

**GULF BREEZE CITY COUNCIL
WORKSHOP AND
AMENDED EXECUTIVE MEETING AGENDA**

**WEDNESDAY, APRIL 13, 2016
WORKSHOP, 6:00 P.M.
EXECUTIVE MEETING, 6:30 P.M.
COUNCIL CHAMBERS**

WORKSHOP – PRESENTATION OF 2015 CAFR

1. Presentation of the 2015 Comprehensive Annual Financial Report (CAFR) and audit results

AMENDED EXECUTIVE MEETING AGENDA

1. ROLL CALL
2. PROCLAMATIONS AND PRESENTATIONS
Administering of Oath to Officer Kyle Simms
3. ACTION AGENDA ITEMS
 - A. Adoption of Resolution 10-16 creating a Series 2016 Local Government Loan Program and Resolution 11-16 approving two loans from the newly created loan program
 - B. Approval of a Special Event Application for the 2017 Double Bridge Run
 - C. Approval of stabilization and beautification of the Shoreline Drive right-of-way, south of Sunset Kids Park
 - D. Authorization to vacate easement on Daniel Drive
 - E. Approval to pay invoice 216792 in the amount of \$5,040.00 to Vanasse Hangen Brustlin (VHB) for services rendered with regards to the Community Redevelopment Agency Master Plan Amendments
 - F. Approval to pay invoice 328087 in the amount of \$1,163.00 to Galloway/Johnson/Tompkins/Burr and Smith (GJTBS) for services rendered with regards to the Catawba Street right-of-way litigation
 - G. Approval of Development Review Board Recommendation:
 - The Arbors of Gulf Breeze, 50 Joachim Drive,
Request to construct a continuing care facility

4. NEW ITEMS

A. South Santa Rosa Utility Board Recommendation:

1. Conditional Use Permit for Tiger Point

Recommendation: The South Santa Rosa Utility Board urges the City Council to resolve the Conditional Use Permit for Tiger Point by September 1, 2016; and if not resolved by September 1st, they commit to building the new Waste Water Treatment Plant on Bergen Road

5. INFORMATION ITEMS

6. PUBLIC FORUM

7. 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.

Memo

To: Edwin Eddy
From: Steve Milford
Date: April 5, 2016
Re: Council acceptance of 2015 Audit results and CAFR



The core financial information of the City is reflected in the draft CAFR report. As more fully detailed in the Management Discussion and Analysis, the City's aggressive investment in stormwater infrastructure, subsidy of Tiger Point operations and declines in unrestricted government revenues resulted in significant use of reserves during the fiscal year, while income from City Water, Natural Gas and Gulf Breeze Financial Service operations helped to offset the decline in reserves. It is expected that some of those expenditures will be recovered through grant reimbursement proceeds and a refinancing of the Tiger Point investment in fiscal 2016.

Also of note is the reduction in our auditor's management comments concerning internal controls and compliance, from five comments in fiscal 2014 to two comments in the current report. This improvement is partially attributable to better technological resources as well as staffing levels and less administrative staff turnover than in prior years. We have already implemented procedures to obviate one of the two remaining comments, and are working to consistently improve monthly and year end closing procedures.

However, through no fault of either City staff or Saltmarsh Cleaveland & Gund, the City's 2015 remains in draft format.

During the 2015 fiscal year the Government Accounting Standards Board (GASB) required the implementation of its pronouncements 67 and 68 (GASB 67/68). The pronouncement requires changes in the calculation of defined benefit plan pension liability and requires municipal entities to effectively report as if they were consolidating the pension plan, or their proportionate share of a multi-employer plan. The City is required to incorporate the Police Pension Plan results as well as its proportionate share of the Florida Retirement System. The State of Florida has not released the required information for the Florida Retirement System as of this date (to any of the participants throughout the State), and as a result of this the auditors cannot provide a final opinion regarding comprehensive compliance with all GASB pronouncements. GASB 67/68 information for the Gulf Breeze Police Pension Plan has been received and provided to Saltmarsh.

Recommendation

That the City Council accept the 2015 CAFR and audit results subject to final inclusion of information required under GASB 67/68 when available and the issuance of an opinion letter for inclusion by Saltmarsh, Cleaveland & Gund.

Saltmarsh

Saltmarsh, Cleaveland & Gund

CERTIFIED PUBLIC ACCOUNTANTS AND CONSULTANTS

To the Honorable Mayor and
Members of the City Council
City of Gulf Breeze, Florida

We have audited the financial statements of the governmental activities, the business-type activities, the discretely presented component unit, each major fund and the aggregate remaining fund information of the City of Gulf Breeze, Florida (the City) for the year ended September 30, 2015. Professional standards require that we provide you with information about our responsibilities under generally accepted auditing standards, *Government Auditing Standards*, and OMB Circular A-133, as well as certain information related to the planned scope and timing of our audit. We have communicated such information in our letter to you dated September 8, 2015. Professional standards also require that we communicate to you the following information related to our audit.

Significant Audit Findings

Qualitative Aspects of Accounting Practices

Management is responsible for the selection and use of appropriate accounting policies. The significant accounting policies used by the City are described in Note 1 to the financial statements. As described in Note 1 to the financial statements, the City changed accounting policies related to pensions by adopting FASB Accounting Standards Update No. 68, Accounting and Financial Reporting for Pensions, in fiscal year 2015. Accordingly, beginning net position have been restated as if the policy had always been used. We noted no transactions entered into by the governmental unit during the year for which there is a lack of authoritative guidance or consensus. All significant transactions have been recognized in the financial statements in the proper period.

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those expected.

The most sensitive estimates affecting the City's financial statements were management's estimate of depreciation expense, which is based on historical cost and estimated useful lives of underlying capital assets, fair market value of investments, and allowance for uncollectible utility accounts. We evaluated the key factors and assumptions used to develop those estimates in determining that it is reasonable in relation to the financial statements taken as a whole.

Difficulties Encountered in Performing the Audit

We encountered no significant difficulties in dealing with management in performing and completing our audit.

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Corrected and Uncorrected Misstatements

Professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that are clearly trivial, and communicate them to the appropriate level of management. The following material misstatements detected as a result of audit procedures were corrected by management:

- We proposed an adjustment to accrue September 2015 Tiger Point revenue.
- We proposed an adjustment to record compensated absences at September 30, 2015.
- We proposed adjustments to properly record interest expense for the year ended September 30, 2015.
- We proposed an adjustment to reverse expenses recorded to offset tap and impact fee revenue for the year ended September 30, 2015 and roll forward fund balance for Fund 403.

Additionally, the attached schedule summarizes uncorrected misstatements of the financial statements. Management has determined that their effects are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

Disagreements with Management

For purposes of this letter, a disagreement with management is a financial accounting, reporting, or auditing matter, whether or not resolved to our satisfaction, that could be significant to the financial statements or the auditor's report. We are pleased to report that no such disagreements arose during the course of our audit.

Management Representations

We have requested certain representations from management that are included in the management representation letter dated Month XX, 2016.

Management Consultations with Other Independent Accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a "second opinion" on certain situations. If a consultation involves application of an accounting principle to the City's financial statements or a determination of the type of auditor's opinion that may be expressed on those statements, our professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts. To our knowledge, there were no such consultations with other accountants.

Other Audit Findings or Issues

We generally discuss a variety of matters, including the application of accounting principles and auditing standards, with management each year prior to retention as the City's auditors. However, these discussions occurred in the normal course of our professional relationship and our responses were not a condition to our retention.

Other Matters

We applied certain limited procedures to the Schedule of Funding Progress and the Schedule of Contributions from Employer and Other Contributing Entities, which are required supplementary information (RSI) that supplements the basic financial statements. Our procedures consisted of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We did not audit the RSI and do not express an opinion or provide any assurance on the RSI.

We were engaged to report on the combining and individual nonmajor fund financial statements and schedules, which accompany the financial statements but are not RSI. With respect to this supplementary information, we made certain inquiries of management and evaluated the form, content, and methods of preparing the information to determine that the information complies with accounting principles generally accepted in the United States of America, the method of preparing it has not changed from the prior period, and the information is appropriate and complete in relation to our audit of the financial statements. We compared and reconciled the supplementary information to the underlying accounting records used to prepare the financial statements or to the financial statements themselves.

We were not engaged to report on the introductory and statistical sections, which accompany the financial statements but are not RSI. We did not audit or perform other procedures on this other information and we do not express an opinion or provide any assurance on it.

The only procedure performed with respect to the introductory and statistical sections, was reading the information. During those procedures, nothing came to our attention that caused us to believe that such information, or its manner of presentation, is materially inconsistent with the information, or manner of its presentation, appearing in the financial statements.

This information is intended solely for the use of the Mayor, Members of the City Council, and management of City of Gulf Breeze, Florida and is not intended to be, and should not be, used by anyone other than these specified parties.

Very truly yours,

Pensacola, Florida
Month XX, 2016

**CITY OF GULF BREEZE, FLORIDA
SCHEDULE OF FINDINGS AND QUESTIONED COSTS
YEAR ENDED SEPTEMBER 30, 2015**

B. FINANCIAL STATEMENT FINDINGS

Financial Reporting

Finding: 2015-001

We noted significant improvement in financial reporting during the fiscal year 2015 audit compared to the prior year, resulting in fewer total adjustments to the trial balance that was provided to us at the start of the audit. We also noted that capital asset and related accumulated depreciation balances were properly classified and rolled forward from the prior year. However, we did identify certain audit adjustments during the 2015 audit that should have been recorded during the annual close out for financial reporting purposes. Also, management identified and made significant adjustments to the trial balance after providing it to us at the start of the audit.

We recommend the City continue their efforts to improve the year-end closeout procedures to ensure that all transactions, year-end adjustments, and accruals are recorded in a timely manner.

Management's Response:

We agree with the finding. Subject to resource and budget limitations we will continue efforts to improve the prospect of completing closeout of the annual financial records prior to the beginning of the audit process. We appreciate the recognition of the resource requirements of the annual closeout process.

Bank Reconciliations

Finding: 2015-002

Management has indicated that an analysis of banking transactions is performed throughout the month and that monthly bank statements are reviewed and compared to the general ledger to identify adjustments to be posted to the general ledger. However, during our audit procedures we noted that bank reconciliations and general ledger adjustments were not prepared in a timely manner and were not independently reviewed by another party. As a result, there is a possibility that significant errors in cash transactions could occur without being detected in a timely manner.

We recommend that all bank accounts be reconciled to the general ledger during the monthly closeout and any unusual reconciling items be promptly investigated and adjusted. Additionally, we recommend that a member of management review the bank reconciliations for any unusual items and document their approval by initialing the reconciliation.

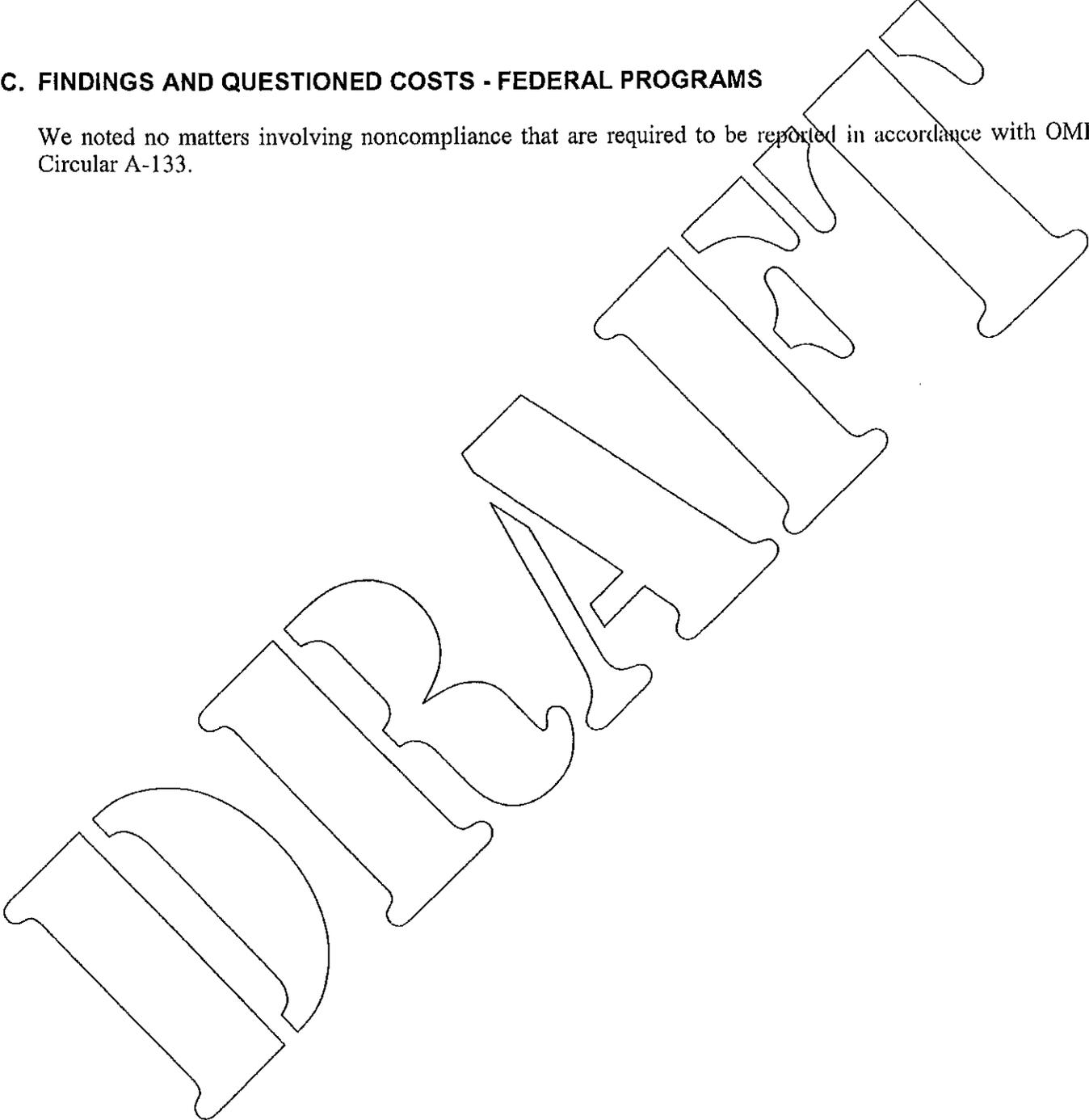
Management's Response:

Management acknowledges this issue and subsequent to year end has implemented procedures that will provide more fully documented and timely month-end reconciliations to the general ledger. These procedures include the management review recommended.

**CITY OF GULF BREEZE, FLORIDA
SCHEDULE OF FINDINGS AND QUESTIONED COSTS
YEAR ENDED SEPTEMBER 30, 2015**

C. FINDINGS AND QUESTIONED COSTS - FEDERAL PROGRAMS

We noted no matters involving noncompliance that are required to be reported in accordance with OMB Circular A-133.



**CITY OF GULF BREEZE, FLORIDA
SUMMARY SCHEDULE OF PRIOR YEAR AUDIT FINDINGS
YEAR ENDED SEPTEMBER 30, 2015**

Financial Reporting

Finding: 2014-001

In the prior year we identified certain audit adjustments that should have been recorded during the annual close out for financial reporting purposes. Also, throughout the audit process management identified and made significant adjustments to the trial balance that had been provided to us at the start of the audit. Additionally, during the audit we noted beginning and ending balances for accumulated depreciation in the capital asset subsidiary ledger did not agree to the prior year general ledger balances and classifications of capital assets listed in the subsidiary ledger did not agree with the classifications in the general ledger.

Current Status:

Although this condition improved during the current year, continued improvement is still needed as discussed in Finding 2015-001.

Fraud Prevention and Detection Program

Finding: 2014-002

In the prior year we noted that, although management of the City assessed and managed the risk of fraud informally, the City had not developed a formal fraud risk assessment policy designed to identify, measure, and manage fraud risks associated with the City's operations, including controls over financial reporting.

Current Status:

This condition no longer exists and is considered corrected by management.

Utility Accounts Receivable

Finding: 2014-003

In prior year, during our testing of utility accounts receivable, we identified certain inactive accounts that had accumulated over several years. The City had not written off these inactive accounts and had not recorded an allowance for doubtful accounts. As a result, an audit adjustment was necessary to record an allowance for doubtful accounts as of September 30, 2014 and a prior period adjustment was necessary to recognize doubtful account balances prior to 2014.

Current Status:

This condition no longer exists and is considered corrected by management.

**CITY OF GULF BREEZE, FLORIDA
SUMMARY SCHEDULE OF PRIOR YEAR AUDIT FINDINGS
YEAR ENDED SEPTEMBER 30, 2015**

Independent Contractor

Finding: 2014-004

In prior year we noted that Capital Trust Agency (CTA) and Gulf Breeze Financial Services (GBFS) had separately contracted with a third party to provide Executive Director services as well as certain other services. Our procedures indicated that certain amounts paid to the third party for compensation may not be compliant with the terms of the contracts. Also, during 2014, management determined that \$122,500 was owed to CTA under the terms of its contract.

Current Status:

The \$122,500 owed to CTA by the third party has been repaid, and the previous contracts for both CTA and GBFS have been replaced by new contracts with clear terms for compensation to be paid, including base pay and a bonus based on financial results.

This condition is considered corrected by management.

**CITY OF GULF BREEZE, FLORIDA
MANAGEMENT'S DISCUSSION AND ANALYSIS
SEPTEMBER 30, 2015**

As management of the City of Gulf Breeze, Florida, we offer readers of the City's financial statements this narrative overview and analysis of the financial activities of the City for the fiscal year ended September 30, 2015. We encourage readers to consider the information presented here in conjunction with additional information that we have furnished in our letter of transmittal, which can be found beginning on page viii of this report.

FINANCIAL HIGHLIGHTS

- The assets and deferred outflows of the City of Gulf Breeze exceeded its liabilities by \$41,181,122 (net position). Of this amount \$13,185,293 may be used to meet the City's ongoing obligations to its citizens and creditors.
- The City's total net position decreased by \$2,942,840 or 6.7%. The governmental net position decreased by \$995,885 or 5.3% and the business-type net position decreased by \$1,946,955 or 7.7%. During fiscal year 2015, the City continued with several major projects to: 1) recover from flood damage resulting from a 24 inch deluge of rain within a 12 hour period on April 30, 2014; 2) upgrade utility meter systems; and, 3) repair and upgrade facilities at the Tiger Point golf course (acquired in fiscal year 2013). These are reflected as small decreases in total current and capital assets resulting from the use of reserves to fund the excess of expenditures over revenues for the year and scheduled principal payments resulting in reduction of long term debt.
- The City's governmental funds reported combined ending fund balances of \$8,504,706, a decrease of \$64,805 or 0.8%. Of the total ending unassigned fund balance, \$6,162,112 the equivalent of 80.7% of total General Fund expenditures, is available for spending at the City's discretion (unassigned fund balance). The decrease resulted from decreases in cash and amounts due from other governments, offset by an increase in balances due from other funds and a decrease in payables.
- As discussed further below, the City has been fortunate to be the recipient of grants from the Florida Department of Transportation, and the State and Federal Government (notably the Army Corps of Engineers, and the Stafford Act - FEMA) in fiscal year 2015.

OVERVIEW OF THE FINANCIAL STATEMENTS

This discussion and analysis is intended to serve as an introduction to the City's basic financial statements. The City of Gulf Breeze's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-wide financial statements - The City's government-wide financial statements are designed to provide its readers with a broad overview, similar to a private sector business.

The statement of net position provides information on the entire City's assets and liabilities, with the difference between the two reported as net position. Over time, increases or decreases in the net position may serve as a useful indicator of whether the City of Gulf Breeze's financial position is improving or deteriorating.

The statement of activities provides information showing how the City's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of the related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

Both of the government-wide financial statements distinguish functions of the City that are principally supported by taxes and intergovernmental revenues (governmental activities) from other functions that are intended to recover all or a significant portion of their costs through user fees and charges (business-type activities). The government activities of the City include general government, public works, police, fire, parks and recreation and community services. The business-type activities of the City include water and sewer, natural gas, stormwater, solid waste, golf course activities, and Gulf Breeze Financial Services.

The government-wide financial statements include not only the City of Gulf Breeze itself (the primary government), but also blended component units, Gulf Breeze Financial Services (GBFS), and the Community Redevelopment Agency (CRA). Blended component units, although legally separate entities, are, in substance, part of the primary government's operations. The government-wide financial statements are found on pages 18 - 19 of this report.

Fund financial statements - A fund is a grouping of related accounts used to maintain control over resources that have been segregated for specific activities or objectives. The City of Gulf Breeze, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. All of the funds of the City can be divided into three categories: governmental funds, proprietary funds and fiduciary funds.

FUNDS

Government funds - Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a government's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the City's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The City maintains four individual governmental funds (General Fund, Urban Core Redevelopment Fund, Traffic Citation Special Revenue Fund, and Police Special Revenue Fund). Information is presented separately in the governmental fund balance sheet and in the governmental fund statement of revenues, expenditures, and changes in fund balances for the General Fund and the Urban Core Redevelopment Fund, which are considered major funds. Data from the other two governmental funds are combined into a single, aggregated presentation. Individual fund data for each of these non-major governmental funds is provided in the form of the combining statements elsewhere in this report.

The City of Gulf Breeze adopts an annual appropriated budget for its General Fund and Urban Core Redevelopment Fund. A budgetary comparison statement is provided for the General Fund and Urban Core Redevelopment Fund to demonstrate compliance with the budget.

The basic governmental fund financial statements can be found on pages 20 - 25 of this report.

Proprietary Funds - All proprietary funds of the City are maintained as enterprise funds. Enterprise funds are used to report the same functions presented as business-type activities in the government-wide financial statements. The City of Gulf Breeze uses enterprise funds to account for its utilities operations (water operations and distribution; sewer collection and treatment; natural gas operations and distribution; stormwater services; and solid waste control), and to account for the activities of the Gulf Breeze Local Government Loan Program.

Proprietary funds provide the same type of information as the government-wide financial statements, only in more detail. The proprietary fund financial statements provide separate information for the City Water & Sewer Fund, Natural Gas Fund, SSRUS (South Santa Rosa Utility Services) Water & Sewer Fund, Gulf Breeze Financial Services, Solid Waste Fund, Stormwater Management, and Innerarity Point. The City Water & Sewer Fund, Natural Gas Fund, SSRUS Water & Sewer Fund, and Gulf Breeze Financial Services are considered to be major funds of the City. Data from the other three proprietary funds are combined into a single, aggregated presentation. Individual fund data for each of these non-major funds is provided in the form of the combining statements elsewhere in this report.

The basic proprietary fund financial statements can be found on pages 27 - 32 of this report.

Fiduciary Funds - Fiduciary funds are used to account for resources held for the benefit of parties outside the City. The City's fiduciary funds include the Police Pension Trust Fund and the D.A.R.E. Escrow Agency Fund. Fiduciary funds are not reflected in the government-wide financial statements because the resources of these funds are not available to support the City's own programs. The accounting used for fiduciary funds is much like that used for proprietary funds.

The basic fiduciary fund financial statements can be found on pages 33 - 34 of this report.

NOTES TO FINANCIAL STATEMENTS

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The notes to the financial statements can be found on pages 36 - 88 of this report.

OTHER INFORMATION

In addition to the basic financial statements and accompanying notes, this report also presents certain required supplementary information concerning the City's progress in funding its obligation to provide pension benefits to its employees. Required supplemental information can be found on pages 89 - 105 of this report.

The combining statements referred to earlier in connection with non-major governmental and proprietary funds are presented immediately following the required supplementary information. Combining and individual fund statements and schedules can be found on pages 106 - 112 of this report.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve, over time, as a useful indicator of a government's financial position. In the case of the City of Gulf Breeze, assets and deferred outflows exceeded liabilities by \$41,181,122 at the close of the most recent fiscal year, as reported in Table 1.

The City's investment in capital assets (e.g. land, buildings, machinery and equipment), less any outstanding debt used to acquire those assets, totaled \$25,427,747 or 62% of total net position at September 30, 2015. The City of Gulf Breeze uses these capital assets to provide services to citizens; consequently, these assets are not available for future spending. Although the City's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

The additional portion of the City's net position of \$2,568,082, or 6% of total net position, represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position of \$13,185,293, or 32% of total net position, may be used to meet the government's ongoing obligations to citizens and creditors.

At the end of the current fiscal year, the City is able to report positive balances in all categories of net position, both in the separate governmental and business-type activities and the City as a whole.

**TABLE 1
CITY OF GULF BREEZE, FLORIDA
NET POSITION
AS OF SEPTEMBER 30, 2015 AND 2014**

	Governmental Activities		Business-type Activities		Total	
	2015	2014	2015	2014	2015	2014
Current and other assets						
and deferred outflows	\$ 8,927,394	\$ 9,306,322	\$ 11,229,440	\$ 15,075,428	\$ 20,156,834	\$ 24,381,750
Capital assets	17,482,594	18,578,362	31,902,436	31,319,550	49,385,030	49,897,912
Total assets and deferred outflows	<u>\$ 26,409,988</u>	<u>\$ 27,884,684</u>	<u>\$ 43,131,876</u>	<u>\$ 46,394,978</u>	<u>\$ 69,541,864</u>	<u>\$ 74,279,662</u>
Long-term liabilities						
outstanding	\$ 8,052,706	\$ 8,217,394	\$ 17,220,585	\$ 18,570,396	\$ 25,273,291	\$ 26,787,790
Other liabilities	546,747	860,878	2,540,704	2,507,040	3,087,451	3,367,910
Total liabilities	<u>8,599,453</u>	<u>9,078,264</u>	<u>19,761,289</u>	<u>21,077,436</u>	<u>28,360,742</u>	<u>30,155,700</u>
Net position:						
Net investment in capital assets	9,722,091	10,625,849	15,705,656	18,625,464	25,427,747	29,251,313
Restricted	753,569	485,597	1,814,513	5,456,129	2,568,082	5,941,726
Unrestricted	7,334,875	7,694,974	5,850,418	1,235,949	13,185,293	8,930,923
Total net position	<u>17,810,535</u>	<u>18,806,420</u>	<u>23,370,587</u>	<u>25,317,542</u>	<u>41,181,122</u>	<u>44,123,962</u>
Total liabilities and net position	<u>\$ 26,409,988</u>	<u>\$ 27,884,684</u>	<u>\$ 43,131,876</u>	<u>\$ 46,394,978</u>	<u>\$ 69,541,864</u>	<u>\$ 74,279,662</u>

TABLE 2
CITY OF GULF BREEZE, FLORIDA
CHANGE IN NET POSITION
FOR THE YEARS ENDED SEPTEMBER 30, 2015 AND 2014

	Governmental Activities		Business-type Activities		Total	
	2015	2014	2015	2014	2015	2014
Revenues:						
Program revenues:						
Charges for services	\$ 1,427,929	\$ 1,295,159	\$ 13,367,150	\$ 12,954,888	\$ 14,795,079	\$ 14,250,047
Operating grants and contributions	1,377,663	1,984,125	15,503	-	1,393,166	1,984,125
Capital grants and contributions	-	-	501,998	507,249	501,998	507,249
General revenues:						
Property taxes	1,950,694	1,817,161	-	-	1,950,694	1,817,161
Other taxes	1,525,450	1,401,394	-	-	1,525,450	1,401,394
Intergovernmental revenues	570,938	520,130	-	-	570,938	520,130
Miscellaneous	455,119	640,712	270,568	123,641	725,687	764,353
Investment earnings	6,240	11,844	174,969	204,309	181,209	216,353
Total revenues	7,314,033	7,670,525	14,330,188	13,790,287	21,644,221	21,460,812
Expenses:						
Governmental activities:						
General government	2,137,534	2,159,875	-	-	2,137,534	2,159,875
Public safety	3,708,802	3,389,678	-	-	3,708,802	3,389,678
Transportation	830,933	645,097	-	-	830,933	645,097
Economic environment	539,671	480,967	-	-	539,671	480,967
Culture and recreation	2,204,301	2,120,714	-	-	2,204,301	2,120,714
Debt service interest	369,894	395,462	-	-	369,894	395,462
Business-type activities:						
Water and sewer	-	-	2,027,332	1,956,060	2,027,332	1,956,060
Natural gas	-	-	2,500,734	2,460,185	2,500,734	2,460,185
SSRUS utilities	-	-	9,047,095	9,020,191	9,047,095	9,020,191
Solid waste control	-	-	565,530	547,242	565,530	547,242
Stormwater management	-	-	433,990	566,526	433,990	566,526
Innerarity Point	-	-	16,663	-	16,663	-
Gulf Breeze Financial Services	-	-	204,582	235,163	204,582	235,163
Total expenses	9,791,135	9,191,793	14,795,926	14,785,367	24,587,061	23,977,160
Change in net position before transfers	(2,477,102)	(1,521,268)	(465,738)	(995,080)	(2,942,840)	(2,516,348)
Transfers	1,481,217	1,399,616	(1,481,217)	(1,399,616)	-	-
Change in net position	(995,885)	(121,652)	(1,946,955)	(2,394,696)	(2,942,840)	(2,516,348)
Net position, beginning of year Unadjusted	18,806,420	19,328,444	25,317,542	27,948,238	44,123,962	47,276,682
Adjustments to net position, beginning of year	-	(400,372)	-	(236,000)	-	(636,372)
Net position, beginning of year Adjusted	18,806,420	18,928,072	25,317,542	27,712,238	44,123,962	46,640,310
Net Position, as of September 30	\$ 17,810,535	\$ 18,806,420	\$ 23,370,587	\$ 25,317,542	\$ 41,181,122	\$ 44,123,962

Governmental Activities - Governmental activities before transfers decreased the City of Gulf Breeze's net position by \$2,477,102. The key elements of this change are reported in Table 2.

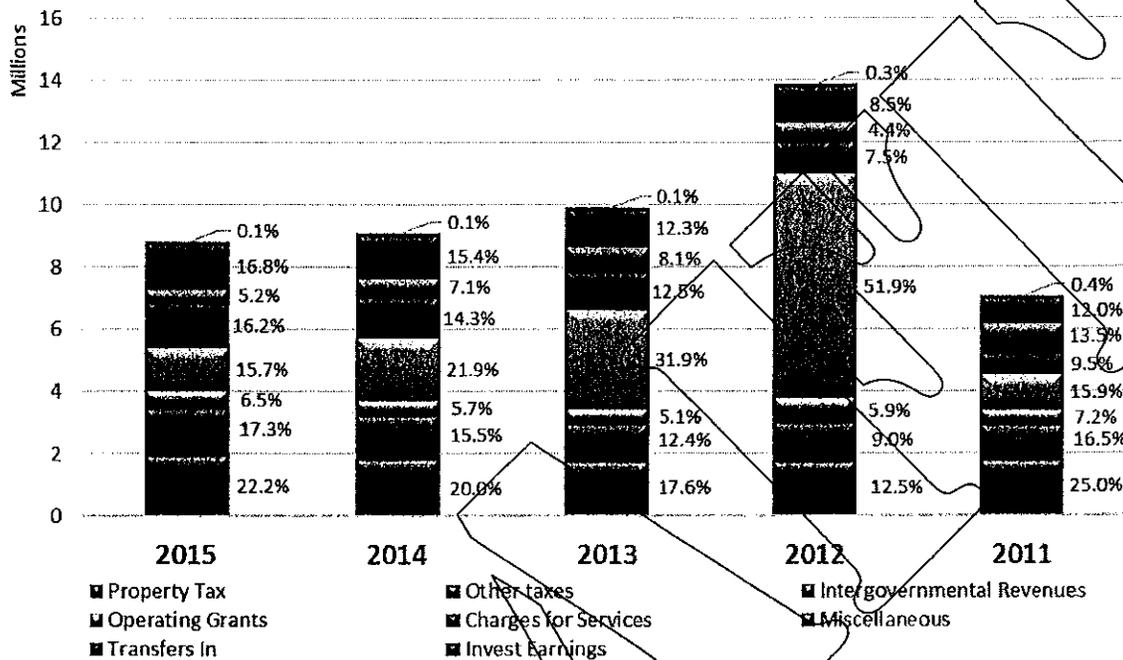
Charges for services increased \$132,770 or 10.3% this year reflecting primarily increased public safety revenue. The City experienced \$606,432 or 30.6% decrease in grants, reflecting largely decreased application for reimbursements of hurricane restoration projects from FEMA and the State of Florida and grants for the continuing erosion control projects relating to Deadman's Island. The accompanying expenses are reflected largely in Culture and Recreation which increased slightly by \$83,587 or 3.9%. Road resurfacing in the Transportation activities resumed in 2015 after reduced spending in 2014 while the City recovered from the April 2014 flood, resulting in \$185,836 or 28.8% increase in those expenses.

The increase in Culture and Recreation expenses previously discussed is largely attributable to April deluge flooding repair and facilities restoration costs and Deadman's Island restoration costs. Grant revenues associated with those costs produced \$1.2 million in non-recurring Culture and Recreation revenue.

Investment earnings continued to decline mainly due to decreased multi-year investments in the financial markets which have offered low short term yields and an increased desire for available liquid funds while the predictability of reimbursement timing from certain grants has been inconsistent. Funds have been invested in Florida League of Cities Investment Funds, and the Florida State Investment Pool. Under Florida statutes, smaller cities such as Gulf Breeze are limited in the investment types they may select. This limitation is intended to reduce the risk associated with investments of smaller cities and municipal entities, but also tends to reduce the potential yield. During 2011, the City established an investment policy which is overseen by an investment committee comprised of the Mayor, City Manager, Finance Director, and Director of Gulf Breeze Financial Services. The policy's primary goal is preservation of principal. Accordingly, it defines the maximum proportions of medium and longer term investments that may be invested in the various types of federal, state, municipal and commercial debt instruments and funds.

Tax revenues increased by \$257,589 or 8.0% resulting from across the board increases in tax revenues. Intergovernmental revenues increased \$50,808 or 9.8% primarily due to increases in state revenue sharing. Miscellaneous income decreased \$185,593 or 29% due to declining cell tower revenues and declines in donations.

Revenues by Source for Fiscal Years Governmental Activities



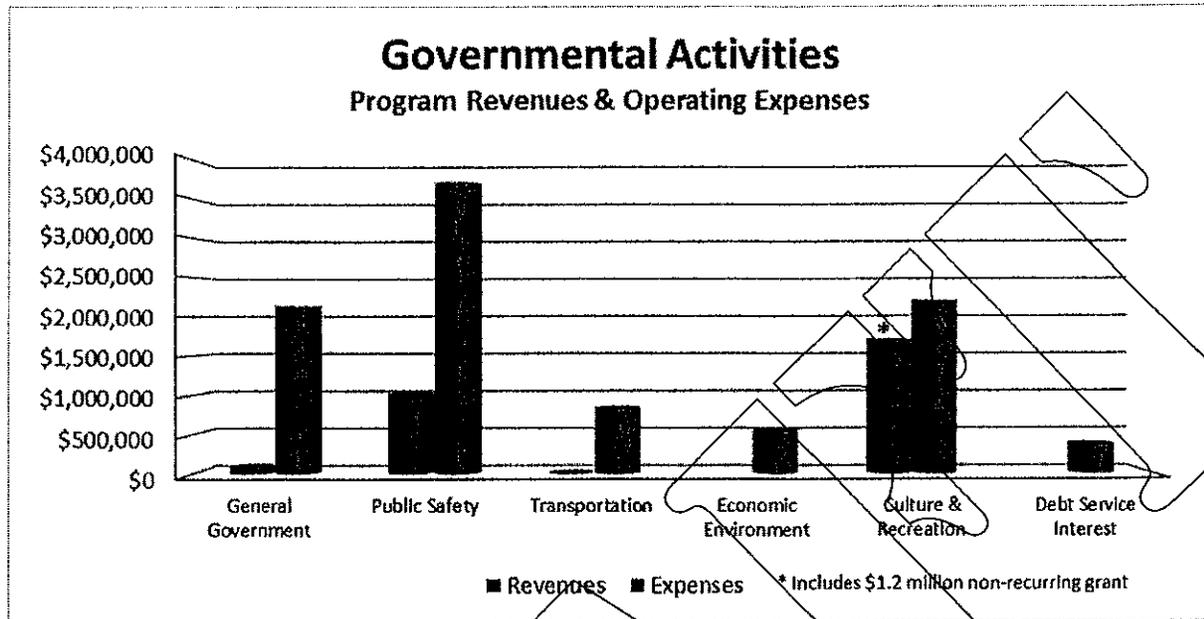
Percentages indicate the portion of the total annual revenues that category represents in that fiscal year.

Program Revenues only reflect charges collected by the department. For example, boat launch fees help cover the cost of recreation facilities; and, traffic citation revenues help cover the cost of public safety costs.

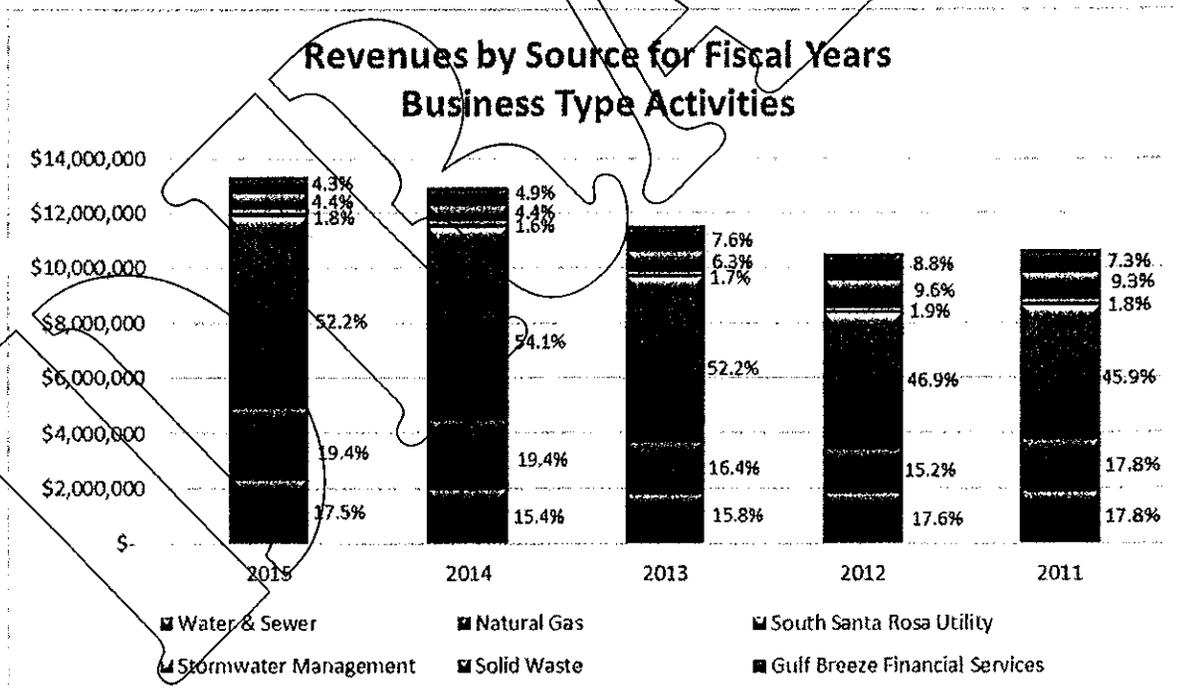
The increase in Economic Environment expenses (\$58,704 or 12.2% over the prior year) primarily reflects expenses of the Community Services department for the addition of a full time Code Enforcement officer.

General Government expenses declined by \$22,341 or 1% from prior year primarily due to declines in facilities improvement expenditures.

Public Safety expenses increased by \$319,124 or 9.4% over prior year primarily due to increases in Workmen's Compensation expenses due to a variety of personnel injuries and fire equipment purchases and repairs.



Business-Type Activities - Business-type activities decreased the City's net position by \$1,946,955 before transfers, as indicated on Table 2.



Percentages indicate the portion of the total annual revenues that category represents in that fiscal year.

There have been no significant changes in the number of water and sewer customers inside City limits. This is also true for the number of water customers outside the City limits. The minor increases in customer counts are often more than offset by overall decreasing usage volumes. In fiscal year 2014, the City began operation of the water and sewer utilities of Innerarity Point, an unincorporated community in Escambia County, Florida, under a contract with Escambia County. Direct operating costs for those accounts are paid directly by Escambia County, so the City's incremental costs to service these accounts is relatively small (\$16,663 for fiscal year 2015 versus contractual revenues of \$44,882).

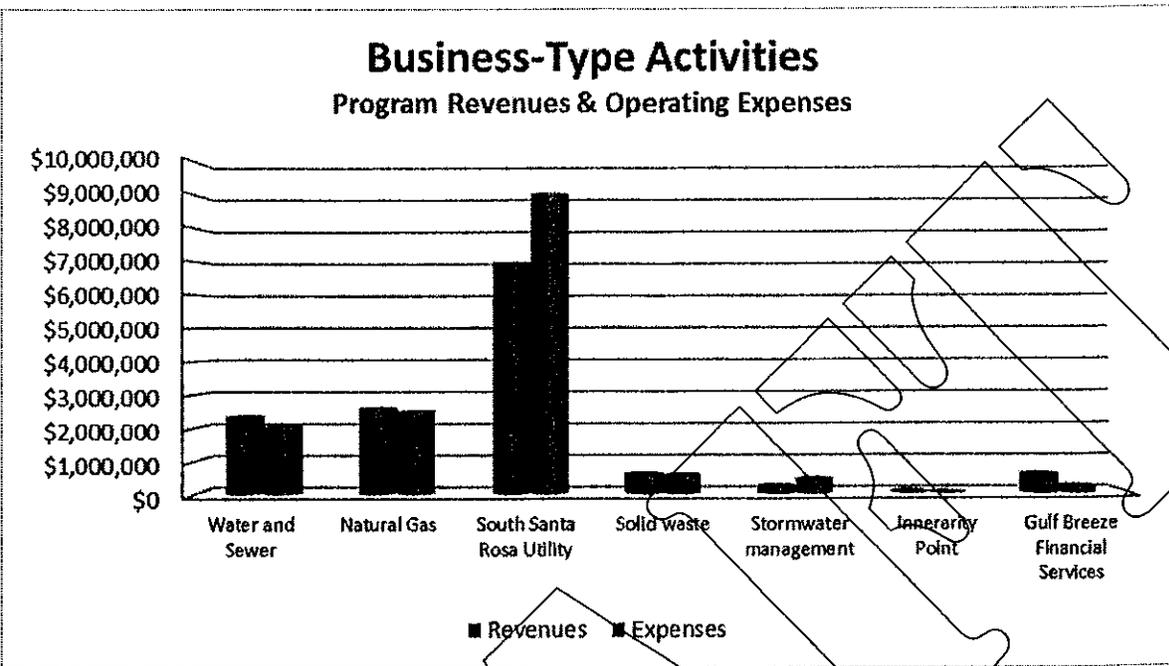
Contributions of \$501,998 from developers this year is a 1.1% decrease over the prior year. The area located outside of the City limits is expected to continue to be developed over the next several years as economic recovery continues. As these new developments become complete, the utility infrastructure must meet the standards set by South Santa Rosa Utilities Service (SSRUS) prior to acceptance by the Utility.

Investment earnings decreased by \$29,540 or 14.4% due to a reduction in return on invested funds of Gulf Breeze Financial Services relative to prior year in accordance with the City's investment policies. Miscellaneous revenues increased \$146,927 or 119% due mainly to the City recording its proportionate share of income from its investment in Fairpoint Regional Utility System (FRUS) which reported a substantial loss in 2014 due to the apparent collapse of the FRUS main water supply line somewhere under Easy Bay. FRUS was able to return to profitability prior to this fiscal year end.

The Natural Gas Utility shows an increase in revenues of \$78,327 or 3.1% primarily due to a 3.6% increase in customers despite an 8.6% decrease in the volume of gas sold due to overall warmer weather. Operating expenses (excluding depreciation) decreased by \$59,469 or 2.9% over the prior year primarily as a result of reduced purchases of natural gas. Natural Gas rates are adjusted according to the cost of natural gas.

South Santa Rosa Utility (SSRU) experienced \$191,389 or 3.7% increase in revenues due to a 4% price increase in base fees and a 9% increase in usage rates which offset a decline in water and sewer volumes. A \$39,968 increase in operating expenses (excluding depreciation) relates primarily to increased professional fees and contract service costs.

Early in fiscal 2013, the City was presented with an opportunity to acquire the assets of the Tiger Point Golf Course which is adjacent to the SSRU treatment plant. The utility depends upon irrigation of the golf course for disposal of a great deal of effluent. Acquisition of the property allowed planning for expansion of the treatment plant in its current location, rather requiring relocation of the facility. As a result, Golf Course operations are reported as operating revenues and expenses within the SSRU fund. Revenue from Tiger Point decreased by \$218,590 or 12% over the prior fiscal year to \$1,586,638, due in part to revenue lost after a small fire in the club house closed that portion of the facility for several months combined with a 16% decrease in rounds played from the prior year. Golf Course operating expenses exceeded revenues by \$1,259,633 (exclusive of depreciation) as a result of increases in operating costs such as increases in personnel benefits costs of \$51,216, and increases in professional services costs of \$54,624 which overshadowed decreases in most other categories resulting in a decline in total expense before depreciation of \$68,158 while revenues declined by \$218,590. During fiscal year 2015, the City entered into an agreement with Integrity Golf Company, LLC to operate the Tiger Point facility beginning October 1, 2015. The agreement, among other provisions, provides for a minimum annual payment to the City of \$100,000.



FINANCIAL ANALYSIS OF THE CITY'S FUNDS

As noted earlier, the City uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

Governmental Funds - The focus of the City of Gulf Breeze's governmental funds is to provide information on near-term inflows, outflows, and balances of spendable resources. Such information is useful in assessing the City's financing requirements. In particular, unassigned fund balance may serve as a useful measure of a government's net resources available for spending at the end of the fiscal year.

As of the end of the current fiscal year, the City of Gulf Breeze's governmental funds reported combined ending fund balances of \$8,504,706 a decrease of \$64,805 in comparison with the prior year. Of this total amount, \$12,196 is reserved for inventory and \$88,781 is reserved for prepaid expenses, as these amounts are not available for appropriation (e.g., non-spendable), and \$6,162,112 is unassigned, and, as such, is available for spending at the City's discretion. The remainder of fund balance is designated for specific purposes: 1) \$392,889 is restricted for community redevelopment, \$290,144 is restricted for debt service and \$70,536 is restricted for public safety; 2) portions are committed for purposes including a self-insurance escrow of \$250,000, beautification of \$391,903, park subdivisions of \$15,481, community funds of \$437; and 3) portions are assigned for disaster recovery of \$100,000 and public safety totaling \$730,227.

The General Fund is the primary operating fund of the City. At the end of the current fiscal year, unassigned fund balance of the General Fund was \$6,162,112, while total fund balance reached \$7,324,047. As a measure of the General Fund's liquidity, it may be useful to compare both unassigned fund balance and total fund balance to the fund's total operational expenditures.

Unassigned fund balance represents 80.7% of the total General Fund expenditures, while total fund balance represents 96% of that same amount.

The General Fund's fund balance increased by \$382,966 during the current fiscal year which is 39% of the prior year's increase most notably due to decrease in amounts due from other governments of \$1,262,241 resulting from completion of FEMA related projects.

The Urban Core Redevelopment Fund is used specifically for improvements within the City's defined commercial area. The revenues the fund receives are the result of City contributions as well as Tax Increment Financing (TIF) revenues. TIF revenues change proportionately with the defined commercial area's change in taxable value, which, due to the decrease in taxable parcels, resulted in a \$69,303 (12%) increase in tax revenues from 2014. Expenditures from this fund are used to support and enhance economic development within the defined commercial area. During the current fiscal year, the fund's expenditures supported traffic management, lighting and landscaping costs within the defined area.

Proprietary Funds - The City of Gulf Breeze's proprietary funds provide the same type of information found in the government-wide financial statements, but in more detail.

Unrestricted net position of the proprietary funds totaled \$5,850,418 at the end of the year. Of that the Water and Sewer Fund amounted to \$1,139,444, the Natural Gas Fund totaled \$(2,967,242), South Santa Rosa Utility Fund was \$1,327,915, Gulf Breeze Financial Services was \$9,293,997, and the non-major proprietary funds totaled \$(2,943,696). The net positions of the proprietary funds decreased by \$1,946,955, reflecting the operating deficits incurred for the proprietary funds as described earlier.

GENERAL FUND BUDGETARY HIGHLIGHTS

The General Fund Budget expenditures increased from the original budget by \$1,857,847. This increase reflected numerous expenditures not contemplated in the original budget, primarily of which were: significant increases in workers compensation and other insurance costs; police pension costs; and over \$465,000 in grant reimbursed expenditures to install protective breakwater structures for Deadman's Island. This grant program, along with FEMA revenues for flood repairs, comprises almost \$795,000 of the increase in budgeted intergovernmental revenues. Actual revenues collected varied from final budgeted amounts due to miscellaneous revenues resulting in \$169,464 above final budget revenues.

The highlights of the budgetary changes are as follows:

- Final budget figures reflected an allocation of approximately \$734,613 for capital expenditures primarily for public safety vehicles and the Deadman's Island breakwater installation mentioned earlier.

The combined impact of these budget variances resulted in a net decrease in the General Fund's fund balance of \$382,966, as compared to a final budgeted decrease of \$707,677.

CAPITAL ASSET AND DEBT ADMINISTRATION

Capital Assets

	Governmental Activities		Business-type Activities		Total	
	2015	2014	2015	2014	2015	2014
Land	\$ 1,772,795	\$ 1,772,795	\$ 3,823,897	\$ 3,820,325	\$ 5,596,692	\$ 5,593,120
Construction in progress	4,750	271,521	1,853,390	3,640,364	1,858,140	3,911,885
Buildings	12,319,826	12,317,366	2,847,352	2,847,352	15,167,178	15,164,718
Improvements other than buildings	15,073,346	14,591,811	6,298,827	1,915,036	21,372,173	16,506,847
Infrastructure	1,077,264	1,071,613	46,914,420	46,339,004	47,991,684	47,410,617
Machinery and equipment	5,599,589	5,069,591	5,654,140	5,280,950	11,253,738	10,350,541
Accumulated depreciation	(18,364,976)	(16,516,335)	(35,489,599)	(32,523,481)	(53,854,575)	(49,039,816)
Total	\$ 17,482,594	\$ 18,578,362	\$ 31,902,436	\$ 31,319,550	\$ 49,885,030	\$ 49,897,912

The total decrease in the City of Gulf Breeze's investment in capital assets for the current fiscal year was \$512,822 or 1%. As components of this change, government assets decreased \$1,095,768 or 5.9% while business-type assets increased \$582,886 or 1.9%. Major changes in capital assets are summarized below.

- Comprehensive Meter and Meter Systems upgrades;
- Stormwater infrastructure enhancements;
- Continued waste water treatment plant improvements; and
- New vehicles and equipment.

Additional information on the City of Gulf Breeze's capital assets can be found in Note 5 in the notes to the financial statements.

Long-term Debt and Other Liabilities

	Governmental Activities		Business-type Activities		Total	
	2015	2014	2015	2014	2015	2014
Revenue bonds	\$ 7,760,503	\$ 7,952,513	\$ 8,785,821	\$ 9,687,627	\$ 16,546,324	\$ 17,640,140
Notes payable	-	-	-	-	-	-
Line of credit	-	-	3,000,000	3,000,000	3,000,000	3,000,000
State revolving loan	-	-	893,340	932,922	893,340	932,922
Capital Lease obligation	-	-	4,292,398	4,663,665	4,292,398	4,663,665
Unearned revenue	-	-	43,490	55,894	43,490	55,894
Compensated Absences	292,203	264,881	205,536	230,288	497,739	495,169
Total	\$ 8,052,706	\$ 8,217,394	\$ 17,220,585	\$ 18,570,396	\$ 25,273,291	\$ 26,787,790

At the end of the current fiscal year, the City of Gulf Breeze had total bonded debt and outstanding loans of \$24,732,062. Governmental Debt is to be repaid from General Government revenues. Business-type obligations are secured by specified revenue sources.

Governmental Revenue Bond balances decreased largely as a result of a principal repayment on debt.

There are no limitations placed upon the amount of debt the City may issue either by the City's charter, code of ordinances or by Florida Statutes.

Additional information on the City of Gulf Breeze's long-term obligations can be found in Note 13 in the notes to the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND RATES

The Mayor and City Council considered many factors when adopting the Fiscal Year 2016 budget. New revenue sources continue to be an issue, due to unpredictable property values and previous State Constitution amendments resulting in reduced ad valorem revenues. The overall revenue forecast for the General Fund is \$6,394,194 a 2.7% increase from fiscal 2015 initial budgeted revenues. In FY 2016, ad valorem taxes will return to 1.9723. The largest single area of increase is the transfers from proprietary funds which increase of \$416,555 offsets the decline in budget for grants and miscellaneous revenues resulting in a net increase of \$170,887. Debt Service expenses continue to be absorbed into the City's budget. Note that expenditures and reimbursements under any FEMA projects related to the April deluge/flood are excluded from initial budget figures.

The budget for Fiscal Year 2016 expenditures is approximately 13.1% more than budgeted for Fiscal Year 2015. The primary areas of increase are projected adjustments to staffing and wages as well as projected increases in rates for employee medical coverage as well as \$407,000 for the resumption of street resurfacing.

The General Fund is budgeted to generate a deficit, to be funded by use of existing reserves, of \$405,371 throughout the year. Tentative capital expenditures of \$683,100 anticipated are vehicle and equipment replacements and information technology improvements.

The Proprietary Funds have planned \$3,205,000 in vehicle, equipment replacements and infrastructure replacements, primarily stormwater system enhancements, in addition to \$2,008,204 in debt service for fiscal year 2016.

The Community Redevelopment Agency Fund is projected to use \$746,597 on the Central Business District improvements. The diligence provided by the City Council has ensured that the City will continue to maintain the high level of service desired by this community.

REQUESTS FOR INFORMATION

This financial report is designed to provide a general overview of the City of Gulf Breeze's finances for all of those with an interest in the City's finances. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to the Office of the Finance Director, 1070 Shoreline Drive, Gulf Breeze, Florida 32561. The City of Gulf Breeze's website address is www.cityofgulfbreeze.com.

**CITY OF GULF BREEZE, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2015**

Exhibit I

	Primary Government			Component Unit
	Governmental Activities	Business-type Activities	Total	Capital Trust Agency and Subsidiary
ASSETS				
Cash and cash equivalents	\$ 1,400,099	\$ 1,191,890	\$ 2,591,989	\$ 2,780,990
Investments	-	5,398,567	5,398,567	-
Receivables, net	316,856	500,568	817,424	128,519
Interfund receivables (payables)	5,843,160	(5,843,160)	-	-
Due from other governments	502,307	126,960	629,267	-
Prepaid expenses	88,781	-	88,781	17,813
Inventory, at cost	12,196	500,644	512,840	-
Investment in limited liability company	-	26,920	26,920	7,315
Restricted assets				
Cash and cash equivalents	763,995	2,836,099	3,600,094	923,952
Investments	-	3,621,338	3,621,338	-
Other assets				
Bond issue costs, net	-	112,462	112,462	-
Investment in joint venture	-	1,581,210	1,581,210	-
Advance to joint venture	-	226,272	226,272	-
Note receivable from joint venture	-	174,891	174,891	-
Capital assets				
Non-depreciable	1,777,545	5,677,287	7,454,832	-
Depreciable	15,705,049	26,225,149	41,930,198	-
Total Assets	26,409,988	42,357,097	68,767,085	3,858,589
DEFERRED OUTFLOW OF RESOURCES				
Deferred loss on bond refunding	-	774,779	774,779	-
Total Assets and Deferred Outflows	\$ 26,409,988	\$ 43,131,876	\$ 69,541,864	\$ 3,858,589
LIABILITIES				
Accounts payable	\$ 292,076	\$ 1,427,549	\$ 1,719,625	\$ 4,971
Accrued liabilities	130,612	110,044	240,656	126,960
Accrued interest	-	71,591	71,591	-
Due to other governments	-	18,392	18,392	-
Payable from restricted assets				
Accrued interest	124,059	118,610	242,669	-
Customer deposits	-	794,518	794,518	-
Non-current liabilities				
Due within one year				
Compensated absences	136,357	127,376	263,733	-
Line of credit	-	3,000,000	3,000,000	-
State revolving loan payable	-	40,798	40,798	-
Revenue bonds payable	202,100	900,057	1,102,157	-
Capital lease payable	-	350,544	350,544	-
Due in more than one year				
Unearned revenue	-	43,490	43,490	-
Compensated absences	155,846	78,160	234,006	-
State revolving loan payable	-	852,542	852,542	-
Revenue bonds payable	7,558,103	7,885,764	15,443,867	-
Capital lease payable	-	3,941,854	3,941,854	-
Total Liabilities	8,599,453	19,761,289	28,360,742	131,931
NET POSITION				
Net investment in capital assets	9,722,091	15,705,656	25,427,747	-
Restricted for:				
Recapture indemnity agreement	-	-	-	923,952
Public safety	70,536	-	70,536	-
Community redevelopment	392,889	-	392,889	-
Debt service and other debt requirements	290,144	1,814,513	2,104,657	-
Unrestricted	7,334,875	5,850,418	13,185,293	2,802,706
Total Net Position	17,810,535	23,370,587	41,181,122	3,726,658
Total Liabilities and Net Position	\$ 26,409,988	\$ 43,131,876	\$ 69,541,864	\$ 3,858,589

The accompanying notes are an integral part of these financial statements.

CITY OF GULF BREEZE, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES
IN FUND BALANCES - GOVERNMENTAL FUNDS
YEAR ENDED SEPTEMBER 30, 2015

Exhibit IV - A

	General	Urban Core Redevelopment	Non-Major Governmental Funds	Total Governmental Funds
Revenues:				
Taxes	\$ 2,838,731	\$ 637,413	\$ -	\$ 3,476,144
Licenses and permits	87,414	-	-	87,414
Intergovernmental	1,948,160	-	441	1,948,601
Charges for services	327,605	-	-	327,605
Fines and forfeitures	59,456	-	953,454	1,012,910
Investment earnings	6,240	-	-	6,240
Miscellaneous	436,035	-	19,084	455,119
Total revenues	<u>5,703,641</u>	<u>637,413</u>	<u>972,979</u>	<u>7,314,033</u>
Expenditures:				
Current				
General government	1,540,455	439,102	-	1,979,557
Public safety	2,651,998	-	771,306	3,423,304
Transportation	519,423	-	-	519,423
Economic environment	198,758	-	-	198,758
Culture and recreation	1,424,236	-	-	1,424,236
Capital outlay	734,613	10,310	7,950	752,873
Debt service				
Principal	193,600	-	-	193,600
Interest	368,304	-	-	368,304
Total expenditures	<u>7,631,387</u>	<u>449,412</u>	<u>779,256</u>	<u>8,860,055</u>
Excess (deficiency) revenues over (under) expenditures	<u>(1,927,746)</u>	<u>188,001</u>	<u>193,723</u>	<u>(1,546,022)</u>
Other Financing Sources (Uses):				
Transfers in	1,751,032	206,252	-	1,957,284
Transfers out	(206,252)	(266,191)	(3,624)	(476,067)
Total other financing sources (uses)	<u>1,544,780</u>	<u>(59,939)</u>	<u>(3,624)</u>	<u>1,481,217</u>
Net change in fund balances	(382,966)	128,062	190,099	(64,805)
Fund Balances:				
Beginning of year	<u>7,710,013</u>	<u>264,827</u>	<u>594,671</u>	<u>8,569,511</u>
End of year	<u>\$ 7,327,047</u>	<u>\$ 392,889</u>	<u>\$ 784,770</u>	<u>\$ 8,504,706</u>

The accompanying notes are an integral
part of these financial statements.

CITY OF GULF BREEZE, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL - GENERAL FUND
YEAR ENDED SEPTEMBER 30, 2015

Exhibit V

	Original Budget	Final Budget	Actual	Variance with Final Budget - Positive (Negative)
Revenues:				
Taxes	\$ 2,630,037	\$ 2,717,702	\$ 2,838,731	\$ 121,029
Licenses and permits	72,500	87,414	87,414	-
Intergovernmental	705,022	1,909,123	1,948,160	39,037
Charges for services	234,103	327,605	327,605	-
Fines and forfeitures	128,100	59,456	59,456	-
Investment earnings	30,000	6,240	6,240	-
Miscellaneous	440,600	426,637	436,033	9,398
Total revenues	<u>4,240,362</u>	<u>5,534,177</u>	<u>5,703,641</u>	<u>169,464</u>
Expenditures:				
Current				
General government	1,289,776	1,541,560	1,540,485	1,105
Public safety	2,227,379	2,656,247	2,651,998	4,249
Transportation	134,092	519,423	519,423	-
Economic environment	187,760	198,758	198,758	-
Culture and recreation	1,049,078	1,424,236	1,424,236	-
Capital outlay	470,000	734,613	734,613	-
Debt service				
Principal	154,504	185,246	193,600	(8,354)
Interest	323,971	434,324	368,304	66,020
Total expenditures	<u>5,836,560</u>	<u>7,694,407</u>	<u>7,631,387</u>	<u>63,020</u>
Excess (deficiency) of revenues over (under) expenditures	<u>(1,596,198)</u>	<u>(2,160,230)</u>	<u>(1,927,746)</u>	<u>232,484</u>
Other Financing Sources (Uses):				
Transfers in	1,982,945	1,660,176	1,751,032	90,856
Transfers out	(193,019)	(207,623)	(206,252)	1,371
Total other financing sources (uses)	<u>1,789,926</u>	<u>1,452,553</u>	<u>1,544,780</u>	<u>92,227</u>
Use of Reserves:	-	707,677	-	707,677
Net change in fund balance	<u>\$ 193,728</u>	<u>\$ -</u>	<u>(382,966)</u>	<u>\$ 1,032,388</u>
Fund Balance:				
Beginning of year			<u>7,710,013</u>	
End of year			<u>\$ 7,327,047</u>	

The accompanying notes are an integral
part of these financial statements.

CITY OF GULF BREEZE, FLORIDA
STATEMENT OF REVENUES, EXPENSES AND CHANGES
IN NET POSITION - PROPRIETARY FUNDS
YEAR ENDED SEPTEMBER 30, 2015

Exhibit VIII

	Water & Sewer Fund	Natural Gas Fund	South Santa Rosa Utility	Gulf Breeze Financial Services	Non-Major Proprietary Funds	Total Proprietary Funds
Operating Revenue:						
Charges for services						
Utilities	\$ 2,339,659	\$ 2,594,132	\$ 5,396,766	\$ -	\$ 872,859	\$ 11,203,416
Golf course	-	-	1,586,638	-	-	1,586,638
Financial services	-	-	-	577,096	-	577,096
Total charges for services	<u>2,339,659</u>	<u>2,594,132</u>	<u>6,983,404</u>	<u>577,096</u>	<u>872,859</u>	<u>13,367,150</u>
Operating Expenses:						
Personal services	495,060	663,345	2,857,004	85,857	321,139	4,422,405
Contractual services	892,990	888,472	1,120,135	-	438,638	3,340,235
Supplies	61,880	292,431	968,315	-	7,594	1,330,220
Professional services	3,468	41,331	168,870	65,946	10,755	290,370
Repairs and maintenance	194,510	23,268	616,382	-	100,834	934,994
Office and utilities	79,738	92,032	599,486	11,471	1,710	784,357
Depreciation and amortization	249,464	499,855	2,074,994	6,292	135,513	2,966,118
Total operating expenses	<u>1,977,110</u>	<u>2,500,734</u>	<u>8,405,106</u>	<u>169,566</u>	<u>1,016,183</u>	<u>14,068,699</u>
Operating income (loss)	<u>362,549</u>	<u>93,398</u>	<u>(1,421,702)</u>	<u>407,530</u>	<u>(143,324)</u>	<u>(701,549)</u>
Non-Operating Revenue (Expenses):						
Interest earnings	1,984	-	1,625	162,542	-	166,151
Rents and royalties	-	-	53,914	-	-	53,914
Gain from investment in limited liability company	-	-	-	8,818	-	8,818
Interest expense	(50,222)	-	(641,989)	(35,016)	-	(727,227)
Income from joint venture	54,263	-	49,253	-	-	100,516
Miscellaneous	45,007	45,849	40,785	-	-	131,641
Total non-operating revenue (expenses)	<u>48,032</u>	<u>45,849</u>	<u>(496,412)</u>	<u>136,344</u>	<u>-</u>	<u>(266,187)</u>
Income (Loss) Before Operating Transfers and Capital Contributions	<u>410,581</u>	<u>139,247</u>	<u>(1,918,114)</u>	<u>543,874</u>	<u>(143,324)</u>	<u>(967,736)</u>
Transfers and Capital Contributions:						
Transfers in	-	-	429,507	-	-	429,507
Transfers out	(561,978)	(322,170)	(376,023)	(500,000)	(150,553)	(1,910,724)
Capital contributions	23,815	-	478,183	-	-	501,998
Total transfers and capital contributions	<u>(538,163)</u>	<u>(322,170)</u>	<u>531,667</u>	<u>(500,000)</u>	<u>(150,553)</u>	<u>(979,219)</u>
Changes in net position	<u>(127,582)</u>	<u>(182,923)</u>	<u>(1,386,447)</u>	<u>43,874</u>	<u>(293,877)</u>	<u>(1,946,955)</u>
Net position at beginning of year, as previously stated	2,152,304	1,371,665	10,764,832	10,935,701	93,040	25,317,542
Adjustment to beginning net position [pending GASB 68]	-	-	-	-	-	-
Net position at beginning of year, as restated	<u>2,152,304</u>	<u>1,371,665</u>	<u>10,764,832</u>	<u>10,935,701</u>	<u>93,040</u>	<u>25,317,542</u>
Net position at end of year	<u>\$ 2,024,722</u>	<u>\$ 1,188,742</u>	<u>\$ 9,378,385</u>	<u>\$ 10,979,575</u>	<u>\$ (200,837)</u>	<u>\$ 23,370,587</u>

The accompanying notes are an integral part of these financial statements.

CITY OF GULF BREEZE, FLORIDA
STATEMENT OF CASH FLOWS - PROPRIETARY FUNDS
YEAR ENDED SEPTEMBER 30, 2015

Exhibit IX

	Water & Sewer Fund	Natural Gas Fund	South Santa Rosa Utility	Gulf Breeze Financial Services	Non-Major Proprietary Funds	Total Proprietary Funds
Cash Flows from Operating Activities:						
Receipts from customers and users	\$ 2,327,115	\$ 2,569,826	\$ 7,724,422	\$ 472,090	\$ 2,415,341	\$ 15,508,794
Payments to suppliers and providers	(1,426,564)	(1,516,776)	(3,957,485)	(8,589)	(822,801)	(7,532,215)
Payments to employees	(469,293)	(682,290)	(2,922,831)	(85,857)	(307,643)	(4,467,914)
Net cash provided by operating activities	<u>431,258</u>	<u>370,760</u>	<u>844,106</u>	<u>377,644</u>	<u>1,484,897</u>	<u>3,508,665</u>
Cash Flows from Non-Capital Financing Activities:						
Interest payments on line of credit	-	-	-	(35,016)	-	(35,016)
Miscellaneous income	45,007	45,849	40,785	-	-	131,641
Transfers in	-	-	429,507	-	-	429,507
Transfers out	(561,978)	(322,170)	(376,023)	(500,000)	(150,553)	(1,910,724)
Net cash provided by (used in) non-capital financing activities	<u>(516,971)</u>	<u>(276,321)</u>	<u>94,269</u>	<u>(535,016)</u>	<u>(150,553)</u>	<u>(1,384,592)</u>
Cash Flows from Capital and Related Financing Activities:						
Acquisition and construction of capital assets	(235,662)	(160,743)	(1,171,515)	-	(1,307,223)	(2,875,143)
Principal paid on bonds payable	(26,400)	-	(851,569)	-	-	(877,969)
Principal paid on state revolving loan	-	-	(39,582)	-	-	(39,582)
Principal paid on capital leases	-	-	(371,267)	-	-	(371,267)
Interest paid on long-term debt	(50,222)	-	(492,128)	-	-	(542,350)
Capital contributions	23,815	-	478,183	-	-	501,998
Net cash used in capital and related financing activities	<u>(288,469)</u>	<u>(160,743)</u>	<u>(2,447,878)</u>	<u>-</u>	<u>(1,307,223)</u>	<u>(4,204,313)</u>
Cash Flows from Investing Activities:						
Purchases of investments	-	-	-	(2,988,640)	-	(2,988,640)
Proceeds from sale of investments	-	-	-	2,823,669	-	2,823,669
Advances to primary government	-	-	-	(244,550)	-	(244,550)
Advance to joint venture	(80,450)	-	(94,441)	-	-	(174,891)
Interest income received from primary government	1,984	-	1,167	35,016	-	38,167
Interest income	-	-	-	200,791	-	200,791
Net cash provided by investing activities	<u>(78,466)</u>	<u>-</u>	<u>(93,274)</u>	<u>(173,714)</u>	<u>-</u>	<u>(345,454)</u>
Net Change in Cash and Cash Equivalents	<u>(452,648)</u>	<u>(66,304)</u>	<u>(1,602,777)</u>	<u>(331,086)</u>	<u>27,121</u>	<u>(2,425,694)</u>
Cash and Cash Equivalents - Beginning of the Year	<u>713,889</u>	<u>308,854</u>	<u>3,166,454</u>	<u>2,218,669</u>	<u>45,817</u>	<u>6,453,683</u>
Cash and Cash Equivalents - End of the Year	<u>\$ 261,241</u>	<u>\$ 242,550</u>	<u>\$ 1,563,677</u>	<u>\$ 1,887,583</u>	<u>\$ 72,938</u>	<u>\$ 4,027,989</u>
Displayed As:						
Cash and cash equivalents	\$ 33,656	\$ 7,756	\$ 203,391	\$ 886,224	\$ 60,863	\$ 1,191,890
Restricted cash	227,585	234,794	1,360,286	1,001,359	12,075	2,836,099
	<u>\$ 261,241</u>	<u>\$ 242,550</u>	<u>\$ 1,563,677</u>	<u>\$ 1,887,583</u>	<u>\$ 72,938</u>	<u>\$ 4,027,989</u>

The accompanying notes are an integral part of these financial statements.

CITY OF GULF BREEZE, FLORIDA
STATEMENT OF CASH FLOWS - PROPRIETARY FUNDS
YEAR ENDED SEPTEMBER 30, 2015
(Continued)

Exhibit IX

	Water & Sewer Fund	Natural Gas Fund	South Santa Rosa Utility	Gulf Breeze Financial Services	Non-Major Proprietary Funds	Total Proprietary Funds
Reconciliation of Operating Income (Loss) to Net Cash Provided by (Used in) Operating Activities:						
Operating income (loss)	\$ 362,549	\$ 93,398	\$ (1,421,702)	\$ 407,530	\$ (143,324)	\$ (701,549)
Adjustments to reconcile operating income (loss) to net cash provided by operating activities -						
Depreciation and amortization expense	249,464	499,855	2,074,994	6,292	135,513	2,966,118
Provision for uncollectible accounts	(35,477)	(31,885)	(181,495)	-	-	(248,857)
Rents and royalties	-	-	53,914	-	-	53,914
Changes in operating assets and liabilities:						
Receivables	35,337	7,579	243,997	13,508	16,986	317,407
Due from other governments - component units	-	-	-	(118,514)	-	(118,514)
Inventory, at cost	(6,868)	(253,088)	75,862	-	-	(184,094)
Accounts payable	(7,218)	(72,309)	(528,860)	68,828	(63,270)	(602,829)
Accrued liabilities	9,870	(5,877)	(16,273)	-	(4,008)	(15,988)
Interfund payables	(195,539)	141,531	624,602	-	1,531,000	2,101,594
Due to other governments	-	-	-	-	(5,504)	(5,504)
Customer deposits	(2,713)	(2,714)	(10,450)	-	-	(15,877)
Unearned revenue	(12,404)	-	-	-	-	(12,404)
Compensated absences	34,257	(6,030)	(70,483)	-	17,504	(24,752)
Total adjustments	68,709	277,362	2,265,808	(29,886)	1,628,221	4,210,214
Net Cash Provided By Operating Activities	\$ 431,258	\$ 370,760	\$ 844,106	\$ 377,644	\$ 1,484,897	\$ 3,508,665
Supplemental Schedule of Noncash Capital and Related Financing Activities						
Change in fair value of investment in joint venture	\$ 51,264	\$ -	\$ 49,253	\$ -	\$ -	\$ -
Acquisition of capital assets included in accounts payable	\$ -	\$ -	\$ -	\$ -	\$ 673,861	\$ -

The accompanying notes are an integral
part of these financial statements.

Kyle Simms swearing in for GBPD – April 13, 2016

Kyle is 27 years of age and graduated from Gulf Breeze High School in 2006. His family moved to Navarre in 2002 and then into Gulf Breeze in 2003. In 2008 Kyle went into the U.S. Air Force and worked in “Security Forces” as a K-9 Handler. Kyle first became associated with the Gulf Breeze Fire Department prior to entering the Military. In between his Military transfers, Kyle again became active at the GB Fire Department between 2011-2014. After another deployment Kyle came back to the Fire Department in February, 2016. At the same time, Kyle entered the “Cross Over” Police Academy and became certified as a Florida Law Enforcement Officer. Kyle is still active in the Air Force Reserves and will be working as a Part-Time Police Officer with the Gulf Breeze Police Department.

Kyle is well known by some of our Officers and we welcome him to the Police Department.



City of Gulf Breeze

Office of City Manager

MEMORANDUM

To: Mayor and City Council

From: Edwin A. Eddy, City Manager

Date: April 8, 2016

Subject: Resolution 10-16, Creating Series 2016, Local Government Loan Program and Resolution 11-16 Approving Loans from the Local Government Program

In December 2012, the City purchased Tiger Point Golf and Country Club for about \$3,000,000. Equipment purchases and emergency repairs to the building were necessary totaling in excess of \$2,000,000. The sources for these expenditures was a line of credit (\$3,000,000) and cash reserves (\$2,000,000). Establishment of the line of credit was possible by encumbering certain City investments.

The City Council decided to consider long term financing of these amounts in July, 2015. By doing so, cash reserves will be unencumbered and replenished and principal repayments will be repaid over a period of time that can be tied to the appropriate schedule.

Since April 2014, the City has spent over \$1,600,000 from reserves on storm water infrastructure improvement. More expenditures/projects are pending in order to reduce risk of future flooding. A loan would replenish cash reserves, make possible pending projects and establish a debt service schedule which matches the lifespan of the new infrastructure.

Available within the City's 1985 Local Government Loan Pool program is \$6,800,000 in unencumbered reserves. These funds can be transferred to a newly created trust and loaned to the City. A total of \$5,000,000 would be used to finance the purchase of Tiger Point, the equipment purchases and emergency repairs. The remaining \$1,800,000 would be used for storm water and possibly other infrastructure.

The debt service for the total \$6,800,000 in loans will be shared. For the Tiger Point portion (\$5,000,000) the annual debt service will be \$320,060 per year. This amount would be apportioned to SSRUS and the City based on customer base and waste water flow. (72% SSRUS and 28% City)

The merits of the purchase of Tiger Point have been frequently discussed. They include: Keeping Tiger Point golf course open for play; establishing City controlled effluent reuse operations and expansion; and, providing for expansion of the existing wastewater treatment plant to allow an additional 1.5 million gallons per day of treatment. By paying for \$5,000,000 in expenses from a

long term loan will allow the utility to restore diminished cash reserves which may be needed for other upcoming challenges. Current debt service for SSRUS is reduced by \$535,000 in Fiscal Year 2020 and another \$336,000 in 2021. Over the years 2017-2019 it will be necessary to utilize impact fees to cover debt service. ($\$230,000 \times 3 = \$690,000$) Presently, SSRUS has over \$2,000,000 in impact fee reserves.

For the \$1,800,000 storm water and other infrastructure, City portion of the loan, the debt service will be about \$115,222 per year and would be incorporated into the City's budget for 2017.

Resolution 10-16 creates Series 2016, Local Government Loan program. The reserve amounts of about \$6,800,000 will be transferred to this newly created trust. Resolution 11-16 authorizes the aforementioned loans. Documents establishing the trust and approving the loans were prepared by Bond Council Bryant, Miller and Olive

The SSRUS Board has discussed this matter at their regular meeting and held a workshop on this topic.

RECOMMENDATION: THAT THE CITY COUNCIL ADOPT RESOLUTION 10-16 CREATING A SERIES 2016 LOCAL GOVERNMENT LOAN PROGRAM AND RESOLUTION 11-16 APPROVING A LOAN OF \$5,000,000 FOR PURCHASE OF TIGER POINT AND EQUIPMENT FOR TIGER POINT AND EMERGENCY REPAIRS AT TIGER POINT AND A LOAN OF \$1,800,000 FOR STORM WATER AND OTHER INFRASTRUCTURE.



City of Gulf Breeze

Office of City Manager

MEMORANDUM

To: Mayor and City Council

From: Edwin A. Eddy, City Manager

Date: July 10, 2015

Subject: Inducement Resolutions for Loans from 1985 Loan Pool Program

The City was able to secure \$3M via a line of credit from BB&T in December of 2012 to purchase Tiger Point. (Of the \$3M, \$2.755M was disbursed at closing and the balance was used for other expenses associated with closing and immediate improvements to Tiger Point) We have been paying interest only on this line of credit.

It is necessary to establish an actual loan to begin paying principal and to release the encumbrance on GBFS investments which made the line of credit possible.

In addition, the City should make part of the overall borrowing for Tiger Point the \$3M to \$3.5M in capital expenditures made in support of Tiger Point. For example the City replaced mowing equipment, repaired the club house and repaired bulkheads and seawalls at Tiger Point immediately after the purchase.

In total, the City should borrow \$6.0M to 6.5M for the purchase and repair of Tiger Point.

The City should also consider borrowing \$2.5M to finance the costs of the initial round of storm water improvement projects that will be underway in the Fall of 2015 and into 2016. These projects include the expansion of the project to Dracena Way and Russ Drive and the 30" gravity outfall pipe. The other major stormwater project pending may address the north end of the Gilmore/San Carlos/York area.

To start processes necessary to complete these loans, the Council must consider adoption of inducement resolutions to borrow money from the Gulf Breeze 1985 Loan Program. The loan for Tiger Point will be created by one resolution and the loan for stormwater improvements will be covered under another resolution.

(850) 934-5100 • FAX (850) 934-5114

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RESOLUTION NO. 17-15

A RESOLUTION OF THE CITY OF GULF BREEZE, FLORIDA PERTAINING TO FINANCE; ESTABLISHING THE CITY'S INTENT TO REIMBURSE CERTAIN CAPITAL PROJECT COSTS INCURRED WITH PROCEEDS OF FUTURE TAX-EXEMPT FINANCING OR OTHER OBLIGATIONS; PROVIDING CERTAIN OTHER MATTERS IN CONNECTION THEREWITH; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Gulf Breeze, Florida (the "City") has determined that the need exists to finance the design, permitting, acquisition and construction of stormwater and certain other infrastructure improvements as more fully described in Exhibit "A" attached hereto and made a part hereof (collectively, the "Project").

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

SECTION 1. AUTHORITY. This resolution (hereinafter called the "Resolution") is adopted pursuant to the provisions of the Florida Constitution, Chapter 166, Florida Statutes, and other applicable provisions of law.

SECTION 2. DECLARATION OF INTENT. The City hereby expresses its intention to be reimbursed from proceeds of a future tax-exempt financing or other obligations for capital expenditures to be paid by the City in connection with the construction of the Project. Pending reimbursement, the City expects to use funds on deposit in its General Fund and other funds legally available to pay a portion of the cost of the Project. It is not reasonably expected that the total amount of debt to be incurred by the City to reimburse itself for expenditures paid with respect to the Project will exceed \$3,000,000. This Resolution is intended to constitute a "declaration of official intent" within the meaning of Section 1.150-2 of the Income Tax Regulations.

SECTION 3. SEVERABILITY. If any one or more of the provisions of this Resolution shall for any reason be held illegal or invalid, such illegality or invalidity shall not affect any other provision of this Resolution, but this Resolution shall be construed and enforced as if such illegal or invalid provision had not been contained therein.

[Remainder of page intentionally left blank]

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon its adoption this 20th day of July, 2015.

GULF BREEZE, FLORIDA
CITY COUNCIL

By: 
MATT E. DANNHEISSER, Mayor



(SEAL)

Attest:

By: 
LESLIE A. GUYER, City Clerk

EXHIBIT A
DESCRIPTION OF PROJECT

RESOLUTION NO. 18-15

A RESOLUTION OF THE CITY OF GULF BREEZE, FLORIDA PERTAINING TO FINANCE; ESTABLISHING THE CITY'S INTENT TO REIMBURSE CERTAIN CAPITAL PROJECT COSTS INCURRED WITH PROCEEDS OF FUTURE TAX-EXEMPT FINANCING OR OTHER OBLIGATIONS; PROVIDING CERTAIN OTHER MATTERS IN CONNECTION THEREWITH; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Gulf Breeze, Florida (the "City") has determined that the need exists to finance the design, permitting, acquisition and construction of certain utility system improvements as more fully described in Exhibit "A" attached hereto and made a part hereof (collectively, the "Project").

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

SECTION 1. AUTHORITY. This resolution (hereinafter called the "Resolution") is adopted pursuant to the provisions of the Florida Constitution, Chapter 166, Florida Statutes, and other applicable provisions of law.

SECTION 2. DECLARATION OF INTENT. The City hereby expresses its intention to be reimbursed from proceeds of a future tax-exempt financing or other obligations for capital expenditures to be paid by the City in connection with the construction of the Project. Pending reimbursement, the City expects to use funds on deposit in its General Fund and other funds legally available to pay a portion of the cost of the Project. It is not reasonably expected that the total amount of debt to be incurred by the City to reimburse itself for expenditures paid with respect to the Project will exceed \$6,750,000. This Resolution is intended to constitute a "declaration of official intent" within the meaning of Section 1.150-2 of the Income Tax Regulations.

SECTION 3. SEVERABILITY. If any one or more of the provisions of this Resolution shall for any reason be held illegal or invalid, such illegality or invalidity shall not affect any other provision of this Resolution, but this Resolution shall be construed and enforced as if such illegal or invalid provision had not been contained therein.

[Remainder of page intentionally left blank]

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon its adoption this 20th day of July, 2015.

GULF BREEZE, FLORIDA
CITY COUNCIL

By: 
MATT E. DANNHEISSER, Mayor



(SEAL)

Attest:

By: 
LESLIE A. GUYER, City Clerk

City of Gulf Breeze

Memorandum

To: Edwin A. Eddy, City Manager

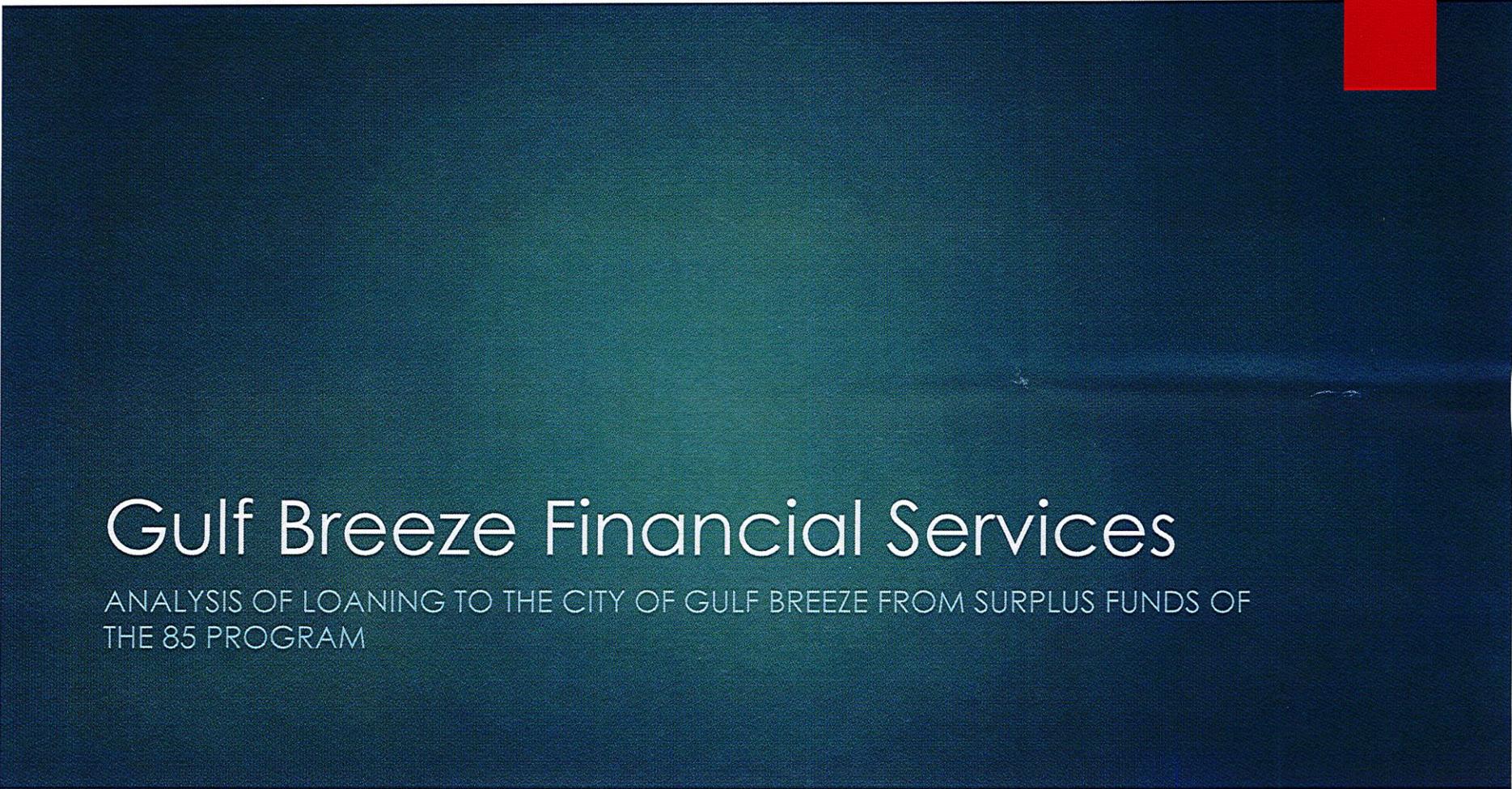
From: Curt Carver, Deputy City Manager

Date: 4/12/2016

Subject: SSRUS Financing

At the April 11th SSRUS Board Meeting, the Board added discussion on the proposed financing from the City's 1985 Loan Program to the agenda under Old Business. You will recall that this was first discussed with them at their February 8th regular meeting and at a subsequent workshop held on March 3, 2016. The purposes behind the financing were discussed again, as well as the advantages of borrowing from the 1985 Loan Pool. Staff advised the Board that there were alternatives on how the debt could be repaid with or without a rate adjustment. We advised the Board that we would present these alternative during the budget process for FY17.

After the discussion ended, the Board passed a motion recommending that the City Council secure long term financing for the Gulf Course purchase and restoration of the SSRUS operating reserves from the City's 1985 Loan Program. That motion passed unanimously. Should you have any questions, please do not hesitate to contact me.



Gulf Breeze Financial Services

ANALYSIS OF LOANING TO THE CITY OF GULF BREEZE FROM SURPLUS FUNDS OF
THE 85 PROGRAM



Series 1985 Bond Program

- ▶ **Blind Pool for public entities within Florida**
- ▶ **Tax Reform Act of 1986**
- ▶ **Grandfathered arbitrage bonds**

Current Surplus Account Funds

1985 Series	Unencumbered Surplus	Encumbered Surplus	Total Surplus
B	675,397	-	675,397
C	255,121	-	255,121
E	191,969	-	191,969
FG&H	6,800,000	3,700,000	10,500,000
J	-	-	-
K	96	-	96
L	3	-	3
Total	<u>7,922,586</u>	<u>3,700,000</u>	<u>11,622,586</u>
		Proposed loan	(6,800,000)
		Encumbered Surplus	<u>(3,700,000)</u>
		Net Available Surplus	<u>1,122,586</u>

Proposed Scenario

GBFS loans a portion of unencumbered surplus funds to Gulf Breeze



2016 GB Loan - Sources & Uses

Sources:

GBFS Loan	6,800,000
-----------	-----------

Uses:

Golf Course Acquisition Loan Refinance	3,000,000
--	-----------

SSRUS Improvement Reimbursement	2,000,000
---------------------------------	-----------

Stormwater Projects	1,800,000
---------------------	-----------

GBFS Surplus Funds Loan – Use Analysis

Golf Course Acquisition Loan
Refinance - \$3,000,000 line of
credit against GBFS investment
fund

SSRUS capital improvement
reimbursement - \$2,000,000
used to make improvements to
the golf course

Stormwater projects - \$1,800,000

Loan proceeds in excess of
project needs will be allocated
to closing costs and other
identified stormwater projects

Project	Estimated Cost
Central - 30" gravity drain pipe	\$ 937,000
East - gravity pipe feasibility	\$ 4,200
East - discharge redirection	\$ 550,000
Central - Bear Drive piping replacement	\$ 320,000
West - pump station installment	\$ 450,000
West - low pressure pumps	\$ 25,000
West - gravity pipe feasibility	\$ 9,600
Central - gravity pipe installment	\$ 334,000
Central - create gravity collection point	\$ 48,000
Central - 18" perf pipe installment	\$ 210,000
West - gravity pipe feasibility	\$ 6,000
General - driveway culvery cleanup	\$ 20,000
East - diversion mechanism installment	\$ 3,500
Central - topography work for water flow	\$ 2,000
West - inlet throat enlargement	<u>\$ 3,000</u>
Total	<u>\$ 2,922,300</u>

GBFS Surplus Funds Loan – Source Analysis

Gulf Breeze borrows full
amount, only servicing 47.06%
of the debt

20 year amortization with 10
year balloon

2016 GB Loan - Amortizing Debt Service Analysis				
Loan Purpose	Golf Course		Stormwater	
Loan Principal	5,000,000		1,800,000	
Loan Interest	4.00%		4.00%	
Loan Term (Years)	10		10	
Payment	320,060		115,222	
Loan Amortization	20 year/balloon	year/balloon		
Debt Servicer	SSRUS	Gulf Breeze	Gulf Breeze	Weighted Gulf Breeze
Allocation of Debt Service	72.00%	28.00%	100.00%	47.06%
Annual Debt Service	230,443	89,617	115,222	204,838
Debt Service				
CY16	230,443	89,617	115,222	204,838
CY17	230,443	89,617	115,222	204,838
CY18	230,443	89,617	115,222	204,838
CY19	230,443	89,617	115,222	204,838
CY20	230,443	89,617	115,222	204,838
CY21	230,443	89,617	115,222	204,838
CY22	230,443	89,617	115,222	204,838
CY23	230,443	89,617	115,222	204,838
CY24	230,443	89,617	115,222	204,838
CY25	2,378,973	925,156	1,189,487	2,114,643



Gulf Breeze Police Department

To: Edwin Eddy, City Manager

From: Deputy Chief Hawthorne *EA*

Re: Double Bridge Run 2017

Date: 04-06-16

Last year the Pensacola Sports Association approached the City Council for support in changing the race course for the Double Bridge run. The City Council did support the change in the course and passed a Resolution 31-15. Unfortunately the process to get the approval to change the race course took longer than expected and the 2016 race used its existing course. The Sports Association is again requesting that the City Council approve the change to the Double Bridge course so that they can get all information and approvals required by DOT.

DOT is requesting an updated Resolution from The City which supports the Double Bridge Run and any necessary road closures.

RECOMMENDATION: That the City Council approve the request from the Pensacola Sports Association to change the Double Bridge Run course.

RESOLUTION 31-15

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GULF BREEZE, FLORIDA SUPPORTING THE 2016 PENSACOLA DOUBLE BRIDGE RUN

WHEREAS, the Pensacola Sports Association (PSA) will host the 2016 Pensacola Double Bridge Run (the Run) on February 13, 2016, and that a portion of the Run traverses through the City of Gulf Breeze; and

WHEREAS, for the 2016 Run, the PSA has requested that the Florida Department of Transportation (FDOT) permit the closure of both northbound lanes of the Pensacola Bay Bridge to accommodate Run participants; and,

WHEREAS, as part of their evaluation of the PSA request, FDOT requires a Resolution from Escambia County, Santa Rosa County, the City of Pensacola, and the City of Gulf Breeze supporting the lane closures and the event; and

WHEREAS, FDOT and the PSA will develop a Maintenance of Traffic (MOT) Plan for the proposed closure that shows a holistic and contiguous representation of the entire event route, to include the locations of all proposed traffic control devices, anticipated times of road closure, and details of traffic patterns for runners on both ends of the bridge, as well as aspects of proposed notifications to the traveling public, the proposed locations of traffic control officers and any emergency response services planned to be on standby during the event.

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

Section 1: That the City of Gulf Breeze supports the 2016 Pensacola Double Bridge Run and the necessary road closures determined by FDOT based on their review of the MOT Plan.

Section 2: That this support is for the 2016 Run only and that an after action evaluation of the closure of the northbound lanes of the Pensacola Bay Bridge should be conducted to determine the effectiveness of future closures.

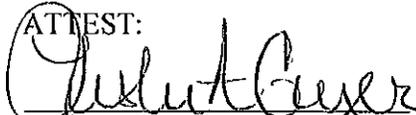
PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF GULF BREEZE, SANTA ROSA COUNTY, FLORIDA, on this 2nd day of November, 2015.

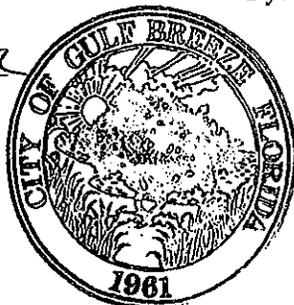
CITY OF GULF BREEZE, FLORIDA

By: _____

Matt E. Dannheisser, Mayor

ATTEST:


Leslie A. Guyer, City Clerk
Stephanie Lucas, City Clerk



P: 850.434.2800 | F: 850.432.4237

info@pensacolasports.org | pensacolasports.org

101 West Main Street, Pensacola, Florida 32502



April 6, 2016
Mayor Dannheisser
City of Gulf Breeze

RE: 2017 Pensacola Double Bridge Run

Dear Mayor Dannheisser,

On February 4, 2017, Pensacola Sports will again host the Pensacola Double Bridge Run. The nationally recognized race will start at the Vince Whibbs Community Maritime Park, wind through Historic Downtown Pensacola before heading south across the Pensacola Bay Bridge and on to Pensacola Beach.

The past few years, Pensacola Sports has significantly increased the events amenities to improve the participant's experience as well as increased the regional and national marketing efforts. Both efforts have been very successful as the race has sold out of available entrees the last four years and is now recognized as one of the largest 15k road races in the country.

Of course, with this growth must come change. In an effort to continue the growth and to also maintain the positive experience and the utmost important issue, the safety of the participants, Pensacola Sports is working with the necessary government agencies to develop a plan to close the entire northbound lane of traffic on the 3-mile bridge for the event. We have met with the FDOT, the City of Pensacola Police Department, representative of the City of Pensacola Parks and Recreation Department and the City of Gulf Breeze Police.

One of the results of those meetings is the FDOT requires an official letter of support and/or resolution from the City of Gulf Breeze supporting the event and the proposed initiative.

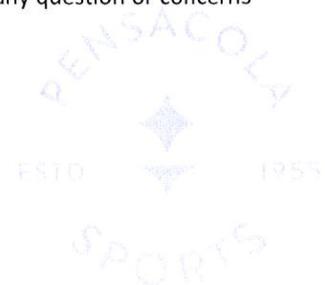
This letter is to request your support and to provide the necessary documentation to be forwarded to the FDOT to allow us to move forward in the development of the actual detailed traffic plan for execution on race day.

Last year, you and the Gulf Breeze City Council provided a proclamation supporting the event, however we did not make the course change as the process took longer than expected. We are essentially asking for the support this year so we can move forward and explore our options.

Thank you in advance for your support and please let me know if I can answer any question or concerns you have.

Sincerely,

Jason Libbert
Director of Events



2016 Double Bridge Run Contra flow traffic proposal

Goals

1. Improve safety for runners and motorists
2. Ease potential traffic issues for motorists and run participants
3. Improve traffic flow for motorists

Plan

Create contra flow traffic on the southbound side of the three mile bridge and east/southbound side of Bayfront Parkway between Alcaniz St. eastbound onto the bridge.

Pensacola Police and Gulf Breeze Police are supporting and assisting in development, implementation of execution of the plan.

Northbound traffic will move onto the eastern most lane of the southbound bridge at the foot of the south side of the bridge as depicted in the attached photo. Traffic cones will be placed at this point spanning the entire bridge separating northbound traffic from southbound traffic. GPD will manage the intersection to ensure the smooth flow of northbound traffic onto the bridge.

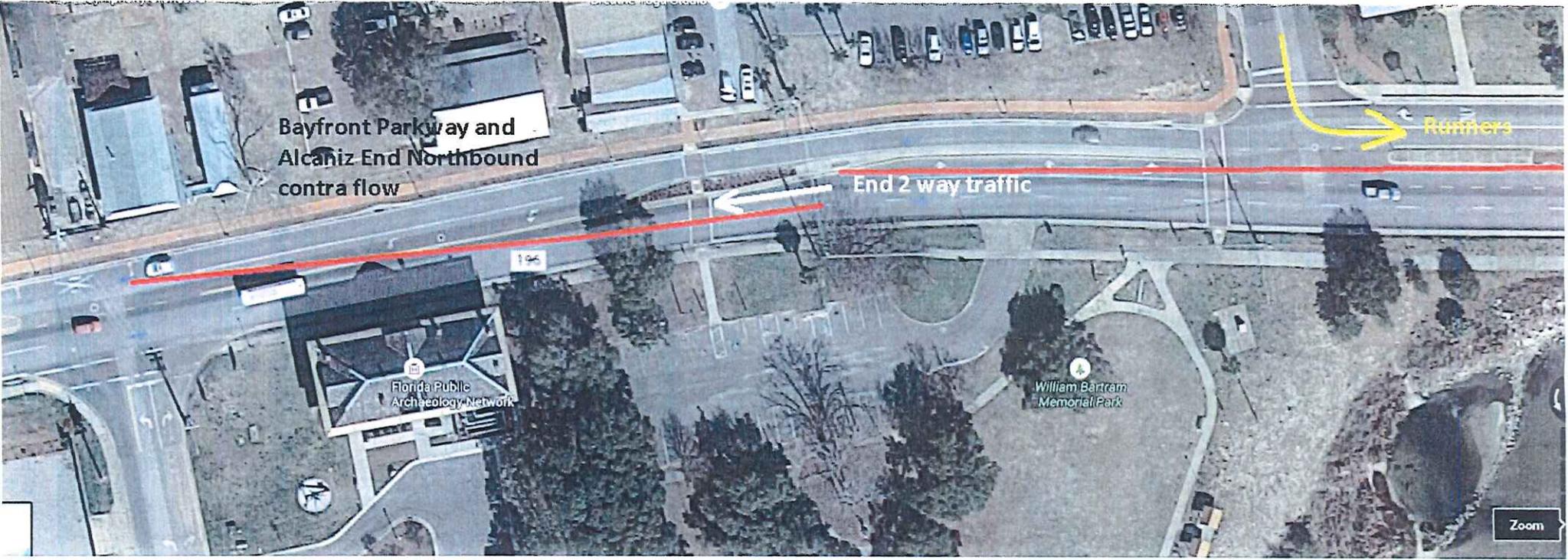
Traffic cone placement will continue onto Bayfront Parkway. PPD will control the intersection of 17th and Bayfront directing traffic flow as necessary to ensure smooth flow and participant safety. The flow of traffic will be smoother than in years past as 17th ave will not be a "choke" point. Northbound traffic will access Cervantes St and I-110 via 9th ave as controlled by PPD.

North/Westbound traffic will exit the contra flow west of Alcaniz St on Bayfront Parkway as depicted on the attached map.

All intersection along Bayfront Parkway including the start/finish of contra flow near Alcaniz St will be controlled by PPD.

Execution

Cones will be placed on Bayfront Parkway and the Three Mile Bridge as directed by event staff with assistance of PPD starting at 0530 the day of the event. The northbound bridge will be re-open for northbound traffic no later than 0845 and cones on Bayfront Parkway and southbound bridge will be picked up with PPD assistance as the northbound bridge is reopened.



Bayfront Parkway and
Alcañiz End Northbound
contra flow

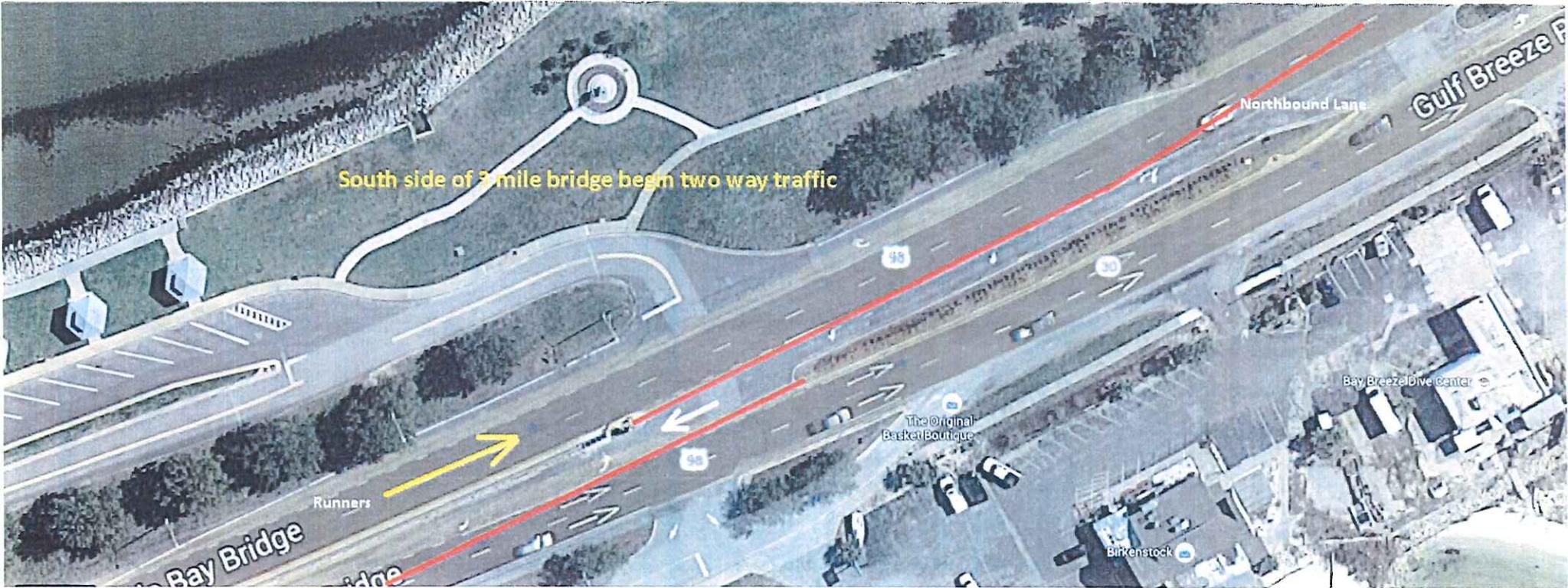
End 2 way traffic

Runners

Florida Public
Archeology Network

William Bartram
Memorial Park

Zoom



South side of 3 mile bridge begin two way traffic



City of Gulf Breeze

DEPARTMENT OF PARKS AND RECREATION

To: Edwin A. Eddy, City Manager
From: Ron Pulley, Director of Parks & Recreation
Subject: Shoreline Drive Right of Way – Sunset Kids Park
Date: April 7, 2016

A handwritten signature in blue ink, appearing to read "Ron Pulley", is written over the "From:" line of the memo.

As requested, staff have determined the costs associated with the stabilization and beautification of the Shoreline Drive right of way, just south of the Sunset Kids Park.

This area is 32' from the sidewalk to the edge of the street and extends 418' from the parking lot entrance to the Shoreline/Sunset intersection, totaling 1,488 square yards. (see attached)

We propose to fill, as necessary, and irrigate this area using staff and inmate labor. There is a well nearby with adequate capacity to support the additional demand. The cost of materials and supplies to fill and irrigate this area will not exceed \$1,000.

Bermuda sod, consistent with the turf used throughout Shoreline Park, is available at the delivered price of \$1.51 per square yard or \$2728.00 to cover the desired area. Installation will be accomplished using staff and inmate labor.

Recommendation

That staff be directed to proceed with this project, at a total project cost of \$3,728.00



Google earth





City of Gulf Breeze

MEMORANDUM

TO: Edwin A. Eddy, City Manager

FROM:  Craig S. Carmichael, Director of Community Services

DATE: April 7, 2016

SUBJECT: VACATION OF EASEMENT ON DANIEL DRIVE

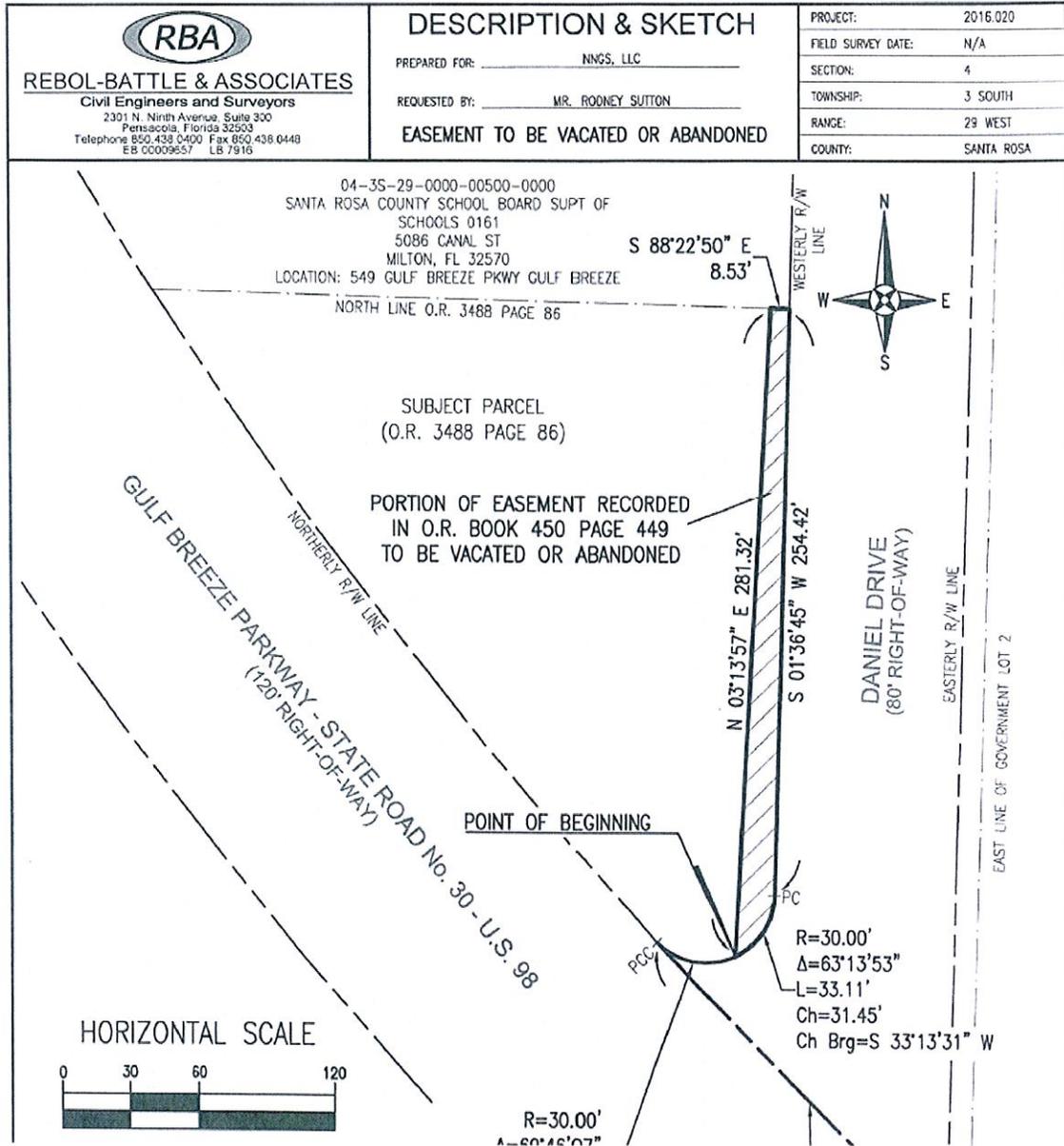
During the review of the NNGS medical office building (MOB) project, we discovered a 24-inch stormwater pipe and a four-foot wide by three and a half foot high exfiltration trench that was not depicted on the project surveys or drawings. The City's stormwater review consultant that was tasked with reviewing the MOB's stormwater system for compliance with the Land Development Code (LDC) recalled the presence of privately installed stormwater infrastructure along the eastern property line.

Staff believes that the previous owner of the MOB parcel installed the catch basin and the percolation pipe on this property. The pipe would accept stormwater from their site and a portion of Daniel Drive. Once it reaches its capacity, it flows into the Sea Shell Collection's stormwater system. The idea was that we would accept the improvements and pay them for the installation. Since they did not meet the conditions in their agreement with the City, we never paid them for the infrastructure and consequently no stormwater easement was ever prepared or recorded. Therefore, it was never picked up in any title searches. Surveyors did not detect it because the manhole covers were covered by sand and located a foot below grade.

After identifying the pipe, it was determined that the placement of the proposed MOB would impact a portion of the pipe and exfiltration trench. Staff worked with the project's engineer and devised a solution to the problem. The developer would terminate and remove that portion of pipe that would be located under the slab of the new building. The loss of capacity would be made up by adding two 90 degree bends to the end of the existing pipe and adding a new section of pipe that would run north, paralleling the existing pipe. After completion, the property owner would transfer ownership of the pipe and exfiltration trench to the City along with the necessary easements. It should be noted that MOB's drainage system would be separate and independent from the aforementioned system.

While devising the modification for the stormwater system, we discovered that moving the building towards the corner of Daniel Drive and Gulf Breeze Parkway to comply with the CRA Design Guidelines causes and encroachment into the roadway easement for Daniel Drive. The easement is roughly 60 feet wide and runs from Andrew Jackson

Trail to Gulf Breeze Parkway. It was given to the City in 1978. The developer has indicated to staff that the due to the tight time line it would be impossible adjust the building's location and is requesting that we vacate a small strip of the easement that conflicts with the building footprint. In exchange, he would make the necessary changes to the aforementioned stormwater pipe and exfiltration trench as described above at no cost to the City. The area that they are requesting to be vacated can best be described as a triangle that starts at the southern edge of the existing gravel area and runs south along the eastern property line widening to approximately 15 feet, terminating at the intersection of Daniel Drive and Gulf Breeze Parkway.



In reviewing the utility plan submitted in the MOB packet, it appears that no existing utilities or roadway improvements are present in the aforementioned area. If the City Council is inclined to consider the developer's offer, it appears that it could be accommodated with little to no impact to public facilities. There would still be eight-plus feet to the edge of the type "F" curb and gutter. Additionally, the 80-foot ROW width will still be maintained between MOB's eastern property line and the eastern edge of the Daniel Drive ROW that runs in front of Coastal Bank and Trust. However, prior to the vacation, subsurface utility location and mapping (SUE) could be undertaken to insure that area is indeed clear of any utilities.

RECOMMENDATION: THAT THE CITY COUNCIL DECLARE THE EASEMENT SURPLUS AND DIRECT STAFF TO WORK WITH NNGS, INC. AND THE CITY ATTORNEY TO PROPERLY VACATE THE EASEMENT IN EXCHANGE FOR IMPROVEMENTS TO THE EXISTING STORMWATER PIPE AND EXFILTRATION TRENCH AND TRANSFER OF OWNERSHIP TO THE CITY.

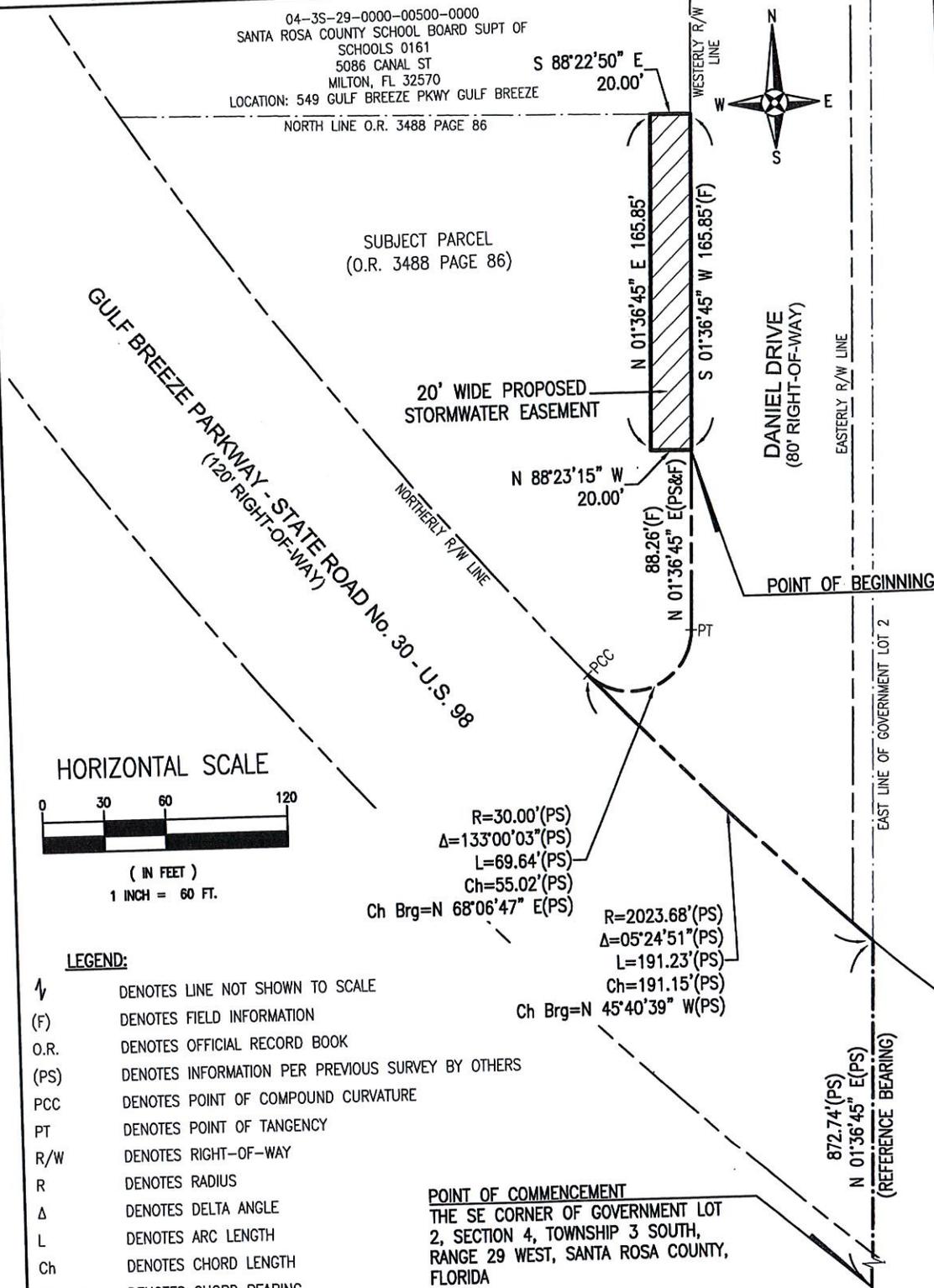
**CSC
ATTACHMENT**

DESCRIPTION & SKETCH

PREPARED FOR: _____ NNGS, LLC
 REQUESTED BY: _____ MR. RODNEY SUTTON

PROPOSED 20' WIDE STORMWATER EASEMENT

PROJECT:	2016.020
FIELD SURVEY DATE:	N/A
SECTION:	4
TOWNSHIP:	3 SOUTH
RANGE:	29 WEST
COUNTY:	SANTA ROSA



SEE SHEET 2 OF 2 FOR DESCRIPTION & NOTES

ADDRESS:

REVISIONS			
NO.	BY	DESCRIPTION	DATE

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.050, 5J-17.051 AND 5J-17.052 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 FLORIDA STATUTES TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Mark A. Norris
 MARK A. NORRIS
 FLORIDA REGISTRATION NO. 6211 4/17/16



CHECKED BY:	MAN
SCALE:	1" = 60'
E.B.:	PG
DRAWN BY:	DFS
SHEET:	1 OF 2

EASEMENT

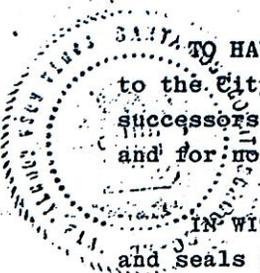
BOOK 450 PAGE 449

STATE OF FLORIDA
COUNTY OF SANTA ROSA

SANTA ROSA COUNTY, FLA.

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration for the sum of ONE AND NO/100---(\$1.00)---DOLLAR, and other good and valuable considerations, to the undersigned Grantors, School Board of Santa Rosa County in hand paid by the City of Gulf Breeze, a municipal corporation, the receipt whereof is hereby acknowledged, said Grantors do hereby grant, bargain, sell and convey unto the said City of Gulf Breeze, a perpetual easement for the purpose of constructing and maintaining a road and construction, maintaining and operating public utilities, including water, sewer and gas pipe lines, and other utility lines, together with all necessary right of access, ingress and egress thereto and therefrom, in, under, over and along the following described property, situate, lying and being in the County of Santa Rosa, State of Florida, to wit:

Begin at a Railroad spike at the Northeast corner of Government Lot 2, Section 4, Township 3 South, Range 29 West, Santa Rosa County, Florida; thence go South 00 degrees 16 minutes 43 seconds East along the East line of the aforesaid Government Lot 2 a distance of 1767.78 feet to a point on a curved Northerly right-of-way line of State Road 30 (U.S. Highway 98, 120' R/W) said right-of-way being concaved Northeasterly and having a radius of 2023.68 feet; thence go Northwesterly along the aforesaid curved right-of-way line having a radius of 2023.68 feet an arc distance of 144.69 feet (CH=144.68', CH BRG=N 48° 07' 52" W); thence go North 01 degrees 20 minutes 29 seconds East a distance of 1671.36 feet to a point on the North line of the aforesaid Government Lot 2; thence go North 89 degrees 42 minutes 35 seconds East along the aforesaid North line a distance of 60.00 feet to the Point of Beginning.



TO HAVE AND TO HOLD, the said Easement hereinabove granted to the City of Gulf Breeze, a municipal corporation, its successors and assigns forever, for the uses and purposes aforesaid and for no other purpose.

IN WITNESS WHEREOF, the parties hereto have set their hands and seals this 24th day of August, 1978.

WITNESSES:

Anna J. Burke
Quanita D. Scott

BY: Rudford M. Locklin
Rudford M. Locklin Supt. of Schls.
Francis L. Johnson
Francis L. Johnson, ~~XXXXXXXXXXXXXXXXXX~~
Chairperson, Santa Rosa County School Board



City of Gulf Breeze

OFFICE OF THE CITY CLERK

MEMORANDUM

To: Edwin A. Eddy, City Manager
From: Leslie Guyer, City Clerk
Date: April 6, 2016
Subject: Community Redevelopment Agency Master Plan Amendments

On February 28, 2014, the City approved amendments No 1 to the 2012 agreement with Vanasse Hangen Brustlin (VHB) that contained the following tasks:

1. Prepare amendments to the City's Comprehensive Plan
2. Prepare Land Development Code (LDC) amendments
3. Prepare amendments to the Community Redevelopment Area (CRA) Plan

The City Council met as the Board of Directors of the Community Redevelopment Agency on February 16, 2016 and approved proceeding with Task #3 CRA Master Plan Amendments, as revised, pursuant to Amendment No 1 of the contract between VHB and the City dated February 25, 2014.

We have received Invoice No. 0216792 in the amount of \$5,040.00 for professional services through March 12, 2016.

The following actions have been taken:

- CRA Plan – Begin revisions to CRA plan to incorporate Most Livable City Plan recommendations
- Update land use tables using current GIS data
- Prepare project schedule.

RECOMMENDATION:

THAT THE CITY COUNCIL MEET AS THE BOARD OF DIRECTORS OF THE COMMUNITY REDEVELOPMENT AGENCY ON MONDAY, APRIL 18, 2016 AND APPROVE PAYMENT OF INVOICE NO. 216792 IN THE AMOUNT OF \$5,040.00 TO VHB.



Invoice

Please remit to:
Vanasse Hangen Brustlin, Inc.
 101 Walnut Street, PO Box 9151 | Watertown, MA 02471
 617.924.1770 F 617.924.2286

Mr. Edwin Eddy
 City Manager
 City of Gulf Breeze
 1070 Shoreline Drive
 Gulf Breeze, FL 32561

Invoice No: **0216792**
 March 28, 2016
 VHB Project No: 61691.01



Invoice Total \$5,040.00

Gulf Breeze Master Plan

Professional Services Thru March 12, 2016

Task 00000 Reimbursables
 Fee

Billing Phase	Fee	Percent Complete	Earned	Previous Fee Billing	Current Fee Billing
Comp. Plan Amendments	53,000.00	100.00	53,000.00	53,000.00	0.00
LDC Amendments	58,000.00	100.00	58,000.00	58,000.00	0.00
CRA Plan/Master Plan	84,000.00	6.00	5,040.00	0.00	5,040.00
Total Fee	195,000.00		116,040.00	111,000.00	5,040.00
Total Fee				5,040.00	
Total this Task				\$5,040.00	
Total this Invoice				<u>\$5,040.00</u>	

Payment Due Upon Receipt.

Original Copy



101 Walnut Street
P. O. Box 9151
Watertown, MA 02471
617-924-1770
FAX 617-924-2286

Vanasse Hangen Brustlin, Inc.

Invoice

Billing Period thru 03-12-16

Project No.: 61691.01

Project Title: City of Gulf Breeze/Gulf Breeze Master Plan

CRA Plan – Begin revisions to CRA master plan to incorporate Most Livable City Plan recommendations.
Update land use tables using current GIS data. Prepare project schedule.

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

A meeting of the Board of Directors for the Community Redevelopment Agency, Gulf Breeze, Florida, was convened at the Gulf Breeze City Hall Council Chambers on Tuesday, February 16, 2016, at 7:11 p.m.

The following members were present: Councilwoman Renee Bookout, Councilwoman Cherry Fitch, Mayor Pro Tem Joseph Henderson, Councilman David G. Landfair, and Mayor Matt Dannheisser.

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

CONSENT AGENDA ITEM*:

- A. Authorization to proceed with the Community Redevelopment Agency Master Plan amendments

Reference: Deputy City Manager memo dated February 3, 2016

Recommendation: That the City Council meet as the Board of Directors of the Community Redevelopment Agency and authorize proceeding with Task #3, CRA Master Plan Amendments, as revised, pursuant to Amendment No. 1 of the contract between VHB and the City dated February 25, 2014.

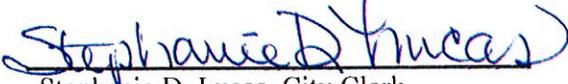
Councilman Landfair made a motion to approve staff's recommendation. Councilwoman Fitch seconded. The vote for approval was unanimous.

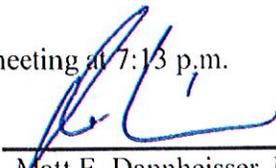
*These are items considered routine in nature and will be considered by one motion. If any citizen wishes to voice an opinion on one of the items, you should advise the Council immediately.

INFORMATIONAL ITEMS: None

PUBLIC FORUM: None

ADJOURNMENT: Mayor Dannheisser adjourned the meeting at 7:13 p.m.


Stephanie D. Lucas, City Clerk


Matt E. Dannheisser, Mayor

City of Gulf Breeze

Memorandum

To: Edwin A. Eddy, City Manager
From: Curt Carver, Deputy City Manager
Date: 2/3/2016
Subject: CRA Plan Amendment

On February 28, 2014, the City approved amendment No 1 to the 2012 agreement with Vanasse Hangen Brustlin (VHB) that contained the following tasks:

- Prepare amendments to the City's Comprehensive Plan
- Prepare Land Development Code (LDC) amendments
- Prepare amendments to the Community Redevelopment Area (CRA) Plan

A copy of that amendment No1 is enclosed. As you know the first two tasks are completed. The third task is outstanding. Updating the CRA Master Plan is key to the continued viability of the CRA and the use of the funds derived therefrom. Completion of these amendments was also identified in the City's Master Plan as a "near term" action item to be completed between 2013 and 2018.

The lump sum fee for this work is \$84,000, plus expenses. Funding for this project was included in the FY16 CRA Budget, which was approved on September 21, 2015 as Resolution 24-15. While the original proposal made sense in 2013, it is advisable to alter the scope of work somewhat. The current CRA expires in 2019. The City would be better served if the project paid less attention to a detailed financial feasibility analysis of the catalyst sites and instead, updates the current plan and extends the sunset date another 30 years. If the Plan were to expire, unspent monies would need to be released to affected taxing authorities. Even if the City were to create a new CRA Plan after expiration of the current one, the base tax year would be changed and certain properties would be excluded because they may no longer meet the blight criteria. Both of these factors would reduce the amount of CRA funding.

A revised scope of work includes extending the CRA to 2049, including coordination with other taxing authorities and the completion of documents to be filed with the State. It would include new tax increment financing projections, updating plan policies and a schedule of capital

improvements to include projects identified in the Master Plan. It may also include additional programs and projects located in the CRA boundary. The revised tasks are enclosed. The cost for this revised scope of work is comparable to the 2014 amendment, but provides more practical value considering the expiration of the CRA in 2019.

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

Recommendation: That the City Council meet as the CRA Board of Directors on February 16, 2016 and authorize proceeding with Task #3 CRA Master Plan Amendments, as revised, pursuant to Amendment No 1 of the contract between VHB and the City dated February 25, 2014.

Enclosures



Client Authorization

Landmark Center Two
Suite 300
225 E. Robinson Street
Orlando, FL 32801

New Contract
 Amendment No. 1

Date February 25, 2014
Project No. 61691.01

Telephone 407.839.4006
Fax 407.839.4008

www.vhb.com

Transportation
Land Development
Environmental Services

Project Name: City of Gulf Breeze Most Livable City Plan

To:	Cost Estimate	Amendment	Contract Total
Mr. Edwin "Buz" Eddy City Manager City of Gulf Breeze 1070 Shoreline Dr. Gulf Breeze, FL 32561	Labor	\$195,000	

Fixed Fee Time & Expenses
 Cost + Fixed Fee Other – Lump Sum

Estimated Date of Completion 9-12 months

Pursuant to the original agreement, Vanasse Hangen Brustlin, Inc., d/b/a VHB MillerSellen (VHB-MS) provides this amendment for the additional services as outlined below. The services will be accomplished in accordance with the conditions of the original agreement. The additional scope of work is described below.

1. **Comprehensive Plan Amendments - \$53,000**

VHB-MS will prepare amendments to the City's Comprehensive Plan in order to provide legal standing for the Most Livable City Plan and integration into the City's growth management policies. VHB-MS will complete the following:

- Prepare new Goals, Objectives, and Policies to integrate the Most Livable City Plan into the City's Comprehensive Plan Elements.
- Prepare new Future Land Use Map to reflect the Most Livable City Plan vision.
- Attend one (1) Steering Committee meeting to review draft Goals, Objectives, and Policies and the proposed Future Land Use Map.
- Prepare Future Land Use Map amendments consistent with the Most Livable City Plan
- Attend two (2) Public Meetings to present draft Comprehensive Plan Amendments
- Attend one (1) Local Planning Agency Hearing
- Attend one (1) City Council Transmittal Hearing
- Prepare written response to state agency comments
- Attend one (1) City Council Adoption Hearing

2. **Land Development Code Amendments - \$58,000**

VHB-MS will prepare zoning and Land Development Code amendments that provide for the development standards described in the Most Livable City Plan. VHB-MS will perform the following services:

- Attend one (1) stakeholder focus group meeting to discuss existing land development code barriers and opportunities.
- Prepare draft amendments to the City's existing land development code in strikethrough/underline format
- Attend one (1) Public Meeting to present draft Land Development Code Amendments

Two originals of this Authorization need to be executed. One original needs to be forwarded to Accounting Contract Files.

- Attend one (1) Local Planning Agency Hearing
- Attend two (2) City Council Public Hearings

3. Community Redevelopment Area (CRA) Master Plan Amendments - \$84,000

VHB-MS will prepare amendments to the City's Community Redevelopment Area (CRA) Master Plan in order to incorporate capital projects identified in the Most Livable City Plan into the CRA schedule of improvements and permit CRA funds to be used on these projects. VHB-MS will perform the following services:

- Updates to the demographic/economic profile; real estate market conditions; and market analysis/development programming of the 2011-12 market analysis as per Section 163, Florida Statutes requirements
- Prepare detailed financial feasibility analyses of specific catalyst projects identified by the City to understand overall investment viability and capacity to fund specific public realm improvements as identified in the Master Plan. Fee assumes financial studies will be completed for two (2) catalyst projects.
- Calculate tax increment revenues, by use for two (2) catalyst projects based on financial analysis described above
- Estimate economic impacts generated by catalyst projects
- Attend two (2) stakeholder focus group meetings in Gulf Breeze
- Attend two (2) Public Meetings to present draft CRA Master Plan Amendments.
- Prepare draft and final report for CRA Master Plan Amendments

SCHEDULE

VHB-MS will begin performance of the above services within one week from the date written authorization to proceed is received. The schedule is also subject to timely delivery of information promised by the Client and is exclusive of Client and local review of interim products.

COMPENSATION

VHB-MS will perform the Scope of Services contained in this Agreement on a lump sum basis per task except as indicated below.

Task	Lump Sum Fee
1.0 Comprehensive Plan Amendments	\$53,000
2.0 Land Development Code Amendments	\$58,000
3.0 CRA Master Plan Amendments	\$84,000
TOTAL	\$195,000

In addition to the labor compensation, VHB-MS shall be reimbursed for expenditures made specifically for the project such as: printing and reprographics; travel and subsistence; computer charges; telephone charges; shipping, postage, and courier service charges; purchase of maps and similar documents; etc. These direct expenses will be billed at 1.00 times their actual cost.

Prepared By: C.Ostrodka/J.Sellen

Department Approval:

Please execute this Client Authorization for Vanasse Hangen Brustlin, Inc. to proceed with the above scope of services at the stated estimated costs. No services will be provided until it is signed and returned to VHB.

Subject to attached terms & conditions.

Subject to terms & conditions in our original agreement dated 2/23/12.

Vanasse Hangen Brustlin, Inc. Authorization

Client Authorization (Please sign original and return)

By *Mike Carragher*
 Title Mike Carragher, P.E.
Southeast Regional Manager
 Date February 25, 2014

By *Beverly A. Zimmerman*
 Title *Manager*
 Date *February 28, 2014*

Two originals of this Authorization need to be executed. One original needs to be forwarded to Accounting Contract Files.

3. Community Redevelopment Area (CRA) Master Plan Amendments - \$84,000

VHB will prepare amendments to the City's Community Redevelopment Area (CRA) Master Plan to extend the expiration date from 2019 to 2049. This is necessary in order to incorporate capital projects identified in the Most Livable City Plan into the CRA schedule of improvements and permit CRA funds to be used on these projects. VHB will perform the following services:

- Update the demographic/economic profile; real estate market conditions; and 20-year market analysis/development programming from the 2011-12 market analysis as per Section 163, Florida Statutes requirements
- Review/confirm assumptions regarding potential growth scenarios with City over planning horizon
- Translate supportable development programming, by land use, into five- or 10-year increments for phasing purposes for the 2049 planning horizon, and to inform the schedule of capital improvements
- Calculate overall tax increment revenues generated by land uses in the CRA for the 2049 planning horizon,
- Estimate economic impacts generated by up to two (2) catalyst projects as identified in the Most Livable City Plan and confirmed in the market analysis update
- Prepare market and TIF analysis update report as supporting documentation to CRA Master Plan Amendments
- Update the schedule of capital improvements, including cost estimates for new projects.
- Update plan policies, if necessary, for consistency with the Most Livable City Plan and recently adopted Comprehensive Plan
- Prepare notice to taxing authorities to inform them of amendments to the plan, as per Section 163.346, Florida Statutes
- Attend up to two (2) meetings with relevant taxing authorities (Santa Rosa County and Santa Rosa School Board) to discuss potential amendments to the CRA Master Plan
- Attend two (2) Master Plan Steering Committee meetings in Gulf Breeze
- Attend one (1) Public Meeting to present draft CRA Master Plan Amendments
- Attend one (1) City Council Executive Committee meeting to present the proposed ordinance.
- Attend two (2) City Council Public Hearings to present the proposed ordinance.
- Prepare draft and final CRA Master Plan Amendments



City of Gulf Breeze

MEMORANDUM

TO: Edwin A. Eddy, City Manager

FROM:  Craig S. Carmichael, Director of Community Services

DATE: April 8, 2016

SUBJECT: THE ARBORS OF GULF BREEZE

Attached, please find a submittal by Gulf Breeze Senior Living Properties, LLC for a proposed senior living community located on Joachim Drive, immediately north of St. Ann's Catholic Church. The proposed project will be named The Arbors of Gulf Breeze and will consist of 51 independent living (IL) rental residences, 61 assisted living (AL) residences, and 23 memory care (MC) units. There will be a variety of residence options including studios, one bedroom, and two bedroom rental residences ranging in size from 400 sf to 910 sf. The project was unanimously approved by the Development Review Board (DRB) on April 5, 2016 and the Architectural Review Board (ARB) approved the project with a majority vote on April 7, 2016.



The DRB's approval was contingent upon the receipt of a photometric study of the parking lot lighting on the north side of the property and a revision to the stormwater plans.

In the course of the stormwater review, our consultant noted that the description of the predevelopment conditions did not address the natural stormwater storage capacity on the site created by the depression as defined by the fourteen and thirteen contours. The total volume potentially stored on the site

in the predevelopment conditions exceeded the proposed stormwater treatment/attenuation storage for post-development conditions. As a result, our consultant recommended revising the plan to ensure that post development storage capacity at least equals predevelopment storage capacity in addition to the assurance already provided in the submitted calculations that the post development runoff rate is smaller than the predevelopment runoff rate. The developer's engineer was present at the meeting and agreed to make the necessary modifications. Subsequent conversations with the developer's engineer indicate that they are going to adjust the slope of the retention areas to comply with our consultant's recommendation.

The ARB approved the project without any contingencies and accepted the applicant's responses to Littlejohn's comments.

RECOMMENDATION: BASED ON THE RECOMMENDATIONS OF BOTH THE DRB AND THE ARB, STAFF RECOMMENDS THAT THE CITY COUNCIL APPROVE THE ARBORS OF GULF BREEZE PROJECT AND DIRECT STAFF TO ISSUE THE DEVELOPMENT ORDER CONDITIONED UPON THE RECEIPT OF A PHOTOMETRIC STUDY OF THE PARKING LOT LIGHTING ON THE NORTH SIDE OF THE PROPERTY AND A REVISION TO THE STORMWATER PLANS.

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

PRESENT

Joe Henderson
George Williams
John Adams
Laverne Baker
Bill Clark

ABSENT

Ramsey Landry
Maggie Thorp

STAFF

Shane Carmichael
Stephanie Lucas

The meeting was called to order at 6:37 p.m. by Chairman George Williams.

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

After Roll Call, a motion was made by Mr. Clark to approve the March 8, 2016, minutes as written. Mr. Adams seconded the motion. The March 8, 2016, minutes were approved unanimously. Mayor Pro Tem Henderson made a motion to approve the March 24, 2016, Special Meeting minutes as written. Mrs. Baker seconded the motion. The March 24, 2016, minutes were approved unanimously.

Mr. Williams asked if any members had any exparte communications regarding the pending cases. Mrs. Baker said that she spoke with Brian Spencer regarding the continuing care facility. George Williams said that he met with Philip Partington to discuss the continuing care facility and that his meeting will not prejudice his decision.

PROJECT NO. JDPL2-16-0003: JEFF L. AND DEBORAH BUCHALTER, 362 GULF BREEZE PARKWAY, #138, GULF BREEZE, FLORIDA, REQUEST TO CONSTRUCT AN UPLAND DECK AND RESIDENTIAL DOCKING FACILITY WITH A COVERED LIFT AT 1325 SOUNDVIEW TRAIL, GULF BREEZE, FL.

Keith Johnson with Wetland Sciences Inc., 3308 Gulf Breeze Hwy, Pensacola, FL, appeared before the Board on behalf of the applicants. Mr. Johnson presented the case and answered questions.

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

Mayor Pro Tem Henderson made a motion to approve the project as submitted. Mr. Clark seconded. The vote to approve the project was unanimous.

PROJECT NO. JCRL3-16-0001: GB SENIOR LIVING PROPERTIES, LLC, 754 PEAKE'S POINT DRIVE, GULF BREEZE, FL, REQUEST TO CONSTRUCT A CONTINUING CARE FACILITY AT 50 JOACHIM DRIVE, GULF BREEZE, FL.

Philip Partington with SMP Architecture, 40 South Palafox Street, Suite 202, Pensacola, Florida, appeared before the Board on behalf of the applicant. Mr. Partington presented the case and answered questions. He hand out an eleven page packet that included elevations and a site plan to the Board members. A copy of the packet is the DRB file for this case.

Jason Rebol with Rebol-Battles Associates, 2301 North 9th Avenue, Pensacola, Florida, spoke about the stormwater drainage plans and answered questions from the Board. Mr. Rebol explained that the City's consulting engineer, Kenneth Horne and Associates, had some concerns regarding storage capacity. Mr. Horne's letter states that the project meets the Code standards but the storage capacity

of the site may exceed what the new retention pond will hold. He has asked them to recalculate their figures to assure that the retention pond will exceed calculated storage capacity. Mr. Rebol estimates he should be able complete the calculation by the end of this week or early next week. Mr. Williams asked that he also provide the detail for the split rail fence.

Dennis Taylor, 9490 Scenic Highway, Pensacola, manager of The Arbors, answered questions from the Board about parking concerns.

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

Mrs. Baker made a motion to approve the project subject to submittal of a revised stormwater drainage plan. The motion was amended to include a photometric study of the exterior parking lot lighting concentrating on the north side of the property line. Mr. Clark seconded. The vote to approve the project 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 April 18, 2016.

OPEN FORUM

NEW INFORMATION

None

ADJOURNMENT: The meeting was adjourned at 7:20 p.m.

ATTESTED TO:

Stephanie D. Lucas, City Clerk



City of Gulf Breeze

MEMORANDUM

TO: Architectural Review Board

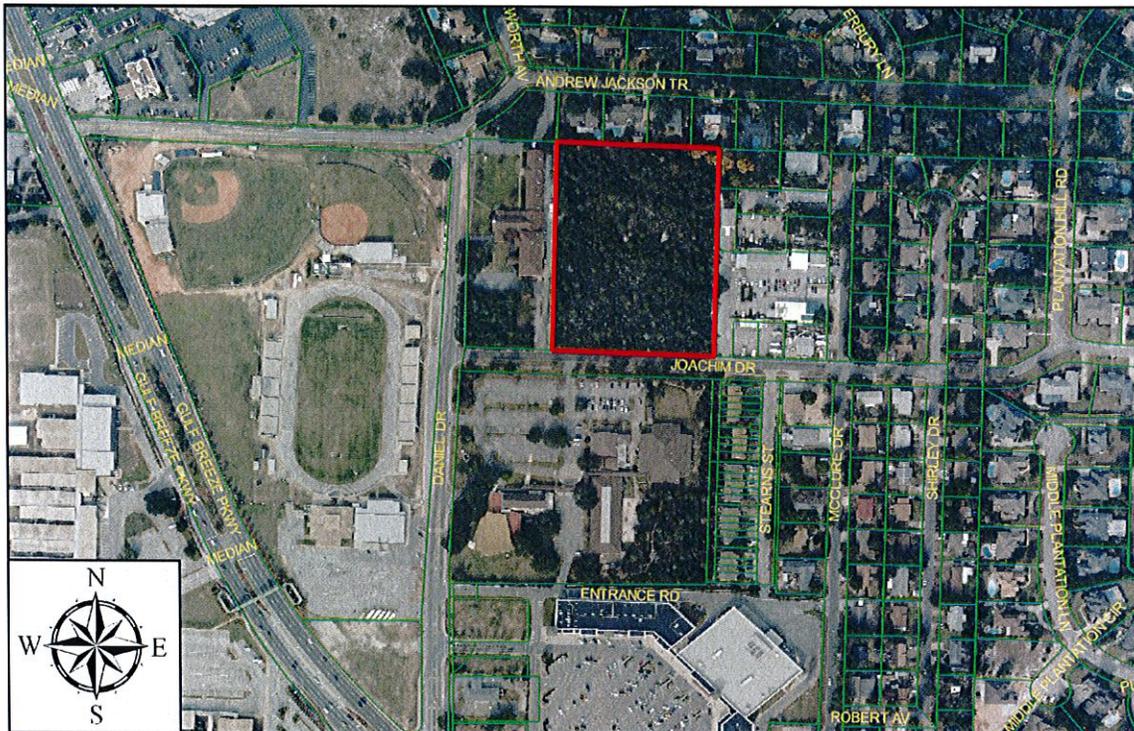
FROM:  Craig S. Carmichael, Director of Community Services

DATE: March 31, 2016

SUBJECT: THE ARBORS OF GULF BREEZE – 50 JOACHIM DRIVE

Attached, please find a submittal by Gulf Breeze Senior Living Properties, LLC for a proposed senior living community located on Joachim Drive, immediately north of St. Ann's Catholic Church. In keeping with past practice, I have included a copy of the plans along with Littlejohn Engineering's comments so that we can work through them at the meeting.

In an effort to reduce reproduction costs, I have left out the more extraneous materials such as deeds, proof of ownership and etc. If you desire to review these materials, I will have them available at the meeting or you can contact me and I will make arrangements to get you a copy.





Preliminary Development Order Review

TO: Mr. Craig S. Carmichael, Director of Community Services, City of Gulf Breeze

FROM: Ms. Pat Tyjeski, AICP - Senior Planner

SUBJECT: The Arbors of Gulf Breeze, 2nd Review

DATE: March 21, 2016

GENERAL COMMENTS

1. The project site is located within the Community Redevelopment Area (CRA) and the Central Business District (CBD). These two areas have distinct standards that apply to this development.
2. The east and west elevations on Sheet G-007 are drawn at 1/16 scale but labeled as 3/32 scale.
3. Please remove landscape components and plant details from Sheets C5.0 and C5.1 since they have been superseded by the landscaping sheets.
4. Please show the proposed parking lot lights on Sheet L1.1. In comparing Sheet E100.1 and Sheet L1.1, there are some potential tree/light conflicts to resolve.
5. Please show the street wall consistently on all site plans, including Sheets C3.0, C3.1, C4.0, and L1.1.

CHAPTER 22 RESOURCE PROTECTION

6. Division 3, Section 22-193(1) establishes the tree replacement criteria. *The Tree Removal chart on Sheet C1.0 shows 45 trees required but the correct number is 46 mitigation trees. After applying the tree credits, the correct number OF mitigation trees is 42. Please correct the charts on Sheets C1.0 and L1.1.*

CHAPTER 24 SITE DEVELOPMENT REGULATIONS

7. **Article IV, Section 24-135(5)** sets the standard for visibility at intersections. *Please show the required intersection visibility triangles on both drives and adjust landscaping. The triangles need to be shown on Sheet L1.1.*

CHAPTER 26 COMMUNITY REDEVELOPMENT AREA DESIGN STANDARDS

ARTICLE II. CRA DISTRICT STANDARDS

8. **Article II, Section 26-7** requires new buildings to be designed using Italianate, Neoclassical or Mediterranean architectural styles. The following table shows the main characteristics of the style:
 - Flat, gable or hip roof
 - Symmetrical facade
 - Full-height porch entry with elaborate columns
 - Rectangular windows
 - Triangular Pediment
 - Parapet and Balustrades
 - **Smooth finish (stone, stucco and brick)**
 - **Buildings colors that include cream, gray, pale blue, yellow and green. Black, red, gold and Terra cotta were used as accenting colors**
 - Symmetrically placed windows and doors

For reference, photographs of contemporary buildings that exhibit one of the three styles provided in the Code are included at the end of this report. The proposed design mixes the Neo-Classical style with Florida Vernacular, which is more pronounced due to the materials and colors used. Note that per Section 26-7(c), the Architectural Review Board may consider approving an alternate style. Requesting an alternate style requires a deviation request and providing justification. Please note the deviation and justification on the plans cover/title page.

9. **Article II, Section 26-7(b)** requires that accessory structures match the style of architecture of the primary building. The proposed dumpster enclosure does not match the style of architecture of the building nor does it utilize the same color and materials. *Please redesign the dumpster enclosure to match the style of architecture of the building and ensure the colors and materials are consistent with the building.*
10. **Article II, Section 26-8(1)(a)** requires façade details to avoid monotonous walls. *There are portions of the east elevation (one-story section south of building 'C') that exceed 20 horizontal feet without including two elements from the list.*
11. **Article II, Section 26-8(1)(d)** requires façades to incorporate elements to break volumes. *Please verify that the east and south elevations include a change in plane (no less than 3*

feet in width and six inches in depth) to break the volumes. Please provide building sections to allow for code compliance determination.

12. **Article II, Section 26-8(3)** requires glass to be transparent, without color, except for appropriate stained or art glass. The use of darkly tinted or reflective glass on windows or doors is prohibited. Reflective glass is defined as having a visible light reflectance (VLR) rating of 15% or greater. Darkly tinted glass windows include glass with a visible light transmittance (VLT) rating of 30% or less. All plans submitted to the city shall include the glass manufacturer's VLR and VLT ratings for evaluation. Please note that glass block is not considered transparent and is not permitted in store front windows. *Please provide the reflectance values and visible light transmittance (VLT) rating of the proposed glass materials.*
13. **Article II, Section 26-8(4)(e)** requires flat roofs to be hidden behind a parapet of at least 3 feet in height. *In several locations the proposed parapet is only 2 feet in height. Please increase the height of the proposed parapet to 3' minimum.*
14. **Article II, Section 26-8(4)(f)1** requires parapets to conceal a flat roof and rooftop equipment. *Please show on each elevation the location of the rooftop mechanical units and demonstrate that the units are screened from public view. Note that the average height of such parapet shall not exceed 15% of the height of the supporting wall. The highest point of the parapet shall not at any point exceed 30% of the height of the supporting wall.*
15. **Article II, Section 26-8(6)(d)** requires paint colors to be shades recommended by the National Trust for Historic Preservation (NTHP). *Please provide a paint chip for each proposed paint choice.*
16. **Article II, Section 26-10(3)(a)(1)** requires parking to be located to the rear or side of the primary building face. Parking areas located to the side of the building shall not extend more than 50% of the lot width and a street wall shall be constructed that visually extends the building frontage. *Please reorient the layout of the site to conceal the parking behind or to the side of the building. See attached sketches showing potential alternate site layouts that would meet this requirement. A fifth sketch (attached) has been added for this review that does not programmatically change the proposed building. Please either revise the site layout to comply with code or apply for a deviation and provide justification.*

Note that numerous developments (Panera Bread, Chick-fil-A, Hampton Inn, Benson Complex, Gulf Breeze Pediatrics) have adjusted their proposed building locations to come closer to compliance with code setbacks, even after their initial submittal. Allowing the main facade to be set back over 150' from the right-of-way as proposed will set a precedent that future developments will try to use to avoid compliance with building placement requirements. This would make it more difficult for the City to implement the intended pedestrian orientation of the CBD.
17. **Article II, Section 26-11(2)(a)** includes height requirements for street walls, which shall be a minimum of three (3) feet and a maximum of five (5) feet. *Please indicate the height of the wall along Joachim Drive by providing an elevation of the wall drawn to scale and/or dimensioned.*

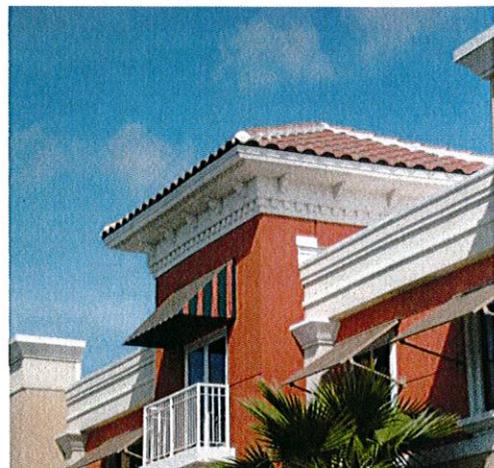
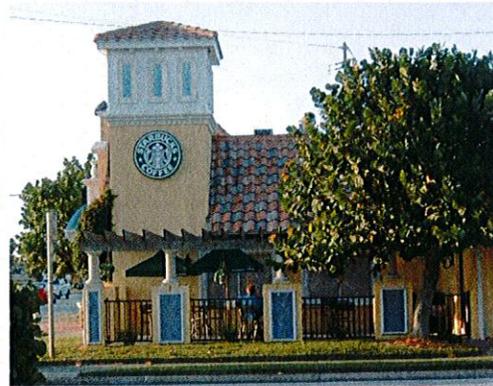
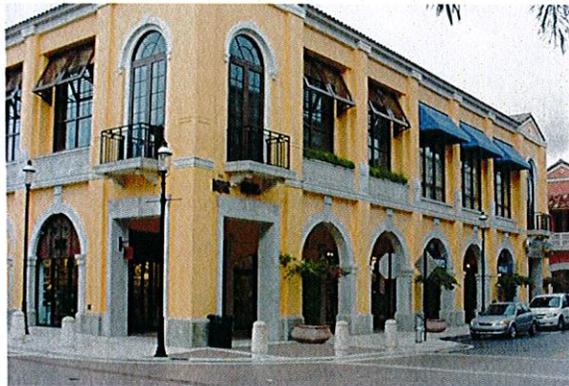
18. **Article II, Section 26-13 (a)** requires that native trees be maintained to the extent possible and protected during construction. *Most of the trees being preserved are at elevation 14. The top of the stormwater pond is at elevation 15. Please review the grading to see if the fill within the dripline of preserved trees can be eliminated.*
Also, please show the trees to be preserved on Sheet L1.1 so that they can be incorporated in to the landscape design.
19. **Article II, Section 26-13 (c)** requires that areas for trash collection be incorporated into the primary building design, and that construction of the enclosure be of materials comparable in quality and appearance as that of the primary building. *The building material proposed for the building adjacent to the dumpster enclosure is stucco. The materials proposed for the dumpster enclosure is Pine siding. Please change the proposed material to stucco to match the finish of the adjacent walls.*
20. **Article II, Section 26-17** recommends the use of porous concrete, underground storage and exfiltration to reduce the size of stormwater ponds. The smaller pond could allow for existing trees at the perimeter of the property to be preserved. *Please consider providing alternate stormwater storage designs. Other developments in Gulf Breeze have proposed underground storm water storage on sites that are smaller and with less density that the subject property.*
21. **Article II, Section 26-18** provides requirements for signs within the CRA. Please note that monument signs are the only freestanding sign allowed within the CRA. *Please provide drawings of any proposed freestanding signs. Any proposed signage also needs to be drawn to scale on the site plans.*

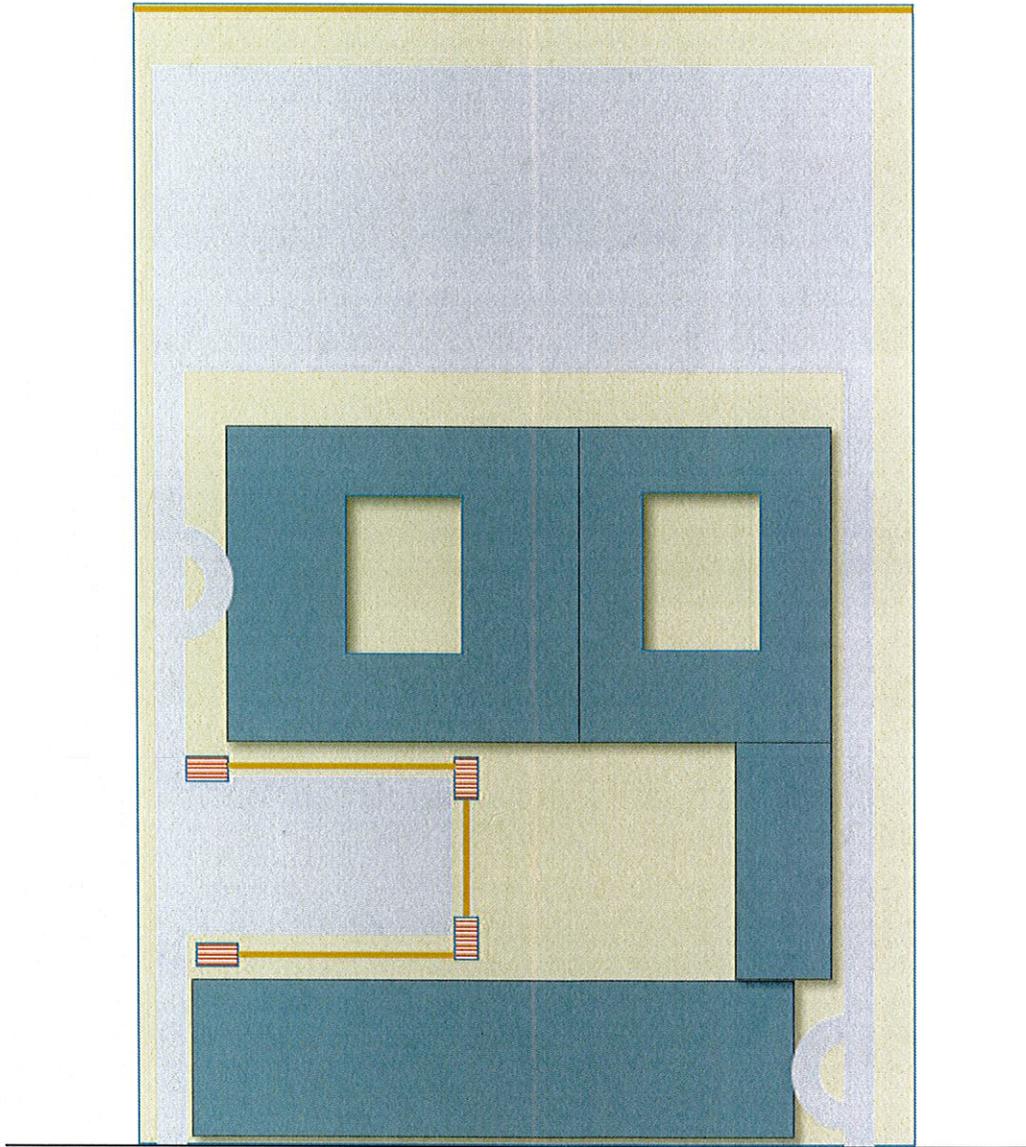
ARTICLE III. CENTRAL BUSINESS DISTRICT (CBD) STANDARDS

22. **Article III, Section 26-20 (1)** states that the intended "character for the CBD is that of a continuous building façade along the right-of-way that identifies this area as the City center of commerce and activity. The focus of the CBD is to accommodate pedestrians." *The proposed site layout is not consistent with the intent of the CBD standards as it presents a suburban, automobile-oriented character with a wall and a parking lot being the predominant features seen from the right-of-way. See comment #17.*
23. **Article III, Section 26-26** provides a framework for on-street parking for all streets within the CBD, except for Gulf Breeze Parkway/US98. *According to the width of the right-of-way identified on Sheet C2.0, there appears to be enough right-of-way to accommodate on-street parking along Joachim Drive. Please coordinate with the City to determine if on-street parking is appropriate for this location or roadway.*
24. **Article III, Section 26-25(b) and Section 26-27(e)(4)** require all plant containers to be irrigated with drip tubes on irrigation zones dedicated to drip systems. *If plant containers are required as part of the streetscape furnishings along Joachim Drive, they will need to be irrigated with drip tubes.*

25. **Article III, Section 26-27(a)** requires coordination with the City on various streetscape furnishings. *Please coordinate with City staff on the selection of the furnishings, final placement within the ROW, maintenance agreements, etc.*

Architectural Examples





STREET

Alternate Design 5 – Meets code and the buildings stay as originally designed, programmatically. Parking behind building ‘A’ could be screened from the units and courtyard.

CITY OF GULF BREEZE CRA APPLICATION FOR PRELIMINARY DEVELOPMENT ORDER APPROVAL

In order for an applicant to be granted a Preliminary Development Order for any development other than single family or duplex within the CRA, the City of Gulf Breeze requires an applicant to follow the procedures as detailed in this document – including attendance at all required meetings and submittal of completed applications on the due dates that have been established.

The City of Gulf Breeze has contracted with Land Design Innovations, Inc. (LDI) to conduct Preliminary Development Order reviews for projects located in the CRA. LDI will:

- make an initial site visit;
- conduct a review of the Preliminary Development Order application;
- review Department of Community Services comments on Land Development Code compliance;
- compile a list of site plan elements that are inconsistent or conflict with the CRA Design Guidelines; and
- prepare up to two (2) rough sketch overlays, if necessary, to demonstrate how the proposed development could be revised to meet the LDC and Design Guidelines requirements.

Submittal Requirements

The Applicant must submit a complete Preliminary Development Order Review application, which includes all required documents and plans, to the Director of Community Services Director (DCS) prior to commencement of review. A check for the review fee deposit shall be submitted along with the Preliminary Development Order Review application. *[Note: The maximum fee for this review is \$3,000. Fees and expenses for the site plan review will be billed against the \$3,000 deposit. Additional review above and beyond that described above will require an additional deposit.]*

Completeness Determination

The DCS will notify the Applicant within four (4) working days from receipt of the Preliminary Development Order Review application as to its completeness. If the application is not complete, the City will list the items needed to make it complete and the Applicant must then re-submit these items. ***The Preliminary Development Order Review will not be initiated until the City has found the application to be complete.***

Preliminary Development Order Review Schedule

Once the DCS determines that a complete Preliminary Development Order Review application has been submitted, the application will be forwarded to LDI and other applicable City Staff for review and comments. LDI will submit its review comments to the City within ten (10) working days from receipt of the completed Preliminary Development Order Review application. The City will then contact the Applicant and schedule a meeting with the City's Technical Advisory Committee (TAC), the Applicant (as well as the project engineer, landscape architect, and architect), and LDI to discuss the findings of the Preliminary Development Order Review.

SUBMITTAL DATA/INFORMATION REQUIRED

Note: If a site plan application was submitted for Conceptual Site Plan Review, **submittal items A. through E.** need not be re-submitted.

- A. _____ **Narrative Description of the Project.** Please attach a typewritten narrative describing the project, including the following information:
- _____ Describe existing buildings or landmarks that will be demolished or removed (age of building, what the building is used for, etc.) and identify the proposed land use(s) and densities/intensities).
 - _____ Describe the proposed building mass (i.e., number of stories, square footage per floor and total for each building).
 - _____ Describe the architectural style and the building materials proposed to be used on the façade and roof, colors if known, style of windows, and any other information that would be useful in describing the aesthetics of the building(s), consistent with the Gulf Breeze CRA/CBD Design Guidelines (available online at the www.cityofgulfbreeze.com)
- B. _____ **Aerial photograph with boundary of project site delineated.** Must show site and surroundings within 500'. May be obtained from the Santa Rosa County Property Appraiser's Office and/or website.
- C. _____ **Digital photos.** Show front, rear and sides of the property, and photos of the surrounding properties on each side of the subject site (CD or email to ccarmichael@ci.gulf-breeze.fl.us).
- D. _____ **Deed.** A deed identifying recorded ownership interests, as well as any contracts, liens, title certification and encumbrances on the property (**including all documents recorded in relation to the property**).
- E. _____ **Agent Affidavit Special Power of Attorney.** If the applicant is not the owner of the property, an Agent Affidavit Special Power of Attorney must be submitted that authorizes the agent to act on the property owner's behalf in obtaining Preliminary Development Order approval.
- F. _____ **Boundary/Topographical Survey with Improvements.** Three (3) signed, sealed current boundary/topographical surveys of the property prepared by a registered land surveyor including:
- _____ The legal description of the property;
 - _____ Certification of zone area for flood insurance;
 - _____ Topographic contours at one-foot intervals;
 - _____ Location of existing buildings and their uses *on site and on adjacent property*;
 - _____ Location of roads with curbs and centerlines depicted, drives, and sidewalks *on site and on surrounding properties*;
 - _____ **Location of protected trees (LDC Chapter 22, Article V);** and
 - _____ Location of utilities/utility easements on site and on surrounding property.
- G. _____ **Site Plan Drawings.** Three (3) full size (24" x 36") sets, one (1) 11X17 set, and one electronic copy of Site Plan Drawings that include the following information must be submitted. The information can be depicted on all sheets, as described below, or combined on fewer pages so long as all information is clearly identified and legible:

Sheet 1: Cover page:

- _____ The project title and street address;
- _____ Site location map that clearly indicates the precise project location;
- _____ Date of submittal;
- _____ Property owner name, address and telephone number;
- _____ Name, address and telephone number for engineer, architect, landscape architect, etc.;
- _____ Legal description of property;
- _____ Index to the set of drawings; and
- _____ Standard notes (*see Attachment 1*).

Sheet 2: Demolition Plan (if applicable) including project title and date and noting square footage of buildings by use and square footage of paved areas that are to be demolished.

Sheet 3: Site Plan at 1"=20', 1"=30' or 1"=40' including project title and date and indicating at a minimum:

- _____ Proposed building footprints (indicating dimensioned building setbacks), roadways, drives (note if private drive), driveways, parking spaces and/or lots, sidewalks, dumpster (including required screening), fences, common open space/commonly owned facilities, protected trees;
- _____ Existing and proposed finished ground elevations; and
- _____ A site data table (*see Attachment 2*).

Sheet 4: Landscape Plan depicting location of protected trees that will be preserved, protected trees that will be removed, boundaries of wooded areas, and significant ecological features such as wetlands, creeks, water bodies, etc.); required street frontage and vehicular area perimeter planting zones, and buffer zones if applicable. An irrigation plan is required. A landscaping requirements table must be included (*see Attachment 3*).

Sheet 5: Stormwater Management Plan that indicates direction of flow and proposed methods of stormwater retention. A stormwater management report must be included that identifies the stormwater calculations, size of pipes, etc.

Sheet 6: Utility Plan identifying location, size and material of all utilities lines and pipes on and adjacent to the property, including fire hydrants (size, meters and backflow preventers) and proposed methods for connection. The following notes must be included on this sheet: ***Additional utility easements may be required at a later date. The owner is responsible for all costs of relocation of, and extensions, upgrades, or damage to, utilities.***

- H. _____ **Preliminary architectural drawings.** Three (3) full size sets, one (1) 11X17 set, and one electronic copy of preliminary architectural renderings, elevations and floor plans shall be submitted. All four building facades should be included in the drawings. The drawings should include in flood plain areas, the lowest elevation of girders and beams of first floor elevation. The plans shall be drawn to a legible scale with dimensions of buildings and heights depicted. Include a cross-section drawing that shows mean sea level, first floor garage elevation, FEMA elevation (if applicable), first floor habitable, top of ceiling plate of top floor, and top peak of roof.
- I. _____ **Concurrency Forms/Certifications.** One Concurrency Compliance Review Form and one each Concurrency Evaluation Certification form for traffic, solid waste, potable water, sanitary sewer and, if a residential project, recreation.
- J. _____ **Phased Development.** In the case of plans which call for development over a period of years, a schedule showing the proposed times within which applications for building permits are intended to be filed (this may be added as a note on an appropriate site plan drawing).

Attachment 1

STANDARD NOTES

1. This set of site plan drawings has been submitted for the purpose of a limited preliminary review. The City Council must approve, or approve with conditions, the site plans before a Preliminary Development Order is issued. A Preliminary Development Order must be issued prior to application for the Final Development Order (building permit).
2. The Preliminary Development Order shall expire twelve (12) months from the date of City Council approval unless a Final Development Order (building permit) has been applied for and has not expired. An additional 12-month extension may be approved; however, the owner must submit a request for extension ninety (90) days prior to the original date of expiration of the Preliminary Development Order. The request must be approved by the City Council.
3. Issuance of a Preliminary Development Order for the CRA site plan drawings by the City Council does not constitute approval of all plans and documentation required by the Code of Ordinances of the City of Gulf Breeze for a Final Development Order. The members of the City of Gulf Breeze Technical Advisory Committee reserve the right to provide further detailed comments when conducting the final site plan review for the Final Development Order (building permit application).
4. All further plans and documentation provided for the Final Development Order (building permit application) shall be made in accordance with the site plan, landscape plan and architectural drawings approved in the Preliminary Development Order. Any substantial deviations from the plans/drawings, as determined by the Director of Community Services, prior to application for a building permit will require submittal of revised site plan drawings to the ARB and/or DRB and approval from the City Council; minor corrections may be approved by the Technical Advisory Committee during their final site plan review for the Final Development Order (building permit application).
5. Issuance of a Preliminary Development Order for the site plan, landscape plan and architectural drawings does not constitute approval of any permits for clearing and grubbing, demolition, foundation, or relocation, nor does it constitute approval of the Final Development Order (building permit). All construction plans submitted with a building permit application shall be in compliance with the requirements of the Florida Building Code that is current at the time the building permit application is submitted.

Attachment 2

SITE DATA

Existing Land Use: (include square footage of all buildings by use) Vacant undeveloped land

Future Land Use Map Category/Zoning District: MXD-1

Total Site Area (square feet and acres): 5.33 acres

Building(s): Total Gross Floor Area (square feet): 137,905 gsf

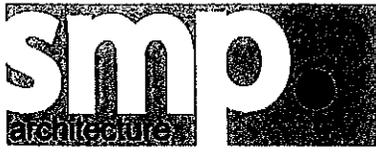
Gross Floor Area by use: 113,164 sf Residential 2,354 sf Office 22,387sf Retail/Commercial *

* Includes areas for dining, recreation, activities, therapy, Beauty and Barber Shop.

<u>CRITERIA FOR DEVELOPMENT</u>	<u>REQUIRED</u>	<u>PROVIDED</u>
Height	35'	34'-8"
Setbacks		
Front:	0'	0'
Side:	10'	40'
Side:	10'	52'
Rear:	40'	95'-8"
Site Standards		
Maximum Density		
Maximum Impervious Surface Coverage:		63%
Maximum Ground Floor Gross Floor Area		
Floor Area Ratio (FAR)		
Off-Street Parking		106

Attachment 3

<u>LANDSCAPE AREA REQUIREMENTS</u>	<u>REQUIRED</u>	<u>PROVIDED</u>
Minimum Landscaped Area: 5% (all open space irrigated area planted with trees/ shrubs/ ground cover/ sod) 5' Perimeter along street frontage Buffer between land uses (if applicable)	11,609 sf	170,848 sf
Replacement Trees (see LDC Section 22-192)		
Perimeter Street Trees Required (list each street frontage)	10	10



December 21, 2015

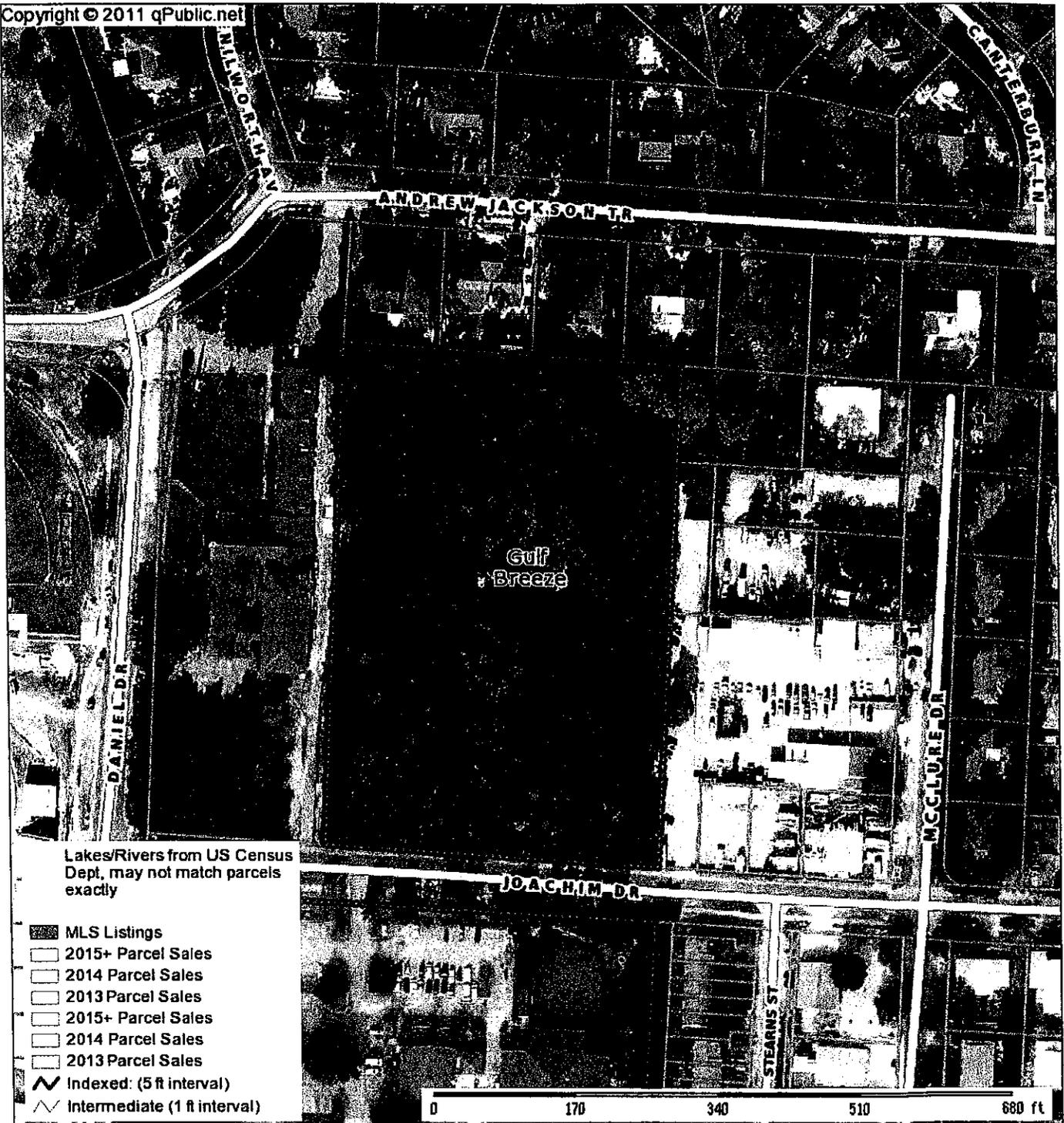
Multi Family Senior Living Project
Joachim Drive
Gulf Breeze, Florida

Project Narrative

The Gulf Breeze Senior Living Facility will be a mixed-use, three-story, 135 residential unit project of approximately 138,000 sf, to be located in the CRA District of Gulf Breeze, Florida. The proposed project will be named The Arbors of Gulf Breeze and will consist of 51 Independent Living rental residences, 61 Assisted Living residences, and 23 Memory Care units. There will be a variety of residence options including studios, one bedroom, and two bedroom rental residences ranging in size from 400 sf to 910 sf. The community will be specifically designed as a "Resort Style Senior Living Community" for seniors desiring convenience of upscale apartment living in a safe environment combined with an array of first class amenities and services that minimize the worries associated with home ownership and burden of daily living chores. Construction is scheduled to start in the second quarter of 2016.

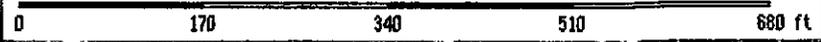
The 5.33 acre site is currently an undeveloped parcel. There are no existing buildings on the site. The site is adjacent to St. Ann's Catholic Church, Gulf Breeze Presbyterian Church, the Baycliff residential neighborhood, and Allen's Marine Service.

The design for The Arbors of Gulf Breeze is influenced by Neo-Classical architectural language. Massing of the buildings is traditional in nature and incorporates the formality of courtyards and garden amenities. The palette of materials and colors are consistent with the local, coastal vernacular.



Lakes/Rivers from US Census Dept, may not match parcels exactly

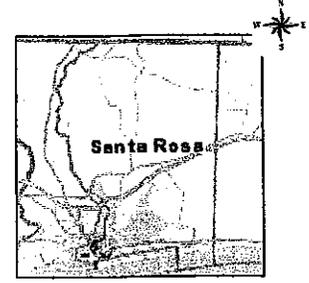
- MLS Listings
- 2015+ Parcel Sales
- 2014 Parcel Sales
- 2013 Parcel Sales
- 2015+ Parcel Sales
- 2014 Parcel Sales
- 2013 Parcel Sales
- Indexed: (5 ft interval)
- Intermediate (1 ft interval)



Joachim Drive

Parcel: 04-3S-29-0000-03500-0000 Acres: 14.08

Name:	PARKES GREGORY L AS BISHOP	Land Value	1,495,999
Site:	100 DANIEL DR GULF BREEZE	Building Value	3,551,261
Sale:	\$100 on 2012-06 Reason=I Qual=U	Misc Value	95,896
Mail:	DIocese PENSACOLA-TALLAHASSEE	Just Value	5,143,156
	11 N "B" ST	Assessed Value	5,143,156
	PENSACOLA, FL 32502	Exempt Value	5,143,156
		Taxable Value	0



Santa Rosa County 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 assessment information is from the last certified taxroll. All data is subject to change before the next certified taxroll. All data is subject to change before the next certified taxroll. Greg Brown Santa Rosa County Property Appraiser
 Date printed: 12/04/15 : 20:16:27

Prepared by:
Kramer A. Litvak
Litvak Beasley Wilson & Ball, LLP
226 East Government Street, Post Office Box 13503
Pensacola, Florida 32591-3503

File Number: 15-0014KAL
Consideration: \$1,400,000.00

General Warranty Deed

Made this December 16, 2015 A.D., By Gregory L. Parkes, as Bishop of the Diocese of Pensacola-Tallahassee, a corporation sole, whose post office address is: 11 N "B" Street, Pensacola, Florida 32502, hereinafter called the grantor, to GB Senior Living Properties, LLC, a Florida Limited Liability Company, whose post office address is: 754 Peakes Point, Gulf Breeze, Florida 32561, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Santa Rosa County, Florida, viz:

See Attached Schedule A

Said property is not the homestead of the Grantor under the laws and constitution of the State of Florida in that neither Grantor nor any members of the household of Grantor reside thereon.

Parcel ID Number: 04-3S-29-0000-03500-0000

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2015.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

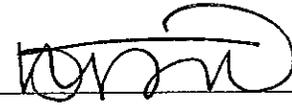
Signed, sealed and delivered in our presence:



Witness Printed Name Kramer Litvak

+  (Seal)

Gregory L. Parkes, as Bishop of the Diocese of
Pensacola-Tallahassee, a corporation sole
Address: 11 N "B" Street, Pensacola, Florida 32502



Witness Printed Name STACEY TURNBULL

State of Florida
County of Escambia

The foregoing instrument was acknowledged before me this 16th day of December, 2015, by Gregory L. Parkes, as Bishop of the Diocese of Pensacola-Tallahassee a corporation sole, who is/are personally known to me or who has produced FL drivers license as identification.





Notary Public
Print Name: _____
My Commission Expires: _____

Exhibit "A"

THAT PORTION OF THE FOLLOWING DESCRIBED PROPERTY LYING NORTH OF JOACHIM DRIVE, GULF BREEZE, FLORIDA:

THE EAST FOUR HUNDRED AND TWENTY-SIX HUNDREDTHS (400.26) FEET OF THE WEST SIX HUNDRED AND THIRTEEN AND THIRTY-NINE HUNDREDTHS (613.39) FEET OF THE WEST HALF (1/2) OF THE NORTH HALF (1/2) OF LOT THREE (3) IN SECTION FOUR (4), TOWNSHIP THREE (3) SOUTH, RANGE TWENTY-NINE (29) WEST, SANTA ROSA COUNTY, FLORIDA.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF GOVERNMENT LOT 3, SECTION 4, TOWNSHIP 3 SOUTH, RANGE 29 WEST, SANTA ROSA COUNTY, FLORIDA.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF GOVERNMENT LOT 3, SECTION 4, TOWNSHIP 3 SOUTH, RANGE 29 WEST, SANTA ROSA COUNTY, FLORIDA, AS SHOWN ON THE RECORD PLAT OF NORTHCLIFFE UNIT NO. 1, AS RECORDED IN PLAT BOOK "B", AT PAGE 134, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE PROCEED SOUTH 88 DEGREES 24 MINUTES 33 SECONDS EAST ALONG THE NORTH LINE OF SAID GOVERNMENT LOT 3 FOR A DISTANCE OF 213.13 FEET TO A CONCRETE MONUMENT (UNNUMBERED - TOP BROKEN) LOCATED AT THE SOUTHWEST CORNER OF LOT 1, BLOCK A, OF SAID NORTHCLIFFE UNIT NO. 1 AND THE POINT OF BEGINNING; THENCE CONTINUE LAST COURSE, PROCEED SOUTH 88 DEGREES 24 MINUTES 33 SECONDS EAST ALONG SAID NORTH LINE, ALSO BEING THE SOUTH LINE OF SAID NORTHCLIFFE UNIT NO. 1, FOR A DISTANCE OF 400.26 FEET; THENCE DEPARTING THE NORTH LINE OF SAID GOVERNMENT LOT 3 AND THE SOUTH LINE OF SAID NORTHCLIFFE UNIT NO. 1, PROCEED SOUTH 01 DEGREES 35 MINUTES 27 SECONDS WEST FOR A DISTANCE OF 580.13 FEET TO A CONCRETE MONUMENT WITH BRASS DISK STAMPED NICHOL 1035 ON THE NORTH RIGHT-OF-WAY LINE OF JOACHIM DRIVE (66.0' RIGHT-OF-WAY); THENCE PROCEED NORTH 88 DEGREES 24 MINUTES 33 SECONDS WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID JOACHIM DRIVE FOR A DISTANCE OF 400.26 FEET TO A CONCRETE MONUMENT (UNNUMBERED); THENCE DEPARTING SAID NORTH RIGHT-OF-WAY LINE, PROCEED NORTH 01 DEGREES 35 MINUTES 27 SECONDS EAST FOR A DISTANCE OF 580.13 FEET TO THE POINT OF BEGINNING.

LYING IN AND BEING A PORTION OF SECTION 4, TOWNSHIP 3 SOUTH, RANGE 29 WEST, SANTA ROSA COUNTY, FLORIDA.



Residential and Visitor Pedestrian Entry

The Arbors of Gulf Breeze will be a mixed-use, 132 residential unit project of approximately 133,000 square feet. The three story development will consist of 51 Independent Living residences, 58 Assisted Living residences, and 23 Memory Care units. The development has been designed as a "Resort Style Senior Living Destination" for seniors desiring upscale amenities without the financial commitment of home ownership. Construction is scheduled to begin during the second quarter of 2016.

There will be a variety of residential floor plan options including studios and one and two bedroom residences that range in size from 400 to 910 square feet.

The 5.33 acre site is currently an undeveloped parcel located on Joachim Drive in the City's CRA District and is adjacent to St. Ann's Catholic Church, Gulf Breeze Presbyterian Church, Baycliffs residential neighborhood, and Allen's Marine Service.

The design for The Arbors of Gulf Breeze is influenced by Neo-Classical architectural language. Massing of the buildings is traditional in nature and incorporates the formality of courtyards and garden amenities. The selection of materials and palette of colors are consistent with the local, coastal vernacular.



Contextual Site Plan



Joachim Street West Entrance



Joachim Street East Entrance



Independent Living Porte Cochere



Independent Living West Wing



Assisted Living Porte Cochere and Courtyard



Assisted Living Residence Entry and Independent Living North Elevation

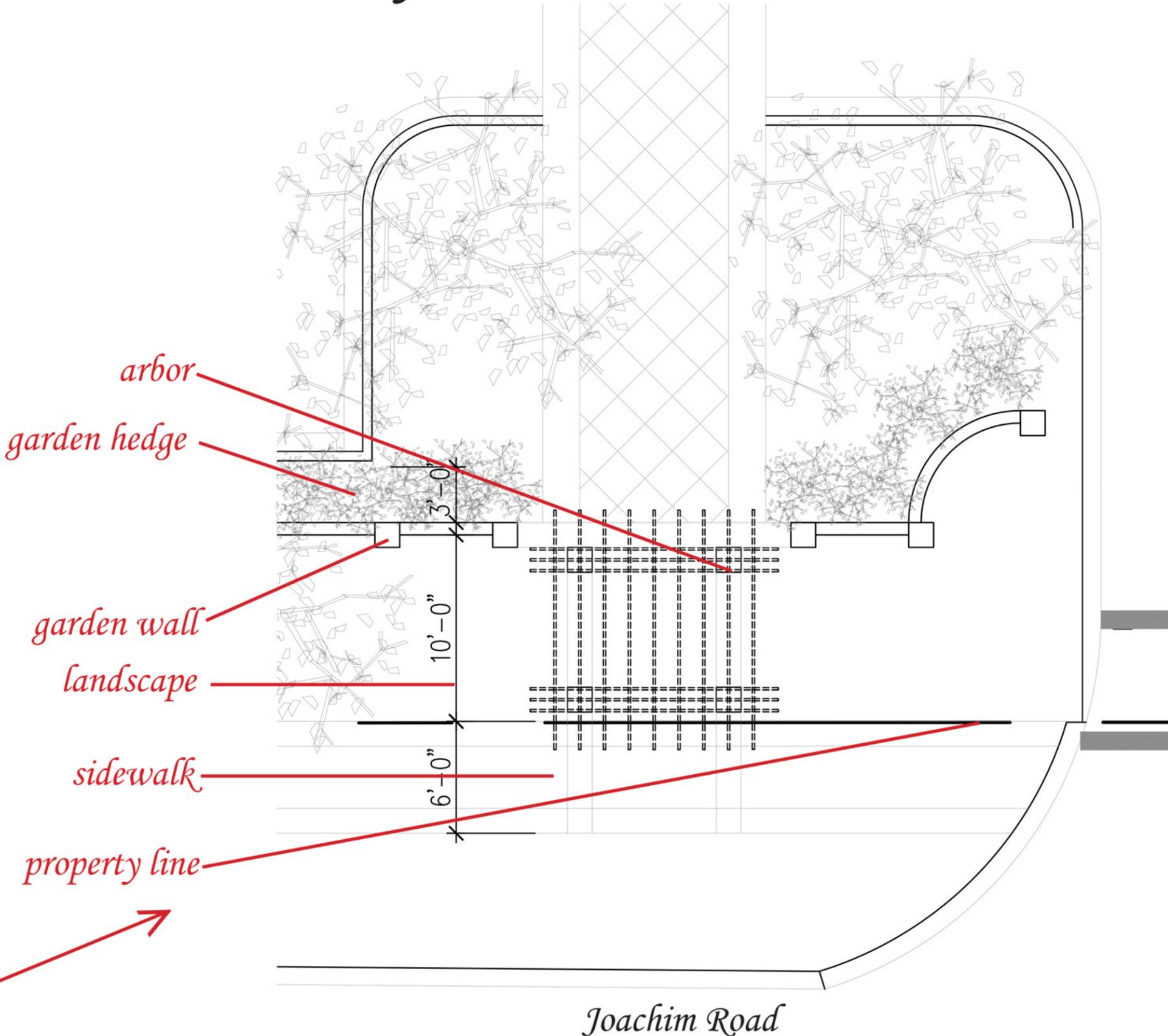
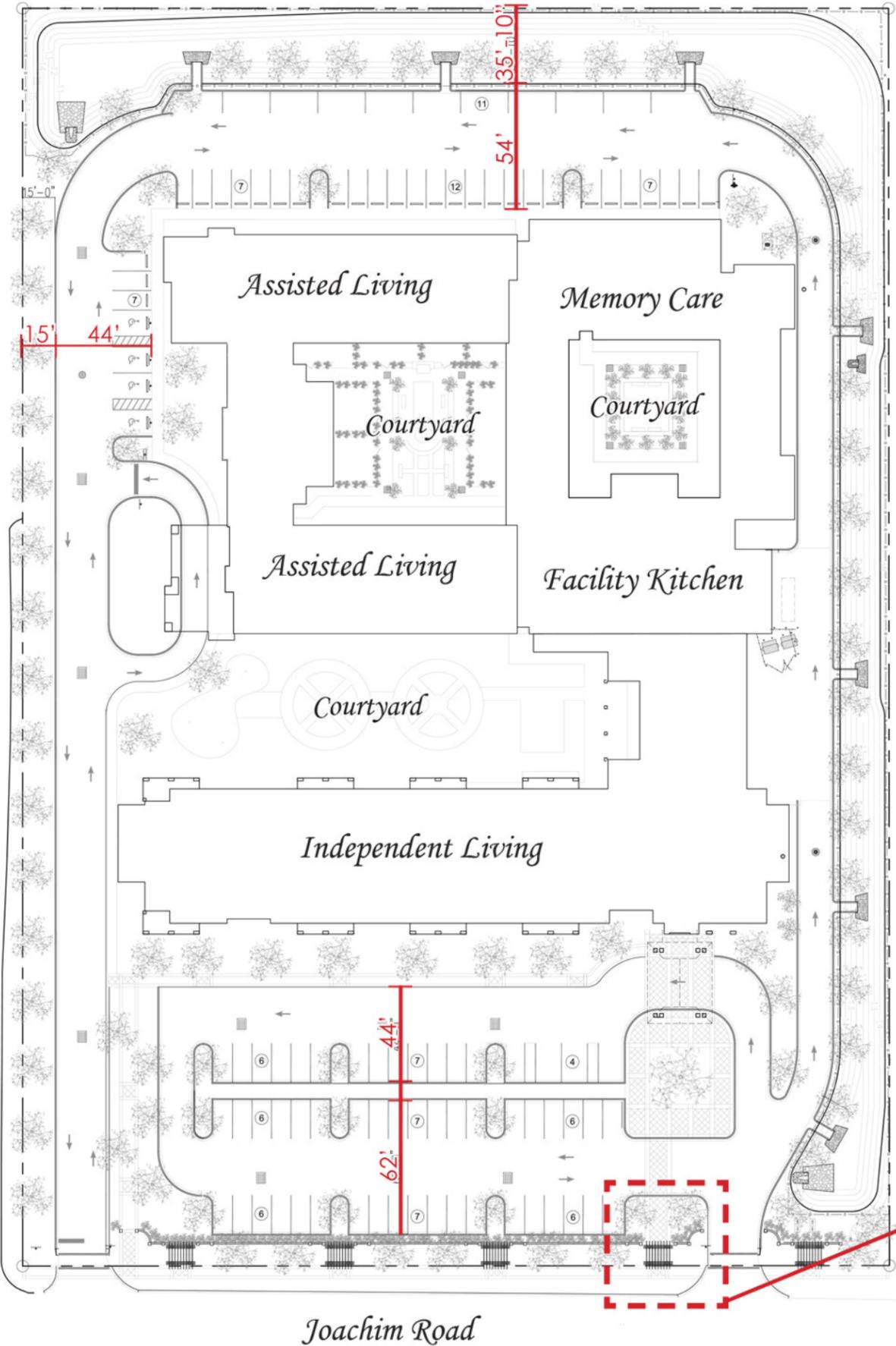


Site Pictures



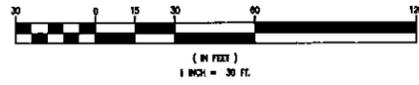
Site Pictures

Pedestrian Entry Detail





HORIZONTAL SCALE



TREE REMOVAL CHART OF PROTECTED TREES

SIZE	REMOVED	MITIGATION REQUIREMENTS
12"-19"	21	2 - 3.5", AT 4.5' ABOVE GRADE
19"-29"	1	4 - 3.5", AT 4.5' ABOVE GRADE
>30"	0	6 - 3.5", AT 4.5' ABOVE GRADE
TOTALS	22	45 TREES REQUIRED

TOTAL PROTECTED TREES REMOVED = 22

TREE CREDIT SCHEDULE

SIZE	PROTECTED	CREDIT REQUIREMENTS
12"-19"	4	1 CREDIT FOR EACH PRESERVED
19"-29"	0	2 CREDITS FOR EACH PRESERVED
>30"	0	3 CREDITS FOR EACH PRESERVED
TOTALS	4	4 TREE CREDITS

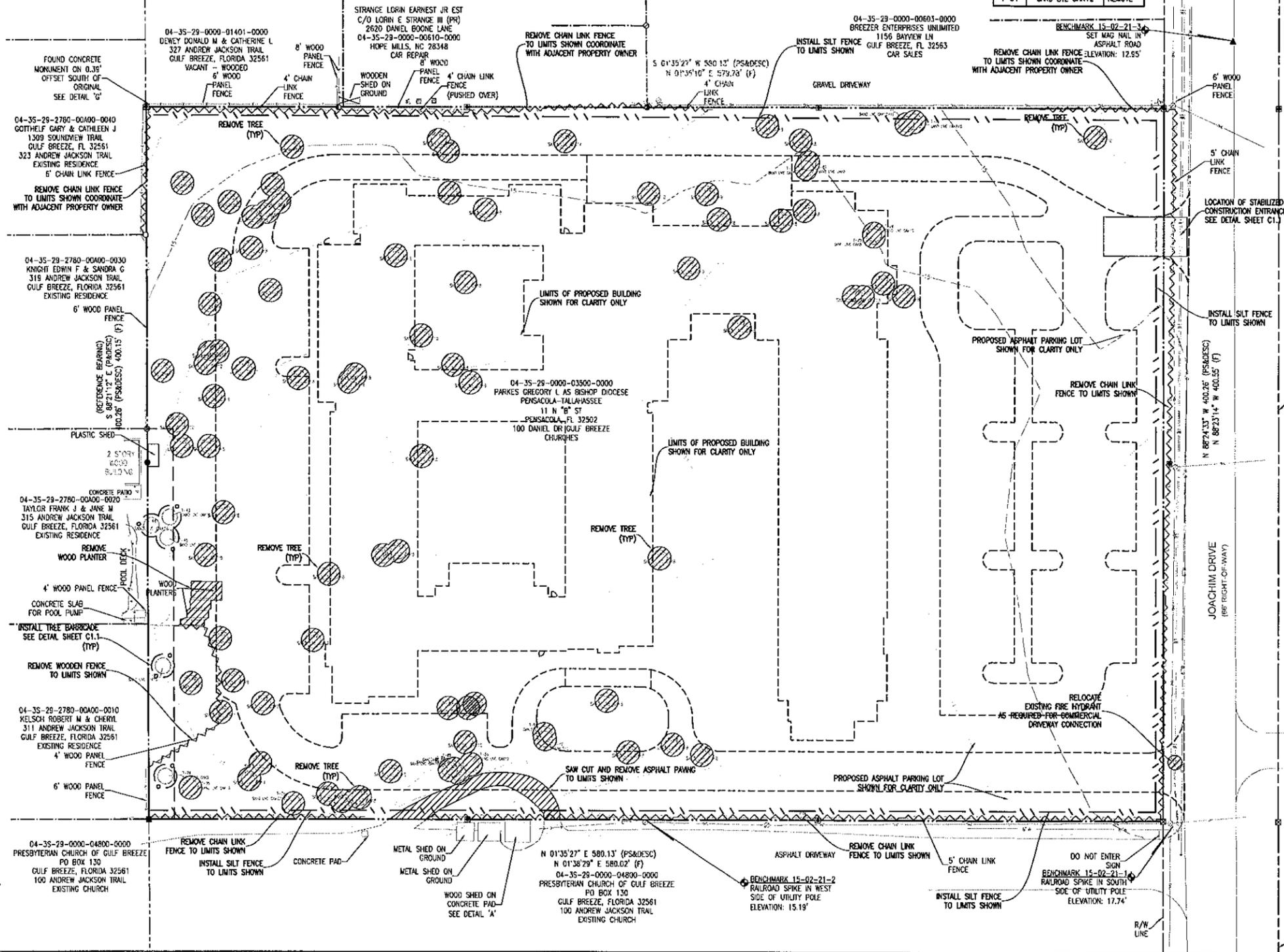
45 MITIGATION TREES REQUIRED - 4 CREDITS = 41 MITIGATION TREES REQUIRED. MITIGATION TREES SHALL BE A MINIMUM OF 3.5" DIAMETER MEASURED AT 4.5' ABOVE GRADE.

TREE #	SIZE & TYPE	PROTECT/REMOVE	TREE #	SIZE & TYPE	PROTECT/REMOVE	TREE #	SIZE & TYPE	PROTECT/REMOVE	TREE #	SIZE & TYPE	PROTECT/REMOVE	TREE #	SIZE & TYPE	PROTECT/REMOVE	TREE #	SIZE & TYPE	PROTECT/REMOVE			
T-1	SAND LIVE OAK8	REMOVE	T-15	SAND LIVE OAK10	REMOVE	T-29	SAND LIVE OAK8	REMOVE	T-43	SAND LIVE OAK18	PROTECT	T-57	SAND LIVE OAK8	REMOVE	T-71	SAND LIVE OAK10/11	REMOVE	T-85	SAND LIVE OAK16	REMOVE
T-2	SAND LIVE OAK8	REMOVE	T-16	SAND LIVE OAK9	REMOVE	T-30	LIVE OAK15	REMOVE	T-44	SAND LIVE OAK16	PROTECT	T-58	SAND LIVE OAK8	REMOVE	T-72	SAND LIVE OAK9/6	REMOVE	T-86	SAND LIVE OAK12	REMOVE
T-3	HICKORY16	REMOVE	T-17	SAND LIVE OAK8	REMOVE	T-31	SAND LIVE OAK12	REMOVE	T-45	SAND LIVE OAK18	PROTECT	T-59	SAND LIVE OAK8	REMOVE	T-73	SAND LIVE OAK10	REMOVE	T-87	SAND LIVE OAK10	REMOVE
T-4	SAND LIVE OAK8	REMOVE	T-18	SAND LIVE OAK8	REMOVE	T-32	SAND LIVE OAK12	REMOVE	T-46	SAND LIVE OAK8	REMOVE	T-60	SAND LIVE OAK8	REMOVE	T-74	SAND LIVE OAK10	PROTECT	T-88	MAGNOLIA8	REMOVE
T-5	LIVE OAK10	REMOVE	T-19	SAND LIVE OAK8	REMOVE	T-33	HICKORY11	REMOVE	T-47	SAND LIVE OAK10	REMOVE	T-61	SAND LIVE OAK8	REMOVE	T-75	SAND LIVE OAK13	REMOVE	T-89	SAND LIVE OAK10	REMOVE
T-6	LIVE OAK13	REMOVE	T-20	SAND LIVE OAK8	REMOVE	T-34	SAND LIVE OAK10	REMOVE	T-48	SAND LIVE OAK15	PROTECT	T-62	SAND LIVE OAK9	REMOVE	T-76	SAND LIVE OAK9	REMOVE	T-90	OAKLS12	REMOVE
T-7	LIVE OAK8	REMOVE	T-21	SAND LIVE OAK10	REMOVE	T-35	SAND LIVE OAK8	REMOVE	T-49	MAGNOLIA12	REMOVE	T-63	SAND LIVE OAK8	REMOVE	T-77	SAND LIVE OAK8	REMOVE	T-91	OAKLS12	REMOVE
T-8	HICKORY15	REMOVE	T-22	SAND LIVE OAK10	REMOVE	T-36	LAUREL OAK11	REMOVE	T-50	SAND LIVE OAK11	REMOVE	T-64	SAND LIVE OAK9	REMOVE	T-78	SAND LIVE OAK8	REMOVE	T-92	OAKLS10	REMOVE
T-9	LAUREL OAK15	REMOVE	T-23	SAND LIVE OAK8	REMOVE	T-37	SAND LIVE OAK8	REMOVE	T-51	SAND LIVE OAK9	REMOVE	T-65	SAND LIVE OAK9	REMOVE	T-79	SAND LIVE OAK8	REMOVE	T-93	HICKORY16	REMOVE
T-10	HICKORY12	REMOVE	T-24	SAND LIVE OAK8	REMOVE	T-38	SAND LIVE OAK8	REMOVE	T-52	MAGNOLIA6	REMOVE	T-66	SAND LIVE OAK14	REMOVE	T-80	SAND LIVE OAK8	REMOVE	T-94	HICKORY16	REMOVE
T-11	SAND LIVE OAK8	REMOVE	T-25	SAND LIVE OAK10	REMOVE	T-39	SAND LIVE OAK8	REMOVE	T-53	MAGNOLIA6	REMOVE	T-67	SAND LIVE OAK9	REMOVE	T-81	SAND LIVE OAK8	REMOVE			
T-12	LIVE OAK14	REMOVE	T-26	SAND LIVE OAK10	REMOVE	T-40	SAND LIVE OAK10	REMOVE	T-54	SAND LIVE OAK8	REMOVE	T-68	SAND LIVE OAK8	REMOVE	T-82	SAND LIVE OAK9	REMOVE			
T-13	LIVE OAK14	REMOVE	T-27	SAND LIVE OAK8	REMOVE	T-41	SAND LIVE OAK8	REMOVE	T-55	SAND LIVE OAK8	REMOVE	T-69	SAND LIVE OAK8	REMOVE	T-83	SAND LIVE OAK12	REMOVE			
T-14	LAUREL OAK9	REMOVE	T-28	LAUREL OAK29	REMOVE	T-42	SAND LIVE OAK9	REMOVE	T-56	SAND LIVE OAK8	REMOVE	T-70	SAND LIVE OAK8	REMOVE	T-84	SAND LIVE OAK12	REMOVE			

LEGEND

	EXISTING ASPHALT
	EXISTING CONCRETE
	EXISTING GRAVEL
	DEMOLITION
	EXISTING CHAIN LINK FENCE
	EXISTING WOODEN FENCE
	BOUNDARY LINE
	EASEMENT LINE
	LOT LINE
	RIGHT-OF-WAY LINE
	WATER LINE
	SEWER LINE (GRAVITY)
	OVERHEAD UTILITIES
	BURIED TELEPHONE LINE
	EXISTING CONTOUR
	STRAW BALE
	SILT FENCE
	UTILITY POLE
	LIGHT POLE
	TELEPHONE BOX
	GAS VALVE
	SIGN
	BENCHMARK
	FIRE HYDRANT
	WATER VALVE
	SEWER MANHOLE
	GUY ANCHOR

- GENERAL NOTES:**
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF ALL GOVERNING AUTHORITIES.
 - BEFORE STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONFIRMING THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGUN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AGENCIES.
 - THE LOCATION OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON INFORMATION PROVIDED BY THE UTILITIES AND SHALL BE CONSIDERED APPROXIMATE. IT SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO STARTING CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE.
 - THE CONTRACTOR SHALL NOTIFY THE SUPERINTENDENTS OF THE WATER, SANITARY SEWER, GAS, TELEPHONE, CABLE TELEVISION, AND POWER COMPANIES 10 DAYS IN ADVANCE THAT HE INTENDS TO START WORK IN A SPECIFIED AREA. THE OWNER DISCLAIMS ANY RESPONSIBILITY FOR THE SUPPORT AND PROTECTION OF SEWERS, DRAINS, WATER PIPES, GAS PIPES, CONDUITS OF ANY KIND, UTILITIES OR OTHER STRUCTURES OWNED BY THE CITY, COUNTY, STATE OR BY PRIVATE OR PUBLIC UTILITIES LEGALLY OCCUPYING ANY STREET, ALLEY, PUBLIC PLACE OR RIGHT-OF-WAY.
 - SITE CLEARING SHALL INCLUDE THE LOCATION AND REMOVAL OF ALL UNDERGROUND STRUCTURES, WHICH ARE NOT IN SERVICE AS NECESSARY FOR THE INSTALLATION OF PROPOSED IMPROVEMENTS. THESE INCLUDE PIPES, VALVES, DRAINAGE STRUCTURES, ETC., AS INDICATED ON THE CONTRACT PLANS. THE CONTRACTOR SHALL NOTIFY THE PROJECT OWNER AND ENGINEER OF ALL DISCOVERED UNDERGROUND STRUCTURES WHICH ARE IN CONFLICT WITH THE INSTALLATION OF THE PROPOSED IMPROVEMENTS AND ARE NOT INDICATED ON THE CONTRACT PLANS OR LOCATED IN THE FIELD BY UTILITIES IN ACCORDANCE WITH GENERAL NOTES.
 - THE RELOCATION OF OBSTRUCTIONS OWNED BY PRIVATE PROPERTY OWNERS, SUCH AS MAIL BOXES, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR WHO MUST COORDINATE WITH THE PROPERTY OWNER.
 - THE CONTRACTOR SHALL MAINTAIN TRAFFIC CONTROL IN ACCORDANCE WITH FOOT STANDARD INDEX 600 (LATEST EDITION), FOOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION) AND IN ACCORDANCE WITH ALL PERMIT REQUIREMENTS.
 - THE CONTRACTOR SHALL PLACE AND MAINTAIN ADEQUATE BARRICADES, CONSTRUCTION SIGNS, FLASHING LIGHTS, TORCHES, RED LIGHTS AND GUARDS DURING PROGRESS OF CONSTRUCTION WORK, IN ACCORDANCE WITH APPLICABLE MUTED INDEX.
 - ALL AREAS, NOT PAVED, DISTURBED DURING CONSTRUCTION SHALL BE STABILIZED BY SOODOING, CENTPEDE OR ST. AUGUSTINE SOO SHALL BE PLACED, WATERED, FERTILIZED W/APPROPRIATE SOIL AMENDMENTS IN ACCORDANCE WITH THE FOOT STANDARD SPECIFICATIONS AND THESE CONSTRUCTION DOCUMENTS.
 - ALL EXCESS MATERIAL SHALL BE HAULED AWAY AND DISPOSED OF APPROPRIATELY AT THE CONTRACTOR'S EXPENSE.
 - CONSTRUCTION AROUND TREES SHALL BE DONE IN A MANNER TO MINIMIZE DAMAGE TO THE TREE AND ITS ROOT SYSTEM.
 - THE CONTRACTOR SHALL VISIT THE SITE TO FAMILIARIZE HIMSELF WITH EXISTING CONDITIONS AND THE EXTENT OF CLEARING AND GRUBBING REQUIRED.
 - ALL OF THE DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
 - THE CONTRACTOR IS TO COORDINATE WITH THE RESPONSIBLE UTILITY PROVIDER FOR PROTECTION /HOLDING OF UTILITY POLES, GUY WIRES, AND GUY ANCHORS IN AREAS OF CONSTRUCTION. THE CONTRACTOR SHALL INCLUDE THE COST OF PROTECTING UTILITY POLES IN THEIR OVERALL PRICE TO THE OWNER.
 - A SEPARATE PERMIT SHALL BE REQUIRED FOR ALL SIGNAGE AND SHALL MEET CITY OF GULF BREEZE LDC.
 - THE OWNER/CONTRACTOR SHALL COORDINATE ANY ANTICIPATED COMMENCEMENT OF CONSTRUCTION WITH THE ENGINEER OF RECORD. AT LEAST 48 HOURS PRIOR TO CONSTRUCTION, THE OWNER IS RESPONSIBLE FOR SUBMITTING THE "CONSTRUCTION COMMENCEMENT NOTICE FORM" 62-330.350(1).
 - THE ENGINEER OF RECORD SHALL BE RESPONSIBLE FOR SUBMITTING THE "AS-BUILT CERTIFICATION AND REQUEST FOR CONVERSION TO OPERATION PHASE" 62-330.310(1). THIS FORM SHALL BE SUBMITTED CONCURRENTLY WITH THE AS BUILT CERTIFICATION.
 - THE OPERATION AND MAINTENANCE OF THE FACILITY WILL BE THE RESPONSIBILITY OF THE OWNER, AS IN ACCORDANCE WITH THE APPROVED PERMIT.
 - THE CONTRACTOR SHALL NOTIFY FOOT 48 HOURS IN ADVANCE PRIOR TO INITIATING ANY WORK IN THE STATE RIGHTS-OF-WAY.



smp.
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 2301 N. North America Suite 300
 Pensacola, Florida 32503
 Telephone 850.433.0400 Fax 850.433.0443
 EIR 00000007

NEW CONSTRUCTION

MULTI-FAMILY SENIOR LIVING PROJECT

JOACHIM ROAD
 GULF BREEZE, FLORIDA
 SANTA ROSA COUNTY

ALL DRAWINGS AND WRITTEN MATERIAL HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED IN ANY PART WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

REVISIONS:

DRAWN BY: G. Potter
 CHECKED BY: K. Gibson
 PROJECT NO. 2015.015
 DATE: 03-02-16
 SHEET TITLE: EXISTING SITE, DEMOLITION & EROSION CONTROL PLAN
 SHEET NO.: C1.0

GENERAL NOTES FOR SOIL EROSION AND SEDIMENT CONTROL:

1. ALL EROSION AND SEDIMENT CONTROL PRACTICES TO BE INSTALLED PRIOR TO ANY MAJOR SOIL DISTURBANCE, OR IN THEIR PROPER SEQUENCE, AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.
2. ANY DISTURBED AREAS THAT WILL BE LEFT EXPOSED MORE THAN 30 DAYS, AND NOT SUBJECT TO CONSTRUCTION TRAFFIC, WILL IMMEDIATELY RECEIVE A TEMPORARY SEEDING. IF THE SEASON PREVENTS THE ESTABLISHMENT OF A TEMPORARY COVER, THE DISTURBED AREAS WILL BE MULCHED WITH STRAW, OR EQUIVALENT MATERIAL, AT A RATE OF TWO (2) TONS PER ACRE, ACCORDING TO STATE STANDARDS.
3. PERMANENT VEGETATION TO BE SEEDING OR SOODED ON ALL EXPOSED AREAS WITHIN TEN (10) DAYS AFTER GRADING. MULCH TO BE USED AS NECESSARY FOR PROTECTION UNTIL SEEDING IS ESTABLISHED.
4. ALL WORK AND MATERIALS TO BE IN ACCORDANCE WITH THE FOOT "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", LATEST EDITION, SECTIONS 104, 570, 575 AND 983 TO 986.
5. A BITUMINOUS CONCRETE BASE COURSE WILL BE APPLIED IMMEDIATELY FOLLOWING ROUGH GRADING AND INSTALLATION OF IMPROVEMENTS IN ORDER TO STABILIZE STREETS, ROADS, DRIVEWAYS AND PARKING AREAS. IN AREAS WHERE NO UTILITIES ARE PRESENT, THE BITUMINOUS CONCRETE BASE SHALL BE INSTALLED WITHIN 15 DAYS OF THE PRELIMINARY GRADING.
6. IMMEDIATELY FOLLOWING INITIAL DISTURBANCE OR ROUGH GRADING, ALL CRITICAL AREAS SUBJECT TO EROSION (I.E. STEEP SLOPES AND ROADWAY EMBANKMENTS) WILL RECEIVE A TEMPORARY SEEDING IN COMBINATION WITH STRAW MULCH OR A SUITABLE EQUIVALENT, AT A THICKNESS OF TWO (2) TO FOUR (4) INCHES NAKED WITH THE TOP TWO (2) INCHES OF SOIL, ACCORDING TO STATE STANDARDS.
7. ANY STEEP SLOPES RECEIVING PIPELINE INSTALLATION WILL BE BACKFILLED AND STABILIZED DAILY, AS THE INSTALLATION PROCEEDS (I.E. SLOPES GREATER THAN 3:1).
8. A CRUSHED LINEROCK, VEHICLE WHEEL-CLEANING BLANKET SHALL BE INSTALLED AT THE CONTRACTOR'S STAGING YARD AND/OR STOCKPILE AREAS TO PREVENT OFF-SITE TRACKING OF SEDIMENT BY CONSTRUCTION VEHICLES ONTO PUBLIC ROADS. BLANKET SHALL BE 15FT. X 50FT. X 8IN. (MINIMUM), CRUSHED LINEROCK 2 1/2 INCHES IN DIAMETER. SMO BLANKET SHALL BE UNDERLAIN WITH A FOOT CLASS 3 SYNTHETIC FILTER FABRIC AND MAINTAINED IN GOOD ORDER.
9. AT THE TIME WHEN THE SITE PREPARATION FOR PERMANENT VEGETATIVE STABILIZATION IS GOING TO BE ACCOMPLISHED, ANY SOIL THAT WILL NOT PROVIDE A SUITABLE ENVIRONMENT TO SUPPORT ADEQUATE VEGETATIVE GROUND COVER SHALL BE REMOVED OR TREATED IN SUCH A WAY THAT WILL PERMANENTLY ADJUST THE SOIL CONDITIONS AND RENDER IT SUITABLE FOR VEGETATIVE GROUND COVER. IF THE REMOVAL OR TREATMENT OF THE SOIL WILL NOT PROVIDE SUITABLE CONDITIONS, NON-VEGETATIVE MEANS OF PERMANENT GROUND STABILIZATION WILL HAVE TO BE EMPLOYED.
10. CONDUIT OUTLET PROTECTION MUST BE INSTALLED AT ALL REQUIRED OUTFALLS PRIOR TO THE DRAINAGE SYSTEM BECOMING OPERATIONAL.
11. UNFILTERED DEWATERING IS NOT PERMITTED. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS DURING ALL DEWATERING OPERATIONS TO MINIMIZE SEDIMENT TRANSFER.
12. SHOULD THE CONTROL OF DUST AT THE SITE BE NECESSARY, THE SITE WILL BE SPRINKLED UNTIL THE SURFACE IS WET. TEMPORARY VEGETATION COVER SHALL BE ESTABLISHED OR MULCH SHALL BE APPLIED IN ACCORDANCE WITH STATE STANDARDS FOR EROSION CONTROL.
13. ALL SOIL WASHED, DROPPED, SPILLED OR TRACKED OUTSIDE THE LIMIT OF DISTURBANCE OR ONTO PUBLIC RIGHTS-OF-WAY WILL BE REMOVED IMMEDIATELY.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY EROSION OR SEDIMENTATION THAT MAY OCCUR BELOW STORMWATER OUTFALLS OR OFFSITE AS A RESULT OF CONSTRUCTION OF THE PROJECT.
15. ALL SOIL STOCKPILES ARE TO BE TEMPORARILY STABILIZED IN ACCORDANCE WITH SOIL EROSION AND SEDIMENT CONTROL NOTE NUMBER 2 (ABOVE).
16. THE SITE SHALL AT ALL TIMES BE GRADED AND MAINTAINED SUCH THAT ALL STORM WATER RUNOFF IS DIRECTED TO SOIL EROSION AND SEDIMENT CONTROL FACILITIES.
17. ALL SEDIMENTATION STRUCTURES SHALL BE INSPECTED AND MAINTAINED REGULARLY.
18. ALL CATCH BASIN INLETS SHALL BE PROTECTED WITH HAY BALES AS SHOWN ON DETAIL.
19. THE CONTRACTOR SHALL PREPARE A PLAN FOR THE PROPER DEWATERING AND DOWNSTREAM SITUATION PROTECTION OF EACH STREAM CROSSING PRIOR TO EXCAVATING THE STREAM BED. PLAN SHALL BE FORWARDED TO THE ENGINEER FOR APPROVAL. THE ENGINEER SHALL BE NOTIFIED FOR INSPECTION PRIOR TO EACH STREAM CROSSING CONSTRUCTION.
20. ANY AREAS USED FOR THE CONTRACTOR'S STAGING, INCLUDING BUT NOT LIMITED TO, TEMPORARY STORAGE OF STOCKPILED MATERIALS (E.G. CRUSHED STONE, QUARRY PROCESS STONE, SELECT FILL, EXCAVATED MATERIALS, ETC.), SHALL BE ENTIRELY PROTECTED BY A SILT FENCE ALONG THE LOW ELEVATION SIDE TO CONTROL SEDIMENT RUNOFF.

TEMPORARY SEEDING DETAILS:

SEED BED PREPARATION:
SOIL TO BE THOROUGHLY PULVERIZED BY DISK-HARROWING AND BE LOOSE AND REASONABLY SMOOTH. APPLY FERTILIZER AT A RATE OF 260 LBS/ACRE OF 16-16-16 OR EQUIVALENT, APPLY DOLOMITIC LIMESTONE AT A RATE OF 800 TO 1000 LBS/ACRE TO PROVIDE A SOIL pH OF 5.5 TO 6.5. LIME & FERTILIZER TO BE WORKED INTO THE TOPSOIL TO A DEPTH OF 4". ADD SANDY LOAM TOPSOIL TO A MINIMUM OF TWO (2) INCHES WHERE REQUIRED.

SEED MIXTURE
CONSISTING OF ANNUAL RYE (LUXUM MULTIFLORUM) AT A RATE OF 174 LBS/ACRE.

PERMANENT SEEDING DETAILS:

SEED BED PREPARATION:
SOIL TO BE THOROUGHLY PULVERIZED BY DISK-HARROWING AND BE LOOSE AND REASONABLY SMOOTH. APPLY FERTILIZER AT A RATE OF 260 LBS/ACRE OF 16-16-16 OR EQUIVALENT, APPLY DOLOMITIC LIMESTONE AT A RATE OF 800 TO 1000 LBS/ACRE TO PROVIDE A SOIL pH OF 5.5 TO 6.5. LIME & FERTILIZER TO BE WORKED INTO THE TOPSOIL TO A DEPTH OF 4". ADD SANDY LOAM TOPSOIL TO A MINIMUM OF TWO (2) INCHES WHERE REQUIRED.

SEED MIXTURE CONSISTING OF	RATE	PURITY	GERMINATION
ARGENTINE BAHIA	260 LBS/AC.	95%	80%
PENSACOLA BAHIA	260 LBS/AC.	95%	40%(MIN.)-80%(TOTAL)

SODS:
SOD SHALL BE WELL ROOT, MATTED CENTIPEDE OR BAHIA GRASS COMMERCIALY CUT TO A MINIMUM DIMENSION OF 12" x 24" A MAXIMUM OF 72 HOURS PRIOR TO PLACEMENT. SOD SHALL BE LIVE, FRESH AND UNWORN, REASONABLY FREE OF WEEDS AND OTHER GRASSES, WITH A HEAVY SOIL MAT ADHERING TO THE ROOT SYSTEM. SOD SHALL BE GROWN, CUT, AND SUPPLIED BY A STATE CERTIFIED GROWER.

TRENCH CONTROL STANDARDS:
1. CONSTRUCTION TRAFFIC SHALL BE RESTRICTED TO ONSITE ACCESS BY MEANS SO DESIGNATED BY THE ENGINEER, POLICE/SHERIFF DEPARTMENT, ESCANABA COUNTY HIGHWAY DEPARTMENT, AND/OR THE FLORIDA DEPARTMENT OF TRANSPORTATION.
2. TRAFFIC DURING WET WEATHER SHALL BE MINIMIZED AND APPROPRIATE ROADWAY AND SITE CLEAN-UP SHALL BE PROVIDED BY THE CONTRACTOR AS SOON AS WEATHER CONDITIONS PERMIT.

TREE PROTECTION:
1. GAWANED TRUNKS OR EXPOSED ROOTS WILL BE PAINTED IMMEDIATELY WITH A GOOD GRADE OF "TREE PAINT".
2. TREE LIMB REMOVAL, WHERE NECESSARY, WILL BE DONE FLUSH TO TRUNK OR MAIN BRANCH AND THAT AREA PAINTED IMMEDIATELY WITH A GOOD GRADE OF TREE PAINT.

DUST CONTROL:

1. ALL AREAS OF CLEARING AND EMBANKMENT AS WELL AS CONSTRUCTION HAUL ROADS SHALL BE TREATED AND MAINTAINED IN SUCH A MANNER AS TO MINIMIZE ANY DUST GENERATION.
2. DISTURBED AREAS SHALL BE MAINTAINED IN A ROUGH GRADED CONDITION AND TEMPORARILY SEEDED AND/OR MULCHED UNTIL PROPER WEATHER CONDITIONS EXIST FOR THE ESTABLISHMENT OF PERMANENT VEGETATION COVER.
3. IN EVENT OF EMERGENCY CONDITIONS, TILLAGE WILL BE SATISFACTORY FREE BEFORE SOIL BLOWING STARTS.
4. CALCIUM CHLORIDE MAY BE APPLIED TO UNPAVED ROADWAY AREAS, ONLY, SUBJECT TO THE ENGINEER'S APPROVAL AND CONFORMANCE WITH FOOT STANDARD SPECIFICATIONS, SECTION 102-5, LATEST EDITION.

PROPOSED SEQUENCE OF CONSTRUCTION:

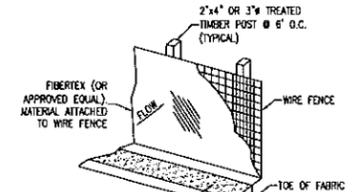
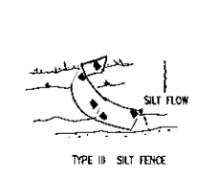
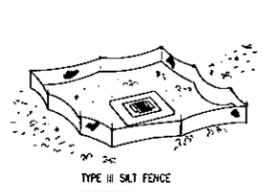
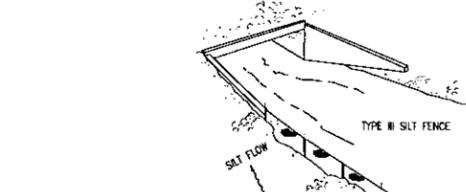
1. THE INSTALLATION OF ALL SEDIMENT AND EROSION CONTROL DEVICES THAT CAN BE PLACED PRIOR TO ANY MAJOR SOIL DISTURBANCES.
2. CLEAR AND REMOVE ALL EXISTING VEGETATION IN THOSE AREAS WHERE NECESSARY. ALL REMAINING VEGETATION IS TO BE PROPERLY PROTECTED AND IS TO REMAIN IN ITS NATURAL STATE. TOPSOIL IN AREAS TO BE DISTURBED IS TO BE STRIPPED TO A MINIMUM DEPTH OF SIX (6) INCHES AND STOCKPILED SEPARATELY FROM OTHER EXCAVATED SOIL(S).
3. THE IMMEDIATE INSTALLATION OF ALL REMAINING SEDIMENT AND EROSION CONTROL DEVICES.
4. PERFORM ALL DEMOLITION WORK.
5. CONSTRUCT ALL UNDERGROUND UTILITIES AND STORM DRAIN SYSTEMS.
6. CONSTRUCT ROADS (SUBGRADE, CURB & GUTTER, BASE, PAVEMENT, SIDEWALKS AND LANDSCAPING).
7. COMPLETE STORMWATER PONDS.
8. UPON THE COMPLETION OF THE CONSTRUCTION ACTIVITIES, PROVIDE RESTORATION, FINE GRADE REMAINDER OF SITE, RESPREAD STOCKPILED TOPSOIL AND STABILIZE WITH PERMANENT VEGETATIVE COVER AND LANDSCAPING.
9. THE REMOVAL OF APPROPRIATE TEMPORARY SEDIMENT AND EROSION CONTROL DEVICES.

DEMOLITION NOTES:

1. ALL DEBRIS RESULTING FROM PROPOSED DEMOLITION WILL BE DISPOSED OF IN A LEGAL MANNER AND WILL CONFORM TO ANY AND ALL STATE AND LOCAL REGULATIONS AND/OR ORDINANCES WHICH GOVERN SUCH ACTIVITIES.
2. THE CONTRACTOR IS TO FIELD VERIFY LOCATION OF EXISTING UTILITIES AND COORDINATE RELOCATION WITH THE APPROPRIATE UTILITY OWNER AS NECESSARY. ANY AND ALL UTILITIES ENCOUNTERED DURING DEMOLITION WILL BE PROTECTED AND/OR RELOCATED AT THE DISCRETION OF THEIR PROSPECTIVE OWNERS.
3. NO DEMOLITION DEBRIS WILL BE STOCKPILED OR CATERED ON THE PROJECT SITE OR ADJACENT PROPERTIES, WITHOUT PRIOR AUTHORIZATION OF THE OWNER.

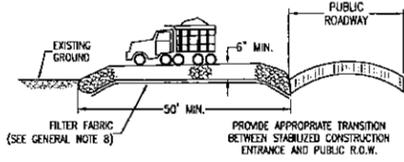
EROSION CONTROL NOTES:

1. THE CONTRACTOR SHALL ESTABLISH EROSION CONTROL PRIOR TO COMMENCING ANY CONSTRUCTION OR DEMOLITION ON THE PROJECT. THE EROSION CONTROL BARRIER PLACEMENT AS INDICATED IN THE PLANS IS A SUGGESTION ONLY, AND DOES NOT RELIEVE THE CONTRACTOR FROM CONTROLLING EROSION AND SEDIMENT WITHIN THE PROJECT SITE. EROSION CONTROL MEASURES ARE TO REMAIN IN PLACE AND BE MAINTAINED DURING THE ENTIRE TIME OF CONSTRUCTION AND DEMOLITION ON THE PROJECT.
2. AN EROSION CONTROL BARRIER IS TO BE PLACED ALONG ALL BOUNDARIES OF THE PROJECT AREA AS SHOWN BEFORE CONSTRUCTION BEGINS AND IS TO REMAIN IN PLACE UNTIL CONSTRUCTION IS FINISHED AND ACCEPTED AND FINAL STABILIZATION IS COMPLETE.
3. THE CONTRACTOR IS TO INSPECT AND REESTABLISH EROSION CONTROL BARRIERS WEEKLY AND AFTER EVERY SIGNIFICANT STORM EVENT.



SILT FENCE APPLICATIONS

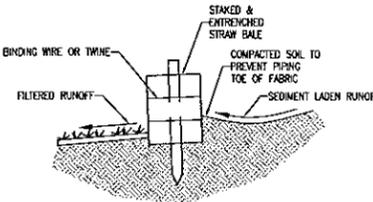
DO NOT DEPLOY IN A MANNER THAT SILT FENCES WILL ACT AS A DAM ACROSS PERMANENT FLOWING WATERCOURSES. SILT FENCES ARE TO BE USED AT UPLAND LOCATIONS AND TURBIDITY BARRIERS USED AT PERMANENT BODIES OF WATER.



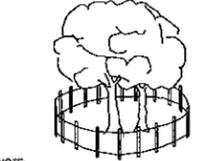
STABILIZED CONSTRUCTION ENTRANCE DETAIL
N.T.S.



STRAW BALES BACKED BY FENCE
N.T.S.

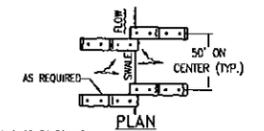


STRAW BALE DETAIL
N.T.S.

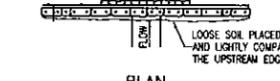
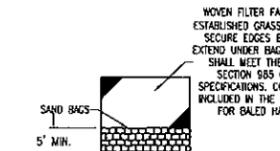


NOTE:
ALL PROTECTED TREES AS SHOWN ON THE PLANS TO REMAIN ARE TO BE PROTECTED DURING CONSTRUCTION. THE CONTRACTOR SHALL INSTALL ORANGE CONSTRUCTION FENCING AT THE DRIP LINE OF EACH PROTECTED TREE BEFORE WORKING IN THE VICINITY OF THE TREE.

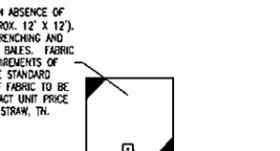
TREE BARRICADE DETAIL
N.T.S.



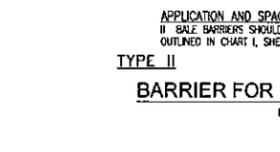
BARRIERS FOR FILL SLOPES
N.T.S.



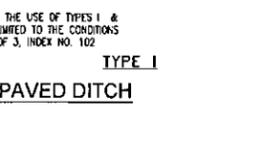
TYPE II BARRIER FOR UNPAVED DITCH
N.T.S.



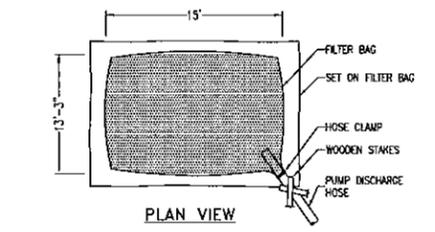
TYPE I BARRIER FOR UNPAVED DITCH
N.T.S.



BARRIER FOR PAVED DITCH
N.T.S.



MATERIAL STOCKPILE DETAIL
N.T.S.



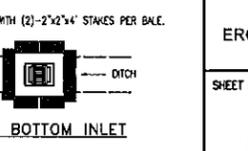
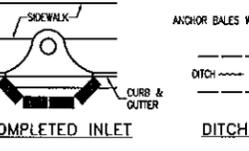
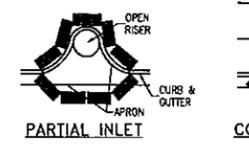
FILTER BAG DETAIL FOR TRENCH DEWATERING OPERATIONS
N.T.S.

DESCRIPTION:
FILTER BAGS WILL BE USED AS AN EFFECTIVE FILTER MEDIUM TO CONTAIN SAND, SILT AND FINES WHEN TRENCH DEWATERING. THE WETLAND FILTER BAG CONTAINS THESE MATERIALS WHILE ALLOWING THE WATER TO FLOW THROUGH THE FABRIC.

INSTALLATION:
WETLAND FILTER BAGS MAY REPLACE HAY BALE CORRELS DURING TRENCH DEWATERING. AT THE DISCRETION OF THE ENGINEER INSPECTOR, TO INSURE PROPER INSTALLATION, FILTER BAGS WILL BE PLACED ON RELATIVELY FLAT TERRAIN FREE OF BRUSH AND STUMPS TO AVOID RUPTURES AND PUNCTURES. PROPER INSTALLATION REQUIRES CUTTING A SMALL HOLE IN THE CORNER OF THE BAG, INSERTING THE PUMP DISCHARGE HOSE, AND THEN SECURING THE DISCHARGE HOSE TO THE BAG WITH A HOSE CLAMP. FILTER BAGS WILL BE PLACED AS FAR AWAY FROM FLOWING STREAMS AND WETLANDS AS POSSIBLE.

MAINTENANCE:
PRIOR TO REMOVING A BAG FROM THE HOSE, THE BAG WILL BE TIED OFF BELOW THE END OF THE HOSE ALLOWING THE BAG TO DRAIN. DRAINAGE WILL NOT BE ALLOWED THROUGH THE INLET HOLE. TO AVOID RUPTURE, THE BAGS WILL BE ATTENDED AND PUMPING RATES MONITORED. ONCE THE BAG IS INFLATED TO A HEIGHT OF 4 FEET, PUMPING WILL STOP TO AVOID RUPTURE. FILTER BAGS USED DURING CONSTRUCTION WILL BE BUNDLED AND REMOVED FOR PROPER DISPOSAL.

SPECIFICATION:
FILTER BAGS ARE CONSTRUCTED OF NON-WOVEN GEOTEXTILE FABRIC. A MAXIMUM OF ONE SIX INCH DISCHARGE HOSE WILL BE ALLOWED PER FILTER BAG. BAG CAPACITY WILL BE EXCEEDED BEYOND 2,000 GALLONS PER MINUTE. TYPICAL BAG DIMENSIONS ARE 15 FEET BY 13.25 FEET. TO HELP PREVENT PUNCTURES, GEOTEXTILE FABRIC WILL BE PLACED BENEATH THE FILTER BAG WHEN USED IN WOODED LOCATIONS. UNATTENDED FILTER BAGS WILL BE EMPLOYED WITH A HAY BALE OR SILT FENCE CORRAL. HOSE CLAMPS WILL BE USED TO SECURE THE DISCHARGE HOSE. WIRE OR STRING WILL NOT BE USED.



PROTECTION AROUND INLETS OR SIMILAR STRUCTURES
N.T.S.

STORM WATER POLLUTION PREVENTION PLAN

1.0 BACKGROUND & REQUIREMENTS:

1.1 INTRODUCTION:

THE REFERENCED SUPPORT DOCUMENTATION FOR THIS STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IS THE UNITED STATES ENVIRONMENTAL PROTECTION AGENCY'S (EPA) STORM WATER MANAGEMENT FOR CONSTRUCTION ACTIVITIES, DEVELOPING POLLUTION PREVENTION PLANS AND BEST MANAGEMENT PRACTICES SUMMARY GUIDANCE (EPA 833-R-92-001) AND STORM WATER MANAGEMENT FOR CONSTRUCTION ACTIVITIES, DEVELOPING POLLUTION PREVENTION PLANS AND BEST MANAGEMENT PRACTICES (EPA 832-R-92-005). THIS SWPPP IS DESIGNED TO PROTECT ON-SITE AND ADJACENT NATURAL RESOURCES, INCLUDING BUT NOT LIMITED TO, WETLANDS, MARSHES, BAYOUS AND BAYS, WHILE PRESERVING WILDLIFE AND ARCHEOLOGICAL RESOURCES.

AN ENVIRONMENTAL RESOURCE PERMIT APPLICATION HAS BEEN SUBMITTED TO THE NWFWD DECEMBER 2015

1.2 NOTICE OF INTENT (NOI):

RULE 62-621.300(4), FAC REQUIRES THE CONSTRUCTION OPERATOR OF A SITE THAT DISTURBS ONE OR MORE ACRES TO OBTAIN COVERAGE FROM THE GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES. THE CONTRACTOR IS REQUIRED TO SUBMIT A NOTICE OF INTENT TO USE GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES (FDEP FORM 62-621.300(4)(B)) ALONG WITH THE APPROPRIATE APPLICATION FEE TO THE FOLLOWING ADDRESS 48 HOURS PRIOR TO COMMENCING CONSTRUCTION:

NPDES STORMWATER NOTICES CENTER, MS # 2510
FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
2600 BLAIR STONE ROAD
TALLAHASSEE, FLORIDA 32399-2400

THIS FORM CAN BE OBTAINED FROM FDEP'S WEBSITE (WWW.DEP.STATE.FL.US) OR BY CONTACTING FDEP. PLEASE NOTE THAT THE CURRENT APPLICATION FEE IS \$400; HOWEVER, THIS FEE IS SUBJECT TO CHANGE WITHOUT NOTICE. ALWAYS REFER TO THE MOST CURRENT VERSION OF RULE 62-621.300(4)(D), FAC TO CONFIRM THE AMOUNT BEFORE SUBMITTING PAYMENT. IF CONSTRUCTION ACTIVITY EXCEEDS FIVE YEARS, THE CONTRACTOR MUST RE-APPLY FOR COVERAGE.

1.3 STORMWATER POLLUTION PREVENTION PLAN (SWPPP):

THE CONTRACTOR IS REQUIRED TO CERTIFY THIS STORMWATER POLLUTION PREVENTION PLAN (SWPPP) BELOW PRIOR TO SUBMITTING THE NOI. THIS SWPPP IS NOT REQUIRED TO BE SUBMITTED WITH THE NOI, BUT IS REQUIRED TO BE KEPT ON SITE DURING ALL PHASES OF CONSTRUCTION. BECAUSE EROSION AND SEDIMENT CONTROLS AND CONSTRUCTION METHODS VARY SIGNIFICANTLY FROM CONTRACTOR TO CONTRACTOR, THE CONTRACTOR CAN PROPOSE ALTERNATIVE METHODS TO THIS SWPPP THAT ARE EQUAL OR BETTER AT CONTROLLING EROSION AND SEDIMENTATION. AT A MINIMUM, THE CONTRACTOR MUST FOLLOW THE EROSION CONTROL PLAN SPECIFIED IN THE CONSTRUCTION PLANS AND DOCUMENTS. ANY MODIFICATIONS TO THIS SWPPP MUST BE DOCUMENTED AND KEPT WITH THE PLAN AS PART OF THE RECORDS KEEPING PROCESS TO BE IN FULL COMPLIANCE WITH THE CGP.

1.4 CONTRACTOR'S / SUBCONTRACTOR CERTIFICATION:

I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND AND SHALL COMPLY WITH THE TERMS AND CONDITIONS OF THE STATE OF FLORIDA GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES AND THIS STORMWATER POLLUTION PREVENTION PLAN PREPARED THEREUNDER.

PRINT & SIGN NAME	COMPANY & ADDRESS
_____	_____
_____	_____
NAME & TITLE (PRINT)	
SIGNATURE	DATE

1.5 RESPONSIBLE AUTHORITY CERTIFICATION:

I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THAT QUALIFIED PERSONNEL GATHERED AND EVALUATED THE INFORMATION SUBMITTED. BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM, OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION, THE INFORMATION SUBMITTED IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS.

PRINT & SIGN NAME	COMPANY & ADDRESS
_____	_____
_____	_____
NAME & TITLE (PRINT)	
SIGNATURE	DATE

1.6 NOTICE OF TERMINATION (NOT):

THE CONTRACTOR IS REQUIRED TO SUBMIT A NOTICE OF TERMINATION OF GENERIC PERMIT COVERAGE (FDEP FORM 62-621.300(6)) UPON CONSTRUCTION COMPLETION TO DISCONTINUE PERMIT COVERAGE. THE NOT IS TO BE SUBMITTED TO THE FOLLOWING ADDRESS:

NPDES STORMWATER NOTICES CENTER, MS # 2510
FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
2600 BLAIR STONE ROAD
TALLAHASSEE, FLORIDA 32399-2400

THIS FORM CAN BE OBTAINED FROM FDEP'S WEBSITE (WWW.DEP.STATE.FL.US) OR BY CONTACTING FDEP. THE NOT CAN NOT BE SUBMITTED UNTIL ALL DISTURBED SOILS AT THE CONSTRUCTION SITE HAVE BEEN FINALLY STABILIZED AND TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES HAVE BEEN REMOVED OR WILL BE REMOVED AT AN APPROPRIATE TIME. FINAL STABILIZATION MEANS THAT ALL SOIL DISTURBING ACTIVITIES AT THE SITE HAVE BEEN COMPLETED AND THAT A UNIFORM PERENNIAL VEGETATIVE COVER WITH A DENSITY OF 70 PERCENT OF THE COVER FOR UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES HAS BEEN ESTABLISHED, OR EQUIVALENT STABILIZATION MEASURES HAVE BEEN EMPLOYED. IF CONSTRUCTION ACTIVITY EXCEEDS FIVE YEARS, THE CONTRACTOR MUST RE-APPLY FOR COVERAGE.

1.7 APPLICATION INFORMATION:

PROJECT ADDRESS: JOACHIM DRIVE
GULF BREEZE, FL 32562

LATITUDE: N 30°21'47.04"
LONGITUDE: W 87°09'49.42"

WATER MANAGEMENT DISTRICT: NORTHWEST FLORIDA (NWFWD)

MS4 OPERATOR NAME: CITY OF GULF BREEZE

RECEIVING WATER NAME: EVENTUAL OUTFALL TO PENSACOLA BAY

2.0 SITE DESCRIPTION:

2.1 NATURE OF CONSTRUCTION ACTIVITIES:

THIS PROJECT INVOLVES THE CONSTRUCTION OF A 60,763 SF. COMMERCIAL BUILDING. CONSTRUCTION INCLUDES PARKING, UTILITIES AND STORMWATER COLLECTION SYSTEM.

2.2 SEQUENCE OF MAJOR SOIL DISTURBING ACTIVITIES:

THE FOLLOWING SEQUENCE OF MAJOR ACTIVITIES SHALL BE FOLLOWED UNLESS THE CONTRACTOR CAN PROPOSE AN ALTERNATIVE THAT IS EQUAL TO OR BETTER AT CONTROLLING EROSION AND SEDIMENTATION. THE DETAILED SEQUENCE FOR THE ENTIRE PROJECT CAN VARY SIGNIFICANTLY FROM CONTRACTOR TO CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR DOCUMENTING ANY CHANGES.

- CLEAR, GRUB AND PERFORM ALL DEMOLITION WORK.
- COMPLETE ROUGH GRADING OF THE POND AND DIRECT ALL STORMWATER RUNOFF TO THE POND(S).
- CONSTRUCT ALL UNDERGROUND UTILITIES AND STORM DRAIN SYSTEM.
- CONSTRUCT ROADS (SUBGRADE, CURB & OUTER, BASE, PAVEMENT, SIDEWALKS, AND LANDSCAPING).
- COMPLETE STORMWATER PONDS.

2.3 AREA ESTIMATES:

ONSITE AREA: 5.33 ACRES
OFFSITE AREA: 1.51 ACRES
TOTAL AREA: 6.84 ACRES
AREA TO BE DISTURBED: 5.33 ACRES

2.4 RUNOFF DATA:

RUNOFF COEFFICIENTS (C):

BEFORE: TOTAL COMPOSITE C = 0.20 AND 0.95
DURING: VARIES BETWEEN 0.20 AND 0.95
AFTER: VARIES BETWEEN 0.20 AND 0.95
TOTAL COMPOSITE C = 0.72

SOILS DATA:

THE SOILS LOCATED AT THE SITE ARE PREDOMINATELY VERY LOOSE TO LOOSE SLIGHTLY SILTY SANDS. GROUNDWATER WAS NOT ENCOUNTERED IN THE 15 FT TO 20 FT DEEP TEST BORING. FOR MORE DETAILED SOILS INFORMATION, REFER TO THE GEOTECHNICAL SERVICES REPORT PREPARED BY UNIVERSAL ENGINEERING SERVICES.

DRAINAGE AREAS FOR EACH OUTFALL:

OUTFALL LOCATION	TOTAL AREA FLOWING TO POND	'C' COEFFICIENT
JOACHIM DRIVE	6.84	0.69

2.5 SITE MAP:

THE CONSTRUCTION PLANS ARE TO BE USED AS THE SITE MAPS. THE LOCATION OF THE REQUIRED INFORMATION IS DESCRIBED BELOW. THE SHEET NUMBERS FOR ALL THE ITEMS DISCUSSED BELOW ARE IDENTIFIED ON THE KEY SHEET OF THE CONSTRUCTION PLANS.

• **DRAINAGE PATTERNS:** ALL DRAINAGE PATTERNS ARE SHOWN ON THE GRADING & DRAINAGE PLANS.

• **APPROXIMATE SLOPES:** APPROXIMATE SLOPES ARE SHOWN ON THE GRADING & DRAINAGE POND SIDE SLOPES ARE SHOWN ON THE POND CROSS-SECTIONS.

• **AREAS OF SOIL DISTURBANCE:** ALL DEMOLITION IS SHOWN ON THE EXISTING SITE CONDITIONS AND DEMOLITION AND EROSION CONTROL PLAN SHEET. ALL PROPOSED CONSTRUCTION IS SHOWN ON THE REMAINING PLANS. ANY AREAS WHERE DEMOLITION WORK OR PERMANENT FEATURES ARE SHOWN ABOVE OR BELOW GROUND WILL BE DISTURBED.

• **AREAS NOT TO BE DISTURBED:** ANY AREAS NOT SHOWING DEMOLITION WORK OR PERMANENT FEATURES ARE ASSUMED NOT TO BE DISTURBED. IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO INDICATE ON THE PLANS ANY OF THESE AREAS THAT DO GET DISTURBED AS WELL AS ANY AREAS USED FOR STAGING AND MATERIALS STORAGE.

• **LOCATIONS OF CONTROLS:** ALL PROPOSED TEMPORARY CONTROLS AND EXISTING PERMANENT CONTROLS ARE SHOWN ON THE EXISTING SITE, DEMOLITION AND EROSION CONTROL PLAN. ALL PROPOSED PERMANENT CONTROLS ARE SHOWN ON THE REMAINING PLANS. IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO INDICATE THE LOCATION OF ANY OTHER CONTROLS ON THE PLANS THAT ARE USED DURING CONSTRUCTION.

• **PERMANENT STABILIZATION IS SHOWN ON THE PLANS.** IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO INDICATE THE LOCATION ON THE PLANS OF ALL TEMPORARY STABILIZATION PRACTICES USED DURING CONSTRUCTION.

• **SURFACE WATERS:** N/A

• **DISCHARGE POINTS:** CITY OF GULF BREEZE RIGHT-OF-WAY

2.6 RECEIVING WATERS:

EVENTUAL OUTFALL TO PENSACOLA BAY

3.0 CONTROLS:

3.1 EROSION AND SEDIMENT CONTROLS:

ALL EROSION AND SEDIMENT CONTROLS SPECIFIED ON THE DEMOLITION AND EROSION CONTROL PLAN SHEETS, AND THE EROSION CONTROL DETAILS SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION OR DEMOLITION. SILT FENCING AND STAKED HAY BALES SHALL BE INSTALLED ALONG DOWN-GRADIENT LIMITS.

TEMPORARY SEEDING AND MULCHING SHALL BE APPLIED AFTER 14-DAY INTERVALS OF CEASED DISTURBANCE ACTIVITIES THAT WILL EXCEED 20-DAY PERIODS. GRADED AREAS SHALL BE STABILIZED WITH PERMANENT SEEDING, MULCHING, AND FERTILIZING, OR SODDING WITHIN FIVE DAYS OF FINAL GRADING. LANDSCAPING, INCLUDING SODDING, SHALL BE INSTALLED BY AN EXPERIENCED LANDSCAPE CONTRACTOR. PROPOSED DISTURBED AREAS WILL NOT EXCEED 8 ACRES IN ANY DRAINAGE AREA.

3.2 STORMWATER MANAGEMENT:

PROPOSED STORMWATER MANAGEMENT FACILITIES FOR THIS SITE INCLUDE: A DRY RETENTION POND FOR THE ENTIRE PROPERTY.

THE PROPOSED STORMWATER MANAGEMENT FACILITIES MEET ALL STORMWATER TREATMENT REQUIREMENTS AND ALL RATE CONTROL REQUIREMENTS SET FORTH BY THE LOCAL AND STATE REGULATORY AGENCIES.

3.3 OTHER CONTROLS:

WASTE DISPOSAL: THE CONTRACTOR IS RESPONSIBLE FOR ALL WASTE DISPOSAL FROM THE SITE. THE CONTRACTOR SHALL EMPLOY WASTE DISPOSAL PRACTICES THAT MEET ALL LOCAL, STATE, AND FEDERAL GUIDELINES AND PREVENT DISCHARGE OF SOLID MATERIALS TO WATERS OF THE UNITED STATES. THE CONTRACTOR IS RESPONSIBLE FOR DOCUMENTING THIS PORTION OF THE SWPPP.

OFFSITE VEHICLE TRACKING: IF OFF SITE TRACKING OF SEDIMENTS BY CONSTRUCTION VEHICLES OCCURS, THE CONTRACTOR IS REQUIRED TO INSTALL A SOIL TRACKING PREVENTION DEVICE (STPD) AS PER FOOT STANDARD INDEX 106 AT ALL EXITS TO THE SITE WHERE SEDIMENT TRACKING IS OCCURRING. THE CONTRACTOR IS ALSO RESPONSIBLE FOR DOCUMENTING THIS PORTION OF THE SWPPP.

HAZARDOUS MATERIALS: ALL POLLUTANTS AND HAZARDOUS MATERIALS INCLUDING BUT NOT LIMITED TO FERTILIZERS, HERBICIDES, PESTICIDES, SOLVENTS, OILS AND OIL FILTERS, PETROLEUM PRODUCTS, PAINT, AND EQUIPMENT MAINTENANCE FLUIDS, SHALL BE STORED INDOORS OR UNDER COVER IN AREAS WITH SECONDARY CONTAINMENT. SECONDARY CONTAINMENT PREVENTS A SPILL FROM SPREADING ACROSS THE SITE AND INCLUDES DIKES, BERMS, CURBING, OR OTHER CONTAINMENT METHODS. HAZARDOUS MATERIAL STORAGE AREAS SHALL BE INSPECTED WEEKLY AND AFTER STORM EVENTS. STORAGE AREAS SHALL BE KEPT CLEAN, WELL ORGANIZED, AND EQUIPPED WITH AMPLE CLEANUP SUPPLIES/SPILL KITS AS APPROPRIATE FOR THE MATERIALS BEING STORED. MATERIAL SAFETY DATA SHEETS, MATERIAL INVENTORY, AND EMERGENCY CONTACT INFORMATION SHALL BE MAINTAINED ON-SITE. ALL PERSONNEL SHALL RECEIVE INSTRUCTION REGARDING PROPER PROCEDURES FOR HAZARDOUS MATERIAL HANDLING AND DISPOSAL. HAZARDOUS MATERIALS SHALL NOT BE DISPOSED OF INTO ON-SITE DUMPSTERS; HAZARDOUS MATERIALS SHALL BE DISPOSED OF IN ACCORDANCE WITH FEDERAL, STATE, AND MUNICIPAL REGULATIONS. VEHICLES AND EQUIPMENT WILL BE MAINTAINED OFF-SITE. ALL VEHICLES AND EQUIPMENT INCLUDING SUBCONTRACTOR VEHICLES WILL BE CHECKED FOR LEAKING OIL AND FLUIDS. VEHICLES LEAKING FLUIDS WILL NOT BE ALLOWED ON-SITE. DRIP PANS SHALL BE PLACED UNDER ALL VEHICLES AND EQUIPMENT THAT ARE PARKED OVERNIGHT.

APPLICATION OF FERTILIZERS, HERBICIDES, AND PESTICIDES: FERTILIZERS, HERBICIDES, AND PESTICIDES SHALL BE DELIVERED TO THE SITE IN ORIGINAL, UNOPENED CONTAINERS BEARING MANUFACTURER'S CHEMICAL ANALYSIS, NAME, TRADE NAME, TRADEMARK, AND INDICATION OF CONFORMANCE TO STATE AND FEDERAL LAWS. FERTILIZERS, HERBICIDES, AND PESTICIDES SHALL BE IN APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S SUGGESTED RATE.

5.0 INSPECTIONS:

QUALIFIED PERSONNEL SHALL INSPECT THE FOLLOWING ITEMS, BUT NOT LIMITED TO, AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM THAT IS 0.25 INCHES OR GREATER. WHERE SITES HAVE BEEN FINALLY STABILIZED, INSPECTIONS SHALL BE CONDUCTED AT LEAST ONCE EVERY MONTH.

- POINTS OF DISCHARGE TO WATERS OF THE UNITED STATES.
- POINTS OF DISCHARGE TO MUNICIPAL SEPARATE STORM SEWER SYSTEMS.
- DISTURBED AREAS OF THE SITE THAT HAVE NOT BEEN FINALLY STABILIZED.
- AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION.
- STRUCTURAL CONTROLS.
- STORMWATER MANAGEMENT SYSTEMS.
- LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE.

6.0 NON-STORMWATER DISCHARGES:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPORTING ANY HAZARDOUS SUBSTANCE SPILLS THAT MAY EQUAL OR EXCEED A REPORTABLE QUANTITY (RQ). REFER TO EPA'S LIST OF HAZARDOUS SUBSTANCES AND REPORTABLE QUANTITIES (EPA 40 CFR 302.4 & 117). V THIS LIST CAN BE OBTAINED FROM EPA'S WEBSITE (WWW.EPA.GOV) OR BY CONTACTING EPA. IF AN RQ RELEASE DOES OCCUR THE CONTRACTOR SHALL PERFORM THE FOLLOWING PROCEDURES:

- NOTIFY THE NATIONAL RESPONSE CENTER IMMEDIATELY AT 800-424-8802.
- PROVIDE WRITTEN DESCRIPTION OF THE RELEASE WITHIN 14 DAYS PROVIDING DATES, CAUSE AND PREVENTION METHODS TO THE REGIONAL EPA OFFICE.
- MODIFY THE SWPPP AS NECESSARY TO ADDRESS ADDED PREVENTION METHODS.

7.0 IMPLEMENTATION CHECKLIST:

7.1 RECORDS:

THE CONTRACTOR SHALL MAINTAIN RECORDS OF CONSTRUCTION ACTIVITIES INCLUDING, BUT NOT LIMITED TO:

- DATES WHEN MAJOR GRADING ACTIVITIES OCCUR.
- DATES WHEN CONSTRUCTION ACTIVITIES TEMPORARILY CEASE ON A PORTION OF THE SITE.
- DATES WHEN CONSTRUCTION ACTIVITIES PERMANENTLY CEASE ON A PORTION OF THE SITE.
- DATES WHEN STABILIZATION MEASURES ARE INITIATED ON THE SITE.

7.2 INSPECTION REPORTS:

THE CONTRACTOR SHALL PREPARE INSPECTION REPORTS SUMMARIZING THE FOLLOWING, BUT NOT LIMITED TO:

- NAME OF INSPECTOR.
- QUALIFICATIONS OF INSPECTOR.
- MEASURES/AREAS INSPECTED.
- OBSERVED CONDITIONS.
- CHANGES NECESSARY TO THE SWPPP.

7.3 RELEASES OF REPORTABLE QUANTITIES OF OIL OR HAZARDOUS MATERIALS:

THE CONTRACTOR SHALL REPORT ANY RELEASES OF REPORTABLE QUANTITIES OF OIL OR HAZARDOUS MATERIALS IF THEY OCCUR AS PER THE MEASURES OUTLINED IN SECTION 6.0 OF THE SWPPP.

7.4 SWPPP MODIFICATION:

THE CONTRACTOR SHALL MODIFY THE SWPPP AS NECESSARY TO:

- COMPLY WITH MINIMUM PERMIT REQUIREMENTS WHEN NOTIFIED BY FDEP THAT THE PLAN DOES NOT COMPLY.
- ADDRESS ANY CHANGES IN DESIGN, CONSTRUCTION OPERATIONS OR MAINTENANCE, WHICH HAS AN EFFECT ON THE POTENTIAL FOR DISCHARGE OF POLLUTANTS.
- PREVENT REOCCURRENCE OF REPORTABLE QUANTITY RELEASES OF HAZARDOUS MATERIAL OR OIL.

8.0 TERMINATION CHECKLIST:

THE FOLLOWING ITEMS SHALL BE COMPLETE BEFORE SUBMITTING THE NOT:

- ALL SOIL DISTURBING ACTIVITIES ARE COMPLETE.
- TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES HAVE BEEN REMOVED OR WILL BE REMOVED AT AN APPROPRIATE TIME.
- ALL AREAS OF THE CONSTRUCTION SITE NOT OTHERWISE COVERED BY PERMANENT PAVEMENT OR STRUCTURE HAVE BEEN STABILIZED WITH UNIFORM PERENNIAL VEGETATIVE COVER WITH A DENSITY OF 70% OR EQUIVALENT MEASURES HAVE BEEN EMPLOYED.



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EO 12813/0002

NEW CONSTRUCTION

MULTI-FAMILY SENIOR LIVING PROJECT

JOACHIM ROAD
GULF BREEZE, FLORIDA
SANTA ROSA COUNTY

ALL DRAWINGS AND WRITTEN MATERIAL HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED IN ANY PART WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

REVISIONS:

DRAWN BY: G. Potter

CHECKED BY: K. Gibson

PROJECT NO. 2015.015

DATE: 03-02-16

SHEET TITLE:

NPDES-STORMWATER POLLUTION PREVENTION PLAN

SHEET NO.:

C1.2

NEW CONSTRUCTION

MULTI-FAMILY SENIOR LIVING PROJECT

JOACHIM ROAD
GULF BREEZE, FLORIDA
SANTA ROSA COUNTY

ALL DRAWINGS AND WRITTEN MATERIAL HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE REPRODUCED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

REVISIONS:

DRAWN BY: G. Potter

CHECKED BY: K. Gibson

PROJECT NO. 2015.015

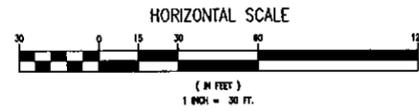
DATE: 03-02-16

SHEET TITLE:

SITE LAYOUT & DIMENSION PLAN

SHEET NO.:

C2.0



LEGEND	
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[Pattern: Horizontal lines]	EXISTING CONCRETE
[Pattern: Vertical lines]	EXISTING GRAVEL
[Pattern: Dotted]	PROPOSED ASPHALT
[Pattern: Dotted]	PROPOSED CONCRETE
[Symbol: Chain link]	EXISTING CHAIN LINK FENCE
[Symbol: Chain link]	EXISTING WOODEN FENCE
[Symbol: Dashed line]	BOUNDARY LINE
[Symbol: Dashed line]	EASEMENT LINE
[Symbol: Dashed line]	LOT LINE
[Symbol: Dashed line]	RIGHT-OF-WAY LINE

GENERAL NOTES:

1. NO LANE CLOSURES WILL BE ALLOWED ON HOLIDAYS INCLUDING THE DAY PROCEEDING AND THE DAY FOLLOWING. NO LANE CLOSURES WILL BE ALLOWED DURING THE HOURS OF 8:00 AM TO 8:00 PM.
2. ALL PAVEMENT MARKINGS AND STRIPING SHALL BE THERMOPLASTIC AND INSTALLED ACCORDING TO FOOT STANDARD INDEX 17346.
3. ALL CONSTRUCTION IN THE RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH FOOT SPECIFICATIONS.
4. ALL DISTURBED AREAS IN THE RIGHT-OF-WAY SHALL BE REGRADED AND SOODED AND/OR SEED AND MULCHED PER FOOT STANDARD INDEX 105.
5. ALL NEEDED STRIPING DESTROYED DURING CONSTRUCTION SHALL BE RE-STRIPED ACCORDING TO FOOT STANDARD INDEX 17346. ALL STRIPING IN RIGHT-OF-WAY IS TO BE THERMOPLASTIC.
6. ALL LANES MUST BE OPEN FOR TRAFFIC DURING AN EVACUATION NOTICE OF A HURRICANE OR OTHER CATASTROPHIC EVENT AND SHALL REMAIN OPEN FOR THE DURATION OF THE EVACUATION OR EVENT AS DIRECTED BY THE LOCAL MAINTENANCE ENGINEER OR HIS DESIGNEE.
7. ALL SIGNS SHALL BE INSTALLED PER FOOT STANDARD INDEX 11865, WIND ZONE No.1.
8. NO WORK SHALL BE PERFORMED WITHIN THE RIGHT-OF-WAY UNTIL THE PROPER MAINTENANCE OF TRAFFIC IS IN PLACE ACCORDING TO THE APPROPRIATE 600 SERIES INDEX. A CERTIFIED WORKSITE TRAFFIC SUPERVISOR SHALL SET UP THE MOT.
9. ALL NEWLY PLACED SOO AND ALL SEEDING AREAS IN THE RIGHT-OF-WAY SHALL BE REGULARLY WATERED UNTIL GRASS IS ESTABLISHED.
10. ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.

PARKING REQUIREMENTS:

TOTAL REQUIRED PARKING SPACES (ALF=ASSISTED LIVING FACILITIES) (MC=MEMORY CARE) (IL=INDEPENDENT LIVING)
 ALF + MC = 81 UNITS * 0.5 SPACES / UNIT = 40.5 (41 SPACES)
 IL = 51 UNITS * 1.0 SPACES / UNIT = 51 SPACES
 PARKING SPACES REQUIRED = (ALF + MC) + IL = 41+51=92 SPACES
 PARKING SPACES PROVIDED = 99
 STANDARD PARKING SPACES = 93
 H.C. PARKING SPACES = 6
 (1 H.C. / 25 SPACES MINIMUM)

SITE AREA CALCULATIONS:

TOTAL EXISTING BUILDING AREA = 0 SF
 TOTAL PROPOSED IMPERVIOUS AREA = 150,173 SF (65%)
 TOTAL PROPOSED PERVIOUS AREA = 81,960 SF (35%)
 TOTAL PROPOSED LANDSCAPED AREA (MINUS POND) = 59,559 SF (26%)
 TOTAL PROJECT AREA = 232,174 SF

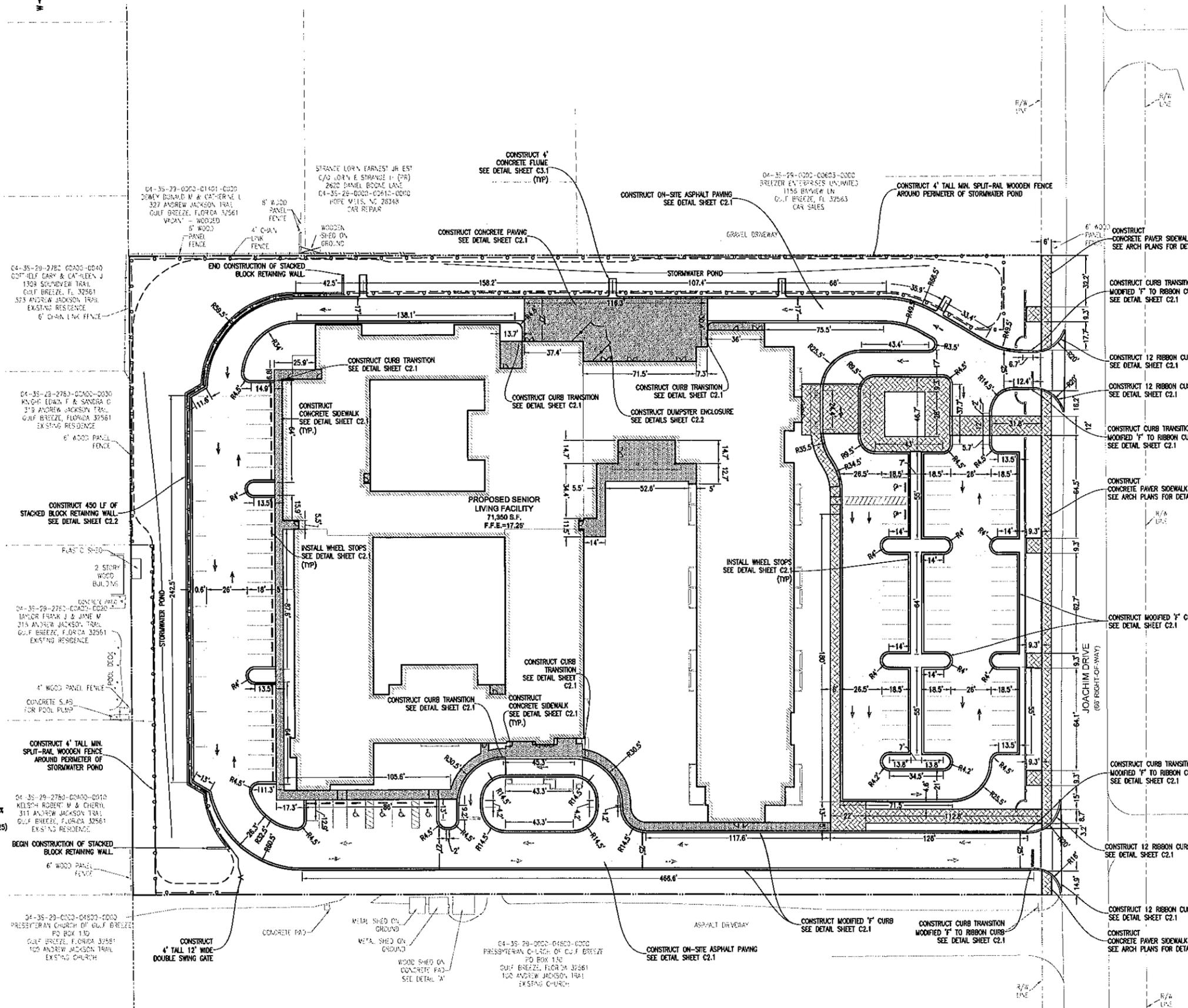
BUILDING AREA CALCULATIONS:

RESIDENTIAL-USE AREA = 62,878-SF
 NON-RESIDENTIAL USE AREA = 71,746-SF
 TOTAL PROPOSED BUILDING AREA = 134,624 SF

MAX ALLOWABLE UNIT DENSITY = 40 UNIT / ACRE * 5.33 ACRE = 213 UNIT
 TOTAL PROPOSED UNIT(S) = 132 UNIT

MAX ALLOWABLE RESIDENTIAL-USE FLOOR AREA / GROSS FLOOR AREA = 75%
 RESIDENTIAL-USE FLOOR AREA / GROSS FLOOR AREA = 62,878-SF / 134,624-SF = 47%

NON-RESIDENTIAL FLOOR-AREA-RATIO (FAR) = 71,746-SF / 232,174-SF = 0.31 (MIN 0.25)



04-35-29-0000-01401-0000
DOWDY DONALD M & CATHERINE L
327 ANDREW JACKSON TRAIL
GULF BREEZE, FLORIDA 32561
VACANT - WOODEN
6\"/>

STRANGE LORNA EARNEST JR EST
C/O LORNA E STRANGE P (PR)
2620 DANIEL BOONE LANE
04-35-29-0000-002613-0000
HOPE WILES, NC 28358
CAR REPAIR

04-35-29-0000-00603-0000
FREEZER ENTERPRISES UNLIMITED
1155 BAYVIEW LN
GULF BREEZE, FL 32563
CAR SALES

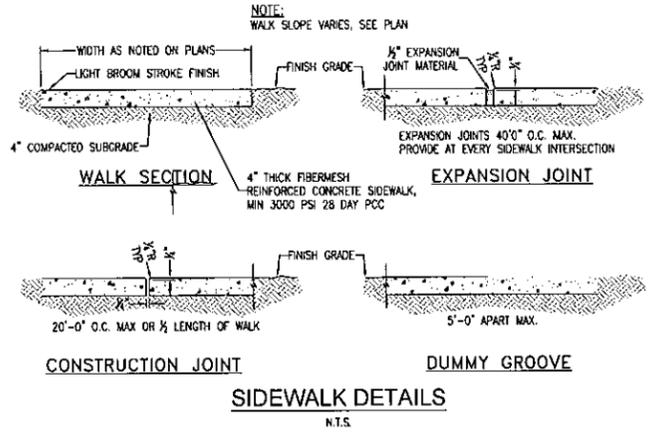
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GOTTFELD GARY & CATHERINE J
1329 SOUNDVIEW TRAIL
GULF BREEZE, FL 32561
323 ANDREW JACKSON TRAIL
EXISTING RESIDENCE
6\"/>

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KNIGHT EDWIN F & SANDRA G
319 ANDREW JACKSON TRAIL
GULF BREEZE, FLORIDA 32561
EXISTING RESIDENCE
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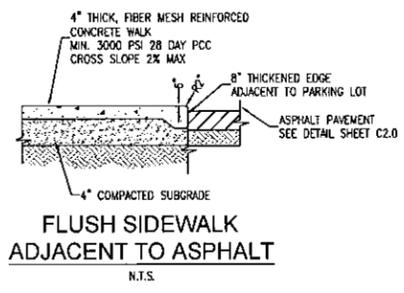
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TAYLOR FRANK J & JANE M
313 ANDREW JACKSON TRAIL
GULF BREEZE, FLORIDA 32561
EXISTING RESIDENCE

04-35-29-2782-00A00-0010
KELSO ROBERT M & CHERYL
311 ANDREW JACKSON TRAIL
GULF BREEZE, FLORIDA 32561
EXISTING RESIDENCE

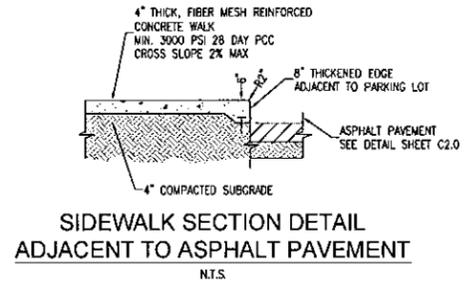
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PRESSBYERAN CHURCH OF GULF BREEZE
PO BOX 110
GULF BREEZE, FLORIDA 32561
100 ANDREW JACKSON TRAIL
EXISTING CHURCH



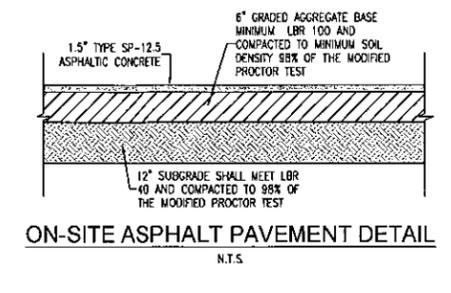
SIDWALK DETAILS
N.T.S.



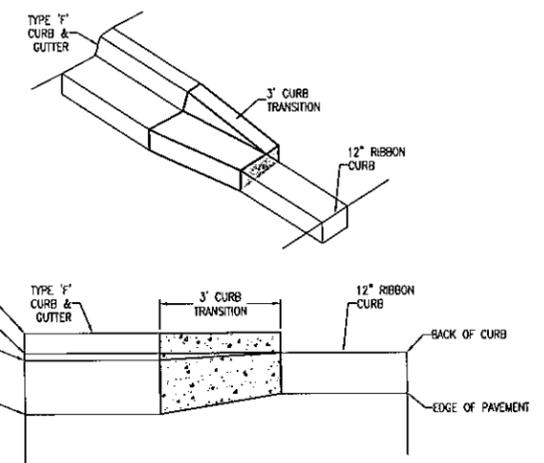
FLUSH SIDEWALK ADJACENT TO ASPHALT
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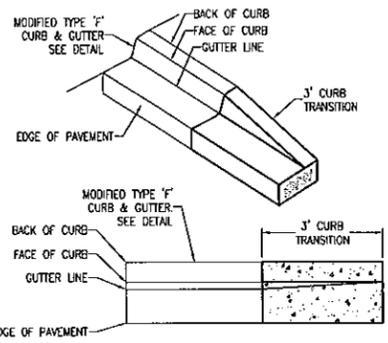
SIDEWALK SECTION DETAIL ADJACENT TO ASPHALT PAVEMENT
N.T.S.



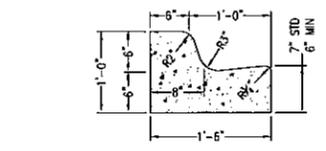
ON-SITE ASPHALT PAVEMENT DETAIL
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CURB TRANSITION TYPE 'F' TO RIBBON CURB
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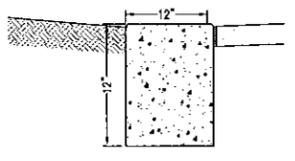


MODIFIED TYPE 'F' CURB TRANSITION
N.T.S.



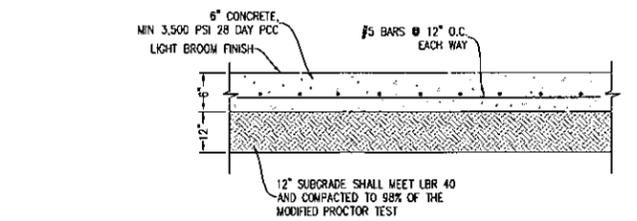
NOTES:
1. WHEN USED ON HIGH SIDE OF ROADWAYS, THE CROSS SLOPE OF THE GUTTER SHALL MATCH THE CROSS SLOPE OF THE ADJACENT PAVEMENT AND THE THICKNESS OF THE UP SHALL BE 6", UNLESS OTHERWISE SHOWN ON PLANS.
2. ALL CURB TO HAVE DUMMY JOINT AT 10' ON CENTER. MIN. DEPTH OF JOINT TO BE 2".
3. EXPANSION JOINTS ARE TO BE 30' ON CENTER. TYPICAL FOR ALL CURB.

MODIFIED TYPE 'F' CURB & GUTTER
N.T.S.

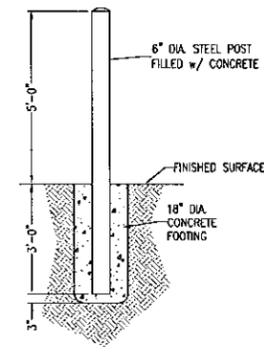


NOTES:
1. ALL CURB TO HAVE DUMMY JOINT AT 10' ON CENTER. MIN. DEPTH OF JOINT TO BE 2".
2. EXPANSION JOINTS ARE TO BE 30' ON CENTER. TYPICAL FOR ALL CURB.

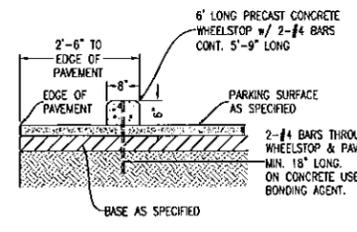
12\"/>



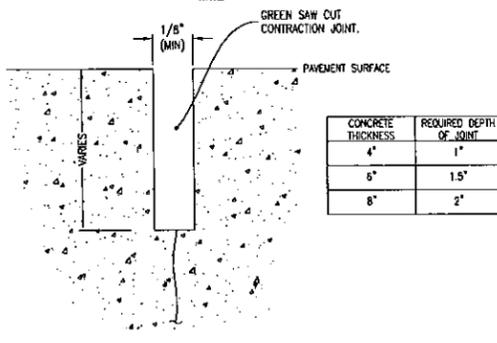
CONCRETE PAVING DETAIL
N.T.S.



BOLLARD DETAIL
N.T.S.

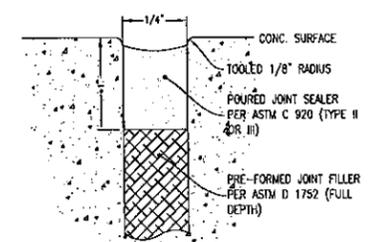


WHEEL STOP DETAIL
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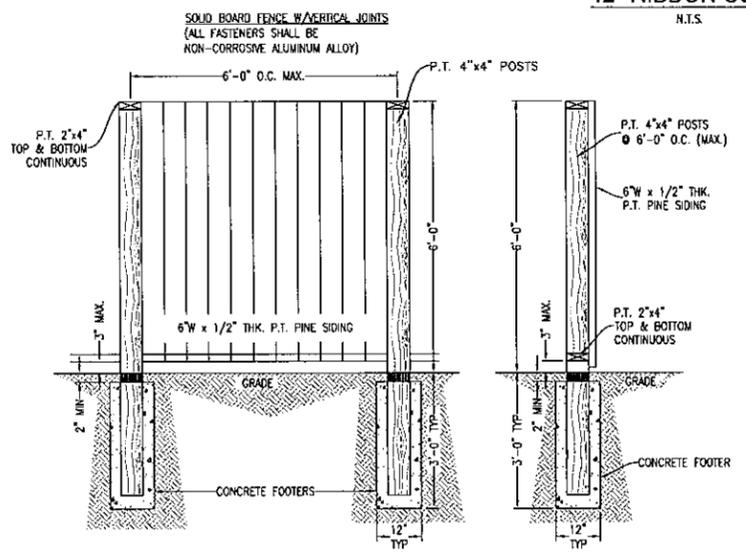
CONTRACTION JOINT DETAIL
N.T.S.

CONCRETE THICKNESS	REQUIRED DEPTH OF JOINT
4"	1"
6"	1.5"
8"	2"

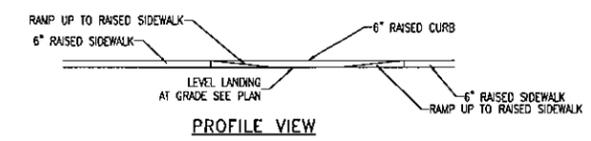


NOTES:
1. TOP OF SEALANT SHALL BE 1/4" BELOW TOP OF CONC.
2. PRIOR TO SEALANT APPLICATION THOROUGHLY CLEAN JOINT.

EXPANSION JOINT DETAIL
N.T.S.



WOOD FENCE DUMPSTER ENCLOSURE DETAIL
N.T.S.



NOTE:
HANDICAP PARKING SPACES & ACCESS AISLES SHALL HAVE A MAXIMUM GRADIENT OF 2.00% IN ANY DIRECTION



HANDICAP RAMP SIDEWALK DETAILS
N.T.S.

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PENSACOLA, FLORIDA 32502
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EET 00000507

NEW CONSTRUCTION

MULTI-FAMILY SENIOR LIVING PROJECT

JOACHIM ROAD
GULF BREEZE, FLORIDA
SANTA ROSA COUNTY

ALL DRAWINGS AND WRITTEN MATERIAL HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED IN ANY PART WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

REVISIONS :

DRAWN BY : G. Potter

CHECKED BY : K. Gibson

PROJECT NO. 2015.015

DATE : 03-021-16

SHEET TITLE :

SITE DETAILS

SHEET NO. :

C2.1

NEW CONSTRUCTION

MULTI-FAMILY SENIOR LIVING PROJECT

JOACHIM ROAD
GULF BREEZE, FLORIDA
SANTA ROSA COUNTY

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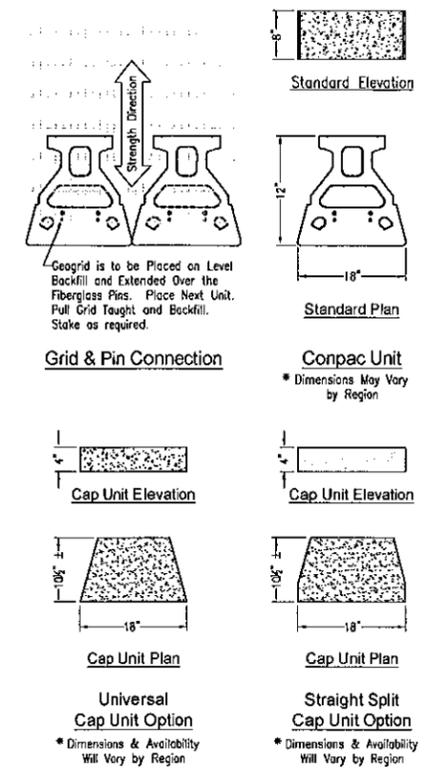
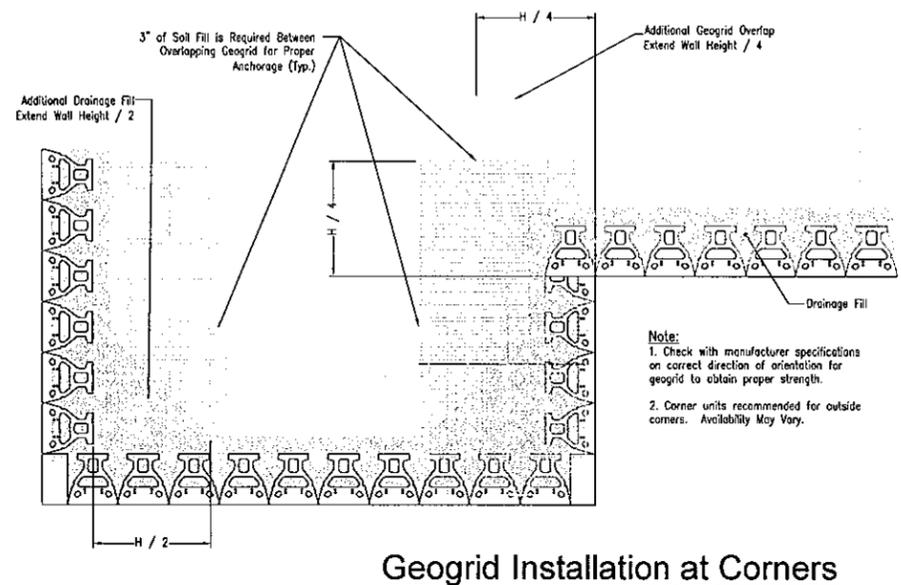
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SITE DETAILS

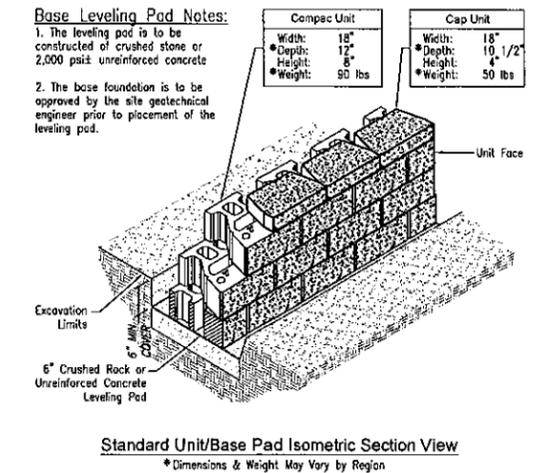
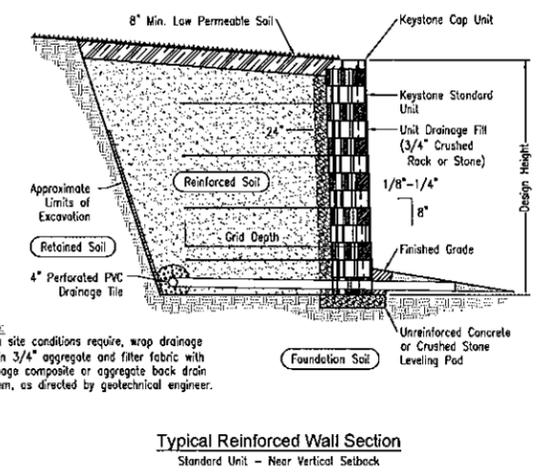
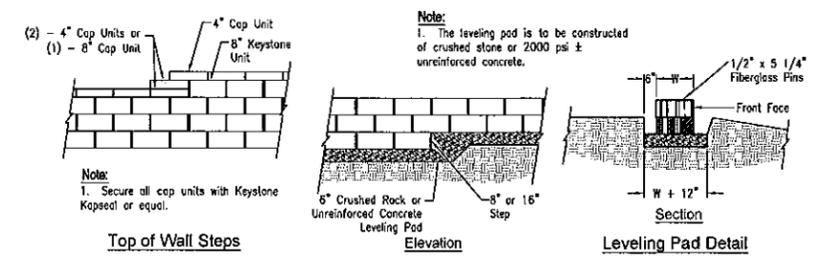
SHEET NO. :

C2.2



RETAINING WALL NOTE:

THE KEYSTONE WALL ILLUSTRATED HAS BEEN PROVIDED AS A REPRESENTATION OF THE TYPE AND QUALITY OF RETAINING WALL TO BE INSTALLED. AN APPROVED EQUIVALENT RETAINING WALL MAY BE INSTALLED IN PLACE OF THE KEYSTONE WALL. IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO INSURE THAT THE RETAINING WALL IS INSTALLED PER INDUSTRY AND MANUFACTURERS ACCEPTED STANDARDS.



NEW CONSTRUCTION

MULTI-FAMILY SENIOR LIVING PROJECT

JOACHIM ROAD
GULF BREEZE, FLORIDA
SANTA ROSA COUNTY

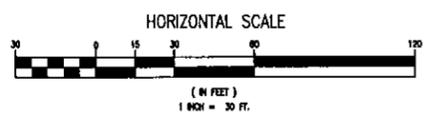
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REVISIONS :

DRAWN BY : G. Potter
CHECKED BY : K. Gibson
PROJECT NO. 2015.015
DATE : 03-021-16
SHEET TITLE :

GRADING PLAN
SHEET NO. :

C3.0

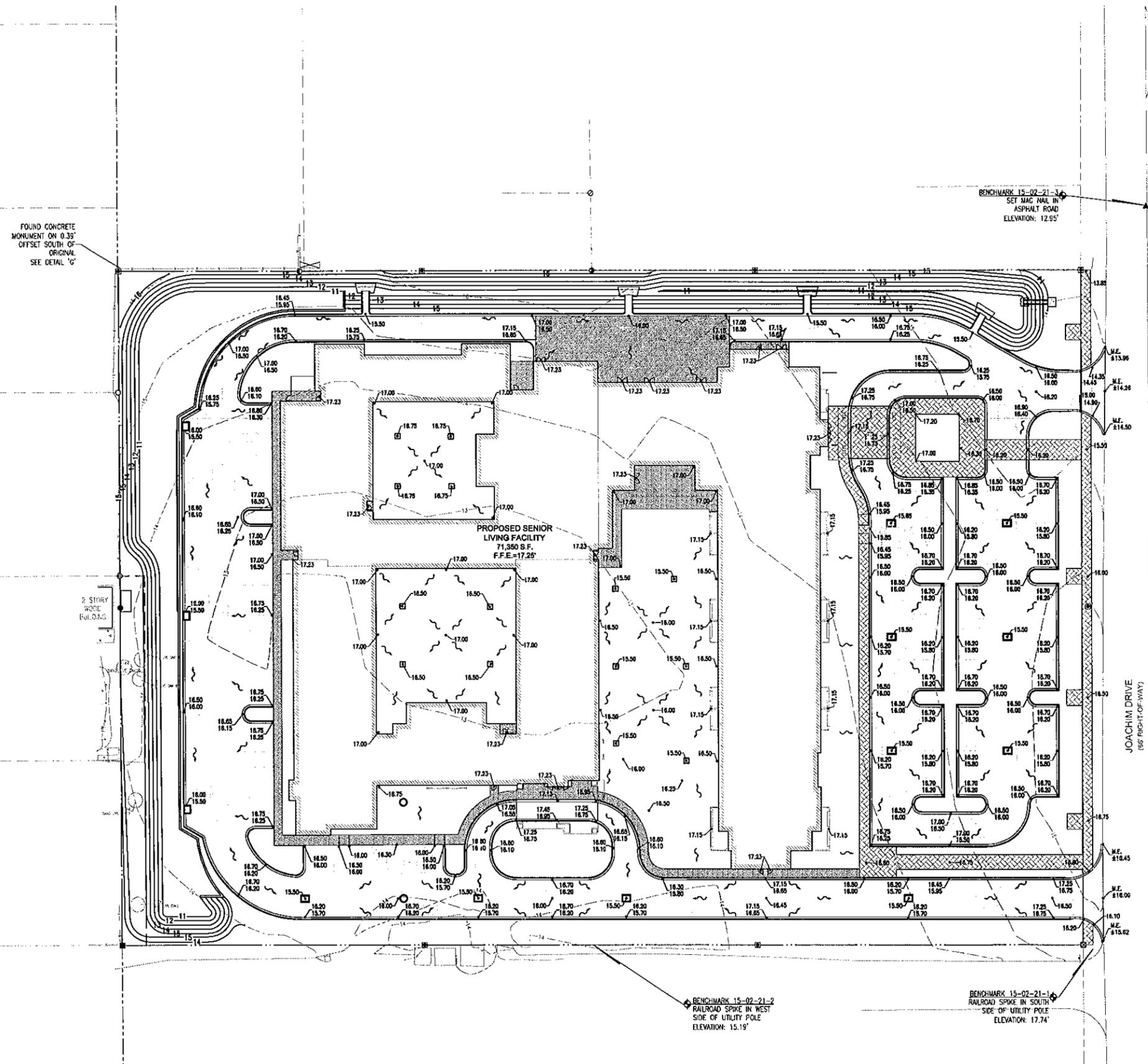


LEGEND

[Pattern]	EXISTING ASPHALT
[Pattern]	EXISTING CONCRETE
[Pattern]	PROPOSED ASPHALT
[Pattern]	PROPOSED CONCRETE
---	EXISTING CONTOUR
---	PROPOSED CONTOUR
+	BENCHMARK
→	FLOW ARROW
○	PROPOSED SPOT ELEVATION
---	MATCH EXISTING

- GENERAL NOTES:**
1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF ALL GOVERNING AUTHORITIES.
 2. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONFIRMING THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AGENCIES.
 3. THE LOCATION OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON INFORMATION PROVIDED BY THE UTILITIES AND SHALL BE CONSIDERED APPROXIMATE. IT SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO STARTING CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE.
 4. THE CONTRACTOR SHALL NOTIFY THE SUPERINTENDENTS OF THE WATER, SANITARY SEWER, GAS, TELEPHONE, CABLE TELEVISION, AND POWER COMPANIES 10 DAYS IN ADVANCE THAT HE INTENDS TO START WORK IN A SPECIFIED AREA. THE OWNER DISCLAIMS ANY RESPONSIBILITY FOR THE SUPPORT AND PROTECTION OF SEWERS, DRAINS, WATER PIPES, GAS PIPES, CONDUITS OF ANY KIND, UTILITIES OR OTHER STRUCTURES OWNED BY THE CITY, COUNTY, STATE OR BY PRIVATE OR PUBLIC UTILITIES LEGALLY OCCUPYING ANY STREET, ALLEY, PUBLIC PLACE OR RIGHT-OF-WAY.
 5. SITE CLEARING SHALL INCLUDE THE LOCATION AND REMOVAL OF ALL UNDERGROUND STRUCTURES, WHICH ARE NOT IN SERVICE AS NECESSARY FOR THE INSTALLATION OF PROPOSED IMPROVEMENTS. THESE INCLUDE PIPES, VALVES, DRAINAGE STRUCTURES, ETC., AS INDICATED ON THE CONTRACT PLANS. THE CONTRACTOR SHALL NOTIFY THE PROJECT OWNER AND ENGINEER OF ALL DISCOVERED UNDERGROUND STRUCTURES WHICH ARE IN CONFLICT WITH THE INSTALLATION OF THE PROPOSED IMPROVEMENTS AND ARE NOT INDICATED ON THE CONTRACT PLANS OR LOCATED IN THE FIELD BY UTILITIES IN ACCORDANCE WITH GENERAL NOTES.
 6. THE RELOCATION OF OBSTRUCTIONS OWNED BY PRIVATE PROPERTY OWNERS, SUCH AS MAIL BOXES, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR WHO MUST COORDINATE WITH THE PROPERTY OWNER.
 7. THE CONTRACTOR SHALL MAINTAIN TRAFFIC CONTROL IN ACCORDANCE WITH FDOT STANDARD INDEX 600 (LATEST EDITION), FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION) AND IN ACCORDANCE WITH ALL PERMIT REQUIREMENTS.
 8. THE CONTRACTOR SHALL PLACE AND MAINTAIN ADEQUATE BARRICADES, CONSTRUCTION SIGNS, FLASHING LIGHTS, TORCHES, RED LANTERNS AND GUARDS DURING PROGRESS OF CONSTRUCTION WORK, IN ACCORDANCE WITH APPLICABLE MUTCD INDEX.
 9. ALL AREAS, NOT PAVED, DISTURBED DURING CONSTRUCTION SHALL BE STABILIZED BY SOODING, CENTRIPEDE OR ST. AUGUSTINE SOO SHALL BE PLACED, WATERED, FERTILIZED W/APPROPRIATE SOIL AMENDMENTS IN ACCORDANCE WITH THE FDOT STANDARD SPECIFICATIONS AND THESE CONSTRUCTION DOCUMENTS.
 10. ALL EXCESS MATERIAL SHALL BE HAULED AWAY AND DISPOSED OF APPROPRIATELY AT THE CONTRACTOR'S EXPENSE.
 11. CONSTRUCTION AROUND TREES SHALL BE DONE IN A MANNER TO MINIMIZE DAMAGE TO THE TREE AND ITS ROOT SYSTEM.
 12. THE CONTRACTOR SHALL VISIT THE SITE TO FAMILIARIZE HIMSELF WITH EXISTING CONDITIONS AND THE EXTENT OF CLEARING AND GRUBBING REQUIRED.
 13. ALL OF THE DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
 14. THE CONTRACTOR IS TO COORDINATE WITH THE RESPONSIBLE UTILITY PROVIDER FOR PROTECTION /HOLDING OF UTILITY POLES, GUY WIRES, AND GUY ANCHORS IN AREAS OF CONSTRUCTION. THE CONTRACTOR SHALL INCLUDE THE COST OF PROTECTING UTILITY POLES IN THEIR OVERALL PRICE TO THE OWNER.
 15. A SEPARATE PERMIT SHALL BE REQUIRED FOR ALL SIGNAGE AND SHALL MEET CITY OF GULF BREEZE LDC.
 16. THE OWNER/CONTRACTOR SHALL COORDINATE ANY ANTICIPATED COMMENCEMENT OF CONSTRUCTION WITH THE ENGINEER OF RECORD. AT LEAST 48 HOURS PRIOR TO CONSTRUCTION, THE OWNER IS RESPONSIBLE FOR SUBMITTING THE "CONSTRUCTION COMMENCEMENT NOTICE FORM" 62-330.350(1).
 17. THE ENGINEER OF RECORD SHALL BE RESPONSIBLE FOR SUBMITTING THE "AS-BUILT CERTIFICATION AND REQUEST FOR COMVERSION TO OPERATION PHASE" 62-330.310(1). THIS FORM SHALL BE SUBMITTED CONCURRENTLY WITH THE AS BUILT CERTIFICATION.
 18. THE OPERATION AND MAINTENANCE OF THE FACILITY WILL BE THE RESPONSIBILITY OF THE OWNER, AS IN ACCORDANCE WITH THE APPROVED PERMIT.
 19. THE CONTRACTOR SHALL NOTIFY FDOT 48 HOURS IN ADVANCE PRIOR TO INITIATING ANY WORK IN THE STATE RIGHTS-OF-WAY.

FOUND CONCRETE MONUMENT ON 0.35' OFFSET SOUTH OF ORIGINAL SEE DETAIL 'G'



NEW CONSTRUCTION

MULTI-FAMILY SENIOR LIVING PROJECT

JOACHIM ROAD
GULF BREEZE, FLORIDA
SANTA ROSA COUNTY

ALL DRAWINGS AND WRITTEN MATERIAL HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED IN ANY PART WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

REVISIONS:

DRAWN BY: G. Potter

CHECKED BY: K. Gibson

PROJECT NO. 2015.015

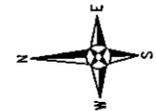
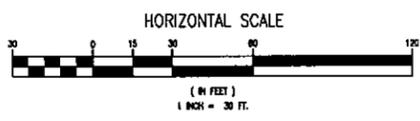
DATE: 03-021-16

SHEET TITLE:

DRAINAGE PLAN

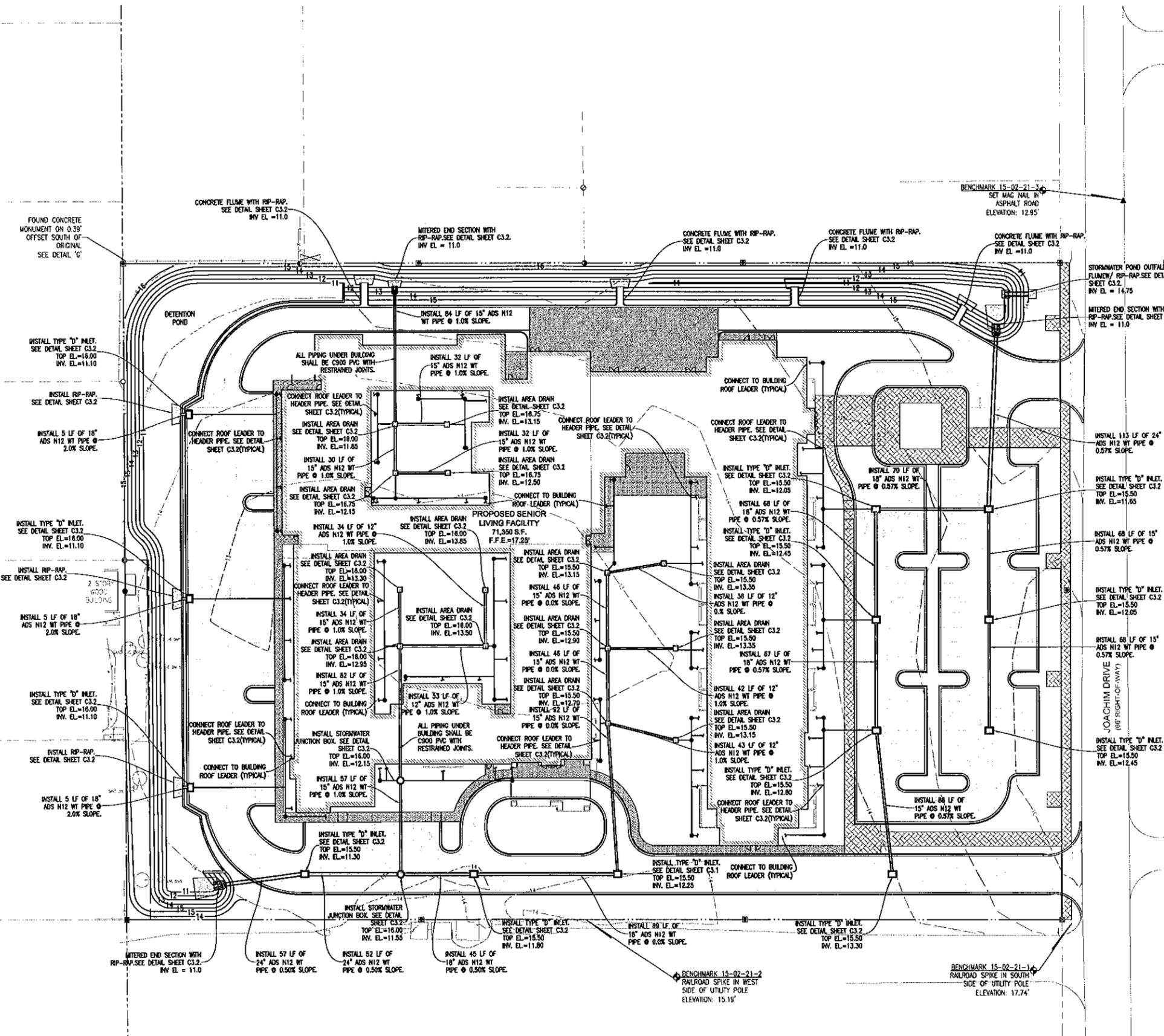
SHEET NO.:

C3.1



LEGEND	
[Pattern]	EXISTING ASPHALT
[Pattern]	EXISTING CONCRETE
[Pattern]	PROPOSED ASPHALT
[Pattern]	PROPOSED CONCRETE
[Line]	EXISTING CONTOUR
[Line]	PROPOSED CONTOUR
[Symbol]	BENCHMARK
[Symbol]	FLOW ARROW
[Symbol]	PROPOSED SPOT ELEVATION
[Symbol]	MATCH EXISTING

- GENERAL NOTES:**
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF ALL GOVERNING AUTHORITIES.
 - PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONFIRMING THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AGENCIES.
 - THE LOCATION OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON INFORMATION PROVIDED BY THE UTILITIES AND SHALL BE CONSIDERED APPROXIMATE. IT SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO STARTING CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE.
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 - SITE CLEARING SHALL INCLUDE THE LOCATION AND REMOVAL OF ALL UNDERGROUND STRUCTURES, WHICH ARE NOT IN SERVICE AS NECESSARY FOR THE INSTALLATION OF PROPOSED IMPROVEMENTS. THESE INCLUDE PIPES, VALVES, DRAINAGE STRUCTURES, ETC., AS INDICATED ON THE CONTRACT PLANS. THE CONTRACTOR SHALL NOTIFY THE PROJECT OWNER AND ENGINEER OF ALL DISCOVERED UNDERGROUND STRUCTURES WHICH ARE IN CONFLICT WITH THE INSTALLATION OF THE PROPOSED IMPROVEMENTS AND ARE NOT INDICATED ON THE CONTRACT PLANS OR LOCATED IN THE FIELD BY UTILITIES IN ACCORDANCE WITH GENERAL NOTES.
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 - THE CONTRACTOR SHALL MAINTAIN TRAFFIC CONTROL IN ACCORDANCE WITH FOOT STANDARD INDEX 600 (LATEST EDITION), FOOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION) AND IN ACCORDANCE WITH ALL PERMIT REQUIREMENTS.
 - THE CONTRACTOR SHALL PLACE AND MAINTAIN ADEQUATE BARRICADES, CONSTRUCTION SIGNS, FLASHING LIGHTS, TORCHES, RED LANTERNS AND FLAGS DURING PROGRESS OF CONSTRUCTION WORK, IN ACCORDANCE WITH APPLICABLE MUTED INDEX.
 - ALL AREAS, NOT PAVED, DISTURBED DURING CONSTRUCTION SHALL BE STABILIZED BY SODDING, CENTIPEDS OR ST. AUGUSTINE SOO SHALL BE PLACED, WATERED, FERTILIZED W/APPROPRIATE SOE AMENDMENTS IN ACCORDANCE WITH THE FOOT STANDARD SPECIFICATIONS AND THESE CONSTRUCTION DOCUMENTS.
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 - A SEPARATE PERMIT SHALL BE REQUIRED FOR ALL SIGNAGE AND SHALL MEET CITY OF GULF BREEZE LOC.
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 - THE CONTRACTOR SHALL NOTIFY FOOT 48 HOURS IN ADVANCE PRIOR TO INITIATING ANY WORK IN THE STATE RIGHTS-OF-WAY.



PIPE DIA.	MIN. TRENCH WIDTH
4"	21"
6"	23"
8"	26"
10"	28"
12"	30"
15"	34"
18"	37"
24"	43"
30"	50"
36"	54"
42"	62"
48"	70"
54"	80"
60"	90"

NOTES:

- ALL PIPE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS," LATEST EDITION.
- MEASURES SHOULD BE TAKEN TO PREVENT MIGRATION OF NATIVE FINES INTO BACKFILL MATERIAL, WHEN REQUIRED.
- FOUNDATION: WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH SUITABLE MATERIAL AS SPECIFIED BY THE ENGINEER. AS AN ALTERNATIVE AND AT THE DISCRETION OF THE DESIGN ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A GEOTEXTILE MATERIAL.
- BEDDING: SUITABLE MATERIAL SHALL BE CLASS I, II OR III IN THE PIPE ZONE EXTENDING NOT LESS THAN 6" ABOVE CROWN OF PIPE. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER, UNLESS OTHERWISE NOTED BY THE ENGINEER. MINIMUM BEDDING THICKNESS SHALL BE 4" (100mm) FOR 4"-24" (100mm-600mm), 6" (150mm) FOR 30"-60" (750mm-900mm).
- INITIAL BACKFILL: SUITABLE MATERIAL SHALL BE CLASS I, II OR III IN THE PIPE ZONE EXTENDING NOT LESS THAN 6" ABOVE CROWN OF PIPE. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER, UNLESS OTHERWISE NOTED BY THE ENGINEER. MATERIAL SPECIFICATION TO ENGINEER, MATERIAL SHALL BE INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION.
- MINIMUM COVER: MINIMUM COVER, H, IN NON-TRAFFIC APPLICATIONS (GRASS OR LANDSCAPE AREAS) IS 12" FROM THE TOP OF PIPE TO GROUND SURFACE. ADDITIONAL COVER MAY BE REQUIRED TO PREVENT FLOODING. FOR TRAFFIC APPLICATIONS, MINIMUM COVER, H, IS 12" UP TO 48" DIAMETER PIPE AND 24" OF COVER FOR 54"-60" DIAMETER PIPE, MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TO TOP OF RIGID PAVEMENT.

2'-0" x 2'-0" AREA DRAIN
N.T.S.

FDOT TYPE 'D' INLET
N.T.S.

CLEANOUT DETAIL
N.T.S.

MITERED END SECTION
N.T.S.

CONCRETE FLUME DETAIL
N.T.S.

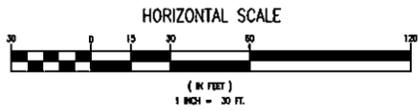
DRY RETENTION POND CROSS SECTION
N.T.S.

DOWNSPOUT CONNECTION DETAIL
N.T.S.

RIP-RAP DETAIL
N.T.S.

OIL SKIMMER DETAIL
N.T.S.

STORMWATER POND OUTFALL FLUME DETAIL
N.T.S.

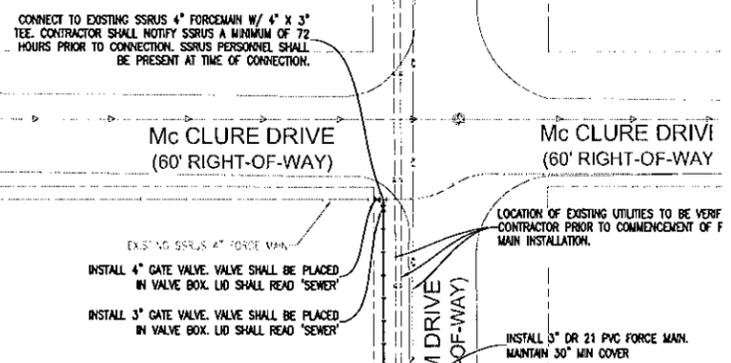


UTILITY NOTES:

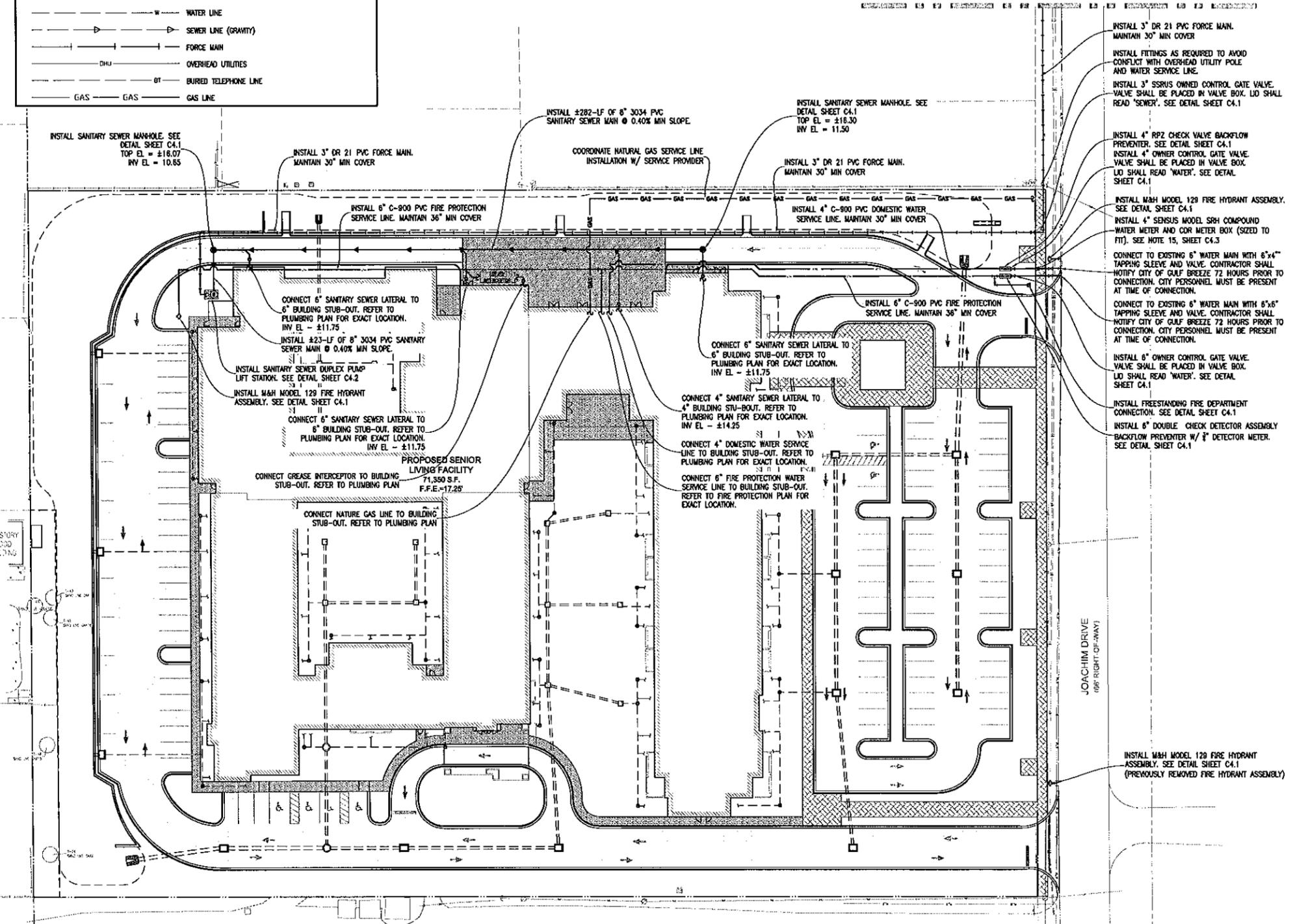
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT LOCATION AND DEPTH OF EXISTING UTILITIES AND TO DETERMINE IF OTHER UTILITIES WILL BE ENCOUNTERED DURING THE COURSE OF THE WORK AND TAKE WHATEVER STEPS NECESSARY TO PROVIDE FOR THEIR PROTECTION.
- CONTRACTOR SHALL COORDINATE WITH CITY OF GULF BREEZE, AND GULF POWER, OR ANY OTHER UTILITY COMPANIES HAVING JURISDICTION FOR REMOVAL/RELOCATION AND/OR PROTECTION OF EXISTING UTILITY POLES, AERIAL LINES, FIRE HYDRANTS, AND OTHER UTILITIES AS NECESSARY TO COMPLETE CONSTRUCTION.
- ALL NEW WATER LINES SHALL BE CLEANED, DISINFECTED, PRESSURE TESTED, AND BACTERIOLOGICALLY CLEARED FOR SERVICE IN ACCORDANCE WITH THE LATEST AWWA STANDARDS AND THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION RULES AND REGULATIONS.
- ALL WATER MAINS SHALL BE NSF APPROVED FOR POTABLE WATER USE.
- MAINTAIN 18 INCH MIN. VERTICAL SEPARATION BETWEEN ALL POTABLE WATER MAINS AND SANITARY SEWER GRAVITY LINES. (WATER ABOVE SEWER).
- THE TOP OF ALL CLEANSOUTS SHALL BE FLUSH WITH THE PAVEMENT OR, WHEN NOT IN THE PAVEMENT, FLUSH WITH THE FINISH GRADE. CONNECTION POINTS FOR UTILITIES SHALL BE CLEARLY MARKED FOR FUTURE BUILDING CONNECTION, COORDINATE WITH PLUMBING CONTRACTOR.
- ALL WATER AND SEWER WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE CITY OF GULF BREEZE/SSRUS STANDARDS.
- ADEQUATE PROVISIONS SHALL BE MADE FOR FLOW OF SEWERS, DRAINS AND WATER COURSES ENCOUNTERED DURING CONSTRUCTION.
- CONTRACTOR SHALL NOTIFY APPROPRIATE UTILITY COMPANIES 72 HOURS (3 BUSINESS DAYS) PRIOR TO BEGINNING CONSTRUCTION.
- ALL NEW WATER AND SEWER SERVICE LINES SHALL HAVE A MINIMUM COVER OF 30 INCHES (MAXIMUM 36"), UNLESS OTHERWISE NOTED.
- CONTRACTOR IS TO RESTORE ALL DISTURBED RIGHT-OF-WAYS IN ACCORDANCE WITH CITY OF GULF BREEZE GUIDELINES.
- CONTRACTOR SHALL COORDINATE W/PLUMBING CONTRACTOR FOR BUILDING UTILITIES' CONNECTION.
- ALL CONNECTIONS TO THE CITY WATER AND SEWER SYSTEM SHALL BE MADE WITH CITY PERSONNEL PRESENT.
- ANY REMOVAL OR RELOCATION OF CITY/SSRUS WATER/SEWER UTILITIES MUST BE APPROVED IN WRITING PRIOR TO THE WORK BEING DONE.
- WATER METER SHALL BE A SENSUS 2" SRH COMPOUND METER WITH 1000 GAL INCREMENTS READER. METER BOX SHALL BE COR BOX SIZED TO FIT.
- FIRE HYDRANT ASSEMBLY SHALL BE M&H MODEL 129

NOTE:
ALL UTILITY WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS THE OF SOUTH SANTA ROSA UTILITY SYSTEM AND CITY OF GULF BREEZE.

LEGEND	
[Symbol]	EXISTING ASPHALT
[Symbol]	EXISTING CONCRETE
[Symbol]	PROPOSED ASPHALT
[Symbol]	PROPOSED CONCRETE
[Symbol]	EXISTING CHAIN LINK FENCE
[Symbol]	EXISTING WOODEN FENCE
[Symbol]	BOUNDARY LINE
[Symbol]	EASEMENT LINE
[Symbol]	LOT LINE
[Symbol]	RIGHT-OF-WAY LINE
[Symbol]	WATER LINE
[Symbol]	SEWER LINE (GRAVITY)
[Symbol]	FORCE MAIN
[Symbol]	OVERHEAD UTILITIES
[Symbol]	BURIED TELEPHONE LINE
[Symbol]	GAS
[Symbol]	FIRE HYDRANT
[Symbol]	WATER METER
[Symbol]	WATER VALVE
[Symbol]	CLEANSOUT
[Symbol]	SEWER MANHOLE
[Symbol]	UTILITY POLE
[Symbol]	GUY ANCHOR
[Symbol]	TELEPHONE BOX
[Symbol]	STREET SIGN
[Symbol]	SIGN



MATCHLINE SEE THIS SHEET



- INSTALL 3" DR 21 PVC FORCE MAIN. MAINTAIN 30" MIN COVER
- INSTALL FITTINGS AS REQUIRED TO AVOID CONFLICT WITH OVERHEAD UTILITY POLE AND WATER SERVICE LINE.
- INSTALL 3" SSRUS OWNED CONTROL GATE VALVE. VALVE SHALL BE PLACED IN VALVE BOX. LID SHALL READ "SEWER". SEE DETAIL SHEET C4.1
- INSTALL 4" RPZ CHECK VALVE BACKFLOW PREVENTER. SEE DETAIL SHEET C4.1
- INSTALL 4" OWNER CONTROL GATE VALVE. VALVE SHALL BE PLACED IN VALVE BOX. LID SHALL READ "WATER". SEE DETAIL SHEET C4.1
- INSTALL M&H MODEL 129 FIRE HYDRANT ASSEMBLY. SEE DETAIL SHEET C4.1
- INSTALL 4" SENSUS MODEL SRH COMPOUND WATER METER AND COR METER BOX (SIZED TO FIT). SEE NOTE 15, SHEET C4.3
- CONNECT TO EXISTING 6" WATER MAIN WITH 6"x4" TAPPING SLEEVE AND VALVE. CONTRACTOR SHALL NOTIFY CITY OF GULF BREEZE 72 HOURS PRIOR TO CONNECTION. CITY PERSONNEL MUST BE PRESENT AT TIME OF CONNECTION.
- CONNECT TO EXISTING 6" WATER MAIN WITH 6"x6" TAPPING SLEEVE AND VALVE. CONTRACTOR SHALL NOTIFY CITY OF GULF BREEZE 72 HOURS PRIOR TO CONNECTION. CITY PERSONNEL MUST BE PRESENT AT TIME OF CONNECTION.
- INSTALL 6" OWNER CONTROL GATE VALVE. VALVE SHALL BE PLACED IN VALVE BOX. LID SHALL READ "WATER". SEE DETAIL SHEET C4.1
- INSTALL FREESTANDING FIRE DEPARTMENT CONNECTION. SEE DETAIL SHEET C4.1
- INSTALL 6" DOUBLE CHECK DETECTOR ASSEMBLY BACKFLOW PREVENTER W/ 1/2" DETECTOR METER. SEE DETAIL SHEET C4.1

MATCHLINE SEE THIS SHEET

SSRUS NOTES:
1. ALL WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF SOUTH SANTA ROSA UTILITY SYSTEM SPECIFICATIONS.
2. ALL WORK WITHIN THE RIGHT-OF-WAY OR FOR OWNERSHIP BY SSRUS SHALL BE PERFORMED BY AN CERTIFIED UNDERGROUND UTILITY CONTRACTOR.

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PENSACOLA, FLORIDA 32502
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Pensacola, Florida 32506
Telephone 850.432.9400 Fax 850.438.0448
EEO 0000667

NEW CONSTRUCTION

MULTI-FAMILY SENIOR LIVING PROJECT

JOACHIM ROAD
GULF BREEZE, FLORIDA
SANTA ROSA COUNTY

ALL DRAWINGS AND WRITTEN MATERIAL HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED IN ANY PART WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

REVISIONS:

DRAWN BY: G. Potter

CHECKED BY: K. Gibson

PROJECT NO. 2015.015

DATE: 03-021-16

SHEET TITLE: UTILITY PLAN

SHEET NO.: C4.0

NEW CONSTRUCTION

MULTI-FAMILY SENIOR LIVING PROJECT

JOACHIM ROAD
GULF BREEZE, FLORIDA
SANTA ROSA COUNTY

ALL DRAWINGS AND WRITTEN MATERIAL HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED IN ANY PART WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

REVISIONS :

DRAWN BY : G. Potter

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PROJECT NO. 2015.015

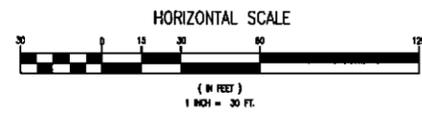
DATE : 03-021-16

SHEET TITLE :

SIGNAGE, STRIPING PLAN AND LANDSCAPE PLAN

SHEET NO. :

C5.0



LEGEND	
	EXISTING ASPHALT
	EXISTING CONCRETE
	PROPOSED ASPHALT
	PROPOSED CONCRETE
	SOUTHERN MAGNOLIA
	SINGLE TRUNK CREPE MYRTLE (INTERNAL LANDSCAPING)
	CABBAGE PALM
	LIVE OAK (MITIGATION TREE TOTAL OF 41 PLANTED)
	CAMPHOR TREE

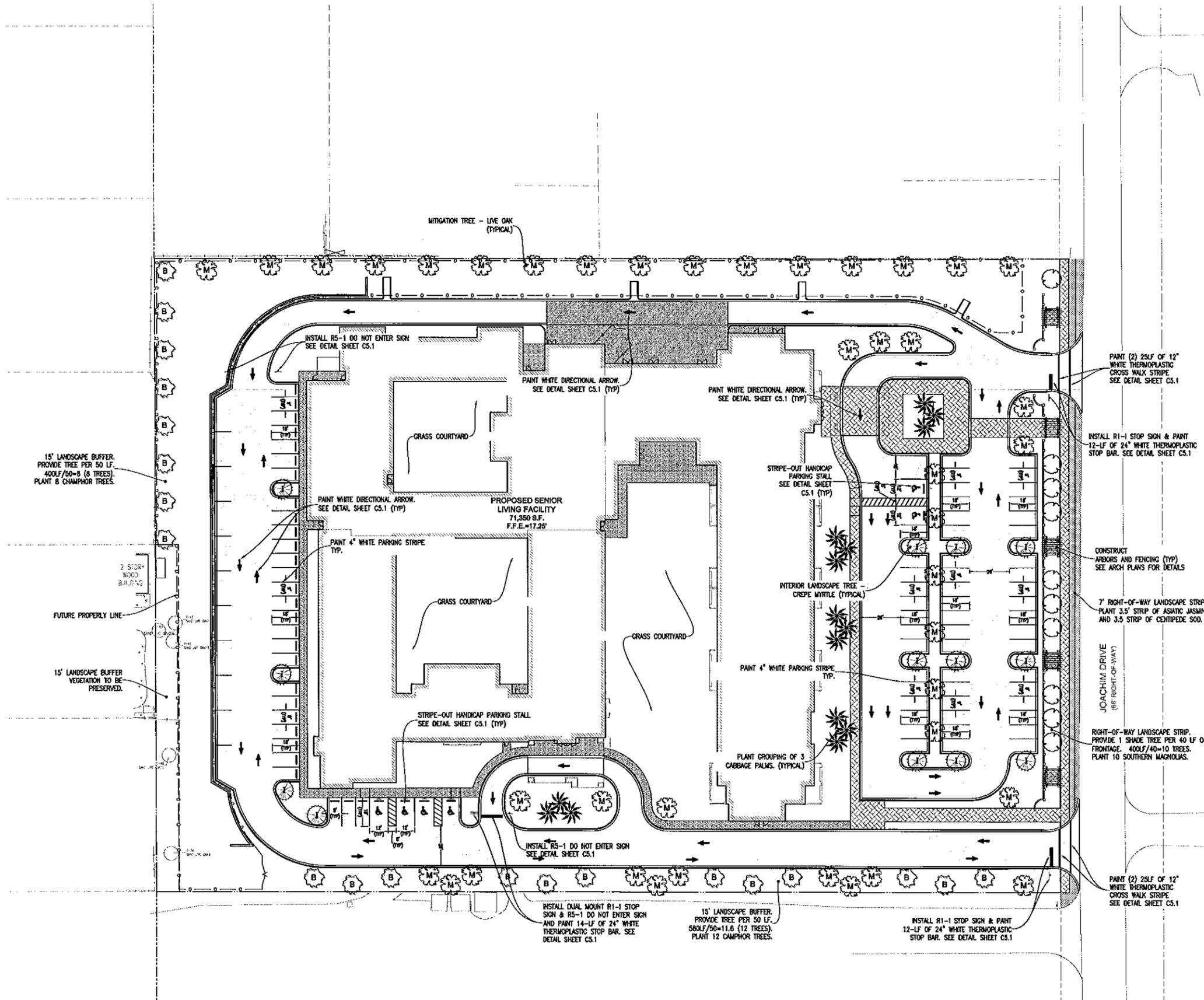
- GENERAL NOTES:**
1. NO LANE CLOSURES WILL BE ALLOWED ON HOLIDAYS INCLUDING THE DAY PRECEDING AND THE DAY FOLLOWING. NO LANE CLOSURES WILL BE ALLOWED DURING THE HOURS OF 6:00 AM TO 8:00 PM.
 2. ALL PAVEMENT MARKINGS AND STRIPING SHALL BE THERMOPLASTIC AND INSTALLED ACCORDING TO FOOT STANDARD INDEX 17346.
 3. ALL CONSTRUCTION IN THE RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH FOOT SPECIFICATIONS.
 4. ALL DISTURBED AREAS IN THE RIGHT-OF-WAY SHALL BE REGRADED AND SOODED AND/OR SEED AND MULCHED PER FOOT STANDARD INDEX 105.
 5. ALL NEEDED STRIPING DESTROYED DURING CONSTRUCTION SHALL BE RE-STRIPED ACCORDING TO FOOT STANDARD INDEX 17346. ALL STRIPING IN RIGHT-OF-WAY IS TO BE THERMOPLASTIC.
 6. ALL LANES MUST BE OPEN FOR TRAFFIC DURING AN EVACUATION NOTICE OF A HURRICANE OR OTHER CATASTROPHIC EVENT AND SHALL REMAIN OPEN FOR THE DURATION OF THE EVACUATION OR EVENT AS DIRECTED BY THE LOCAL MAINTENANCE ENGINEER OR HIS DESIGNEE.
 7. ALL SIGNS SHALL BE INSTALLED PER FOOT STANDARD INDEX 11863, WIND ZONE No.1.

- IRRIGATION NOTES:**
1. ALL LANDSCAPE AND GRASSED AREAS SHALL BE IRRIGATED BY AN AUTOMATIC, UNDERGROUND IRRIGATION SYSTEM. HEADS FOR GRASS AREAS SHALL BE ON A SEPARATE ZONE FROM LANDSCAPE BEDS.
 2. ALL PLANT CONTAINERS WILL BE IRRIGATED BY DRIP TUBES ON ZONES OF THE IRRIGATION SYSTEMS THAT ARE DEDICATED TO DRIP LINES.
 3. ALL IRRIGATION SYSTEMS SHALL MEET THE STATE OF FLORIDA RAIR SENSOR REQUIREMENTS.

- LANDSCAPE NOTES:**
1. ALL LANDSCAPING SHALL BE INSTALLED USING SOUND WORKMANSHIP AND ACCORDING TO GENERALLY ACCEPTED GOOD PLANTING PROCEDURES.
 2. IT SHALL BE THE DUTY OF THE PROPERTY OWNER ON WHOSE LAND OFF STREET PARKING OR OTHER VEHICULAR USE AREA IS INSTALLED, TO PROVIDE PROPER MAINTENANCE OF THE LANDSCAPE PLANTINGS, AND TO ENSURE THAT IT AT ALL TIMES CONFORMS TO STANDARDS ESTABLISHED WITHIN THIS ARTICLE. THIS INCLUDES, BUT IS NOT LIMITED TO THE REPLACEMENT OF PLANTS DAMAGED BY INSECTS, DISEASES, VEHICULAR TRAFFIC, ACTS OF GOD AND VANDALISM. NECESSARY REPLACEMENT SHALL BE MADE WITHIN A TIME PERIOD NOT TO EXCEED 30 DAYS AFTER NOTIFICATION OF A VIOLATION OF THIS SECTION OF THE ARTICLE.
 3. PLANT MATERIAL SHALL CONFORM TO THE STANDARDS FOR FLORIDA NO. 1 OR BETTER AS GIVEN IN GRADES AND STANDARDS FOR NURSERY PLANTS, PART I, 1983 AND PART II, STATE OF FLORIDA, DEPARTMENT OF AGRICULTURE, TALLAHASSEE, OR EQUAL THERETO.
 4. TREES PLANTED TO COMPLY WITH THE REQUIREMENTS OF SECTION 24-135 OF THE CITY OF GULF BREEZE LAND DEVELOPMENT CODE SHALL BE SPECIES HAVING AN AVERAGE NATURE SPREAD OF GREATER THAN 12 FEET, AND HAVING TRUNK(S) WHICH CAN BE MAINTAINED IN A CLEAN CONDITION OVER FIVE FEET OF CLEAR WOOD. WHEN PLANTED, A TREE MUST HAVE A MINIMUM HEIGHT OF 12 FEET AND 4" DIAMETER TRUNK MEASURED 4 1/2 FEET ABOVE THE GROUND.
 5. ALL AREAS NOT DESIGNATED WITH PLANTINGS SHALL BE SOODED WITH CENTPEDE SOO OR EQUIVALENT.

INTERNAL LANDSCAPE REQUIREMENTS:
PROVIDE 1 SF OF LANDSCAPED AREA FOR 50 SF OF VEHICULAR USE AREA.
60,767 SF OF VEHICULAR AREA ÷ 50 = 1,216 SF REQUIRED.
TOTAL INTERNAL LANDSCAPED ARE PROVIDED = 2,228

PLANT ONE TREE PER 100 SF OF REQUIRED VEHICULAR LANDSCAPE AREA.
1,216 SF ÷ 100 = 12.16 (13 TREES)
13 TREES PROVIDED.



PAINT (2) 25LF OF 12" WHITE THERMOPLASTIC CROSS WALK STRIPE SEE DETAIL SHEET CS.1

INSTALL R1-1 STOP SIGN & PAINT 12-LF OF 24" WHITE THERMOPLASTIC STOP BAR. SEE DETAIL SHEET CS.1

CONSTRUCT ARBORS AND FENCING (TYP) SEE ARCH PLANS FOR DETAILS

7' RIGHT-OF-WAY LANDSCAPE STRIP. PLANT 3.5' STRIP OF ASIATIC JASMINE AND 3.5' STRIP OF CENTPEDE SOO.

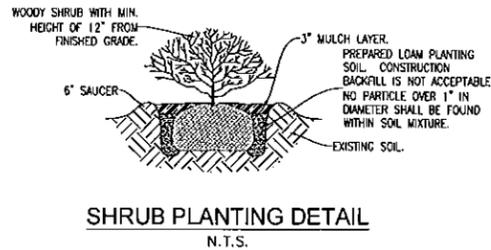
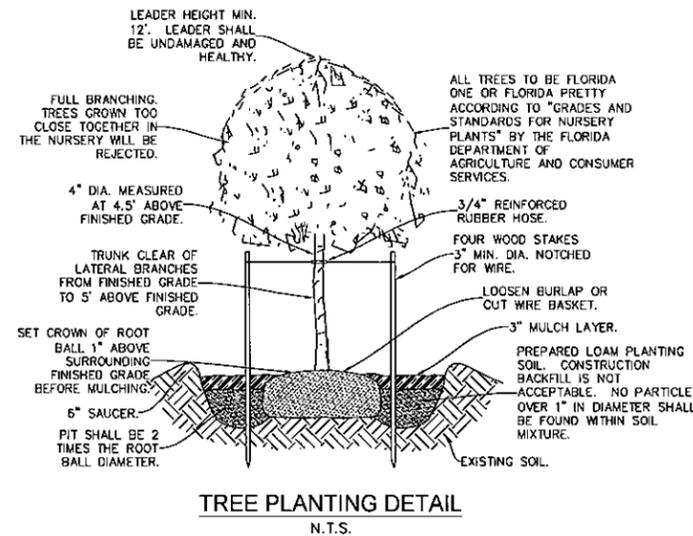
RIGHT-OF-WAY LANDSCAPE STRIP. PROVIDE 1 SHADE TREE PER 40 LF OF FRONTAGE. 400LF/40=10 TREES. PLANT 10 SOUTHERN MAGNOLIAS.

PAINT (2) 25LF OF 12" WHITE THERMOPLASTIC CROSS WALK STRIPE SEE DETAIL SHEET CS.1

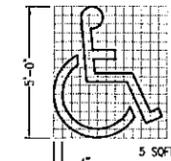
INSTALL DUAL MOUNT R1-1 STOP SIGN & RS-1 DO NOT ENTER SIGN AND PAINT 14-LF OF 24" WHITE THERMOPLASTIC STOP BAR. SEE DETAIL SHEET CS.1

15' LANDSCAPE BUFFER. PROVIDE TREE PER 50 LF. 580LF/50=11.6 (12 TREES). PLANT 12 CAMPHOR TREES.

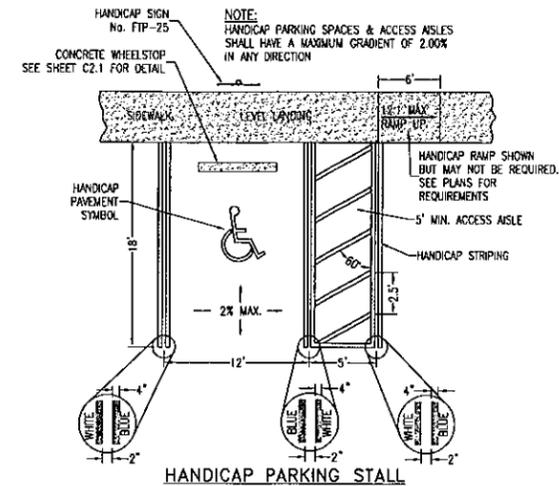
INSTALL R1-1 STOP SIGN & PAINT 12-LF OF 24" WHITE THERMOPLASTIC STOP BAR. SEE DETAIL SHEET CS.1



NOTES:
 1. TOP PORTION OF FTP 25 SHALL HAVE A REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOL AND BORDER.
 2. BOTTOM PORTION SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
 3. FTP 25 MAY BE FABRICATED ON ONE PANEL OR TWO.
 4. SIGNS ARE TO BE MOUNTED AT STANDARD HEIGHT. (7' FROM PAVEMENT TO BOTTOM OF SIGN).
 5. SIGN COLUMN TO BE AS PER F.D.O.T. STANDARDS, INDEX NO'S 11869 AND 11865.
 SIGN USED AS PER FLORIDA STATUTES
 FTP 25 Per FS 316.1955, FS 316.1956

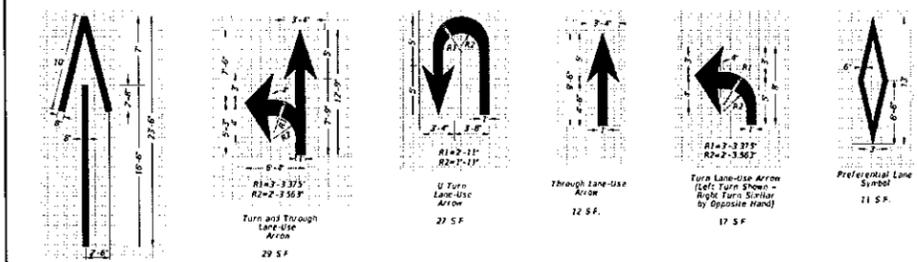


HANDICAP PAVEMENT SYMBOL



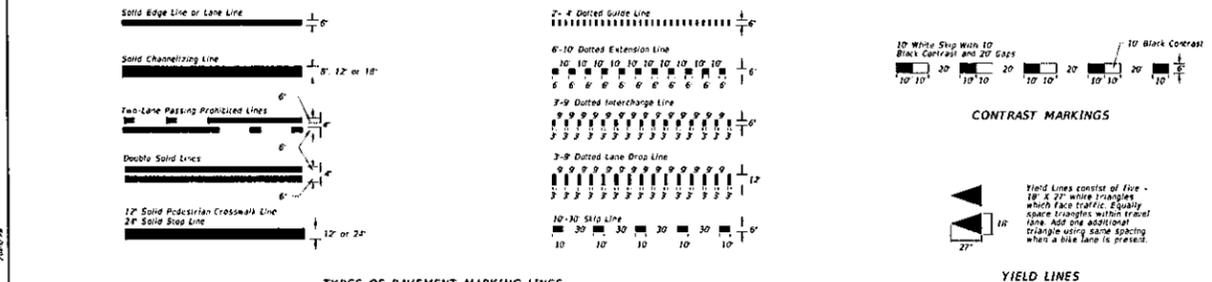
HANDICAP PARKING STALL DETAILS
N.T.S.

MERGE ONLY 24 SF 22 SF
 LANE TURN LEFT RIGHT 23 SF 24 SF 20 SF 26 SF
 25 MPH 13 SF 20 SF
 SUN PASS 20 SF 23 SF
 STOP BUS 22 SF 20 SF

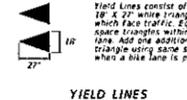


PAVEMENT ARROW AND MESSAGE DETAILS NOTE: When arrow and downward message are used together, the arrow shall be located down stream of the pavement message and shall be separated from the pavement message by a distance of 25' (Base of the arrow to the base of the message). Size message shall be placed 25' back of stop line.

DIMENSIONS ARE WITHIN 1/8"



CONTRAST MARKINGS



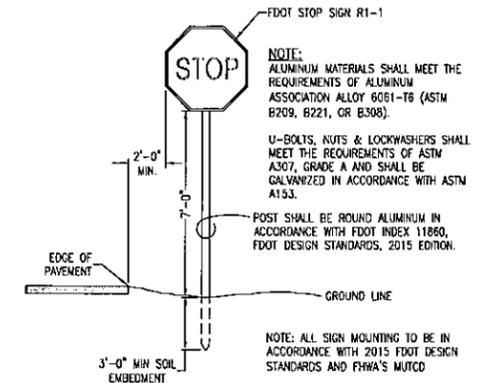
LAST REVISION 01/21/15	DESCRIPTION REVISED	2016 DESIGN STANDARDS	SPECIAL MARKING AREAS	INDEX NO. 17346	SHEET NO. 1 of 14
---------------------------	------------------------	--------------------------	-----------------------	--------------------	----------------------



FDOT STANDARD R1-1
2'-0" x 2'-0"
N.T.S.



FDOT STANDARD R5-1
2'-0" x 2'-0"
N.T.S.



SIGN MOUNTING DETAIL
N.T.S.

NEW CONSTRUCTION

MULTI-FAMILY SENIOR LIVING PROJECT

JOACHIM ROAD
 GULF BREEZE, FLORIDA
 SANTA ROSA COUNTY

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REVISIONS:

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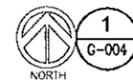
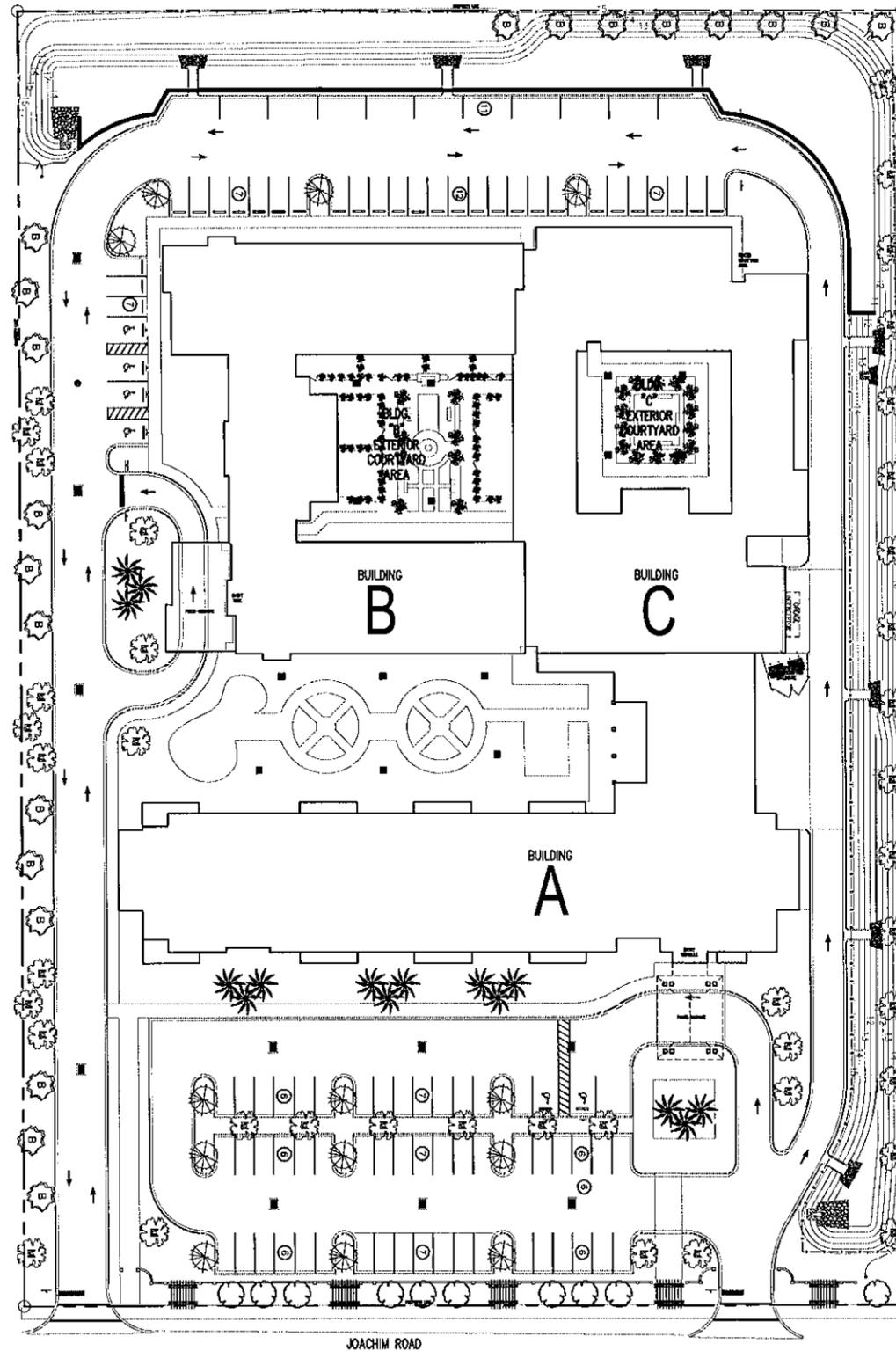
CHECKED BY: K. Gibson

PROJECT NO. 2015.015

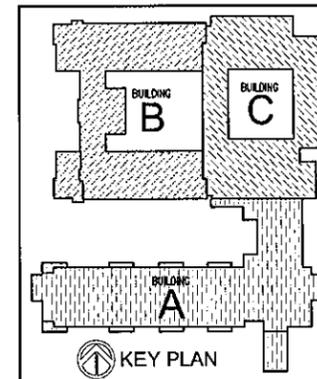
DATE: 03-02-16

SHEET TITLE:
 SIGNAGE, STRIPING AND LANDSCAPE DETAILS

SHEET NO.:



1 ARCHITECTURAL SITE PLAN
G-004 3/32" = 1'-0"



smp.
 517 1st Street P.A.
 10 S. PALM STREET - SUITE 202
 PENSACOLA, FLORIDA 32501 P 850-432-2772
 #A.S.T.-012.com - AAC001878

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DRAWN BY : DJC

CHECKED BY : PDP

PROJECT NO. 1514

DATE : 12-21-15

SHEET TITLE :
ARCHITECTURAL SITE PLAN

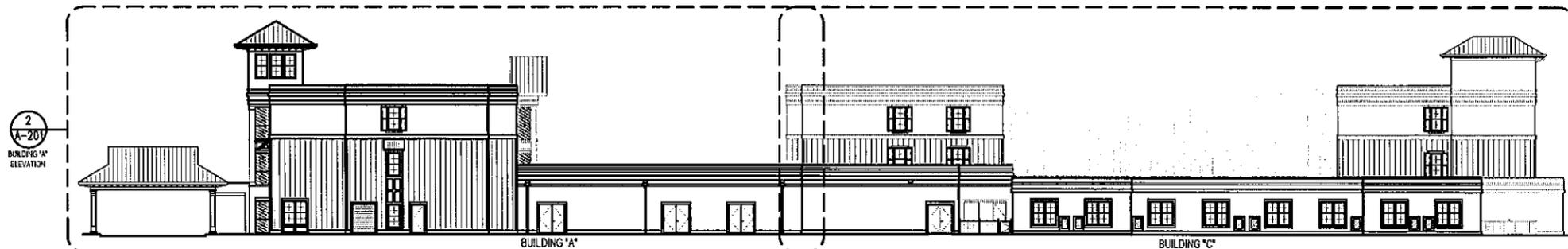
SHEET NO. :

G-004

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1 SOUTH ELEVATION (FRONT)
A-201 SCALE: 1/16" = 1'-0"



2 EAST ELEVATION (RIGHT SIDE)
A-201 SCALE: 3/32" = 1'-0"



3 NORTH ELEVATION (REAR)
A-201 SCALE: 1/16" = 1'-0"



3 WEST ELEVATION (LEFT SIDE)
A-201 SCALE: 3/32" = 1'-0"

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PROJECT NO. 1514

DATE : 12-21-15

SHEET TITLE :

OVERALL BUILDING ELEVATIONS
BLDG. A, B & C

SHEET NO. :

G-007

Listen. Interpret. Translate.

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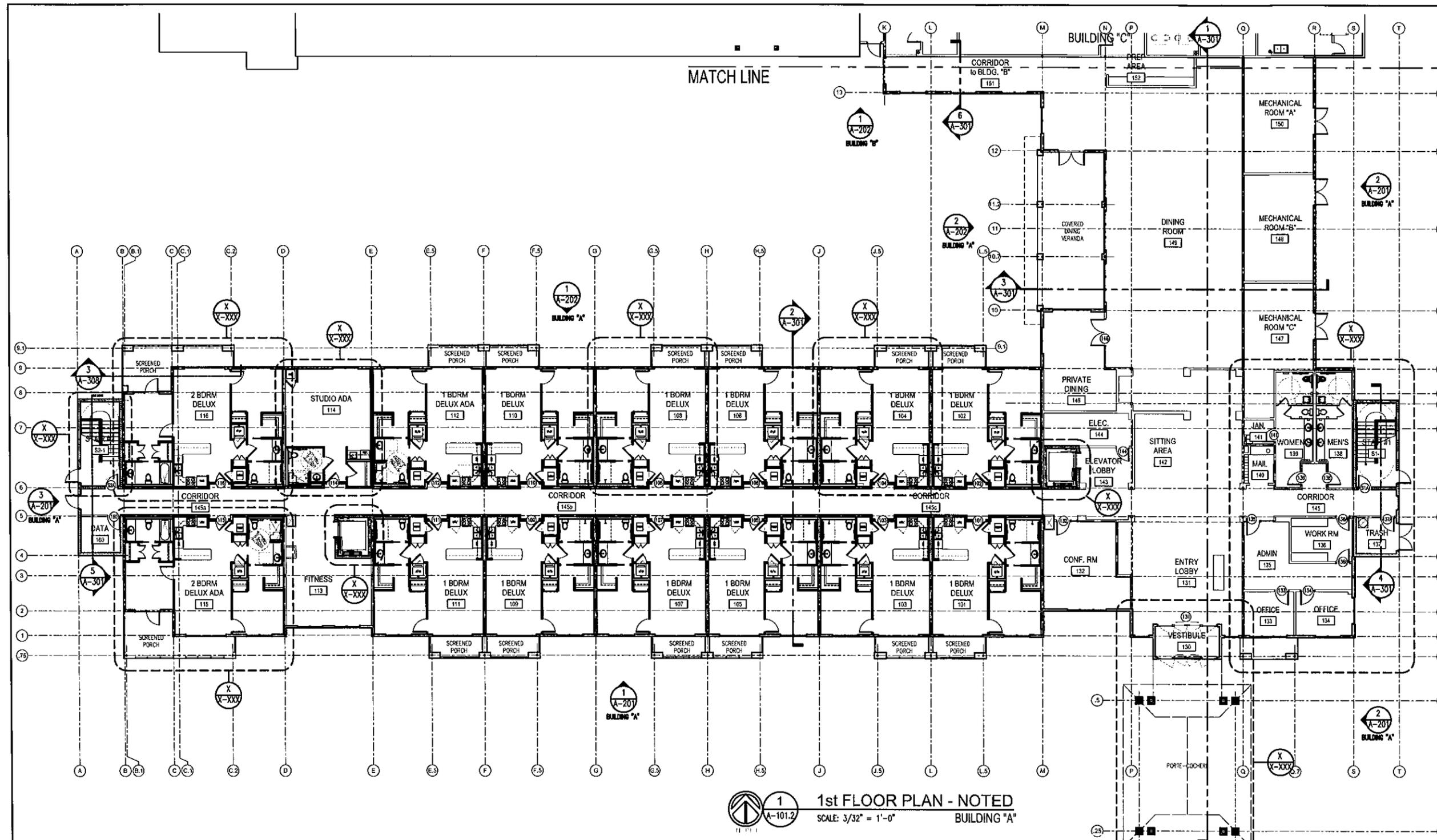
PROJECT NO. 1514

DATE: 12-21-15

SHEET TITLE:
1st FLOOR PLAN
NOTED

SHEET NO.:
A-101.2
BUILDING "A"

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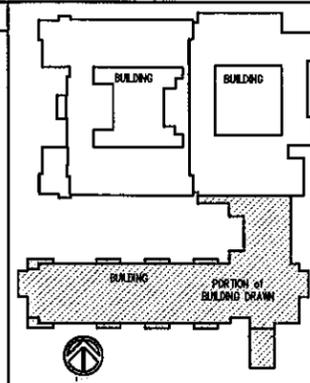
1 1st FLOOR PLAN - NOTED
SCALE: 3/32" = 1'-0"
BUILDING "A"

KEY NOTES:

- 1 RAINLEADER, TYPICAL AS SHOWN (SEE GENERAL NOTE #7).
- 2
- 3

GENERAL NOTES:

- 1. ALL DIMENSIONS ARE TO FACE OF STUDO, FACE OF CMU WALL, CENTER OF OPENING OR STRUCTURAL GRID LINE, UNLESS NOTED OTHERWISE.
- 2. CONTRACTOR TO VERIFY ALL DIMENSIONS IN THE FIELD.
- 3. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL BUILDING, WALL SECTIONS AND SLAB ELEVATION INFORMATION.
- 4. SEE CIVIL DRAWINGS FOR CURB AND SIDEWALK INFORMATION.
- 5. COORDINATE REFLECTED CEILING PLAN (RCP) WITH ELECTRICAL, MECHANICAL & FIRE PROTECTION DRAWINGS.
- 6. CONTRACTOR TO COORDINATE ALL ACCESS PANEL LOCATIONS WITH PLUMBING, MECHANICAL AND ELECTRICAL DRAWINGS.
- 7. PROVIDE FLOORING FOR ENTIRE FLOOR EXCEPT LOCATIONS



Listen. Interpret. Translate.

CERTIFICATION:

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PROJECT NO. 1514

DATE: 12-21-15

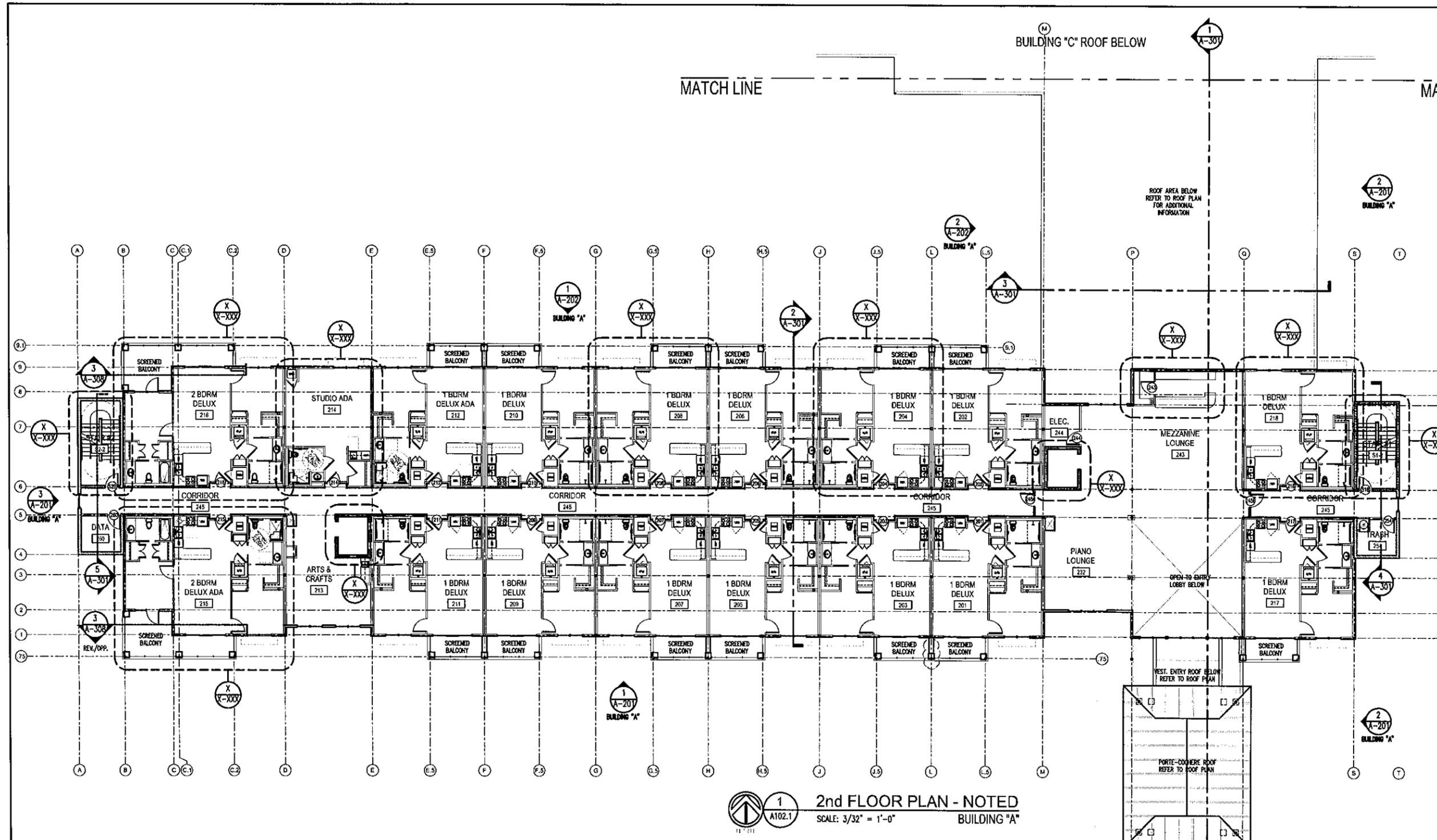
SHEET TITLE:

2nd FLOOR PLAN
NOTED

SHEET NO.:

A-102.2

BUILDING "A"



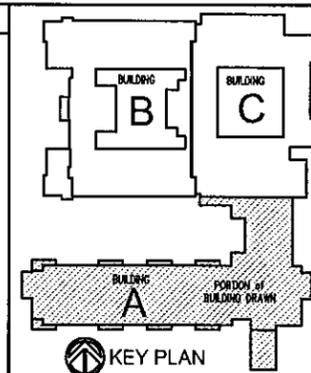
2nd FLOOR PLAN - NOTED
SCALE: 3/32" = 1'-0"
BUILDING "A"

KEY NOTES:

- 1 RAINLEADER, TYPICAL AS SHOWN (SEE GENERAL NOTE #7).
- 2
- 3

GENERAL NOTES:

1. ALL DIMENSIONS ARE TO FACE OF STUDS, FACE OF CMU WALL, CENTER OF OPENING OR STRUCTURAL GRID LINE, UNLESS NOTED OTHERWISE.
2. CONTRACTOR TO VERIFY ALL DIMENSIONS IN THE FIELD.
3. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL BUILDING, WALL SECTIONS AND SLAB ELEVATION INFORMATION.
4. SEE CIVIL DRAWINGS FOR CURB AND SIDEWALK INFORMATION.
5. COORDINATE REFLECTED CEILING PLAN (RCP) WITH ELECTRICAL, MECHANICAL & FIRE PROTECTION DRAWINGS.
6. CONTRACTOR TO COORDINATE ALL ACCESS PANEL LOCATIONS WITH PLUMBING, MECHANICAL, AND ELECTRICAL DRAWINGS.
7. REMOVE FLOORING TO EXPOSE AND REPAIR EXISTING STRUCTURE.



KEY PLAN

Listen. Interpret. Translate.

CERTIFICATION :

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MULTI-FAMILY SENIOR LIVING PROJECT

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DATE : 12-21-15

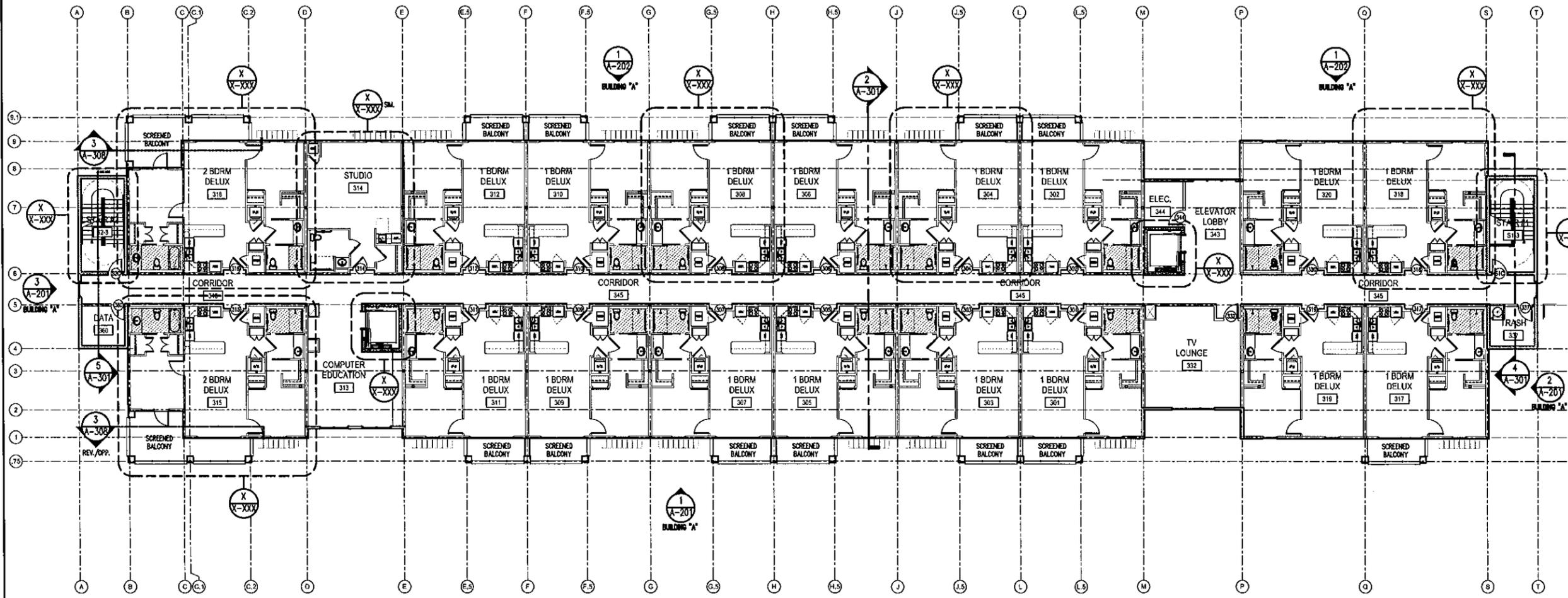
SHEET TITLE :
3rd FLOOR PLAN
NOTED

SHEET NO. :

A-103.2

BUILDING "A"

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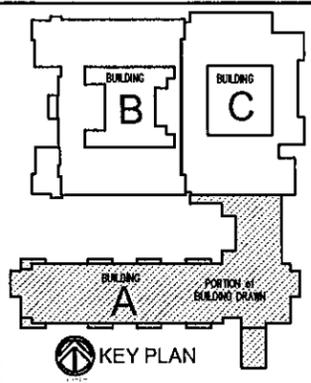
1 3rd FLOOR PLAN - NOTED
SCALE: 3/32" = 1'-0" BUILDING "A"

KEY NOTES:

- 1 RAINLEADER; TYPICAL AS SHOWN (SEE GENERAL NOTE #7).
- 2
- 3

GENERAL NOTES:

- 1. ALL DIMENSIONS ARE TO FACE OF STUDS, FACE OF CMU WALL, CENTER OF OPENING OR STRUCTURAL GRID LINE, UNLESS NOTED OTHERWISE.
- 2. CONTRACTOR TO VERIFY ALL DIMENSIONS IN THE FIELD.
- 3. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL BUILDING WALL SECTIONS AND SLAB ELEVATION INFORMATION.
- 4. SEE CIVIL DRAWINGS FOR CURB AND SIDEWALK INFORMATION.
- 5. COORDINATE REFLECTED CEILING PLAN (RCP) WITH ELECTRICAL, MECHANICAL & FIRE PROTECTION DRAWINGS.
- 6. CONTRACTOR TO COORDINATE ALL ACCESS PANEL LOCATIONS WITH PLUMBING, MECHANICAL AND ELECTRICAL DRAWINGS.
- 7. DOOR/SLIP SYMBOL OR "R" SYMBOL FOR DOOR/SLIP LOCATIONS.



KEY PLAN

Listen. Interpret. Translate.
CERTIFICATION:

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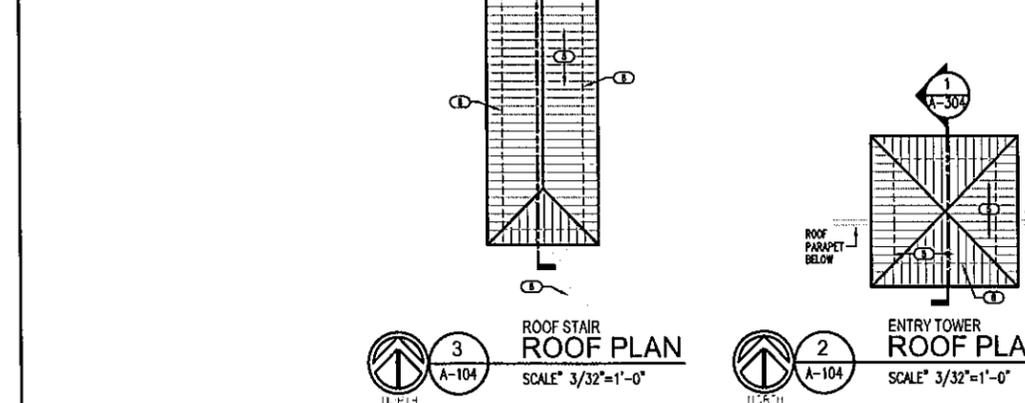
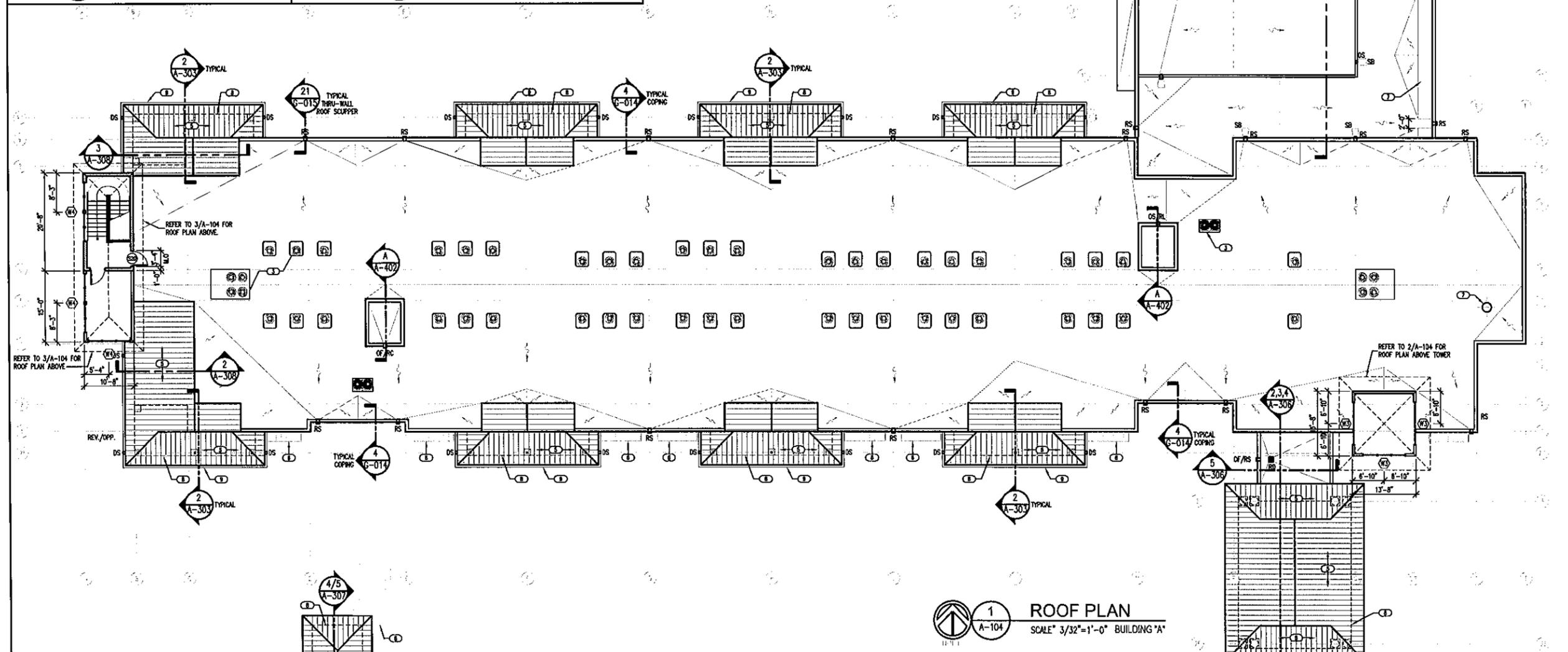
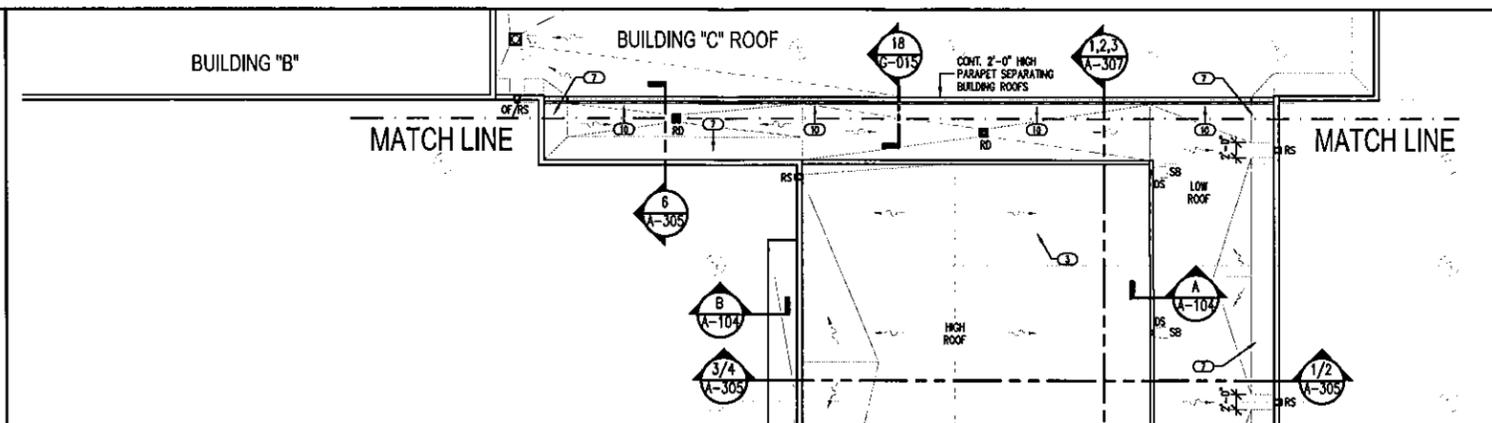
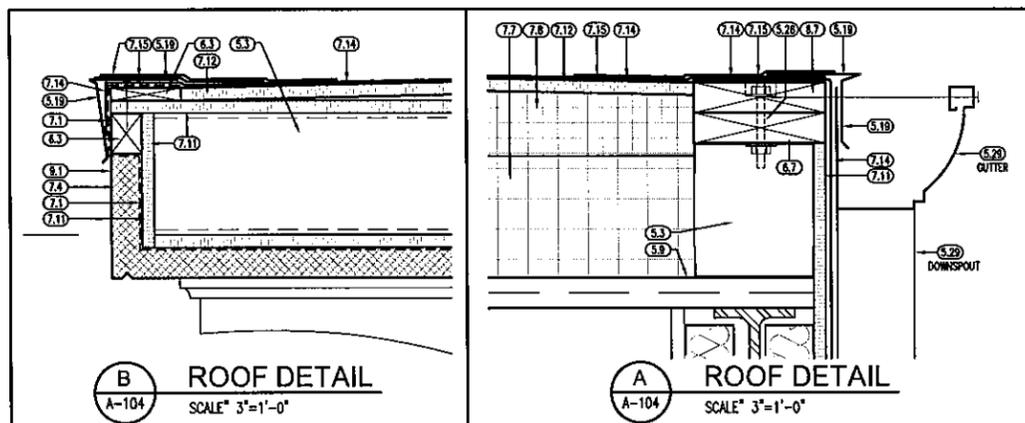
SHEET TITLE:

ROOF PLAN

SHEET NO.:

A-104

BUILDING "A"



LEGEND:

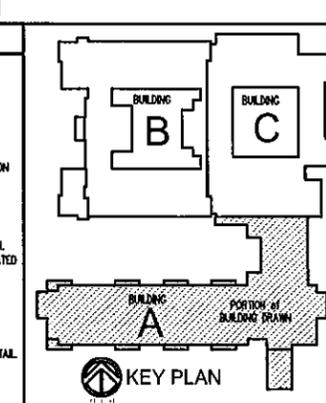
RS	RS - ROOF SCUPPER (THRU WALL) w/ CONDUCTOR BOX & RAIN LEADER DOWN TO PERIMETER DRAINAGE SYSTEM.
OF/RS	OF/RS - OVER-FLOW ROOF SCUPPER
RD	RD - ROOF DRAIN
DS	DS - DOWN SPOUT w/ RAIN LEADER DOWN TO PERIMETER DRAINAGE SYSTEM.
SB	SB - SPLASH BLOCK (ON ROOF LEVEL)
↘	DIRECTION OF ROOF SLOPE TO DRAIN (1" PER FOOT MIN).

KEYNOTES:

- ROOF MOUNTED EXHAUST FAN
- NOTE OMITTED
- MECHANICAL ROOF TOP UNITS
- SPECIFIED THERMOPLASTIC MEMBRANE ROOFING SYSTEM
- STANDING SEAM METAL ROOFING SYSTEM
- ROOF BELOW (REFER TO PLANS)
- NOTE OMITTED
- OUTLINE OF STRUCTURE BELOW
- CONT. ALUMINUM GUTTER SYSTEM w/ RAIN LEADER DOWN SPOUTS DOWN TO PERIMETER DRAINAGE SYSTEM.
- CONT. FLEDBLE BELLOW TYPE / METAL FLANGE ROOF TO WALL EXPANSION JOINT COVER.
- OUTLINE OF STAIRWELL BELOW ROOF LEVEL. REFER TO FLOOR PLAN.

GENERAL NOTES:

- CONTRACTOR TO VERIFY ALL DIMENSIONS IN THE FIELD.
- SEE MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION ON MECHANICAL CURBS.
- COORDINATE WITH MECHANICAL & PLUMBING DRAWINGS FOR MECHANICAL ROOF TOP UNITS AND OTHER ROOF PENETRATIONS.
- COORDINATE WITH ELECTRICAL DRAWINGS FOR LIGHTNING PROTECTION LOCATIONS.
- ALL STANDING SEAM METAL ROOF SLOPES SHALL BE 7/12 SLOPE UNLESS NOTED OTHERWISE.
- ALL TAPERED INSULATION & CRICKETS ARE TO SLOPE .25"/FT. MIN. TOWARDS THRU-WALL SCUPPERS AND/OR ROOF DRAINS AS INDICATED ON ROOF PLANS.
- REFER TO 489/0-014 FOR TYPICAL COPING DETAILS.
- REFER TO 21/0-015 FOR TYPICAL THRU-WALL SCUPPER DETAIL.
- REFER TO DETAILS 14/0-014 & 20/0-015 FOR TYPICAL EAVE DETAIL.



Listen. Interpret. Translate.

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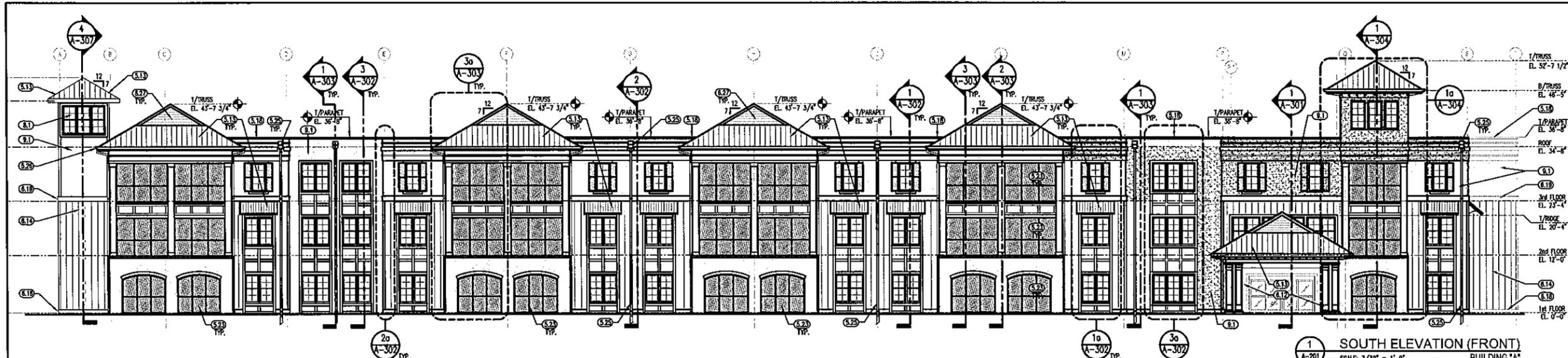
EXTERIOR
ELEVATIONS

SHEET NO.:

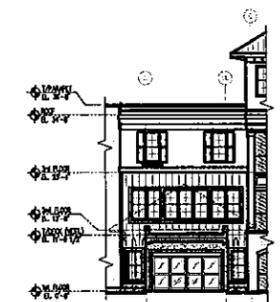
A-201

BUILDING "A"

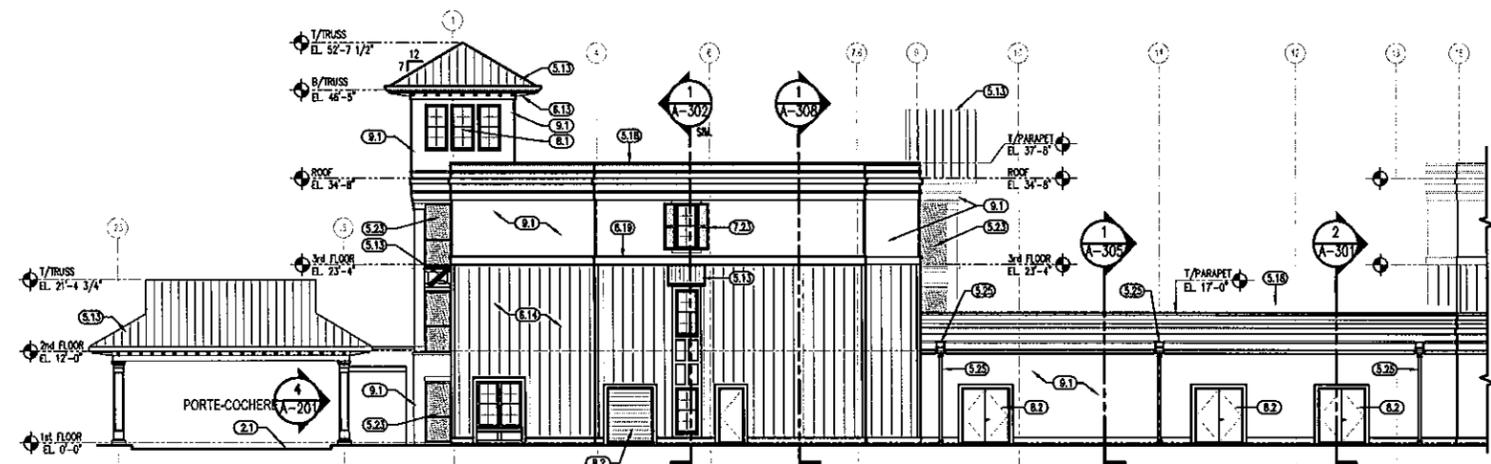
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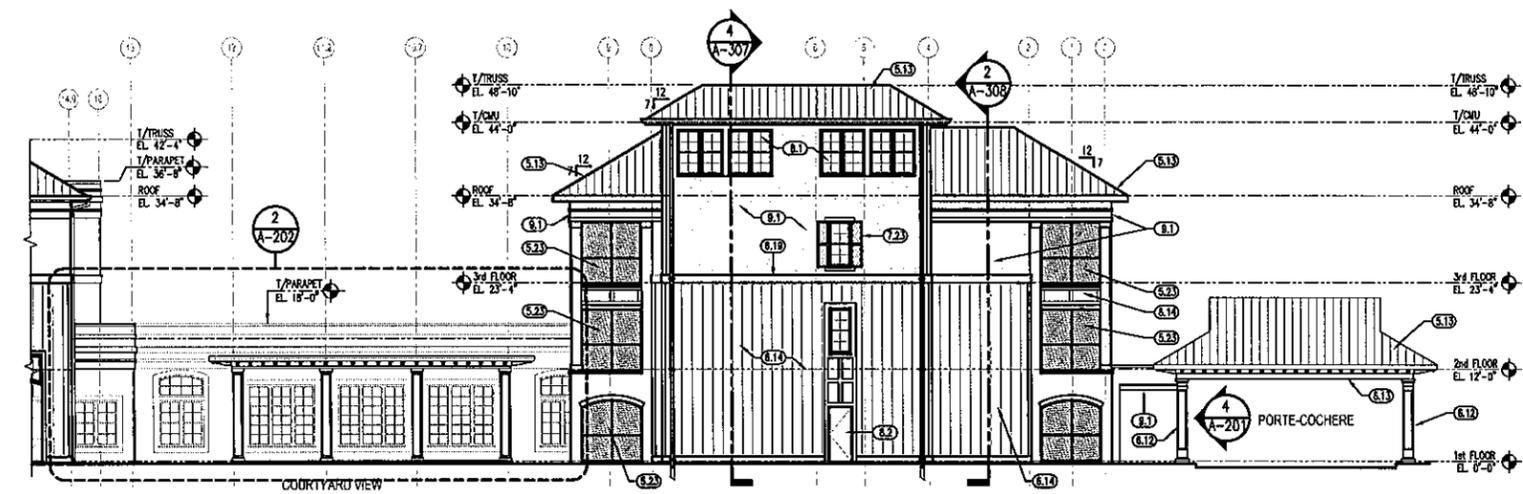
1 SOUTH ELEVATION (FRONT)
SCALE: 3/32" = 1'-0"
BUILDING "A"



4 EAST ELEVATION (ENTRY VEST.)
SCALE: 3/32" = 1'-0"
BUILDING "A"



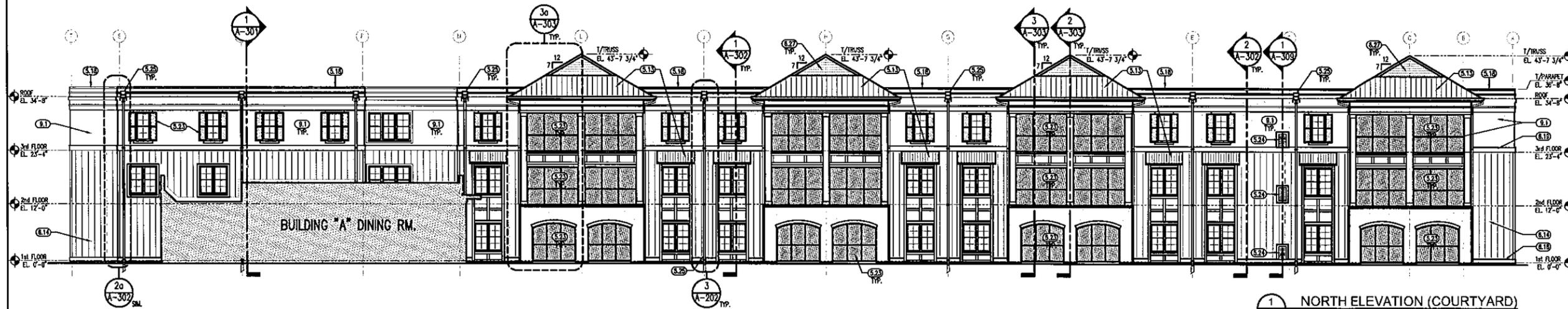
2 EAST ELEVATION (RIGHT SIDE)
SCALE: 3/32" = 1'-0"
BUILDING "A"



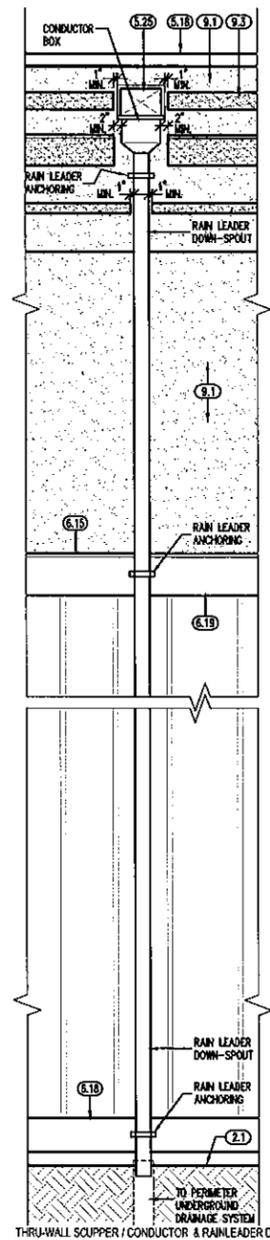
3 WEST ELEVATION (LEFT SIDE)
SCALE: 3/32" = 1'-0"
BUILDING "A"

KEY NOTES:

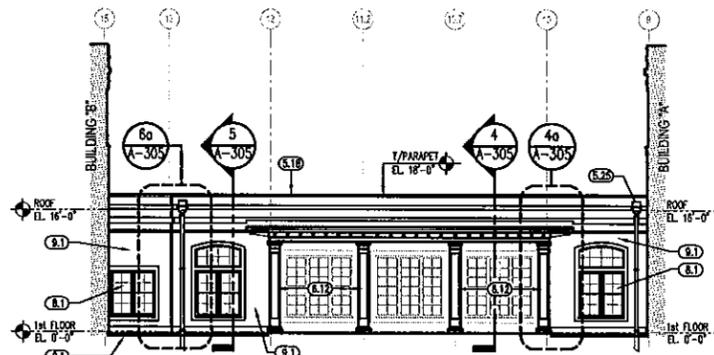
- 2.1 FINISHED GRADE- SLOPE AWAY FROM BUILDING. SEE CIVIL PLANS.
- 6.11 STANDING SEAM METAL ROOFING SYSTEM.
- 6.10 PRE-FINISHED ALUM. COPING FLASHING w/ CLEATS @ 32" C/C EACH SIDE.
- 6.10 CONT. ALUM. DRIP-EDGE FLASHING.
- 6.21 ALUM. THRU-WALL OVER-FLOW ROOF SCUPPER.
- 6.22 ALUMINUM HANDRAIL SYSTEM.
- 6.23 ALUMINUM FRAME SCREEN SYSTEM.
- 6.24 ALUMINUM V-TAC INTAKE LOUVER.
- 6.25 12"Ø THRU-WALL SCUPPER / CONDUCTOR BOX & RAIN LEADER D.S. DOWN TO PERIMETER DRAINAGE SYSTEM. COORDINATE w/ ROOF PLAN.
- 6.26 CONT. 6" ALUM. GUTTER SYSTEM & RAIN LEADER D.S. DOWN TO PERIMETER DRAINAGE SYSTEM. COORDINATE w/ ROOF PLAN.
- 6.27 12"Ø THRU-WALL OVERFLOW ROOF SCUPPER - COORDINATE w/ ROOF PLAN.
- 6.10 FIBERGLASS DECORATIVE COLUMN ENCLOSURE: HB&C COLUMN 16"x15"x12" w/APPLIED MOULDING #54504 TO COLUMN FACE & PROVIDE SQUARE TUSCAN BASE #54298 & CAP #54300 TO COLUMN.
- 6.13 SIMULATED WOOD / POLYURETHANE BRACKET-SPECTIS MOLDING # BL2873.
- 6.14 CEMENT FIBER BOARD w/ 1.5" x .75" VERT. BATTENS @ 16" C/C MAX.
- 6.15 CEMENT FIBER TRIM BOARD - 1" x 6"
- 6.16 CEMENT FIBER TRIM BOARD - 1" x 10" (FREEZE BOARD)
- 6.17 CEMENT FIBER TRIM BOARD - 1" x 12"
- 6.20 DECORATIVE 8" x 8" WOOD BEAM ARCH FEATURE - PTD.
- 7.23 COMPOSITE GLASS FIBER OPERABLE SHUTTERS.
- 8.1 WINDOW UNIT AS SPECIFIED.
- 8.2 DOOR UNIT AS SPECIFIED.
- 8.1 STUCCO WALL FINISH AS SPECIFIED.
- 8.2 STUCCO WALL FINISH AS SPECIFIED ON 1" ROOF INSULATION BOARD.
- 8.3 STUCCO WALL FINISH AS SPECIFIED ON BUILT-UP ROOF INSULATION BOARD.



1 NORTH ELEVATION (COURTYARD)
A-202 SCALE: 3/32" = 1'-0" BUILDING 'A'



3 TYPICAL ELEVATION
A-202 SCALE: 1/2" = 1'-0"



2 WEST ELEVATION (COURTYARD)
A-202 SCALE: 3/32" = 1'-0" BUILDING 'A'

KEY NOTES:

- (21) FINISHED GRADE - SLOPE AWAY FROM BUILDING. SEE CIVIL PLANS.
- (11) STANDING SEAM METAL ROOFING SYSTEM.
- (12) PRE-FINISHED ALUM. COPING FLASHING w/ CLEATS @ 30" C/C EACH SIDE.
- (13) CONT. ALUM. DRIP-EDGE FLASHING.
- (14) ALUM. THRU-WALL OVER-FLOW ROOF SCUPPER.
- (15) ALUMINUM HANDRAIL SYSTEM.
- (16) ALUMINUM FRAME SCREEN SYSTEM.
- (17) ALUMINUM V-TAG INTAKE LOUVER.
- (18) 12" x 8" THRU-WALL SCUPPER / CONDUCTOR BOX & RAIN LEADER D.S. DOWN TO PERIMETER DRAINAGE SYSTEM. COORDINATE w/ ROOF PLAN.
- (19) CONT. 6" ALUM. CUTTER SYSTEM & RAIN LEADER D.S. DOWN TO PERIMETER DRAINAGE SYSTEM. COORDINATE w/ ROOF PLAN.
- (20) 12" x 8" THRU-WALL OVERFLOW ROOF SCUPPER - COORDINATE w/ ROOF PLAN.
- (10) FIBERGLASS DECORATIVE COLUMN ENCLOSURE: HB&G COLUMN 16"x18"x12" w/APPLIED MOULDING #54304 TO COLUMN FACE & PROVIDE SQUARE TUSCAN BASE #54298 & CAP #54300 TO COLUMN.
- (11) SIMULATED WOOD/POLYURETHANE BRACKET-SPECTIS MOULDING & BL2873.
- (12) CEMENT FIBER BOARD w/ 1.5" x .75" VERT. BATTENS @ 16" C/C MAX.
- (13) CEMENT FIBER TRIM BOARD - 1" x 8"
- (14) CEMENT FIBER TRIM BOARD - 1" x 10" (FREEZE BOARD)
- (15) CEMENT FIBER TRIM BOARD - 1" x 12"
- (16) DECORATIVE 6" x 6" WOOD BEAM ARCH FEATURE - PTD.
- (22) COMPOSITE GLASS FIBER OPERABLE SHUTTERS.
- (1) WINDOW UNIT AS SPECIFIED.
- (2) DOOR UNIT AS SPECIFIED.
- (3) STUCCO WALL FINISH AS SPECIFIED.
- (4) STUCCO WALL FINISH AS SPECIFIED ON 1" RIGID INSULATION BOARD.
- (5) STUCCO WALL FINISH AS SPECIFIED ON BUILT-UP ROOF INSULATION BOARD.

Listen. Interpret. Translate.
CERTIFICATION :

NEW CONSTRUCTION
MULTI-FAMILY SENIOR LIVING PROJECT

JOACHIM ROAD
GULF BREEZE, FLORIDA
SANTA ROSA COUNTY

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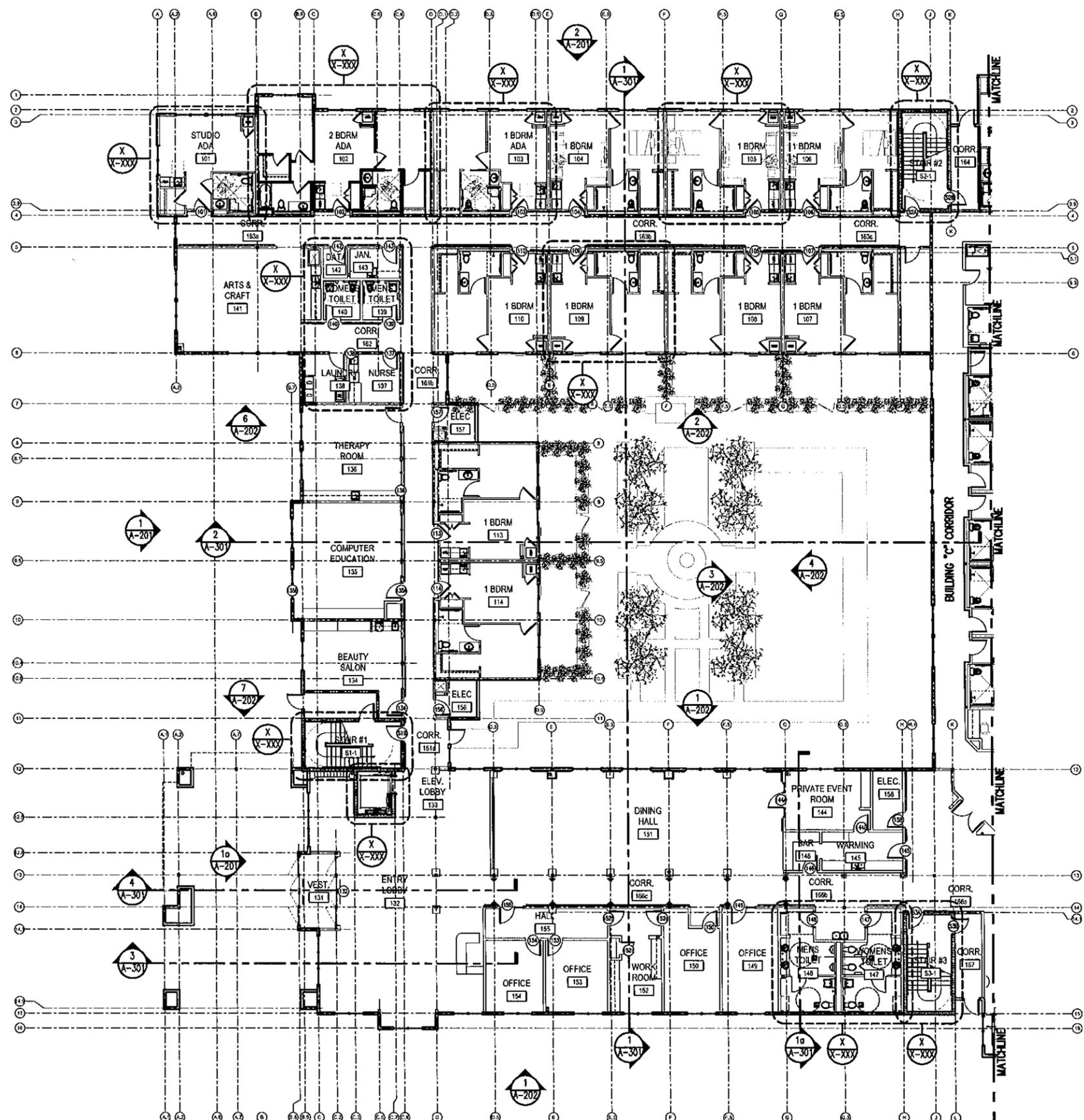
CHECKED BY : PDP

PROJECT NO. 1514

DATE : 12-21-15

SHEET TITLE :
EXTERIOR ELEVATIONS

SHEET NO. :
A-202
BUILDING 'A'



GENERAL NOTES:

- ALL DIMENSIONS ARE TO FACE OF STUDS, FACE OF CURT WALL, CENTER OF OPENING OR STRUCTURAL GRID LINE, UNLESS NOTED OTHERWISE.
- CONTRACTOR TO VERIFY ALL DIMENSIONS IN THE FIELD.
- SEE STRUCTURAL DRAWINGS FOR ADDITIONAL BUILDING, WALL SECTIONS AND SLAB ELEVATION INFORMATION.
- SEE CIVIL DRAWINGS FOR CURB AND SIDEWALK INFORMATION.
- COORDINATE REFLECTED CEILING PLAN (RCP) WITH ELECTRICAL, MECHANICAL & FIRE PROTECTION DRAWINGS.
- CONTRACTOR TO COORDINATE ALL ACCESS PANEL LOCATIONS WITH PLUMBING, MECHANICAL AND ELECTRICAL DRAWINGS.
- PROVIDE FURRING OR 8" STUDS FOR RAINLEADER LOCATIONS.

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KEY NOTES:

- RAINLEADER - SEE GENERAL NOTE #7.
- FLOOR to FLOOR ALUM. EXPANSION JOINT COVER REFER TO DETAIL 10/A-302

NEW CONSTRUCTION

MULTI-FAMILY SENIOR LIVING PROJECT

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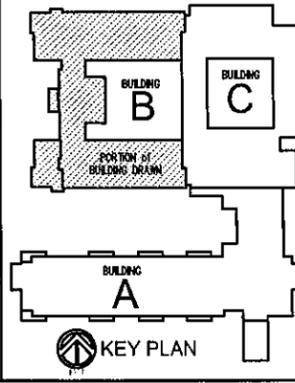
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PROJECT NO. 1514

DATE : 12-21-15

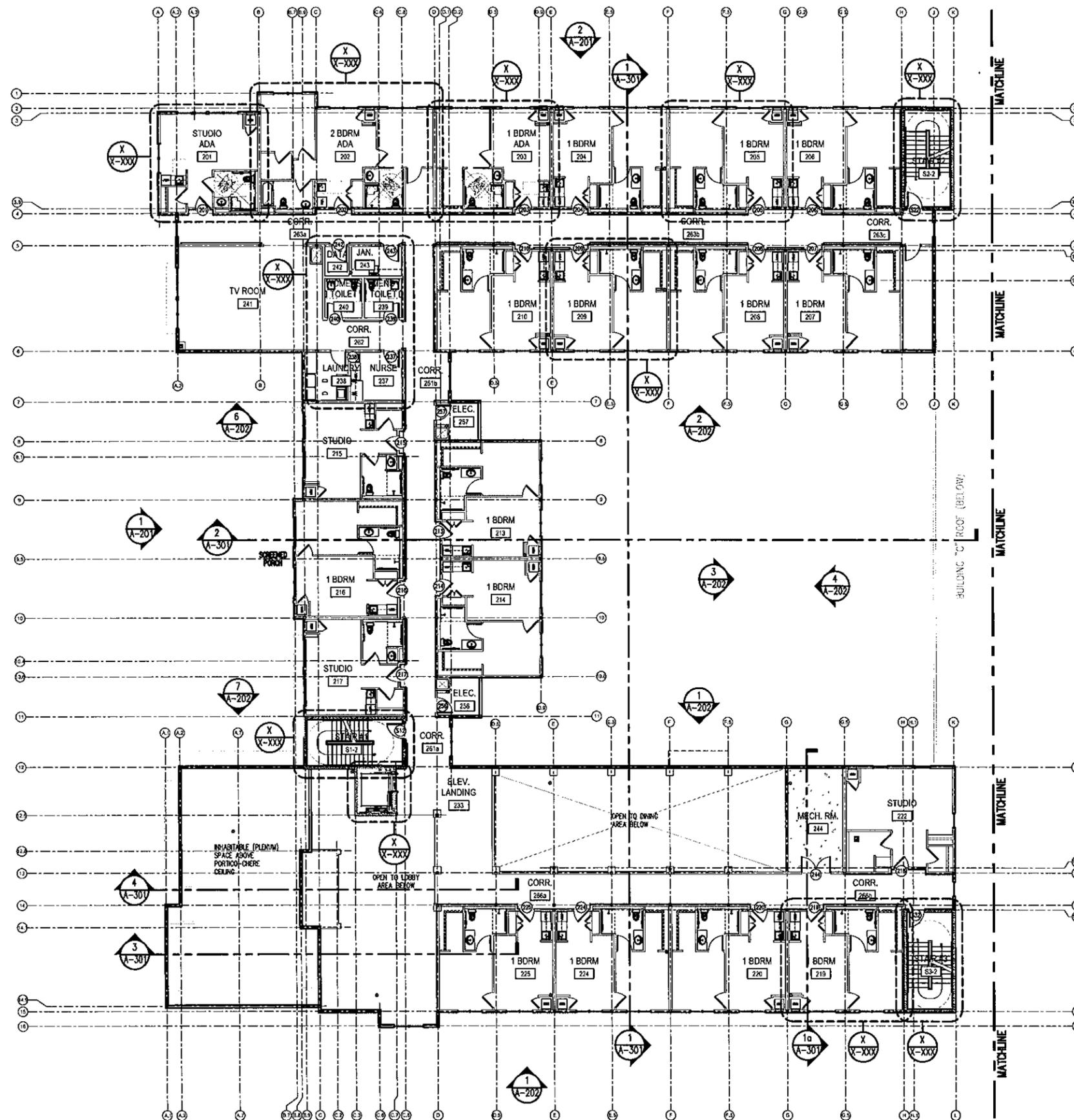
SHEET TITLE :
1st FLOOR PLAN NOTED

SHEET NO. :
A-101.2
 BUILDING "B"



1st FLOOR PLAN - NOTED
 A-101.2
 SCALE: 3/32" = 1'-0"
 BUILDING "B"

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GENERAL NOTES:

- ALL DIMENSIONS ARE TO FACE OF STUDS, FACE OF CMU WALL, CENTER OF OPENING OR STRUCTURAL GRID LINE, UNLESS NOTED OTHERWISE.
- CONTRACTOR TO VERIFY ALL DIMENSIONS IN THE FIELD.
- SEE STRUCTURAL DRAWINGS FOR ADDITIONAL BUILDING, WALL SECTIONS AND SLAB ELEVATION INFORMATION.
- SEE CIVIL DRAWINGS FOR CURB AND SIDEWALK INFORMATION.
- COORDINATE REFLECTED CEILING PLAN (RCP) WITH ELECTRICAL, MECHANICAL & FIRE PROTECTION DRAWINGS.
- CONTRACTOR TO COORDINATE ALL ACCESS PANEL LOCATIONS WITH PLUMBING, MECHANICAL AND ELECTRICAL DRAWINGS.
- PROVIDE FURRING OR 1" STUDS FOR RAINLEADER LOCATIONS.

Listen. Interpret. Translate.



KEY NOTES:

- RAINLEADER - SEE GENERAL NOTE #7.
- FLOOR TO FLOOR ANNUAL EXPANSION JOINT COVER REFER TO DETAIL 10/A-302

NEW CONSTRUCTION

MULTI-FAMILY SENIOR LIVING PROJECT

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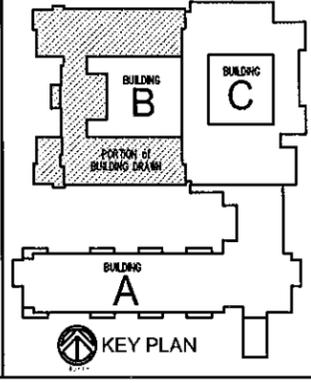
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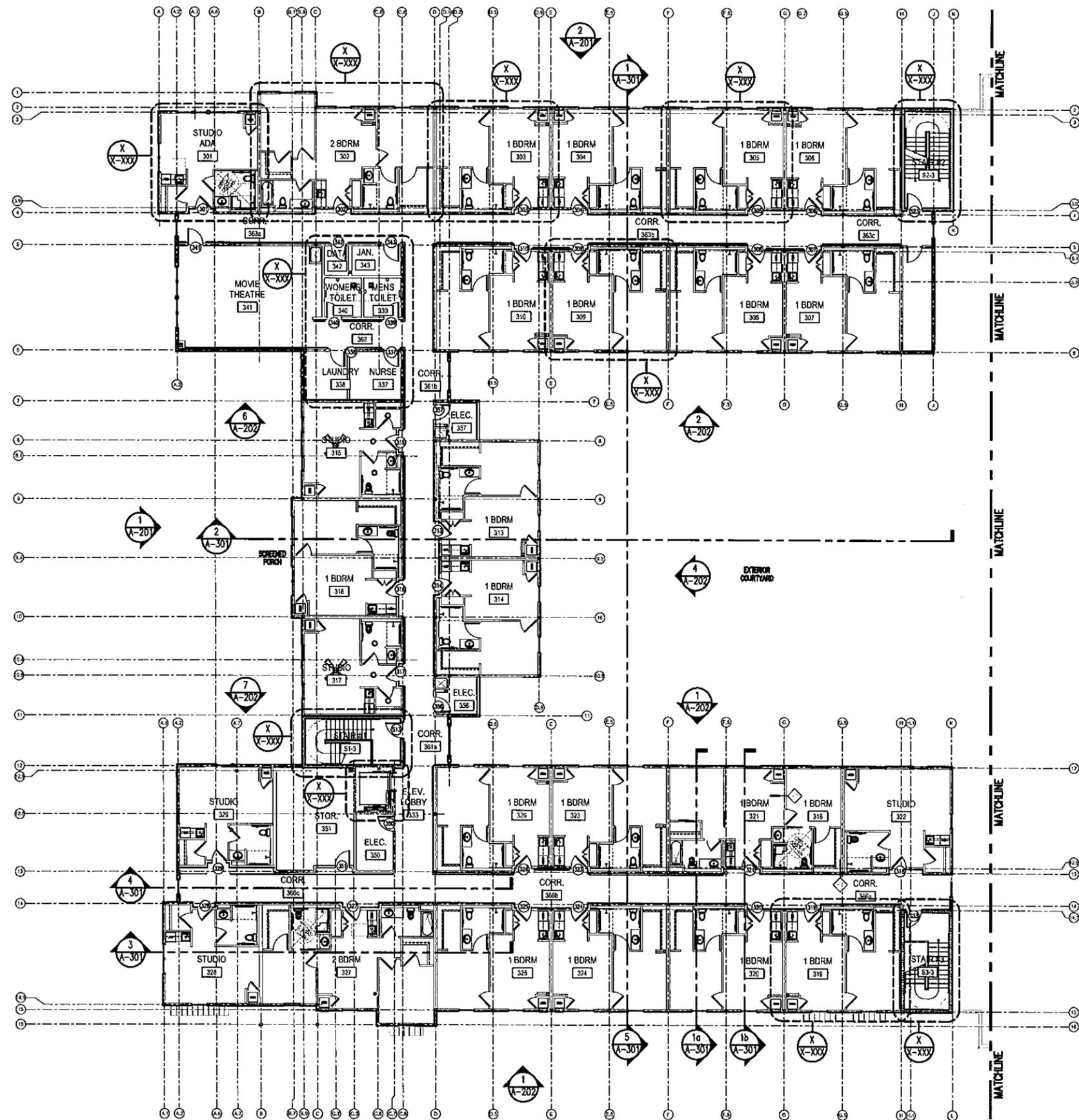
DATE : 12-21-15

SHEET TITLE :
2nd FLOOR PLAN NOTED

SHEET NO. :
A-102.2
BUILDING "B"

1
A102.2
2nd FLOOR PLAN - NOTED
SCALE: 3/32" = 1'-0"
BUILDING "B"





GENERAL NOTES:

- ALL DIMENSIONS ARE TO FACE OF STUDS, FACE OF CMU WALL, CENTER OF OPENING OR STRUCTURAL GRID LINE, UNLESS NOTED OTHERWISE.
- CONTRACTOR TO VERIFY ALL DIMENSIONS IN THE FIELD.
- SEE STRUCTURAL DRAWINGS FOR ADDITIONAL BUILDING, WALL SECTIONS AND SLAB ELEVATION INFORMATION.
- SEE CIVIL DRAWINGS FOR CURB AND SIDEWALK INFORMATION.
- COORDINATE REFLECTED CEILING PLAN (RCP) WITH ELECTRICAL, MECHANICAL & FIRE PROTECTION DRAWINGS.
- CONTRACTOR TO COORDINATE ALL ACCESS PANEL LOCATIONS WITH PLUMBING, MECHANICAL AND ELECTRICAL DRAWINGS.
- PROVIDE FURRING OR 2" STUDS FOR RAIBLEADER LOCATIONS.

Listen. Interpret. Translate.

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KEY NOTES:

- RAIBLEADER - SEE GENERAL NOTE #7.
- FLOOR TO FLOOR ALUM. EXPANSION JOINT COVER REFER TO DETAIL 10/A-302

NEW CONSTRUCTION

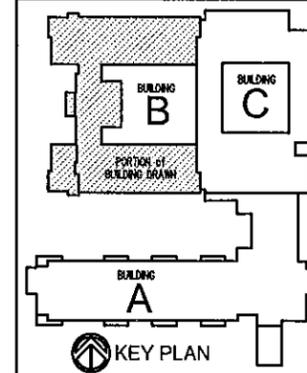
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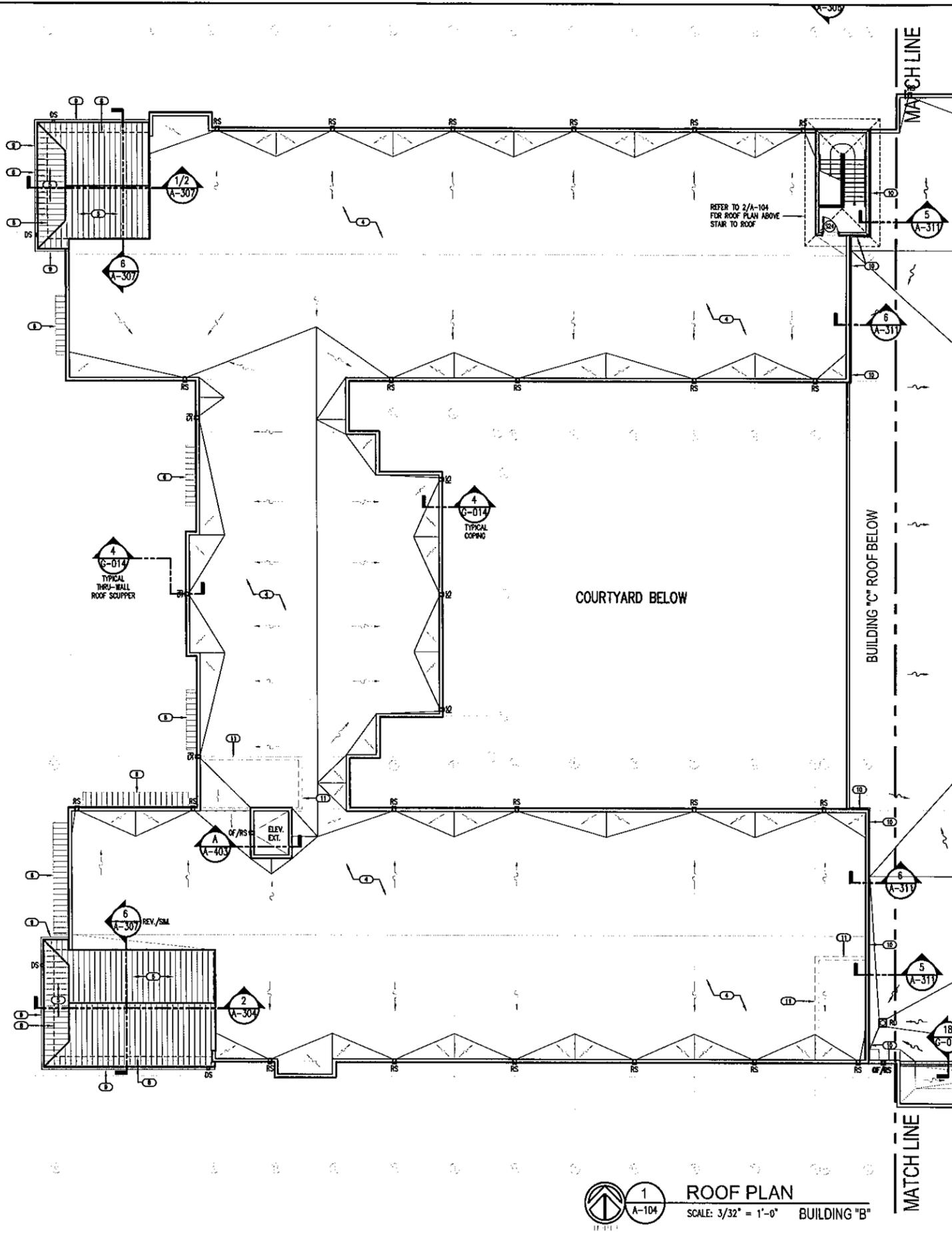
DRAWN BY : DJG
 CHECKED BY : PDP
 PROJECT NO. 1514
 DATE : 12-21-15
 SHEET TITLE :
 3rd FLOOR PLAN NOTED



1
 A-103.2
 3rd FLOOR PLAN - NOTED
 SCALE: 3/32" = 1'-0"
 BUILDING "B"

SHEET NO. :
A-103.2
 BUILDING "B"

PRIVATE CLIENT ARCHITECTURE



GENERAL NOTES:	
1. CONTRACTOR TO VERIFY ALL DIMENSIONS IN THE FIELD.	
2. SEE MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION ON MECHANICAL CURBS.	
3. COORDINATE WITH MECHANICAL & PLUMBING DRAWINGS FOR MECHANICAL ROOF TOP UNITS AND OTHER ROOF PENETRATIONS.	
4. COORDINATE WITH ELECTRICAL DRAWINGS FOR LIGHTNING PROTECTION LOCATIONS.	
5. ALL STANDING SEAM METAL ROOF SLOPES SHALL BE 7/12 SLOPE UNLESS NOTED OTHERWISE.	
6. ALL TAPERED INSULATION & CRICKETS ARE TO SLOPE .25"/FT. MIN. TOWARDS THRU-WALL SCUPPERS AND/OR ROOF DRAINS AS INDICATED ON ROOF PLANS.	
7. REFER TO 489/G-014 FOR TYPICAL COPING DETAILS.	
8. REFER TO 21/G-015 FOR TYPICAL THRU-WALL SCUPPER DETAIL.	
9. REFER TO DETAILS 14/G-014 & 20/G-015 FOR TYPICAL EAVE DETAIL.	
KEYNOTES:	
① ROOF MOUNTED EXHAUST FAN	
② NOTE OMITTED	
③ MECHANICAL ROOF TOP UNITS	
④ SPECIFIED THERMOPLASTIC MEMBRANE ROOFING SYSTEM	
⑤ STANDING SEAM METAL ROOFING SYSTEM	
⑥ ROOF BELOW (REFER TO PLANS)	
⑦ NOTE OMITTED	
⑧ OUTLINE OF STRUCTURE BELOW	
⑨ CONT. ALUMINUM GUTTER SYSTEM w/ RAIN LEADER DOWN SPOUTS DOWN TO PERIMETER DRAINAGE SYSTEM.	
⑩ CONT. FLEXIBLE BELLOWS TYPE / METAL FLANGE ROOF to WALL EXPANSION JOINT COVER.	
⑪ OUTLINE OF STAIRWELL BELOW ROOF LEVEL. REFER TO FLOOR PLAN.	
LEGEND:	
RS □ RS - ROOF SCUPPER (THRU WALL) w/ CONDUCTOR BOX & RAIN LEADER DOWN TO PERIMETER DRAINAGE SYSTEM.	
OF/RS □ OF/RS - OVER-FLOW ROOF SCUPPER	
RD □ RD - ROOF DRAIN	
DS □ DS - DOWN SPOUT w/ RAIN LEADER DOWN TO PERIMETER DRAINAGE SYSTEM	
SB □ SB - SPLASH BLOCK (ON ROOF LEVEL)	
↘ DIRECTION OF ROOF SLOPE TO DRAIN (1" PER FOOT MIN.)	

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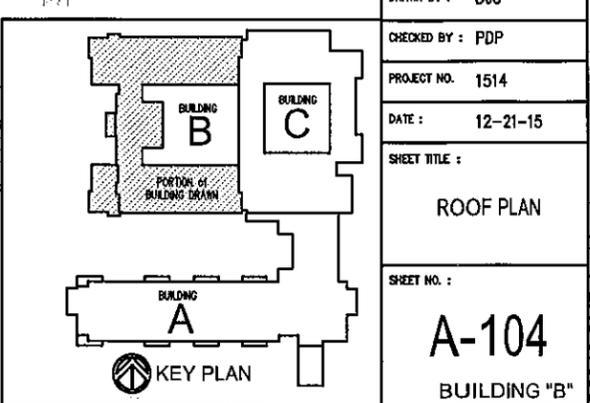
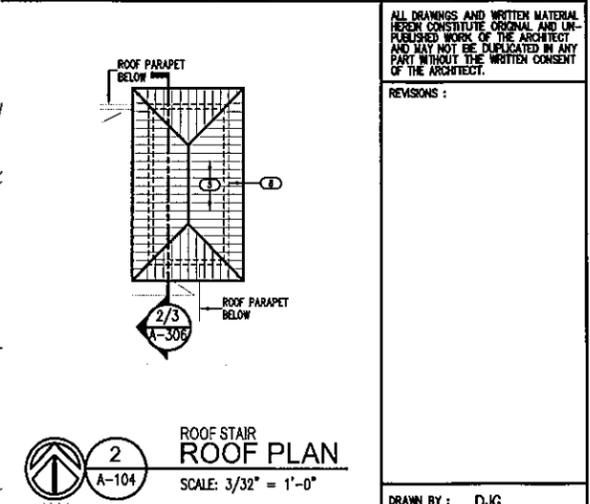
NEW CONSTRUCTION

MULTI-FAMILY SENIOR LIVING PROJECT

JOACHIM ROAD
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REVISIONS :



DRAWN BY : DJG

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PROJECT NO. 1514

DATE : 12-21-15

SHEET TITLE :
ROOF PLAN

SHEET NO. :
A-104
 BUILDING "B"

Listen. Interpret. Translate.

CERTIFICATION:

NEW CONSTRUCTION

MULTI-FAMILY SENIOR LIVING PROJECT

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REVISIONS:
ADDITIONAL #3: 01-08-16
ENTIRE SHEET

DRAWN BY: DJG

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PROJECT NO: 1514

DATE: 12-21-15

SHEET TITLE:
EXTERIOR ELEVATIONS

SHEET NO.:

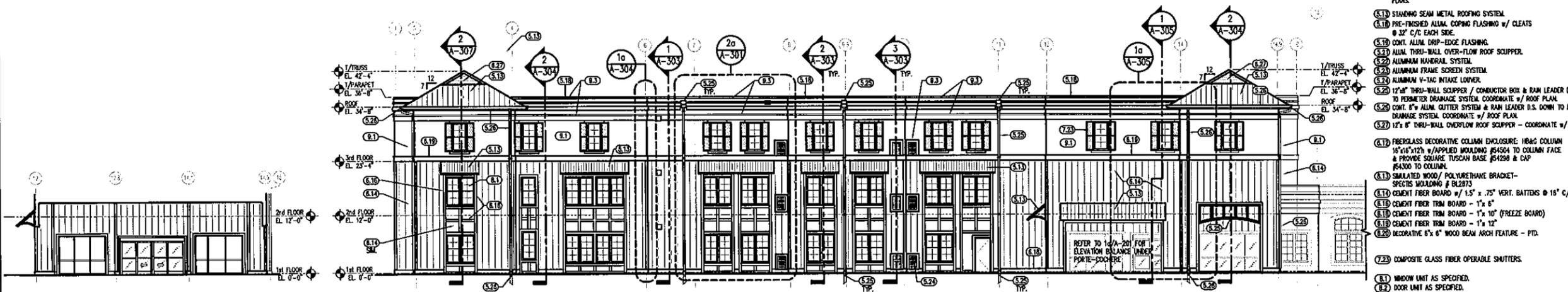
A-201

BUILDING "B"

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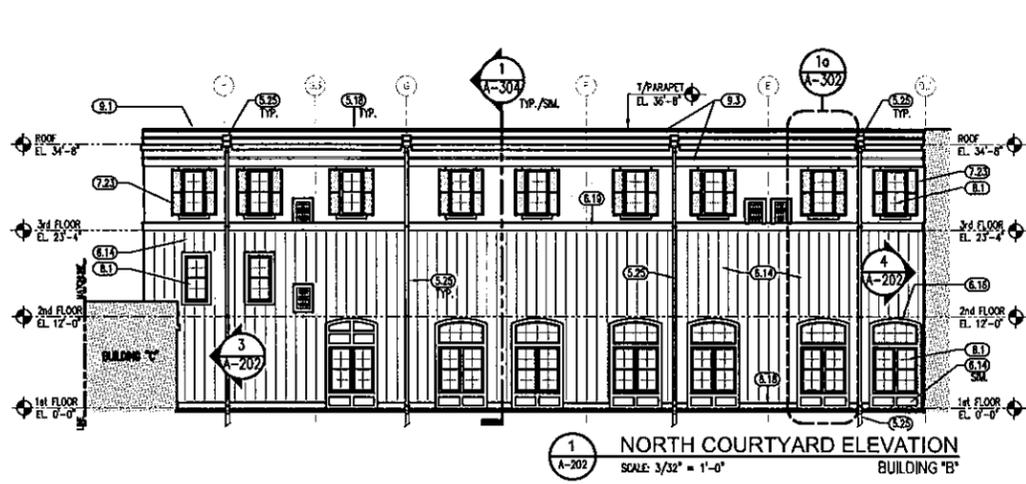
KEY NOTES:

- (2.1) FINISHED GRADE- SLOPE AWAY FROM BUILDING. SEE CIVIL PLANS.
- (6.13) STANDING SEAM METAL ROOFING SYSTEM.
- (6.18) PRE-FINISHED ALUM. COPING FLASHING w/ CLEATS @ 32" C/P. EACH SIDE.
- (6.19) CONT. ALUM. Drip-EDGE FLASHING.
- (6.21) ALUM. THRU-WALL OVER-FLOW ROOF SCUPPER.
- (6.22) ALUMINUM HANGAR SYSTEM.
- (6.23) ALUMINUM FRAME SCREEN SYSTEM.
- (6.24) ALUMINUM V-TAC INTAKE LOUVER.
- (6.25) 12" THRU-WALL SCUPPER / CONDUCTOR BOX & RAIN LEADER D.S. DOWN TO PERMETER DRAINAGE SYSTEM. COORDINATE w/ ROOF PLAN.
- (6.26) CONT. 8" ALUM. GUTTER SYSTEM & RAIN LEADER D.S. DOWN TO PERMETER DRAINAGE SYSTEM. COORDINATE w/ ROOF PLAN.
- (6.27) 12" THRU-WALL OVERFLOW ROOF SCUPPER - COORDINATE w/ ROOF PLAN.
- (6.18) FIBERGLASS DECORATIVE COLUMN ENCLOSURE: H&B COLUMN 18"x18"x12h w/APPLIED MOLDING #54504 TO COLUMN FACE & PROVIDE SQUARE TUSCAN BASE #54298 & CAP #54300 TO COLUMN.
- (6.13) SIMULATED WOOD/ POLYURETHANE BRACKET-SPICED MOLDING # 512873.
- (6.14) GYPSUM FIBER BOARD w/ 1/2" x .75" VERT. BATTENS @ 16" C/P MAX.
- (6.15) GYPSUM FIBER TRIM BOARD - 1" x 6"
- (6.16) GYPSUM FIBER TRIM BOARD - 1" x 10" (FREEZE BOARD)
- (6.17) GYPSUM FIBER TRIM BOARD - 1" x 12"
- (6.20) DECORATIVE 6" x 6" WOOD BEAM ARCH FEATURE - PTD.
- (7.2) COMPOSITE GLASS FIBER OPERABLE SHUTTERS.
- (8.1) WINDOW UNIT AS SPECIFIED.
- (8.2) DOOR UNIT AS SPECIFIED.
- (8.1) STUCCO WALL FINISH AS SPECIFIED.
- (8.2) STUCCO WALL FINISH AS SPECIFIED ON 1" RIGID INSULATION BOARD.
- (8.3) STUCCO WALL FINISH AS SPECIFIED ON BUILT-UP RIGID INSULATION BOARD.

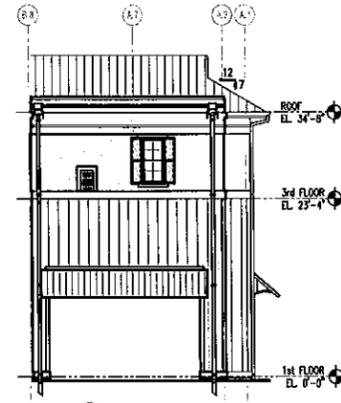




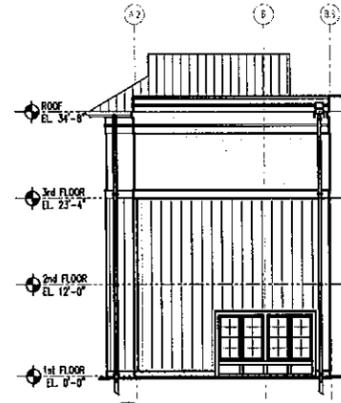
2 SOUTH COURTYARD ELEVATION
SCALE: 3/32" = 1'-0" BUILDING "B"



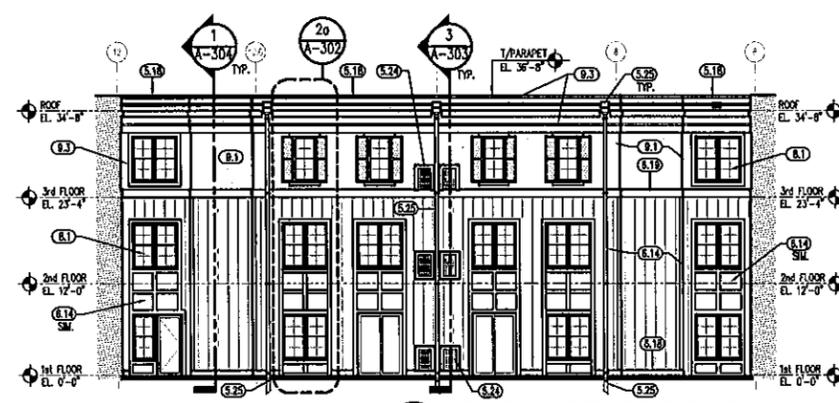
1 NORTH COURTYARD ELEVATION
SCALE: 3/32" = 1'-0" BUILDING "B"



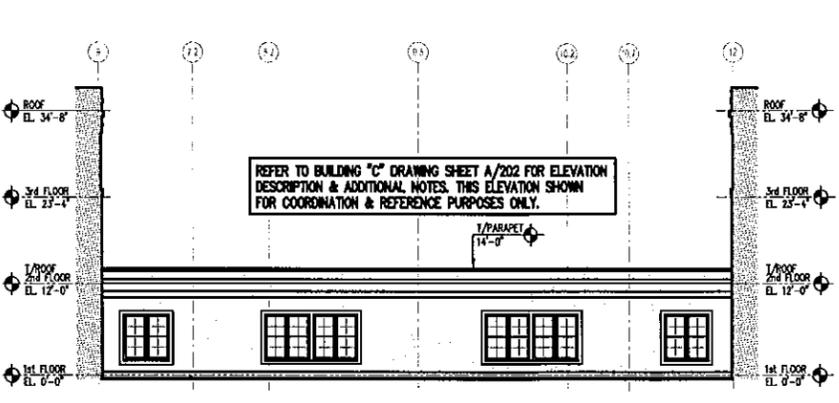
7 ELEVATION
SCALE: 3/32" = 1'-0"



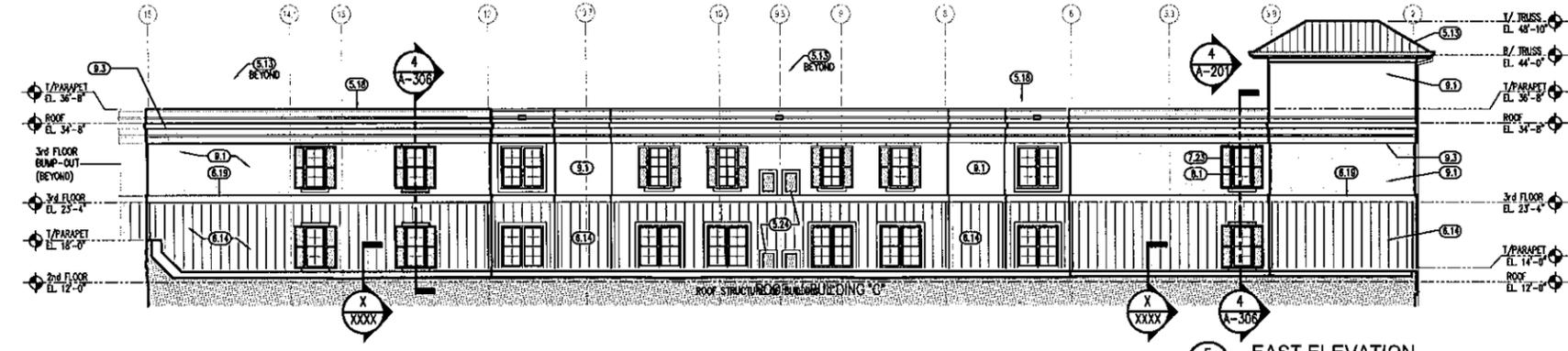
6 ELEVATION
SCALE: 3/32" = 1'-0"



4 EAST COURTYARD ELEVATION
SCALE: 3/32" = 1'-0" BUILDING "B"



3 WEST COURTYARD ELEVATION
SCALE: 3/32" = 1'-0" BUILDING "C"



5 EAST ELEVATION
SCALE: 3/32" = 1'-0" BUILDING "B"

KEY NOTES:

- (2) FINISHED GRADE- SLOPE AWAY FROM BUILDING. SEE CIVIL PLANS.
- (5.1) STANDING SEAM METAL ROOFING SYSTEM.
- (5.18) PRE-FINISHED ALUM. COPING FLASHING w/ CLEATS @ 32" C/C EACH SIDE.
- (5.19) CONT. ALUM. DRIP-EDGE FLASHING.
- (5.2) ALUM. THRU-WALL OVER-FLOW ROOF SCUPPER.
- (5.22) ALUMINUM HANDRAIL SYSTEM.
- (5.23) ALUMINUM FRAME SCREEN SYSTEM.
- (5.24) ALUMINUM V-TAC INTAKE LOUVER.
- (5.25) 12"x16" THRU-WALL SCUPPER / CONDUCTOR BOX & RAIN LEADER D.S. DOWN TO PERIMETER DRAINAGE SYSTEM. COORDINATE w/ ROOF PLAN.
- (5.26) CONT. 6" ALUM. GUTTER SYSTEM & RAIN LEADER D.S. DOWN TO PERIMETER DRAINAGE SYSTEM. COORDINATE w/ ROOF PLAN.
- (5.27) 12" x 8" THRU-WALL OVERFLOW ROOF SCUPPER - COORDINATE w/ ROOF PLAN.
- (5.13) FIBERGLASS DECORATIVE COLUMN ENCLOSURE: HB&G COLUMN 16"x16"x12h w/APPLIED MOULDING #5404 TO COLUMN FACE & PROVIDE SQUARE TUSCAN BASE #54296 & CAP #54300 TO COLUMN.
- (5.14) SIMULATED WOOD / POLYURETHANE BRACKET-SPECS MOULDING # BL2873
- (5.15) CEMENT FIBER BOARD w/ 1.5" x .75" VERT. BATTENS @ 16" C/C MAX.
- (5.16) CEMENT FIBER TRIM BOARD - 1" x 8"
- (5.17) CEMENT FIBER TRIM BOARD - 1" x 10" (FREEZE BOARD)
- (5.18) CEMENT FIBER TRIM BOARD - 1" x 12"
- (5.20) DECORATIVE 6" x 6" WOOD BEAM ARCH FEATURE - P.D.
- (7.2) COMPOSITE GLASS FIBER OPERABLE SHUTTERS.
- (8.1) WINDOW UNIT AS SPECIFIED.
- (8.2) DOOR UNIT AS SPECIFIED.
- (8.3) STAIRWAY WALL FINISH AS SPECIFIED.



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CERTIFICATION:

NEW CONSTRUCTION

MULTI-FAMILY SENIOR LIVING PROJECT

JOACHIM ROAD
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SANTA ROSA COUNTY

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REVISIONS:

DRAWN BY: DJG

CHECKED BY: PDP

PROJECT NO. 1514

DATE: 12-21-15

SHEET TITLE:
EXTERIOR ELEVATIONS

SHEET NO.:
A-202
BUILDING "B"

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NEW CONSTRUCTION

MULTI-FAMILY SENIOR LIVING PROJECT

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DRAWN BY : T. A. BOLTON

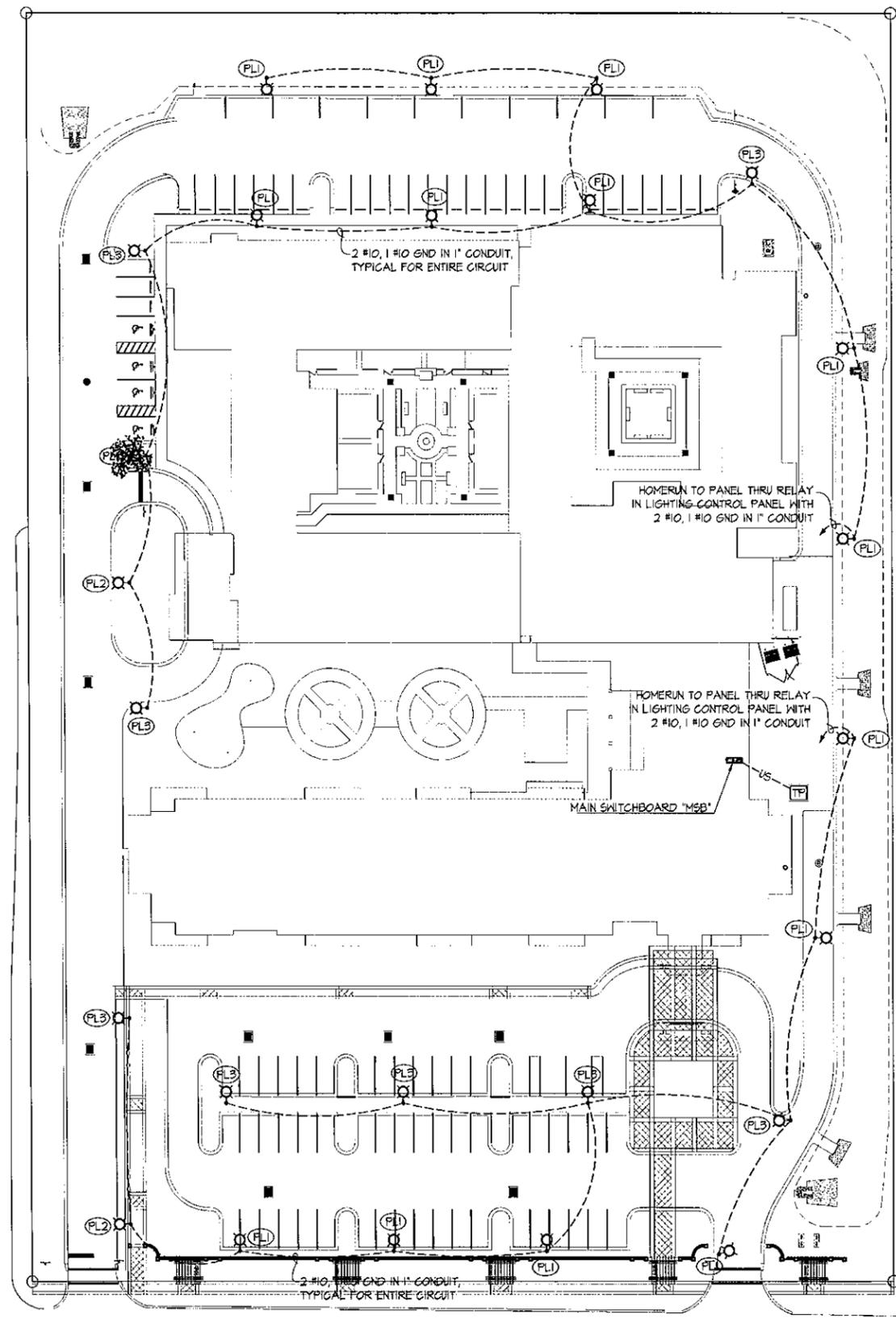
CHECKED BY : S. L. GULLEY

PROJECT NO. 1514

DATE : 02-17-16

SHEET TITLE :
ELECTRICAL SITE PLAN

SHEET NO. :
E-100.1



ELECTRICAL LEGEND

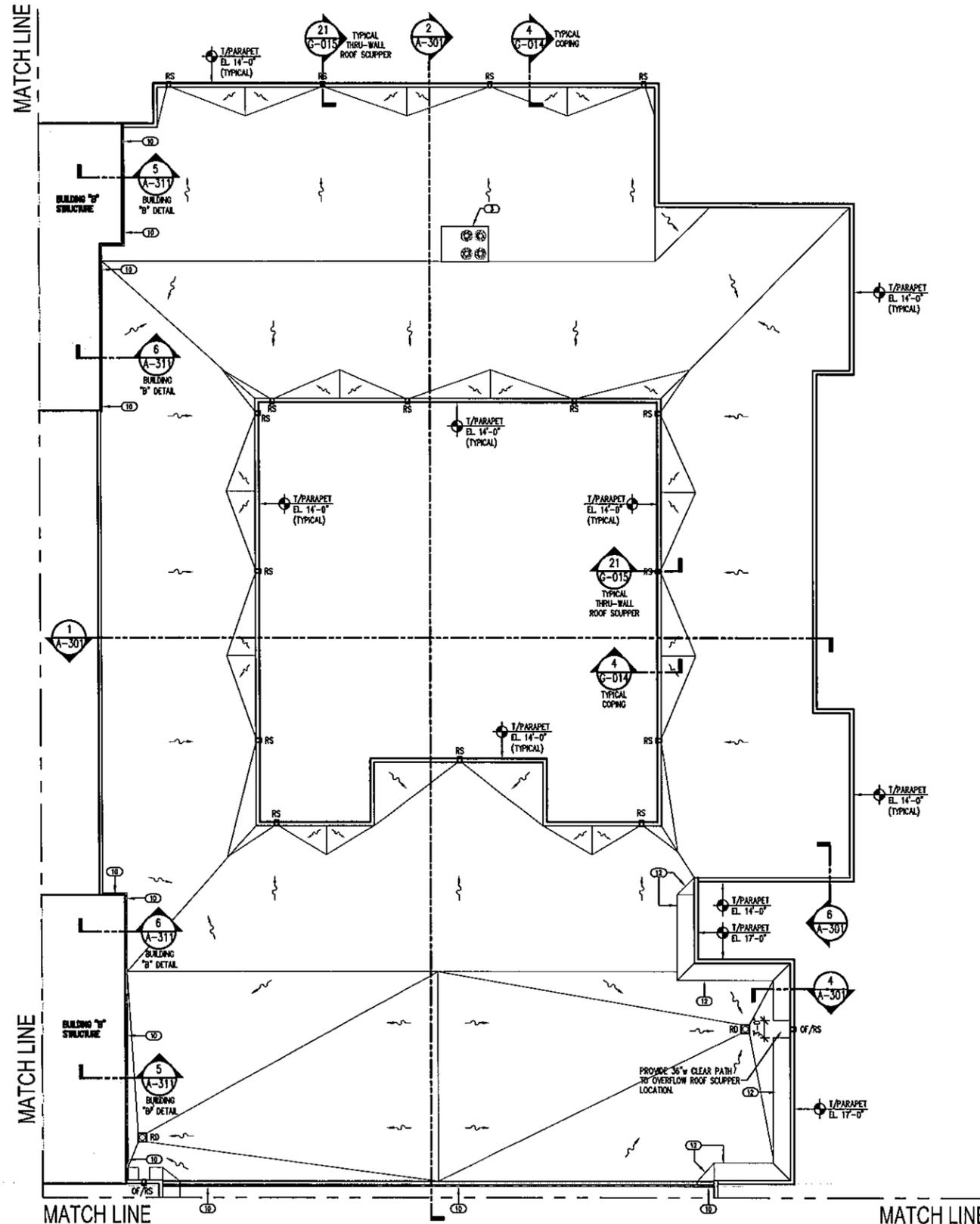
- POWER COMPANY PAD MOUNTED TRANSFORMER - VERIFY EXACT LOCATION
- PARKING AREA LIGHT - SEE FOUNDATION DETAIL, SHEET E1.5
- UNDERGROUND BRANCH CIRCUIT CONDUIT AND CONDUCTORS DIRECT BURIED MINIMUM 24" BELOW FINISH GRADE
- HANDHOLE - SEE DETAILS, SHEET E1.5
- UNDERGROUND SECONDARY SERVICE - SEE TRENCH DETAILS, SHEET E1.5
- UNDERGROUND FIRE ALARM CABLE IN 2" CONDUIT DIRECT BURIED MINIMUM 30" BELOW FINISH GRADE
- UNDERGROUND BRANCH CIRCUIT HOMERUN DIRECT BURIED MINIMUM 24" BELOW FINISH GRADE
- INDICATES LIGHTING FIXTURE MARK
- TAMPER SWITCH
- SPRINKLER SYSTEM FLOW SWITCH
- NON-FUSIBLE DISCONNECT SWITCH
- MOTOR - SIZE AND CHARACTERISTICS AS NOTED
- PULL BOX
- UNDERGROUND PRIMARY POWER FEEDER BY POWER COMPANY

LIGHTING FIXTURE SCHEDULE

MARK	MANUFACTURER & CATALOG No.	LAMPS		MOUNTING	DESCRIPTION
		No.	TYPE		
PL1	VISIONAIRE LIGHTING No. VMX-1-T4-64LC-3-4K-UNV-AM-XX	64	LED - T1.3W 4000K	POLE MOUNT 20'-0" AFG	ARCHITECTURAL LED PARKING LOT FIXTURE WITH DIE CAST ALUMINUM HOUSING, TYPE 4 DISTRIBUTION, UNIVERSAL VOLTAGE DRIVER MOUNTED ON FLUTED POLE. VERIFY FINISH WITH OWNER/ARCHITECT.
PL2	VISIONAIRE LIGHTING No. VMX-1-T4A-32LC-5-4K-UNV-AM-XX	32	LED - 54.8W 4000K	POLE MOUNT 20'-0" AFG	SIMILAR TO FIXTURE MARK 'PL1' EXCEPT WITH TYPE 4A DISTRIBUTION, LOWER WATTAGE, FEWER LED'S
PL3	VISIONAIRE LIGHTING No. VMX-1-T5-64LC-3-4K-UNV-AM-XX	64	LED - T1.3W 4000K	POLE MOUNT 20'-0" AFG	SIMILAR TO FIXTURE MARK 'PL1' EXCEPT TYPE 5 DISTRIBUTION.

ELECTRICAL SITE PLAN
SCALE: 1" = 30'-0"

Premier
Engineering Group, LLC
Bryna, Cook & Galley
410 W. Ninth Mile Road, Suite A, Pensacola, Florida 32504
Florida Certificate of Professional Engineers #15148
Phone: (850) 469-0405 Fax: (850) 432-0905
Permitted Professional #15047



GENERAL NOTES:

1. CONTRACTOR TO VERIFY ALL DIMENSIONS IN THE FIELD.
2. SEE MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION ON MECHANICAL CURBS.
3. COORDINATE WITH MECHANICAL & PLUMBING DRAWINGS FOR MECHANICAL ROOF TOP UNITS AND OTHER ROOF PENETRATIONS.
4. COORDINATE WITH ELECTRICAL DRAWINGS FOR LIGHTNING PROTECTION LOCATIONS.
5. NOTE DELETED.
6. ALL TAPERED INSULATION & CRICKETS ARE TO SLOPE .25"/FT. MIN. TOWARDS THRU-WALL SCUPPERS AND/OR ROOF DRAINS AS INDICATED ON ROOF PLANS.
7. REFER TO 489/0-014 FOR TYPICAL COPING DETAILS.
8. REFER TO 21/0-015 FOR TYPICAL THRU-WALL SCUPPER DETAIL.
9. NOTE DELETED.



SMP Architecture, P.A.
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KEYNOTES:

- 1 ROOF MOUNTED EXHAUST FAN
- 2 NOTE DELETED
- 3 MECHANICAL ROOF TOP UNITS
- 4 SPECIFIED THERMOPLASTIC MEMBRANE ROOFING SYSTEM
- 5 NOTE DELETED
- 6 NOTE DELETED
- 7 NOTE DELETED
- 8 NOTE DELETED
- 9 NOTE DELETED
- 10 CONT. FLEXIBLE BELLOW TYPE / METAL FLANGE ROOF TO WALL EXPANSION JOINT COVER
- 11 NOTE DELETED
- 12 1/8 GMS ANGLED BRACING / ROOF - REFER TO STRUCTURAL PLANS.

LEGEND:

- RS □ RS - ROOF SCUPPER (THRU WALL) w/ CONDUCTOR BOX & RAIN LEADER DOWN TO PERMETER DRAINAGE SYSTEM.
- OF/RS □ OF/RS - OVER-FLOW ROOF SCUPPER
- RD □ RD - ROOF DRAIN
- DS □ DS - DOWN SPOUT w/ RAIN LEADER DOWN TO PERMETER DRAINAGE SYSTEM
- SB □ SB - SPLASH BLOCK (ON ROOF LEVEL)
- ↘ DIRECTION OF ROOF SLOPE TO DRAIN (1" PER FOOT MIN.)

CERTIFICATION:

NEW CONSTRUCTION

MULTI-FAMILY SENIOR LIVING PROJECT

JOACHIM ROAD
GULF BREEZE, FLORIDA
SANTA ROSA COUNTY

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REVISIONS:

DRAWN BY: DJG

CHECKED BY: PDP

PROJECT NO. 1514

DATE: 12-21-15

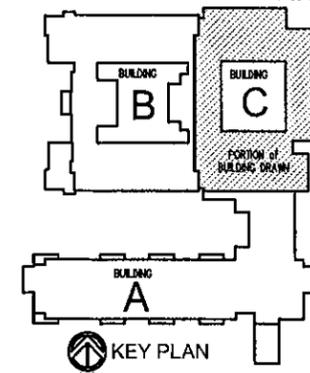
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ROOF PLAN

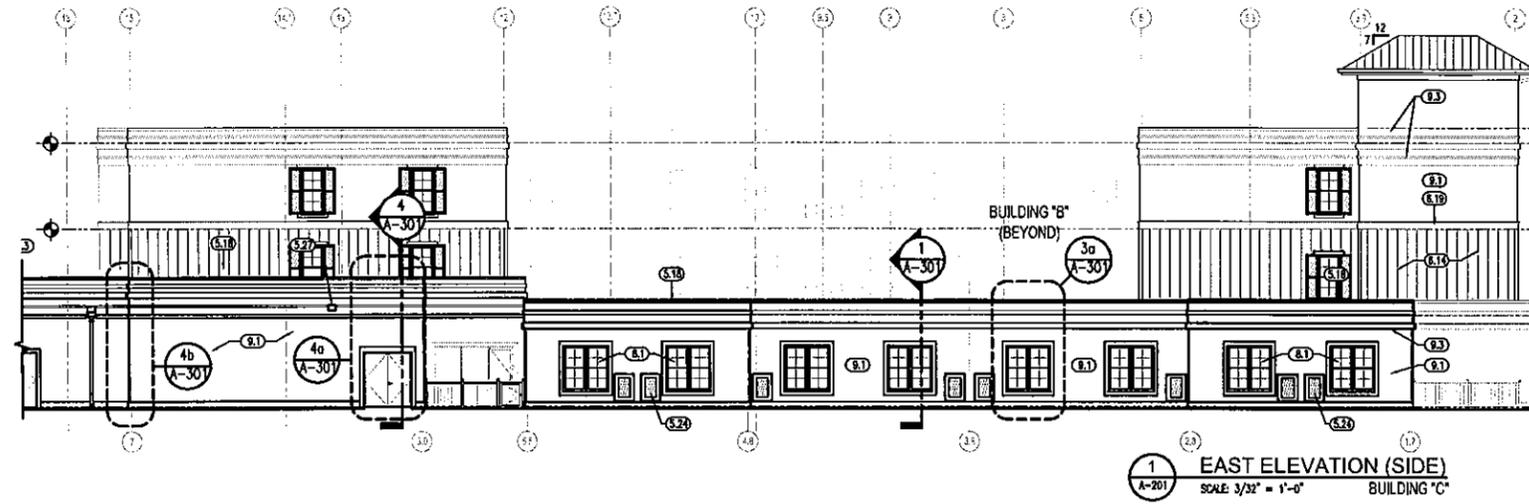
SHEET NO.:

A-102

BUILDING "C"



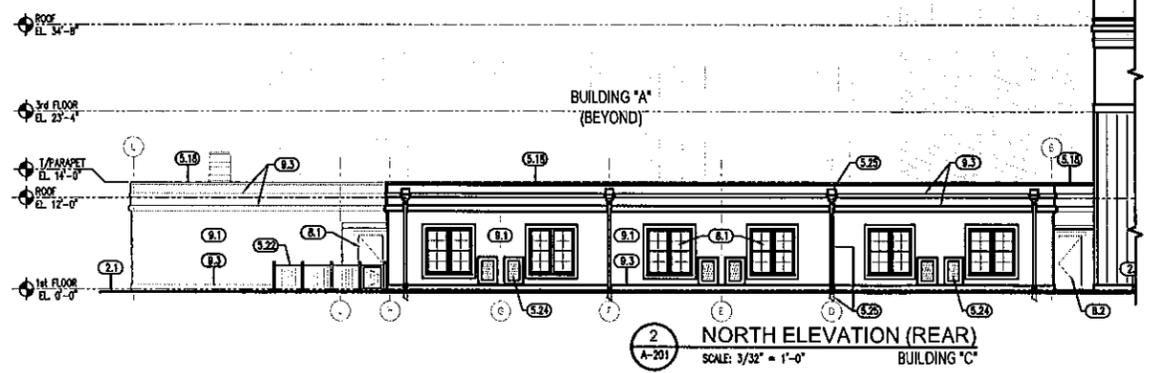
1
A-102
ROOF PLAN
SCALE: 3/32" = 1'-0" BUILDING "C"



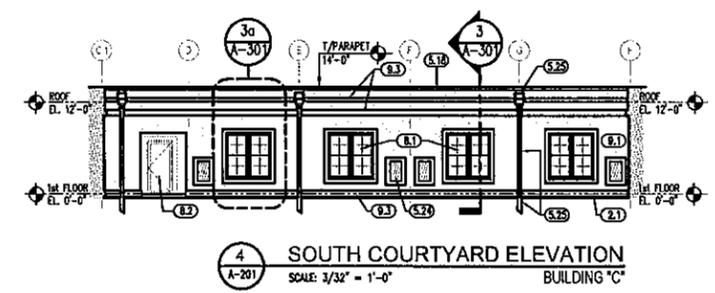
1 EAST ELEVATION (SIDE)
A-201 SCALE: 3/32" = 1'-0" BUILDING "C"

KEY NOTES:

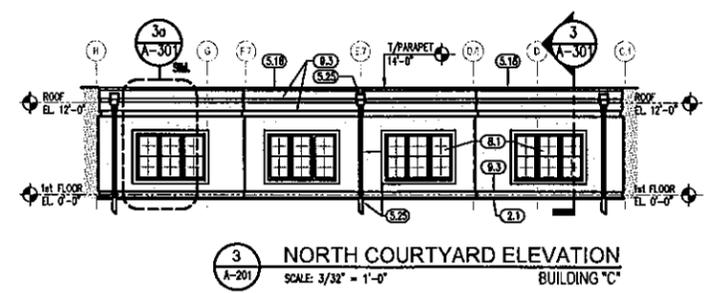
- (21) FINISHED GRADE - SLOPE AWAY FROM BUILDING. SEE CIVIL PLANS.
- (5.15) STANDING SEAM METAL ROOFING SYSTEM.
- (5.16) PRE-FINISHED ALUM. COPING FLASHING w/ CLEATS @ 32" C/C EACH SIDE.
- (5.17) CONT. ALUM. DRIP-EDGE FLASHING.
- (5.18) ALUM. THRU-WALL OVER-FLOW ROOF SCUPPER.
- (5.19) ALUMINUM HANDRAIL SYSTEM.
- (5.20) ALUMINUM FRAME SCREEN SYSTEM.
- (5.21) ALUMINUM Y-TAC INTAKE LOUVER.
- (5.22) 12" THRU-WALL SCUPPER / CONDUCTOR BOX & RAIN LEADER D.S. DOWN TO PERIMETER DRAINAGE SYSTEM. COORDINATE w/ ROOF PLAN.
- (5.23) CONT. 6" ALUM. CUTTER SYSTEM & RAIN LEADER D.S. DOWN TO PERIMETER DRAINAGE SYSTEM. COORDINATE w/ ROOF PLAN.
- (5.24) 12" THRU-WALL OVERFLOW ROOF SCUPPER - COORDINATE w/ ROOF PLAN.
- (6.17) FIBERGLASS DECORATIVE COLUMN ENCLOSURE: 16x16 COLUMN 10'x18"x12" w/ APPLIED MOULDING #54584 TO COLUMN FACE & PROFILE SQUARE TUSCAN BASE #54258 & CAP #54500 TO COLUMN.
- (6.18) SIMULATED WOOD / POLYURETHANE BRACKET-SPECIES MOULDING # BL2873.
- (6.19) CEMENT FIBER BOARD w/ 1.5" x .75" VERT. BATTENS @ 16" C/C MAX.
- (6.20) CEMENT FIBER TRIM BOARD - 1" x 8"
- (6.21) CEMENT FIBER TRIM BOARD - 1" x 10" (FREEZE BOARD)
- (6.22) CEMENT FIBER TRIM BOARD - 1" x 12"
- (6.23) DECORATIVE 6" x 8" WOOD BEAM ARCH FEATURE - PTD.
- (7.2) COMPOSITE GLASS FIBER OPERABLE SHUTTERS.
- (8.1) WINDOW UNIT AS SPECIFIED.
- (8.2) DOOR UNIT AS SPECIFIED.
- (9.1) STUCCO WALL FINISH AS SPECIFIED.
- (9.2) STUCCO WALL FINISH AS SPECIFIED ON 1" RIGID INSULATION BOARD.
- (9.3) STUCCO WALL FINISH AS SPECIFIED ON BUILT-UP RIGID INSULATION BOARD.



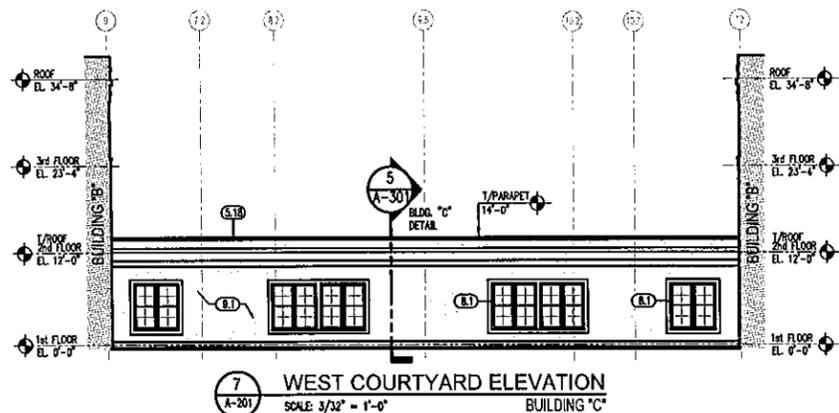
2 NORTH ELEVATION (REAR)
A-201 SCALE: 3/32" = 1'-0" BUILDING "C"



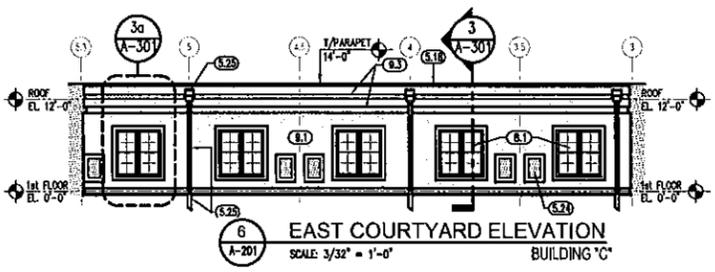
4 SOUTH COURTYARD ELEVATION
A-201 SCALE: 3/32" = 1'-0" BUILDING "C"



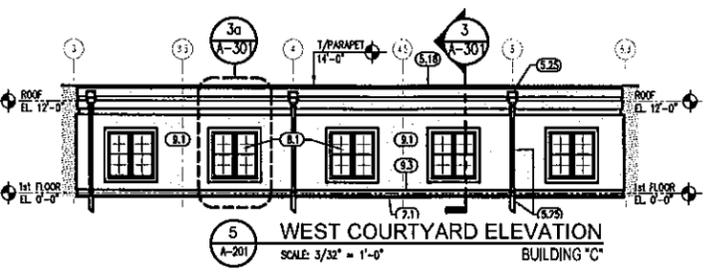
3 NORTH COURTYARD ELEVATION
A-201 SCALE: 3/32" = 1'-0" BUILDING "C"



7 WEST COURTYARD ELEVATION
A-201 SCALE: 3/32" = 1'-0" BUILDING "C"



6 EAST COURTYARD ELEVATION
A-201 SCALE: 3/32" = 1'-0" BUILDING "C"



5 WEST COURTYARD ELEVATION
A-201 SCALE: 3/32" = 1'-0" BUILDING "C"



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CERTIFICATION:

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JOACHIM ROAD
GULF BREEZE, FLORIDA
SANTA ROSA COUNTY

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REVISIONS:
AC-3 ADDENDUM AS: 01-08-15
ENTIRE SHEET

DRAWN BY: DJG

CHECKED BY: PDP

PROJECT NO. 1514

DATE: 12-21-15

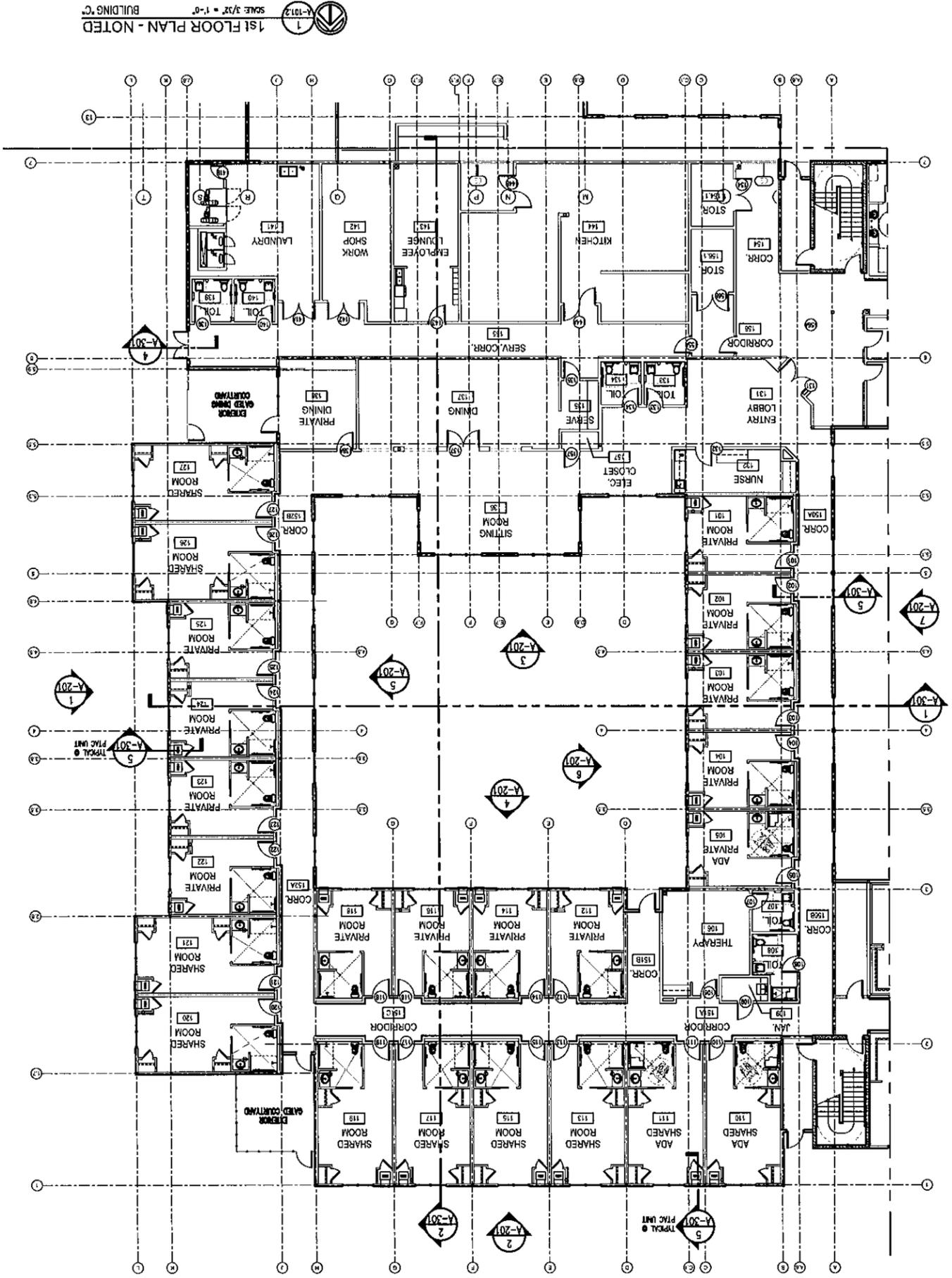
SHEET TITLE:

EXTERIOR ELEVATIONS

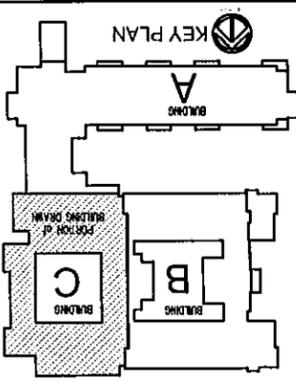
SHEET NO.:

A-201
BUILDING "C"

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1st FLOOR PLAN - NOTED
SCALE 3/8" = 1'-0"
A-101.2



BUILDING "C"
A-101.2
SHEET NO. :
1st FLOOR PLAN
NOTED
SHEET TITLE :
DATE : 12-21-15
PROJECT NO. 1514
CHECKED BY : PDP
DRAWN BY : DJS

REVISIONS :
ALL DRAWINGS AND MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES AND REGULATIONS. ANY CHANGES TO THIS PLAN SHALL BE INDICATED BY A REVISION TABLE AND SHALL NOT BE EXECUTED IN ANY PART WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

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KEY NOTES:
1. ALL DIMENSIONS ARE TO FACE OF STUDS, FACE OF CONCRETE WALLS, CENTER OF OPENING OR STRUCTURAL GRID LINE, UNLESS NOTED OTHERWISE.
2. CONTRACTOR TO VERIFY ALL DIMENSIONS IN THE FIELD.
3. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL BUILDING, WALL, SECTIONS AND ELEVATION INFORMATION.
4. SEE CIVIL DRAWINGS FOR CURB AND SIDEWALK INFORMATION.
5. COORDINATE RELECTED CEILING PLAN (RCP) WITH ELECTRICAL, MECHANICAL & FIRE PROTECTION DRAWINGS.
6. CONTRACTOR TO COORDINATE ALL ACCESS PANEL LOCATIONS WITH PLUMBING, MECHANICAL AND ELECTRICAL DRAWINGS.
7. PROVIDE FINISHING OR IF STUDS FOR RAILWAYER LOCATIONS.

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CERTIFICATION :
I, the undersigned, certify that I am a duly Licensed Professional Engineer in the State of Florida, License No. 1514, and I am the author of the above drawings. I am not providing any services in violation of the Florida Statutes, Chapter 481, Part I, and I am not providing any services in violation of the Florida Statutes, Chapter 481, Part I, and I am not providing any services in violation of the Florida Statutes, Chapter 481, Part I.

CERTIFICATION :
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JERRY PATE DESIGN
301 SCHUBERT DRIVE
PENSACOLA, FL 32504
(850) 479-4653

CERTIFICATION :

NEW CONSTRUCTION

MULTI-FAMILY SENIOR LIVING PROJECT

JOACHIM ROAD
GULF BREEZE, FLORIDA
SANTA ROSA COUNTY

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REVISIONS :

DRAWN BY : BA

CHECKED BY : SD

PROJECT NO. 1514

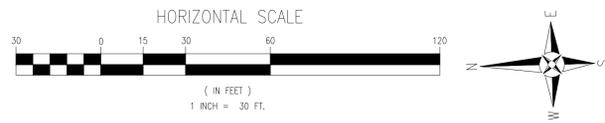
DATE : 03-11-16

SHEET TITLE :

LANDSCAPE PLAN

SHEET NO. :

L1.1



PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME / COMMON NAME	CONT	SIZE	SPECS	QTY	
MB		Magnolia grandiflora 'Bracken's Brown Beauty' / Bracken's Southern Magnolia	4" Cal	12-15 H x 6-8 W	FTB, SP	7	
MDD		Magnolia grandiflora 'D.D. Blanchard' TM / Southern Magnolia	4" Cal	14-16 HT	SP	13	
MCE		Myrica cerifera 'Escarosa' / Escarosa Wax Myrtle	CG	8' HT x 4' SPR	FTB, SP	45	
PE		Pinus elliotii / Slash Pine	FG	4" Cal 12-15' H	STD, SP	25	
PO		Platanus occidentalis / American Sycamore	FG	4" Cal 16-18 HT	SP	15	
QC		Quercus virginiana 'Seedling' / Seedling Live Oak	FG	4" Cal 16-18 HT	SP	34	
TD2		Taxodium distichum / Bald Cypress	FG	4" Cal 14-16 HT	SP	22	
UA2		Ulmus alata / Winged Elm	FG	4" Cal 14-16 HT	SP	13	
SHRUBS	CODE	BOTANICAL NAME / COMMON NAME	CONT	SIZE	SPECS	QTY	
AA		Azalea Encore 'Autumn Angel' TM / Autumn Angel Azalea	3 gal	18" OA	FTB, SP	64	
IN2		Ilex vomitoria 'Nana' / Dwarf Yaupon	3 gal	18" OA	FTB, SP	399	
JUP		Juniperus chinensis 'Parsonii' / Parson's Juniper	3 gal	30" OA	FTB, SP	290	
LB2		Lomandra longifolia 'Breeze' / Breeze Grass	3 gal	18" OA	Full Pot	506	
MS		Mascarenus sinensis 'Asagio' / Asagio Eulalia Grass	3 gal	18" OA	FTB, SP	65	
PD		Podocarpus macrophyllus 'Dwarf Pringles' / Dwarf Podocarpus	3 gal	36" OA	Full Pot	78	
SC		Serenoa repens 'Cinerea' / Silver Saw Palmetto	3 gal	18" OA	FTB, SP	454	
SBA		Spartina bakeri / Sand Cord Grass	1 gal	12" OA	Full Pot	271	
GROUND COVERS	CODE	BOTANICAL NAME / COMMON NAME	CONT	SIZE	SPECS	SPACING	QTY
XA		Annuals / Annuals	4" Pot			6" o.c.	520 sf
PA		Paspalum notatum 'Argentine' / Bahia Grass	SOD				19,291 sf
ZE		Zoysia japonica 'Emerald' / Emerald Zoysia	SOD		Certified disease, weed & insect free		45,150 sf

TREE ABBREVIATION LIST
MITIGATION TREE: M
BUFFER TREE: B
FRONTAGE TREE: F
INTERIOR TREE: I
UNDER STORY: U

FRONTAGE TREE REQUIREMENTS:

JOACHIM DRIVE	400 LINEAR FT. PROPERTY LINE (1 TREE/40 LINEAR FT.) 400/40 = 10 TREES REQUIRED	
TREES PROVIDED:		10

BUFFER TREE REQUIREMENTS:

BUFFER TO RESIDENTIAL	415 LINEAR FT. PROPERTY LINE (3 CANOPY TREES/100 LINEAR FT.) (4 UNDERSTORY TREES/100 LINEAR FT.)	
UNDERSTORY	4.15X4 = 17 TREES REQUIRED	17
UNDERSTORY TREES PROVIDED:		17
CANOPY	4.15X3 = 13 TREES REQUIRED	13
CANOPY TREES PROVIDED:		13

BUFFER TO CHURCH	565 LINEAR FT. PROPERTY LINE (1 TREE/40 LINEAR FT.) 565/40 = 15 TREES REQUIRED	
TREES PROVIDED:		15

MITIGATION TREE REQUIREMENTS:

REQUIRED BY CIVIL:	38
TREES PROVIDED:	38

TREE ABBREVIATION LIST

BUFFER TREE	B
FRONTAGE TREE	F
INTERIOR TREE	I
MITIGATION TREE	M
UNDER STORY	U

INTERNAL LANDSCAPE REQUIREMENTS

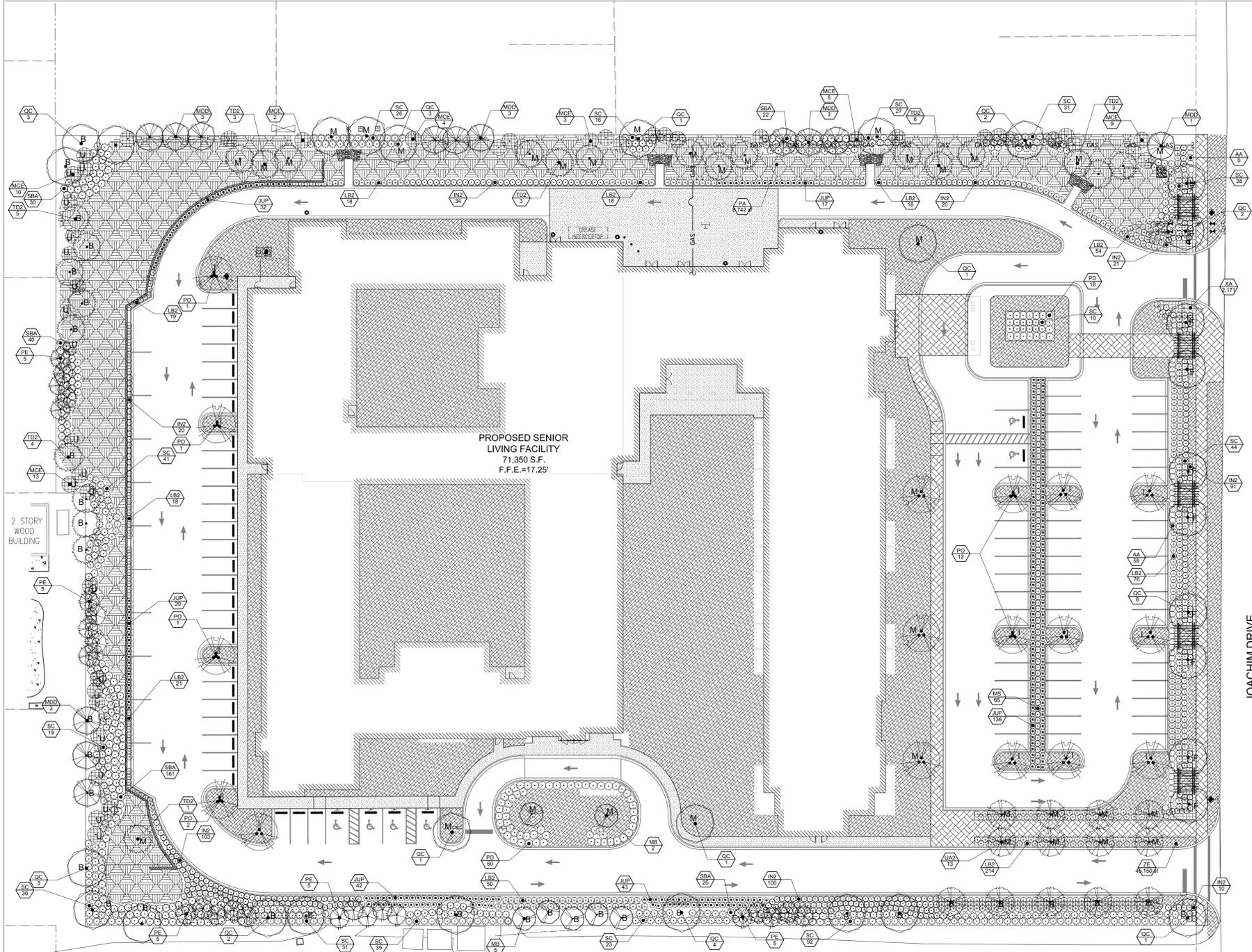
Provide 1 sq. ft. of landscape area for 50 sq. ft. of vehicular use area

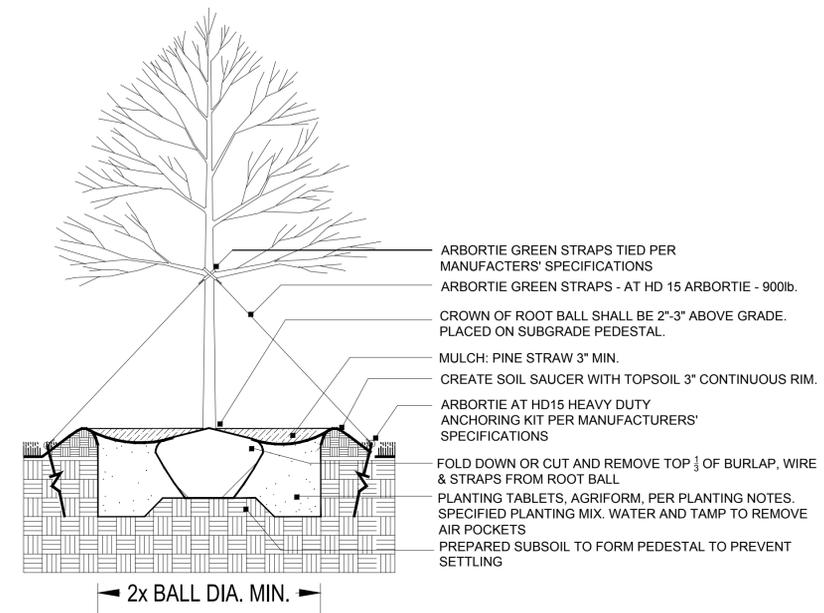
60,767 sq. ft. of vehicular use area / 50 = 1,216 sq ft

TOTAL INTERIOR LANDSCAPING REQUIRED:	=	1,216 sq ft
INTERIOR LANDSCAPING PROVIDED:	=	1,216 sq ft

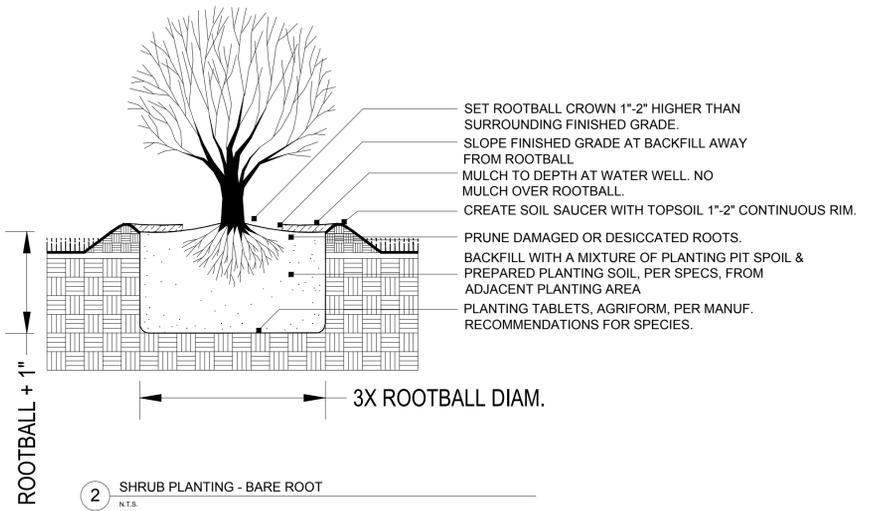
One tree per 100 sq ft of required interior landscaping (1,216 / 100) = 12.16 Trees

TOTAL TREE REQUIREMENT:	=	13 Trees
TOTAL TREES PROVIDED:	=	13 Trees

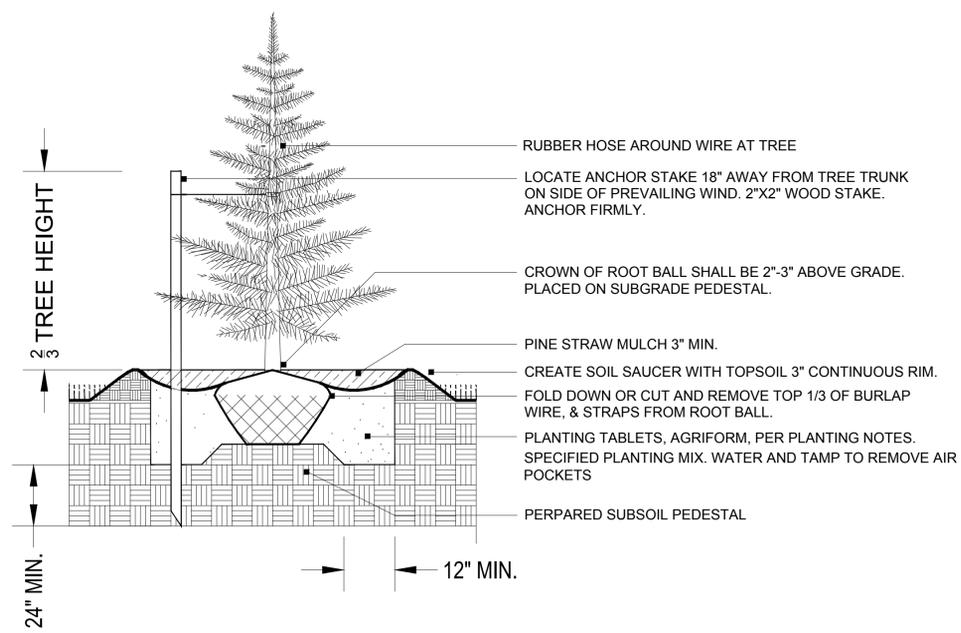




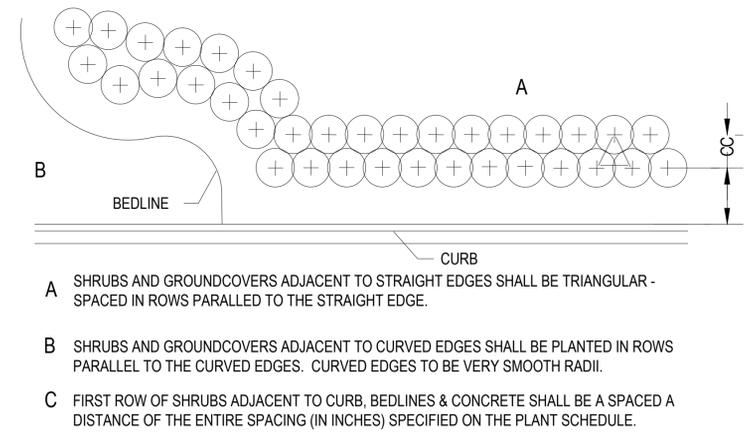
1 DECIDUOUS TREE PLANTING
 N.T.S.



2 SHRUB PLANTING - BARE ROOT
 N.T.S.



3 CONIFEROUS TREE PLANTING
 N.T.S.



3 TYPICAL PLANT SPACING DIAGRAM
 N.T.S.

NOTES: TREE PLANTING (>2" CAL.)

- ALL PLANT MATERIALS SHALL BE IN ACCORDANCE WITH THE AMERICAN STANDARDS FOR NURSERY STOCK (ANSI Z60.1-2004). PLANT ACCORDING TO ANSI A300 PART 6.
- DIG THE PLANTING HOLE A MINIMUM OF 2x WIDTH OF ROOTBALL FOR AT LEAST THE FIRST 12 INCHES OF DEPTH. BELOW 12 INCHES, DIG HOLE WIDE ENOUGH TO PERMIT ADJUSTING. DO NOT DIG THE HOLE DEEPER THAN ROOT BALL DEPTH.
- SCARIFY THE SUBGRADE AND SIDES OF THE PLANTING HOLE WHEN PLANTING IN CLAY SOILS (MORE THAN 15% CLAY).
- LIFT AND SET THE TREE BY ROOT BALL ONLY. DO NOT LIFT USING THE TREE TRUNK AND DO NOT USE TREE TRUNK AS A LEVER.
- SET THE TOP OF THE ROOT BALL 2"-3" HIGHER THAN THE SOIL SURFACE
- AFTER THE TREE IS SET IN PLACE, REMOVE BURLAP, WIRE AND STRAPS FROM AT LEAST THE UPPER 1/3 OF THE ROOTBALL.
- BACKFILL WITH EXISTING SOIL THAT HAS BEEN WELL-TILLED OR BROKEN UP. DO NOT ADD AMENDMENTS TO THE BACKFILL SOIL. AMEND THE SURFACE WITH MULCH.
- USE ARBOR TIE GREEN STRAPS HD15 ARBORTIE 900 LB W/ HEAVY DUTY ANCHORING KITS.
- ATTACH 3/4" NYLON WEBBING TO CONNECT THE TREE TO STAKES. ATTACH WEBBING AT 1/3 THE TREE HEIGHT.
- APPLY A 2-3" (SETTLED) DEPTH OF PINE STRAW OR BARK MULCH TO THE PLANTING SURFACE. LEAVE A 2" SPACE AROUND THE TRUNK FOR AIR CIRCULATION.
- PRUNING SHALL BE LIMITED TO DEAD, DISEASED, OR BROKEN LIMBS ONLY AND SHALL BE IN ACCORDANCE WITH ANSI A300 SPECIFICATIONS.
- REMOVE ANY TRUNK WRAP REMAINING AT TIME OF PLANTING. NO WRAPS SHALL BE PLACED ON TRUNK.
- FERTILIZE WITH AGRIFORM 21 GRAM TABLETS PER PLANTING NOTES

GENERAL NOTES

- All construction shall be in accordance with the plans and written notes. No substitutions shall be made without prior written approval by the landscape architect, Jerry Pate Design.
- Written dimensions shall take precedence over scaled dimensions. The Contractor shall verify and be responsible for all dimensions and conditions on the job. The landscape architect shall be notified of any variation from the dimensions and conditions shown on the plans.
- Landscape materials shall be adjusted in the field to avoid conflicts with any proposed or remaining utility structures, drainage structures, ditches, under drains, ditch blocks, storm water facilities and drainage discharge paths, existing signage, and existing lighting and their appurtenances. The Contractor shall not install the proposed improvements if a conflict exists. Any costs to remove and/or repair work adjusted that has not been approved previously by the landscape architect shall be at the Contractor's expense.
- Landscape improvements shall be installed by the Contractor in accordance with the most current FDOT Standard Specification 580, and any other planting specifications included in the Construction Documents.
- Plant quantities shown on the landscape plan are minimum only. The Contractor is responsible for the Contractor's own quantity take-off, and shall provide all plant material required to fill the planting beds at the spacing indicated on the planting legend.
- Planting for all plant material and the protection of existing trees to remain shall be in accordance with the most current FDOT Design Standard Index 987, and the details in the Construction Documents.
- The Contractor shall insure that, prior to moving on site, all equipment which last operated in places know to be infested with noxious weeds is free of soil, seeds, vegetative matter, or other debris that could contain or hold seeds.
- The Contractor shall not bring any hazardous materials onto the job site. If the Contractor needs hazardous materials to perform the contracted work, the contractor shall request, in writing, advance permission from the Owner. If any known or suspected hazardous material is found on the project, the Contractor shall immediately notify the Owner.
- Any public land survey system corner or any monument that perpetuates the Right-of-Way within the limits of construction is to be protected by the contractor. If a monument is in danger of being destroyed and has not been properly referenced, the Contractor should notify the Owner.

PLANTING BED PREPARATION

- All trash, asphalt, concrete signage, weeds and other spoilage shall be removed from site prior to mobilization of planting contractor.
- All areas to be planted or sodded shall be graded to site specifications prior to mobilization of planting contractor.
- Contractor shall confirm all planting beds are not compacted beyond 85 percent to ensure drainage. Should compacted soils exist, soils shall be excavated and replaced with well-draining soil prior to mobilization of planting contractor. No parking lot sub-base, asphalt material or concrete spoils shall remain in planting beds.
- All existing vegetation shall be removed in all planting bed areas unless otherwise noted on the plans. Herbicide manufacturer specifications and instructions shall be followed as to treatment dilution, mix, application, and time periods between applications as applicable to assure weeds are eliminated from the planting beds prior to commencing planting. All personnel involved in the chemical program are to receive the proper training and licensure, and follow the operating guidelines provided by FDOT for chemical control. Contact the Escambia County Extension Service for additional information regarding herbicides, pesticides, and required licenses.
- Representative soil samples (3 minimum) from varying areas throughout the project shall be taken and provided to the owner's representative. Based upon the soil sample results and recommendations from the testing laboratory, the contractor shall incorporate all soil amendments / fertilizer necessary to correct any soil deficiencies so that optimal plant health can occur.
- All soil amendments shall be added to the planting beds and incorporated into the soil prior to commencing final grading and planting. All beds shall be graded to provide positive drainage with no areas where standing water could occur.
- All planting bed areas shall be treated with a pre-emergent herbicide to assure that weeds will be controlled

UTILITY NOTES

- The locations of the utilities shown on the plans should be considered approximate only, and interpolations between these points have not been verified.
- The Contractor shall notify all utilities two business days prior to demolition and/or excavation. Call "Sunshine State One Call System" 1-800-432-4770 (or 811) so that underground utilities may be field located.
- The Contractor shall coordinate with the utility companies during construction. No Utility is to be relocated. Planting shall be adjusted horizontally, at the direction of the landscape architect, to address any Utility conflicts.

PLANTING NOTES

- The landscape installation must be properly sequenced with other construction so that the landscape is not damaged by other work/trades and vice versa.
- The Contractor shall verify the existence of and stake all utilities prior to construction. Excavation of plant pits located within 5' of utilities shall be performed by hand. Any utility and plant material conflicts shall be brought to the attention of the landscape architect prior to installation, or field adjustments.
- All plants shall meet size, container, and spacing specifications as shown in the plant schedule. The contractor shall guarantee plant health and survivability for one year from date of project acceptance by the landscape architect. Any material not meeting specifications or displaying poor health shall be replaced at Contractor's expense within two weeks of notice.
- All plant material shall be Florida No. 1 or better, unless otherwise noted, as set forth in the current edition of the "Grades and Standards for Nursery Plants," State of Florida. Notify the landscape architect a minimum of one week prior to plant delivery to schedule on-site inspection upon delivery. Installed plant material not meeting specifications shall be removed and replaced at contractor's expense. All plants must be brought to the site free of weeds. Additionally, the contractor shall provide the landscape architect with representative plant photos to approve for all plant materials prior to any plant delivery. Measuring sticks shall be shown in photos, as appropriate.
- All plant materials indicated with a gallon size shall be container grown and within a container appropriate for the plant size. Root bound plants shall not be accepted. No substitutions shall be permitted without prior approval of the landscape architect.
- The landscape architect reserves the right to make planting bed field changes to accommodate site conditions and to achieve the design intent. The Contractor shall flag all tree and bedline locations for approval of landscape architect prior to any installation.
- The Contractor shall conduct representative soil analysis prior to the installation of any plant material. The Contractor shall notify the landscape architect of any improper soil condition including nutritional deficiencies, wellness, muck, debris, etc. and shall recommend to the landscape architect, prior to installation, all soil amendments that may be necessary to promote healthy vigorous plant growth. The soil sample test results shall include, at a minimum, pH, primary macronutrients, micronutrients, percentage of organic matter, and soil texture. Submit all soil samples and amendment recommendations to the landscape architect for review. The contractor is ultimately responsible for all appropriate soil amendments and a properly prepared finished soil layer in accordance with FDOT Standard Specifications 162 and 987.
- The Contractor shall repair or replace any existing vegetation intended to remain that is disturbed by plant material installation activities. This repair/replacement shall blend seamlessly with the existing landscape.
- The Contractor shall coordinate with all other trades and plans in preparing planting areas, including final grade elevations.
- All plant material must be planted immediately upon delivery to the site and watered in, by hand if the irrigation system is not yet functioning properly. Any plant material not installed within 6 hours of delivery to the site must be stored in an approved, protected holding area and shall be watered as necessary to maintain plant health and quality. All black plastic placed around tree rootballs shall be removed immediately upon delivery to the site, burlap wrapping shall stay in place. For trees not planted within 6 hours of delivery to the site, water shall be immediately applied to the rootball and foliage. The tops shall be untied and the trees stored upright with mulch, pine straw or hay covering the rootballs. Trees shall not be stored lying down. If trees have plastic trunk protectors, the protectors may stay in place prior to planting but shall not be left on indefinitely.
- Plant shrubs in circular pits with a diameter 3X diameter of rootball or container.
- Plant trees in circular pits with a diameter 2X diameter of rootball or container.
- Fertilize all trees with agriform 21 gram tablets, slow release 20-10-5 analysis with one tablet per 1/2" of trunk diameter.
- The Contractor shall notify the landscape architect a minimum of 48 hours prior to completion to schedule a final walkthrough. A final walkthrough shall not be performed if previous punch lists are not completed.
- The Contractor shall be responsible for maintaining all planting and grades until final acceptance by the landscape architect. This maintenance includes keeping beds free of debris, weeds, diseases, and infestations. The Contractor shall also be responsible for providing sufficient water to the plants during this time, and repairing erosion areas.
- The Contractor shall supply the landscape architect with electronic as-built drawings within 30 days of project acceptance.
- Refer to current FDOT Standard Specifications and Design Standard Indices, the General Notes, and all other notes within the Contract Documents for additional requirements.
- One year warranty on all plants and labor.



NEW CONSTRUCTION

MULTI-FAMILY SENIOR LIVING PROJECT

JOACHIM ROAD
 GULF BREEZE, FLORIDA
 SANTA ROSA COUNTY

ALL DRAWINGS AND WRITTEN MATERIAL HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED IN ANY PART WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

REVISIONS :

DRAWN BY : BA

CHECKED BY : SD

PROJECT NO. 1514

DATE : 03-11-16

SHEET TITLE :

LANDSCAPE DETAILS

SHEET NO. :

L2.1

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL	QTY	ARC	PSI	GPM	RADIUS
	Rain Bird 1806-SAM-PRS 15 Strip Series	25	CST	25	1.11	4'x30'
	Rain Bird 1806-SAM-PRS 15 Strip Series	16	EST	25	0.56	4'x15'
	Rain Bird 1806-SAM-PRS 8 Series MPR	80	180	25	0.47	7'
	Rain Bird 1806-SAM-PRS 8 Series MPR	42	90	25	0.24	7'
	Rain Bird 1806-SAM-PRS 10 Series MPR	12	180	25	0.72	9'
	Rain Bird 1806-SAM-PRS 10 Series MPR	8	90	25	0.36	9'
	Rain Bird 1806-SAM-PRS 15 Series MPR	5	360	25	3.38	14'
	Rain Bird 1806-SAM-PRS 15 Series MPR	144	180	25	1.65	14'
	Rain Bird 1806-SAM-PRS 15 Series MPR	36	90	25	0.82	14'
	Rain Bird 1806-SAM-PRS HE-VAN Series	1	Adj	25	7'	
	Rain Bird 1806-SAM-PRS HE-VAN Series	14	Adj	25	14'	
	Rain Bird 1804-SAM-PRS-1402 Flood	174	360	30	0.50	1'

SYMBOL	MANUFACTURER/MODEL	QTY
	Rain Bird XCZ-150-PRB-COM 1-1/2"	3
	Rain Bird MDCFCAP	3
	Rain Bird ARV050 1/2"	7
	Rain Bird OPERIND	4
	Area to Receive Drip Emitters Rain Bird XB-PC See Drip Emitter Chart	22,553 s.f.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Rain Bird PEB-PRS-D 1-1/2" 1", 1-1/2", 2" Plastic Industrial Valves. Low Flow Operating Capability, Globe Configuration. With Pressure Regulator Module.	20
	Rain Bird ESP12LXMEF-LXMMSS with (01) ESPLXMSM12 24 Station Commercial Controller. Stainless Steel Metal Cabinet. Flow Sensing	1
	Rain Bird RSD-CEX Rain Sensing Device, conduit mount. With threaded adapter, extension wire.	1
	Proposed Well: Min. 34 GPM @ 45 PSI Required. Variable Frequency Drive shall be incorporated with well pump.	1
	Irrigation Lateral Line: PVC Class 200 SDR 21 1" PVC Class 200 irrigation pipe.	10,421 l.f.
	Irrigation Lateral Line: PVC Class 200 SDR 21 1 1/2" PVC Class 200 irrigation pipe.	677.8 l.f.
	Irrigation Mainline: PVC Class 200 SDR 21 2" PVC Class 200 irrigation pipe.	2,021 l.f.
	Pipe Sleeve: PVC Schedule 40 All sleeves to be 2X total pipe diameter.	624.6 l.f.

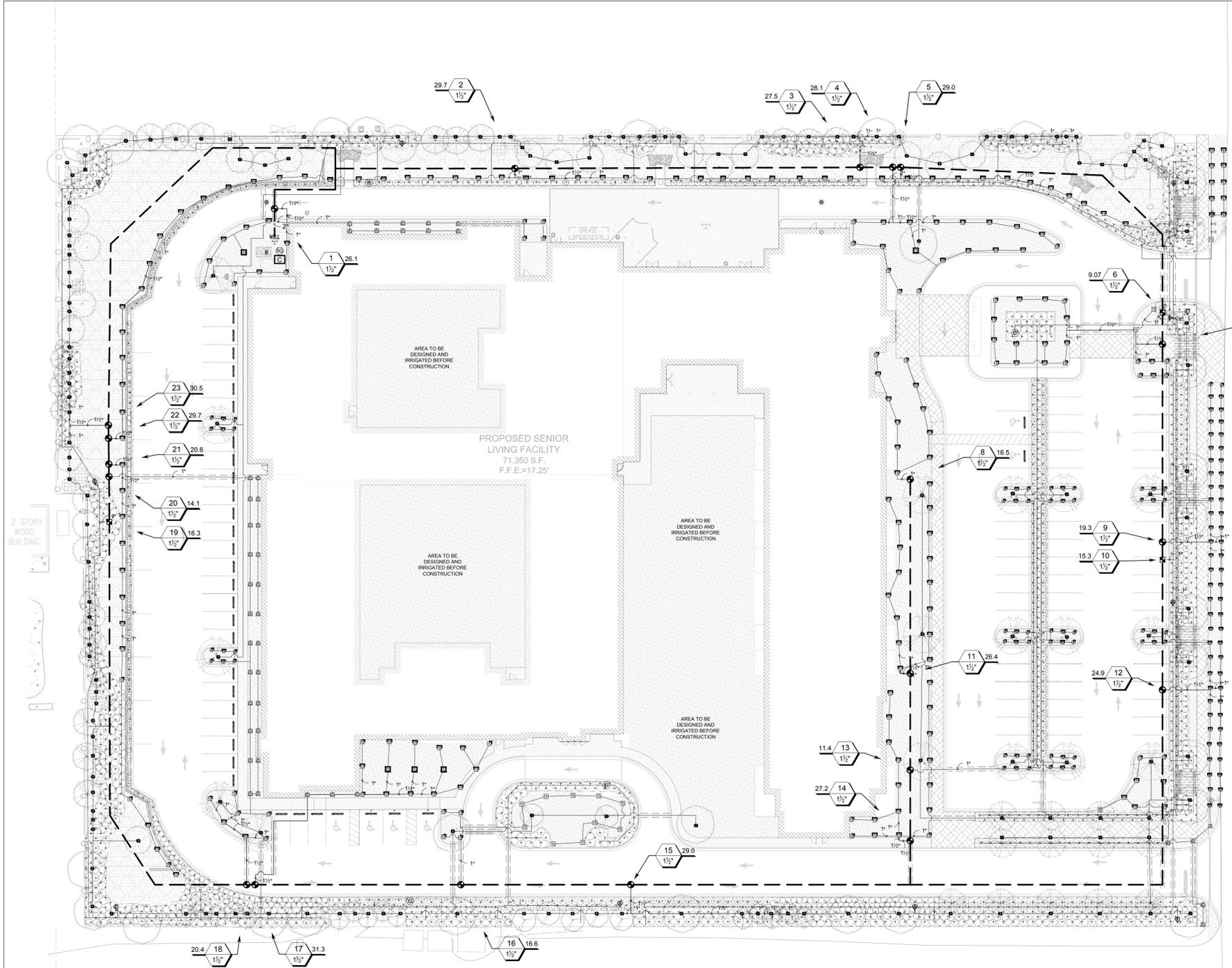
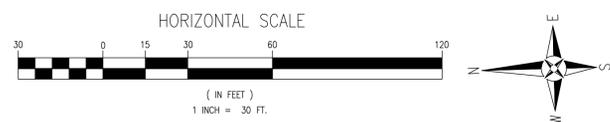


VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	PSI	PSI @ POC	GPM	PRECIP
1	Rain Bird PEB-PRS-D	1-1/2"	Turf Spray	29.53	26.08	0.89 in/h	
2	Rain Bird PEB-PRS-D	1-1/2"	Turf Spray	30.77	29.70	0.62 in/h	
3	Rain Bird PEB-PRS-D	1-1/2"	Bubbler	37.78	27.50	15.32 in/h	
4	Rain Bird PEB-PRS-D	1-1/2"	Turf Spray	29.63	28.10	0.80 in/h	
5	Rain Bird PEB-PRS-D	1-1/2"	Turf Spray	31.26	29.04	0.72 in/h	
6	Rain Bird XCZ-150-PRB-COM	1-1/2"	Area for Drip Emitters	30.66	9.07	0.23 in/h	
7	Rain Bird PEB-PRS-D	1-1/2"	Turf Spray	30.15	24.06	0.86 in/h	
8	Rain Bird PEB-PRS-D	1-1/2"	Turf Spray	29.49	16.49	0.62 in/h	
9	Rain Bird PEB-PRS-D	1-1/2"	Turf Spray	29.31	19.30	1.69 in/h	
10	Rain Bird XCZ-150-PRB-COM	1-1/2"	Area for Drip Emitters	34.88	15.29	0.25 in/h	
11	Rain Bird PEB-PRS-D	1-1/2"	Turf Spray	29.89	26.40	0.62 in/h	
12	Rain Bird PEB-PRS-D	1-1/2"	Turf Spray	31.61	24.86	1.33 in/h	
13	Rain Bird PEB-PRS-D	1-1/2"	Turf Spray	30.78	11.40	1.68 in/h	
14	Rain Bird PEB-PRS-D	1-1/2"	Turf Spray	29.53	27.21	0.66 in/h	
15	Rain Bird PEB-PRS-D	1-1/2"	Turf Spray	39.05	29.00	15.32 in/h	
16	Rain Bird PEB-PRS-D	1-1/2"	Turf Spray	31.74	16.61	0.94 in/h	
17	Rain Bird PEB-PRS-D	1-1/2"	Turf Spray	31.21	31.33	0.92 in/h	
18	Rain Bird PEB-PRS-D	1-1/2"	Turf Spray	30.14	20.42	0.95 in/h	
19	Rain Bird XCZ-150-PRB-COM	1-1/2"	Area for Drip Emitters	35.79	16.33	0.18 in/h	
20	Rain Bird PEB-PRS-D	1-1/2"	Turf Spray	30.96	14.12	1.54 in/h	
21	Rain Bird PEB-PRS-D	1-1/2"	Turf Spray	31.73	20.61	0.82 in/h	
22	Rain Bird PEB-PRS-D	1-1/2"	Turf Spray	31.90	29.70	0.70 in/h	
23	Rain Bird PEB-PRS-D	1-1/2"	Bubbler	37.72	30.50	15.32 in/h	

WATERING SCHEDULE

NUMBER	MODEL	TYPE	PRECIP	IN/WEEK	MIN/WEEK	GAL/WEEK	GAL/DAY
1	Rain Bird PEB-PRS-D	Turf Spray	0.89 in/h	1	68	1,773	253.3
2	Rain Bird PEB-PRS-D	Turf Spray	0.62 in/h	1	97	2,881	411.6
3	Rain Bird PEB-PRS-D	Bubbler	15.32 in/h	2	8	220	31.4
4	Rain Bird PEB-PRS-D	Turf Spray	0.80 in/h	1	76	2,136	305.1
5	Rain Bird PEB-PRS-D	Turf Spray	0.72 in/h	1	84	2,439	348.4
6	Rain Bird XCZ-150-PRB-COM	Area for Drip Emitters	0.23 in/h	1	260	2,358	336.8
7	Rain Bird PEB-PRS-D	Turf Spray	0.86 in/h	1	71	1,708	244.0
8	Rain Bird PEB-PRS-D	Turf Spray	0.62 in/h	1	97	1,600	228.5
9	Rain Bird PEB-PRS-D	Turf Spray	1.69 in/h	1	36	894.8	99.3
10	Rain Bird XCZ-150-PRB-COM	Area for Drip Emitters	0.25 in/h	1	244	3,730	532.9
11	Rain Bird PEB-PRS-D	Turf Spray	0.62 in/h	1	98	2,587	369.6
12	Rain Bird PEB-PRS-D	Turf Spray	1.33 in/h	1	46	1,143	163.3
13	Rain Bird PEB-PRS-D	Turf Spray	1.68 in/h	1	36	410.4	58.6
14	Rain Bird PEB-PRS-D	Turf Spray	0.66 in/h	1	91	2,476	353.7
15	Rain Bird PEB-PRS-D	Bubbler	15.32 in/h	2	8	232	33.1
16	Rain Bird PEB-PRS-D	Turf Spray	0.94 in/h	1	65	1,080	154.2
17	Rain Bird PEB-PRS-D	Turf Spray	0.92 in/h	1	65	2,036	290.9
18	Rain Bird PEB-PRS-D	Turf Spray	0.95 in/h	1	63	1,286	183.8
19	Rain Bird XCZ-150-PRB-COM	Area for Drip Emitters	0.18 in/h	1	325	5,306	758.0
20	Rain Bird PEB-PRS-D	Turf Spray	1.54 in/h	1	39	550.7	78.7
21	Rain Bird PEB-PRS-D	Turf Spray	0.82 in/h	1	74	1,525	217.9
22	Rain Bird PEB-PRS-D	Turf Spray	0.70 in/h	1	86	2,554	364.9
23	Rain Bird PEB-PRS-D	Bubbler	15.32 in/h	2	8	244	34.9
TOTALS:					2,045	40,971	5,853



BOTANICAL	COMMON	EMITTER MODEL	NUMBER PER PLANT
Azalea Encore 'Autumn Angel'™	Autumn Angel Azalea	XB-10PC	1
Ilex vomitoria 'Nana'	Dwarf Yaupon	XB-10PC	1
Juniperus chinensis 'Parsonii'	Parsonii Juniper	XB-10PC	1
Lomandra longifolia 'Breeze'	Breeze Grass	XB-05PC	1
Miscanthus sinensis 'Adagio'	Adagio Eulalia Grass	XB-05PC	1
Podocarpus macrophyllus 'Dwarf Pringles'	Dwarf Podocarpus	XB-10PC	1
Serenoa repens 'Cinerea'	Silver Saw Palmetto	XB-10PC	1
Spartina bakeri	Sand Cord Grass	XB-05PC	1

CERTIFICATION :

NEW CONSTRUCTION
MULTI-FAMILY SENIOR LIVING PROJECT

JOACHIM ROAD
 GULF BREEZE, FLORIDA
 SANTA ROSA COUNTY

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REVISIONS :

DRAWN BY : BA

CHECKED BY : SD

PROJECT NO. 1514

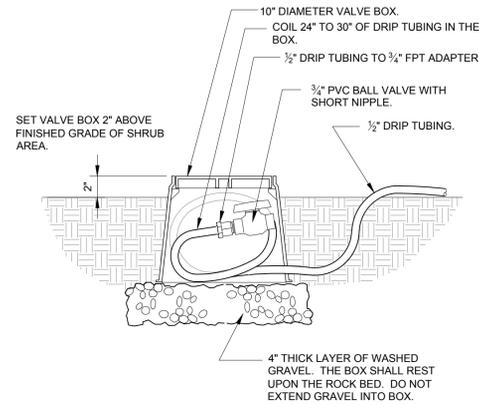
DATE : 03-11-16

SHEET TITLE :

IRRIGATION PLAN

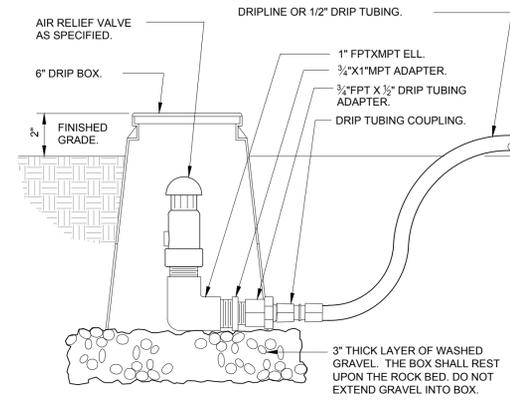
SHEET NO. :

IR1.1



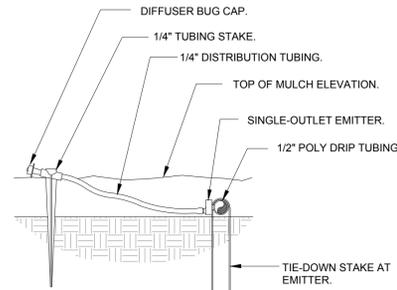
NOTES:
1. INSTALL (1) FLUSH VALVE AT THE END OF EACH 3/4" TUBING RUN.

1 DRIP FLUSH VALVE
N.T.S. 328413.49-03

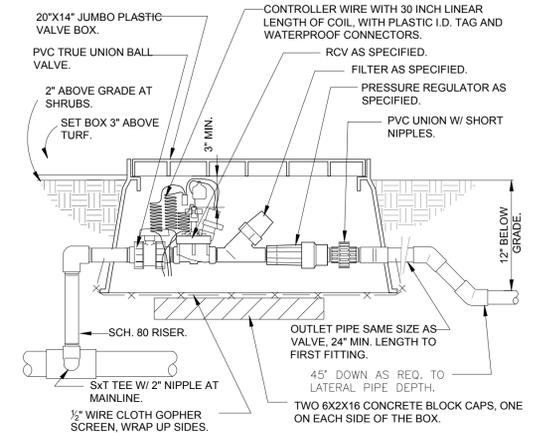


NOTES:
1. INSTALL (1) AIR RELIEF VALVE PER ZONE.

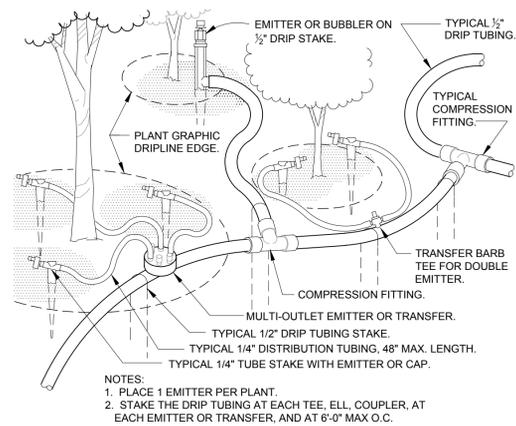
2 DRIP AIR RELIEF VALVE IN BOX
N.T.S. 328413.53-03



3 DRIP EMITTER AT 1/4" TUBING
N.T.S. 328413.13-03

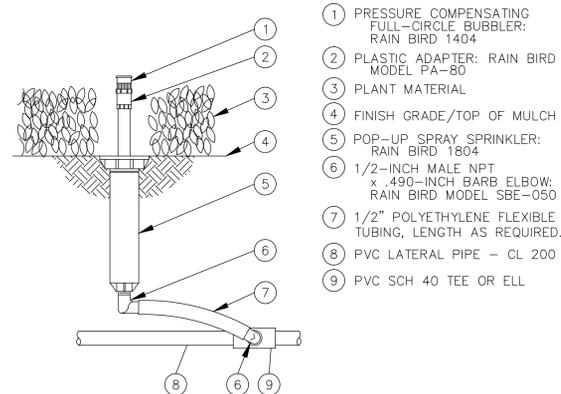


4 1" DRIP VALVE/FILTER/REGULATOR
N.T.S. 328413.76-23



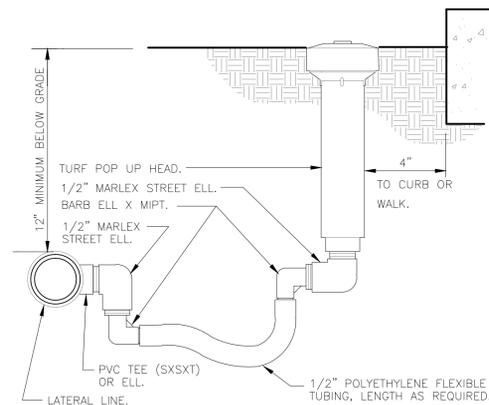
NOTES:
1. PLACE 1 EMITTER PER PLANT.
2. STAKE THE DRIP TUBING AT EACH TEE, ELL, COUPLER, AT EACH EMITTER OR TRANSFER, AND AT 6'-0" MAX O.C.

5 TYPICAL DRIP TUBING
328413.43-01

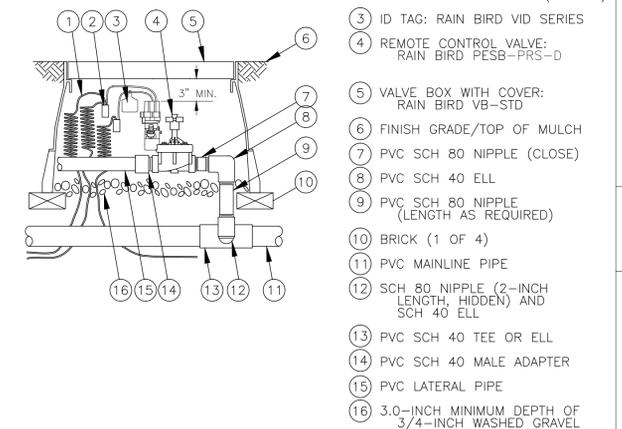


- 1 PRESSURE COMPENSATING FULL-CIRCLE BUBBLER: RAIN BIRD 1404
- 2 PLASTIC ADAPTER: RAIN BIRD MODEL PA-80
- 3 PLANT MATERIAL
- 4 FINISH GRADE/TOP OF MULCH
- 5 POP-UP SPRAY SPRINKLER: RAIN BIRD 1804
- 6 1/2-INCH MALE NPT x .490-INCH BARB ELBOW: RAIN BIRD MODEL SBE-050
- 7 1/2" POLYETHYLENE FLEXIBLE TUBING, LENGTH AS REQUIRED.
- 8 PVC LATERAL PIPE - CL 200
- 9 PVC SCH 40 TEE OR ELL

6 POP UP FLOOD BUBBLER RAIN BIRD 1404 ON 1804 POP-UP
N.T.S.

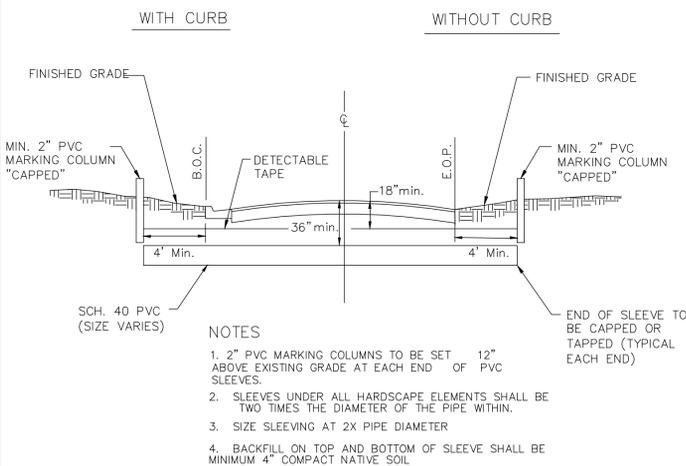


7 POP UP TURF SPRAY RAIN BIRD 1804 POP UP SPRAY
N.T.S. 328403.13-02



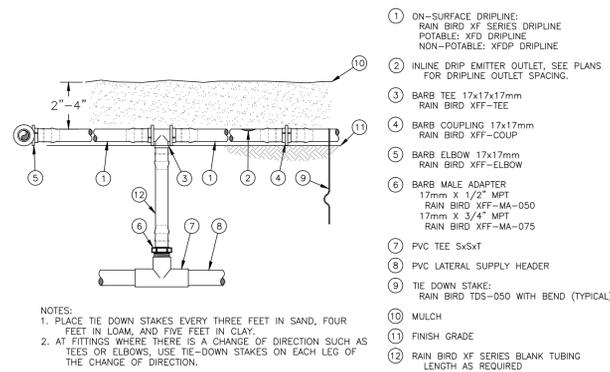
- 1 30-INCH LINEAR LENGTH OF WIRE, COILED
- 2 WATERPROOF CONNECTION RAIN BIRD SPLICE-1 (1 OF 2)
- 3 ID TAG: RAIN BIRD VID SERIES
- 4 REMOTE CONTROL VALVE: RAIN BIRD PESB-PRS-D
- 5 VALVE BOX WITH COVER: RAIN BIRD VB-STD
- 6 FINISH GRADE/TOP OF MULCH
- 7 PVC SCH 80 NIPPLE (CLOSE)
- 8 PVC SCH 40 ELL
- 9 PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
- 10 BRICK (1 OF 4)
- 11 PVC MAINLINE PIPE
- 12 SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND SCH 40 ELL
- 13 PVC SCH 40 TEE OR ELL
- 14 PVC SCH 40 MALE ADAPTER
- 15 PVC LATERAL PIPE
- 16 3.0-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL

8 REMOTE CONTROL VALVE PESB - PRS - D
N.T.S.



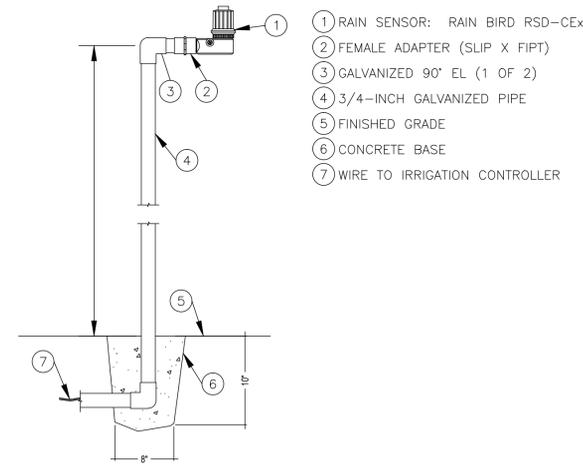
NOTES:
1. 2" PVC MARKING COLUMNS TO BE SET 12" ABOVE EXISTING GRADE AT EACH END OF PVC SLEEVES.
2. SLEEVES UNDER ALL HARDSCAPE ELEMENTS SHALL BE TWO TIMES THE DIAMETER OF THE PIPE WITHIN.
3. SIZE SLEEVING AT 2X PIPE DIAMETER
4. BACKFILL ON TOP AND BOTTOM OF SLEEVE SHALL BE MINIMUM 4" COMPACT NATIVE SOIL

9 IRRIGATION SLEEVE
N.T.S.



NOTES:
1. PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.
2. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.

10 XFD ON SURFACE DRIPLINE RISER ASSEMBLY
N.T.S. DETAIL-FILE



11 RAIN SENSOR RSD-CEX POLE MOUNT
N.T.S.

IRRIGATION NOTES:

1. Locate all underground utilities, electrical wiring, water, sewer, telephone, cable tv, and other underground lines before landscape and irrigation installation.
2. Irrigation well shall incorporate a variable frequency drive.
3. Irrigation controller & rain sensor shall be located on the north side of fence surrounding proposed dumpster pad.
16. Element location on the drawings is schematic showing intent. All spray heads, drip emitters & tree bubblers shall be placed appropriately to ensure proper application of precipitation rates intended by design.
17. The sensors shall be located in such a manner so that they are unobstructed, and directly exposed to natural rainfall, wind, and sunlight from all directions, but not to runoff water from swales or other surfaces.
18. Irrigation sleeving shall be schedule 40, 2X total pipe diameter.
19. The landscape bid shall be for the irrigation materials specified. Requests to use equal, substitute materials shall be submitted to the landscape architect in writing and owner's approval given in writing before the substitution is allowed. Requests to use equal, substitute materials shall include complete product specifications and any cost savings to the project.
20. If discrepancies occur between the plans, notes, and actual conditions contact the landscape architect in writing for clarification before proceeding.
21. The installer shall be familiar with all requirements for the work, and to conduct his work in a clean, safe, and workmanlike manner. The Owner reserves the right to act to protect his property and the other personnel at work there, and to make emergency repairs or take corrective action if the Installer does not fulfill his obligations in a timely manner. The Owner further reserves the right to back-charge the installer to cover such expenses, to the extent allowed under applicable law.
22. Irrigation materials and workmanship shall be warrantied for one year. Manufacturer's warranties shall be passed to the owner.
23. All work shall be done in accordance with prevailing codes and regulations, and Escambia County irrigation standards. It shall be the responsibility of the Contractor to verify and conform to the particular codes and regulations applicable to this location, as well as Escambia County irrigation standards. The Contractor shall be responsible for obtaining all necessary permits, including those for any new water line taps or wells, locates, and inspections.
24. Irrigation schedules are provided for informational purposes only. Contractor is responsible for performing their own take off based on plan documents.
25. Irrigation system and its components shall be installed according to manufacturers' specifications.
26. All wire splices shall occur in a valve box with DBR waterproof wire splice kits.
27. Irrigation water schedule shall be understood to be for informational purposes only. Should landscape material require increased precipitation the irrigation watering schedule shall be adjusted as needed to ensure a healthy landscape.



NEW CONSTRUCTION

MULTI-FAMILY SENIOR LIVING PROJECT

JOACHIM ROAD GULF BREEZE, FLORIDA SANTA ROSA COUNTY

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REVISIONS :

DRAWN BY : BA

CHECKED BY : SD

PROJECT NO. 1514

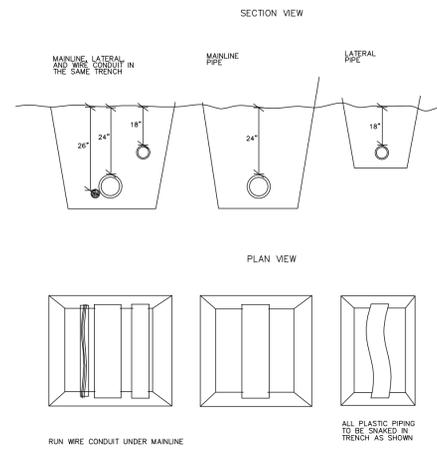
DATE : 03-11-16

SHEET TITLE :

IRRIGATION DETAILS

SHEET NO. :

IR2.1



1 PIPE AND WIRE TRENCHING
N.T.S.



JERRY PATE DESIGN
301 SCHUBERT DRIVE
PENSACOLA, FL 32504
(850) 479-4653

CERTIFICATION :

NEW CONSTRUCTION

MULTI-FAMILY SENIOR LIVING PROJECT

**JOACHIM ROAD
GULF BREEZE, FLORIDA
SANTA ROSA COUNTY**

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REVISIONS :

DRAWN BY : **BA**

CHECKED BY : **SD**

PROJECT NO. **1514**

DATE : **03-11-16**

SHEET TITLE :

IRRIGATION DETAILS

SHEET NO. :

IR2.2



City of Gulf Breeze

OFFICE OF THE CITY CLERK

MEMORANDUM

To: Edwin A. Eddy, City Manager

From: Leslie Guyer, City Clerk

Date: April 7, 2016

Subject: Invoice Payment to Galloway/Johnson/Tompkins/Burr and Smith (GJTBS)

On September 15, 2014, the City Council approved the use of Galloway/Johnson Law Firm (GJTBS) for the Catawba Street Right-of-Way litigation.

We have received Invoice No. 328087 in the amount of \$1,163.00 for professional services through March 31, 2016 from GJTBS. A copy of the invoice is attached for your review.

RECOMMENDATION:

THAT THE CITY COUNCIL APPROVE PAYMENT OF INVOICE NO. 328087 IN THE AMOUNT OF \$1,163.00 TO GJTBS.



GALLOWAY
JOHNSON
TOMPKINS
BURR AND
SMITH

701 Poydras Street, 40th Floor
New Orleans, LA 70139
Telephone: (504) 525-6802
Fax: (504) 525-2456
<http://www.gjtbs.com>

Federal Tax I.D. No.: 72-1089568



Edwin A. Eddy
City of Gulf Breeze Attorney
504 N. Baylen Street
Pensacola, FL 325013904

April 06, 2016
Client: FL8352
Matter: 000003
Invoice #: 328087
Resp. Atty: BJZ
Page: 1

RE: Reese-Peters

For Professional Services Rendered Through March 31, 2016

TOTAL SERVICES	\$1,163.00
TOTAL CHARGES FOR THIS BILL	\$1,163.00
NET BALANCE FORWARD	\$25,404.00
TOTAL NOW DUE	\$26,567.00

Wire Instructions

Bank Name: Capital One Bank
Address: 313 Carondelet St., New Orleans, LA 70130
Acct No.: 812301764
ABA No.: 065000090
Swift Code: HIBKUS44
For Account of: Galloway, Johnson, Tompkins, Burr and Smith

Due Upon Receipt. Please include the invoice number on all remittance. Thank you.



GALLOWAY
JOHNSON
TOMPKINS
BURR AND
SMITH



701 Poydras Street, 40th Floor
New Orleans, LA 70139
Telephone: (504) 525-6802
Fax: (504) 525-2456
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Edwin A. Eddy
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504 N. Baylen Street
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April 06, 2016
Client: FL8352
Matter: 000003
Invoice #: 328087
Resp Atty: BJZ
Page: 1

RE: Reese-Peters

For Professional Services Rendered Through March 31, 2016

SERVICES

Date	Person	Description of Services	Hours	Rate	Amount
03/02/2016	BJZ	Evaluate additional case law for inclusion in proposed final judgment regarding prescriptive easement and exclusive use requirement.	0.40	\$250.00	\$100.00
03/02/2016	BJZ	Preparation of proposed final judgment regarding testimony of city staff and members of the public.	0.60	\$250.00	\$150.00
03/03/2016	BJZ	Continued preparation of proposed final order.	2.40	\$250.00	\$600.00
03/03/2016	BJZ	Receipt and review Plaintiffs' proposed final order following trial.	0.40	\$250.00	\$100.00
03/03/2016	BJZ	Identify additional case law for proposed order regarding intent of parties in occupying property as impacting requirements for prescriptive easement.	0.70	\$250.00	\$175.00
03/03/2016	JFT	Receipt and review, Plaintiffs' Proposed Order in Non-Jury Trial.	0.20	\$95.00	\$19.00
03/30/2016	JFT	Analyze appeal docket to determine status of case.	0.20	\$95.00	\$19.00
Total Professional Services			4.90		\$1,163.00

PERSON RECAP

Person	Hours	Rate	Amount
BJZ Benjamin J. Zimmern	4.50	\$250.00	\$1,125.00
JFT Jamie F. Thurman	0.40	\$95.00	\$38.00



April 06, 2016
Client: FL8352
Matter: 000003
Invoice #: 328087
Resp Atty: BJZ
Page: 2

TOTAL SERVICES	\$1,163.00
TOTAL CHARGES FOR THIS BILL	\$1,163.00
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Wire Instructions

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ABA No.: 065000090
Swift Code: HIBKUS44
For Account of: Galloway, Johnson, Tompkins, Burr and Smith

Due Upon Receipt. Please include the invoice number on all remittance. Thank you.



GALLOWAY
JOHNSON
TOMPKINS
BURR AND
SMITH



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

Benjamin J. Zimmern
Director
Licensed in Florida and Alabama
bjimmern@gallowayjohnson.com

118 E. Garden St
Pensacola, FL 32502
Tel: 850.436.7000
Fax: 850.436.7099
www.gitbs.com

April 6, 2016
Electronic Mail

City of Gulf Breeze
Post Office Box 640
Gulf Breeze, FL 32562

Re: John Reese, Peter Peters and Mitzi Peters v. City of Gulf Breeze
Case No.: 2013 CA 000838
Our File No.: FL8352-3

Dear Mr. Eddy:

We have enclosed our invoice for professional services rendered and costs incurred in handling the above referenced matter for the period through March 31, 2016. We trust that you will find this statement to be in order and have it placed in line for payment. Please be sure to include our file number on your remittance to ensure proper crediting to your account.

With best regards, I am,

Cordially,

/s/ Benjamin J. Zimmern

Benjamin J. Zimmern

BJZ/dsj
Enclosure (GJTBS #328087)

City of Gulf Breeze

Memorandum

To: Edwin A. Eddy, City Manager

From: Curt Carver, Deputy City Manager

Date: 4/12/2016

Subject: SSRUS Capacity Analysis

The City has received notice from FDEP that Baskerville-Donovan's capacity analysis report (CAR) for the SSRUS wastewater treatment plant (WWTP) satisfies the Department's requirements. A copy of that report is enclosed. The results of the CAR have accelerated the planning process needed to bring new plant capacity on line. Based on the current data, by 2020 SSRUS should have a new plant constructed or the existing one expanded and in service. According to FDEP, the preparation of plans and specifications for this new capacity should begin in 2017 and a permit application submitted in 2018.

The CAR was presented to the SSRUS Board at their meeting on April 11th. The accelerated time line was discussed, as well as the importance of resolving issues related to the conditional use permit for the Tiger Point WWTP expansion. The Board recognized the importance of a timely resolution of this issue so that a clear planning direction could be undertaken by year's end. A motion was passed recommending that if the uncertainty of the conditional use permit for the Tiger Point WWTP was not resolved by September 30, 2016, that SSRUS would move toward planning for the Bergren Road WWTP construction.

Staff was requested to place this on the April 13, 2016 Executive Committee meeting agenda for discussion. Should you have any questions, please do not hesitate to contact me.

Enclosure



Florida Department of Environmental Protection

Northwest District
160 W. Government Street, Suite 308
Pensacola, Florida 32502-5740

Rick Scott
Governor

Carlos Lopez-Cantera
Lt. Governor

Jonathan P. Steverson
Secretary

April 4, 2016

BY ELECTRONIC MAIL

(vprather@ci.gulf-breeze.fl.us)

City of Gulf Breeze
Attn: Vernon L. Prather, Director of Public Services
Post Office Box 640
Gulf Breeze, FL 32563

South Santa Rosa Utility System WWTP
Permit No.: FLA010212
Updated Capacity Analysis Report Accepted

Dear Mr. Prather:

This is to inform you that the revised, updated Capacity Analysis Report (CAR) for the South Santa Rosa Utility System WWTP received on April 4, 2016 satisfies the requirements of the permit and Rule 62-600.405, Florida Administrative Code.

The CAR indicates that the South Santa Rosa Utility System (SSRUS) WWTP will likely reach its permitted capacity by the end of 2019 and that SSRUS has plans to increase the facility's treatment capacity. The report proposes the following schedule: begin preliminary planning in 2016 (underway), begin development of plans and specifications in 2017, and submit a permit application in 2018.

An updated capacity analysis report shall be submitted to the Department annually by February 28 of each year. The current operating permit will expire on December 20, 2017 and an application for renewal is due on June 23, 2017. We encourage a preliminary meeting with our office to discuss plans for the expansion early in the design stage and submission of a Preliminary Design Report for review and comment prior to submission of the application for a substantial permit revision. We look forward to working with SSRUS on its treatment plant expansion. If you have any questions, please contact Katie Ates at (850) 595-0656 or Katie.L.Ates@dep.state.fl.us.

Sincerely,

A handwritten signature in blue ink that reads "William A. Evans".

William A. Evans, P.E.
Wastewater Permitting Supervisor

c:

James E. Anderson, P.E., Baskerville-Donovan, Inc. (janderson@baskervilledonovan.com)

UPDATED CAPACITY ANALYSIS REPORT FOR 2015



Prepared for:

**SOUTH SANTA ROSA UTILITY SYSTEM
WASTEWATER TREATMENT FACILITY
1150 CIRCLE LANE
GULF BREEZE, FL 32563**

**FDEP Facility I.D. No.
FDEP Permit No.
Permit Expiration**

**FLA010212
FLA010212-021-DW1P/NR
December 20, 2017**

Prepared by:

 **BASKERVILLE-DONOVAN, INC.**
Innovative Infrastructure Solutions
449 W. MAIN STREET
PENSACOLA, FL 32502
(850) 438-9661
EB-0000340

Project Number 20410.30

Revised March 2016

UPDATED CAPACITY ANALYSIS REPORT FOR 2015

CERTIFICATIONS

A. APPLICANT OR AUTHORIZED REPRESENTATIVE:

I CERTIFY THAT THE STATEMENTS MADE IN THIS REPORT AND ALL ATTACHMENTS ARE TRUE, CORRECT AND COMPLETE TO THE BEST OF MY KNOWLEDGE AND BELIEF. FURTHER, I AM FULLY AWARE OF THE CONTENTS OF THIS REPORT AND INTEND TO COMPLY WITH THE RECOMMENDATIONS AND SCHEDULES INCLUDED HEREIN.

Vernon L. Prather

4/1/16

Vernon L. Prather, Director of Public Services
City of Gulf Breeze
1070 Shoreline Drive
Gulf Breeze, FL 32561
(850) 934-5100

Date

B. AUTHORIZED ENGINEER:

I CERTIFY THAT THE STATEMENTS MADE IN THIS REPORT ARE TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND THAT THIS REPORT WAS PREPARED IN ACCORDANCE WITH SOUND ENGINEERING PRINCIPLES. FURTHER, ALL RECOMMENDATIONS AND SCHEDULES IN THE REPORT WERE DISCUSSED WITH THE PERMITTEE OR A DELEGATED REPRESENTATIVE OF THE PERMITTEE. I FURTHER CERTIFY THAT PLANNING AND PRELIMINARY DESIGN OF NECESSARY EXPANSIONS HAVE BEEN INITIATED.

James E. Anderson

3/17/2016

James E. Anderson, P.E. # 67494
Project Engineer
Baskerville-Donovan, Inc.
449 W. Main Street
Pensacola, FL 32502
(850) 438-9661

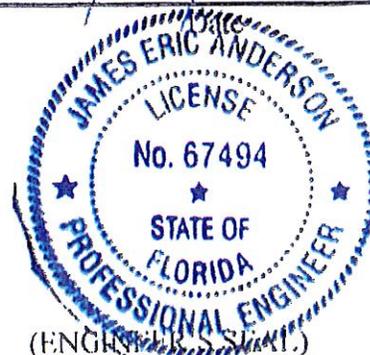




Table of Contents

<i>List of Figures</i>	<i>ii</i>
<i>List of Tables</i>	<i>ii</i>
<i>List of Appendices</i>	<i>ii</i>
1 Introduction	1
1.1 Overview	1
2 Existing Conditions	3
2.1 Permitted Capacities	3
2.2 Flow Monitoring.....	3
2.3 Seasonal Variation.....	6
3 Future Conditions	8
3.1 Methodology	8
3.2 Population Projections	8
3.3 Flow Projections	10
4 Summary and Conclusions	12
4.1 Time Analysis	12
4.2 Recommendations for Expansion.....	12
4.3 Expansion Schedules	12



List of Figures

Figure 1.	Historical Flow Data (Jan 2006 thru Dec 2015)	4
Figure 2.	Historical Flow Data - Monthly Maximum Daily Flow (MGD)	5
Figure 3.	Population Projections	9
Figure 4.	Average Annual Daily Flow Projections to 2035	11

List of Tables

Table 1.	Permitted Limits	3
Table 2.	Historical Flow Data Summary	6
Table 3.	Current Loading Information	7
Table 4.	Plant Expansion Schedule	13

List of Appendices

Appendix A	Reuse Area and Users Map	14
Appendix B	Site Plan, Process Flow Schematic, Hydraulic Profile	15
Appendix C	Flow Tabulations 1996-2015	16
Appendix D	Excerpt for current Santa Rosa County Future Land Use Map	17



1 Introduction

1.1 Overview

This report is being submitted in accordance with Domestic Wastewater Facility Permit FLA010212 under which the permittee is operating. It is a follow up to the Updated Capacity Analysis Report completed by James E. Anderson, P.E., Baskerville-Donovan, Inc. and submitted to the Florida Department of Environmental Protection (FDEP) in February 2015.

The South Santa Rosa Utility System Wastewater Treatment Facility (SSRUS WWTF) is located adjacent to the Tiger Point Golf Course in southern Santa Rosa County Florida. It was first constructed as a 0.6 MGD facility in 1968 to serve a portion of the peninsula of southern Santa Rosa County. In 1988, the facility was upgraded to 2.0 MGD and received flow from the City of Gulf Breeze in 1992. **Appendix A** is a series of maps illustrating the overall wastewater and reclaimed service area and the areas currently served by reclaimed water.

The facility underwent an expansion, completed in May of 2000, changing the process from a 2.0 MGD contact stabilization plant to a 2.0 MGD annual average daily flow (AADF) five stage BardenPho nutrient removal process that is classified as Advanced Wastewater Treatment with Class I Reliability. The headworks has two 3 MGD rotating screens and a manual bypass bar screen, a 5.5 MGD centrifugal free vortex grit removal system, two 1 MGD 5-stage Bardenpho biological nutrient removal trains consisting of an anaerobic zone, two anoxic zones, an aerobic zone and a re-aeration zone, two 1.5 MGD tertiary filters, two gaseous chlorine feed system chlorine contact chambers, a Parshall flume with ultrasonic flow meter, two 53,400 gallon sludge thickeners, two aerobic digesters and a 0.101 MGD centrifuge that dewater residuals which are then hauled by GreenSouth to land application on agricultural sites in northern Walton County, Florida. A plant site plan, process flow diagram and hydraulic profile are provided in **Appendix B**.

The upgrade also included the construction of several spray fields that increased the capacity of the reuse/disposal system from 1.4 MGD to 1.777 MGD. The facility currently disposes of reclaimed water by a percolation/storage pond, irrigation spray fields, and public access irrigation. The spray field irrigation consists of the City owned Tiger Point Golf Course and the utility owned spray fields. The Utility has added several commercial and residential users of reclaimed water with Major User general permits and minor user notifications. The Tiger Point Golf Course analyzed loading rates and gained approval from the Department to increase its current application rate. This permit modification increased the total system reuse capacity to 2.0 MGD.

The treatment plant has a total of 5.76 MG available in ponds for storage of reclaimed water during wet weather conditions. This is 0.24 MG less than the required amount of wet weather storage equivalent to 3 days of flow. Due to this shortage, the treatment plant is flow limited to 1.92 MGD AADF permitted capacity pending availability of adequate wet weather storage for a slow-rate public access land application system. A 2 MG concrete ground storage tank is used for reject storage and meets the criteria of reject storage space equivalent to one day of plant capacity.



South Santa Rosa Utility System
2015 Updated Capacity Analysis Report



When the permit was issued in 2007 there was a parallel permit issued for a proposed plant on Bergren Rd. The associated capacity of storage at the proposed plant increased the total reuse capacity to 4.5 MGD. With the issuance of the 2012 permit, the parallel permit was not renewed and the reclaimed capacity was evaluated and set at 3.0 MGD.



2 Existing Conditions

2.1 Permitted Capacities

The South Santa Rosa Utility System Wastewater Treatment Facility (SSRUS WWTF) in Tiger Point was designed for a total capacity of 2.0 MGD. The design of the plant was based on the limits for the influent and effluent parameters outlined in **Table 1** and as modified by the current permit. This is based on the Annual Average Daily Flows (AADF).

Table 1. Permitted Limits

	Parameter	Limitation	Basis	Frequency
Influent	CBOD5 (Design Level) Monitor Only	200 mg/L	Annual Average	
	TSS (Design Level) Monitor Only	200 mg/L	Annual Average	
Effluent	pH	6.0 (min) 8.5 (max)	Single Sample	Continuous
	Chlorine Residual (minimum)	1.0 mg/L	Single Sample	Continuous
	CBOD5	5 mg/L	Annual Average	Weekly
	TSS	5 mg/L	Single Sample	4 Days/Wk
	Total Nitrogen	8 mg/L	Annual Average	Weekly
	Total Phosphorus	3 mg/L	Annual Average	Weekly
	Fecal Coliform	25/100ml	Single Sample	4 Days/Wk

Note: Effluent is further monitored by monitoring wells on the golf course and Utility owned spray fields.

2.2 Flow Monitoring

The effluent discharge flow is measured by a Eastech Vantage 2210 (Parshall Flume) that was installed April 13, 2010 and last calibrated on January 15, 2016 by Jeremy Baird from Aqua Products. It is located at the discharge of the chlorine contact chamber.

Appendix C contains a tabulation of flow data for the SSRUS WWTF at Tiger Point detailing the past twenty years (1996-2015). This was compiled from Discharge Monitoring Reports (DMR) obtained from the treatment facility and from FDEP. This tabulation shows the Maximum Daily Flow for each month (MMDF), the Monthly Average Daily Flows (MADF), the Three Month Average Daily Flows (3-MADF), the Annual Average Daily Flows (AADF), and other associated yearly summaries. **Figure 1** is a graphic representation of the MADF, the 3-MADF and the AADF from 2006 through 2015. **Figure 2** is a graphic representation of the MMDF of this data for the same period of time.



South Santa Rosa Utility System
2015 Updated Capacity Analysis Report



Figure 1. Historical Flow Data (Jan 2006 thru Dec 2015)

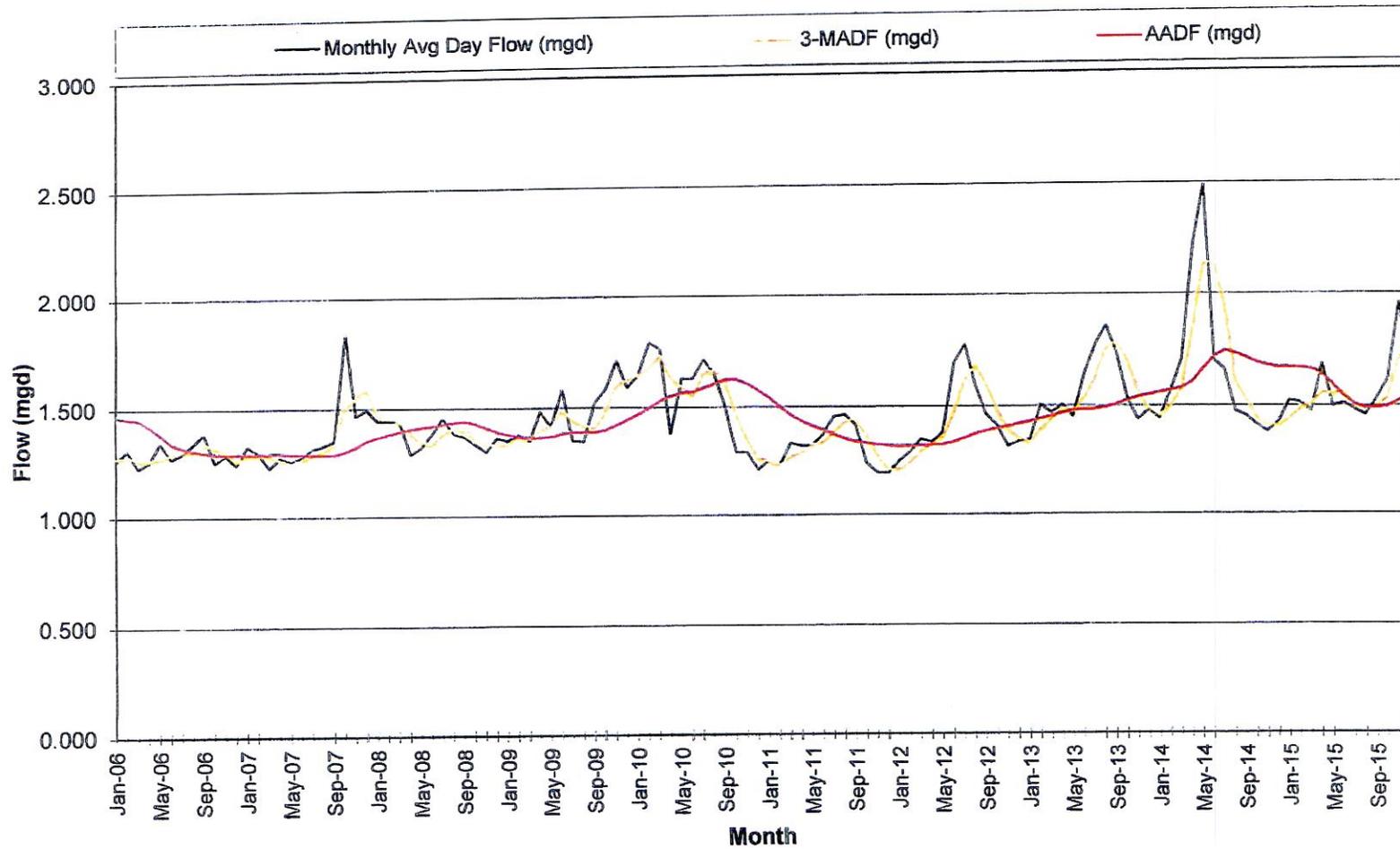
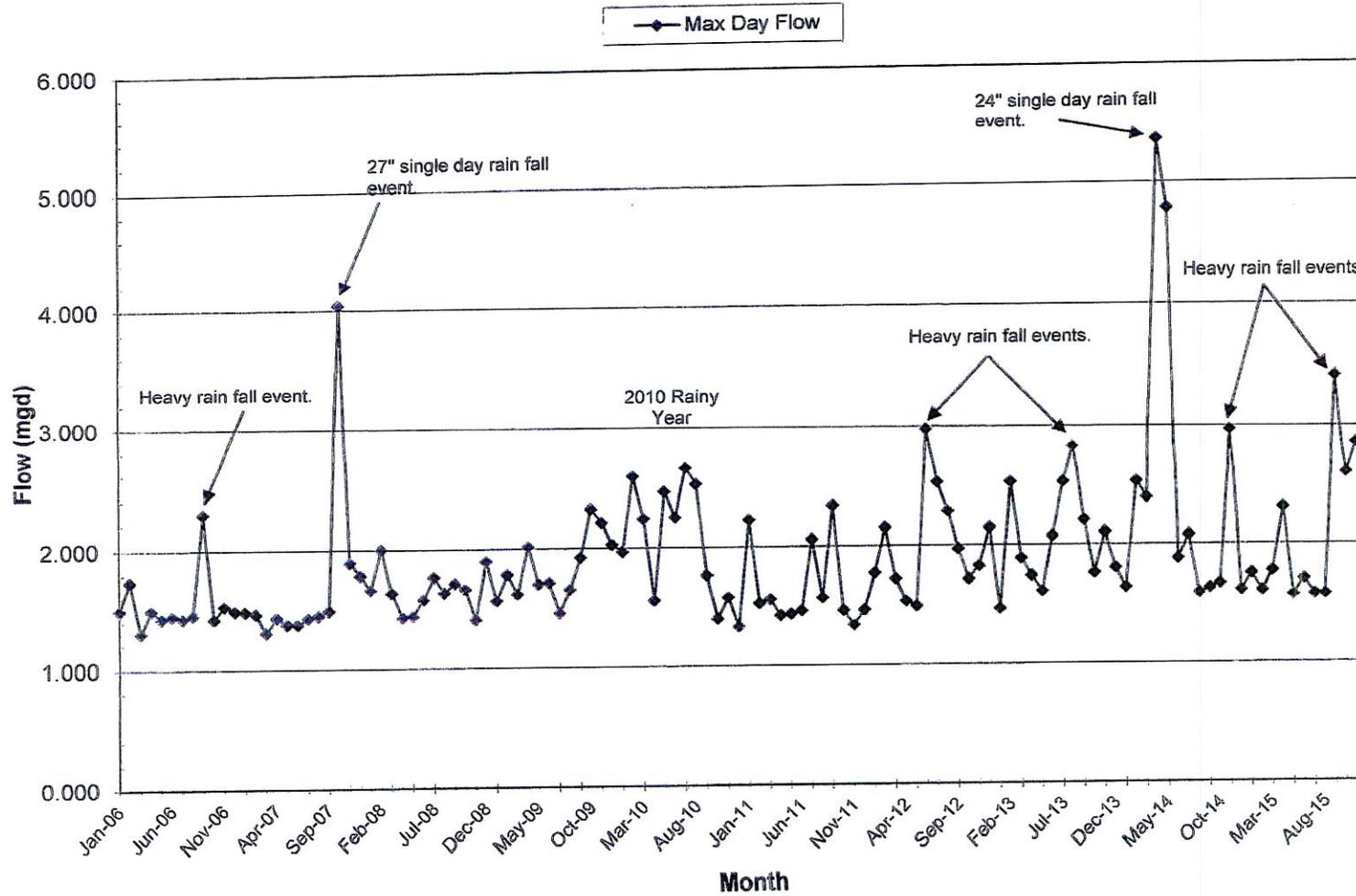




Figure 2. Historical Flow Data – Monthly Maximum Daily Flow (MGD)





In **Figure 2** above, the maximum monthly daily flow shows two extreme spikes. The first is attributed to a single day event where 27” of rain fell within a 24 hour period in October 2007. The second is attributed to a single day event where 24” of rain fell within less than a 24 hour period in April 2014. The winter of 2009 and most of 2010 were also unusually wet periods.

2.3 Seasonal Variation

Table 2 summarizes the Historical Flow Data found in **Appendix C** from 2006 through 2015 and lists the AADF, Maximum 3-MADF, the ratio of these two values, and the month in which the 3-MADF is maximum and minimum. Additionally, the percent deviation from AADF for Maximum 3-MADF and Minimum 3-MADF for each year is shown.

A review of **Table 2** shows that the 3-MADF variation from the AADF is 13.2%. The maximum 3-MADF typically occurred in the early to mid-winter months. This appears to be a result of heavy rainfall in the later months of fall. The minimum flows generally occurred during the winter months when weather is cooler and average daily usage of water is at a low.

Table 2. Historical Flow Data Summary 2006 – 2015

YEAR	AADF (mgd)	Max 3-MADF Month	Max 3-MADF (mgd)	Ratio	% > AADF (mgd)	Min 3-MADF Month	Min 3-MADF (mgd)	% > AADF (mgd)
2006	1.287	Sept	1.336	1.038	3.8%	Dec	1.258	-2.3%
2007	1.369	Dec	1.599	1.168	16.8%	May	1.250	-8.7%
2008	1.375	Jan	1.469	1.068	6.8%	June	1.327	-3.5%
2009	1.470	Dec	1.628	1.107	10.7%	Jan	1.334	-9.3%
2010	1.541	Mar	1.735	1.126	12.6%	Dec	1.264	-18.0%
2011	1.316	Sept	1.448	1.100	10.0%	Dec	1.207	-8.3%
2012	1.434	Aug	1.685	1.176	17.6%	Jan	1.211	-15.5%
2013	1.563	Sept	1.785	1.142	14.2%	Jan	1.334	-14.6%
2014	1.665	May	2.142	1.287	28.7%	Dec	1.412	-15.2%
2015	1.579	Dec	1.751	1.109	10.9%	Jan	1.448	-8.3%
Average	1.460	n/a	1.658	1.132	13.2%	n/a	1.305	-10.4%

The design loading parameters for the SSRUS WWTF include CBOD5 and TSS. The limits of the concentrations for these parameters were presented in **Table 1**. The current loading information (January 2015 - December 2015) is shown in **Table 3**. The largest CBOD5 recorded was 776 mg/l in 2007 which exceeds the design parameter of 200 mg/l by 388% but no readings were near that high during 2015. The average CBOD5 for the year was 200 mg/L, which is 100% of the design limit. Maximum monthly values for CBOD5 exceeded the design limits in five of the twelve months. The largest TSS recorded was 386 mg/l in February 2010 which exceeded the



South Santa Rosa Utility System
2015 Updated Capacity Analysis Report



average design limit of 200 mg/l by 193%. The average TSS for 2015 was 91% of the design parameter. Maximum monthly values for TSS exceeded the design limits in July and August.

Table 3. 2015 Loading Information

Month	Influent CBOD5 Monthly Maximum Sample		Influent TSS Monthly Maximum Sample	
	(mg/L)	% Design	(mg/L)	% Design
Jan. 2015	193	97%	167	84%
Feb. 2015	234	117%	190	95%
Mar. 2015	208	104%	196	98%
Apr. 2015	198	99%	200	100%
May 2015	213	107%	194	97%
Jun. 2015	179	90%	163	82%
Jul. 2015	214	107%	228	114%
Aug. 2015	184	92%	257	129%
Sep. 2015	179	90%	183	92%
Oct. 2015	168	84%	157	79%
Nov. 2015	161	81%	112	56%
Dec. 2015	269	135%	137	69%
Average	200	100%	182	91%

Historically, BOD was increasing but is now showing a downward trend. Between 2003 and 2009 CBOD5 averaged 247 mg/l; between 2003 and 2013 this average dropped to 229 mg/l and between 2009 and 2013 the average was 209 mg/l. Over the last five years (2011 – 2015), the average has been 182 mg/l which is below the design parameter of 200 mg/l. The annual averages for TSS is also trending downward and continues to average below the design parameter.



3 Future Conditions

3.1 Methodology

A series of maps of the franchise area are included in **Appendix A**, and an excerpt from Santa Rosa County's current Future Land Use map showing allowable land uses in the franchise area is included in **Appendix D**. There is no expected change in the franchise area or the land use for the next ten year period. SSRUS is not expected to serve much more of its franchise area due to existing septic tanks and the high costs of retrofitting those areas. However, there are ongoing investigations into the feasibility of retrofitting areas with septic tanks as residents of areas inquire about sewer availability and funding sources become available.

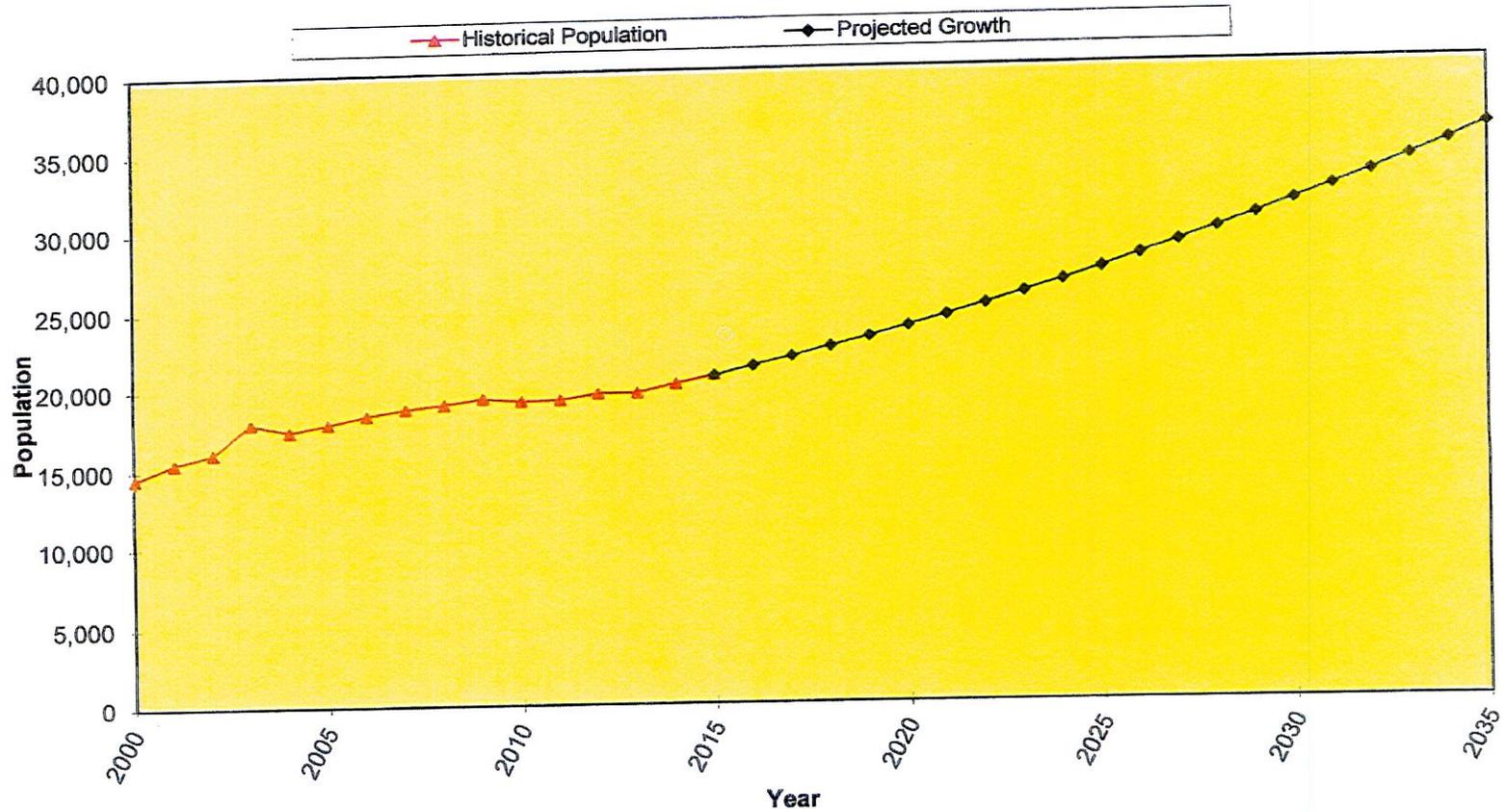
Population growth, and associated wastewater flow, is the single most important factor in planning for future plant upgrades. Customer growth, projected through 2035, provides the framework for analyzing the plant to determine whether or not it can meet future flows and is the basis for determining what capacity will be required, how large the facilities must be and when they need to be online and in service. Projections are subjective and are not valid for the long-term. Although projections are made for a twenty-year period, the five-year projections are considered most reliable for establishing the near term construction projects.

3.2 Population Projections

The U.S. Census Bureau projected an annual growth rate of 3.2% from 2005 to 2010 and an annual increase of 2.4% per year from 2010 through 2015. Historical records from the City of Gulf Breeze indicate that the annual growth rate between 2009 and 2015 was 2.8%. Based upon historical data and an assumption that the economy is going to improve, the 2.8% annual rate of increase was continued and projected through the planning period to approximate when an expansion should occur and the magnitude of the expansion. **Figure 3** depicts the yearly projected population using these projections.



Figure 3. Population Projections





3.3 Flow Projections

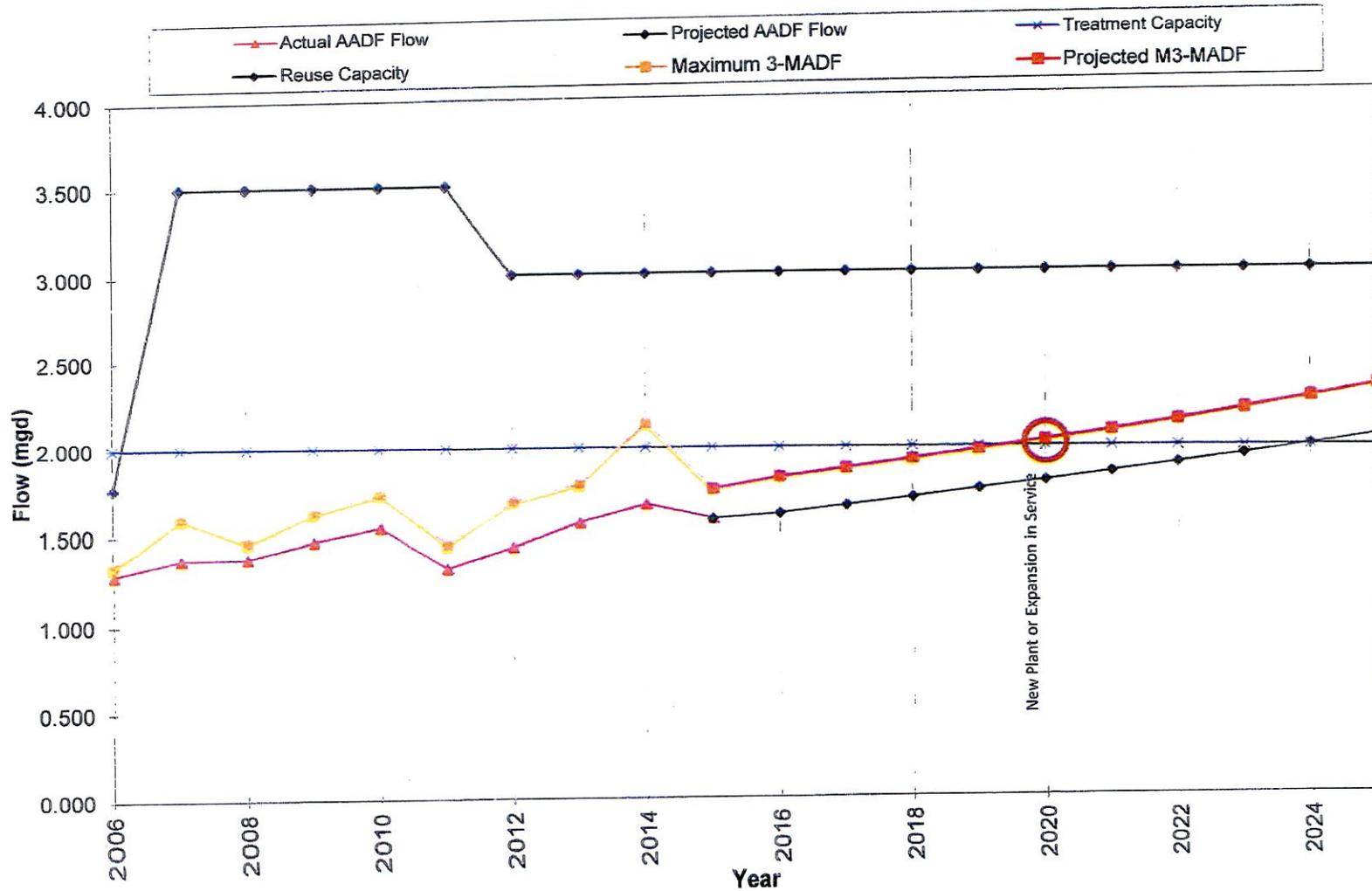
Ten years of historical records indicate that the utility averages approximately 200 gallons per connection per day. The U.S. Census Bureau reported in 2010 that a typical household in Santa Rosa County, Florida averages 2.63 persons. Utilizing the criteria in the previous paragraph for population growth and the gallons per day per connection, wastewater flow projections were developed.

All flow expectations correspond with the anticipated growth projections presented above. The franchise area at this time is zoned for minimal industrial uses that are not expected to contribute industrial flows to the treatment plant. All commercial and non-residential facilities are included in the estimate of the residential flows. Commercial facilities in this area are generally support facilities for the residents, such as restaurants, shops and gas stations. Therefore, the commercial contributions are considered to be a function of the population and the gallons used per tap.

To project wastewater flows, the above data was used and extrapolated out to 2035. In accordance with FDEP F.A.C. 62-600.405, the need for a new or expanded facility is predicated upon when the 3-month average daily flow is perceived to exceed the permitted plant capacity. In accordance with the current permit, the plant capacity is based upon the Annual Average Daily Flow. **Figure 4** depicts the yearly projected flows using these projections for the Annual Average Daily Flow and the Maximum 3-month average flow, illustrating when a plant expansion may be expected.



Figure 4. Maximum 3-Month Flow Projections Through 2025





4 Summary and Conclusions

4.1 Time Analysis

Figure 4 shows the past and projected annual average daily flow from 2000 through 2035. The projections are based on a projected annual growth rate of 2.8% through 2035. Also shown are limits for the treatment capacity (2.0 MGD) and the reuse capacity (3.0 MGD). From the graph it can be seen that the treatment facility capacity for annual average daily flow is projected to be exceeded in late 2024. Over the last several years the point of reaching plant capacity has continued to push out to later years. Past reports targeted 2007 – 2008 as a time frame of when a new plant or expansion would be needed. The past down turn in the economy caused the growth rate to fall which contributed to the delay in the need to construct the new plant.

4.2 Recommendations for Expansion

In accordance with the FDEP permit, the plant is currently flow limited to 1.92 MGD. This is due to a shortfall in the wet weather storage. The facility currently has a wet weather storage capacity of 5.76 MG and is required to have wet weather storage capacity of 6.0 MGD. The utility is currently in the design phase of a new 300,000 elevated storage tank for the reuse system. This tank will be utilized to maintain pressure on the reclaimed system while the pumps are off line and will also contribute to the total wet weather storage requirements. This will result in a wet weather storage capacity of 6.06 MG and restoration of full plant capacity of 2.0 MGD.

Future capacity needs have been developed through long-term planning that has been underway for over ten years. Previous Capacity Analysis Reports had indicated that a new or modified treatment plant would be required by 2008. In the last several annual reports this date has continually moved out due to the economic down turn. Figure 4 above indicates that the maximum 3-month annual flows will most likely exceed the permitted capacity near the end of 2019. Rule 62-600.405(8)(a) F.A.C. requires that planning and preliminary design of necessary expansions shall be initiated if the plant capacity is perceived to be exceeded within the next five years. When the Utility purchased the Tiger Point Golf Course, provisions were made to set aside additional property next to the current WWTP to provide for on-site expansion. Preliminary layouts have been explored for the best use of the property with the expansion needs. Along with this preliminary design effort, the Utility has completed the design of a new eastern facility. Portions of these plans can actually be utilized should the required plant expansion occur at the existing facility.

4.3 Expansion Schedules

The construction of the 300,000 gallon elevated storage tank will meet the additional wet weather storage capacity necessary to eliminate the flow limitations within the existing permit. The elevated tank should be placed on line some time in 2017.



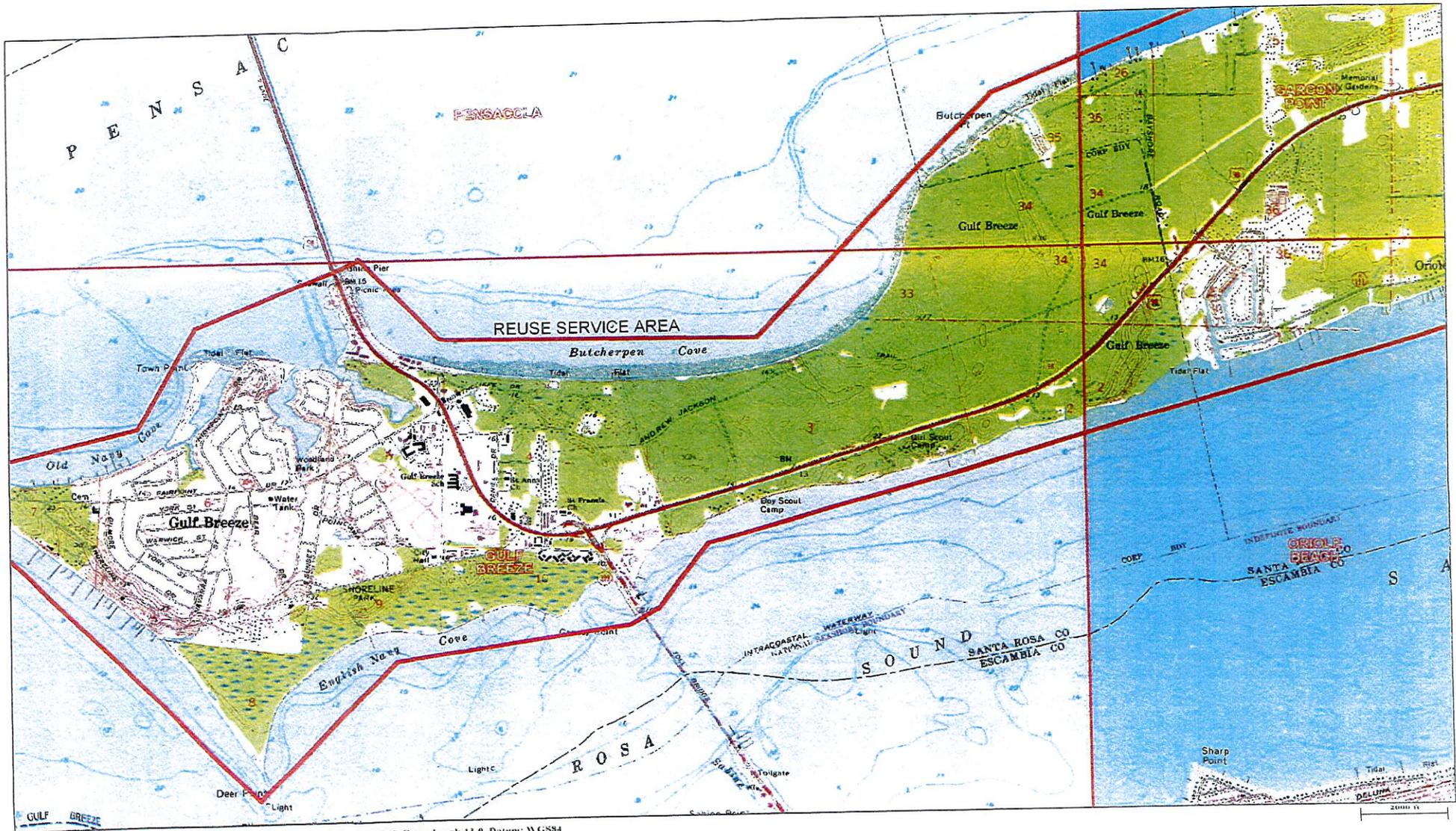
Table 4. Plant Expansion Schedule

Rule	Requirement	Year	Eastern Plant Status	Existing Plant Expansion Status
62-600.405(8)(a)	Begin preliminary planning if capacity exceeded in next five years	2016	Complete	In progress
62-600.405(8)(b)	Begin plans and specifications if capacity is exceeded in next four years	2017	Review for updated codes and equipment	Begin development of plans and specifications
62-600.405(8)(c)	Construction permit application submitted when capacity is exceeded within next three years	2018	Resubmit permit application	Submit permit application

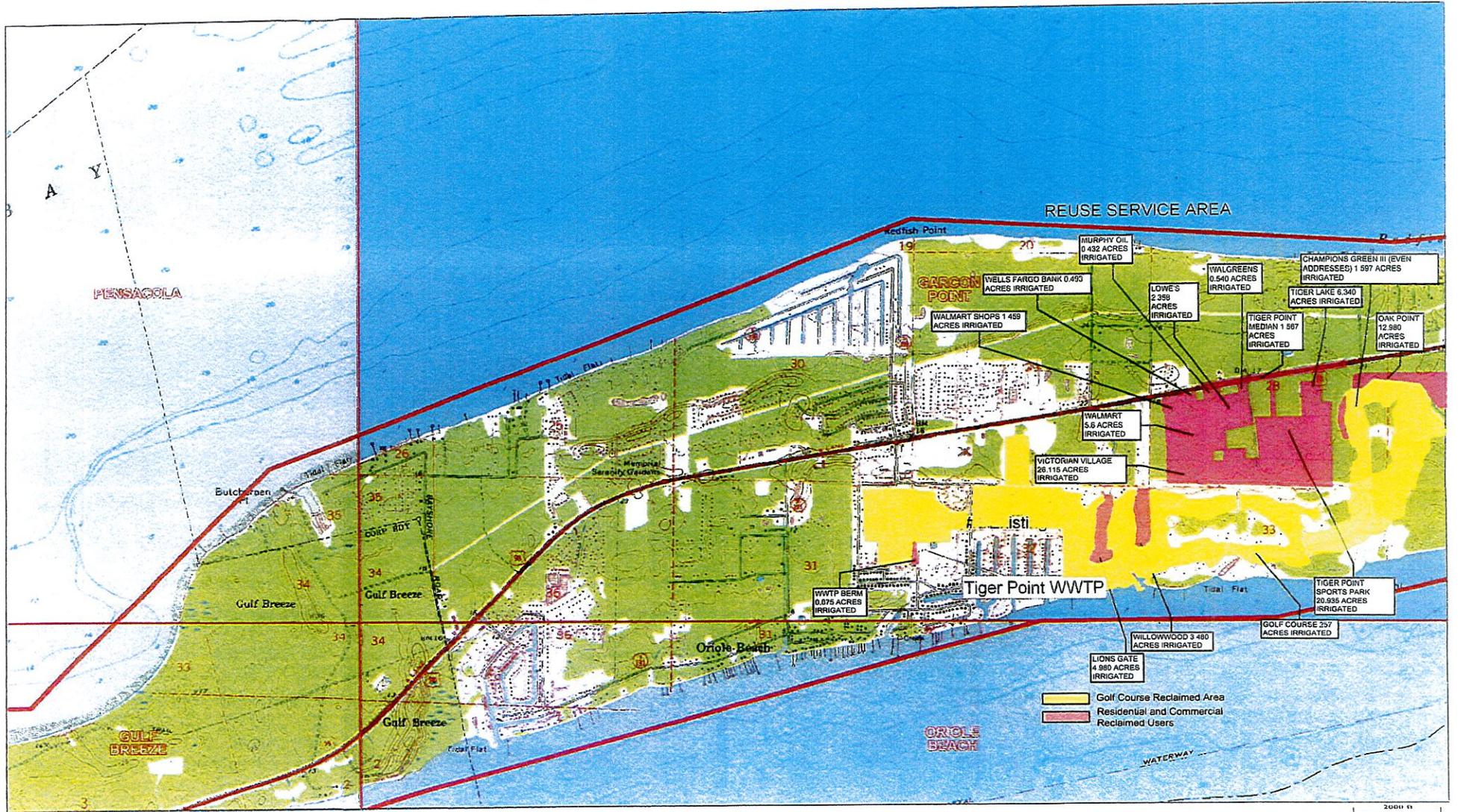
This table illustrates options that the Utility has for plant expansions and the status of those options. As the need for the plant expansion nears, the Utility can decide which direction is most feasible.



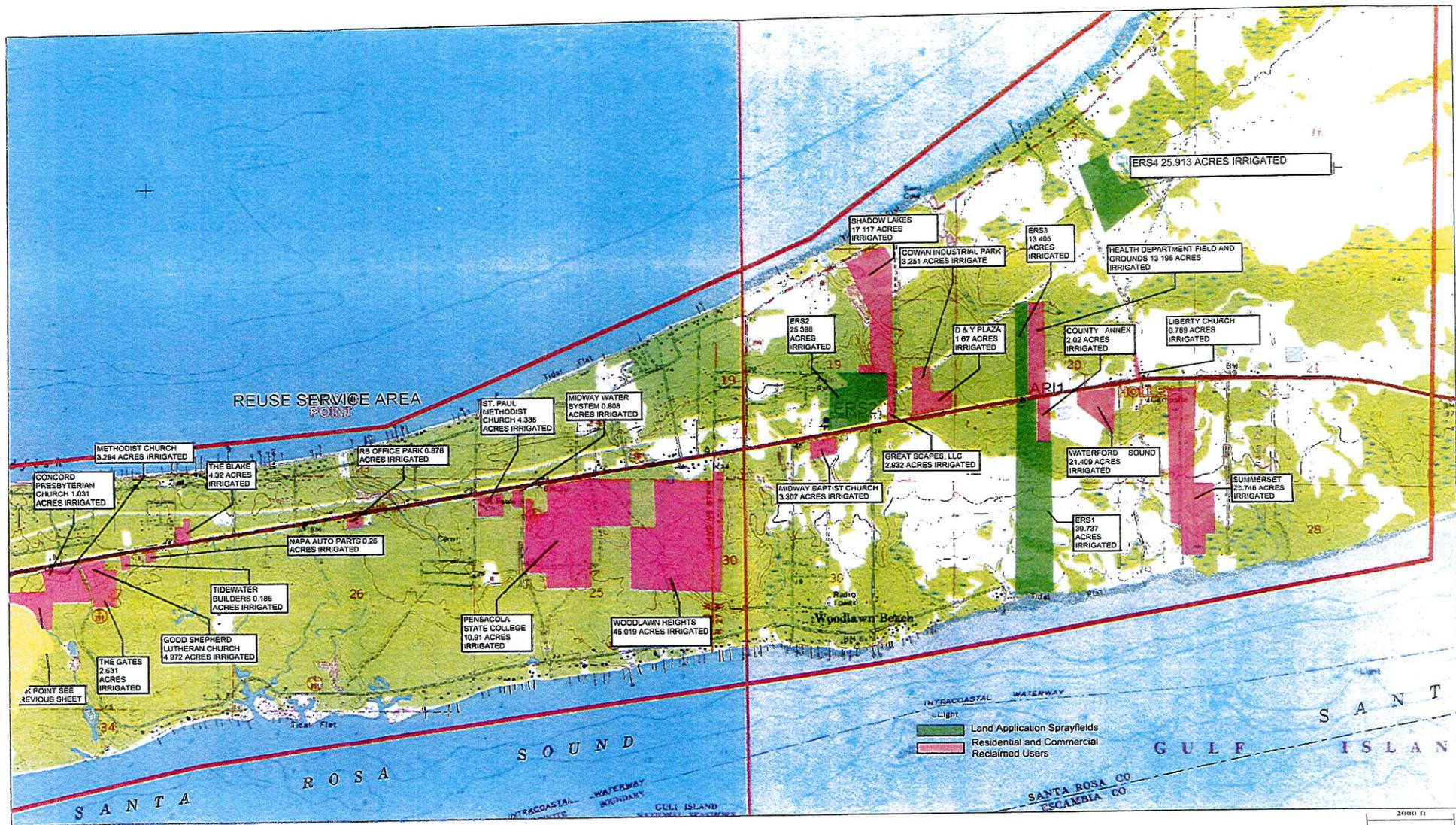
APPENDIX A
REUSE AREA AND USERS MAP



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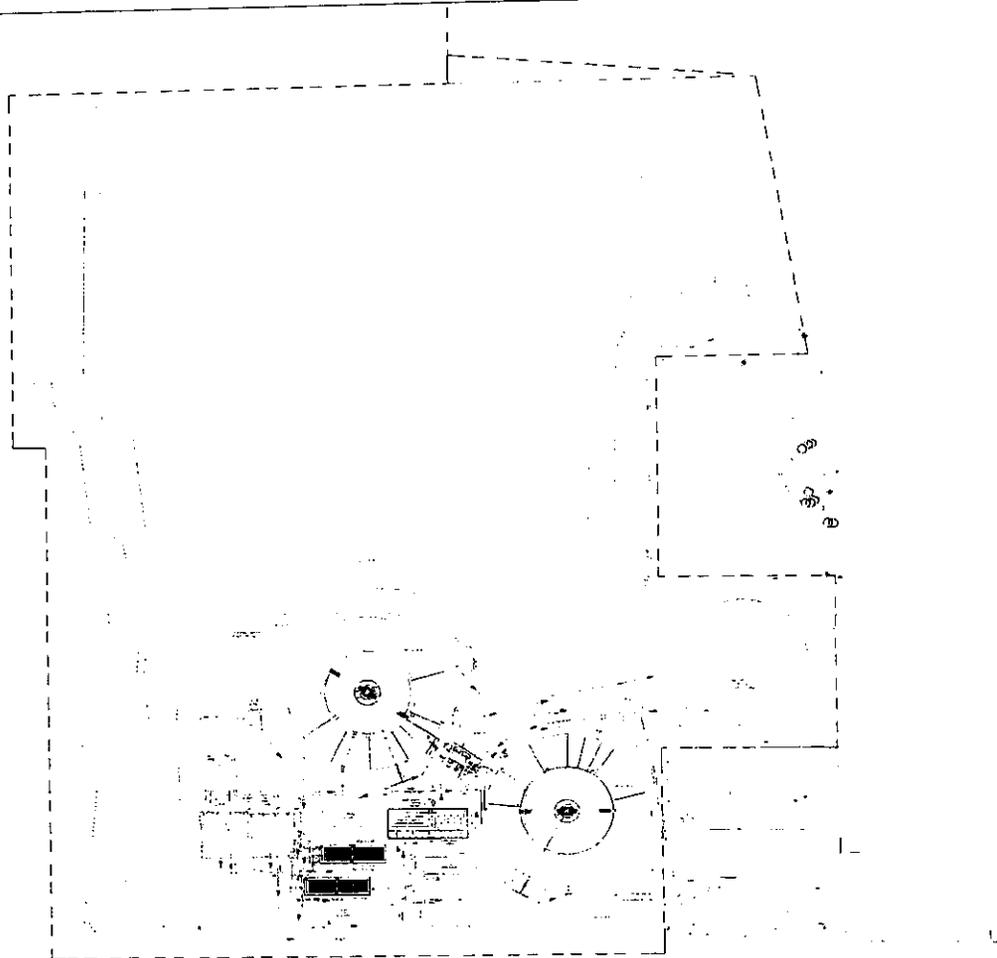
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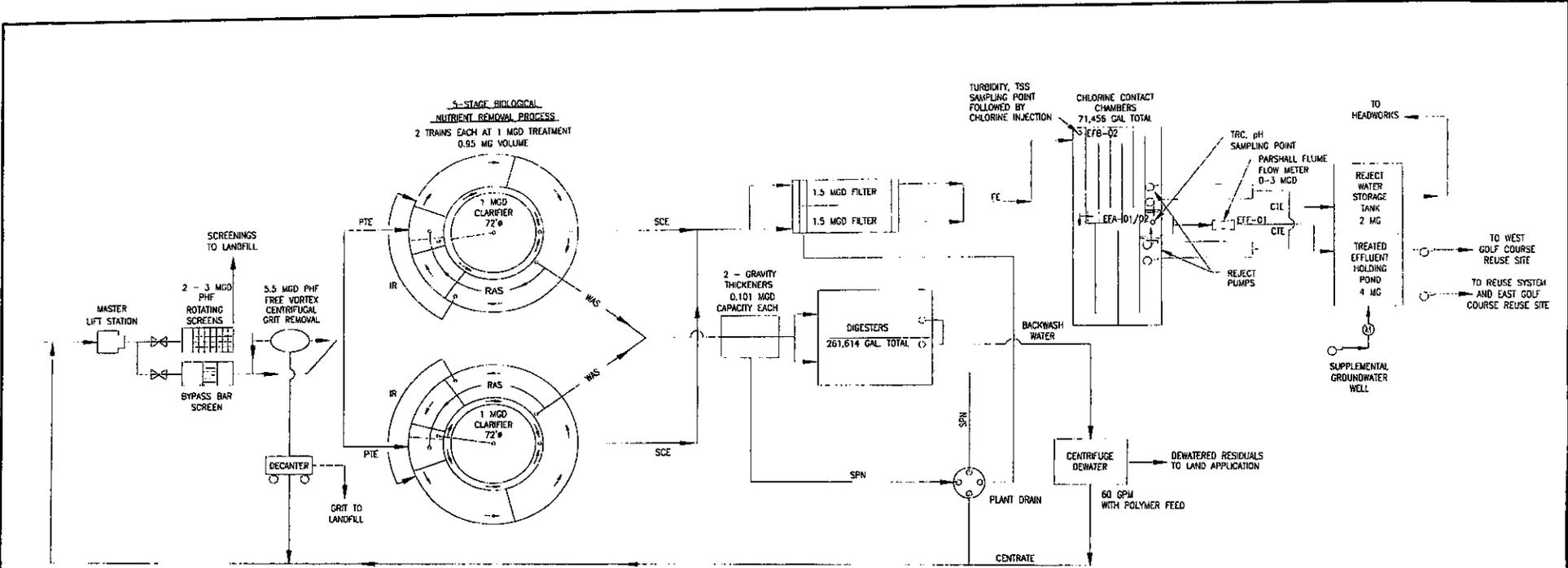
APPENDIX B
SITE PLAN
PROCESS FLOW SCHEMATIC
HYDRAULIC PROFILE



SSRUS WASTEWATER TREATMENT FACILITY
EXISTING SITE PLAN



 **BASKERVILLE-
DONOVAN, INC.**
INNOVATIVE INFRASTRUCTURE SOLUTIONS
449 WEST MAIN STREET
PENSACOLA, FLORIDA 32501 (850)438-9661



LEGEND

- PTE PRELIMINARY TREATMENT EFFLUENT
- IR INTERNAL RECYCLE
- SCE SECONDARY CLARIFIER EFFLUENT
- RAS RETURN ACTIVATED SLUDGE
- WAS WASTE ACTIVATED SLUDGE
- FE FILTERED EFFLUENT
- CTE CONTACT TANK EFFLUENT
- [Symbol] METER
- SPN SUPERNATANT
- [Symbol] PUMP
- [Symbol] SAMPLING POINT

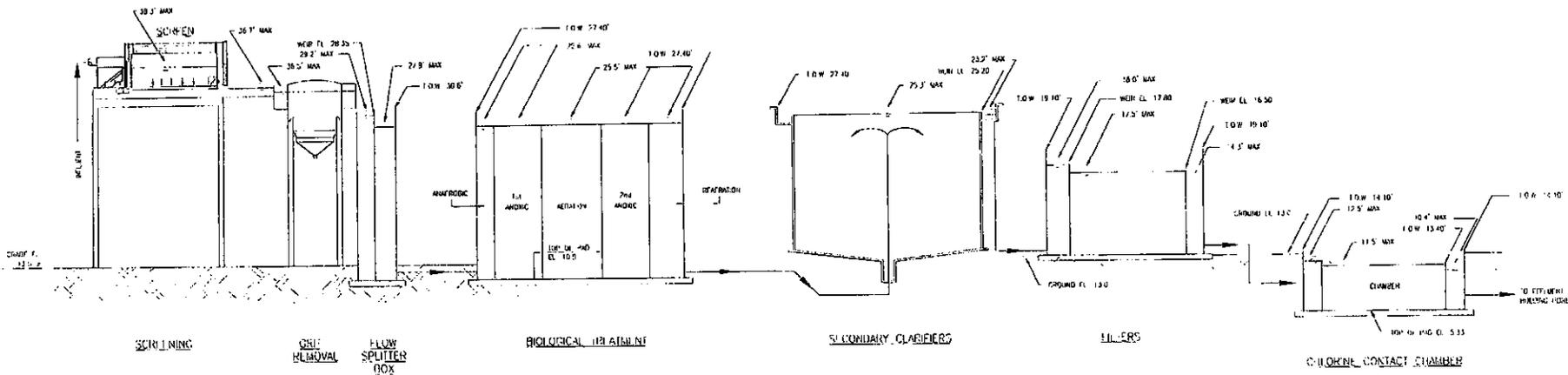
SSRUS WASTEWATER TREATMENT FACILITY PROCESS FLOW DIAGRAM

BASKERVILLE-DONOVAN, INC.
Innovative Infrastructure Solutions

449 W. MAIN ST., PENSACOLA, FL 32502 (850)438-9661
ENGINEERING BUSINESS: EB-0000340

Pensacola - Panama City Beach - Tallahassee - Mobile - Brevard County - Tampa

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SSRUS WASTEWATER TREATMENT FACILITY HYDRAULIC PROFILE

BASKERVILLE-DONOVAN, INC.
 Innovative Infrastructure Solutions
 4815 W. STATE ROAD 100, SUITE 100
 BOCA RATON, FLORIDA 33433
 PHONE: (561) 995-1000
 FAX: (561) 995-1001
 WWW: WWW.BASKERVILLE-DONOVAN.COM

PREPARED FOR:
SSRUS WASTEWATER TREATMENT FACILITY PERMIT RENEWAL
 SANTA ROSA COUNTY, FLORIDA

FIGURE TITLE:
HYDRAULIC PROFILE

FIGURE NO.:



APPENDIX C
FLOW TABULATIONS 1996 - 2015

APPENDIX C
CAPACITY ANALYSIS REPORT

Date	Monthly Flow (mgd)			Summary (mgd)		Date	Monthly Flow (mgd)			Summary (mgd)	
	MADF	MADF	3-MADF				MADF	MADF	3-MADF		
Jan-96	n/a	n/a	n/a	Annual Average Max. 3-Month ADF Ratio (3-M/Avg) Min 3-Month ADF Max. Mon. ADF	1.179 1.207 1.024 1.163 1.228	Jan-96	1.501	1.262	1.270	Annual Average Max. 3-Month ADF Ratio (3-M/Avg) Min 3-Month ADF Max. Mon. ADF	1.267 1.336 1.038 1.258
Feb-96	n/a	n/a	n/a			Feb-96	1.745	1.307	1.281		
Mar-96	n/a	n/a	n/a			Mar-96	1.306	1.227	1.285		
Apr-96	n/a	n/a	n/a			Apr-96	1.499	1.254	1.283		
May-96	1.280	1.165	n/a			May-96	1.430	1.342	1.274		
Jun-96	1.240	1.130	n/a			Jun-96	1.453	1.269	1.288		
Jul-96	1.330	1.195	1.170			Jul-96	1.430	1.293	1.301		
Aug-96	1.340	1.197	1.174			Aug-96	1.481	1.334	1.299		
Sep-96	1.540	1.228	1.207			Sep-96	2.292	1.382	1.336		
Oct-96	1.390	1.160	1.195			Oct-96	1.424	1.251	1.322		
Nov-96	1.520	1.140	1.176			Nov-96	1.532	1.284	1.306		
Dec-96	1.480	1.186	1.163			Dec-96	1.491	1.239	1.258		
Jan-97	1.410	1.179	1.169	Annual Average Max. 3-Month ADF Ratio (3-M/Avg) Min 3-Month ADF Max. Mon. ADF	1.188 1.255 1.056 1.136 1.370	Jan-97	1.487	1.325	1.283	Annual Average Max. 3-Month ADF Ratio (3-M/Avg) Min 3-Month ADF Max. Mon. ADF	1.359 1.599 1.168 1.250 1.834
Feb-97	1.420	1.188	1.188			Feb-97	1.489	1.293	1.286		
Mar-97	1.320	1.174	1.183			Mar-97	1.306	1.227	1.282		
Apr-97	1.450	1.158	1.176			Apr-97	1.437	1.272	1.284		
May-97	1.500	1.188	1.173			May-97	1.377	1.252	1.250		
Jun-97	1.430	1.173	1.179			Jun-97	1.376	1.276	1.267		
Jul-97	1.280	1.170	1.244			Jul-97	1.433	1.314	1.281		
Aug-97	1.590	1.222	1.255			Aug-97	1.452	1.327	1.306		
Sep-97	1.760	1.154	1.249			Sep-97	1.492	1.348	1.330		
Oct-97	1.310	1.105	1.180			Oct-97	4.043	1.834	1.503		
Nov-97	1.340	1.149	1.136			Nov-97	1.894	1.468	1.550		
Dec-97	1.450	1.188	1.147			Dec-97	1.788	1.498	1.599		
Jan-98	1.420	1.150	1.162	Annual Average Max. 3-Month ADF Ratio (3-M/Avg) Min 3-Month ADF Max. Mon. ADF	1.166 1.237 1.091 1.090 1.300	Jan-98	1.670	1.443	1.459	Annual Average Max. 3-Month ADF Ratio (3-M/Avg) Min 3-Month ADF Max. Mon. ADF	1.375 1.459 1.068 1.327 1.458
Feb-98	1.290	1.160	1.166			Feb-98	2.008	1.442	1.450		
Mar-98	1.390	1.215	1.175			Mar-98	1.640	1.445	1.443		
Apr-98	1.180	1.050	1.142			Apr-98	1.430	1.286	1.291		
May-98	1.320	1.120	1.128			May-98	1.440	1.316	1.349		
Jun-98	1.300	1.100	1.050			Jun-98	1.580	1.378	1.327		
Jul-98	1.230	1.140	1.120			Jul-98	1.770	1.458	1.383		
Aug-98	1.230	1.140	1.127			Aug-98	1.640	1.384	1.406		
Sep-98	3.990	1.300	1.199			Sep-98	1.720	1.385	1.402		
Oct-98	1.680	1.240	1.227			Oct-98	1.870	1.391	1.380		
Nov-98	1.340	1.170	1.237			Nov-98	1.410	1.296	1.331		
Dec-98	1.330	1.205	1.205			Dec-98	1.900	1.350	1.323		
Jan-99	1.425	1.248	1.208	Annual Average Max. 3-Month ADF Ratio (3-M/Avg) Min 3-Month ADF Max. Mon. ADF	1.225 1.247 1.018 1.204 1.258	Jan-99	1.565	1.348	1.334	Annual Average Max. 3-Month ADF Ratio (3-M/Avg) Min 3-Month ADF Max. Mon. ADF	1.470 1.629 1.107 1.334 1.768
Feb-99	1.290	1.185	1.213			Feb-99	1.790	1.376	1.351		
Mar-99	1.550	1.258	1.231			Mar-99	1.625	1.345	1.358		
Apr-99	1.380	1.221	1.222			Apr-99	2.023	1.483	1.401		
May-99	1.450	1.227	1.236			May-99	1.709	1.415	1.415		
Jun-99	1.340	1.240	1.229			Jun-99	1.721	1.583	1.494		
Jul-99	1.470	1.258	1.242			Jul-99	1.499	1.346	1.448		
Aug-99	1.570	1.245	1.247			Aug-99	1.662	1.343	1.424		
Sep-99	1.300	1.200	1.234			Sep-99	1.924	1.521	1.403		
Oct-99	1.810	1.213	1.219			Oct-99	2.317	1.585	1.483		
Nov-99	1.820	1.189	1.204			Nov-99	2.202	1.708	1.605		
Dec-99	1.790	1.205	1.205			Dec-99	2.029	1.591	1.628		
Jan-00	1.910	1.242	1.215	Annual Average Max. 3-Month ADF Ratio (3-M/Avg) Min 3-Month ADF Max. Mon. ADF	1.243 1.329 1.059 1.178 1.372	Jan-00	1.970	1.654	1.651	Annual Average Max. 3-Month ADF Ratio (3-M/Avg) Min 3-Month ADF Max. Mon. ADF	1.541 1.735 1.126 1.264 1.788
Feb-00	1.500	1.224	1.224			Feb-00	2.580	1.788	1.678		
Mar-00	1.680	1.281	1.249			Mar-00	2.230	1.782	1.735		
Apr-00	1.540	1.333	1.279			Apr-00	1.560	1.381	1.644		
May-00	1.609	1.372	1.329			May-00	2.450	1.530	1.581		
Jun-00	1.445	1.226	1.310			Jun-00	2.240	1.835	1.549		
Jul-00	1.351	1.282	1.293			Jul-00	2.650	1.707	1.657		
Aug-00	1.328	1.214	1.241			Aug-00	2.510	1.648	1.663		
Sep-00	1.368	1.208	1.235			Sep-00	1.770	1.486	1.617		
Oct-00	1.300	1.145	1.189			Oct-00	1.400	1.286	1.477		
Nov-00	1.430	1.215	1.189			Nov-00	1.590	1.292	1.358		
Dec-00	1.355	1.179	1.178			Dec-00	1.330	1.214	1.264		
Jan-01	1.560	1.170	1.188	Annual Average Max. 3-Month ADF Ratio (3-M/Avg) Min 3-Month ADF Max. Mon. ADF	1.240 1.306 1.053 1.186 1.327	Jan-01	2.214	1.282	1.283	Annual Average Max. 3-Month ADF Ratio (3-M/Avg) Min 3-Month ADF Max. Mon. ADF	1.316 1.448 1.100 1.207 1.468
Feb-01	1.389	1.218	1.187			Feb-01	1.528	1.229	1.292		
Mar-01	1.442	1.288	1.219			Mar-01	1.558	1.333	1.271		
Apr-01	1.392	1.212	1.233			Apr-01	1.498	1.318	1.293		
May-01	1.840	1.188	1.215			May-01	1.438	1.320	1.324		
Jun-01	1.425	1.200	1.219			Jun-01	1.483	1.375	1.388		
Jul-01	1.546	1.327	1.257			Jul-01	2.090	1.458	1.384		
Aug-01	1.461	1.311	1.306			Aug-01	1.574	1.466	1.434		
Sep-01	1.557	1.283	1.300			Sep-01	2.300	1.419	1.448		
Oct-01	1.464	1.258	1.277			Oct-01	1.463	1.298	1.374		
Nov-01	1.319	1.205	1.242			Nov-01	1.341	1.193	1.283		
Dec-01	1.289	1.200	1.221			Dec-01	1.467	1.192	1.207		
Jan-02	1.383	1.238	1.214	Annual Average Max. 3-Month ADF Ratio (3-M/Avg) Min 3-Month ADF Max. Mon. ADF	1.359 1.532 1.127 1.214 1.561	Jan-02	1.760	1.249	1.211	Annual Average Max. 3-Month ADF Ratio (3-M/Avg) Min 3-Month ADF Max. Mon. ADF	1.434 1.685 1.176 1.610 1.772
Feb-02	1.310	1.218	1.217			Feb-02	2.145	1.291	1.244		
Mar-02	1.436	1.278	1.243			Mar-02	1.730	1.350	1.297		
Apr-02	1.570	1.273	1.256			Apr-02	1.540	1.335	1.325		
May-02	1.484	1.273	1.275			May-02	1.495	1.382	1.356		
Jun-02	1.472	1.290	1.279			Jun-02	2.990	1.694	1.470		
Jul-02	1.771	1.368	1.310			Jul-02	2.510	1.772	1.616		
Aug-02	1.781	1.399	1.352			Aug-02	2.280	1.591	1.665		
Sep-02	2.634	1.489	1.419			Sep-02	1.972	1.468	1.610		
Oct-02	2.013	1.546	1.478			Oct-02	1.795	1.416	1.492		
Nov-02	2.209	1.561	1.532			Nov-02	1.830	1.318	1.401		
Dec-02	1.580	1.381	1.498			Dec-02	2.140	1.339	1.358		
Jan-03	1.433	1.312	1.418	Annual Average Max. 3-Month ADF Ratio (3-M/Avg) Min 3-Month ADF Max. Mon. ADF	1.402 1.531 1.092 1.335 1.818	Jan-03	1.470	1.348	1.334	Annual Average Max. 3-Month ADF Ratio (3-M/Avg) Min 3-Month ADF Max. Mon. ADF	1.563 1.785 1.142 1.334 1.856
Feb-03	1.511	1.316	1.336			Feb-03	2.510	1.608	1.398		
Mar-03	1.635	1.389	1.339			Mar-03	1.880	1.473	1.442		
Apr-03	1.643	1.347	1.351			Apr-03	1.750	1.508	1.496		
May-03	1.691	1.377	1.371			May-03	1.620	1.455	1.479		
Jun-03	2.309	1.482	1.402			Jun-03	2.070	1.644	1.536		
Jul-03	2.107	1.618	1.492			Jul-03	2.610	1.772	1.624		
Aug-03	1.677	1.492	1.531			Aug-03	2.830	1.856	1.757		
Sep-03	1.223	1.362	1.491			Sep-03	2.200	1.728	1.785		
Oct-03	1.518	1.350	1.401			Oct-03	1.771	1.534	1.706		
Nov-03	1.527	1.382	1.365			Nov-03	2.098	1.444	1.569		
Dec-03	1.571	1.399	1.377			Dec-03	1.869	1.485	1.488		
Jan-04	1.604	1.322	1.366	Annual Average Max. 3-Month ADF Ratio (3-M/Avg) Min 3-Month ADF Max. Mon. ADF	1.418 1.489 1.049 1.345 1.518	Jan-04	1.650	1.448	1.459	Annual Average Max. 3-Month ADF Ratio (3-M/Avg) Min 3-Month ADF Max. Mon. ADF	1.665 2.142 1.287 1.412 2.489
Feb-04	1.732	1.421	1.381			Feb-04	2.510	1.570	1.501		
Mar-04	1.588	1.330	1.358			Mar-04	2.380	1.705	1.574		
Apr-04	1.463	1.328	1.360			Apr-04	5.352	2.292	1.838		
May-04	1.704	1.377	1.345			May-04	4.790	2.469	2.142		
Jun-04	1.689	1.456	1.399			Jun-04	1.882	1.700	2.140		
Jul-04	1.653	1.518	1.461			Jul-04	2.072	1.681	1.980		
Aug-04	1.705	1.480	1.481			Aug-04	1.601	1.480	1.514		
Sep-04	1.614	1.363	1.457			Sep-04	1.640	1.459	1.533		
Oct-04	1.883	1.496	1.450			Oct-04	1.680	1.418	1.452		
Nov-04	1.913	1.468	1.442			Nov-04	2.972	1.385	1.421		
Dec-04	1.977	1.462	1.475			Dec-04	1.622	1.431	1.412		
Jan-05	1.582	1.353	1.428	Annual Average Max. 3-Month ADF Ratio (3-M/Avg) Min 3-Month ADF Max. Mon. ADF	1.460 1.793 1.228 1.270 2.287	Jan-05	1.759	1.526	1.448	Annual Average Max. 3-Month ADF Ratio (3-M/Avg) Min 3-Month ADF Max. Mon. ADF	1.579 1.751 1.109 1.448 1.958
Feb-05	1.603	1.255	1.357			Feb-05	1.618	1.516	1.491		
Mar-05	3.043	1.379	1.329			Mar-05	1.507	1.773	1.480		
Apr-05	3.791	2.297	1.641			Apr-05	2.299	1.684	1.580		
May-05	2.450	1.628	1.766			May-05	1.583	1.499	1.554		
Jun-05	1.921	1.463	1.793			Jun-05	1.714	1.514	1.566		
Jul-05	1.850	1.421	1.504			Jul-05	1.589	1.480	1.500		
Aug-05	2.087	1.473	1.453			Aug-05	1.588	1.462	1.487		
Sep-05	2.476	1.445	1.447			Sep-05	3.413	1.531	1.493		
Oct-05	1.408	1.282	1.393			Oct-05	2.583	1.617	1.537		
Nov-05	1.670	1.273	1.387			Nov-05	2.861	1.958	1.702		
Dec-05	1.627	1.274	1.270			Dec-05	2.521	1.678	1.75		



APPENDIX D
EXCERPT OF SANTA ROSA COUNTY FUTURE LAND USE MAP

APPENDIX D – FUTURE LAND USE MAP

