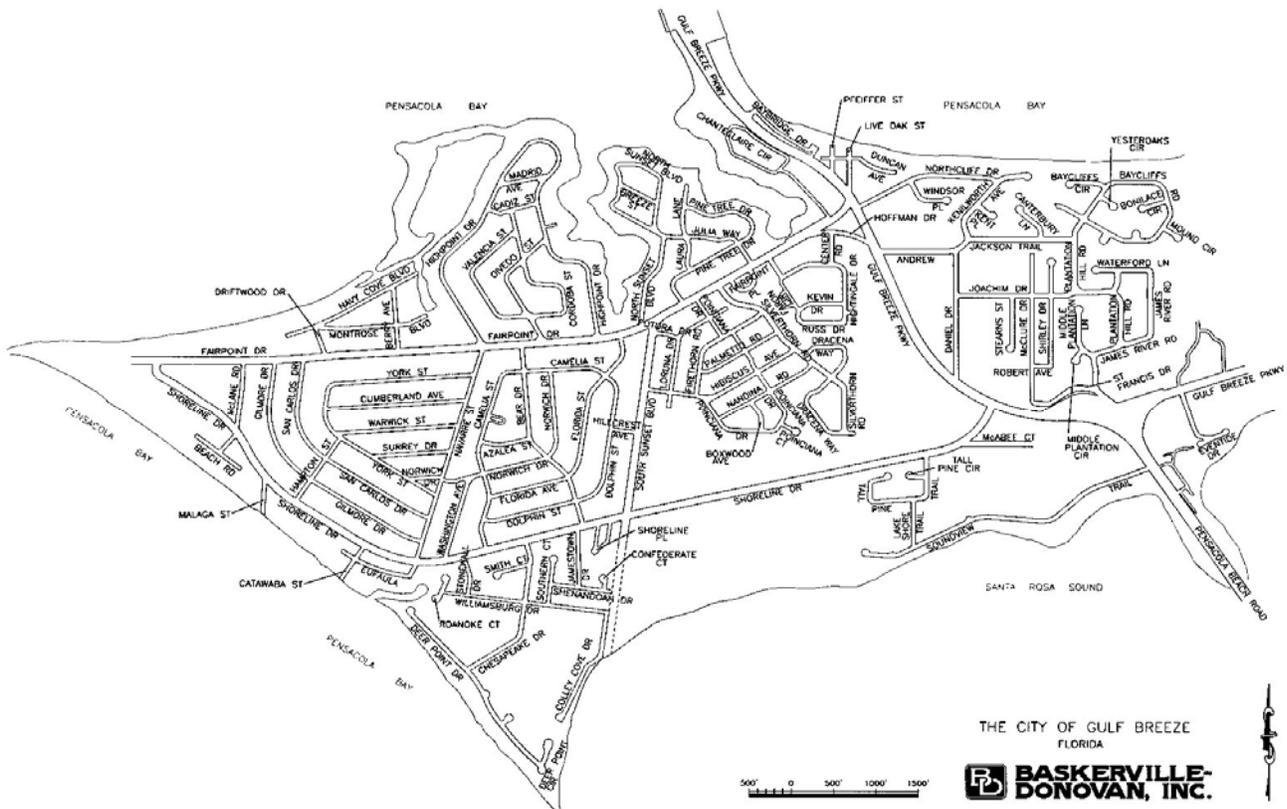
AGENT INFORMATION:

NAM-:	
ADDRESS:	
ADDRESS 2:	
CITY:	
STATE:	
PHONE #:	ZIP:
FAX:	CELL #:
E-MAIL:	
STATE LICENSE #:	



LOCATION MAP:

PLEASE MARK THE PROJECT LOCATION ON THE MAP.



DEMOLITION INFORMATION:

PLEASE ATTACH A SURVEY DEPICTING THE STRUCTURES TO BE REMOVED.

IF UTILITIES ARE TO REMAIN ONSITE, WHAT MEASURES WILL BE TAKEN TO PROTECT THEM FROM DAMAGE?

DISPOSAL OF MATERIAL:

SANTA ROSA COUNTY LANDFILL

ESCAMBIA COUNTY LANDFILL

OTHER: _____

ASBESTOS NOTIFICATION STATEMENT

PER FLORIDA BUILDING CODE 105.9 ASBESTOS. THE ENFORCING AGENCY SHALL REQUIRE EACH BUILDING PERMIT FOR THE DEMOLITION OR RENOVATION OF AN EXISTING STRUCTURE TO CONTAIN AN ASBESTOS NOTIFICATION STATEMENT WHICH INDICATES THE OWNER'S OR OPERATOR'S RESPONSIBILITY TO COMPLY WITH THE PROVISIONS OF SECTION 469.003, FLORIDA STATUTES, AND TO **NOTIFY THE DEPARTMENT OF ENVIRONMENTAL PROTECTION OF HIS OR HER INTENTIONS TO REMOVE ASBESTOS**, WHEN APPLICABLE, IN ACCORDANCE WITH STATE AND FEDERAL LAW.

469.003 LICENSE REQUIRED

1. NO PERSON MAY CONDUCT AN ASBESTOS SURVEY, DEVELOP AN OPERATION AND MAINTENANCE PLAN, OR MONITOR AND EVALUATE ASBESTOS ABATEMENT UNLESS TRAINED AND LICENSED AS AN ASBESTOS CONSULTANT AS REQUIRED BY THIS CHAPTER.
2. **(A)** NO PERSON MAY PREPARE ASBESTOS ABATEMENT SPECIFICATIONS UNLESS TRAINED AND LICENSED AS AN ASBESTOS CONSULTANT AS REQUIRED BY THIS CHAPTER.
(B) ANY PERSON ENGAGED IN THE BUSINESS OF ASBESTOS SURVEYS PRIOR TO OCTOBER 1, 1987, WHO HAS BEEN CERTIFIED BY THE DEPARTMENT OF LABOR AND EMPLOYMENT SECURITY AS A CERTIFIED ASBESTOS SURVEYOR AND WHO HAS COMPLIED WITH THE TRAINING REQUIREMENTS OF S. 469.013(1)(B), MAY PROVIDE SURVEY SERVICES AS DESCRIBED IN S. 255.553(1), (2) AND (3). THE DEPARTMENT OF LABOR AND EMPLOYMENT SECURITY MAY, BY RULE, ESTABLISH VIOLATIONS, DISCIPLINARY PROCEDURES, AND PENALTIES FOR CERTIFIED ASBESTOS SURVEYORS.
3. NO PERSON MAY CONDUCT ASBESTOS ABATEMENT WORK UNLESS LICENSED BY THE DEPARTMENT UNDER THIS CHAPTER AS AN ASBESTOS CONTRACTOR, EXCEPT AS OTHERWISE PROVIDED IN THIS CHAPTER.

I CERTIFY THAT I HAVE READ AND UNDERSTAND AND WILL COMPLY WITH THE PROVISIONS OF THIS ASBESTOS NOTIFICATION STATEMENT AND THAT I WILL COMPLY WITH ALL STATE AND FEDERAL REGULATIONS PERTAINING TO ASBESTOS.

LICENSE HOLDER/CONTRACTOR SIGNATURE

DATE

LICENSE HOLDER/CONTRACTOR PRINTED NAME LICENSE NUMBER

AUTHORIZATION:

APPLICATION IS HEREBY MADE TO OBTAIN A DEVELOPMENT ORDER TO THE WORK AS INDICATED IN THE ATTACHED PLANS AND SPECIFICATIONS. I (WE)

CERTIFY THAT NO WORK HAS COMMENCED PRIOR TO THE ISSUANCE OF THE DEVELOPMENT ORDER AND THAT ALL WORK WILL BE PERFORMED IN

ACCORDANCE WITH ALL LAWS REGULATING CONSTRUCTION AND ZONING IN THIS JURISDICTION.

CONTRACTOR'S SIGNATURE

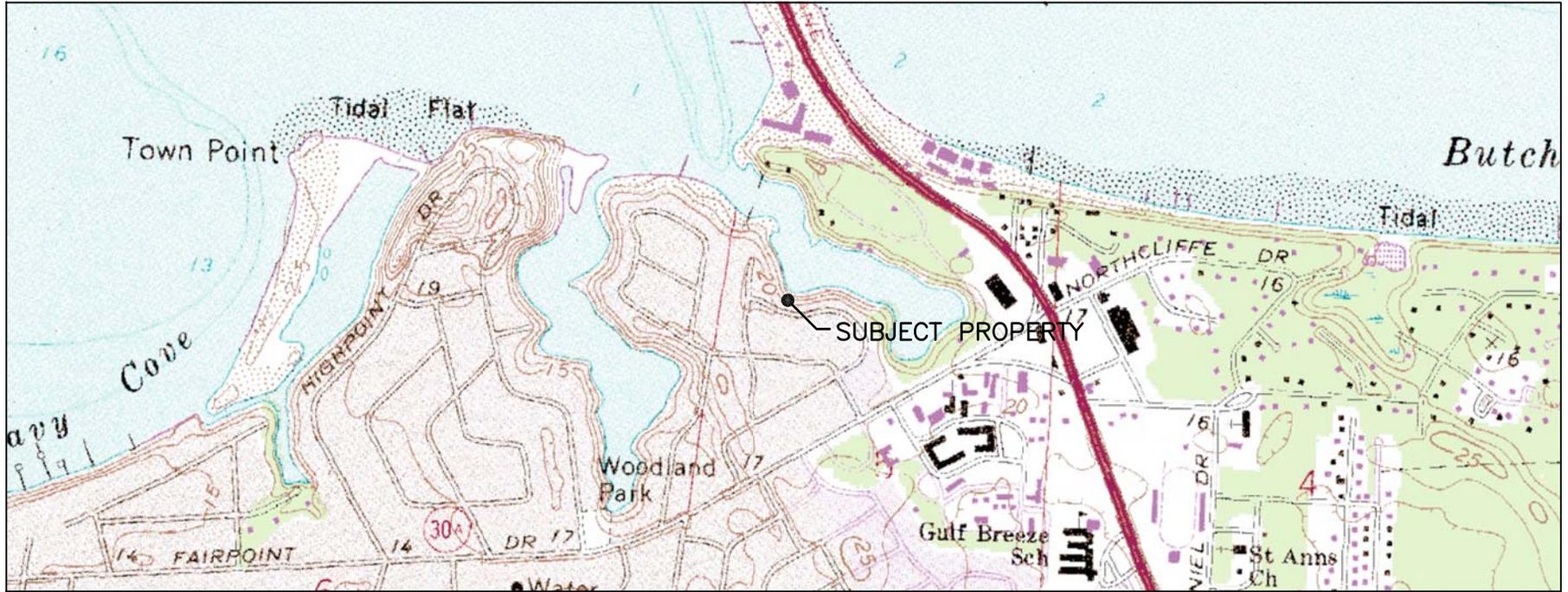
DATE

OWNER'S SIGNATURE

DATE

PRINTED NAME

PRINTED NAME



DIRECTIONS TO THE SITE FROM DOWNTOWN PENSACOLA: START OUT GOING EAST ON CHASE STREET/US-98 TOWARDS GULF BREEZE. CONTINUE TO FOLLOW US-98 FOR APPROXIMATELY 3.7 MILES. TURN RIGHT ONTO FAIRPOINT DRIVE AND CONTINUE FOR 0.3 MILES. TURN RIGHT ONTO JULIA WAY. TURN RIGHT AT THE FIRST CROSS STREET ONTO PINE TREE DRIVE. SUBJECT PROPERTY WILL BE LOCATED ON THE RIGHT HAND SIDE OF THE ROAD WITH AN ADDRESS OF 226 PINE TREE DRIVE. PLEASE CALL 850-453-4700 WITH ANY QUESTIONS.

SUBJECT PROPERTY

PARCEL ID#
 05-3S-29-0480-00500-0180
 PROPERTY OWNER
 STEPHEN & CHRISTINE SPECK
 226 PINE TREE DRIVE
 GULF BREEZE, FL 32561

PROJECT LOCATION

226 PINE TREE DRIVE
 GULF BREEZE, FL 32561
 LAT: 30.365915'
 LONG: -87.176262'

INDEX OF SHEETS

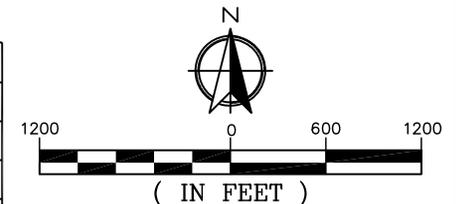
SHEET NO.	DESCRIPTION
1	SITE LOCATION MAP
2	EXISTING SITE CONDITIONS
3	PLAN VIEW DEPICTED ONTO AERIAL
4	PLAN VIEW OF PROPOSED DEVELOPMENT PLAN
5	DOCK PROFILE (TYPICAL)
6	DOCK DETAILS (TYPICAL)



ENVIRONMENTAL CONSULTANTS

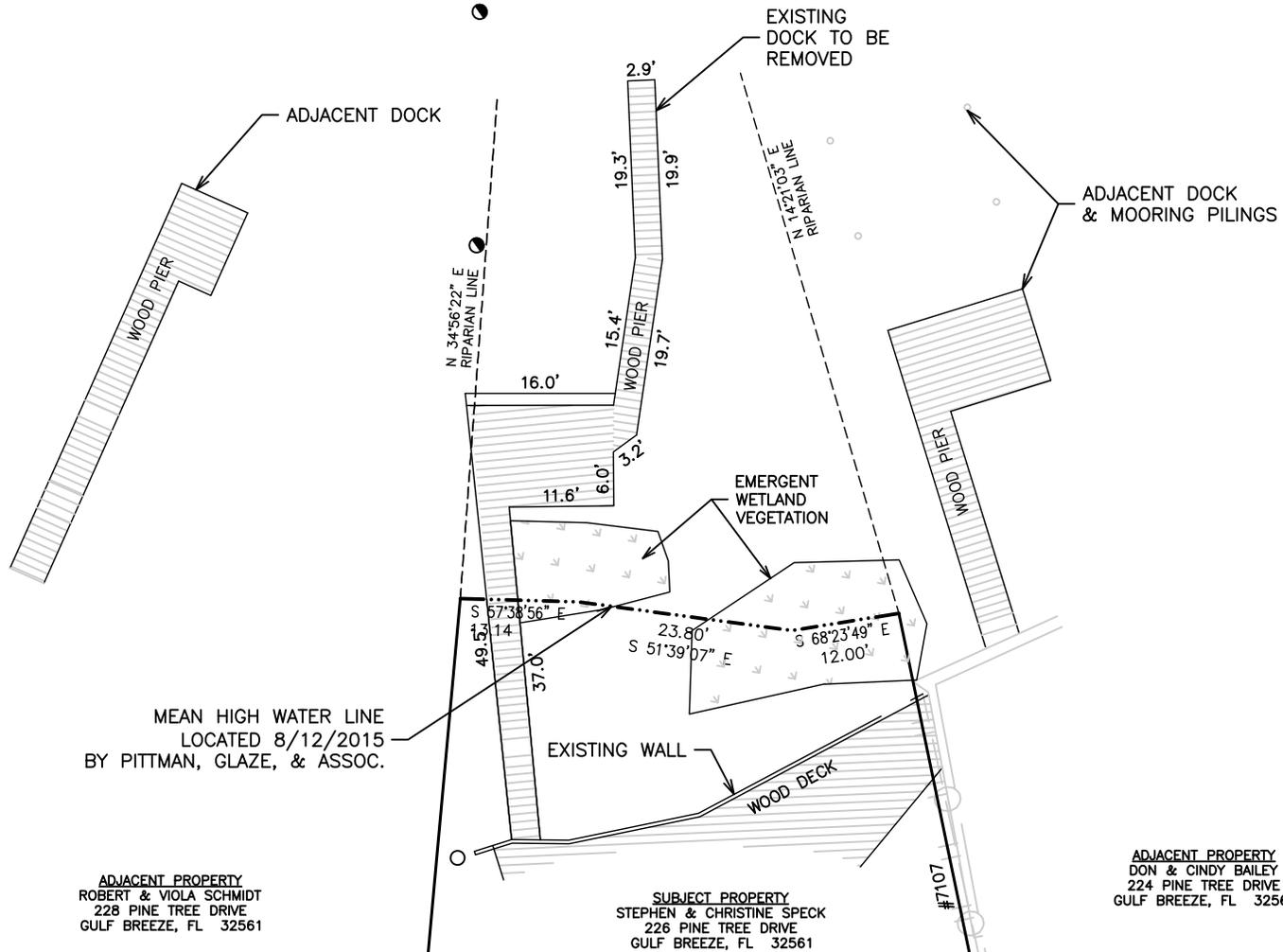
3308 GULF BEACH HIGHWAY
 PENSACOLA, FLORIDA 32507
 TEL: 850.453.4700
 JTAYLOR@WETLANDSCIENCES.COM

PROJECT NAME: 226 PINE TREE DRIVE	
SITE LOCATION MAP	
PROJECT NO.: 2015-334	
DRAWN BY: JAT	DATE: 12/4/2015
SHEET: 1 OF 6	



NOTE: BOUNDARY, MHWL, EXISTING DOCK,
& ADJACENT DOCK LOCATIONS WERE
PROVIDED BY PITTMAN, GLAZE, & ASSOC.
ON SURVEY DATED 8/12/2015

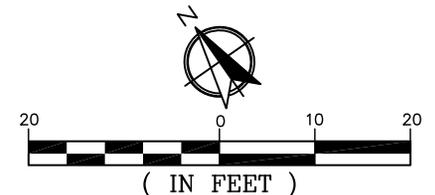
HOFFMAN BAYOU



ENVIRONMENTAL CONSULTANTS

3308 GULF BEACH HIGHWAY
PENSACOLA, FLORIDA 32507
TEL: 850.453.4700
JTAYLOR@WETLANDSCIENCES.COM

PROJECT NAME: 226 PINE TREE DRIVE	
EXISTING SITE CONDITIONS	
PROJECT NO.: 2015-334	
DRAWN BY: JAT	DATE: 12/4/2015
SHEET: 2 OF 6	

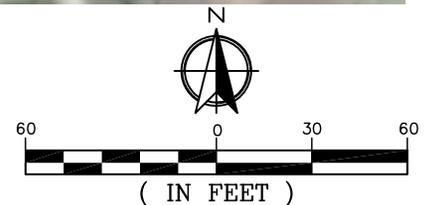


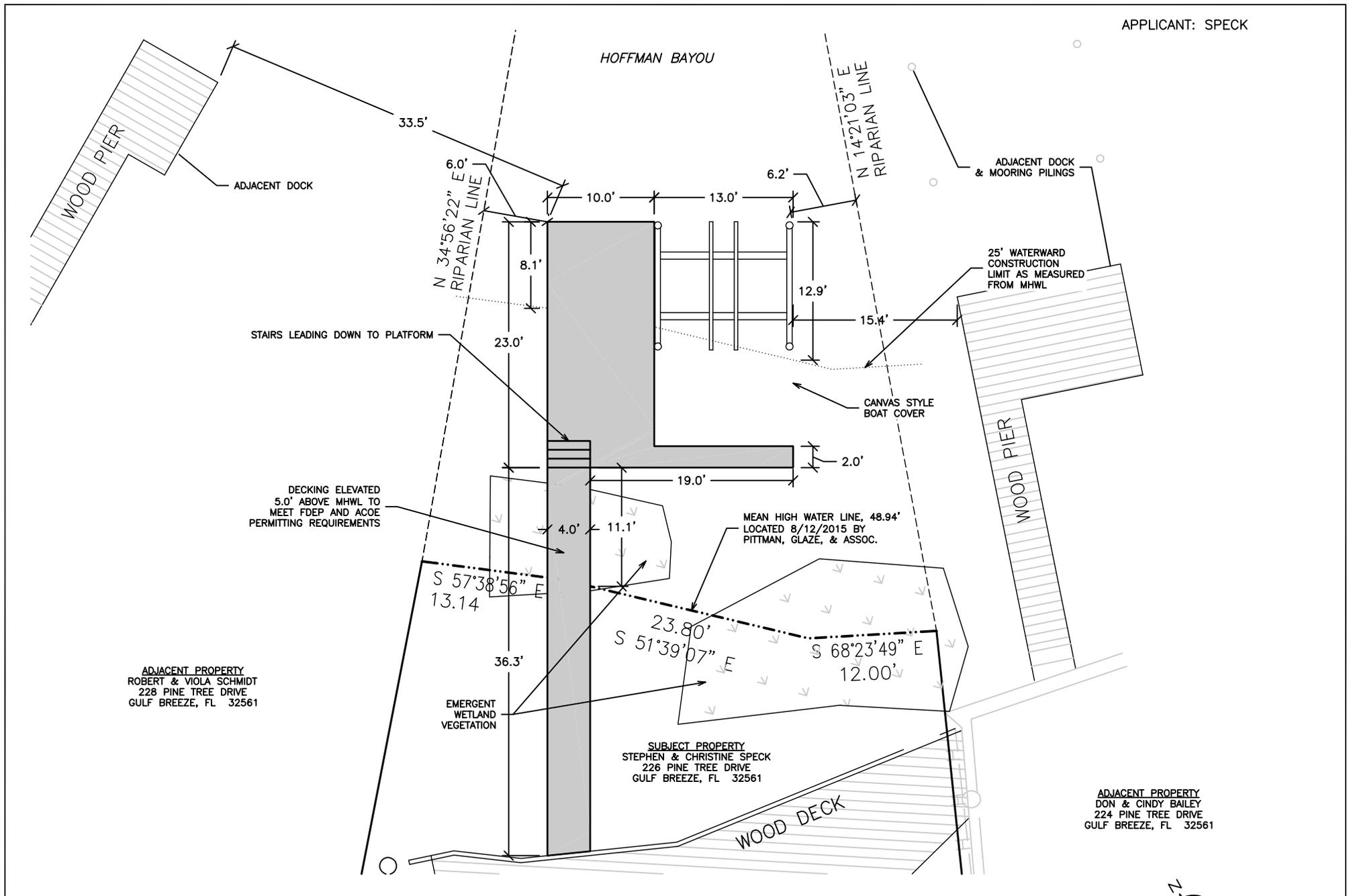


ENVIRONMENTAL CONSULTANTS

3308 GULF BEACH HIGHWAY
 PENSACOLA, FLORIDA 32507
 TEL: 850.453.4700
 JTAYLOR@WETLANDSCIENCES.COM

PROJECT NAME: 226 PINE TREE DRIVE	
PLAN VIEW DEPICTED ONTO AERIAL	
PROJECT NO.: 2015-334	
DRAWN BY: JAT	DATE: 12/4/2015
SHEET: 3 OF 6	





ADJACENT PROPERTY
 ROBERT & VIOLA SCHMIDT
 228 PINE TREE DRIVE
 GULF BREEZE, FL 32561

EMERGENT
 WETLAND
 VEGETATION

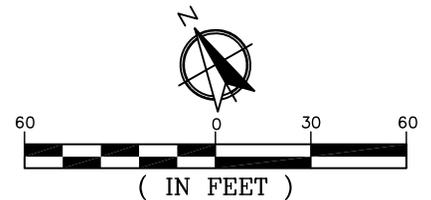
SUBJECT PROPERTY
 STEPHEN & CHRISTINE SPECK
 226 PINE TREE DRIVE
 GULF BREEZE, FL 32561

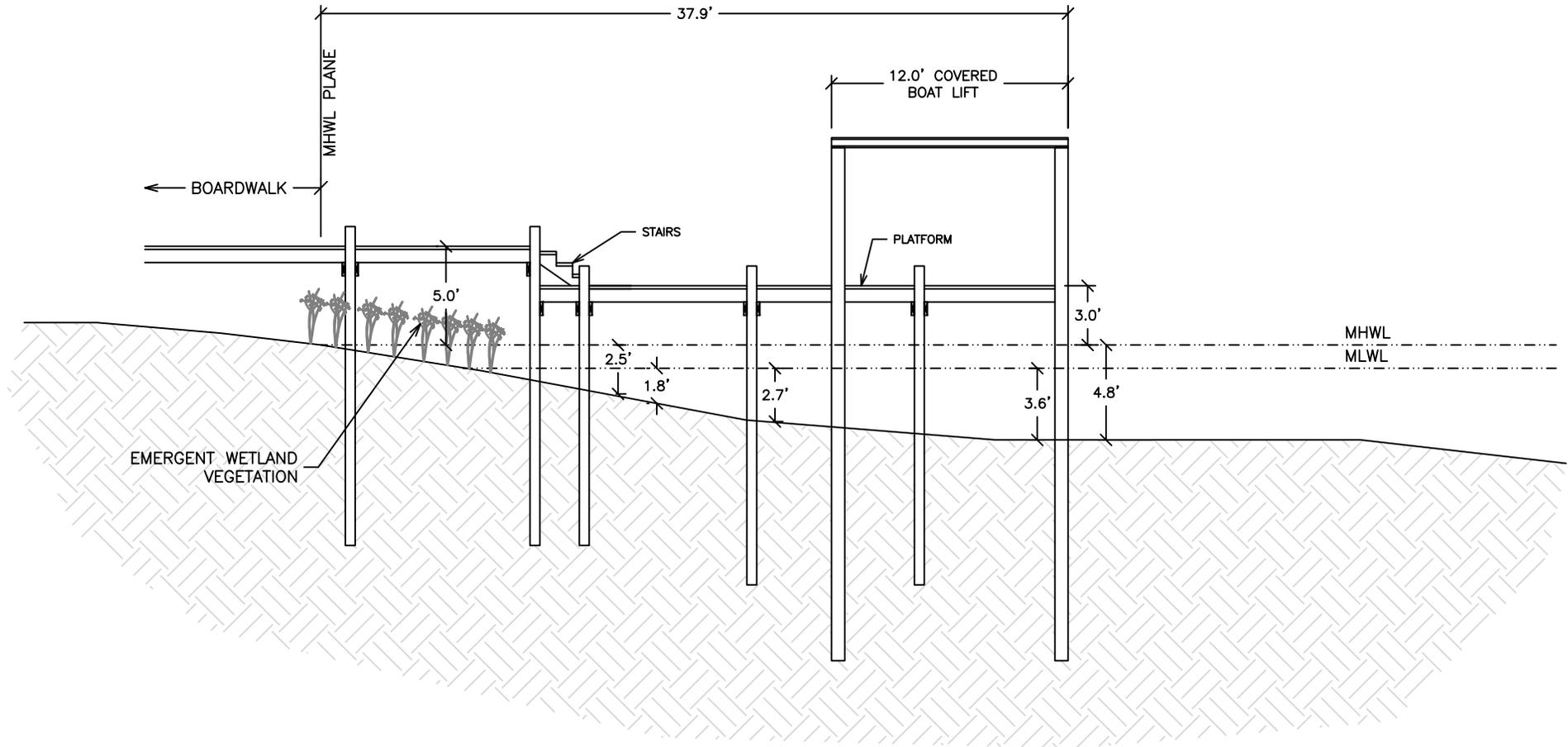
ADJACENT PROPERTY
 DON & CINDY BAILEY
 224 PINE TREE DRIVE
 GULF BREEZE, FL 32561

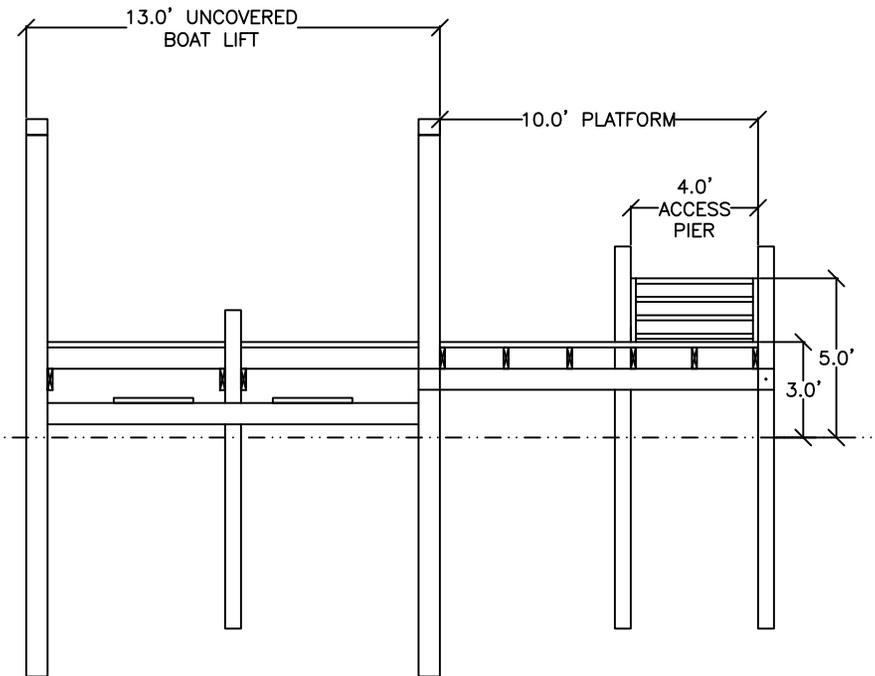
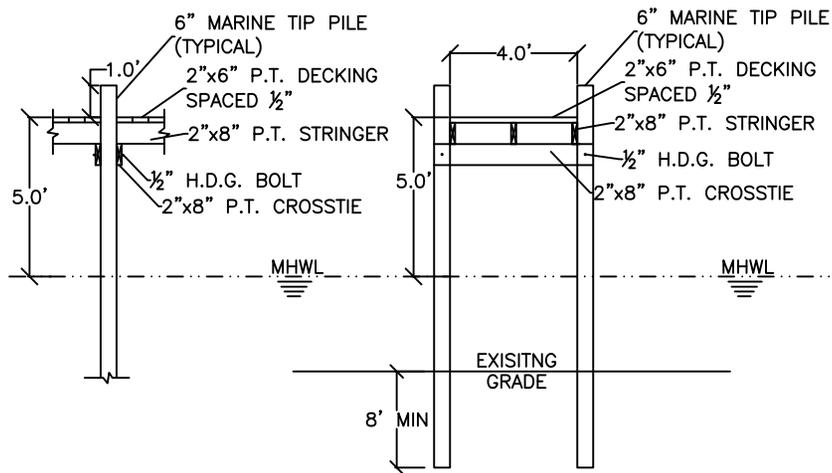
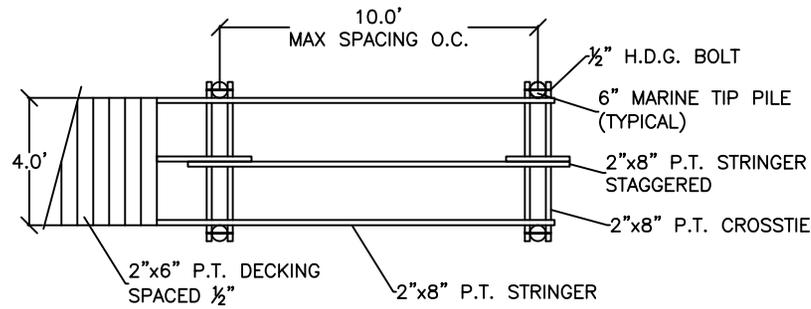


ENVIRONMENTAL CONSULTANTS
 3308 GULF BEACH HIGHWAY
 PENSACOLA, FLORIDA 32507
 TEL: 850.453.4700
 JTAYLOR@WETLANDSCIENCES.COM

PROJECT NAME: 226 PINE TREE DRIVE	
PLAN VIEW	
PROJECT NO.: 2015-334	
DRAWN BY: JAT	DATE: 12/4/2015
SHEET: 4 OF 6	









City of Gulf Breeze

December 23, 2015

Christine & Stephen Speck
226 Pine Tree Dr
Gulf Breeze, FL 32561

RE: Development Review Board Application

Dear Mr. and Mrs. Speck:

Your application regarding replacement of an existing dock and boathouse will be reviewed by the Development Review Board on Tuesday, January 5, 2016 at 6:30 p.m. in the Council Chambers, Gulf Breeze City Hall located at 1070 Shoreline Drive. To have your case heard, you or your agent must be present to answer any questions the Board may have.

If I may be of further assistance to you, please do not hesitate to call me at 934-5115.

Sincerely,

A handwritten signature in black ink that reads "Leslie Guyer".

Leslie Guyer
City Clerk

cc: C.S. Carmichael, Director of Community Services
Jason Taylor, Wetland Science

Project Number:JDPL3-15-0002



City of Gulf Breeze

Police Department

Robert C. Randle
Chief of Police

Richard Hawthorne
Deputy Chief of Police

January 7, 2016

To: Edwin Eddy, City Manager

From:  Robert Randle, Chief

Re: Vehicle Purchase

In the 2016 Budget a Capital Equipment expense of \$10,000 was approved by the City Council for the purchase of a 2011 Toyota Camry. The Camry was provided to the Police Department free of charge for the Victim Advocate program by Bob Tyler Toyota. It was used free of charge since that time but the Department no longer maintains a full time Victim Advocate program. The vehicle has 19,000 miles on it and is in excellent shape. Mr. Tyler has agreed to sell us the vehicle for a greatly reduced price of \$10,000. The Camry is currently assigned to Deputy Chief Hawthorne.

In addition, Mr. Tyler has advised we can use the \$10,000 to purchase another vehicle needed for Investigator Baker. Mr. Tyler has also offered to pay an additional amount over the \$10,000 for the purchase of the vehicle for Investigator Baker.

RECOMMENDATION: That the City Council approve the budgeted \$10,000 to pay for the 2011 Camry and in return, receive another vehicle to be used by the Investigations Division.





City of Gulf Breeze

MEMORANDUM

To : Mayor and City Council
From :  Edwin A. Eddy, City Manager
Date : January 8, 2016
Subject: Upgrade of Red Light Camera Software

We were advised recently that our Red Light Camera vendor, Sensys America, Inc., will undertake an upgrade of software that supports the system. Staff from the Police Department have met with Sensys to become familiar with the upgrade process and the features included in the upgrade.

The upgrade, which is being accomplished free of charge for the City as one of Sensys original customers, will:

- Include a “journal” feature. This will allow staff to track inquiries and notes from continuing conversations with someone who receives a citation regardless of which staff member talks to the citizen.
- Include an improved search feature. Response to inquiries regarding data on citations and regular reports will be easier to complete using this new feature.
- Provide improved online payment capability. The new software will use Western Union for online payment by credit card. While the convenience fee for individuals paying online will increase with this change from \$5.00 to \$6.95, there will be no added cost to the City. Payments online via credit card will be handled 24/7 and via pay by phone which is not currently available.

The software upgrade will not have any impact on day to day activities. The upgrade will “go live” on March 1, 2016. The only outward change of potential concern to the public is the convenience fee increase from \$5.00 to \$6.95.

RECOMMENDATION:

THAT THE CITY COUNCIL DIRECT STAFF AND SENSYS AMERICA, INC., TO UPGRADE THE SOFTWARE WHICH SUPPORTS THE CITY’S RED LIGHT CAMERA PROGRAM.



City of Gulf Breeze

Memorandum

To: Edwin A. Eddy, City Manager

From: Leslie Guyer, City Clerk

Date: 1/8/2016

Subject: Appointment of John Adams, Brigadier General Army (retired) to the DRB

At this time the Development Review Board has a vacancy. Retired Army Brigadier General John Adams submitted a letter of interest and resume requesting to serve on one of the City's Boards. A copy of Mr. Adams letter and resume is attached for your review.

Mr. Adams is a highly respected member of our community and has expressed his desire to improve the quality of life and community development within our City. It will be an honor to have him serve on this Board.

RECOMMENDATION: THAT THE CITY COUNCIL APPOINT RETIRED ARMY BRIGADIER GENERAL JOHN ADAMS TO THE DEVELOPMENT REVIEW BOARD.

516 Eventide Drive
Gulf Breeze, FL 32561
December 9, 2015

Ms. Leslie A. Guyer
City Clerk
P.O. Box 640
1070 Shoreline Drive
Gulf Breeze, FL 32562

Dear Ms. Guyer:

I would like to place my name into consideration for service on a board constituted by the City of Gulf Breeze to improve quality of life, community development, and city management. As a resident of the City of Gulf Breeze (homeowner at 516 Eventide Drive), I am ready for any board position, at the City's discretion, that would serve the City of Gulf Breeze, our community, and our neighbors.

Please find my resume attached. As outlined on the resume, my experience includes nearly three years (2004-2007) as Community Coordinator for the American Military Community in Brussels, Belgium (2800 American military, civilians, and family members), including management and oversight of community services, schools, medical and dental operations, relationships between U.S. military and Belgian law enforcement, and relationships with senior U.S. military leadership in Europe.

It would be a privilege to be considered as a candidate for membership on a board serving the City of Gulf Breeze. Please let me know if I may address any questions.

Sincerely,



John Adams
Brigadier General, U.S. Army (Retired)

Encl: as stated

JOHN ADAMS
Brigadier General, U.S. Army (Retired)

516 Eventide Drive • Gulf Breeze, FL 32561 • (850) 420-4781 • jadams@guardiansix.com

POSITION SOUGHT: Service on a board constituted by the City of Gulf Breeze to improve quality of life, community development, and/or city management. Ready for any board position, at the City's discretion, that would serve the City of Gulf Breeze, our community, and our neighbors.

SUMMARY OF QUALIFICATIONS

- Executive-level leadership experience in community and enterprise management, national security issues, defense policy, political-military diplomacy, crisis management, and the U.S. Government interagency.
- Proven ability to lead with vision and drive, implement effective policies and procedures, enhance productivity, and increase efficiency.
- Expertise in developing strategic relationships, finding innovative solutions, and assessing trends.
- Retired from US Army in September 2007 with more than thirty years active duty as an Army Military Intelligence Officer, Foreign Area Officer, and Army Aviator, including service as a General Officer.
- Small-business owner/entrepreneur (Service-Disabled Veteran-Owned Small Business (SDVOSB)).

PROFESSIONAL BACKGROUND

Secretary, Board of Directors, Veterans Florida Tallahassee, FL 2014-Present

- Officer on the Board of Directors of a Florida state-chartered non-profit corporation with the mission of making Florida the most Veteran-friendly state in the nation.
- Assist the professional staff of Veterans Florida with establishing internal controls and procedures, including auditing (also serves as Chairman of the Audit Committee)
- Key role in establishing the Florida-wide, hosted by University of West Florida, Veterans Entrepreneur Program, with the mission of providing education, training, and mentorship to Florida's veterans (throughput goal is 250-300 in 2016).

President, Guardian Six LLC Gulf Breeze, FL & Tucson, AZ 2011 – Present

- President of a Service-Disabled Veteran-Owned Small Business (SDVOSB) licensed in Gulf Breeze and Santa Rosa County, and registered in Florida.
- Leading a team of defense and academic experts who provide in-depth policy research, rigorous analysis, and innovative strategic advice on national security issues.

- Guardian Six produced a report on the national security risks to the defense industrial base, focusing on vulnerable critical supply chains. Published in May 2013, *Remaking American Security* (available on *Amazon.com*) highlights the risks to the defense industrial base and recommend strategies for risk mitigation.
- Guardian Six addresses problems such as defense critical requirements, strategic threats, defense industrial policy, arms control, non-proliferation, terrorism, and new security threats.

Independent Defense Consultant

Tucson, AZ 2009 – 2011

- Provided business development and military advice to a U.S.-based medical device company, assisting the company in identifying U.S. and allied nations' military medical trauma requirements.
- Presented the company's products to the procurement agencies of U.S. and allied military forces, and meeting valuable high-level contacts in government and the military.

United States Army (Active Duty)

1976 - 2007

Deputy U.S. Military Representative to NATO (Brigadier General)

Brussels, Belgium 2005 – 2007

- Assisted the U.S. Military Representative in actions on the NATO Military Committee.
- Worked closely with U.S. interagency and NATO Allies' military representatives to develop policy recommendations for NATO political authorities, including shaping guidance for transition of Afghanistan from U.S. to NATO command and control.
- Community Coordinator for the Brussels American Military Community (2800 Americans), including oversight of community services, schools, medical and dental operations, relationships between U.S. military and Belgian law enforcement, and relationships with senior U.S. military leadership in Europe.

Assistant Deputy Chief of Staff, G2, Dept. of the Army (Colonel) Washington, DC 2003 – 2004

- Established Task Force Actionable Intelligence on Army Staff to capture intelligence lessons from Iraq.
- Conducted in-theater surveys (CENTCOM AOR, including Kuwait and Afghanistan) assessing the risk to the largest Force Flow in U.S. Army history (rotation between CONUS and Middle East-based forces in Spring 2004).
- Led a comprehensive review of Army detainee handling policy, results incorporated into Army policy.

U.S. Defense Attaché to the Republic of Korea (Colonel)

Seoul, South Korea 2002 – 2003

- Coordinated defense policy issues among U.S. Embassy Seoul, U.S. interagency, U.S. Forces Korea and South Korean political-military authorities

- Provided timely, accurate assessments of North Korean nuclear issues during 2002-2003 nuclear crisis
- During 2003 Korean presidential transition, coordinated policy issues between U.S. and South Korean defense leadership

Deputy Director, European Policy, Office of the Secretary of Defense (Colonel)

Washington, DC 2001 – 2002

- Coordinated and formulated defense policy recommendations regarding Europe for OSD leadership.
- During September 11, 2001 attack on the Pentagon, directly participated in rescue and recovery efforts.
- Following 9/11, played significant role in framing European coalition in support of U.S. military response.
- Served as Country Desk Officer for Czech Republic, Slovakia, and Slovenia and served as chief interlocutor between OSD and these countries' Ministries of Defense. Coordinated preparation of Slovakia and Slovenia for NATO membership with U.S. defense policy.

U.S. Defense Attaché to Croatia (Colonel)

Zagreb, Croatia 1998 – 2001

- Coordinated defense policy issues among U.S. Embassy, U.S. interagency, and Croatian political-military authorities, including coordinating Croatian preparation for Partnership-for-Peace with U.S. policies.
- During Operation ALLIED FORCE (Spring 1999), largely responsible for synchronizing Croatian military actions with U.S. and NATO military operations, including regional targeting for NATO airstrikes.
- Coordinated repatriation of 3 U.S. soldiers seized by Yugoslavia on Macedonian border in March 1999.

Assistant Army Attaché to Belgium (Lieutenant Colonel)

Brussels, Belgium 1994 - 1997

- Assisted the Defense Attaché with coordination of US defense policies among the U.S. Embassy, US interagency, Belgian political-military authorities.
- Deployed to Rwanda during Operation GUARDIAN ASSISTANCE (1996), where assessments were key to U.S. decision-making during that crisis (awarded by Director of Central Intelligence for contributions to the U.S. Embassy Kigali reporting team during the crisis).
- Worked closely with other intelligence assets in Central Africa to ensure situational awareness for U.S. policymakers.

Second Lieutenant through Major 1976 - 1994

- Division Deputy G2 (Plans), then Battalion Executive Officer (1991 – 1994).
- Chief Battle Damage Assessment, Kuwaiti Theater of Operations (1991).
- Assistant Professor and Instructor, Dept. of English, U.S. Military Academy at West Point (1988 – 1990).

- Executive Officer and Aide-de-Camp to Deputy Chairman, NATO Military Committee, Brussels, Belgium (1985 – 1986).
- Army Aviator, Platoon Leader, and Company Commander, U.S. Army Europe (1980 – 1983)
- Battalion Intelligence Officer, 7th Infantry Division, Ft. Ord, CA (1977 – 1979).

PROFESSIONAL QUALIFICATIONS

- Top Secret/SCI security clearance (as of retirement from U.S. Army on September 1, 2007).
- Army aviator (fixed- and rotary-wing rated) with more than 700 hours pilot-in-command in UH-1H, OV/RV-1D (Mohawk), and RU-21D (Guardrail) aircraft) with operational experience as company commander and platoon leader with Special Electronic Mission Aircraft in Europe.
- FAA-certified Commercial Pilot, with ratings: airplane single and multi-engine land; rotorcraft helicopter; instrument airplane and helicopter.
- Proficient in French, Dutch, German, and Croatian.

OTHER EXPERIENCE AND ASSOCIATIONS

- Life Member of Veterans of Foreign Wars of the United States
- Life Member of Military Officers Association of America
- Associate Member, West Point Association of Graduates
- Past President, Foreign Area Officers Association (2003 – 2004)
- Vice President, Las Alturas Homeowners' Association, Tucson, AZ (2007-2008)
- Member of Board, United Nations Association of Southern Arizona (2008 – 2011)
- Member, Consensus for American Security (2010 – Present)
- Member of Board of Directors, Tucson Committee on Foreign Relations (2010 – 2013)
- Senior Military Advisor, Nuclear Security Working Group (2012 – Present)
- Treasurer, Eventide Homeowners' Association, Gulf Breeze (2014-2015)
- Member, Gulf Breeze Rotary Club (2014 – Present)
- Secretary of Board of Directors, Veterans Florida (2014 – Present)
- National Co-chair, Veterans for Smart Power, U.S. Global Leadership Council (2015-Present)

EDUCATION

Harvard University, Kennedy School Cambridge, Massachusetts 2004

- US / Russia Flag Officers' Program (seminar for 16 U.S. and Russian Flag Officers)

U.S. Army War College Carlisle, Pennsylvania 2001

- Masters in Strategic Studies

University of Massachusetts at Amherst Amherst, Massachusetts 1988

- Master of Arts in English

Boston University Brussels, Belgium 1985

- Master of Arts in International Relations

North Carolina State University

- Bachelor of Arts in Economics
- Distinguished Military Graduate, Army ROTC
- Regular Army Commission

Raleigh, North Carolina 1976

City of Gulf Breeze

Memorandum

To: Edwin A. Eddy, City Manager
From: Curt Carver, Deputy City Manager
Date: 1/7/2016
Subject: Peyton Office Building

At the last City Council meeting, the Council was presented with an unsolicited offer from M&W Properties of Florida to purchase 1198 Gulf Breeze Highway for \$400,000. M&W wants to construct a 4,000± S.F. medical office/practice on the property. As part of that discussion, the City Council indicated the need to obtain a current appraisal of the property. The last appraisal was done in April 2014 in advance of the City's purchase of the property. The City Council informed M&W that the City would expedite obtaining that appraisal and would delay taking any action on the offer for two weeks until the next meeting.

In order to expedite things, I contacted Mr. Thomas Fruitticher of Fruitticher-Lowery Appraisal Group to obtain a proposal. He was contacted because his firm did the 2014 appraisal and I thought there would be certain efficiencies with Fruitticher-Lowery that would not be available from another appraisal firm. Mr. Fruitticher informed me that their fee for such a report is \$3,000 and that the report could be prepared by January 15th. This cost is slightly less than the \$3,400 previously charged and approved by the CRA Board of Directors in 2014.

I believe it is in the best interest of the City to obtain an appraisal prior to contemplating this offer. For the sake of time savings, I would also suggest that Fruitticher-Lowery is in the best position to meet the City's time considerations. Should you have any questions, please do not hesitate to contact me.

Recommendation: That the City Council meet as the Board of Directors of the Community Redevelopment Agency and accept the proposal from Fruitticher-Lowery Appraisal Group for an appraisal of 1198 Gulf Breeze Parkway and authorize the expenditure of \$3,000 for that purpose.

Attachment



Curt Carver <ccarver@gulfbreezefl.gov>

Appraisal 1198 Gulf Breeze Parkway

11 messages

Tom Fruitticher <tom@flag1.net>
To: ccarver@gulfbreezefl.gov

Tue, Jan 5, 2016 at 4:37 PM

Hello Mr. Carver,

As we discussed on the phone, the appraisal of the property located at 1198 Gulf Breeze Parkway has no easy appraisal solution. In order to protect the City's interest and to comply with the Uniform Standards of Professional Appraisal Practice, a thorough appraisal should be conducted. Such an appraisal would answer anyone's questions as to what the land is worth and if the building still contributes value to the land.

In order to do such an appraisal, my fee would be \$3,000 and I could complete the report by Friday, January 15, 2016 if I have approval to proceed on or prior to January 8, 2016. Thank you for the opportunity and please let me know as soon as possible if you would like me to proceed.

Tom Fruitticher, MAI

Fruitticher - Lowery Appraisal Group

3000 Langley Ave., Suite 402

Pensacola, Florida 32504

Phone - 850-477-0419 Fax - 850-477-7931