

**GULF BREEZE CITY COUNCIL
EXECUTIVE MEETING AGENDA**

**WEDNESDAY, JULY 27, 2016
EXECUTIVE MEETING, 6:30 P.M.
COUNCIL CHAMBERS**

1. ROLL CALL
2. PROCLAMATIONS AND PRESENTATIONS
3. ACTION AGENDA ITEMS
 - A. Approval of Ordinance No. 06-16 amending Code of Ordinance Section 26-2(D) exempting certain property from the Community Redevelopment Area design standards
 - B. Approval of Ordinance No. 07-16 amending Code of Ordinance Section 3-2 regarding the hours of sale of alcoholic beverages
 - C. Authorization to submit FEMA Alternate Project for the west golf course bunkers to FEMA
 - D. Approval of modification to the City's solid waste contract with Allied Waste to exclude glass from the list of recyclable materials effective as of October 1, 2016
 - E. Approval for Brantley and Associates to prepare three appraisals for certain parcels of the Tiger Point Golf and Country Club
 - F. Approval for City's membership with Florida's Great Northwest
 - G. Approval for staff to prepare an informational letter to City residents regarding the Local Option Sales Tax initiative
 - H. Authorization to contact design firms relative to preparing concepts for the potential improvement of the property at the east end of Navy Cove Boulevard
 - I. Recommendation to set tentative millage rate for Fiscal Year 2017
 - J. Authorization to pay invoice 333710 in the amount of \$6,441.37 to Galloway /Johnson-Tompkins Burr and Smith (GJTBS)
 - K. Approval for the City Council to meet as the Board of Directors of Gulf Breeze Financial Services on August 1, 2016, and authorize the payment of invoice 62713 in the amount of \$6,891.50 to Bryant Miller Olive, P.A.
 - L. Authorization to pay invoices 96223 in the amount of \$235.70 to Smolker, Bartlett, Loeb, Hinds and Sheppard P.A. and that the City Council meet as the Board of Directors of the Community Redevelopment Agency on August 1, 2016, and authorize the payment of

Executive Meeting Agenda

July 27, 2016

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invoice 96224 in the amount of \$3,948.17 to Smolker, Bartlett, Loeb, Hinds and Sheppard P.A.

M. Authorization for the City Council to meet as the Board of Directors for the Community Redevelopment Agency on August 1, 2016, and authorize payment of invoice 222984 in the amount of \$14,972.29 to Vanasse Hangen Brustlin (VHB)

4. NEW ITEMS

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.



City of Gulf Breeze

MEMORANDUM

TO: Edwin A. Eddy, City Manager

FROM:  Craig S. Carmichael, Director of Community Services

DATE: July 20, 2016

SUBJECT: ORDINANCE 06-16

Attached, please find a draft copy of Ordinance 06-16 relative to providing an exemption from Community Redevelopment Area design standards for new buildings, additions, renovations and remodels in existing subdivisions within the CRA that have a preapproved architectural style. The City Council suggested that the provision be added after hearing a variance request for a professional office building in the Baybridge Subdivision.

RECOMMENDATION: THAT THE CITY COUNCIL APPROVE ORDINANCE 06-16 ON THE FIRST READING ON AUGUST 1, 2016 AND SCHEDULE THE SECOND READING AND PUBLIC HEARING ON AUGUST 15, 2016.

ORDINANCE NO. 06-16

AN ORDINANCE OF THE CITY OF GULF BREEZE, FLORIDA, PERTAINING TO THE APPLICABILITY OF THE COMMUNITY REDEVELOPMENT AREA DESIGN STANDARDS; CREATING SECTION 26-2(D) OF THE CODE OF ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Gulf Breeze has adopted certain rules and regulation relative to design standards in Community Redevelopment Area; and,

WHEREAS, the design standards are applicable to all new development and redevelopment activities within the Community Redevelopment Area, except for single-family residential structures; and,

WHEREAS, the City Council wishes to establish an exemption for the design standards for new buildings, additions, renovations and remodels in existing subdivisions within the Community Redevelopment Area that has an established architectural style that has been formally approved by the City.

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

SECTION 1 - Section 26-2(D) is hereby created to read as follows:

- (d) New buildings, additions, renovations and remodels in existing subdivisions within the CRA shall be exempt from the design standards contained in this chapter provided the following conditions are met:
1. The subdivision has an established architectural style that has been formally approved by the City;
 2. The location of the building is within the boundary of the subdivision;
 3. The dimensions and shape of the building, addition, renovation and remodel shall be consistent with the existing buildings located in the subdivision;
 4. The artistic design and color scheme of the building, addition, renovation and remodel shall be consistent with the existing buildings located in the subdivision;
 5. If the subdivision is destroyed or abandoned, the exemption provided in this subsection becomes null and void.

SECTION 2 - SEVERABILITY

If any section, paragraph, sentence, clause, phrase or word of this Ordinance is for any reason

ORDINANCE 06-16

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held by any court to be unconstitutional, inoperative, invalid or void, such holding shall not in any manner affect the validity of the remaining portions of this Ordinance.

SECTION 3 - CONFLICT

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

SECTION 4 - EFFECTIVE DATE

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

PASSED ON THE FIRST READING ON THE ___ DAY OF _____, 2016.

ADVERTISED ON THE ___ DAY OF _____, 2016.

PASSED ON THE SECOND READING ON THE ___ DAY OF _____, 2016.

City of Gulf Breeze

By: _____
Matt E. Dannheisser, Mayor

ATTESTED TO BY:

Leslie Guyer, City Clerk or
Stephanie D. Lucas, City Clerk



City of Gulf Breeze

MEMORANDUM

TO: Edwin A. Eddy, City Manager

FROM: Craig S. Carmichael, Director of Community Services

DATE: July 20, 2016

SUBJECT: **ORDINANCE 07-16**

Attached, please find a draft copy of Ordinance 07-16 relative to the hours of sale for alcoholic beverages. The ordinance adjusts the start times of sales from 8:00 a.m. to 7:00 a.m. and matches the start time in the unincorporated portion of South Santa Rosa County. The ordinance also cleared up an inconsistency regarding sales on Saturday nights. Staff has prepared the below listed table to help clarify the changes.

Chapter 3 - Sec 3-2 - Hours Of Sale

Existing Hours of Sale for Alcoholic Beverages

	0:00	1:00	2:00	3:00	4:00	5:00	6:00	7:00	8:00	9:00	10:00	11:00	12:00	13:00	14:00	15:00	16:00	17:00	18:00	19:00	20:00	21:00	22:00	23:00
Mon	No Alcoholic Beverages May Be Sold								Hours permitted to sell Alcohol															
Tue	No Alcoholic Beverages May Be Sold								Hours permitted to sell Alcohol															
Wed	No Alcoholic Beverages May Be Sold								Hours permitted to sell Alcohol															
Thu	No Alcoholic Beverages May Be Sold								Hours permitted to sell Alcohol															
Fri	No Alcoholic Beverages May Be Sold								Hours permitted to sell Alcohol															
Sat	No Alcoholic Beverages May Be Sold								Hours permitted to sell Alcohol															
Sun	No Alcoholic Beverages May Be Sold								Hours permitted to sell Alcohol															

Proposed Hours of Sale for Alcoholic Beverages

	0:00	1:00	2:00	3:00	4:00	5:00	6:00	7:00	8:00	9:00	10:00	11:00	12:00	13:00	14:00	15:00	16:00	17:00	18:00	19:00	20:00	21:00	22:00	23:00
Mon	No Alcoholic Beverages May Be Sold								Hours permitted to sell Alcohol															
Tue	No Alcoholic Beverages May Be Sold								Hours permitted to sell Alcohol															
Wed	No Alcoholic Beverages May Be Sold								Hours permitted to sell Alcohol															
Thu	No Alcoholic Beverages May Be Sold								Hours permitted to sell Alcohol															
Fri	No Alcoholic Beverages May Be Sold								Hours permitted to sell Alcohol															
Sat	No Alcoholic Beverages May Be Sold								Hours permitted to sell Alcohol															
Sun	No Alcoholic Beverages May Be Sold								Hours permitted to sell Alcohol															

 No Alcoholic Beverages May Be Sold
 Hours permitted to sell Alcohol

RECOMMENDATION: THAT THE CITY COUNCIL APPROVE ORDINANCE 07-16 ON THE FIRST READING ON AUGUST 1, 2016 AND SCHEDULE THE SECOND READING AND PUBLIC HEARING ON AUGUST 15, 2016.

ORDINANCE NO. 07-16

AN ORDINANCE OF THE CITY OF GULF BREEZE, FLORIDA, PERTAINING TO THE HOURS OF SALE OF ALCOHOLIC BEVERAGES; AMENDING SECTION 3-2 OF THE CODE OF ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Gulf Breeze has adopted certain rules and regulation relative to the sale, serving and consumption of alcoholic beverages; and,

WHEREAS, these rules and regulations provide certain hours of the day during which the sale of alcoholic beverages shall be allowed; and,

WHEREAS, the City Council now desires to amend these rules to expand the hours of sales to more closely match the hours of sale, serving and consumption of alcoholic beverages in the unincorporated parts of South Santa Rosa County.

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

SECTION 1 - Section 3-2 is hereby amended to read as follows:

Sec. 3-2. - Hours of sale.

- (a) Except as otherwise provided in this section, no alcoholic beverages may be sold, consumed, served, or permitted to be sold, consumed, or served by any vendor or at any business or establishment in the city between the hours of 12:00 a.m. (midnight) and ~~8:00~~ **7:00** a.m. on the following day on Sunday through Thursday and 1:00 a.m. and ~~8:00~~ **7:00** a.m. on Saturday and Sunday; provided, however, restaurants are also allowed to sell alcoholic beverages in the city each night of the week until 12:00 a.m. (midnight). Notwithstanding the preceding sentence, except as otherwise provided in this section a vendor, business, or establishment holding an appropriate license under state law and having received a certificate of compliance from the city for the sale of beer and wine for off-premises consumption may sell beer and wine, but not liquor, for off-premises consumption between the hours of 10:00 p.m. and ~~8:00~~ **7:00** a.m. the following day.

- (b) No alcoholic beverages may be sold, consumed, served, or permitted to be sold, consumed or served at any business or establishment in the city between the hours of ~~12:00 midnight~~ **1:00 a.m.** on Saturday night of each week until ~~12:00 noon a.m. the following~~ **to 7:00 a.m.** Sunday morning.

ORDINANCE 07-16

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SECTION 2 - SEVERABILITY

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

SECTION 3 - CONFLICT

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

SECTION 4 - EFFECTIVE DATE

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

PASSED ON THE FIRST READING ON THE ___ DAY OF _____, 2016.

ADVERTISED ON THE ___ DAY OF _____, 2016.

PASSED ON THE SECOND READING ON THE ___ DAY OF _____, 2016.

City of Gulf Breeze

By: _____
Matt E. Dannheisser, Mayor

ATTESTED TO BY:

Leslie Guyer, City Clerk or
Stephanie D. Lucas, City Clerk

Chapter 3 - Sec 3-2 - Hours Of Sale

Existing Hours of Sale for Alcoholic Beverages

	0:00	1:00	2:00	3:00	4:00	5:00	6:00	7:00	8:00	9:00	10:00	11:00	12:00	13:00	14:00	15:00	16:00	17:00	18:00	19:00	20:00	21:00	22:00	23:00
Mon	Red	Red	Red	Red	Red	Red	Red	Red	Green															
Tue	Red	Red	Red	Red	Red	Red	Red	Red	Green															
Wed	Red	Red	Red	Red	Red	Red	Red	Red	Green															
Thu	Red	Red	Red	Red	Red	Red	Red	Red	Green															
Fri	Red	Red	Red	Red	Red	Red	Red	Red	Green															
Sat	Green	Red	Green																					
Sun	Red	Red	Red	Red	Red	Red	Red	Red	Red	Red	Red	Red	Green											

Proposed Hours of Sale for Alcoholic Beverages

	0:00	1:00	2:00	3:00	4:00	5:00	6:00	7:00	8:00	9:00	10:00	11:00	12:00	13:00	14:00	15:00	16:00	17:00	18:00	19:00	20:00	21:00	22:00	23:00
Mon	Red	Red	Red	Red	Red	Red	Red	Green																
Tue	Red	Red	Red	Red	Red	Red	Red	Green																
Wed	Red	Red	Red	Red	Red	Red	Red	Green																
Thu	Red	Red	Red	Red	Red	Red	Red	Green																
Fri	Red	Red	Red	Red	Red	Red	Red	Green																
Sat	Green	Red	Red	Red	Red	Red	Red	Green																
Sun	Green	Red	Red	Red	Red	Red	Red	Green																

No Alcoholic Beverages May Be Sold
 Hours permitted to sell Alcohol



City of Gulf Breeze

TO: Edwin A. Eddy, City Manager
FROM: Vernon L. Prather, Operations Consultant *V.P.*
DATE: July 20, 2016
RE: Public Hearing FEMA Alternative Project, West Golf Course Bunkers

The City Council held a Public Hearing on July 5, 2016 to receive input on the proposed FEMA Alternative Project, West Golf Course Bunkers in lieu of rebuilding the Bunkers.

During the Public Hearing, we presented the following Alternative Projects without objections or suggested alternatives.

Listed below is the type of equipment with estimated cost that is needed to maintain the west golf course, spray fields, and related irrigation lines.

• Closing and covering damaged Bunkers in accordance with FEMA requirements.	\$34,900
• (1) 90 hp min. Backhoe Loader	\$90,000
• (1) 50 hp min. Excavator	\$60,000
• (2) 75 hp min. Tractors @ \$50,000 each	\$100,000
• (1) Truck rated to tow equipment above	\$50,000
• (1) F250 min. Service Truck	\$45,000
• (1) Equipment Trailer sized for equipment above	<u>\$20,000</u>
Total	\$399,900

Project Background:

The initial amount obligated by FEMA for the Bunker project was \$533,202. Under an alternative project funding this would be limited to 75% or \$399,902 of which the City would be responsible for \$49,998 (State \$49,998, FEMA \$299,927).

Staff has filed with the State for an extension of the typical 18 month deadline for completion.

Recommendation: City Council instruct staff to submit the above proposed expenditure as the Alternative Projects for PW 945



City of Gulf Breeze

OFFICE OF THE CITY MANAGER

MEMORANDUM

To: Mayor and City Council
From:  Edwin A. Eddy, City Manager
Date: July 21, 2016
Subject: Amendment of Solid Waste Contract

At a recent meeting, the City Council agreed to drop glass from the list of recyclable materials our contractor is required to pick up via the bi-weekly co-mingled recycling service. In order to effect this change, an amendment to the City's contract with Allied Waste is necessary.

In addition, the Council should determine a start date for the change. A public relations effort is necessary to advise residents that glass will no longer be included in the recycling program.

RECOMMENDATION:

- 1) THAT THE CITY COUNCIL APPROVE THE CHANGE IN THE CITY'S SOLID WASTE CONTRACT WITH ALLIED WASTE RELATIVE TO RECYCLING GLASS; AND
- 2) THAT OCTOBER 1, 2016, BE THE OFFICIAL START DATE FOR THE CHANGE.

Kart shall mean a container or receptacle to be furnished by the Contractor made of durable, hard plastic material with a cover, handle, and at least two wheels, and having a volume of ninety-five (95) gallons and lifting capacity of at least three hundred (300) pounds.

Landfill shall mean the Central Landfill owned and/or operated by or for the benefit of Santa Rosa County, currently located on Dalisa Road, Milton, Florida.

Materials Recycling Facility shall mean a facility approved in writing by the Contract Administrator (which approval shall not be unreasonably withheld) operated or managed for the purpose of receiving, sorting, processing, storing, and/or preparing Recyclable Materials for sale.

Mixed Paper shall mean a mixture or variety of paper products including magazines, catalogs, phone books, cereal boxes, soda and beer can boxes, chipboard, file folders, envelopes, letter paper, junk mail, notepaper, and any other clean paper products.

Public Awareness Programs shall mean those programs developed for purposes of informing and encouraging Residential and Commercial Waste Collection Service customers to use solid waste and recycling collection services offered by the City through this Agreement. Public Awareness Programs shall also mean information concerning the scope and level of services provided by Contractor pursuant to this Agreement, together with any changes thereto.

Pull shall mean the act of removing a Roll-Off Container, disposing of its contents through appropriate methods, and replacing it with an empty Roll-Off Container. A Pull shall be performed by Contractor only when requested by the City (for Roll-Off Containers or Recyclable Materials Containers provided for the City's use) or when requested by the customer.

Recyclable Materials shall mean those materials designated in writing by the City to the Contractor which are capable of being recycled and which would otherwise be processed or disposed of as Solid Waste. The materials initially designated by the City as Recyclable Materials are newspapers (including inserts), household containers with the tri-arrow recycling symbol, magazines, catalogs, phone books and similar directories, aluminum cans, pans, plastic containers, glass bottles and jars, glass food or beverage containers, brown paper bags, corrugated cardboard, boxboard, fiberboard, steel and ferrous cans, and Mixed Paper.

Recycling Kart shall mean a Kart or Container that is used solely for the collection of Recyclable Materials, whether from a Residence or from a Commercial Establishment. Recycling Karts must be clearly distinguishable from Commercial and Residential Solid Waste Karts.

Residence or Residential shall mean a detached single family structure designed or intended for occupancy by one person or one family. Each apartment or condominium in a multi-family building or housing development which does not have a Dumpster on-site for the purpose of Collection of Solid Waste shall be deemed a "Residence." However, in the event of conflict between



City of Gulf Breeze

TO : Mayor and City Council
FROM :  Edwin A. Eddy, City Manager
DATE : June 10, 2016
RE : Recycling

As you are aware, the market for commodities gathered through recycling has dropped dramatically over the past several years. The private material recovery facility in Escambia County has closed. We are advised by our hauler (Allied Waste) that there may be operating MRFs in New Orleans or Jacksonville.

This has made the current recycling program impractical. Allied has identified a vendor, Tarpon Paper, in Loxley, Alabama that will take recyclables. The only caveat is that they will not take glass.

Alternatively, we can continue to have Allied haul recycling to the Santa Rosa Landfill, cease recycling permanently or cease recycling temporarily until the ECUA MRF opens in August. The latter option requires an agreement with ECUA.

We believe we should keep the responsibility for recycling in the hands of our hauler. It seems to make the most sense to stop recycling glass and have Allied haul the remaining materials to Tarpon Paper.

When ECUA's MRF is open, Allied may negotiate an agreement to take recycling to ECUA.

RECOMMENDATION:

THAT THE CITY COUNCIL AGREE TO DROP GLASS FROM THE LIST OF RECYCLABLES IN THE CITY'S CONTRACT WITH ALLIED WASTE.



City of Gulf Breeze

OFFICE OF THE CITY MANAGER

MEMORANDUM

To: Mayor and City Council
From:  Edwin A. Eddy, City Manager
Date: July 21, 2016
Subject: Appraisal of Tiger Point Parcels

At the July 5th City Council meeting, a resident and business owner inquired as to the Council's interest in selling all or a part of Tiger Point Golf and Country Club. The City Council indicated, in response, that a fair and reasonable offer would be considered.

In order to be prepared for this offer and others, it makes sense to obtain a current appraisal of the value of Tiger Point Golf and Country Club. We asked a leading appraisal firm in this area to provide a proposal to 1) appraise the east course in its current status as an operating golf course; 2) appraise the former west course less the property needed for expansion of the Wastewater Treatment Plant; and 3) appraise the driving range.

The total cost of all three appraisals is \$8,500.

RECOMMENDATION:

THAT THE CITY COUNCIL APPROVE THE PROPOSAL FROM BRANTLEY AND ASSOCIATES TO PREPARE APPRAISALS OF THE TIGER POINT GOLF CLUB PROPERTY.

Brantley & Associates Real Estate Appraisal Corp

Mobile

*

Pensacola

*

Panama City

R. Shawn Brantley, MAI, CCIM
FL: State-Certified General Real Estate Appraiser RZ 289
AL: Certified General Real Property Appraiser G00419

Barbara S. Brantley, CPA
Administration & Finance

Bruce A. Black
FL: State-Certified General Real Estate Appraiser RZ 2714

David C. Singleton, MAI, MBA
FL: State-Certified General Real Estate Appraiser RZ 3501
AL: Certified General Real Property Appraiser G01003

July 18, 2016

Mr. Buz Eddy
Via email: eaeddy@gulfbreezefl.gov

RE: Appraisals

Dear Mr. Eddy:

It was a pleasure speaking with you this morning. As we discussed, this correspondence is an engagement letter to authorize us to proceed with the valuation of the above referenced properties. You have requested current market value appraisals of the referenced properties, identified as follows:

- (1) Appraisal of the East Golf Course. This appraisal consists of Santa Rosa County Tax parcels 27-2S-28-0000-02000-0000, 28-2S-28,0000-02700-0000, 29-2S-28-5440-00E000-0211, 34-2S-28-0000-00300-0000, 33-2S-28-0000-00300-000 and portions of 32-2S-28-0000-00400-0000 as shown on attached exhibit "A". This appraisal will include the Pro Shop, shared parking, and only the golf storage component of the former Club house building. This property is to be appraised as a functioning golf course subject to the terms of an Operating Agreement to be provided. Our fee to make this appraisal is \$4,000.
- (2) Appraisal of the former West Course. This appraisal consists Santa Rosa County Tax parcels 32-2S-28-0000-00400-0000 and 31-2S-28-0000-02900-0000 less the portions allocated to the East course above, less the portion allocated for the club house appraised previously, and less 15 acres that is being reserved for a sewer spray field, as depicted on attached exhibit "B". This appraisal is to be made to highest and best use under the hypothetical assumption that it would be granted combinations of single-family and multi-family zoning as necessary to facilitate the appraiser's opinion of highest and best use. Our fee for this appraisal is \$2,500.
- (3) Appraisal of the former driving range as shown on Exhibit "C". This is Santa Rosa County Tax parcel 29-2S-28-0000-03900-0000. This appraisal is to be made to highest and best use assuming a zoning change would be granted facilitating highest and best use. Our fee for this appraisal is \$2,000.

The total of the fees is \$8,500. The fees and this proposal are contingent upon all three appraisals being engaged simultaneously. We are happy to invoice you in conjunction with delivery of the appraisal report, with your payment to be made to us within 30 days after your receipt of the appraisals in satisfactory order. We anticipate that we can complete the appraisals within 30 days after receiving your notice to proceed.



POST OFFICE BOX 12505 PENSACOLA, FLORIDA 32591

shawnbrantley@brantleyassociates.com * www.brantleyassociates.com * (850) 433-5075

Mr. Buz Eddy

July 18, 2016

The appraisal will be conducted in a detailed narrative format, utilize all relevant valuation approaches, be in full compliance with the Uniform Standards of Professional Appraisal Practice, be in compliance with the requirements of the State of Florida for issuance of a "state-certified" appraisal, comply with the supplemental standards of the Appraisal Institute, and be MAI certified.

Please note that additional compensation would be due to us if we are required to testify in any court or any other venue as a result of having made the appraisal. Our fee for expert testimony is \$250 per hour and applies to all time spent delivering testimony, preparing to deliver testimony, general consulting, preparation time, additional services, or travel to/from the site of any such testimony. No fees for such expert witness services will be charged to you unless you specifically request them or unless we receive a subpoena or are otherwise commanded to testify.

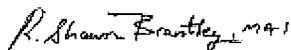
The following items will assist us in making the appraisal.

- Contact information for personnel at the golf course with whom we can arrange an inspection appointment and to utilize a golf cart for our inspection.
- Your approval of the attached graphics defining the lands to be appraised or prompt notification of any changes thereto.
- A copy of the operating agreement with Integrity. A copy of the Private Club Associates Report showing anticipated operations. P & L statements for past years operations. Additionally, we would need to conduct a brief interview of whoever manages the golf course operations if you could provide their contact information.
- Copies of any survey work, or site plans, if any, that may be in your possession.

After your return of the signed engagement letter, we will set up our files and begin work.

Please let me know if you should have any questions. We appreciate this opportunity to work with you. Kind regards,

**BRANTLEY & ASSOCIATES REAL
ESTATE APPRAISAL CORP.**



R. Shawn Brantley, MAI, CCIM, President
Certified General Real Property Appraiser
Alabama G00419

ACCEPTANCE BY CLIENT:

CITY OF GULF BREEZE

Mr. Buz Eddy

Date Signed: _____ / _____ / 2016

CC: Matt E. Dannheisser

EXHIBIT "A"

EA 21 COURSE



EXHIBIT "B" WEST RESIDENTIAL LAND





COLLEGE PK

STANFORD RD

PURDI

EL PRADO ST

ESPANOLA ST

EL PORTAL ST

GREEN BRIAR PKWY

WINDY LN

GULF BREEZE PKWY

COLLEGE CT

WILLOW

SYCAMO

SANTA ROSA DR

TIBE

SUMMIT LN

FORMER DRAWING RANGE

BAYVIEW LN

HILLSIDE AV

SHADY LN

PARK LN

R LN

SUNSET LN

EZE LN

LUNA LN

PLEWOOD DR



City of Gulf Breeze

OFFICE OF THE CITY MANAGER

MEMORANDUM

To: Mayor and City Council
From:  Edwin A. Eddy, City Manager
Date: July 21, 2016
Subject: Contribution/Membership – Florida’s Great Northwest

Attached please find a letter with supporting materials from the Investor Relations Chairperson for Florida’s Great Northwest. The letter explains the mission of FGNW and invites the City to make a contribution and to join FGNW.

The benefits of membership include:

1. Support of major economic development initiatives. Success of these efforts helps the region which helps Gulf Breeze.
2. As initiatives are planned in the region, the impacts on Gulf Breeze will be variable. Having a “seat at the table” enables Gulf Breeze to be involved in the planning of major initiatives.
3. Should the City decide to undertake a major redevelopment effort, membership in FGNW will be a benefit.
4. Some portion of funds from the 2010 BP Oil Spill will be managed by a regional organization known as Triumph. Working with FGNW may enable the City to successfully seek project funding from Triumph.

A contribution/membership of \$10,000 enables the City to be an Economic Development Organization member.

RECOMMENDATION:

THAT THE CITY COUNCIL APPROVE EXPENDITURE OF \$10,000 TO JOIN FLORIDA’S GREAT NORTHWEST.

July 11, 2016

Honorable Matt Dannheisser
Mayor, City of Gulf Breeze
P.O. Box 640
Gulf Breeze, FL 32561

Mayor Dannheisser:

I am reaching out to you on behalf of Florida's Great Northwest, a regional economic development organization that covers the region of Northwest Florida, represented by the twelve counties to the West of the Apalachicola River. We have been in existence for fifteen years and are a consortium of private businesses, local economic development agencies, post-secondary public education providers and work force boards. We work on behalf of the citizens and businesses throughout the area to promote the growth of commerce and job opportunities by elevating the profile of Northwest Florida as a destination for businesses looking to relocate and expand.

While our efforts are focused around regional branding of Northwest Florida, we work in concert with our local economic development partners within the twelve county area to create efficiency and unity in our messaging. Regional alliances are becoming more common within the industry as it is necessary for individual cities and counties to find ways to be more resourceful in funding economic development efforts, as well as to respond to the demands of site selectors and other vendors who represent businesses in their relocation efforts and require fewer economic development entry points.

One area of increasing interest to our community is the potential impact of the much discussed Triumph Fund which will provide nearly \$1.5 billion of funding to the eight Florida counties most affected by the BP oil spill. Considerable concern exists regarding the potential for these funds to be diverted away from our service area and back into the state's general funds, ultimately finding a destination in other areas of the state that had little to no impact from the spill. With limited resources available throughout the state to provide funding of economic development projects and/or infrastructure investments and workforce training, it is imperative that we, as a region, remain vigilant in advocating for these funds to be invested back into Northwest Florida, the area most affected. Florida's Great Northwest is already taking action to serve as an advocate in ensuring these funds are invested back into these eight disproportionately affected areas as was the intent of the original BP oil spill recovery legislation. Additionally, we are focused on working closely with the Triumph board to help facilitate the discussion around regional needs and investments that will have a transformational impact on the area.

The most recent legislative session resulted in limited funding of the state's economic development organization, Enterprise Florida, and made clear the notion that the current leadership within the legislature is looking to local and regional organizations to carry the burden of economic development efforts throughout the state. This is unfortunate in that one year of limited funding causes a ripple effect, causing a disruption in the ongoing recruitment cycle and extending out three to four years.

As a result of these issues it is necessary and imperative that we work diligently to enhance our regional efforts in economic development through increased membership and investment in Florida's Great Northwest. Towards that end, I am reaching out to the City of Gulf Breeze to solicit your participation as one of our investors. Attached you will find one of our brochures which outlines the various levels of membership and associated membership benefits. I would ask that you, along with your council, consider joining this effort at the \$25,000 membership level and become active in the effort to advocate on behalf of Northwest Florida and to protect the nearly \$1.5 billion in BP oil spill funding that is intended for this area and could provide for generational impact upon our communities.

I thank you and the council in advance for your time and consideration of this request.

Sincerely,



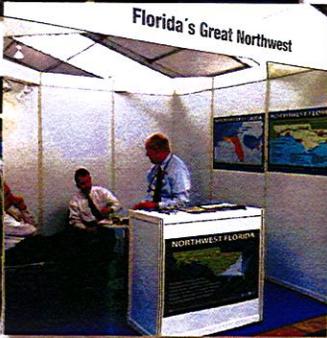
Bruce Vredenburg
Investor Relations Chairperson
Florida's Great Northwest

Enclosure

Florida's Great Northwest (FGNW)

is a 501(c)(6) nonprofit membership corporation whose mission is "to market and brand the 12-county Northwest Florida region as a globally competitive location for business, and to work with regional partners to recruit new jobs and investment throughout Northwest Florida."

FGNW relies on the investments of regional businesses, economic development organizations, higher education institutions, and workforce boards to implement its aggressive marketing, branding, and business recruitment efforts.



Why Invest in Florida's Great Northwest?

Be on the only Regional Business Recruitment Team in Northwest Florida!



FGNW's Strategy for Regional Success

- Lead Development & Job Recruitment
- Promotion of Northwest Florida as a Strong Business Climate
- Forward-Looking Leadership
- Partnership & Collaboration

Sustaining Members



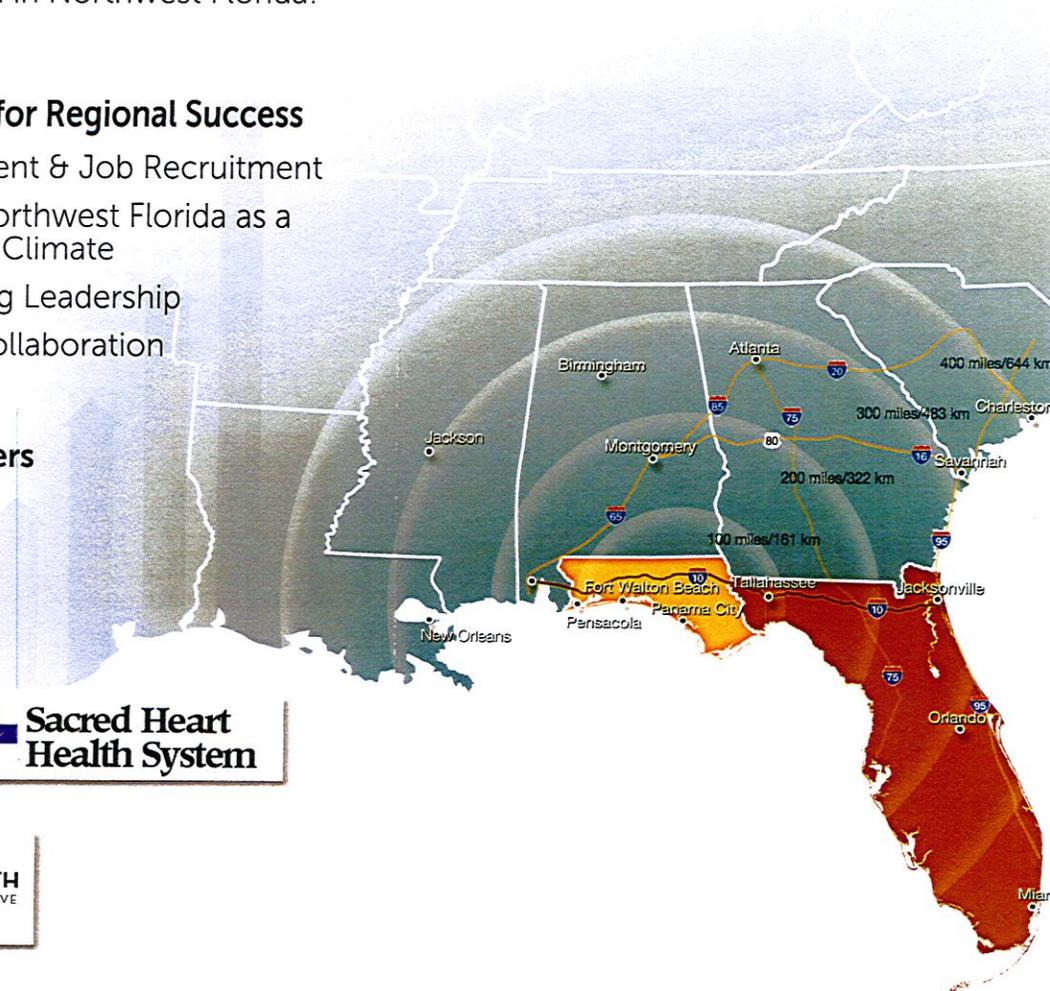
The Lewis Bear Company



FloridasGreatNorthwest.com
850.729.6848
info@fgnw.org

100 College Blvd, Bldg K, Niceville, FL 32578
PO Box 370, Niceville, FL 32588

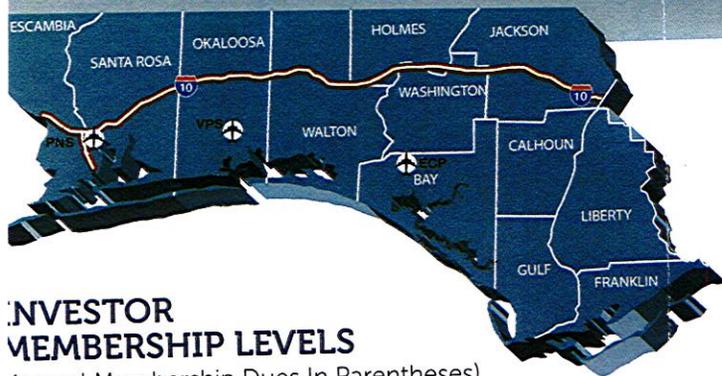
INVESTOR INFORMATION



INVESTOR BENEFITS

Gain Access to Northwest Florida Business and Community Leaders – Extensive opportunities to interact with the individuals shaping the future of the Florida panhandle.

Receive Information on Meetings and Events
– Receive regular communications describing opportunities to network with state and regional leaders across a spectrum of industries.



Access Data and Research – Receive information and updates about Northwest Florida's economic climate, and access customized research reports to help your company grow.

Increase Your Company's Visibility – Through board, committee and event participation, and FG NW marketing materials and state-of-the-art website, increase your global visibility and be recognized as one of Northwest Florida's leading companies.



INVESTOR MEMBERSHIP LEVELS

Annual Membership Dues In Parentheses)

Sustaining Members (\$25,000+)

In addition to all general membership benefits, Sustaining Members may appoint a representative to serve as a voting member on the FG NW Board of Directors and Executive Committee.

Corporate Members (\$5,000-\$24,999)

In addition to all general membership benefits, Corporate Members may appoint a representative to serve as a voting member on the FG NW Board of Directors.

Economic Development Organization Members (\$1,000-10,000)

This investor category is for the region's local economic development organizations. In addition to all general membership benefits, Economic Development Organization Members may appoint a representative to serve as a voting member on the FG NW Board of Directors. To reflect the population disparities among the region's 16 counties, the investment structure is based on county population levels:

Counties under 25,000 population: \$ 1,000

Counties between 25,000 and 100,000 population: \$5,000

Counties exceeding 100,000 population: \$10,000

Educational Institution/CareerSource Member (\$5,000-\$10,000)

This investor category is for the region's higher education institutions. In addition to all general membership benefits, Educational Institution Members may appoint a representative to serve as a voting member on the FG NW Board of Directors. Community and State Colleges participate at the \$5,000 level; Universities participate at the \$10,000 level. CareerSource members may also appoint a representative to serve as a voting member on the Board of Directors.

Delegate (\$2,500)

In addition to all general membership benefits, this non-voting investor category provides for a Board representative in the second year of membership and allows the investor to maintain the seat if they become General Members in the third year of membership.

Ambassadors (\$1,500)

This non-voting investor category receives the general membership benefits as well as invitations to all board meetings and special events.

MEMBERSHIP APPLICATION

Full Name: _____

Email Address: _____

Phone Number: _____

Organization Name: _____

Street Address: _____

City: _____

State: _____ Zip: _____

Desired Membership Level:

Sustaining (\$25,000+)

General (\$5,000-20,000)

Economic Development Organization

Educational Institution Member

Delegate

Ambassador

Please mail to:

Florida's Great Northwest
PO Box 370, Niceville, FL 32588



City of Gulf Breeze

OFFICE OF THE CITY MANAGER

MEMORANDUM

To: Mayor and City Council
From:  Edwin A. Eddy, City Manager
Date: July 21, 2016
Subject: Santa Rosa County Local Option Sales Tax ("LOST") Initiative

Attached is a list of "talking points" relative to the LOST initiative on the ballot in Santa Rosa County on August 30. It may be prudent to prepare a letter to local residents informing them that the ballot questions listed on the attached document will be considered on August 30 and encouraging them to learn about the initiative and to vote.

RECOMMENDATION:

THAT THE CITY COUNCIL AUTHORIZE STAFF TO PREPARE AN INFORMATIONAL LETTER TO CITY RESIDENTS REGARDING THE LOCAL OPTION SALES TAX INITIATIVE.

Moving Santa Rosa Forward.org

There are two questions on the August 30 ballot:

Should a half penny sales tax be collected for five years to fund a new courthouse in Milton?

Should a half penny sales tax be collected for five years to fund infrastructure needs in Santa Rosa County?

- A local option sales tax is paid by everyone, not just property owners and is therefore more equitable. It is a means to shift some of the burden off of the property owners.
- Santa Rosa County property owner's currently pay twice what the State average is of total county revenue.
- Visitors to Santa Rosa County will pay approximately 25% of the total collections.
- LOST will sunset in five years.
- LOST will allow Santa Rosa County to compete for Grant money. We are currently unable to compete for Grants that require a county match.
- The city of Gulf Breeze will get a \$480k/year revenue share if both half pennies pass.
- Moving Santa Rosa Forward is being driven by the businesses and citizens of Santa Rosa County. Please visit our website.
- We have asked for and expect the Board of County Commissioners to stand up a citizen's oversight committee to gauge the process, efficacy and use of the LOST proceeds.



City of Gulf Breeze

Memorandum

To: Buz Eddy, City Manager

From: Nathan G. Ford, Assistant to City Manager *NF*

Date: July 21, 2016

Subject: Tentative Millage Rate for FY 17

This memo will serve the Council as an information item for determining the tentative millage rate for FY 17. Setting the "tentative" millage rate is the first of a two part process for approving the millage rate and budget. Enclosed please find an analysis of property tax variations that will assist in determining the tentative millage rate for FY 2017. The attached table, "*Property Tax Variations*" compares the assessed FY 2017 Gross Taxable Value and projected tax revenues anticipated at the "*roll back rate*," the FY 2016 tax rate of 1.9723, and five incremental tax rate values.

If it is determined that the millage rate should remain the same as 1.9723, because of the differences in the gross taxable value, an additional \$47,253 in tax revenue would be levied. Council and Staff should solidify a tentative millage rate at the City of Gulf Breeze Budget Workshop on July 30th. Staff will prepare a DR-420 Certification of Taxable Value and notify the County Appraiser of the tentative rate by the August 4th deadline. The TRIM notice will be prepared in accordance to the DR-420.

Once a tentative millage rate is determined by the Council and staff, and the property appraiser is notified through the TRIM notice, a resolution levying ad valorem property tax for the City of Gulf Breeze for 2017 will be completed by staff for recommended adoption. Subject to City Council approval, staff will then prepare the required advertisement and publish it in accordance with Florida law. Public hearings should be conducted in September.

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

PROPERTY TAX VARIATIONS

	FY 16 (Current)	FY 17 (Rollback Rate)	FY 17	FY 17	FY 17	FY 17	FY 17	FY 17
Gross Taxable Value	705,821,110	729,779,382	729,779,382	729,779,382	729,779,382	729,779,382	729,779,382	729,779,382
Tax Rate	1.9723	1.9076	1.9723	1.98	1.985	1.99	1.995	2
	1,392,090,975	1,392,127,149	1,439,343,875	1,444,963,176	1,448,612,073	1,452,260,970	1,455,909,867	1,459,558,764
<i>(Divided by)</i>	1000	1000	1000	1000	1000	1000	1000	1000
Tax Revenues	1,392,091	1,392,127	1,439,344	1,444,963	1,448,612	1,452,261	1,455,910	1,459,559
95% Reduction	\$ 1,322,486.43	\$ 1,322,520.79	\$ 1,367,376.68	\$ 1,372,715.02	\$ 1,376,181.47	\$ 1,379,647.92	\$1,383,114.37	\$ 1,386,580.83

**** If Tax Rate remains 1.9723, the difference yields \$47,253 in tax revenue from FY 16 - FY 17**



City of Gulf Breeze

OFFICE OF THE CITY MANAGER

MEMORANDUM

To: Mayor and City Council

From:  Edwin A. Eddy, City Manager

Date: July 21, 2016

Subject: Navy Cove Park

Attached are two aerial images of property owned by the City at the east end of Navy Cove Boulevard adjacent to Deadman's Island. In order to consider some level of development on this property to make it safer for users, the City should have a design engineer develop some concepts for review by the City's Park Board and the Council.

When this item was discussed previously by the City Council, residents suggested that too much development on this parcel may be a detriment to the neighborhood. Others indicated the benefits of a mostly passive park in close proximity to Gilmore Bayou and the Island.

RECOMMENDATION:

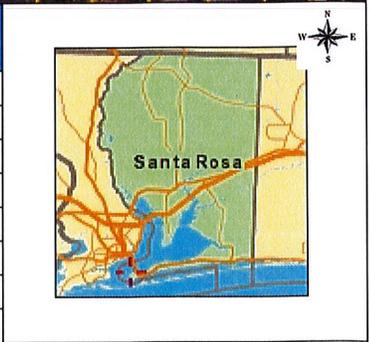
THAT THE CITY COUNCIL DIRECT STAFF TO CONTACT DESIGN FIRMS RELATIVE TO PREPARING CONCEPTS FOR THE POTENTIAL IMPROVEMENT OF THE PROPERTY AT THE EAST END OF NAVY COVE BOULEVARD.



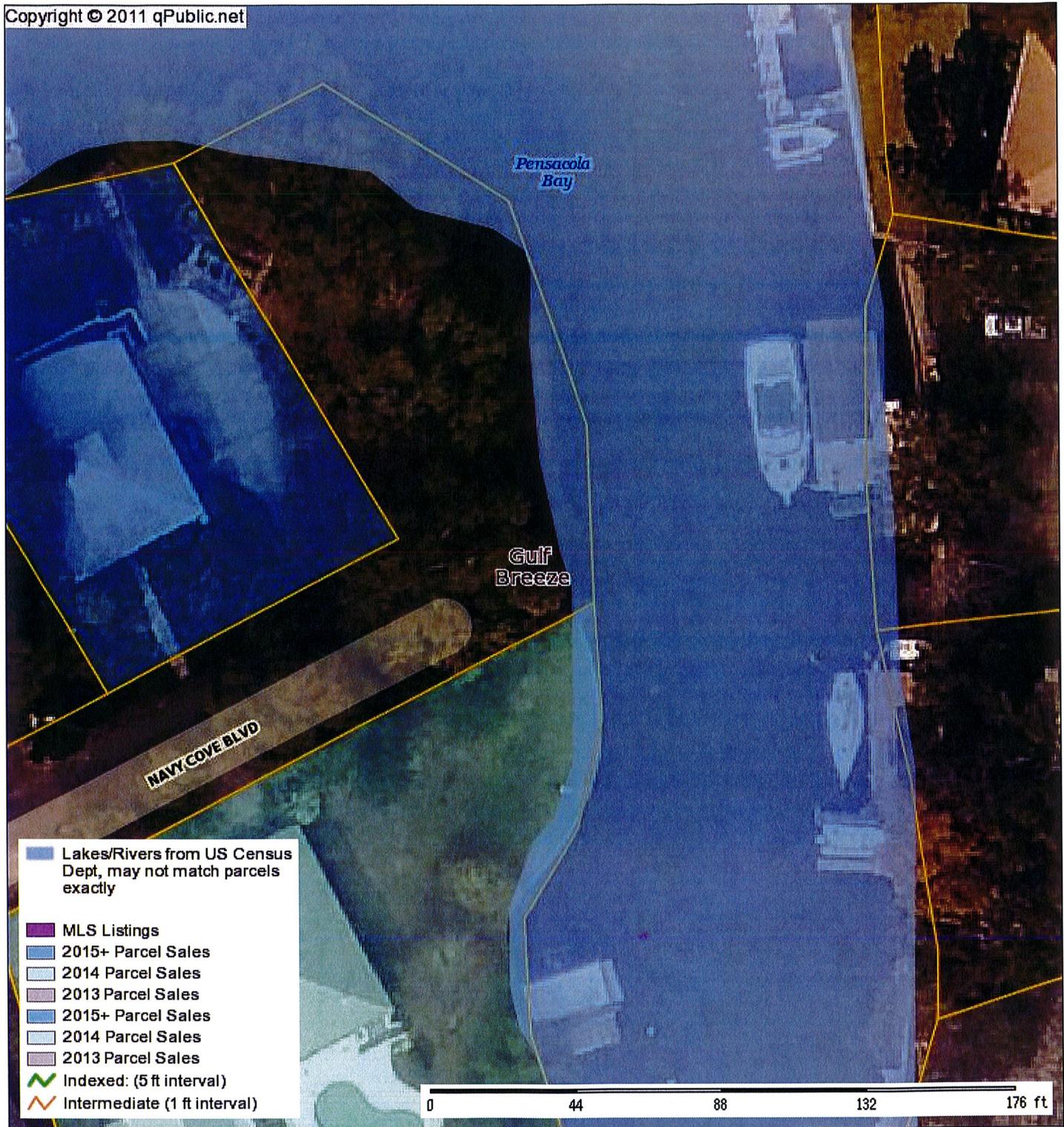
- Lakes/Rivers from US Census Dept, may not match parcels exactly
- MLS Listings
- 2015+ Parcel Sales
- 2014 Parcel Sales
- 2013 Parcel Sales
- 2015+ Parcel Sales
- 2014 Parcel Sales
- 2013 Parcel Sales
- Indexed: (5 ft interval)
- Intermediate (1 ft interval)



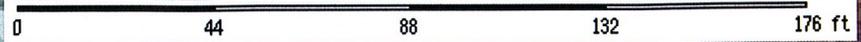
Santarosa County Appraiser	
Parcel: undefined Acres:	
Name:	Land Value:
Site:	Building Value:
Sale:	Misc Value:
Mail:	Just Value:
	Assessed Value
	Exempt Value
	Taxable Value



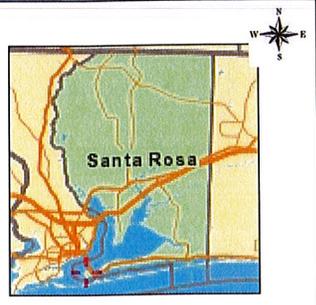
Santa Rosa County makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The lines on the map are a representation of the property lines and are not nor are they intended to be used as a survey. The assessment information is from the last certified tax roll. All data is subject to change before the next certified tax roll. Greg Brown Santa Rosa County Property Appraiser.
 Date printed: 07/21/16 : 11:55:45



- 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)



Santarosa County Appraiser			
Parcel: undefined Acres:			
Name:		Land Value:	
Site:		Building Value:	
Sale:		Misc Value:	
Mail:		Just Value:	
		Assessed Value	
		Exempt Value	
		Taxable Value	



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 lines on the map are a representation of the property lines and are not nor are they intended to be used as a survey. The assessment information is from the last certified tax roll. All data is subject to change before the next certified tax roll. Greg Brown Santa Rosa County Property Appraiser.
 Date printed: 07/21/16 : 11:56:18



City of Gulf Breeze

OFFICE OF THE CITY CLERK

MEMORANDUM

To: Edwin A. Eddy, City Manager

From: Leslie Guyer, City Clerk *LG*

Date: July 21, 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. 333710 in the amount of \$6,441.37 for professional services through June 30, 2016 from GJTBS. A copy of the invoice is attached for your review.

RECOMMENDATION:

THAT THE CITY COUNCIL APPROVE PAYMENT OF INVOICE NO. 333710 IN THE AMOUNT OF \$6,441.37 TO GALLOWAY/JOHNSON LAW FIRM. (GJTBS)



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

July 19, 2016
 Client: FL8352
 Matter: 000003
 Invoice #: 333710
 Resp. Atty: BJZ
 Page: 1

RE: Reese-Peters

For Professional Services Rendered Through June 30, 2016

TOTAL SERVICES	\$6,402.00
TOTAL DISBURSEMENTS	\$39.37
TOTAL CHARGES FOR THIS BILL	<u>\$6,441.37</u>
NET BALANCE FORWARD	\$9,020.97
TOTAL NOW DUE	\$15,462.34

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.



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

July 19, 2016
Client: FL8352
Matter: 000003
Invoice #: 333710
Resp Atty: BJZ
Page: 1

RE: Reese-Peters

For Professional Services Rendered Through June 30, 2016

SERVICES

Date	Person	Description of Services	Hours	Rate	Amount
06/02/2016	BJZ	Receipt and review correspondence from B.Eddy regarding case status.	0.10	\$250.00	\$25.00
06/03/2016	BJZ	Prepare detailed update to city manager regarding case status and plan of action.	0.50	\$250.00	\$125.00
06/03/2016	BJZ	Receipt and review correspondence from city attorney regarding case status.	0.10	\$250.00	\$25.00
06/03/2016	CKR	Prepare Response to Plaintiff's Motion to Tax Fees and Costs with emphasis on court's inherent right to sanction based upon bad faith conduct.	1.40	\$195.00	\$273.00
06/03/2016	CKR	Prepare Response to Plaintiff's Motion to Tax Fees and Costs with emphasis on summary of 1st DCA ruling and injunction in prior case and argument that changes in facts and circumstances since entry of injunction required City to protect its legal and equitable interests.	1.60	\$195.00	\$312.00
06/03/2016	CKR	Prepare section of Response to Motion to Tax Fees and Costs addressing Plaintiff's argument that City engaged in a delay of the proceedings.	0.80	\$195.00	\$156.00
06/08/2016	CKR	Continue preparation of Response to Motion to Tax Fees and Costs with additional briefing on case law and factual circumstances triggering court's inherent power to sanction.	1.60	\$195.00	\$312.00
06/08/2016	CKR	Continue preparation of Response to Motion to Tax Fees and Costs with additional briefing on rule that inherent power to sanction should not typically be used by courts when there are other avenues available for recovery of attorneys' fees.	0.80	\$195.00	\$156.00

SERVICES

Date	Person	Description of Services	Hours	Rate	Amount
06/08/2016	CKR	Continue preparation of Response to Motion to Tax Fees and Costs with additional briefing on requirement that amount of fees sought must have resulted from specific bad faith conduct on the part of the non moving party and outlining Plaintiff's failure to calculate fees resulting from any such conduct.	1.20	\$195.00	\$234.00
06/10/2016	BJZ	Receipt and review correspondence from Plaintiffs' attorney regarding hearing on motion for attorney fees.	0.10	\$250.00	\$25.00
06/13/2016	BJZ	Receipt and review correspondence from city attorney regarding motion for sanctions.	0.10	\$250.00	\$25.00
06/13/2016	BJZ	Evaluate need for updated discovery to plaintiffs regarding claims made in motion for attorney fees.	0.30	\$250.00	\$75.00
06/13/2016	JFT	Receipt and review, Plaintiffs' Notice of Hearing regarding their Motion for Attorneys' Fees and Costs Against Defendants on August 18, 2016.	0.10	\$95.00	\$9.50
06/13/2016	JFT	Analyze file material to identify specific information in preparation for drafting Defendant's third discovery requests to Plaintiffs regarding Plaintiffs' Motion to Tax Attorneys' Fees and Costs.	0.20	\$95.00	\$19.00
06/13/2016	JFT	Begin drafting Defendant's Third Set of Interrogatories to Plaintiffs regarding Plaintiffs' Motion to Tax Attorneys' Fees and Costs.	0.60	\$95.00	\$57.00
06/13/2016	JFT	Begin drafting Defendant's Third Request for Production to Plaintiffs regarding Plaintiffs' Motion to Tax Attorneys' Fees and Costs.	0.60	\$95.00	\$57.00
06/14/2016	BJZ	Evaluate issues related to city's ejectment claim regarding ability to remove encroachments at city's expense.	0.70	\$250.00	\$175.00
06/14/2016	BJZ	Supplement draft response to Plaintiffs' Motion for Attorney Fees.	0.90	\$250.00	\$225.00
06/14/2016	BJZ	Receipt and review Plaintiffs' Motion to Allow Trial Court to Enter Final Order.	0.30	\$250.00	\$75.00
06/14/2016	BJZ	Supplement draft discovery to Plaintiffs regarding evidence in support of Motion for Attorney Fees.	0.60	\$250.00	\$150.00
06/14/2016	BJZ	Prepare detailed update to city attorney regarding Plaintiffs' Motion to Allow Entry of Final Order, draft Motion For Reconsideration, and draft Motion for Clarification.	0.20	\$250.00	\$50.00
06/14/2016	BJZ	Review deposition transcripts previously filed with court regarding evidentiary support for claims in Motion for Clarification and Reconsideration.	0.70	\$250.00	\$175.00

SERVICES

Date	Person	Description of Services	Hours	Rate	Amount
06/14/2016	BJZ	Supplement motion for reconsideration regarding testimony of plaintiff's, survey of property, and historical events related to public's use of disputed property.	0.60	\$250.00	\$150.00
06/14/2016	JFT	Supplement and finalize, Defendant's Third Request for Production to Plaintiffs.	0.20	\$95.00	\$19.00
06/14/2016	JFT	Supplement and finalize, Defendant's Third Set of Interrogatories to Plaintiffs.	0.10	\$95.00	\$9.50
06/14/2016	JFT	Receipt and review, Appellees' Motion for Order Allowing Trial Court to Enter Final Order in District Court of Appeal of Florida First District Court.	0.20	\$95.00	\$19.00
06/14/2016	JFT	Conduct Westlaw search regarding specific requested case law for attorneys use in Defendant's Response to Plaintiff's Motion for Attorneys' Fees.	0.30	\$95.00	\$28.50
06/16/2016	BJZ	Evaluate standard for recovery of attorneys' fees as claimed by Plaintiffs regarding preparation of response to motion for fees.	0.40	\$250.00	\$100.00
06/16/2016	BJZ	Review recent contempt cases regarding standard for same.	0.60	\$250.00	\$150.00
06/16/2016	BJZ	Continued preparation of response to Plaintiffs' Motion for Attorney Fees regarding prior rulings by court on legal theories.	1.20	\$250.00	\$300.00
06/16/2016	BJZ	Analyze prior decisions by court on Plaintiffs' various motions for summary judgment re: use in responsive pleading to Request for Attorney Fees.	0.60	\$250.00	\$150.00
06/16/2016	BJZ	Preparation of 57.105 Motion for Sanctions.	0.40	\$250.00	\$100.00
06/16/2016	BJZ	Review court docket regarding identification of multiple motions filed by plaintiffs over the course of litigation regarding prior attempts to have City's claim dismissed.	0.80	\$250.00	\$200.00
06/21/2016	BJZ	Additional case law evaluation regarding contempt proceedings, legal standard for same, imposition of sanctions, and ability to cure contempt.	0.80	\$250.00	\$200.00
06/21/2016	BJZ	Begin analysis of defenses to Plaintiffs' contempt claim regarding factual background of case.	0.40	\$250.00	\$100.00
06/21/2016	BJZ	Receipt and review correspondence for City attorney regarding revisions to Motion for Clarification and Motion for Rehearing.	0.10	\$250.00	\$25.00
06/21/2016	BJZ	Continued preparation of response to Plaintiffs' Motion for Attorney Fees regarding arguments as to standard for contempt.	0.70	\$250.00	\$175.00

SERVICES

Date	Person	Description of Services	Hours	Rate	Amount
06/24/2016	BJZ	Receipt and review amended notice of hearing from Plaintiffs' regarding not seeking ruling on amount of fees.	0.10	\$250.00	\$25.00
06/24/2016	BJZ	Receipt and review correspondence from Plaintiffs' attorney regarding Amended Notice of Hearing.	0.20	\$250.00	\$50.00
06/24/2016	JFT	Receipt and review, Plaintiffs' Amended Notice of Evidentiary Hearing.	0.10	\$95.00	\$9.50
06/27/2016	BJZ	Telephone call with M.Stebbins regarding Motions for Reconsideration and Rehearing.	0.20	\$250.00	\$50.00
06/27/2016	BJZ	Additional preparation of responsive motion to Plaintiffs' Request for Attorney Fees regarding analysis of contempt issue.	1.80	\$250.00	\$450.00
06/27/2016	BJZ	Prepare detailed correspondence to city attorney regarding draft response to Motion for Attorney Fees.	0.10	\$250.00	\$25.00
06/27/2016	BJZ	Preparation of 57.105 Motion for Sanctions.	0.70	\$250.00	\$175.00
06/27/2016	CKR	Evaluate potential request for Court to reconsider its rulings that the Sand Beach Park decision was res judicata on the plaintiffs' parcels and whether the 1962 Quitclaim Deed applies given express language that it applies to property "outside the platted subdivision."	0.40	\$195.00	\$78.00
06/29/2016	BJZ	Telephone conference with M.Stebbins regarding Motion for Rehearing and Reconsideration.	0.20	\$250.00	\$50.00
06/29/2016	BJZ	Supplement response to Motion to Tax Fees regarding premature request, contempt issues, and lack of factual support.	0.50	\$250.00	\$125.00
06/29/2016	BJZ	Receipt and review Order from appellate court regarding approval for trial court to enter final order.	0.20	\$250.00	\$50.00
06/29/2016	BJZ	Receipt and review correspondence from Plaintiff attorney to court regarding appellate court's order.	0.20	\$250.00	\$50.00
06/29/2016	DMA	Supplement and finalize Motion for Reconsideration.	0.20	\$95.00	\$19.00
06/29/2016	DMA	Supplement and finalize Motion for Clarification.	0.20	\$95.00	\$19.00
06/30/2016	BJZ	Receipt and review correspondence from City attorney to council regarding appellate court's decision.	0.10	\$250.00	\$25.00
06/30/2016	BJZ	Review exhibits for motion in response to Plaintiffs' Request for Attorney Fees.	0.30	\$250.00	\$75.00
06/30/2016	BJZ	Prepare 57.105 Motion to Plaintiffs regarding inappropriate Request for Attorney Fees.	1.30	\$250.00	\$325.00

SERVICES

Date	Person	Description of Services	Hours	Rate	Amount
06/30/2016	BJZ	Prepare required correspondence to send in advance of 57.105 motion to plaintiff regarding requesting withdrawal of claim.	0.60	\$250.00	\$150.00
06/30/2016	DMA	Prepare exhibits to City of Gulf Breeze's Response to Reese Peters' Motion to Tax Attorneys Fees and Costs.	0.80	\$95.00	\$76.00
06/30/2016	DMA	Supplement and finalize the City of Gulf Breeze's Response to Reese Peters' Motion to Tax Attorneys Fees and Costs.	1.20	\$95.00	\$114.00
Total Professional Services			30.30		\$6,402.00

PERSON RECAP

Person		Hours	Rate	Amount
BJZ	Benjamin J. Zimmern	17.70	\$250.00	\$4,425.00
CKR	Chris K. Ritchie	7.80	\$195.00	\$1,521.00
DMA	Dawn M. Adamek	2.40	\$95.00	\$228.00
JFT	Jamie F. Thurman	2.40	\$95.00	\$228.00

DISBURSEMENTS

Date	Description of Disbursements	Amount
06/30/2016	Legal Research	\$22.50
06/30/2016	Legal Research	\$16.87
Total Disbursements		\$39.37

TOTAL SERVICES	\$6,402.00
TOTAL DISBURSEMENTS	\$39.37
TOTAL CHARGES FOR THIS BILL	\$6,441.37
NET BALANCE FORWARD	\$9,020.97
TOTAL NOW DUE	\$15,462.34

July 19, 2016

Client: FL8352

Matter: 000003

Invoice #: 333710

Resp Atty: BJZ

Page: 6

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 Smitt

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

July 19, 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 June 30, 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,

Benjamin J. Zimmern

Benjamin J. Zimmern

BJZ/dsj

Enclosure (GJTBS #333710)



City of Gulf Breeze

OFFICE OF THE CITY CLERK

MEMORANDUM

To: Edwin A. Eddy, City Manager
From: Leslie Guyer, City Clerk *LG*
Date: July 21, 2016
Subject: Invoice Payment to Bryant Miller Olive P.A.

On June 20, 2016 the City Council approved an engagement agreement with Bryant Miller Olive P.A., to assist with litigation involving the City's 1985 loan program.

We have received Invoice No. 62713 in the amount of \$6,891.50 for professional services provided in June 2016. A copy of the invoice is attached for your review.

RECOMMENDATION:

THAT THE CITY COUNCIL MEET AS THE BOARD OF DIRECTORS OF GULF BREEZE FINANCIAL SERVICES (GBFS) ON AUGUST 1, 2016, TO APPROVE PAYMENT OF INVOICE NO. 62713 IN THE AMOUNT OF \$6,891.50 TO BRYANT MILLER OLIVE P.A.



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

Invoice Date: July 11, 2016
Invoice No. 62713
Client No. 26511.007

For professional services rendered in connection with City of Gulf Breeze/Government Credit Corp.

Circuit Court of the First Judicial Circuit, Santa Rosa County, FL;
Case No. 2016 CA 000489

Statement of Legal Services

			Hours
06/21/2016	EWN	Review complaint and notice of filing proof of service; review court docket; review agreements and related documents received from City; draft litigation hold letters to City and opposing counsel	3.70
06/21/2016	ASZ	Review various communications regarding filing of suit; review complaint and summons; review affidavit of service and return of service; prepare various communications; review litigation hold letter received from Plaintiff's counsel; open file; review and revise litigation hold letter to client; review and revise litigation hold letter to opposing counsel; review request for production	2.30
06/22/2016	NEA	Receive and review complaint and other file documents; review court file for missing documents; calendar response dates; set up and organize file	1.00
06/22/2016	EWN	Review plaintiff's first request for production and first interrogatories to City	0.60
06/23/2016	NEA	Update Westlaw Case Notebook	0.50
06/23/2016	ASZ	Prepare for conference call re: responding to the Complaint; attend conference call	1.30
06/24/2016	NEA	Review file and locate prior correspondence regarding this matter; correspondence to clients providing discovery from	0.40

Invoice Date: July 11, 2016
 Invoice No. 62713
 Client No. 26511.007

City of Gulf Breeze

Plaintiff

06/24/2016	EWN	Continue to review documents received from client; revise and edit litigation hold letters; prepare for and participate in conference with J. Herring regarding litigation history and strategy	3.90	
06/24/2016	ASZ	Finalize litigation hold letter; conference with B. Bond and W. Dunway; prepare correspondence to client; prepare correspondence to D. Darbut (multiple); review correspondence from D. Darbut (multiple); review correspondence from M. Dannheisser; prepare correspondence to M. Dannheisser; review prior correspondence between R. Lott and GCC; conference with J. Herring to review allegations of complaint; analysis of allegations of complaint; review correspondence from W. Dunaway (multiple); prepare correspondence to W. Dunaway (multiple)	2.70	
06/27/2016	EWN	Research and prepare motion to quash service of process and exhibits; email correspondence with City regarding discovery requests	3.10	
06/27/2016	ASZ	Review correspondence from W. Dunaway; review correspondence from D. Darbut; review and revise motion to quash	0.60	
06/28/2016	EWN	Begin to work on discovery responses	0.80	
06/30/2016	NEA	Revise, e-file and serve motion to quash; revise and send litigation hold letter; receive and review correspondence from Clerk accepting e-filing from 6/30/16; calendar response date to complaint and discovery	1.00	
06/30/2016	EWN	Prepare joint defense agreement; revise and finalize litigation hold letter to opposing counsel; continue to prepare objections to discovery requests	2.70	
06/30/2016	ASZ	Review correspondence from Mayor Dannheisser (multiple); review newly served summons, complaint, and discovery requests; prepare correspondence to Mayor Dannheisser; review and revise joint defense agreement and transmit to M. Stebbins	1.10	
		Current Services	25.70	\$6,891.50
		Total No Charge Hours	0.00	
		Net Fees after Billing Adjustment		\$6,891.50

City of Gulf Breeze

Invoice Date: July 11, 2016
Invoice No. 62713
Client No. 26511.007

Recapitulation			
<u>Timekeeper</u>	<u>Hours</u>	<u>Rate</u>	<u>Total</u>
Nancy E. Akins	2.90 ✓	\$135.00 ✓	\$391.50 ✓
Elizabeth W. Neiberger	14.80 ✓	\$250.00	\$3,700.00 ✓
Alan S. Zimmet	8.00 ✓	\$350.00	\$2,800.00 ✓
Total Current Work			<u>6,891.50</u>
Previous Balance Due			0.00
Balance Due			<u>\$6,891.50</u>

Please Reference Client Number On Checks And Wire Transfers

Mail Checks to:
101 North Monroe Street, Suite 900
Tallahassee, FL 32301

Send wire transfers to Capital City Bank, ABA #063100688
for credit to Bryant Miller Olive, Account #2132834901
Thank you for your business



City of Gulf Breeze

OFFICE OF THE CITY CLERK

MEMORANDUM

To: Edwin A. Eddy, City Manager

From: Leslie Guyer, City Clerk *LG*

Date: July 21, 2016

Subject: Invoice Payment to Smolker, Bartlett, Loeb, Hinds and Sheppard, P.A.

On January 4, 2016, the City Council decided to retain the law firm of Smolker, Bartlett, Loeb, Hinds and Sheppard to assist the City with certain eminent domain, environmental and regulatory taking issues.

We have received the following invoices for professional services provided in June 2016:

Invoice No. 96223 \$ 235.70 – Catawba Street Eminent Domain

Invoice No. 96224 \$3,948.17 – Florida Department of Transportation Bridge Expansion (CRA)

A copy of each invoice is attached for your review.

RECOMMENDATION:

THAT THE CITY COUNCIL APPROVE PAYMENT OF INVOICE 96223 IN THE AMOUNT OF \$ 235.70 TO SMOLKER, BARTLETT, LOEB, HINDS AND SHEPPARD P.A. AND

THAT THE CITY COUNCIL MEET AS THE BOARD OF DIRECTORS OF THE CRA ON AUGUST 1, 2016, AND AUTHORIZE THE PAYMENT OF INVOICE 96224 IN THE AMOUNT OF \$3,948.17 TO SMOLKER, BARTLETT, LOEB, HINDS AND SHEPPARD P.A.

SMOLKER, BARTLETT, LOEB, HINDS & SHEPPARD, P.A.

100 NORTH TAMPA STREET

SUITE 2050

TAMPA, FL 33602

(813) 223-3888

Fax: (813) 228-6422



City of Gulf Breeze
Attention: Edwin "Buzz" Eddy
1070 Shoreline Dr.
Gulf Breeze, FL 32561

June 30, 2016

Invoice # 96223

In Reference To: # 24138 - The Catawba Street Eminent Domain

PROFESSIONAL SERVICES RENDERED

		<u>Hrs/Rate</u>	<u>Amount</u>
6/27/2016 RCM	Conference with David Smolker regarding sending client the letters sent to Mr. Reese for hand-delivery to same.	0.20 250.00/hr	50.00
6/28/2016 RCM	Analyze correspondence and all exhibit sent to Mr. Reese to determine letters to be sent and incorporate analysis into drafting letter to client enclosing letters.	0.30 250.00/hr	75.00
RCM	Draft correspondence to client regarding letters to hand-deliver to Mr. Reese.	0.40 250.00/hr	100.00
	For professional services rendered	<u>0.90</u>	<u>\$225.00</u>
	Additional Charges :		
6/30/2016 Postage			3.56
	Total costs		<u>\$3.56</u>
	Interest on overdue balance		\$7.14
	Total amount of this bill		<u>\$235.70</u>

	<u>Amount</u>
Previous balance	\$6,410.39
Balance due	<u><u>\$6,646.09</u></u>

User Summary

<u>Name</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
Clay Mathews	0.90	250.00	\$225.00

Payments received after the date of invoice are not reflected in this statement.

We accept Visa, Mastercard, Discover Card and American Express.

Previous balance of Client funds	<u>\$5,000.00</u>
New balance of Client funds	<u><u>\$5,000.00</u></u>

SMOLKER, BARTLETT, LOEB, HINDS & SHEPPARD, P.A.

100 NORTH TAMPA STREET

SUITE 2050

TAMPA, FL 33602

(813) 223-3888

Fax: (813) 228-6422



City of Gulf Breeze
Attention: Edwin "Buzz" Eddy
1070 Shoreline Dr.
Gulf Breeze, FL 32561

June 30, 2016

Invoice # 96224

In Reference To: # 24139 - Florida Department of Transportation Bridge
Expansion Project

PROFESSIONAL SERVICES RENDERED

		<u>Hrs/Rate</u>	<u>Amount</u>
6/1/2016 DS	Review spreadsheet of land values; leave voicemail for M. Dannheisser; review e-mail from M. Dannheisser.	0.25 250.00/hr	62.50
6/2/2016 DS	Review appraiser retainer agreement; e-mail same to M. Stebbins.	0.25 250.00/hr	62.50
6/3/2016 DS	Review title report on Wayside Park property; determine whether any limitations on use; conference with J. Bartlett regarding same; review PD&E conveyance from state included references to compensation; prepare for conference call; conference call with client regarding preliminary estimate of full compensation due for takings.	1.75 250.00/hr	437.50
DS	E-mail exhibits to Florida Department of Transportation right-of-way agreement to engineer and appraiser.	0.10 250.00/hr	25.00
DS	Review Wheatley appraisal; review latest spreadsheet from appraiser comparing City's takings with Wheatley takings.	0.75 250.00/hr	187.50

		<u>Hrs/Rate</u>	<u>Amount</u>
6/7/2016 DS	Further review Wheatley appraisal; review latest valuation spreadsheet provided by R. Parham; evaluate adequacy of Florida Department of Transportation's latest offer; draft memo to M. Stebbins with results and evaluation; e-mail same to M. Stebbins.	3.50 250.00/hr	875.00
DS	Conference with M. Dannheisser regarding preliminary evaluations.	0.50 250.00/hr	125.00
6/8/2016 DS	Review M. Stebbins changes to compensation evaluation memo; conference with M. Stebbins regarding same.	0.50 250.00/hr	125.00
6/10/2016 DS	Review e-mail from B. Eddy regarding custom and practice of Florida Department of Transportation compensating local governments; e-mail partners regarding their experience; review response to same; conference with J. Hinds regarding functional replacement.	0.50 250.00/hr	125.00
6/15/2016 DS	Review e-mails regarding Florida Department of Transportation agreement terms.	0.25 250.00/hr	62.50
6/16/2016 DS	Review e-mails regarding Florida Department of Transportation contract; review M. Stebbins comments regarding same.	0.25 250.00/hr	62.50
6/21/2016 DS	Review e-mails from client and M. Stebbins.	0.10 250.00/hr	25.00
6/22/2016 DS	Review e-mail from B. Eddy; conference with client M. Stebbins regarding status, strategy and follow through on Florida Department of Transportation Wayside Park takings; research examples of cases where Florida Department of Transportation paid compensation for takings, review cases; conference with R. Parham regarding same.	2.50 250.00/hr	625.00

		<u>Hrs/Rate</u>	<u>Amount</u>
6/22/2016 DS	Review latest Florida Department of Transportation purchase agreement and supportive documents; review M. Stebbins comments.	0.25 250.00/hr	62.50
6/23/2016 DS	Conference with R. Vickers, former Florida Department of Transportation Deputy General Counsel regarding circumstances under which Florida Department of Transportation pays compensation to local governments; research superior sovereign doctrine as to when and under what circumstances state must compensate local government for taking; review Florida Department of Transportation's Right-Of-Way Manual addressing functional replacement; conference with R. Parham regarding examples of Florida Department of Transportation paying local governments for takings; conference with client regarding status, strategy and follow through.	2.75 250.00/hr	687.50
6/24/2016 DS	E-mail client regarding feedback regarding Florida Department of Transportation liability and custom and practice regarding payment of compensation to local governments; review M. Stebbins comments on Florida Department of Transportation agreement; review e-mail from M. Stebbins regarding functional replacement; respond to same; review e-mail from M. Dannheisser.	0.50 250.00/hr	125.00
6/28/2016 DS	Conference with B. Wheeler with Genesis Group regarding park redesign services and situation; conference with R. Misemer regarding same.	0.75 250.00/hr	187.50
	For professional services rendered	<u>15.45</u>	<u>\$3,862.50</u>
	Additional Charges :		
6/3/2016	Conference Call -Global Crossing June 3, 2016		11.72
6/13/2016	Conference Call -May 23, 2016. Global Crossing Communications Invoice 9035285039		2.77

	<u>Amount</u>
6/22/2016 Online research -For the Month of June 2016	46.84
6/23/2016 Conference Call -Global Crossing June 23, 2016	4.82
6/24/2016 Online research -For the Month of June 2016	12.47
	<hr/>
Total costs	\$78.62
Interest on overdue balance	\$7.05
	<hr/>
Total amount of this bill	\$3,948.17
Previous balance	\$2,762.50
	<hr/>
Balance due	<u>\$6,710.67</u>

User Summary

<u>Name</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
David Smolker - Attorney	15.45	250.00	\$3,862.50

Payments received after the date of invoice are not reflected in this statement.

We accept Visa, Mastercard, Discover Card and American Express.



City of Gulf Breeze

OFFICE OF THE CITY CLERK

MEMORANDUM

To: Edwin A. Eddy, City Manager

From: Leslie Guyer, City Clerk 

Date: July 21, 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. 222984 in the amount of \$14,972.29 for professional services through July 2, 2016.

The following actions have been taken:

- CRA Plan Update– Completed draft Market Study Update, including demographic and economic profile, real estate condition (housing, lodging, and hospitality, office, and retail demand), and market potentials/development programing (market rate housing, commercial office, hotel/lodging, and general retail).

RECOMMENDATION:

THAT THE CITY COUNCIL MEET AS THE BOARD OF DIRECTORS OF THE COMMUNITY REDEVELOPMENT AGENCY ON MONDAY, AUGUST 1, 2016 AND APPROVE PAYMENT OF INVOICE NO. 222984 IN THE AMOUNT OF \$14,972.29 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: **0222984**
 July 13, 2016
 VHB Project No: 61691.01

Invoice Total \$14,972.29

Gulf Breeze Master Plan

Professional Services Thru July 02, 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	38.00	31,920.00	17,640.00	14,280.00
Total Fee	195,000.00		142,920.00	128,640.00	14,280.00
	Total Fee			14,280.00	

Reimbursable Expenses

Travel & Lodging	692.20
Printing	.09
Total Reimbursables	692.29

RECEIVED

JUL 19 2016

FINANCE OFFICE

give to Leslie

Total this Task \$14,972.29

Total this Invoice \$14,972.29



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 7/2/16
Project No.: 61691.01
Project Title: City of Gulf Breeze/Gulf Breeze Master Plan

CRA Plan Update – Completed draft Market Study Update, including demographic and economic profile, real estate market condition (housing, lodging and hospitality, office, and retail demand), and market potentials/development programming (market rate housing, commercial office, hotel/lodging, and general retail).