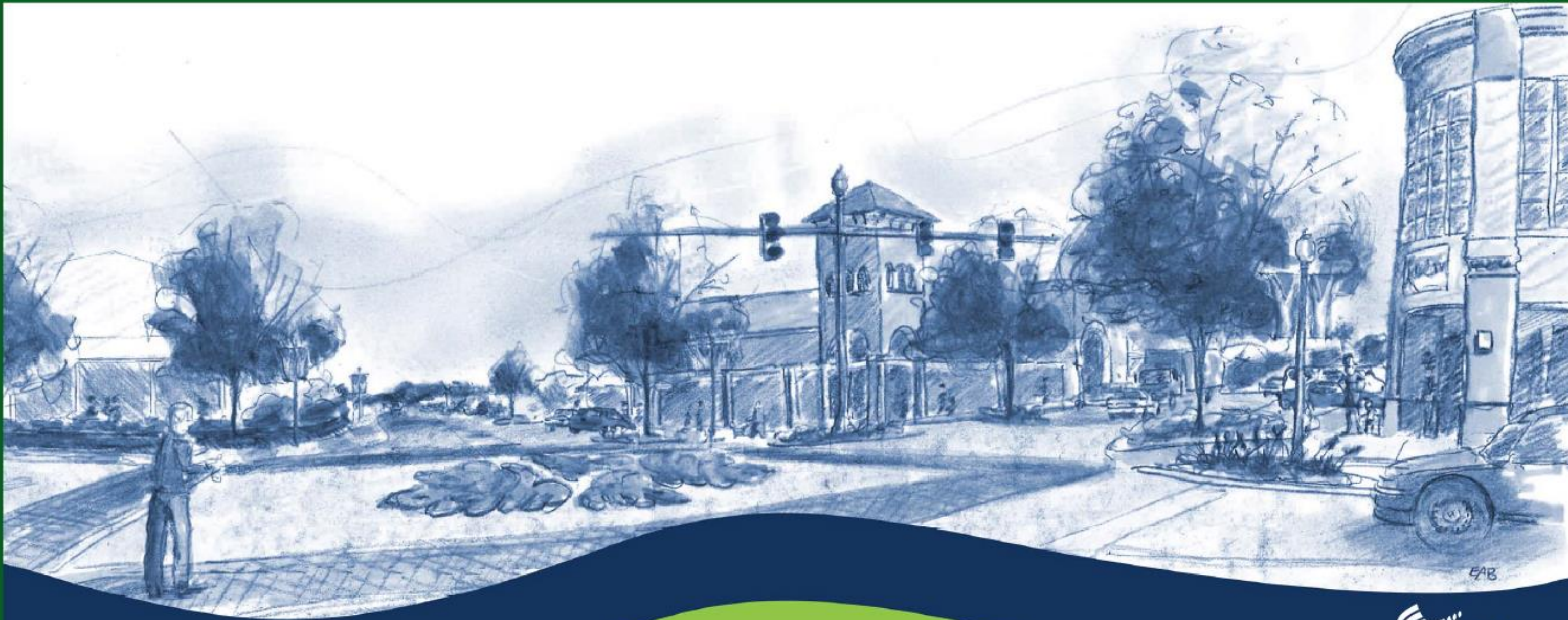


City of Gulf Breeze

COMMUNITY REDEVELOPMENT PLAN

2018



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A. INTRODUCTION

The City of Gulf Breeze is distinguished by its hometown character and natural environment that fosters a high quality of family life. The city is located in the west panhandle of Florida on the western end of the Fairpoint Peninsula in Santa Rosa County. Gulf Breeze is separated from the City of Pensacola on the north by a three mile bridge across Pensacola Bay, and is linked on the south by the Bob Sikes Bridge across Santa Rosa Sound to Pensacola Beach. Abutting the City to the east is the 1,329 acre Naval Live Oaks portion of the Gulf Islands National Seashore - a pristine and undeveloped preserve. As a result of this natural buffering and location, Gulf Breeze residents enjoy a quiet residential community just a few minutes from the Gulf of Mexico and the City of Pensacola. Map 1 shows the location of Gulf Breeze.

Map 1: Location Map - City of Gulf Breeze



Source: Santa Rosa County Property Appraiser, FGDL and LDI 2009.

The City of Gulf Breeze traces its name to the Gulf Breeze Cottages and Store, which opened a post office branch in 1936 where Live Oaks Plaza now stands. The community began to grow following the widening of the Pensacola Bay Bridge to four lanes in 1960 and was incorporated in 1961. According to the U.S. Census Bureau the 2010 population for Gulf Breeze was 5,763. The 2011 – 2015 American Community Survey 5-Year estimates, identified an estimated 2015 population of 6,092.

From 1995 to 2005, Gulf Breeze received several direct hits and near misses from numerous hurricanes. In 1995, hurricanes Erin and Opal made landfall just south of the City. While Erin caused moderate damage to the area, Hurricane Opal devastated much of the community. Nine years later, in 2004, Hurricane Ivan made landfall west of the City but caused widespread damage in the City, destroying many homes and businesses. In 2005, Hurricane Dennis passed just east of the City, causing more damage. In 2014, a historic rainfall event hit the City of Gulf Breeze. The National Oceanic and Atmospheric Administration (NOAA) identified the event as a 1 in 100 year to 1 in 200 year event and measured over 24 inches of rain in two days across the region. This storm caused significant flooding and damage in the City.

Although significant population growth has taken place east of the City along U.S. Highway 98 (US 98) the City of Gulf Breeze is geographically constrained by its location on the Fairpoint Peninsula. Continued economic development within the City limits is limited primarily to redevelopment along the City’s primary corridors and entry-points.

1. City of Gulf Breeze Community Redevelopment Area (CRA)

Before Gulf Breeze was incorporated in 1961 it witnessed significant commercial growth and investment along US 98, consisting of a variety of retail stores, service stations, office complexes, restaurants, motels and shopping centers. There were no standards or guidelines in place to discourage the “strip commercial” pattern that resulted, nor was there an attempt to establish or nurture a “downtown” or “city center” identity.

In an effort by the City to create a sustainable downtown community and to address high vacancy rates in retail and office units along US 98 (Gulf Breeze Parkway), the City of Gulf Breeze proposed the delineation of a redevelopment area along the US 98 corridor, which serves as the City’s economic and, to some extent, social core. To administer the activities and programs offered within the redevelopment area the City created a Community Redevelopment Agency in December of 1989.

The Gulf Breeze CRA is approximately 393 acres in size, about 13% of the City’s acreage, and is comprised of approximately 44 parcels¹. The CRA is located along the entire corridor of US 98 within the City limits, beginning at the south side of the Pensacola Bay Bridge and extending various depths northeast and southwest of the highway to the City’s eastern limits. The CRA also includes the Pensacola Beach Road corridor south of US 98, which forms the approach to the Bob Sikes Bridge to Pensacola Beach.

Map 2 shows the location of the CRA in relation to the City of Gulf Breeze. The legal description of the CRA is included in Appendix A.

¹ Santa Rosa County Property Appraiser GIS data, 2017



Map 2: City of Gulf Breeze CRA Area



Source: Santa Rosa County Property Appraiser Database and LDI, 2009

a. Conditions Determining the Need for Redevelopment

The need for a CRA was established in 1989 based on the Finding of Necessity documentation required pursuant to Chapter 163, Florida Statutes. This document continues to act as the foundation for blight determination within the CRA and the elimination of these blighting characteristics remains the primary focus for redevelopment activities. Many of the blighting characteristics have been addressed to some degree since time the CRA was established in 1989; however, some issues have not been addressed, or have not been addressed fully, so the need continues to exist for a more focused plan of action.

b. Comprehensive Plan Objectives for Redevelopment

The City of Gulf Breeze adopted its first redevelopment plan in 1990 to “...assist the City with addressing the early signs of blight identified in 1989 and to stimulate economic development within the community redevelopment area.” The City’s 1990 comprehensive plan states that “...much of the commercial core suffers from underutilization and aesthetically poor architecture.”

The *City of Gulf Breeze Comprehensive Plan 2035* (Comprehensive Plan) includes the following objectives and policies addressing the Gulf Breeze CRA:

Future Land Use Objective 1.2: Promote the redevelopment and renewal of areas that are exhibiting evidence of decline within the City by implementing programs of the Gulf Breeze Community Redevelopment Agency (CRA) and through participation in County and State community development and housing rehabilitation programs.

Policy 1.2.1: Maintain an active code enforcement program that ensures the maintenance of existing structures and identifies and requires removal of structures that are a hazard to the public health and safety.

Policy 1.2.2: Implement the redevelopment plans and programs of the Gulf Breeze CRA as detailed in the City of Gulf Breeze Community Redevelopment Plan, adopted in 2009, as amended. Each and every time the Community Redevelopment Plan is mentioned in the FLUE, it shall mean the Community Redevelopment Plan, adopted in 2009, as amended.

Policy 1.2.3: Require new development and redevelopment within the CRA to adhere to the City of Gulf Breeze CRA and Central Business District Design Guidelines, adopted June 11, 2006, as amended. Each and every time the Design Guidelines are mentioned in the FLUE it shall mean the Design Guidelines adopted June 11, 2006, as amended.

Recreation and Open Space Objective 1.5: Continue to maintain and improve aesthetic appeal of all existing and future recreational facilities, areas and open spaces.

Policy 1.5.1: Develop a beautification plan for the City in concert with the CRA Design Guidelines to ensure visual continuity throughout the City.

2. Purpose of the 2018 Community Redevelopment Plan Update

In order to ensure that an orderly plan of growth would be followed, the Gulf Breeze Community Redevelopment Agency directed that the 1990 Gulf Breeze Community Redevelopment Plan be updated. Based on community input and visioning that began in March 2006 and culminated in July 2008. The City prepared a 2009 Plan to evaluate the CRA’s physical and economic conditions and the challenges and opportunities facing the community. It also maintains 1990 as the base year for Tax Increment Financing (TIF) calculations.

This CRA plan update builds on the Most Livable City Plan and the associated Comprehensive Plan updates adopted in 2014. Analyzing the preferred projects and the new policies will update the economic analysis for the CRA. Recommended redevelopment strategies and critical tasks are included in this update that will enable the City of Gulf Breeze to stimulate and encourage economic development, provide increased public amenities, improve pedestrian safety and effectively manage redevelopment within the CRA in order to realize the City's vision and long-term community goals as described in the Most Livable City Plan. Capital improvements projects and programs are identified as a means to address these issues in a way that will maximize leveraging of local, state and federal resources in the implementation of this plan.

This 2018 plan update allows the City to extend the expiration of the CRA for 30 years, until 2047, pursuant to Chapter 163.361, Florida Statutes. The current CRA Plan is due to expire in 2019. Extending the time certain of this plan will allow the City to continue using the CRA as a funding source for projects located within the CRA boundary.

City of Gulf Breeze

COMMUNITY REDEVELOPMENT PLAN



B. COMMUNITY VISION

1. “Most Livable City Plan”

In 2011, the City celebrated the 50th anniversary of official incorporation, highlighting the previous accomplishments that have made the City one of the most desirable places to live in Florida. The volunteerism and contributions of residents, people that own and operate businesses in the City, and dedication of the Mayor, City Council, and appointed Boards has resulted in a unique and proud community that protects its quality of life.

The City strives to uphold the standard set by the early generations of Gulf Breezers. The community wants to build on and enhance the systems of streets, utilities, parks, police and fire resources they created, from which all citizens receive excellent City services each and every day. The community and City leadership desire to forward Gulf Breeze to the next generation in better shape than it is today.

Beginning in 2012, in response to changing economic conditions and uncertain future transportation conditions resulting from reconstruction of the Pensacola Bay Bridge and a desire to diversify and strengthen the local economy, the City Council appointed a Steering Committee to create a Master Plan for the next 50 years. The Objectives of this Master Planning process were:

- Create a long-term vision for economic development
- Mitigate traffic impacts
- Maintain and protect the quality of life for residents and businesses
- Create community consensus for future decisions

This Master Plan is a community-created document, composed of four parts:

- Where Are We Now? An analysis of the current physical and social conditions of the City to provide context for all citizens
- Where Are We Going? An analysis of projected future conditions that identifies the need for changes.
- Where Do We Want to Go? Evaluation of several different alternatives to establish a preferred land use and infrastructure conceptual plan.
- How Do We Get There? The Recommended Master Plan and implementation strategies necessary to transform the City of Gulf Breeze into the “most livable city in America”.

There was extensive public outreach and engagement in the creation of the Most Livable City Plan. A ten-person Steering Committee comprised of local representatives of civic groups, financial groups, the Chamber of Commerce, community members and business representatives was appointed by the City Council to obtain diverse community feedback and meet regularly to review public comments and provide recommendations to the City Council for the final plan.

Stakeholder interviews, public meetings, and a Public Design Charrette were also held to gain input from residents and business owners throughout the community. The Charrette was a four-day public workshop to bring a project team and the public together for a multi-day working session with structured and quick feedback loops. The Gulf Breeze Charrette was open to the public and included work-in-progress presentations at key decision points.

Key issues identified were as follows. Many of these had been identified previously and were incorporated into the 2009 update of this CRA Plan.

Table 1: Community Feedback - 2012

Community Issue
There is a need for a diversity of housing choices, prices and types
Evaluate co-location or relocation of City Hall facilities and public schools facilities
Attract new business, jobs and restaurants
Pedestrian trail connecting to National Seashore Trail on US 98
Create a walkable and safe environment

The project team and Steering Committee developed the final plan recommendations based on the results of the public engagement efforts and developed the following Indicators of Success.

Table 2: Indicators of Success - 2012

Indicators of Success	Most Livable City Plan Notes
1) Move Traffic	Addition of new parallel local routes will disperse traffic from US 98
2) Business Revenue	New business revenue is projected by the Economic Analysis will strengthen the City’s tax base
3) Pedestrian Safety and Comfort	Addition of trails and sidewalks on Shoreline Drive, Fairpoint Drive, and other public amenities
4) Create Community Gathering Places	New community/civic center created at Shoreline Park; new Town Center “green” park
5) Diversify Business Mix	Catalyst redevelopment sites provide new opportunities to diversify the business mix; the addition of new residential units will increase the population density needed to attract more businesses

Initial “Catalyst Sites” were identified in the Most Livable City Plan. A Catalyst Site is a strategic area identified for public and/or private reinvestment to encourage redevelopment. Catalyst Sites are intended to “jump start” or catalyze change within the community. By identifying these sites, the community has the opportunity to plan proactively and recruit

businesses and services, rather than react to development proposals. Catalyst Sites were selected for the following factors:

- Market Potential
- Visibility on US-98
- Potential for Change

In June 2013, the City Council adopted the master plan, called the “Most Livable City Plan”, to define how the community would like to grow over the next 50 years. The Most Livable City Plan includes recommendations for land use, transportation, and economic development that will be implemented through the Comprehensive Plan, Land Development Code, Community Redevelopment Area (CRA) master plan, and through partnerships with state agencies, including the Florida Department of Transportation (FDOT), and private land owners.

2. Community Workshops 2006

Prior to the *Most Livable City Plan*, the City of Gulf Breeze had conducted community visioning exercises. Beginning in 2006 and culminating in 2008, a series of community briefings and workshops were held to engage the public in discussions about the future of the City and the CRA and to provide direction for the future. The citizens of Gulf Breeze ultimately developed a vision for the community that is embodied in the mission to preserve the City’s hometown character and natural environment to foster a high quality of family life.

The first community workshop was held on March 30, 2006 and had over 80 attendees. A PowerPoint presentation explained the value of “visioning” and the importance of establishing a “theme” for the CRA district. Numerous photographs were shown of various types of development and architectural styles explaining the pros and cons of each scenario.

The attendees were then divided into small groups seated around tables with a base map of the area. This part of the exercise was intended to gather detailed information and preferences from all the participants. In addition to the base map, a handout with a list of issues was used at each table to keep the groups focused and engaged. After all the groups had sufficient time to provide comments and opinions, the participants reconvened and heard presentations from all the other groups regarding their comments.

A second workshop was held on May 11, 2006. Eighteen citizens attended the meeting and 50 citizens submitted written comments after the meeting was held. During this workshop the public preferences that were identified during the previous workshop, regarding the urban form within the CRA, were presented and discussed. The major issues were listed on large pads for the participants to vote on before the end of the workshop. The participants used color-coded dots to indicate their priorities on the main items listed.

Table 3 shows a listing of the five highest weighted priority issues ranked by the citizens.

Table 3: Community Priorities - 2006

Rank	Community Issue
1	Underground utility lines
2	Improving landscaping on US 98
3	Limiting building height to 35'
4	Pedestrian trail connecting to National Seashore Trail on US 98
5	Adopt design guidelines

Source: Land Design Innovations, May 2006

Gulf Breeze Summary Sheets (Weighted Results)

Power lines Underground	Ranking	Received	Weighted	Ranking
(Citywide)	1	8	32	1
	2	6	18	
	3	1	2	
	4	2	2	
	Total	17	54	
Hwy US 98 Median - More Landscape	Ranking	Received	Weighted	Ranking
Statuary	1	5	20	2
Trees	2	5	15	
Lights	3	3	6	
Underground Utilities	4		0	
Total		13	41	
35' Maximum Height on Buildings	Ranking	Received	Weighted	Ranking
	1	5	20	3
	2	1	3	
	3		0	
	4		0	
	Total	6	23	
Trail Connection to Trail Along National Seashore	Ranking	Received	Weighted	Ranking
Pedestrian Connections across 98 also	1	0	0	4
	2	2	6	
	3	4	8	
	4	3	3	
	Total	9	17	
Adopt Design Guidelines	Ranking	Received	Weighted	Ranking
	1	0	0	5





3. “Vision 2020”

The “Vision 2020” project engaged the public in discussions about the future of the City and to provide direction. Three visioning workshops were held – each with a different scope and exercises designed to gather input from residents and other stakeholders.

The first visioning workshop was held on June 4, 2008 to establish the goals of the visioning process, review past visioning efforts and address new visioning possibilities. Approximately 30 citizens were present and were asked to develop key words reflective of the City and completed a survey that asked about the desired character of Gulf Breeze. The second visioning workshop was held on June 25, 2008. The key words generated in the first workshop were used as a starting point to developing the mission statement for the City and then the group performed a SWOT (Strengths, Weaknesses, Opportunities and Threats) analysis, shown in **Table 4**.

Table 4: SWOT Analysis – 2008

Strengths	Weaknesses
Waterfront Recreation City Government Cohesive Community CRA guidelines Health Care Natural Environment Schools Safety Walkability Entrepreneurial Actions Well Rounded	Highway 98 Corridor Gateway Aesthetics Master Plan Limited Government Code Enforcement Ad Valorem Taxes Restaurants Streetscapes
Opportunities	Threats
Master Land Use Plan Defined Redevelopment Image and Identity Enhancement Healthcare Destination Waterfront and Overlay District Highway 98 Corridor Mitigation Employment Opportunities	Highway 98 Highway 98 Building Design Fiscal Constraints Hurricanes Employment Environmental Density

Source: City of Gulf Breeze, Vision 2020, 2008

The third visioning workshop was held on July 9, 2008. The results of the SWOT analysis were used as a guide to developing the mission, vision statement and accompanying Goals and Objectives shown in **Table 5**.

Table 5: Vision 2020 Goals and Objectives

Mission	
Gulf Breeze will preserve and enhance its hometown character and natural environment to foster a high quality of family life.	
Vision 2020	
Develop a master plan to be recognized as the most livable city in America by 2020.	
Vision 2020 Goals and Objectives	
Safety	- Develop a child awareness network
Walkability	- Develop continuous multi-use paths - Install more streetlights - Design safer crosswalks
Environmental Stewardship	- Better flood control - Complete a connected sewer system - Achieve and maintain environmental responsibility - Protect wetlands - Build boardwalks over wetlands
Highway 98	- Reduce residential dependency within City limits
Enhance Cultural Characteristics	
Recreation	- Complete Recreation Center expansion - Provide activities for all ages
Master Design	- Waterfront and gateway design - Streetscaping - Design guidelines - Code enforcement
Economic Development	- Sports medical training - Industry recruitment
Transportation	- Create alternate nodes of transportation such as golf carts and trolley

Source: City of Gulf Breeze, Vision 2020, 2008

C. LAND USE ASSESSMENT

1. Existing Land Use

The existing land uses within the CRA have been determined through an analysis of the State of Florida, Department of Revenue “Use Codes” assigned by the Santa Rosa Property Appraiser’s office to each of the parcels located within the CRA. **Table 6** details the distribution of existing land uses within the CRA. **Map 3** shows the existing land uses within the CRA.

Table 6: Existing Land Use in the CRA

Land Use	Acres	% of Total CRA
Public/Institutional	97.98	24.90%
Residential	72.32	18.38%
Office	59.73	15.18%
Commercial	62.14	15.79%
Industrial	4.04	1.03%
Vacant	26.69	6.78%
Right-of-Way	70.64	17.95%
TOTAL	393.54	100.00%

Source: Santa Rosa County Property Appraiser GIS data, 2017, City of Gulf Breeze

a. Institutional

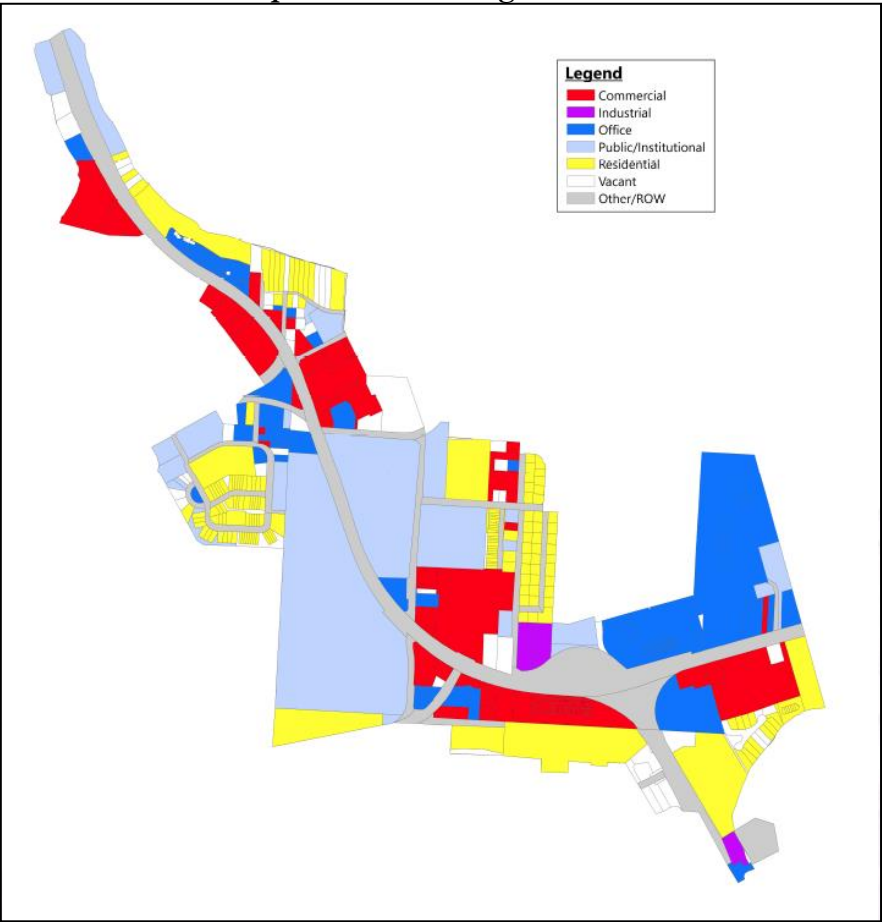
Public Schools account for approximately 66% of the Institutional land within the CRA, and represent over 16% of the total acreage of the CRA. Encompassing 64.76 acres within three parcels in the center of the Gulf Breeze Community Redevelopment Area are the Gulf Breeze Elementary School, Gulf Breeze Middle School and Gulf Breeze High School. The total area encompassed by the schools is almost evenly bisected by US 98 (Gulf Breeze Parkway). **Table 7** details the institutional land use in the CRA.

Table 7: Institutional Land Use in the CRA

Institutional Land Use	Acres	Percent
Public Schools	64.76	66.09%
Churches	20.21	20.63%
Municipal	7.66	7.82%
Utilities	2.89	2.95%
Post Office	1.51	1.54%
Private School	0.63	0.64%
Federal	0.32	0.33%
TOTAL	100.29	100.00%

Source: Santa Rosa County Property Appraiser GIS data, 2017, City of Gulf Breeze

Map 3: CRA Existing Land Use



Source: Santa Rosa County Property Appraiser GIS data, City of Gulf Breeze

b. Residential

Condominiums, townhouses, apartments and limited single-family residences make up the residential component of the CRA. **Table 8** details residential land use in the CRA.

Table 8: Residential Land Use in the CRA

Residential Land Use	Acres	Percent
Single-family Detached	14.48	21.59%
Single-family Attached		
Townhouses	8.51	12.68%
Condominiums	30.25	45.10%
Multi-family		
Apartments	11.31	16.87%
Assisted Living Facilities	7.77	10.74%
TOTAL	72.32	100.00%

Source: Santa Rosa County Property Appraiser GIS data, 2017, City of Gulf Breeze



c. Office and Commercial Land Use

Business uses – office and commercial - represent approximately 31% of the total acreage within the CRA, encompassing 121.87 acres. These uses include single use general commercial buildings, medical centers, shopping centers and professional office parks. **Table 9** details office and commercial land use in the CRA. **Map 4** shows the major office and commercial centers in the CRA.

Table 9: Office and Commercial Land Use in the CRA

Office and Commercial Land Use	Acres	Percent
Professional and Financial Offices	25.15	20.72%
Hospitals, Medical Offices and Clinics	34.58	28.49%
Retail	62.14	50.99%
TOTAL	121.87	100.00%

Source: Santa Rosa County Property Appraiser GIS data, 2017, City of Gulf Breeze

Map 4: Major Office and Commercial Centers in the CRA



Source: Santa Rosa County Property Appraiser GIS data, 2017, City of Gulf Breeze

d. Vacant Land Use

Vacant commercial lands account for approximately 57% of the total vacant land area within the CRA. Since the 2009 CRA Plan update, there has been a significant reduction in the amount of vacant commercial property within the CRA, from 41.33 acres to 15.25 acres. The existing land uses hierarchy and the limited amount of vacant commercial land underscores the restricted traditional suburban development opportunities available within the CRA. **Table 10** details vacant land use in the CRA. **Map 5** shows the vacant parcels in the CRA.

Table 10: Vacant Land Use in the CRA

Vacant Land Use	Acres	Percent
Residential	10.36	38.82%
Commercial	15.25	57.14%
Institutional	1.08	4.04%
TOTAL	26.69	100.00%

Source: Santa Rosa County Property Appraiser GIS data, 2017, City of Gulf Breeze



Map 5: CRA Vacant Land Use



Source: Santa Rosa County Property Appraiser GIS data, 2017, City of Gulf Breeze

2. Future Land Use/Zoning in the CRA

The Future Land Use (FLU) categories that currently direct development within the CRA were established in 1990 when the City's Comprehensive Plan was adopted. The Comprehensive Plan was amended 2014, consistent with the *Most Livable City* Plan, to create a Mixed Use FLU designation. **Map 6** shows the City of Gulf Breeze Future Land Use. **Map 7** shows the City of Gulf Breeze Zoning.

The predominant future land use category within the Gulf Breeze CRA is commercial, which represents approximately 30.4% of the total CRA area. The second largest future land use category is individual public land (17.6%). Residential FLUs represent 18.8% of the CRA land area. The zoning districts within the CRA are generally consistent with the FLUs. **Tables 11 and 12** detail the current Future Land Use and Zoning categories established in the Gulf Breeze CRA.

Table 11: Future Land Use Categories in the CRA

Future Land Use	Acres	Percent
Commercial	119.44	30.35%
Neighborhood Business	3.55	0.90%
Mixed Use District	48.68	12.37%
Residential – Low Density	2.29	0.58%
Residential – Medium Density	42.70	10.85%
Residential – High Density	22.60	5.74%
Public/Institution	69.19	17.57%
Parks and Recreations	6.52	1.66%
Conservation	0.71	0.18%
No FLU (Right-of-Way)	77.89	19.79%
Total	393.54	100.00%

Source: City of Gulf Breeze GIS, Future Land Use Map

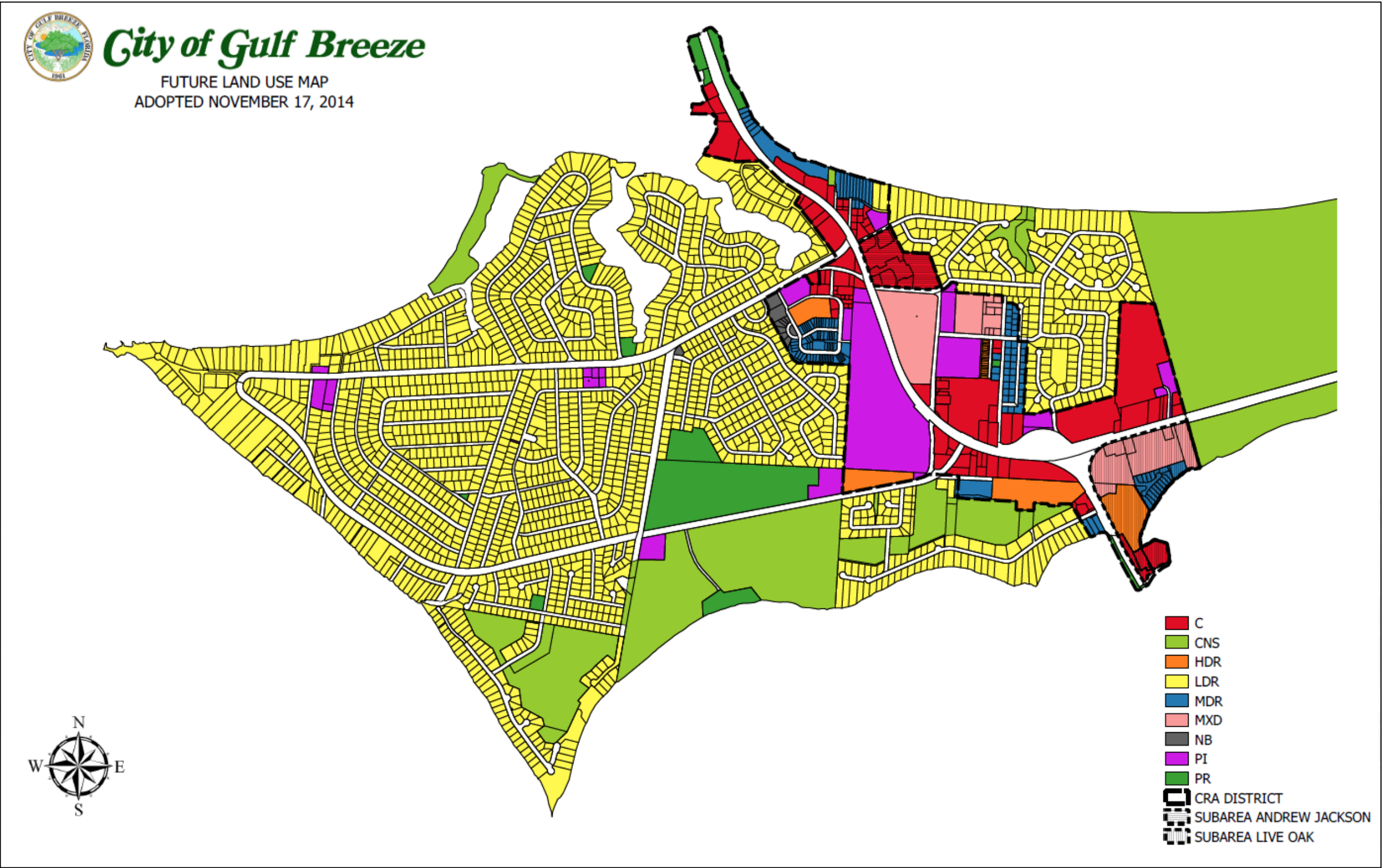
Table 12: Zoning Categories in the CRA

Zoning District	Acres	Percent
R-C: Residential Condominiums District	13.56	3.45%
R-1-AA: Single Family Residential District	6.81	1.73%
R-1A: Single Family, Multi-Family District	17.04	4.33%
R-1: Single Family, Multi-Family District	31.94	8.12%
TH: Town House District	10.37	2.64%
C-1: Commercial District	140.65	35.74%
C-2: Limited Commercial District	2.16	0.55%
P: Public Land, Parks, Playgrounds And Schools	72.08	18.31%
M: Medical Zoning	20.94	5.32%
N/A (Right-of-Way)	78.00	19.82%
Total	393.54	100.00%

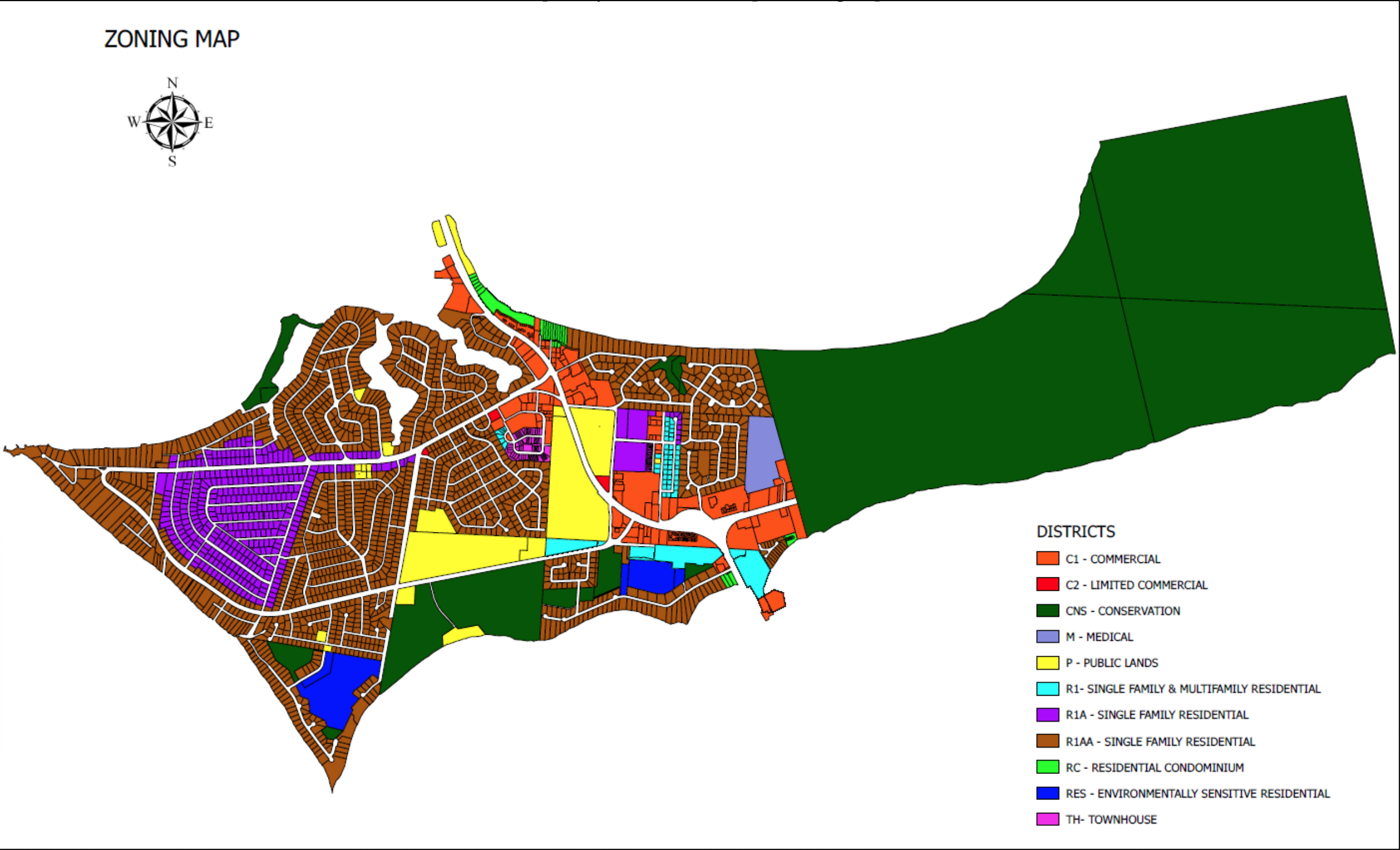
Source: City of Gulf Breeze GIS, Zoning Map



Map 6: City of Gulf Breeze Adopted Future Land Use Map



Map 7: City of Gulf Breeze Adopted Zoning Map

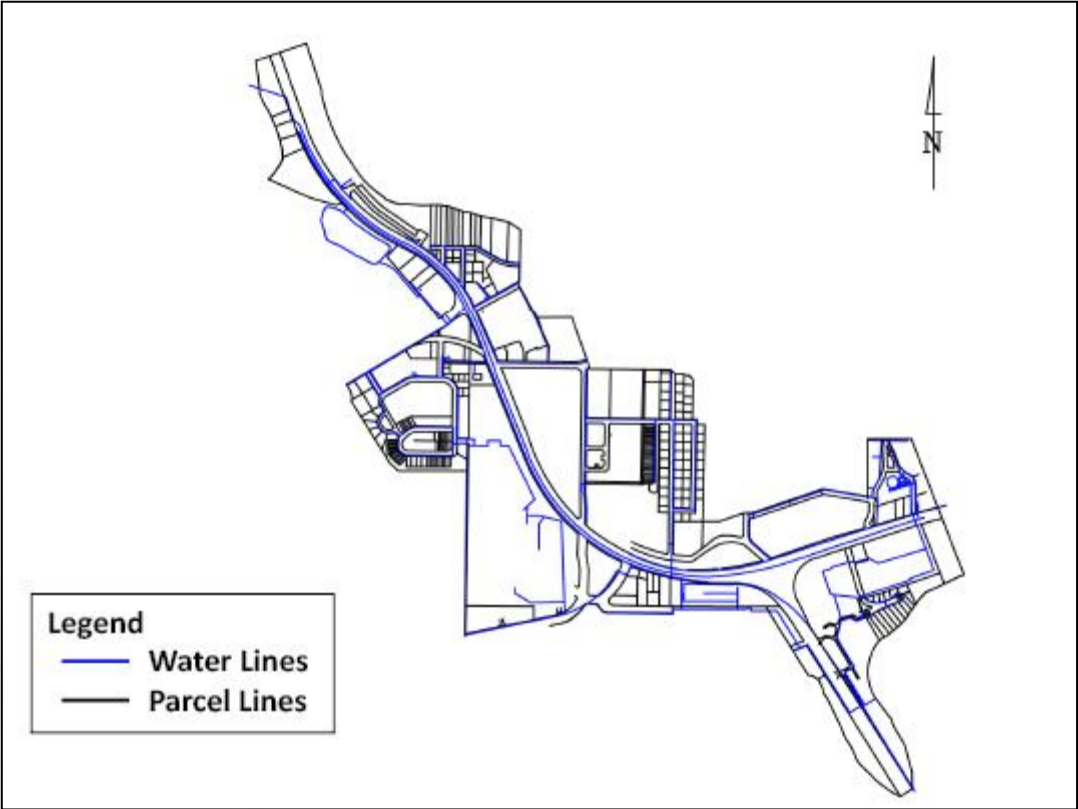


D. INFRASTRUCTURE

1. Potable Water

The City of Gulf Breeze owns and operates a potable water utility system that provides service within the entire CRA area. The existing potable water system consists of a well-developed network of water mains distributed across the entire area. The existing water mains range in size from two inches (2") to sixteen inches (16") in diameter and serve both domestic and fire flow demands. The general location and configuration of the existing water mains is shown on **Map 8**.

Map 8: CRA Potable Water System



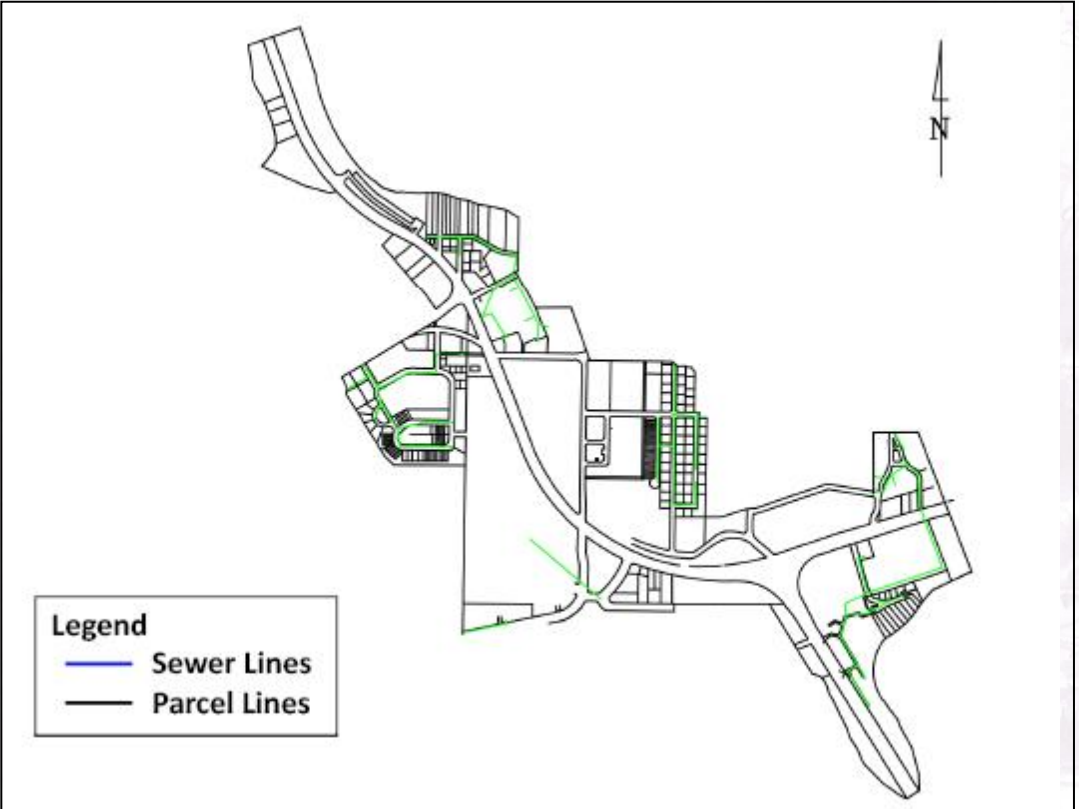
Source: City of Gulf Breeze Public Works

2. Sanitary Sewer

The existing sanitary sewer system operated by the City within the Gulf Breeze CRA consists of a network of gravity sanitary sewer trunk lines, pump stations and pressure-force mains. The City has a 2.0 million-gallon-per-day (mgd) advanced wastewater treatment plant (AWTP) located outside of the City limits that provides service to the City. The gravity sewers consist of pipes ranging in size from eight inches (8") to fifteen inches (15"). In addition, there are three (3) existing wastewater pump stations within, or directly adjacent to, the CRA. One of these pump stations discharges into a common twelve-inch (12") force main that goes to the wastewater treatment plant located at the southeast CRA boundary off of US 98.

The general location and configuration of the City’s sanitary sewer system within the study area is shown in **Map 9**.

Map 9: CRA Sanitary Sewer System



Source: City of Gulf Breeze Public Works



3. Stormwater Management System

The majority of the property in the CRA is drained by the Florida Department of Transportation (FDOT) system along US 98. Except for the public schools complex, the property along US 98 is commercial, comprised of large expanses of impervious surfaces. Most of the improvements were constructed years ago, before there were strong enough regulations regarding the quality and quantity of stormwater runoff. As a result, most of the drainage facilities discharge directly into the FDOT system along US 98. The FDOT system then discharges the stormwater into either Pensacola Bay or Santa Rosa Sound.

The City-owned stormwater pond is located at McAbee Court and Shoreline Drive. This pond discharges into a wetlands filtration system for stormwater attenuation and treatment. **Map 10** shows the locations of the City's stormwater facilities.

The current system is adequate for flood protection from moderate to heavy rainfall; however, there are areas within the CRA that experience temporary, localized ponding during and immediately after very heavy rainfall events. The ponding is usually shallow and limited to depressed areas in neighborhood streets. The City has identified the following locations in the CRA, in order of priority as having potential stormwater issues that require attention:

1. The Plantation Hill, Shirley, Stearns and McClure areas
2. Dracena Way, Nightingale Lane and Russ Drive areas

In 2006, the City budgeted \$1.5 million dollars (\$1.0 million grant-funded and \$500,000 locally funded) to address stormwater issues Citywide. In 2007, the City adopted a Stormwater Utility Fee to assess all property in the City a pro-rata share of the costs for addressing stormwater management and associated water quality concerns.

In 2014, a historic rainfall event hit the City of Gulf Breeze. The National Oceanic and administration identified the event as a 1 in 100 year to 1 in 200 year event and measured over 24 inches of rain in two days across the region. This storm caused significant flooding and damage in the City. In response, the City created a Stormwater Task Force to "identify capital improvements, maintenance practices, [and] preventative techniques to make the City less vulnerable to the next flood."

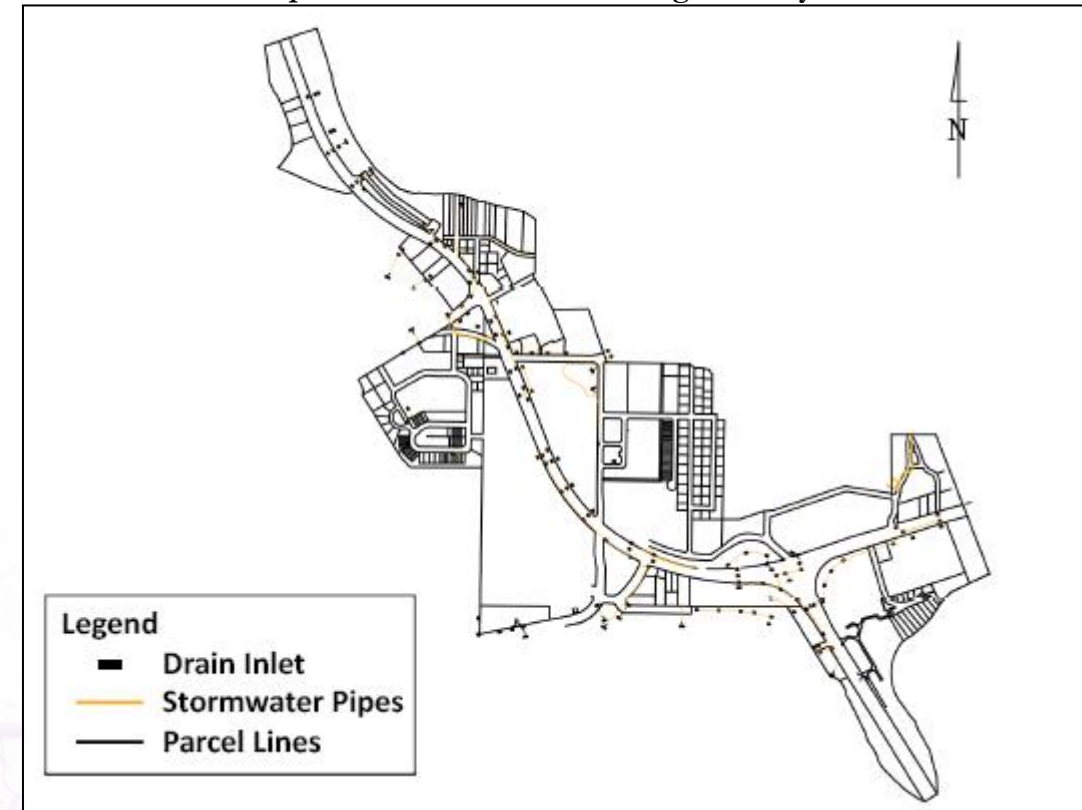
The Nightingale Lane Project is located northwest of the school site. This project resulted in the granting of an easement from the Santa Rosa County School Board and the redesign of the stormwater system to 30" gravity pipe with discharge southward to wetlands.

The new gravity system provides service to the neighborhood northwest of the school site, including Dracena Way, Russ Drive, Kevin Drive, Center Road, and a portion of Nightingale Lane, as well as the western part of the school property.

The project was planned to increase the capacity of the infrastructure five times to a total of 10 MGD.

The Shirley, Stearns and McClure project is in design in 2018, requiring additional gravity lines in order to improve drainage management in the Western basin.

Map 10: CRA Stormwater Management System

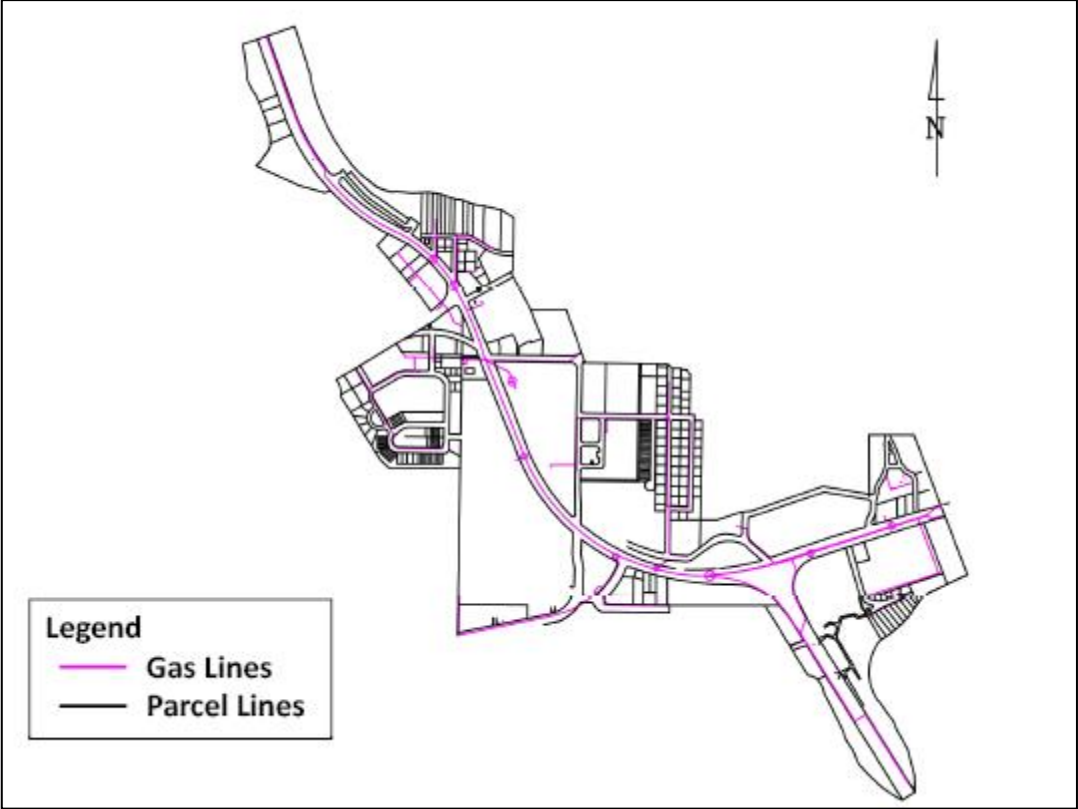


Source: City of Gulf Breeze Public Works

4. Natural Gas

The City of Gulf Breeze owns and operates a natural gas transmission and distribution system that extends throughout the City of Gulf Breeze. Within the CRA is a distribution main consisting of an eight-inch (8") natural gas pipe starting at the north end of the CRA transitioning to a four-inch (4") at the south CRA boundaries. The distribution main is located within the center median of US 98. The general location and configuration of the natural gas system is presented in **Map 11**.

Map 11: CRA Natural Gas System



Source: City of Gulf Breeze Public Works

5. Electricity/Power Lines

Like many urbanized areas, the CRA has highly visible utility poles and overhead transmission lines throughout. The capacity and level of service for these facilities are established and assessed by the private utility companies. The electrical service provider for the City of Gulf Breeze CRA is Gulf Power, a subsidiary of the Southern Company. In 2012, the Gulf Breeze City Council, acting as the CRA Board of Directors directed staff to begin work with Gulf Power on the first phase of a project to convert overhead power lines to underground utilities. The scope of the whole project is to convert approximately 4,200 linear feet of wires that cross over US 98 from Bay Bridge to the McDonald’s on US 98 to underground and to install L.E.D. lighting fixtures. Underground utilities remain a priority of the City Council going forward, and CRA funding may be used to relocate utilities within the CRA boundary.



E. TRANSPORTATION

Traffic circulation within the Gulf Breeze CRA is most significantly affected by Gulf Breeze Parkway (US 98), which bisects the district. US 98 links the City of Gulf Breeze with the City of Pensacola to the north via the Pensacola Bay Bridge. US 98 presently serves approximately 54,156² average daily trips, all passing through the CRA. US 98 is classified as a principal arterial roadway with six lanes (three lanes in each direction with center medians and turn lanes) through the majority of the Gulf Breeze CRA. The adopted level of service for US 98 is “D,” however all three of the sections of US 98, as described in **Table 13**, have such high traffic volumes that the level of service is currently “F”.

Table 13: Roadways and Level of Service in the CRA

Roadway Segment	Roadway Classification & Number of Lanes	Maximum Volume	Total AADT 2016	LOS Standard	2016 LOS
US 98/SR 30 (From City Limits to Fairpoint Dr.)	Principal arterial 6 lanes divided	50,000	54,156	D	F
US 98 (From Fairpoint Dr. to SR 399)	Principal arterial 6 lanes divided	50,000	55,500	D	F
US 98 (From SR 399 to GB City Limits)	Principal arterial 4 lanes divided	39,800	44,000	D	F
SR 399 (From int. of US 98 to bridge)	Urban Collector 4 lanes divided	65,600	24,000	D	B
Fairpoint Drive	Local Collector 2 lanes undivided	30,400	9,800	E	D
Shoreline Drive	Local 2 lanes undivided	30,400	6,100	E	C
Sunset Boulevard	Local 2 lanes undivided	30,400	2,700	E	C

Source: FDOT 2016 Traffic Counts

In addition to Gulf Breeze Parkway, State Road (SR) 399 is a north-south corridor that begins at US 98 and connects Gulf Breeze to Pensacola Beach to the south via the Bob Sikes Bridge. SR 399 had approximately 24,000 average daily trips in 2016. SR 399 is classified as an urban collector roadway with four lanes (two lanes in each direction with center medians and turn lanes). Secondary roadways in the Gulf Breeze CRA include Fairpoint Drive, Shoreline Drive, Sunset Boulevard, and Sunset Daniel Drive, which provide access to the residential neighborhoods from the CRA and provide alternatives to US 98 for local traffic.

² AADT on US 98 through the CRA based on FDOT 2016 traffic counts.

1. Sidewalks and Bike Trails

The current sidewalk facilities in the Gulf Breeze CRA consist of sidewalks on both sides of US 98 and SR 399. There are some sidewalks in the residential neighborhood behind the elementary school. Currently, there are no bicycle paths in the Gulf Breeze CRA. However, there are two existing bike trails nearby that are available for the use of the residents of Gulf Breeze. These are the South Santa Rosa Loop Trail and the Scenic Highway Bike Route. These facilities are shown on **Map 12**.

The South Santa Rosa Loop Trail is a 40-mile, multi-use, paved trail created for joggers, cyclists, inline skaters, and hikers. This trail begins at the Navarre Beach Nature Walk, traverses through scenic Gulf Islands National Seashore, crosses the Pensacola Beach Bridge, and returns through Gulf Breeze along U.S. Highway 98 to Navarre. It is at the intersection of US 98 and SR 399 where residents may access this trail.

The Scenic Highway Bike Route is an 11-mile paved shoulder trail. This biking trail follows the Pensacola Scenic Bluffs Highway, designated in 1998 by the Florida Scenic Highways Program. This road is a unique driving experience offering panoramic views of Escambia Bay from giant bluffs that are the highest points along Florida’s entire coastline. It travels from the Bayou Texar Bridge to the north end of the US 90 Bridge across the Escambia River.

The 2017-2021 Florida-Alabama TPO Project Priorities includes providing bicycle paths for alternative routes for US 98, including along Fairpoint Drive, Shoreline Drive, McClure Drive, Joachim Drive, Daniel Drive and Northcliff Drive within the Gulf Breeze CRA. Additionally, Policy 1.9.4 of the 2035 Comprehensive Plan, Transportation Element states the “Coordinate with the Florida Department of Transportation (FDOT) to provide on-street bicycle facilities on US-98 that are aligned with the Pensacola Bay Bridge bicycle facilities.”



Map 12: Trails in Gulf Breeze and Vicinity



2. Transit

Escambia County Area Transit (ECAT) provides one route (Route 61) that provides limited service to Gulf Breeze to riders during morning and evening peak hours on Monday through Saturday. Route 61 originates at the Rosa L. Parks Complex (Main ECAT Transfer Center) and provides limited service to downtown Pensacola, Gulf Breeze) and Pensacola Beach. This route does not allow full-service for commuters because of the limited route and hours.

3. Airports

The Pensacola Gulf Coast Airport is the closest regional airport to the City of Gulf Breeze, approximately ten miles and a 30-45 minute drive from the City. This airport provides service for commercial carriers and private aircraft. The next closest regional airport is the Northwest Florida Regional Airport in Fort Walton Beach, approximately 43 miles and a little over an hour from Gulf Breeze. This airport does not provide service for private aircraft due to its location on Eglin Air Force Base.

F. ECONOMIC ASSESSMENT

This section describes the market conditions that exist in the CRA based on its context within the City of Gulf Breeze and Santa Rosa County and describes development that has occurred in the CRA since its inception. The demographic information is listed in **Table 14**.

Table 14: Regional Demographics

Demographics	City of Gulf Breeze	Santa Rosa County
Population		
Population 2008	6,154	150,523
Population 2015	6,092	161,021
Population Growth	(0.01%) decrease	7.0%
Household Income (as a Percentage of Total Households)*		
Less than \$10,000	0.6%	5.2%
\$10,000-\$14,999	6.1%	3.7%
\$15,000-\$24,999	4.2%	9.3%
\$25,000-\$34,999	5.5%	8.9%
\$35,000-\$49,999	10.7%	14.2%
\$50,000-\$74,999	18.4%	21.9%
\$75,000-\$99,999	12.3%	14.5%
\$100,000-\$149,999	20.8%	13.6%
\$150,000-\$199,999	6.7%	4.6%
Over \$200,000	14.6%	4.2%
Median Household Income	\$84,423	\$58,923

Sources: United States Census, American Community Survey, 2011-2015 5-Year Estimates

1. Employment Sectors

According to the 2015 American Community Survey 5-Year Estimates, the workforce population (over 16 years in age) for the City of Gulf Breeze was 4,890.³ Approximately 69% of this group was in the labor force, with 0.7% in the armed forces. The unemployment rate was 5.8%. The primary employment sectors in the City are, in descending order:

Services (including health and education)	(58.9%)
Retail Trade	(11.5%)
Finance, Insurance & Real Estate (FIRE)	(7.4%)
Construction	(7.0%)
Information	(5.1%)

³ United States Census, American Community Survey, 2015 5-Year and 1-Year Estimate.

The distribution of the workforce reflects the significant presence of the Gulf Breeze Hospital and the surrounding medical service providers, as well as the location of the Gulf Breeze Public Schools Complex. The completion of the first phase of the Andrews Institute Orthopaedic and Sport Medicine facility in 2007 increased the percentage of overall employment within the Health Services sector. Retail represents another significant portion of the workforce distribution. The financial sector (FIRE) is a significantly larger component of Gulf Breeze’s workforce than in surrounding cities and the county as a whole.

2. Investment and Development in the CRA – 1997 - 2016

The Gulf Breeze Community Redevelopment Agency has made a considerable financial investment, utilizing as its source the Tax Increment Fund (TIF) established in 1996, in the implementation of the programs and projects identified in the 1990 Community Redevelopment Plan and in subsequent capital improvements programs. These investments include park improvements, streetscape and median improvements, amendments to the CRA plan and the creation of design guidelines for the downtown area. Total Community Redevelopment Agency investment through 2016 was \$8,705,512. **Table 15** lists detailed CRA investment on projects and activities completed from 1997 to 2008. **Map 13** shows the location of CRA projects.

The public investment has, in turn, leveraged private investment tremendously. Approximately 21 new office and commercial establishments were constructed since 1990 including, most recently, two major projects – the Andrews Institute for Orthopaedic and Sports Medicine and the Sea Shells Collection Shopping Center, both described on the following page. Substantial institutional investment has also occurred since 1990, with major improvements to the Gulf Breeze Schools Complex including site improvements to the middle and high schools and the construction of a new elementary school building by the Santa Rosa School District. The taxable value of all commercial and office investment has increased since 1990 by \$135,322,496⁵. The total taxable value for the CRA has increased from \$49.4 million (1990) to approximately \$184.7 million (2017).

In recent years, the Gulf Breeze Community Redevelopment Agency has made a considerable financial investment in projects identified in the 2009 Community Redevelopment Plan update and in subsequent capital improvements programs. These investments include streetscape and median improvements, community visioning, underground wiring, strategic economic development investments, and amendments to the Comprehensive Plan. Total Community Redevelopment Agency investment from 2009 through 2014 was \$2,884,609. **Table 15** lists detailed CRA investment on projects and activities completed from 2009 to 2014. **Map 13** shows the location of CRA projects. Additionally, the City has received State funding for projects within the CRA, including a Downtown Landscaping Project that was funded by a \$350,000 Florida Department Highway Beautification Grant. This project was closed out with FDOT in 2012 and all costs have been reimbursed to the City.

⁵ Santa Rosa County Property Appraiser’s Office, 2017.



Table 15: CRA Investment 1990-2016

Year	Projects	Costs
1997	<ul style="list-style-type: none">US 98 Corridor StudyCommunity Visioning	\$11,275.00
1998	<ul style="list-style-type: none">US 98 Corridor StudyFishing Bridge Repairs	\$355,700.00
1999	<ul style="list-style-type: none">Access Management StudySidewalks	\$106,572.40
2000	<ul style="list-style-type: none">Wayside Park Rip-RapUnderground WiringBeach Road Plaza SidewalkHighway 98 Improvements (Eng.)Overpass LandscapingPaving Improvements (Health Dept.)Resurfacing Shoreline DriveComplete Sidewalk and Stormwater Improvements on McAbee StreetMiscellaneous Road Improvements	\$128,963.25
2001	<ul style="list-style-type: none">First Phase Underground WiringRenovate Health Department BuildingShoreline Turn LanesWayside Park WestMiscellaneous Road Improvements	\$186,876.77
2002	<ul style="list-style-type: none">Pensacola Bridge ReplacementDaniel Drive ExtensionBay Bridge Sidewalk ImprovementsMiscellaneous Road Improvements	\$550,716.41
2003	<ul style="list-style-type: none">Pensacola Bridge ReplacementDaniel Drive ExtensionMiscellaneous Road Improvements	\$287,429.46
2004	<ul style="list-style-type: none">Pensacola Bridge ReplacementsDaniel Drive ExtensionAds& MembershipsProfessional Services	\$1,075,862.44
2005	<ul style="list-style-type: none">Daniel Drive ExtensionProfessional ServicesResurfacingAds & Membership	\$592,813.90
2006	<ul style="list-style-type: none">Gulf Breeze Design Guidelines for CRA and Central Business DistrictSidewalks @ GBHSDaniel Drive ExtensionRoad Resurfacing & Engineering	\$372,240.00
2007	<ul style="list-style-type: none">Street lightingRoad Resurfacing & EngineeringHwy 98 ImprovementsBaptist - Andrew's InstituteThe City installed two stormwater facilities near the north side of the Daniel Drive and US 98 intersection in to accommodate the development of the Seashell Collections Shopping Center and the Andrews Institute.	\$1,267,686.65
2008	<ul style="list-style-type: none">Street LightingHwy 98 ImprovementsWayside Park ImprovementsResurfacing	\$46,937.
2009	<ul style="list-style-type: none">Central Business District improvements	\$372,102

Year	Projects	Costs
2010	<ul style="list-style-type: none">Central Business District improvementsUS 98 enhancements including repainting and fencing the pedestrian overpass and replacing fencing with architectural columns and new fencing	\$437,230
2011	<ul style="list-style-type: none">Central Business District improvementsUS 98 enhancements including replacing fencing with architectural columns and new fencing and median landscaping	\$269,173
2012	<ul style="list-style-type: none">Landscaping improvementsConnecting 28 homes to sanitary sewerRepaving projectCommunity visioning and Master Plan	\$647,535
2013	<ul style="list-style-type: none">Underground wiringRepaving and sidewalk projectCommunity visioning and Master Plan	\$417,699
2014	<ul style="list-style-type: none">Comprehensive Plan and Land Development Code amendments based on Most Livable City PlanStrategic property acquisitionAndrews Institute Development Assistance	\$713,870
2015	<ul style="list-style-type: none">Comprehensive Plan and Land Development Code amendments based on Most Livable City PlanAndrew Institute Financial AssistancePensacola Bay Bridge PlanningPublic Space Maintenance	\$449,412
2016	<ul style="list-style-type: none">Strategic property acquisitionAndrews Institute Development AssistanceSafe Streets and Community PolicingBeautification projects	\$388,418
Total CRA Projects Funded		\$8,705,512.28

Source: City of Gulf Breeze, CRA Plan, 2009; CRA Annual Reports; City of Gulf Breeze Comprehensive Annual Financial Reports

a. **Andrews Institute for Orthopaedic and Sports Medicine**

The Andrews Institute for Orthopaedic and Sports Medicine was built adjacent to the Gulf Breeze Hospital complex. The two-story, 85,000 square-foot clinical facility houses a multi-specialty ambulatory surgery center, an outpatient rehabilitation and diagnostic imaging center, and physician office space. The \$20.3 million facility opened in April 2007. The athletic performance enhancement center, also opened in 2007, includes a 28,000 square-foot indoor training facility with a lap pool and recovery area. Located outdoors is a covered sport-specific training area, a turf field and a 60-meter sprint track. The research and education center was completed a year later. With 30,000 square feet and at a cost of \$5 million, the center provides space for clinical research, surgical skills labs, conference areas and classrooms to support the educational mission of the Andrews Institute.

In 2014, the City entered into a development assistance agreement with the Andrews Institute to provide up to \$350,000 toward the construction and equipping of a Regenerative Tissue Lab at the Andreas Research and Education Foundation (AREF). This lab was completed in 2015.



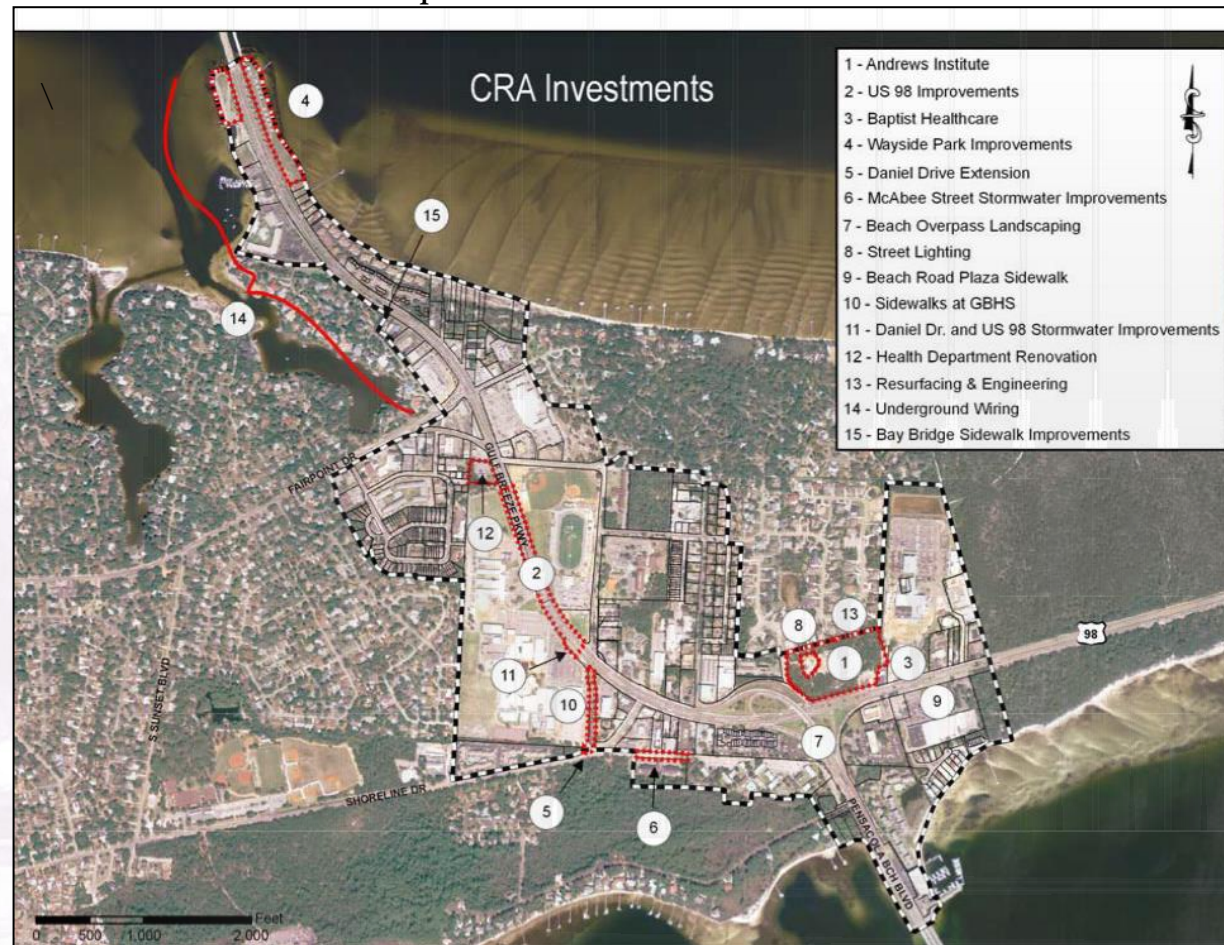
b. Seashell Collections Shopping Center

The Seashell Collections Shopping Center is located near the intersection of Daniel Drive and US 98. Construction of the first phase, a Publix supermarket and retail shops, was completed in 2008. Subsequent phases are expected to be completed within the next five years.

c. Strategic Property Acquisition

In 2014, the CRA Board of Directors authorized the purchase of a parcel in the East Gate Catalyst Site identified in the Most Livable City Plan. This parcel was then sold in 2015 to developers under a development agreement to build medical office space. Demolition of existing buildings occurred in 2016, and construction is anticipated to be completed in late 2017 or early 2018.

Map 13: Location of CRA Investment



Source: City of Gulf Breeze, Land Design Innovations, Inc., 2009

3. Economic Development, Workforce and Business Support Service Providers

Economic development service providers and business support service providers for the City of Gulf Breeze and its CRA include:

a. Santa Rosa County Economic Development Office

Gulf Breeze is located in Santa Rosa County and receives economic development services from the Santa Rosa County Economic Development Office (EDO), formerly known as TEAM Santa Rosa, Economic Development Council. The Santa Rosa EDO is Santa Rosa County's economic development arm, is a public/private partnership that focuses on bringing value to Santa Rosa County through quality job and wealth creation. The Santa Rosa EDO provides business recruitment services, information clearinghouse services and access to state and national economic development grants and incentive programs. <http://www.santarosaedo.com>

b. The Gulf Breeze Area Chamber of Commerce

The Gulf Breeze Area Chamber of Commerce is comprised of over 453 businesses and individual members. The Gulf Breeze Area Chamber provides referral, networking, professional development, and community information and relocation assistance to the Gulf Breeze area. <http://www.gulfbreezechamber.com/>

c. CareerSource ESCAROSA

CareerSource ESCAROSA is a one stop career center and is one of Florida's 24 local Workforce Boards. CareerSource ESCAROSA provides services to job seekers and employers and acts as a clearinghouse for numerous State and National Organizations that help employers find employees and job seekers find employers, as well as assisting individuals to upgrade their professional skill sets. <http://www.careersourceescarosa.com>

d. Santa Rosa County School District

Provides local youth services for in-school and out-of-school youths, to include basic skills enhancement; career counseling/career shadowing, community services, mentoring, post-secondary educational planning, technical training, workforce fundamentals training, and paid work experiences. www.santarosa.k12.fl.us

e. Pensacola State College

Pensacola State College, formerly known as Pensacola Junior College, is a public state college with a diverse body of students and a wide range of excellent programs providing education and training opportunities to meet their needs, including baccalaureate and associate degrees, career oriented certificates, developmental education, adult education, GED preparation, and standard high school diplomas. There is also the Pensacola State College Institute for Corporate & Professional Services delivers continuing workforce education training to businesses and individuals wishing to upgrade or develop new skills PSC also hosts the Educational Opportunity

Center, a federally funded TRIO program. The EOC helps primarily low-income adults gain admission to college and find financial assistance for their education. Services include assistance with completing college admissions and financial aid applications; guidance on secondary school re-entry or entry into a GED program; academic advice; and career counseling. All services are free. The Pensacola area EOC also provides free technology tutorials to participants with little or no computing experience. www.pensacolastate.edu

f. University of West Florida, Small Business Development Center

The Small Business Development Center (SBDC) at the University of West Florida (UWF) is a member of the Florida Small Business Development Center Network, a non-profit network of college and university-based centers providing entrepreneurs with high quality one-on-one consulting, management training, and vital information they need to grow and prosper in a complex and competitive global environment. Serving Escambia, Santa Rosa, Okaloosa and Walton counties, the UWF SBDC maintains full service offices in Pensacola and Fort Walton Beach. Consulting services and training are all provided at several locations throughout the service territory. <http://www.sbdw.uwf.edu/>

g. State of Florida Economic Development Service Providers

The following list includes economic development service providers available to local business owners and residents in Santa Rosa County and the City of Gulf Breeze.

i. Florida Department of Economic Opportunity

The Florida Department of Economic Opportunity (DEO) includes programs formerly overseen by the Agency for Workforce Innovation. The DEO provides workforce development policy and guidance and partners with the Employ Florida network which includes 24 Regional Workforce Boards, including CareerSource ESCAROSA, who deliver services through nearly 100 One-Stop Career Centers around the state. <http://www.floridajobs.org/>

ii. Division of Workers' Compensation Reemployment Services

This agency provides reemployment services to injured workers that sustained injuries after 10/1/89 and are covered under FL Statutes 440. The reemployment services include, but are not limited to, vocational counseling, job development and placement, employability skills training, comprehensive vocational evaluation and training, medical assessments, on the job training and labor market information. These services are provided through collaboration with some of the following agencies: Division of Vocational Rehabilitation, Pensacola State College, and physicians, insurance carriers and employers. For further

information visit their website at: <http://www.myfloridacfo.com?Division/WC>

iii. Vocational Rehabilitation

The Florida Department of Education, Division of Vocational Rehabilitation is a Federal/State Program that assists individuals with disabilities who require vocational rehabilitation services to prepare for, secure, regain, or retain employment. The rehabilitation process is based upon an Individualized Plan for Employment (IPE) that is oriented to the achievement of an employment outcome. Essential to the process is full participation by the individual with a disability. <http://www.rehabworks.org>

h. Reemployment Assistance Service Center

The DEO's Reemployment Assistance Service Center provides Florida's transitional military personnel, their spouses, active duty military spouses and veterans with an extensive and proven job search strategy. The goal of the site is to have a partnership that includes State and Federal government agencies joining forces with private sector businesses. www.floridajobs.com/job-seekers-community-services



G. OPPORTUNITIES AND CHALLENGES FACING THE CRA

1. Physical Environment

The physical environment provides the City of Gulf Breeze CRA with both its greatest opportunities and its greatest challenges. The most immediate physical challenge facing the Gulf Breeze CRA is the location of U.S. Highway 98 (Gulf Breeze Parkway) through the center of the CRA. While this roadway provides direct access to the City of Pensacola and the beaches, it also presents a physical barrier from one side of the City to the other. This barrier inhibits easy pedestrian and bicycle crossings from one side of the City to the other and also provides a vehicular barrier or constraint during the morning and evening peak commuter hours. However, the large volume of commuter traffic and limited alternate through routes also provides an opportunity for additional commercial and residential development within the central business district. Recommendations addressing potential projects that may address this challenge were presented in the 2009 CRA Update and were addressed in the City's Most Livable City Plan. They are also presented in the Recommendations and Strategies section of this report. The City's location on US 98, between the historic City of Pensacola and Santa Rosa Sound/Pensacola Beach, provides a constant flow of tourists, residents and commuters.

An additional challenge to development within the CRA is the limited area available for commercial or retail development. The City's three schools currently occupy a significant portion of the property within the center of the CRA. While limiting the area's potential for future development, the location of the schools provides the stability of a long term continued use. Recommendations addressing potential projects that may address this challenge were presented in the 2009 CRA Update and were addressed in the City's Most Livable City Plan. They are also presented in the Recommendations and Strategies section of this report.

The environmental opportunities include the community's wonderful location off of Pensacola Bay, Santa Rosa Sound and Pensacola Beach. The associated warm weather and beachfront climate provides a great environment and incentives for business and residential relocation.

Concurrently the City of Gulf Breeze is keenly aware of the challenges presented by the environment in the form of inclement weather, storms and hurricanes. After being struck directly or indirectly by several hurricanes in the early 2000s, the City has almost completed the extensive recovery and repair process. Lessons learned from these events have prompted the City to evaluate options addressing the continued and accelerated relocating of utilities and services underground. The historic rainfall event and subsequent flooding in 2014 led to the creation of the City's Stormwater Task Force, which identifies capital improvement projects related to stormwater infrastructure.

2. Economic Environment

The City of Gulf Breeze's economic environment provides an opportunity for additional retail and service development to serve the residential community as well as the demands of the transient or tourist population. The high median household income, generated primarily through transfer and pension payments to retirees, coupled with those generated by the higher paying employment sectors within the City, provides an opportunity for developing an increased services and retail sector. This opportunity should be tempered with the caution of dependence on the tourism or visitor market demands, which fluctuate over time.

The development of the Andrews Institute and its ancillary medical professional development continue to provide a stable economic engine for the community that is not affected by the market fluctuations associated with the tourism sector.

Another cautionary note, as a by-product to the City's increasing housing and land values, the availability of affordable or mid-market housing for middle income and working class residents is becoming more limited. A developing trend is the inability of retail, service and some professional workers (teachers, law enforcement, office workers) to be able to find affordable housing options in Gulf Breeze. These conditions have created the situation where workers come to Gulf Breeze during the day to work, but commute home elsewhere at the end of the day. These conditions are problematic with regards to creating additional traffic congestion and the leakage of wages and salaries that are removed from the local economy.

The City has started to address this problem by partnering with Santa Rosa County government and is also seeking grant funding for the development of workforce and affordable housing. The Most Livable City Plan identified strategies to diversify the housing options and provide more workforce housing in the City. The 2014 Comprehensive Plan amendments reflect these strategies.

3. Regulatory Environment

The City of Gulf Breeze's regulatory environment provides opportunities for traditional residential and non-residential development within the CRA. However, one of the previous regulatory challenges facing the City is the lack of a mixed-use land use/zoning classification within the CRA. The use of such a land use/zoning classification could encourage multiple uses on the limited parcels available within the CRA. The use of mixed-use and compact development within the CRA would also reduce the City's costs to provide services to these facilities when compared to separate stand alone uses and would also increase pedestrian and non-automobile based transportation options. The 2009 CRA Update provided recommendations addressing the potential use of a mixed-use land use/zoning classification. The Most Livable City Plan and subsequent Comprehensive Plan and Land Development Code amendments addressed this issue. A mixed-use Future Land Use designation was created and adopted for specific parcels identified in the Most Livable City Plan and by the appointed Steering Committee. A zoning category was also created in the Land Development Code, but was not applied to any property, as it was the City's intention to provide for the mixed-use district with higher densities/intensities to incentivize property owners looking to redevelop to create a mixed-use project.

In 2006, the City has completed its Design Guidelines for the CRA area. The Design Guidelines were developed to ensure a consistent, high quality development standard in the future and to create a more unified look for the City.

Beginning in 2016, state lawmakers proposed new legislature to prohibit the creation of new CRAs, or to phase them out completely by 2047. While these proposals were ultimately not successful, they underscore the need to preserve the City of Gulf Breeze's CRA and extend the sunset date for an additional 30 years at this time. As described in previous sections, the CRA is an important financing tool that contributes to the economic vitality of the City.



H. STRATEGIES AND RECOMMENDATIONS

1. Strategies for Addressing Blight Conditions -1990

The conditions of blight identified in the 1990 Redevelopment Plan included: predominance of a defective street and lot layout; unsanitary or unsafe conditions; deterioration of sites or other improvements; tax or special assessment delinquency exceeding the value of the land; and diversity in ownership or defective or unusual conditions of title, which prevent the free alienability of land within the deteriorated or hazardous area.

The 1990 Plan identified a “.... focus on the redevelopment of the public environment — primarily the treatment of the existing streets, school property and park property.”⁶ Specific projects and programs identified in the plan included:

- Supporting and encouraging private investment;
- Creating a positive, healthy environment by effective public investments;
- Supporting business promotion initiatives by the Gulf Breeze Chamber of Commerce and other such groups;
- Identifying funding sources for public expenditures necessary for redevelopment activities;
- Increasing the tax base within the redevelopment area;
- Capitalizing on the City’s waterfront (Wayside Park improvements, enhanced recreational access to surface water)
- Creating and implementing Urban Design Guidelines; and,
- Improving traffic flow.

2. Community Redevelopment Objectives

The community workshops and visioning exercises identified four major community redevelopment objectives. The primary objective was to manage future development and growth within the City. Participants of the workshops expressed the desire to ensure that future development is of high quality and visually appealing in order to preserve existing residential and commercial property values and improve the overall quality of life in the City.

The overall redevelopment objectives identified by the Gulf Breeze community are listed below:

- Management of future development and growth;
- Recognition, protection and utilization of natural and geographic assets;
- Identification and installation of desired community facilities, services and amenities; and
- Capitalize on tourism and natural resource based opportunities while preserving or improving existing residential quality of life.

⁶ City of Gulf Breeze Community Redevelopment Plan, 1990.

3. Strategies and Recommendations for Addressing Blight Conditions

The strategies recommended for implementation seek to build upon the significant capital investment already undertaken by the City and further seek to implement the program and project objectives that have not yet been fully realized. Infrastructure improvements are vital to supporting the public and private reinvestment efforts in a redevelopment area. Improvements to roadways and stormwater facilities, as well as other neighborhood improvements, and the relocation of overhead utility lines to underground are all designed to serve as a catalyst for community redevelopment. The following sections identify recommended improvements related to roadway, utility and other public facility infrastructure within the CRA study area.

a. Continue Investment in Public Facilities and Infrastructure

i. Streetscape and Pedestrian Features

The City should continue to improve the overall aesthetics and landscaping available along the US 98 corridor. The City should examine the opportunity to install streetscape features along a portion of Daniel Drive located north of US 98 as identified in the adopted Design Guidelines. This could then serve as a visual demonstration project and example of the desired level of quality expected from subsequent commercial development within the CRA. The CRA will continue to fund street lighting along the US 98 Corridor to provide a deterrent to crime. The CRA will also continue to fund streetscape maintenance (including contractual landscape services) and resurfacing as needed. These projects will be identified and reported in the CRA Annual Budget and Annual Report

ii. Public Areas/Community Areas

As a component to the streetscape and pedestrian feature projects described above, the City should also identify potential areas within the CRA for locating public gathering spaces, community areas or open spaces. These public areas could offer shade and a respite from the sidewalks and traffic along US 98. The City may then evaluate the potential use of these identified locations when negotiating future commercial development agreements and development applications along US 98.

The City’s Most Livable City Plan recommended a new community area within the CRA. In the Town Center catalyst site, a new mixed-use development and City Park was envisioned to create a public green space in the center of the commercial area of Gulf Breeze. This walkable business street will provide for a pedestrian-oriented, mixed-use space while the park provides a public gathering space.

iii. Transportation Improvements

Traffic volume on US 98 in the CRA has increased to such a level that the LOS is “F” and congestion on US 98 is only going to get worse. The creation of another corridor would provide local traffic an alternative to using US 98 as well as relieving some congestion.. The City’s adopted Most Livable City Plan included several recommendations for the CRA area relating to the creation of



an internal parallel road system for local access and circulation as an alternative to US 98. Specific US 98 intersection improvements included:

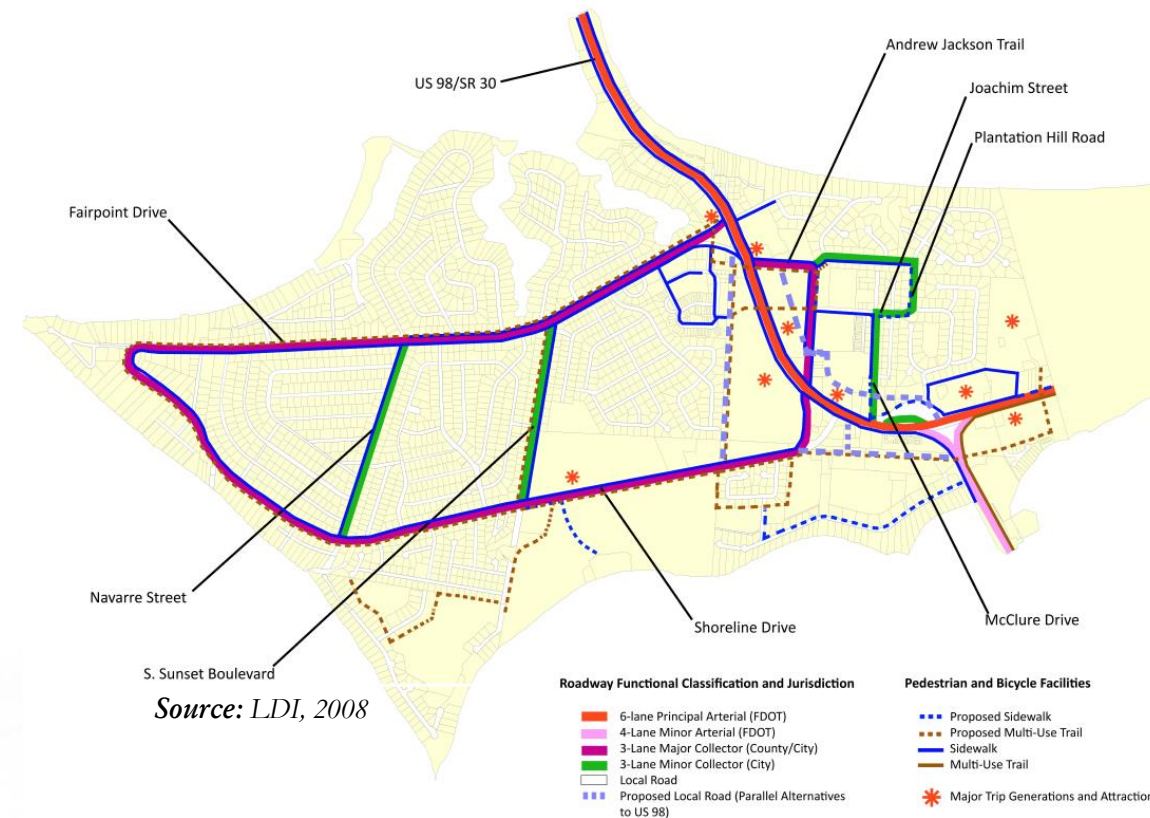
- Realign Pensacola Bay Bridge
- Realign Hoffman Drive and Andrew Jackson Trail
- Relocate the signal at the school entrance and create a new connection to Daniel Drive
- Realign Shoreline Drive
- Reconstruct the Pensacola Beach Boulevard as an at-grade intersection
- Relocate the signal at the Gulf Breeze Hospital entrance

The need for a parallel corridor to US 98 was identified in the 2009 CRA update. US 98 is a constrained six lane urban corridor that operates at Level of Service “D” and cannot be further widened without adverse impacts to adjacent businesses and residences. Projected future volumes from the new six lane Pensacola Bay Bridge reconstruction increase daily traffic from 55,000 vehicles per day to 75,000 vehicles per day. The Most Livable City Plan recommends three new transportation corridors parallel to US 98 to accommodate local traffic.

- **Southern Corridor.** Located within the Eastern Gateway District, the limits of this phase are City Hall to the west, and the Live Oak Village/Graves Property to the east. The preliminary alignment of this corridor will be a continuation of Shoreline Drive, between the Harbourtown development and existing multifamily units to the south. The new corridor crosses Pensacola Beach Road, then continues behind the Live Oak Village property.
- **Western Corridor:** The limits of the Western Corridor are Shoreline Drive to the south and Hoffman Drive to the north. The preliminary alignment of the Western Corridor will be between the existing residential properties to the west and the Santa Rosa Public School properties to the east.
- **Eastern Corridor:** Located within the Town Center Catalyst Redevelopment Site, the limits of the Eastern Corridor are Daniel Street to the south and Andrew Jackson to the north. The preliminary alignment of this corridor will bisect the Santa Rosa Public School existing athletic fields.

The City should perform feasibility analyses of these corridors to determine right-of-way needs, future conditions (2040) travel demand, and Level of Service analysis as well as recommended intersection geometry and traffic operations. Construction of the corridors should be phased with private construction of adjacent parcels in the Eastern District Gateway and the Town Center Catalyst Site.

Map 14: Proposed Connector Roadways



Source: LDI, 2008

Source: City of Gulf Breeze Comprehensive Plan

iv. Bike Trails

Two existing bike trails are located within close proximity to the residents of Gulf Breeze - the South Santa Rosa Loop Trail and the Pensacola Scenic Bluffs Highway bicycle route. The closest access point to the Scenic Highway Bicycle Route is ~4.5 miles from the Gulf Breeze city limits and entails traveling on the three-mile Pensacola Bay Bridge. The best option to expand an existing bicycle route into the City is the South Santa Rosa Loop Trail, where the closest access point is the intersection of US 98 and SR 399 (Pensacola Beach Road).

It is recommended that the City create a bicycle route that connects to the South Santa Rosa Loop Trail from either Northcliff Drive or from US 98 from the Pensacola Bay Bridge. The first option is to construct an eight-foot wide paved bicycle trail separate from the traffic lanes as part of the new corridor from Northcliff Drive along St. Francis Street. A second option would be to coordinate with the FDOT to widen the sidewalk on the west side of US 98 to eight feet from the Pensacola Bay Bridge to the South Santa Rosa Loop Trail at SR 399. A third option that might be considered is the construction of a bicycle trail independently of the installation of the proposed alternate automobile

corridor. It is also recommended that a trailhead be constructed where the new bicycle route accesses the South Santa Rosa Loop Trail.

The 2017-2021 Florida-Alabama TPO Project Priorities includes providing bicycle facilities for alternative routes for US 98, including along Fairpoint Drive, Shoreline Drive, McClure Drive, Joachim Drive, Daniel Drive and Northcliff Drive within the Gulf Breeze CRA. It is recommended that the City continue working with the TPO and with FDOT to provide bicycle facilities on roads throughout the CRA to enhance multi-modal transportation options and connectivity.

v. **Reclaimed Water**

In order to conserve water resources, the use of reclaimed water is encouraged by the water management district. It is the water management district's goal to maximize reuse and minimize consumption of potable water as a means to protect the City's limited fresh water supplies. Another benefit is that in many cases it is less expensive to install a reclaimed water system to increase the City's potable water supply than it is to drill new wells and build new treatment facilities.

It is recommended that the City conduct a study to investigate the feasibility of extending its reclaimed water system based on potential users/fees generated by the system compared to the cost of increasing the potable water supply. Should the study show that there are needs for re-use in the CRA study area and that it is economically feasible, the reclaimed water mains should be constructed concurrent with other CRA infrastructure improvements.

vi. **Utility Lines**

It is recommended that the City continue to relocate the overhead utilities underground within the main thoroughfares and corridors of the CRA study area. This would eliminate the unsightly aboveground facilities in areas that have the greatest amount of business, community and visitor activities, as well as provide for resiliency from weather related emergencies. Under grounding overhead utilities would need to be assessed on a case-by-case basis with the utility owners.

vii. **Stormwater System/ Master Drainage Study for Downtown**

Historically, the City has not had any significant stormwater problems within the CRA. This is primarily due to the fact that the CRA has well-drained soils and that the central business district was built before there was a requirement for stormwater treatment. Some localized flooding occurs in specific areas after heavy rainfall events. These areas were identified in the Existing Conditions section of the report and have been prioritized for remedial action by the City. Specifically, the 2014 flooding prompted the City to form a Stormwater Task Force. One of the recommendations from this effort was a new gravity system to provide service to the neighborhood northwest of the school site,

including Dracena Way, Russ Drive, Kevin Drive, Center Road, and a portion of Nightingale Lane, as well as the western part of the school property. The City should continue to assess stormwater needs for high intensity rain events and program recommendations from the Stormwater Task Force into the Capital Improvement Program. Improvements that are located within the CRA boundary will be eligible for CRA funding.

One of the hurdles developers face when seeking to redevelop smaller downtown parcels is on-site storage of stormwater. The potential use of regional stormwater ponds may enable developers to utilize more of their parcel for development. Therefore, to avoid having to provide ponds on every individual site in the CRA, the City should investigate the feasibility of establishing a regional stormwater management system. A regional stormwater system would make redevelopment of the downtown much more financially attractive to private developers.

The City may wish to prepare a stormwater master plan that would be based on existing impervious surface areas and potential development of existing vacant parcels in the CRA. The plan would be beneficial in identifying potential locations of regional stormwater ponds, especially along US 98, and also for determining what additional improvements are needed to improve the existing stormwater treatment system.

The City has assisted two recent development projects facilities - the Andrews Institute and the Seashell Collections Shopping Center - through the funding and installation of stormwater facilities near the intersection of US 98 and Daniel Drive.

b. Expand Development Opportunities

The following recommendations are intended to stimulate and expand the private sector development opportunities within the Gulf Breeze CRA.

i. **Encourage Mixed-Use Development**

As part of the Most Livable City Plan, the recommendation to evaluate the potential uses of mixed-use land use and zoning designations that would allow the development of residential, commercial and office development within the same site was determined to be an important criterion in the City's vision. In light of the City's limited redevelopment area and vacant land, development opportunities would be greatly increased with the use of a mixed-use land use designation.

The Most Livable City Plan and associated Comprehensive Plan and Land Development Code amendments created a mixed-use Future Land Use designation and a mixed-use zoning category that provided for greater development potential as a strategy incentivize the creation of mixed-use projects within the CRA. In addition, the City evaluated



potential target sites for increased height. The Land Development Code and Zoning Map was amended to include these Target Height Zones, which provide for expanded development opportunities in specific locations identified by the community. These zones do not permit a building greater than 35 feet by right, but they provide for the option to request it as a special exception, as well as requiring that the Applicant must provide visual studies or elevations/renderings to demonstrate visual impact and propose methods of mitigation

ii. **Aggregate or Assemble Parcels**

In conjunction with mixed-use districts, and particularly in light of the limited property available for development within the CRA, the City should seek to aggregate or assemble parcels that are currently too small to feasibly develop. There are a number of vacant parcels less than one acre in size throughout the CRA. Specifically, there are 74; including 14 of that are less than 4,000 s.f. in size. There are 15.6 acres of vacant commercial land, comprised of 38 parcels, and over 15 acres of vacant residential land comprised of 30 parcels. The City should continue to evaluate opportunities to assemble and aggregate these parcels in order to increase the inventory of property that is able to accommodate development. The long term implementation plan recommends allocating a certain annual set-aside from the annual TIF revenue generated to be made available for potential parcel assembly opportunities.

iii. **Implement Design Guidelines**

In order to improve the quality and appearance of future development within the CRA, the City should continue to implement the adopted design guidelines. The design guidelines provide clear direction to developers and property owners regarding preferred development styles, materials, landscaping and streetscaping. The ongoing use of these guidelines will reinforce a consistent development theme and appearance for the CRA and over time improve the district's appearance.

v. **Targeted Redevelopment Sites**

The City/ identified Catalyst Redevelopment Sites targeted for a specific type of desired development or facility in the Most Livable City Plan. The two sites with near term redevelopment potential are the Medical and Technology Office Park and the Town Center Infill Redevelopment Site.

The **Medical and Technology Office Park** is a public private partnership located within the Eastgate District of the CRA. Partners include the City of Gulf Breeze, Baptist Health Care System, AppRiver, Santa Rosa County, Florida's Great Northwest, and the West Florida Regional Planning Council. The project entails the redevelopment of a

9.38-acre retail strip center with one vacant outparcel for the purpose of expanding adjacent medical and technology industries, namely Baptist Hospital System and AppRiver. To provide for adequate infrastructure, the City would acquire a right-of-way from the back of the Live Oak Village parcel and Harbourtown Village in order to construct a new parallel east/west road south of US-98 to move local traffic, as well as acquire on-site land to construct a public parking garage and pedestrian walk-over.

The following public infrastructure components are required to support this redevelopment:

- East/West Parallel Road: \$8,687,500
- New Traffic Signals, 4-Leg Intersection: \$350,000.00
- Parking Garage: \$9,000,000.00 (\$49/sq.ft)
- Pedestrian Walk-Over: \$300,000.00
- Property Acquisition for Roadway & Parking Garage: \$2,000,000.00

The proposed development timeline for this project is 2018- 2022. The capital costs listed above are included in the Implementation Plan for the same time period, and assume a 75% contribution from other sources, such as Triumph Gulf Coast, Inc.

The **Town Center Infill Redevelopment Site** is a partnership between the City of Gulf Breeze and the Santa Rosa County School District. The Project is precipitated on the relocation of Gulf Breeze High School Stadium and Baseball/Softball Fields to City of Gulf Breeze Parks. The City and School District will swap land for the purpose of developing a Town Center comprised of 260,000 – 300,000 sq. ft of restaurant and retail space and 900,000 – 1,000,000 sq. ft. of office space in the heart of Gulf Breeze. The relocation of the ballfields to City property will require the demolition and relocation of City Hall to adjacent library property, for a new City Hall which combines both the library and City Hall administration.

The portion of land identified for infill redevelopment consists of 18.772 acres of Santa Rosa School District property along Highway 98 consisting of Santa Rosa County School District athletic fields. Additionally, a vacant 3.738 acres of outparcel property behind the Wal-Mart Center would be necessary for redevelopment.



The following public infrastructure components are required to support this redevelopment:

- All Facilities Demolition - \$1,600,000
- Construct New Softball Field - \$500,000
- New City Hall - \$10,400,000
- Construct New Baseball Field - \$750,000
- Football Stadium - \$5,000,000
- 10-foot wide Trail - \$340,000
- 12-foot wide Trail - \$1,300,000
- Land Acquisition - \$1,200,000

The proposed development timeline for this project is 2019- 2022. The capital costs listed above are included in the Implementation Plan for the same time period, and assume a 75% contribution from other sources, such as Triumph Gulf Coast, Inc.

c. Community Policing and Administrative Support

The CRA will continue to budget for law enforcement and code enforcement within the CRA boundary. While the US 98 corridor shown a dramatic recovery from the blighted conditions in 1990, it is important to continuously monitor and prevent any activities that could contribute to crime or a perceived lack of safety. This is a commitment to safety for businesses, residents, school children, and visitors.

The CRA will continue to fund the administrative costs of managing the CRA, including staff time, professional memberships, advertisements and subscriptions, and other operating expenses. Professional services and contractual services that implement programs or projects within the CRA are also eligible for CRA funding.

4. Local Funding Sources

a. CRA Tax Increment Fund

The primary funding mechanism for CRA projects in the City of Gulf Breeze is the Urban Core Redevelopment Special Trust Fund. This fund is comprised of the tax increment revenue collected from the City and Santa Rosa County. These funds are placed into the Urban Core Redevelopment Special Trust Fund where they are utilized for projects within the CRA

The City reported a carryover balance of \$392,889 in its Urban Core Redevelopment Fund in its FY 2015-16 Annual Report. **Table 16** details the current and estimated TIF revenue that are projected to be available for Community Redevelopment projects and programs. The estimated TIF revenues are conservative and based only on known and approved development projects and a 2.5% annual appreciation of property values. Future development within the CRA boundaries and projects that have not yet been approved or permitted will increase the potential TIF revenue in addition to the revenue estimate shown below.

Table 16: CRA TIF Revenue Projections

Year	Base Year (1990)	Incremental Value	City Tax (@95%)	County Tax (@95%)	Total TIF
	\$49,375,405				
2017	\$168,920,144	\$119,544,739	\$223,989	\$692,228	\$916,217
2018	\$187,620,447	\$138,245,042	\$259,028	\$800,513	\$1,059,540
2019	\$192,310,958	\$142,935,553	\$267,816	\$827,673	\$1,095,490
2020	\$197,118,732	\$147,743,327	\$276,824	\$855,513	\$1,132,337
2021	\$202,046,700	\$152,671,295	\$286,058	\$884,048	\$1,170,106
2022	\$207,097,868	\$157,722,463	\$295,522	\$913,297	\$1,208,820
2023	\$212,275,314	\$162,899,909	\$305,223	\$943,278	\$1,248,501
2024	\$217,582,197	\$168,206,792	\$315,167	\$974,007	\$1,289,174
2025	\$223,021,752	\$173,646,347	\$325,359	\$1,005,505	\$1,330,864
2026	\$228,597,296	\$179,221,891	\$335,805	\$1,037,791	\$1,373,596
2027	\$234,312,228	\$184,936,823	\$346,513	\$1,070,883	\$1,417,396
2028	\$240,170,034	\$190,794,629	\$357,489	\$1,104,803	\$1,462,292
2029	\$246,174,285	\$196,798,880	\$368,739	\$1,139,571	\$1,508,310
2030	\$252,328,642	\$202,953,237	\$380,270	\$1,175,208	\$1,555,478
2031	\$258,636,858	\$209,261,453	\$392,090	\$1,211,736	\$1,603,826
2032	\$265,102,779	\$215,727,374	\$404,205	\$1,249,177	\$1,653,382
2033	\$271,730,349	\$222,354,944	\$416,623	\$1,287,554	\$1,704,177
2034	\$278,523,608	\$229,148,203	\$429,352	\$1,326,891	\$1,756,242
2035	\$285,486,698	\$236,111,293	\$442,398	\$1,367,211	\$1,809,609
2036	\$292,623,865	\$243,248,460	\$455,771	\$1,408,539	\$1,864,310
2037	\$299,939,462	\$250,564,057	\$469,478	\$1,450,900	\$1,920,378
2038	\$307,437,948	\$258,062,543	\$483,528	\$1,494,320	\$1,977,848
2039	\$315,123,897	\$265,748,492	\$497,929	\$1,538,826	\$2,036,755
2040	\$323,001,994	\$273,626,589	\$512,690	\$1,584,444	\$2,097,134
2041	\$331,077,044	\$281,701,639	\$527,820	\$1,631,203	\$2,159,023
2042	\$339,353,970	\$289,978,565	\$543,328	\$1,679,131	\$2,222,460
2043	\$347,837,820	\$298,462,415	\$559,225	\$1,728,257	\$2,287,482
2044	\$356,533,765	\$307,158,360	\$575,518	\$1,778,611	\$2,354,129
2045	\$365,447,109	\$316,071,704	\$592,219	\$1,830,224	\$2,422,443
2046	\$374,583,287	\$325,207,882	\$609,337	\$1,883,128	\$2,492,465
2047	\$383,947,869	\$334,572,464	\$626,883	\$1,937,354	\$2,564,237
Total TIF 2017 - 2047					\$52,694,021

Source: VHB., 2017.

Notes: 2017 millage rates provided by SRCPA



County mil rate: 6.0953

City mil rate: 1.9723

City-identified approved developments not yet completed are included starting in year 2018. Estimated taxable value for these developments are based on similar projects in Gulf Breeze and are not an appraisal or analysis of the proposed development.

These values are subject to change.

b. Redevelopment Revenue Bonds

Section 163.385, Florida Statutes, allows the City of Gulf Breeze or Community Redevelopment Agency to issue “Revenue Bonds” to finance redevelopment actions, with the security for such bonds being based on the “anticipated assessed valuation of the completed community redevelopment.” In this way, the additional annual taxes generated within the Community Redevelopment Area – the “tax increment” – is used to finance the long-term bond debt. Prior to the issuance of long-term revenue bonds, the City or Community Redevelopment Agency may issue bond anticipation notes to provide up-front funding for redevelopment actions until sufficient tax increment funds are available to amortize a bond issue.

c. Other Funding Sources

Alternative funding sources have been identified based on their applicability to the project recommendations.

i. Triumph Gulf Coast, Inc.

Triumph Gulf Coast, Inc., is a nonprofit corporation organized to oversee the expenditure of 75 percent of all funds recovered by the Florida attorney general for economic damages to the state that resulted from the 2010 Deepwater Horizon oil spill. Triumph Gulf Coast, Inc., is required to administer the distribution of the funds to be used for the recovery, diversification, and enhancement of the eight Northwest Florida counties disproportionately affected by the oil spill. Those counties include Escambia, Santa Rosa, Okaloosa, Walton, Bay, Gulf, Franklin and Wakulla.

Triumph Gulf Coast, Inc. will make awards from available funds to projects or programs that meet the priorities for economic recovery, diversification, and enhancement of the disproportionately affected counties. Triumph Gulf Coast, Inc. may make awards for:

- Ad valorem tax rate reduction within disproportionately affected counties;
- Local match requirements of s. 288.0655 for projects in the disproportionately affected counties;
- Public infrastructure projects for construction, expansion, or maintenance which are shown to enhance economic recovery, diversification, and enhancement of the disproportionately affected counties;

- Grants to local governments in the disproportionately affected counties to establish and maintain equipment and trained personnel for local action plans of response to respond to disasters, such as plans created for the Coastal Impacts Assistance Program;
- Grants to support programs that prepare students for future occupations and careers at K- 20 institutions that have campuses in the disproportionately affected counties
- Grants to support programs that provide participants in the disproportionately affected counties with transferable, sustainable workforce skills that are not confined to a single employer; and
- Grants to the tourism entity created under s. 288.1226 for the purpose of advertising and promoting tourism and Fresh From Florida, and grants to promote workforce and infrastructure, on behalf of all of the disproportionately affected counties.

Florida Triumph Gulf Coast, Inc.
P.O. Box 12007
Tallahassee, Florida 32317

Phone: 850.387.9405

Email: info@myfloridatriumph.com

ii. Florida Boating Improvement Program (FBIP)

The Florida Boating Improvement Program provides funding through competitive grants for boating access projects and other boating-related activities on coastal and/or inland waters of Florida. Eligible program participants include county governments, municipalities and other governmental entities of the State of Florida. Eligible uses of program funds include:

- Boat ramps and other public launching facilities
- Piers, docks and other mooring facilities
- Recreational channel marking
- Aquatic plant control
- Boating education
- Economic development initiatives that promote boating
- Other local boating-related activities that enhance boating access for recreational boaters.

Contact FBIP@MyFWC.com or call (850) 488-5600



iii. Florida Recreation Development Assistance Program (FRDAP)

FRDAP is a competitive grant program that provides financial assistance to local governments for development and acquisition of land for public outdoor recreational purposes. All county governments and municipalities in Florida and other legally constituted local governmental entities with the legal responsibility for the provision of outdoor recreational sites and facilities are eligible for the grants. FRDAP application packets are available at the Department of Environmental Protection, Land and Recreation Grants, Mail Station #550, 3900 Commonwealth Boulevard, Tallahassee, FL 32399-3000. For more information, call (850) 245-2501, email to linda.reeves@dep.state.fl.us or visit www.dep.state.fl.us/parks/oirs.

iv. Florida Communities Trust (FCT)

Florida Communities Trust (FCT) is a state land acquisition grant program that provides funding to local governments and eligible non-profit environmental organizations for acquisition of community-based parks, open space and greenways that further outdoor recreation and natural resource protection needs identified in local government comprehensive plans. Contact the Department of Environmental Protection, Division of State Lands, 3800 Commonwealth Boulevard, Tallahassee, FL 32399, Bryan Bradner, (850) 245-3046, Bryan.Bradner@dep.state.fl.us

v. Waterfronts Florida Partnerships (FDEP)

The Waterfronts Florida Partnership, launched by the Florida Coastal Management Program in 1997, has been helping to chart a new course for its participating communities. The program was created to provide support, training, innovative technical assistance and limited financial assistance to communities striving to revitalize and renew interest in their waterfront district, areas which have a tradition of water dependent vitality. The Waterfronts Florida Partnership is managed by DEO and funded in the past in part by the Florida Department of Environmental Protection, Florida Coastal Management Program, and the National Oceanic and Atmospheric Administration. For more information visit www.dep.state.fl.us/cmp/waterfronts/ or contact Richard Fetchick, (850) 717-8506, Richard.Fetchick@deo.myflorida.com.

vi. Economic Development Transportation Fund

The Economic Development Transportation Fund, commonly referred to as the "Road Fund," is an incentive tool designed to alleviate transportation problems that adversely impact a specific company's location or expansion decision. The elimination of the problem must serve as an inducement for a specific company's location, retention, or expansion project in Florida and create or retain job opportunities for Floridians.

Eligible projects are those that facilitate economic development by eradication of location-specific transportation problems (e.g., access roads, signalization, road widening, etc.) on behalf of a specific eligible company (e.g., a manufacturing, corporate/regional headquarters or recycling facility).

Up to \$3,000,000 may be provided to a local government to implement the improvements. The actual amount funded is based on specific job creation and/or retention criteria. Please contact Enterprise Florida, Inc., 101 North Monroe Street, Suite 1000, Tallahassee, FL 32301, (850) 298-6620, Fax – (850) 298-6659 or visit www.enterpriseflorida.com.

vii. Community Development Block Grant

The purpose of this Federal Grant program is to provide annual grants on a formula basis to entitled cities and counties to develop viable urban communities by providing decent housing and a suitable living environment and by expanding economic opportunities, principally for low and moderate-income persons. The program is authorized under Title 1 of the Housing and Community Development Act of 1974, Public Law 93-383, as amended: 42 U.S.C.-5301 et. seq. A grantee must develop and follow a detailed plan which provides for, and encourages, citizen participation and which emphasizes participation by persons of low or moderate-income, particularly residents of predominately low and moderate-income neighborhoods, slum or blighted areas and areas in which the grantee proposes to use CDBG funds. For further information, contact Florida CDBG Program, Department of Economic Opportunity, 107 East Madison Street, MSC-400, Tallahassee, FL 32399 or Paula Lemmo, Bureau Chief, (850) 717-8470, paula.lemmo@deo.myflorida.com.

viii. Historic Preservation Grants

The purpose of Historic Preservation Grants is to assist in the identification, excavation, protection and rehabilitation of historic and archeological sites in Florida; to provide public information about these



important resources; and to encourage historic preservation in smaller cities through the Florida Main Street program.

Types of historic preservation projects that can be funded include acquisition and development projects (including excavation of archeological sites and building rehabilitation, stabilization or planning for such activities); survey and planning activities (including surveying for historic properties, preparing National Register nominations, and preparing ordinances or preservation plans); and community education projects (such as walking tour brochures, educational programs for school children, videos illustrating historic preservation principles and Florida Historical Markers). For more information please contact: Historic Preservation Grants Program, R.A. Gray Building, 500 S. Bronough Street, Tallahassee, FL 32399-0250, (850) 245-6333 or at BHPgrants@dos.myflorida.com.

d. **Private Funding Sources**

The following organizations provide philanthropic grants to individuals, communities, civic organizations or non-profit organizations that share their philanthropic goals. These organizations were selected for inclusion in this report based on their service areas and the applicability of their philanthropic objectives to the long-term objectives of the Gulf Breeze CRA.

Wells Fargo Community Investment – Emphasis of Program: education & community development. Contact Information: Heather Julin-Pittman, 904-351-7230, Heather.r.julin-pittman@wellsfargo.com

Gulf Power Foundation - Focus of Foundation: Education, Health and Human Services, the arts, community services and civic projects. Contact Information: Bernard Jacob, 850-444-6806

St. Joe Community Foundation, Formerly Northwest Florida Improvement Foundation – Emphasis of Program: community development. Contact Information: Janet Greeno, Executive Director (850) 231-7402, janet.greeno@joe.com



I. IMPLEMENTATION PLAN

The following implementation plan presents a timeline and sequence by which the projects and programs identified within the Redevelopment Plan may be implemented. Several of the projects are sequential, multi-stage projects and require consecutive year schedules and funding. Other projects may be listed later on the implementation timeline in order to utilize anticipated TIF revenues. The implementation plan represents projects programmed or anticipated within the first 10 years of the 2018 Plan update. This list should be reviewed annually and documented in the CRA Annual Report. The CRA Plan itself should be updated on a 5-year basis to include new projects that were not anticipated at the time of the 2018 update; new legislative requirements (if applicable); and updated TIF revenue projections.





Activity/Project	Year 1 (a) 2017-18	Year 2 2018-19	Year 3 2019-20	Year 4 2020-21	Year 5 2021-22	Years 6 - 10 2022-27	Total
Administration and Community Policing							
Administration (staff time, operating expenses, memberships, ads, subscriptions)	\$85,500	\$85,500	\$85,500	\$85,500	\$85,500	\$427,500	\$855,000
Professional Services	\$117,241	\$120,000	\$120,000	\$120,000	\$120,000	\$600,000	\$1,197,241
Other Contractual Services	\$112,100	\$115,000	\$115,000	\$115,000	\$115,000	\$575,000	\$1,147,100
Community Policing within the CRA	\$300,000	\$300,000	\$300,000	\$300,000	\$300,000	\$1,500,000	\$3,000,000
Business Development							
Demolition and infrastructure for Medical and Technology Office Park Infill Development Site (b)		\$1,271,094	\$1,271,094	\$1,271,094	\$1,271,094		\$5,084,375
Demolition and infrastructure for Town Center Infill Redevelopment Site (c)			\$1,054,500	\$1,054,500	\$1,054,500	\$1,054,500	\$4,218,000
TIF contributions to businesses (façade grants, development agreements, etc)		\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$250,000
Identify / Fund façade improvement grants			tbd	tbd	tbd	tbd	
Streetscape							
Streetscape improvements to Daniel Drive and Joachim	\$500,000						\$500,000
Ongoing streetscape maintenance	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$500,000	\$1,000,000
Identify and prioritize areas along US 98 for additional streetscape enhancement		City Staff					
Design and prepare construction documents for additional streetscape features along US 98			tbd	tbd	tbd	tbd	
Install additional streetscape features along US 98			tbd	tbd	tbd	tbd	
Evaluate CRA area for potential community center sites		City Staff					
Evaluate CRA area for potential public area sites		City Staff					
Identify / Fund matching streetscape projects			tbd	tbd	tbd	tbd	
Traffic and Transportation							
Roadway resurfacing	\$158,415					\$300,000	\$458,415
Perform feasibility study for Southern Parallel Corridor (Live Oak to City Hall)		\$133,000					\$133,000
Perform feasibility study for Western Parallel Corridor (Shoreline Dr to Hoffman Dr)			\$133,000				\$133,000
Perform feasibility study for Eastern Parallel Corridor (Daniel Dr to Andrew Jackson)			\$133,000				\$133,000
Prepare design documents for bicycle trail connector including trailhead			\$315,000				\$315,000
Construction of bicycle trail connector				\$676,000			\$676,000
Construct trailhead at Santa Rosa Trail connection					\$954,000		\$954,000
Stormwater							
Construction of East Basin stormwater management facility		\$1,000,000					\$1,000,000
Initiate downtown stormwater planning process with NFWMD and the Public Services Departments	City Staff						
Draft Stormwater Master Plan RFP to identify potential regional stormwater facility locations in downtown.	City Staff						
Prepare stormwater master plan		\$50,000					\$50,000
Incorporate stormwater master plan into comprehensive plan			City Staff				
Design and prepare construction documents for regional stormwater facilities as identified in Stormwater Master Plan				\$560,000			\$560,000
Construction of stormwater facilities					\$2,500,000	\$7,500,000	\$10,000,000

Table 17: Implementation Plan with Cost Estimates

Activity/Project	Year 1 (a) 2017-18	Year 2 2018-19	Year 3 2019-20	Year 4 2020-21	Year 5 2021-22	Years 6 - 10 2022-27	Total
Utilities							
Street Lighting	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$125,000	\$250,000
Other utility payments	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$125,000	\$250,000
Evaluate and prioritize underground utility installation areas	City Staff						
Continued installation of utilities underground		\$195,000	\$195,000	\$195,000	\$195,000	\$975,000	\$1,755,000
Evaluate opportunity to utilize reuse water for City irrigation projects/needs		\$30,000					
Total Implementation Cost Estimates	\$1,423,256	\$3,499,594	\$3,922,094	\$4,577,094	\$6,795,094	\$13,732,000	\$33,949,131

Notes:

(a) Costs from CRA Annual Budget (FY 17-18, Resolution No. 19-17)

(b) Represents 25% cost share from Triumph Gulf Coast funding over a 4 year development period. Includes construction of E/W parallel roadway, intersection improvements, parking garage, property acquisition, and public facilities

(c) Represents 25% cost share from Triumph Gulf Coast funding over a 4 year development period. Includes construction of public roadways, athletic facilities, joint City Hall and Library, trails, and property acquisition



City of Gulf Breeze

COMMUNITY REDEVELOPMENT PLAN

J. Appendix A: Legal Description

The following text is a narrative, legal description of the Gulf Breeze Community Redevelopment Area boundaries.

GULF BREEZE CRA PARCELS

LEGAL DESCRIPTION: (PREPARED BY UNDERSIGNED)

BEGIN AT THE NORTHEAST CORNER OF PARCEL C, NORTHCLIFFE UNIT NO. 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK B, AT PAGE 144, OF THE PUBLIC RECORDS OF SANTA ROSA COUNTY, FLORIDA (SAID POINT BEING LOCATED ON THE WEST LINE OF LOT 1, BLOCK F OF SAID NORTHCLIFFE UNIT NO. 2); THENCE SOUTH 88 DEGREES 25 MINUTES 53 SECONDS EAST, PERPENDICULAR TO THE EAST LINE OF SAID PARCEL C A DISTANCE OF 12.50 FEET; THENCE SOUTH 01 DEGREES 34 MINUTES 07 SECONDS WEST PARALLEL TO SAID WEST LINE OF LOT 1 A DISTANCE OF 179.55 FEET; THENCE SOUTH 28 DEGREES 33 MINUTES 33 SECONDS EAST A DISTANCE OF 20.35 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF NORTHCLIFFE DRIVE (60' R/W); THENCE SOUTH 61 DEGREES 26 MINUTES 27 SECONDS WEST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 12.50 FEET; THENCE SOUTH 28 DEGREES 33 MINUTES 33 SECONDS EAST ALONG THE WESTERLY LINE OF BLOCK B OF SAID NORTHCLIFFE UNIT NO. 2 AND ITS NORTHERLY EXTENSION A DISTANCE OF 450.40 FEET; THENCE SOUTH 88 DEGREES 24 MINUTES 33 SECONDS EAST ALONG THE SOUTH LINE OF SAID BLOCK B A DISTANCE OF 381.78 FEET; THENCE SOUTH 20 DEGREES 38 MINUTES 38 SECONDS EAST ALONG THE WESTERLY LINE OF SAID BLOCK B A DISTANCE OF 349.67 FEET TO THE NORTHWEST CORNER OF LOT 1, BLOCK B, NORTHCLIFFE UNIT NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK B, PAGE 134, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE CONTINUE SOUTH 20 DEGREES 38 MINUTES 38 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 1, BLOCK B A DISTANCE OF 149.95 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF ANDREW JACKSON TRAIL (66' R/W); THENCE SOUTH 14 DEGREES 55 MINUTES 45 SECONDS EAST A DISTANCE OF 68.01 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF SAID ANDREW JACKSON TRAIL; THENCE NORTHEASTERLY ALONG SAID RIGHT OF WAY LINE AND THE WESTERLY LINE OF A "NOT INCLUDED PARCEL" SHOWN ON SAID PLAT OF NORTHCLIFFE UNIT NO. 1 AND THE ARC OF A CIRCULAR CURVE TO THE LEFT (RADIUS = 379.91 FEET, DELTA = 25°42'12") A DISTANCE OF 170.43 FEET TO A POINT OF TANGENCY; THENCE NORTH 36 DEGREES 44 MINUTES 42 SECONDS EAST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 14.43 FEET; THENCE SOUTH 88 DEGREES 24 MINUTES 33 SECONDS EAST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 79.16 FEET TO THE NORTHWEST CORNER OF LOT 1, BLOCK A, OF SAID NORTHCLIFFE UNIT NO. 1, THENCE SOUTH 01 DEGREES 35 MINUTES 27 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 1 A DISTANCE OF 140.00 FEET TO THE SOUTH LINE OF SAID NORTHCLIFFE UNIT NO. 1; THENCE SOUTH 88 DEGREES 24 MINUTES 33 SECONDS EAST ALONG SAID SOUTH LINE A DISTANCE OF 675.46 FEET TO THE WEST RIGHT OF WAY LINE OF MCCLURE

DRIVE (50' R/W); THENCE SOUTHERLY ALONG SAID WEST RIGHT OF WAY LINE A DISTANCE OF 100.00 FEET; THENCE EASTERLY ALONG THE NORTH LINE OF LOT 10, ROYAL OAKS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK C, AT PAGE 93, OF THE PUBLIC RECORDS OF SAID COUNTY AND ITS WESTERLY EXTENSION, A DISTANCE OF 130.00 FEET TO THE NORTHWEST CORNER OF LOT 19, OF SAID ROYAL OAKS; THENCE SOUTHEASTERLY ALONG THE NORTH LINE OF SAID LOT 19 A DISTANCE OF 73.28 FEET TO THE WESTERLY RIGHT OF WAY LINE OF SHIRLEY DRIVE (50' R/W); THENCE SOUTHEASTERLY ALONG SAID RIGHT OF WAY LINE AND THE ARC OF A CIRCULAR CURVE TO THE LEFT (RADIUS = 50.00 FEET, DELTA = 65 DEGREES 52 MINUTES 49 SECOND) A DISTANCE OF 57.49 FEET TO A POINT OF REVERSE CURVATURE; THENCE CONTINUE ALONG SAID RIGHT OF WAY LINE AND THE ARC OF A CIRCULAR CURVE TO THE RIGHT (RADIUS = 25.00 FEET, DELTA = 57 DEGREES 46 MINUTES 04 SECONDS) A DISTANCE OF 25.21 FEET TO A POINT OF TANGENCY; THENCE SOUTHERLY ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 442.13 FEET TO THE NORTHEAST CORNER OF LOT J, ROYAL ANN SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK B, AT PAGE 135, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE EASTERLY ALONG THE NORTH LINE OF LOT O OF SAID ROYAL ANN SUBDIVISION AND ITS WESTERLY EXTENSION A DISTANCE OF 140.00 FEET TO THE NORTHEAST CORNER OF LOT 0; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID ROYAL ANN SUBDIVISION, THE WEST LINE OF GOVERNMENT LOT 4, SECTION 4, TOWNSHIP 3 SOUTH, RANGE 29 WEST, SANTA ROSA COUNTY, FLORIDA AND THE WEST LINE OF PLANTATION HILL UNIT 4, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK G, AT PAGE 10, PUBLIC RECORDS OF SAID COUNTY A DISTANCE OF 1048.49 FEET TO THE SOUTHWEST CORNER OF SAID PLANTATION HILL UNIT 4; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID PLANTATION HILL UNIT 4 A DISTANCE OF 162.05 FEET; THENCE NORTHEASTERLY ALONG THE SOUTH LINE OF SAID PLANTATION HILL UNIT 4 A DISTANCE OF 248.01 FEET TO THE WEST RIGHT OF WAY LINE OF PLANTATION HILL ROAD (60' R/W); THENCE SOUTHERLY ALONG SAID WEST RIGHT OF WAY LINE AND THE ARC OF A CIRCULAR CURVE TO THE RIGHT (RADIUS = 667.30 FEET, DELTA = 04°49'01") A DISTANCE OF 56.10 FEET; THENCE NORTHEASTERLY ALONG THE SOUTH LINE OF SAID PLANTATION HILL UNIT 4 AND THE SOUTH LINE OF PLANTATION HILL UNIT 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK F, AT PAGE 35 OF THE PUBLIC RECORDS OF SAID COUNTY AND THE SOUTH LINE OF PLANTATION HILL UNIT 5, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK G, AT PAGE 77, OF THE PUBLIC RECORDS OF SAID COUNTY A DISTANCE OF 961.45 FEET TO THE EAST LINE OF SAID PLANTATION HILL UNIT 5 AND THE EAST LINE OF SAID GOVERNMENT LOT 4; THENCE NORTHERLY ALONG SAID EAST LINE OF GOVERNMENT LOT 4, THE WEST LINE OF GOVERNMENT LOT 5, SECTION 4, TOWNSHIP 3 SOUTH, RANGE 29 WEST, SANTA ROSA COUNTY, FLORIDA AND THE EAST LINE OF PLANTATION HILL UNIT 5 A DISTANCE OF 1356.28 FEET TO THE NORTHWEST CORNER OF SAID GOVERNMENT LOT 5, THE NORTHEAST CORNER OF SAID PLANTATION HILL UNIT 5 AND THE SOUTH LINE OF BAY CLIFFS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK B, AT PAGE 126,



OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE EASTERLY ALONG SAID SOUTH LINE OF BAY CLIFFS AND THE NORTH LINE OF SAID GOVERNMENT LOT 5 A DISTANCE OF 491.68 FEET TO THE NORTHEAST CORNER OF SAID GOVERNMENT LOT 5; THENCE SOUTHEASTERLY ALONG THE EAST LINE OF SAID GOVERNMENT LOT 5 AND THE WEST LINE OF GULF ISLANDS NATIONAL SEASHORE LIVE OAK RESERVATION A DISTANCE OF 2500 FEET, MORE OR LESS, TO THE MEAN HIGH WATER LINE OF SANTA ROSA SOUND; THENCE SOUTHWESTERLY AND SOUTHERLY ALONG SAID MEAN HIGH WATER LINE A DISTANCE OF 2000 FEET, MORE OR LESS, TO AN INTERSECTION WITH THE SOUTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN O. R. BOOK 2374, PAGE 2050, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTHWESTERLY ALONG THE SOUTH LINE OF SAID PARCEL AND SAID MEAN HIGH WATER LINE A DISTANCE OF 135 FEET, MORE OR LESS; THENCE DEPARTING SAID MEAN HIGH WATER LINE, GO SOUTHWESTERLY ALONG THE SOUTH LINE OF SAID PARCEL A DISTANCE OF 72.09 FEET, MORE OR LESS, TO THE WEST LINE OF SAID PARCEL AND THE EAST RIGHT OF WAY LINE OF PENSACOLA BEACH ROAD; THENCE NORTHWESTERLY ALONG SAID EAST RIGHT OF WAY LINE OF PENSACOLA BEACH ROAD (R/W VARIES) A DISTANCE OF 198.11 FEET; THENCE DEFLECT RIGHT 88°04'44" AND NORTHEASTERLY A DISTANCE OF 46.22 FEET TO THE WEST LINE OF SANTA ROSA YACHT CLUB CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM, AS RECORDED IN O. R. BOOK 1767, PAGE 1988, PUBLIC RECORDS OF SAID COUNTY; THENCE NORTHWESTERLY ALONG SAID WEST LINE A DISTANCE OF 245 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF SAID SANTA ROSA YACHT CLUB CONDOMINIUM, SAID POINT LYING ON THE AFOREMENTIONED EAST RIGHT OF WAY LINE OF PENSACOLA BEACH ROAD; THENCE CONTINUE NORTHWESTERLY ALONG SAID EAST RIGHT OF WAY LINE OF PENSACOLA BEACH ROAD A DISTANCE OF 322.50 FEET; THENCE WESTERLY ACROSS SAID PENSACOLA BEACH ROAD A DISTANCE OF 160 FEET, MORE OR LESS, TO THE MEAN HIGH WATER LINE OF SANTA ROSA SOUND AT THE MOST SOUTHEASTERLY CORNER OF LOT 1, BLOCK A, HARBOURTOWN PHASE TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 11, AT PAGE 15, PUBLIC RECORDS OF SAID COUNTY, SAID POINT LYING ON THE WEST RIGHT OF WAY LINE OF PENSACOLA BEACH ROAD; THENCE NORTHWESTERLY AND WESTERLY ALONG SAID MEAN HIGH WATER LINE AND THE SOUTHERLY BOUNDARY OF BLOCK A OF SAID HARBOURTOWN PHASE TWO A DISTANCE OF 275 FEET, MORE OR LESS, TO AN INTERSECTION WITH THE WEST LINE OF LOT 3, BLOCK A OF SAID HARBOURTOWN PHASE TWO; THENCE NORTHWESTERLY ALONG SAID WEST LINE AND EXTENDING ALONG THE WEST LINE OF LOT 3, BLOCK B, OF SAID HARBOURTOWN PHASE TWO A DISTANCE OF 534 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF SAID LOT 3, BLOCK B, THENCE WESTERLY ALONG THE SOUTH LINE OF BAHAMA BAY CLUB, A CONDOMINIUM, ACCORDING TO DECLARATION OF CONDOMINIUM RECORDED IN O. R. BOOK 581, AT PAGE 25, OF THE PUBLIC RECORDS OF SAID COUNTY A DISTANCE OF 170.00 FEET; THENCE SOUTHERLY ALONG THE SOUTH LINE OF SAID BAHAMA BAY A DISTANCE OF 35.00 FEET; THENCE WESTERLY ALONG SAID SOUTH LINE A DISTANCE OF 155.00 FEET; THENCE NORTHERLY ALONG SAID SOUTH

LINE A DISTANCE OF 25.00 FEET; THENCE WESTERLY ALONG SAID SOUTH LINE A DISTANCE OF 212.66 FEET; THENCE SOUTHERLY ALONG SAID SOUTH LINE A DISTANCE OF 110.00 FEET; THENCE WESTERLY ALONG SAID SOUTH LINE A DISTANCE OF 255.00 FEET; THENCE NORTHERLY ALONG SAID SOUTH LINE A DISTANCE OF 120.00 FEET; THENCE WESTERLY ALONG SAID SOUTH LINE A DISTANCE OF 365.18 FEET TO THE SOUTHWEST CORNER OF SAID BAHAMA BAY AND THE SOUTHEAST CORNER OF BLOCK C OF GRASSY POINT ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK C, AT PAGE 125, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE CONTINUE WESTERLY ALONG THE SOUTH LINE OF SAID BLOCK C A DISTANCE OF 500.76 FEET TO THE SOUTHWEST CORNER OF SAID BLOCK C; THENCE NORTHERLY ALONG THE WEST LINE OF SAID BLOCK C AND ITS NORTHERLY EXTENSION A DISTANCE OF 320.00 FEET TO THE NORTH RIGHT OF WAY LINE OF MCABEE COURT (60' R/W) AND THE NORTH LINE OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 29 WEST; THENCE WESTERLY ALONG SAID NORTH RIGHT OF WAY LINE AND THE SAID NORTH LINE OF SECTION 10 A DISTANCE OF 410 FEET, MORE OR LESS, TO AN INTERSECTION WITH THE NORTHERLY RIGHT OF WAY LINE OF SHORELINE DRIVE (R/W VARIES); THENCE SOUTHWESTERLY ALONG SAID SHORELINE DRIVE A DISTANCE OF 1320 FEET, MORE OR LESS, TO AN INTERSECTION WITH THE WEST LINE OF FRACTIONAL SECTION 10, TOWNSHIP 3 SOUTH, RANGE 29 WEST, SANTA ROSA COUNTY, FLORIDA; THENCE NORTHERLY ALONG SAID WEST LINE OF SECTION 10 AND THE WEST LINE OF SAILWIND CONDOMINIUM, ACCORDING TO DECLARATION OF CONDOMINIUM RECORDED IN O. R. BOOK 545, AT PAGE 4, PUBLIC RECORDS OF SANTA ROSA COUNTY, FLORIDA A DISTANCE OF 320 FEET TO THE NORTHWEST CORNER OF SAID SECTION 10 AND THE NORTHWEST CORNER OF SAID SAILWIND CONDOMINIUM, AND THE SOUTHEAST CORNER OF SIXTH ADDITION TO GULF BREEZE PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK B, AT PAGE 172, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTHERLY ALONG THE EAST LINE OF SAID SIXTH ADDITION TO GULF BREEZE PARK AND THE EAST LINE OF FIFTH ADDITION TO GULF BREEZE PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK B, AT PAGE 154, OF THE PUBLIC RECORDS OF SAID COUNTY A DISTANCE OF 1500.00 FEET TO THE NORTHEAST CORNER OF LOT 13, BLOCK 17, OF SAID FIFTH ADDITION TO GULF BREEZE PARK; THENCE WESTERLY ALONG THE NORTH LINE OF SAID BLOCK 17 A DISTANCE OF 791.22 FEET; THENCE NORTHWESTERLY ALONG THE EASTERLY LINE OF LOT 6, BLOCK 17, OF SAID FIFTH ADDITION TO GULF BREEZE PARK AND THE EASTERLY LINE OF BLOCK 17, FOURTH ADDITION TO GULF BREEZE PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK B, AT PAGE 146, OF THE PUBLIC RECORDS OF SANTA ROSA COUNTY, FLORIDA, A DISTANCE OF 605.11 FEET TO THE NORTHEAST CORNER OF A "NOT INCLUDED IN THIS PLAT" PARCEL LYING ADJACENT TO LOT 1, BLOCK 17, OF SAID FOURTH ADDITION TO GULF BREEZE PARK AND THE SOUTHEAST CORNER OF LOT 6, BLOCK 12, NIGHTINGALE MANORS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK B, AT PAGE 171, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTHWESTERLY ALONG THE EAST LINE OF SAID LOT 6 A DISTANCE OF 152.84 FEET TO THE



City of Gulf Breeze

COMMUNITY REDEVELOPMENT PLAN

SOUTHERLY RIGHT OF WAY LINE OF FAIRPOINT PLACE (50' R/W); THENCE NORTHERLY ALONG SAID RIGHT OF WAY LINE AND THE ARC OF A CIRCULAR CURVE TO THE LEFT (RADIUS = 185.00 FEET, DELTA = 45 DEGREES 28 MINUTES 39 SECONDS) A DISTANCE OF 146.84 FEET TO A POINT OF TANGENCY; THENCE CONTINUE NORTHERLY ALONG THE EAST RIGHT OF WAY LINE OF SAID FAIRPOINT PLACE A DISTANCE OF 90.00 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF FAIRPOINT DRIVE (100' R/W); THENCE EASTERLY ALONG SAID SOUTHERLY RIGHT OF WAY LINE A DISTANCE OF 703 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF LOT 12 OF HOFFMAN CENTER SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK B, AT PAGE 68, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTHEASTERLY ALONG THE WEST LINE OF SAID LOT 12 A DISTANCE OF 143.50 FEET TO THE SOUTHWEST CORNER OF SAID LOT 12; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID HOFFMAN CENTER SUBDIVISION A DISTANCE OF 132.37 FEET; THENCE DEFLECT 98 DEGREES 31 MINUTES 17 SECONDS TO THE LEFT AND NORTHEASTERLY A DISTANCE OF 232 FEET, MORE OR LESS, TO THE AFOREMENTIONED SOUTH RIGHT OF WAY LINE OF FAIRPOINT DRIVE; THENCE NORTHEASTERLY ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 320 FEET, MORE OR LESS, TO AN INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE EASTERLY RIGHT OF WAY LINE OF CHANTECLAIRE CIRCLE (40' PRIVATE R/W) AS SHOWN ON THE PLAT OF CHANTECLAIRE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK C, AT PAGE 172, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTHWESTERLY ALONG SAID EXTENSION AND SAID EASTERLY RIGHT OF WAY LINE A DISTANCE OF 855 FEET TO A POINT OF TANGENCY AND THE MOST SOUTHWESTERLY CORNER OF A BUFFER PARCEL LYING BETWEEN SAID CHANTECLAIRE CIRCLE AND A "NOT INCLUDED IN PLAT" PARCEL AS SHOWN ON SAID PLAT OF CHANTECLAIRE; THENCE NORTHEASTERLY ALONG THE SOUTH LINE OF SAID BUFFER PARCEL A DISTANCE OF 26.66 FEET; THENCE NORTHWESTERLY ALONG THE NORTHERLY LINE OF SAID BUFFER PARCEL A DISTANCE OF 156.72 FEET; THENCE NORTHEASTERLY ALONG THE WESTERLY LINE OF SAID BUFFER PARCEL A DISTANCE OF 180.00 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 98 (120' R/W); THENCE NORTHWESTERLY ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 62.59 FEET TO A POINT OF CURVATURE; THENCE CONTINUE NORTHWESTERLY ALONG SAID RIGHT OF WAY LINE AND THE ARC OF A CIRCULAR CURVE TO THE RIGHT (RADIUS = 2208.79 FEET; DELTA = 18 DEGREES 10 MINUTES 37 SECONDS) A DISTANCE OF 700.73 FEET TO AN INTERSECTION WITH THE NORTHERLY LINE OF SAID CHANTECLAIRE; THENCE SOUTHWESTERLY ALONG SAID NORTHERLY LINE A DISTANCE OF 72.27 FEET; THENCE NORTHWESTERLY ALONG SAID NORTHERLY LINE A DISTANCE OF 122.75 FEET TO THE NORTHEASTERLY CORNER OF LOT 1, BLOCK B, OF SAID CHANTECLAIRE; THENCE NORTHWESTERLY ALONG SAID NORTHERLY LINE OF LOT 1 A DISTANCE OF 155.39 FEET; THENCE CONTINUE NORTHWESTERLY ALONG SAID NORTHERLY LINE A DISTANCE OF 458.10 FEET TO THE WEST LINE OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 29 WEST AS SHOWN ON SAID PLAT; THENCE NORTHERLY ALONG SAID WEST LINE OF SECTION 5 A DISTANCE OF 10 FEET, MORE OR LESS TO THE MEAN HIGH WATER LINE OF PENSACOLA BAY; THENCE MEANDER

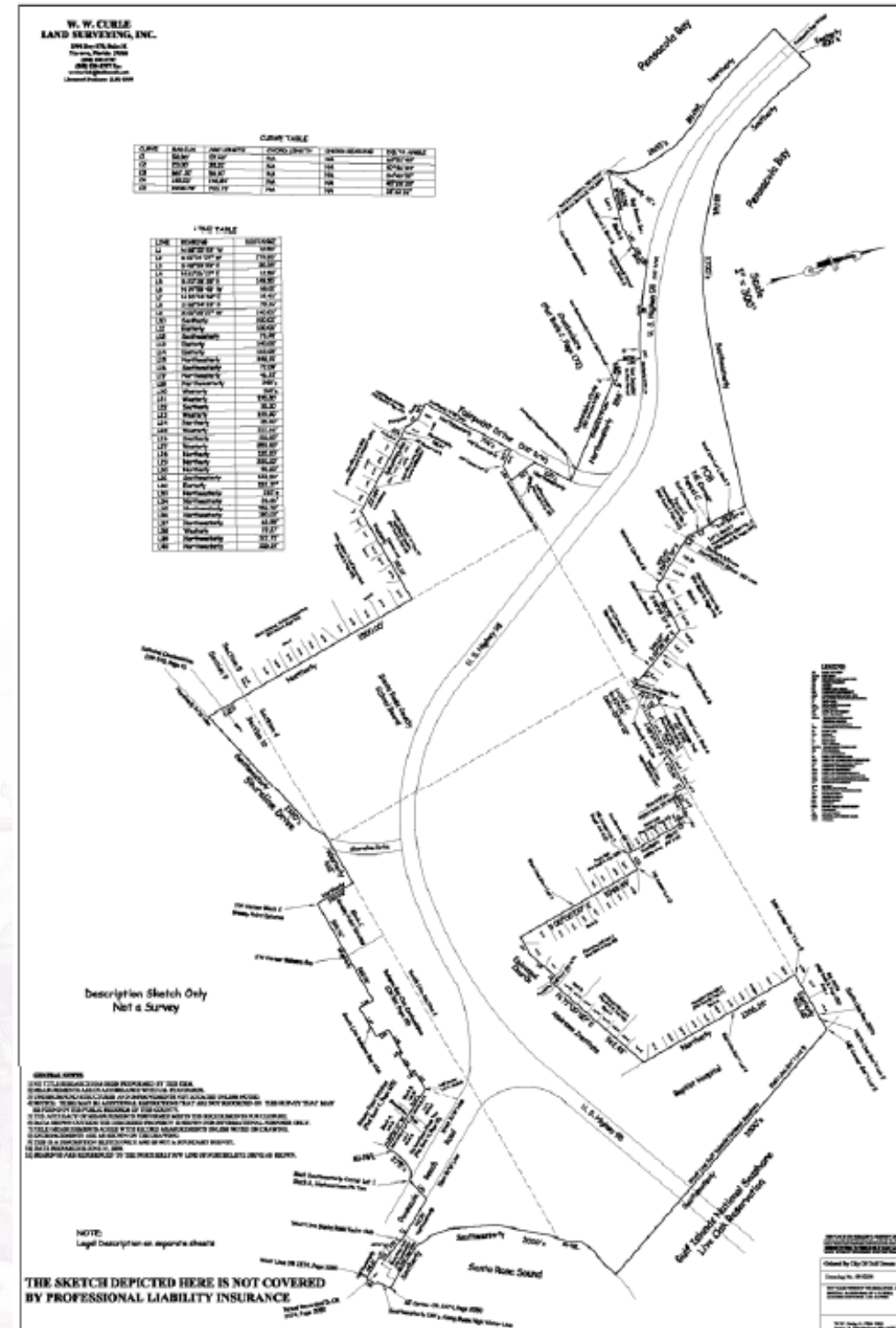
NORTHERLY ALONG SAID MEAN HIGH WATER LINE A DISTANCE OF 1800 FEET, MORE OR LESS; THENCE MEANDER EASTERLY ALONG SAID MEAN HIGH WATER LINE AND UNDER THE PENSACOLA BAY BRIDGE A DISTANCE OF 400 FEET, MORE OR LESS; THENCE MEANDER SOUTHERLY AND SOUTHEASTERLY ALONG SAID MEAN HIGH WATER LINE A DISTANCE OF 3700 FEET, MORE OR LESS, TO AN INTERSECTION WITH THE WEST LINE OF THE AFOREMENTIONED LOT 1, BLOCK F, NORTHCLIFFE UNIT NO. 2; THENCE NORTHERLY ALONG SAID WEST LINE A DISTANCE OF 316.31 FEET TO THE POINT OF BEGINNING. LESS AND EXCEPT ANY PORTION OF THE RIGHT OF WAYS OF U. S. HIGHWAY 98, PENSACOLA BEACH ROAD, FAIRPOINT DRIVE, SHORELINE DRIVE AND ANY OTHER PUBLIC RIGHT OF WAYS THAT MAY BE INCLUDED WITHIN THIS DESCRIPTION. ABOVE DESCRIBED PARCEL LIES IN SECTIONS 4, 5 AND 10, TOWNSHIP 3 SOUTH, RANGE 29 WEST, SANTA ROSA COUNTY, FLORIDA.



City of Gulf Breeze

COMMUNITY REDEVELOPMENT PLAN

The map graphically depicts the Gulf Breeze Community Redevelopment Area boundaries as described by the preceding legal description.



L. Appendix C: Summarized Special District Reporting Requirements and Contact Information

The following section presents the summarized reporting requirements and contact information for Special Districts. The Gulf Breeze CRA is a Dependent Special District and is a Component Unit of the City. The Gulf Breeze CRA is registered with the State of Florida's Department of Economic Opportunity (DEO), Division of Community Development. The Gulf Breeze CRA Special District information may be found at this location <https://dca.deo.myflorida.com/fhcd/sdip/OfficialListdeo/> on the Department of Economic Opportunity website.

1. File with the Auditor General

Two Paper Copies and One Electronic Copy of the Annual Financial Audit Report Special Districts that Must Comply:

- All special districts with either revenues or expenditures of more than \$100,000
- All special districts with revenues or expenditures/expenses between \$50,000 and \$100,000 that have not been subjected to a financial audit for the two preceding fiscal years
- Special Note: **(This applies to Gulf Breeze CRA)**
 - A dependent special district that is a component unit of a county or municipality may provide for an annual financial audit by being included in the county or municipality's audit. The audit must clearly state that the special district is a component unit of the county or municipality.
- Due within 45 days after delivery of the audit report to the governmental entity, but no later than 12 months after fiscal year end
- For more details, see:
 - Section 11.45, Florida Statutes - Definitions; duties; authorities; reports; rules
 - Section 218.39, Florida Statutes - Annual financial audit reports
 - Rules of the Auditor General
 - Florida Special District Handbook Online: Section 2 - 4: The Annual Financial Audit Report

Additional Information - Auditor General

Sherrill F. Norman, CPA, (850) 488-6975 or flaudgen@aud.state.fl.us

Auditor General, State of Florida
Local Government Section, Section 342
Claude Pepper Building
111 West Madison Street
Tallahassee, Florida 32399-1450

<http://www.myflorida.com/audgen/>

2. File with the Department of Community Affairs, Special District Information Program⁹

Creation Documents and Amendments

- All special districts must comply
- Due within 30 days after adoption
- For more details, see:
 - Section 189.016, Florida Statutes - Reports; budgets; audits
 - Florida Special District Handbook Online: Section 1 - 4: Creating, Amending, Merging, and Dissolving Special Districts; Reviewing and Revising Rules

Written Status Statement

- All special districts must comply
- Due within 30 days after adoption of creation document
- For more details, see:
 - Section 189.016, Florida Statutes - Reports; budgets; audits
 - Florida Special District Handbook Online: Section 1 - 4: Creating, Amending, Merging, and Dissolving Special Districts; Reviewing and Revising Rules

Dissolution Documents

- All special districts must comply
- Due within 30 days of the dissolution effective date
- For more details, see:
 - Section 189.07, Florida Statutes - Merger and dissolution
 - Florida Special District Handbook Online: Section 1 - 4: Creating, Amending, Merging, and Dissolving Special Districts; Reviewing and Revising Rules

Merger Documents

- All special districts must comply
- Due within 30 days of the merger's effective date
- For more details, see:
 - Section 189.016, Florida Statutes - Reports; budgets; audits
 - Section 189.07, Florida Statutes - Merger and dissolution
 - Florida Special District Handbook Online: Section 1 - 4: Creating, Amending, Merging, and Dissolving Special Districts; Reviewing and Revising Rules

⁹ City of Gulf Breeze CRA has registered/filed with the Special Districts program.





Boundary Map and Amendments

- All special districts must comply
- Due within 30 days after adoption / approval
- For more details, see:
 - Section 189.016, Florida Statutes - Reports; budgets; audits
 - Florida Special District Handbook Online: Section 1 - 4: Creating, Amending, Merging, and Dissolving Special Districts; Reviewing and Revising Rules

Special District Fee Invoice (\$175) and Update Form

- All special districts must comply
- Due annually by the due date on the Form (mailed to all special districts around October 1)
- For more details, see:
 - Section 189.018, Florida Statutes - Fee schedule; Grants and Donations Trust Fund
 - Rule 9B-50.003, Florida Administrative Code - Fee Schedule and Annual Invoicing and Data Updating
 - Florida Special District Handbook Online: Section 1 - 3: The Special District Information Program - The Annual Special District Fee

Registered Agent and Office Initial Designation

- All special districts must comply
- Due within 30 days after the first governing board meeting
- For more details, see:
 - Section 189.014, Florida Statutes - Designation of registered office and agent
 - Section 189.016, Florida Statutes - Reports; budgets; audits
 - Florida Special District Handbook Online: Section 1 - 4: Creating, Amending, Merging, and Dissolving Special Districts; Reviewing and Revising Rules - Designate a Registered Agent and Registered Office

Registered Agent and Office Changes

- All special districts must comply
- Due upon making the change
- For more details, see:
 - Section 189.014, Florida Statutes - Designation of registered office and agent
 - Section 189.016, Florida Statutes - Reports; budgets; audits
 - Florida Special District Handbook Online: Section 1 - 4: Creating, Amending, Merging, and Dissolving Special Districts; Reviewing and Revising Rules - Designate a Registered Agent and Registered Office

Disclosure of Public Financing

- All Community Development Districts must comply.
- Due at all times public financing is imposed.
- For more details, see:
 - Section 190.009, Florida Statutes - Disclosure of public financing

Additional Information - Department of Economic Opportunity, Special District Accountability Program

Jack Gaskins, (850) 717-8430 or jack.gaskins@deo.myflorida.com

Department of Economic Opportunity
Division of Community Development
Special District Accountability Program
107 E. Madison Street, MSC-400
Tallahassee, Florida 32399-6508

<http://FloridaJobs.org/SpecialDistricts>

3. File with the Department of Financial Services, Division of Accounting & Auditing

Annual Financial Report and, if required, one copy of the Annual Financial Audit Report (see also File with the Auditor General) (Does not apply to Gulf Breeze CRA)

- All housing authorities, all independent special districts, and all dependent special districts that are not component units of a local governmental entity must comply
- Due annually within 45 days of audit completion but no later than 9 months after the fiscal year
- File electronically: Florida Department of Financial Services Login Page
- For more details, see:
 - Section 189.016, Florida Statutes - Reports; budgets; audits
 - Section 218.31, Florida Statutes - Definitions
 - Section 218.32, Florida Statutes - Annual financial reports; local governmental entities
 - Florida Special District Handbook Online: Section 2 - 3: The Annual Financial Report

Additional Information - Department of Financial Services, Division of Accounting & Auditing

Staff, (850) 413-5571 or localgov@myfloridacfo.com

Department of Financial Services
Division of Accounting & Auditing

200 East Gaines Street
Tallahassee, Florida 32399-0354

<http://www.myfloridacfo.com/Division/AA/LocalGovernments/>

4. **File with the Department of Financial Services, Bureau of Collateral Management (Does apply to Gulf Breeze CRA)**

Public Depositor Annual Report to the Chief Financial Officer

- All special districts must comply
- Due annually by November 30
- For more details, see:
 - Section 280.17, Florida Statutes - Requirements for public depositors; notice to public depositors and governmental units; loss of protection
 - Florida Special District Handbook Online: Section 3 - 5: Florida's Public Deposits Program

Public Deposit Identification and Acknowledgment Form

- All special districts must comply
- Execute at the time of opening the account and keep on file. Submit only in case of default of the qualified public depository
- For more details, see:
 - Section 280.17, Florida Statutes - Requirements for public depositors; notice to public depositors and governmental units; loss of protection
 - Florida Special District Handbook Online: Section 3 - 5: Florida's Public Deposits Program

Additional Information - Department of Financial Services, Bureau of Collateral Management

Don Stanford, (850) 413-3360 or Don.Stanford@FLDFS.com

Department of Financial Services
Bureau of Collateral Management
200 East Gaines Street
Tallahassee, Florida 32399-0345

<http://www.myfloridacfo.com/division/treasury/collateralmanagement/>

5. **File with the Department of Management Services, Division of Retirement (Does not apply to Gulf Breeze CRA)**

Actuarial Impact Statement for Proposed Plan Amendments

- Any special district proposing benefit changes to its defined benefit retirement plan must comply
- Due when considering plan changes
- For more details, see:
 - Section 112.63, Florida Statutes - Actuarial reports and statements of actuarial impact; review
 - Rule 60T-1.001, Florida Administrative Code - Scope and Purpose
 - Florida Special District Handbook Online: Section 2 - 6: Retirement Plans and Requirements - Actuarial Impact Statement for Proposed Plan Amendments

Defined Contribution Report

- All special districts with defined contribution plans must comply
- Due within 60 days of the reporting period's ending date
- For more details, see:
 - Section 112.63, Florida Statutes - Actuarial reports and statements of actuarial impact; review
 - Rule 60T-1.004, Florida Administrative Code - Actuarial Impact Statements
 - Florida Special District Handbook Online: Section 2 - 6: Retirement Plans and Requirements - Defined Contribution Report

Actuarial Valuation Report

- All special districts with defined benefit retirement plans must comply
- Due at least every three years, within 60 days of completion
- For additional information:
 - Section 112.63, Florida Statutes - Actuarial reports and statements of actuarial impact; review
 - Rule Chapter 60T-1.001, Florida Administrative Code - Scope and Purpose
 - Florida Special District Handbook Online: Section 2 - 6: Retirement Plans and Requirements - Actuarial Valuation Report

Additional Information - Department of Management Services, Division of Retirement

Staff, (877) 738-5622 or (850) 488-2784 or local_ret@dms.myflorida.com

Florida Department of Management Services
Division of Retirement
Bureau of Local Retirement Systems
Mail: P.O. Box 9000, Tallahassee, Florida 32315-9000
Freight/Courier Delivery: 1317 Winewood Boulevard, Tallahassee, Florida 32399-1560



http://www.dms.myflorida.com/workforce_operations/retirement

6. File with the Department of Revenue, Property Tax Oversight Program, TRIM Compliance Section (Does apply to Gulf Breeze CRA)

Truth-in-Millage Form DR421

- All special districts that can levy taxes but will not do so during the year must comply
- Due annually by November 1
- For more details, see:
 - Section 200.068, Florida Statutes - Certification of compliance with this chapter
 - Florida Special District Handbook Online: Section 3 - 3: Ad Valorem Taxes and Truth-In-Millage

Truth-in-Millage Compliance Package Report

- All special districts levying property taxes must comply
- Due no later than 30 days following the adoption of the property tax levy ordinance/resolution
- For additional information:
 - Section 200.068, Florida Statutes - Certification of compliance with this chapter
 - Florida Special District Handbook Online: Section 3 - 3: Ad Valorem Taxes and Truth-In-Millage

Additional Information - Department of Revenue, Property Tax Oversight Program

Dr. Maurice Gogarty, (850) 717-6570 or DORPTO@dor.state.fl.us

Department of Revenue
Property Tax Oversight Program

P.O. Box 3000
Tallahassee, Florida 32315-3000

<http://dor.myflorida.com/dor/property/trim/>

7. File with the Commission on Ethics (Does apply to Gulf Breeze CRA)

Quarterly Gift Disclosure

- Everyone required to file Statement of Financial Interests, Form 1(all "special district local officers" appointed or elected to a special district or special district's board), receiving a gift worth over \$100, unless the person did not receive any gifts during the calendar quarter, must comply

- Due by the last day of the calendar quarter following any calendar quarter in which a reportable gift was received
- For more details, see:
 - Section 112.3148, Florida Statutes - Reporting and prohibited receipt of gifts by individuals filing full or limited public disclosure of financial interests and by procurement employees
 - Rule Chapter 34-12, Florida Administrative Code - Executive Branch Lobbyist Registration
 - Florida Special District Handbook Online: Section 3 - 1: Ethics - Form 9, Quarterly Gift Disclosure

Additional Information - Commission on Ethics

Virindia Doss or Kerrie Stillman, (850) 488-7864 or
doss.virindia@leg.state.fl.us or stillman.kerrie@leg.state.fl.us

Commission on Ethics
Post Office Drawer 15709
Tallahassee, Florida 32317-5709

<http://www.ethics.state.fl.us/>

8. File with the Florida Legislature - (1) President of the Senate, (2) Speaker of the House of Representatives, (3) Joint Administrative Procedures Committee, and (4) Each Appropriate Standing Committee of the Legislature

Agency Rule Report

- Certain Special Districts with adopted rules must comply
- Due by October 1 of every year
- For more details, see:
 - Section 120.52, Florida Statutes - Definitions
 - Section 120.74, Florida Statutes - Agency annual rulemaking and regulatory plans; reports
 - Florida Special District Handbook Online: Section 1 - 4: Creating, Amending, Merging, and Dissolving Special Districts; Reviewing and Revising Rules - Reviewing and Revising Rules - The Agency Rule Report

Additional Information - Florida Legislature

Marjorie Holladay, Chief Attorney, (850) 488-9110 or
joint.admin.procedures@leg.state.fl.us



Joint Administrative Procedures Committee
680 Pepper Building
111 W. Madison Street

Tallahassee, Florida 32399-1400

<http://www.japc.state.fl.us/>

9. File with the Special District's Governing Board Meeting Minute Recorder (Does apply to Gulf Breeze CRA)

Memorandum of Voting Conflict for County, Municipal, and Other Local Public Officers

- Special District Local Officers with Voting Conflicts must comply
- Due within 15 days after the vote occurs
- For more details, see:
 - Section 112.3143, Florida Statutes - Voting conflicts
 - Florida Special District Handbook Online: Section 3 - 1: Ethics - Form 8B, Memorandum of Voting Conflict for County, Municipal, and Other Local Public Officers - (Special Purpose Form)

10. File with Each of the Special District's Governing Board Members

Actuarial Valuation Report

- See [File with the Department of Management Services, Division of Retirement](http://www.floridaspecialdistricts.org/Handbook/ARreporting.cfm#DMSLR#DMSLR)
<http://www.floridaspecialdistricts.org/Handbook/ARreporting.cfm#DMSLR#DMSLR>

Annual Financial Audit Report

- See [File with the Auditor General](http://www.floridaspecialdistricts.org/Handbook/ARreporting.cfm#AG#AG)
<http://www.floridaspecialdistricts.org/Handbook/ARreporting.cfm#AG#AG>

11. File with Each Local General-Purpose Government in which the Special District is Located (Does apply to Gulf Breeze CRA)

Note: If the local general-purpose government is a municipality, file at the place they designate; if it is a county, file with the clerk of the board of county commissioners.

Budget or Tax Levy

- All special districts must comply
- Due if requested by a local governing authority within the district's boundaries
- For more details, see:
 - Section 189.016, Florida Statutes - Reports; budgets; audits

- Florida Special District Handbook Online: Section 2 - 2: General Financial Requirements - General Budget Requirements

Public Facilities Initial Report

- Independent special districts must comply
- Due within one year of the special district's creation date
- For more details, see:
 - Section 163.3191, Florida Statutes - Evaluation and appraisal of comprehensive plan
 - Section 189.08, Florida Statutes - Special district public facilities report
 - Rule Chapter 9J-33, Florida Administrative Code - Schedule for the Transmission and Submission of Local Government Evaluation and Appraisal Reports
 - Florida Special District Handbook Online: Section 1 - 6: Comprehensive Planning and Public Facilities Reporting - The Public Facilities Initial Report

Public Facilities Annual Notice of Any Changes

- Independent special districts must comply
- Annually, contact each local general-purpose government for the due date
- For more details, see:
 - Section 163.3191, Florida Statutes - Evaluation and appraisal of comprehensive plan
 - Section 189.08, Florida Statutes - Special district public facilities report
 - Rule Chapter 9J-33, Florida Administrative Code - Schedule for the Transmission and Submission of Local Government Evaluation and Appraisal Reports
 - Florida Special District Handbook Online: Section 1 - 6: Comprehensive Planning and Public Facilities Reporting - The Public Facilities Annual Notice of Any Changes

Public Facilities Updated Report

- Independent special districts must comply
- Due every five years, at least 12 months before the due date that each local general-purpose government must submit its Report to the Department of Community Affairs. See [Scheduled Due Dates for Adoption of EARs](#)
- For more details, see:
 - Section 189.08, Florida Statutes - Special district public facilities report
 - Rule Chapter 9J-33, Florida Administrative Code - Schedule for the Transmission and Submission of Local Government Evaluation and Appraisal Reports



- Florida Special District Handbook Online: Section 1 - 6: Comprehensive Planning and Public Facilities Reporting - The Public Facilities Updated Report

Registered Agent and Office Initial Designation

- All special districts must comply
- Due within 30 days after the first governing board meeting
- For more details, see:
 - Section 189.014, Florida Statutes - Designation of registered office and agent
 - Section 189.016, Florida Statutes - Reports; budgets; audits
 - Florida Special District Handbook Online: <http://www.floridaspecialdistricts.org/Handbook/1-4creating.cfm> - RASection 1 - 4: Creating, Amending, Merging, and Dissolving Special Districts; Reviewing and Revising Rules - Designate a Registered Agent and Registered Office

Registered Agent and Office Changes

- All special districts must comply
- Due upon making the change
- For more details, see:
 - Section 189.014, Florida Statutes - Designation of registered office and agent
 - Section 189.016, Florida Statutes - Reports; budgets; audits
 - Florida Special District Handbook Online: Section 1 - 4: Creating, Amending, Merging, and Dissolving Special Districts; Reviewing and Revising Rules - Designate a Registered Agent and Registered Office

Regular Public Meeting Schedule

- All special districts must comply
- Due quarterly, semiannually, or annually
- For more details, see:
 - Section 189.015, Florida Statutes - Meetings; notice; required reports
 - Section 189.016, Florida Statutes - Reports; budgets; audits
 - Florida Special District Handbook Online: Section 3 - 2: Government-in-the-Sunshine - Regular Public Meeting Schedule

12. File with Special District's Residents and Prospective Residents and Residential Developers

Note: Provide sufficient number of copies to the Developers for Distribution to Each Prospective Initial Purchaser of Property.

Disclosure of Public Financing

- All Community Development Districts must comply
- Due at all times public financing is imposed
- For more details, see:
 - Section 190.009, Florida Statutes - Disclosure of public financing

13. File with the State Board of Administration, Financial Operations

Investment Pool Systems Input Documentation

- All special districts investing funds with the State Board of Administration or Local Government Trust Fund must comply
- Due at the time of making any changes or updates to the account
- For more details, see:
 - Florida Special District Handbook Online: Section 3 - 6: Investment of Surplus Funds

Resolution for Investment of Surplus Funds

- All special districts investing funds with the State Board of Administration or Local Government Trust Fund must comply
- Due at the time of investing surplus funds
- For more details, see:
 - Section 218.407, Florida Statutes - Local government investment authority
 - Florida Special District Handbook Online: Section 3 - 6: Investment of Surplus Funds

Additional Information - State Board of Administration, Financial Operations

Lori Guido, (850) 488-7311 or LocalGovPool@sbafla.com

State Board of Administration
Financial Operations
1801 Hermitage Boulevard, Suite 100
Tallahassee, Florida 32308

<https://www.sbafla.com/prime/>

14. File with the State Board of Administration, Division of Bond Finance

Advance Notice of Bond Sale



- All special districts with bond authority, as applicable, must comply
- Due before selling certain general obligation bonds & revenue bonds or closing on any similar long-term debt instruments
- For more details, see:
 - Section 218.38, Florida Statutes - Notice of bond issues required; verification
 - Rules 19A-1.001 - 19A-1.008, Florida Administrative Code - Local Municipal Bond Reporting Procedures
 - Florida Special District Handbook Online: Section 2 - 5: Bond Requirements - Advance Notice of a Bond Sale

Bond Information Form/Bond Disclosure Form (BF2003/2004A & B)

- All special districts with bond authority, as applicable, must comply (new bond issues only)
- Due within 120 days after delivery of general obligation bonds and revenue bonds
- For more details, see:
 - Section 189.016, Florida Statutes - Reports; budgets; audits
 - Section 218.38, Florida Statutes - Notice of bond issues required; verification
 - Rules 19A-1.001 - 19A-1.008, Florida Administrative Code - Local Municipal Bond Reporting Procedures
 - Florida Special District Handbook Online: Section 2 - 5: Bond Requirements - Bond Information Form/Bond Disclosure Form (BF2003/2004A and B)

Bond Verification Form (BF2005)

- All special districts with bond authority, as applicable, must comply
- Due within 45 days of the Division of Bond Finance's request
- For more details, see:
 - Rules 19A-1.001 - 19A-1.008, Florida Administrative Code - Local Municipal Bond Reporting Procedures
 - Florida Special District Handbook Online: Section 2 - 5: Bond Requirements - Bond Verification Form (BF 2005)

Final Official Statement (Bonds)

- All special districts with bond authority, as applicable, must comply
- Due within 120 days after delivery of the bonds, if prepared
- For more details, see:
 - Section 218.38, Florida Statutes - Notice of bond issues required; verification
 - Rules 19A-1.001 - 19A-1.008, Florida Administrative Code - Local Municipal Bond Reporting Procedures

- Florida Special District Handbook Online: Section 2 - 5: Bond Requirements - Final Official Statement

IRS Form 8038 (Bonds)

- All special districts issuing Industrial Development or Research and Development Bonds must comply
- Submit with the Bond Information Form & Official Statement, if any is published
- For more details, see:
 - Section 159.345, Florida Statutes - Local agency reporting requirement
 - Section 159.475, Florida Statutes - Authority reporting requirement
 - Section 159.7055, Florida Statutes - Authority reporting requirement
 - Rules 19A-1.001 - 19A-1.008, Florida Administrative Code - Local Municipal Bond Reporting Procedures
 - Florida Special District Handbook Online: Section 2 - 5: Bond Requirements - IRS Form 8038

Additional Information - State Board of Administration, Division of Bond Finance

Sharon Williams, (850) 413-1304 or sharon.williams@sbafla.com

State Board of Administration
Division of Bond Finance
P.O. Box 13300
Tallahassee, Florida 32317-3300

<http://www.sbafla.com/bondfinance/>

15. File with the Local Supervisor of Elections in the County of the Reporting Person's Permanent Residence

Statement of Financial Interests (Form 1)

- All "special district local officers" appointed or elected to a special district or special district's board must comply
- For those appointed, due within 30 days of accepting the appointment, then every year thereafter by July 1; for those elected, due during the qualifying period, then every year thereafter by July 1
- For more details, see:
 - Section 112.3145, Florida Statutes - Disclosure of financial interests and clients represented before agencies
 - Florida Special District Handbook Online: Section 3 - 1: Ethics - Form 1, Statement of Financial Interests



Final Statement of Financial Interests (Form 1F)

- All "special district local officers" who are required to file Form 1 and are leaving a public position must comply
- Due within 60 days of leaving a public position
- For more details, see:
 - Section 112.3145, Florida Statutes - Disclosure of financial interests and clients represented before agencies
 - Florida Special District Handbook Online: Section 3 - 1: Ethics - Form 1F, Final Statement of Financial Interests

Quarterly Client Disclosure (Form 2)

- Certain special district local officers, depending upon their position, business or interests, must comply
- Due no later than the last day of the calendar quarter following the calendar quarter during which the representation was made
- For more details, see:
 - Section 112.3145, Florida Statutes - Disclosure of financial interests and clients represented before agencies
 - Florida Special District Handbook Online: Section 3 - 1: Ethics - Form 2, Quarterly Client Disclosure

Annual Disclosure of Gifts from Governmental Entities and Direct Support Organizations and Honorarium Event Related Expenses (Form 10)

- All special district local officers who file Form 1 and who received a reportable gift or expense must comply
- Due annually by July 1
- For more details, see:
 - Section 112.3148, Florida Statutes - Reporting and prohibited receipt of gifts by individuals filing full or limited public disclosure of financial interests and by procurement employees
 - Section 112.3149, Florida Statutes - Solicitation and disclosure of honoraria
 - Florida Special District Handbook Online: Section 3 - 1: Ethics - Form 10, Annual Disclosure of Gifts from Governmental Entities and Direct Support Organizations and Honorarium Event Related Expenses

16. File with the Local Supervisor of Elections in the County in which the Special District of the Reporting Person has its Principal Office

Interest in Competitive Bid for Public Business

- Certain special district local officers must comply
- Due before or at the time of the submission of the bid

- For more details, see:
 - Section 112.313, Florida Statutes - Standards of conduct for public officers, employees of agencies, and local government attorneys
 - Florida Special District Handbook Online: Section 3 - 1: Ethics - Form 3A, Interest in Competitive Bid for Public Business (Special Purpose Form)

17. Other Contacts Referenced in the Florida Special District Handbook Financial Emergencies - Contact Information Financial Emergencies - Source 1 of 2

Debbie White, (850) 487-4110 or white.deborah@leg.state.fl.us

Joint Legislative Auditing Committee
Room 876, Claude Pepper Building
111 West Madison Street
Tallahassee, FL 32399-1400

www.leg.state.fl.us/committees/jlac/

Financial Emergencies - Source 2 of 2

Melinda Miguel, Chief Inspector General, (850) 717-9264 or
cig@eog.myflorida.com

Executive Office of the Governor
Chief Inspector General's Office
The Capitol, Room 1902
Tallahassee, FL 32399-0001

Error! Hyperlink reference not valid.http://www.flgov.com/inspector_general/ or
<http://www.floridaoig.com/>

Florida's Election Code - Contact Information

Kristi Reid Bronson, (850) 245-6240 or Kristi.Bronson@DOS.MyFlorida.com

Department of State, Division of Elections
Room 316, R.A. Gray Building
500 South Bronough Street
Tallahassee, FL 32399-0250

<http://www.dos.myflorida.com/elections/>

Government-in-the-Sunshine - Contact Information



Patricia Gleason, (850) 245-0140 or pat.gleason@MyFloridaLegal.com

Office of the Attorney General
The Capitol PL-01
Tallahassee, FL 32399-1050

http://www.flsenate.gov/cgi-bin/View_Page.pl?Tab=committees&Submenu=1&File=index.html&Directory=committees/joint/Jcla/www.mylsunshine.com/

Florida Retirement System - Contact Information

To find out about joining, or if you have other questions, call (850) 907-6500 (Tallahassee area) or toll free 1-844-377-1888 (outside of Tallahassee area) or Retirement@dms.MyFlorida.com Department of Management Services
Division of Retirement

P.O. Box 9000
Tallahassee, FL 32315-9000

http://www.flsenate.gov/cgi-bin/View_Page.pl?Tab=committees&Submenu=1&File=index.html&Directory=committees/joint/Jcla/
http://www.dms.myflorida.com/workforce_operations/retirement



M.Appendix D: March 30, 2006 Meeting Roster



City of Gulf Breeze

COMMUNITY REDEVELOPMENT PLAN



Name	Address	City/Fl/Zip	Phone Number	E-mail
John JONES	803 PINE LAKE ST.	ORLANDO FL	407/619/572	AJONES@CLARIS.COM
BOB HARRIMAN	254 SAGINS DR.	PENSAFLA Beach, FL	934-2100	BHARRIMAN@BUSEY.ORG
Michael Price	85 Chantelaine Cr.	Gulf Breeze	934-6300	mprice@nprc.net
Jo Ann Price	"	"	934-6300	"
MARK SUGGS	3010 DAVIS HWY	PENNSCOA FL	255-192	"
Ken Garner	2697 Salamanga St.	Norfolk FL	938-2401	Kgarner@bellouth.net
Gary McDanel	525 DEER PT CIR	Gulf Breeze	932-2026	garner@acnet.com
Rob Montgomery	1301W Breeze plan	Gulf Breeze	932-3091	rmontgomery@netnet.net
Paul Shook	315 James River Rd	GB	932-2322	Paul@shook.com
Bill Evans	1131 Gulf Breeze Pkwy	"	934-6862	Bill@evans.com
BOB CLEVELAND	200 SURFBEACH RD	GB	"	Bob@theclow.com
DEB CLEVELAND	"	"	"	deb@theclow.com
ELISE EVANS	11 FAIRPORT FL	GB	934-5073	"
Art Nix	709 James River Dr	GB	932-572	arnix@netnet.net
WILL KORNBLUM	101 BIRCH RD	GB	932-2026	will@kornblum.com
Steve Goff	216 Florida Ave.	GB	932-2026	steve@gooff.com
B. DEWIS	1350 SEERING POINT PI	GB	932-2026	bdewis@netnet.net
Larry Goff	1127 S. GOLFVIEW	GB	932-572	larry@gooff.com
Walt Jamieson	106 PINEHURST RD	GB	932-2026	Walt@jamieson.com
Robert Schmitt	288 PINE HURST	GB 32561	932-2026	robert@schmitt.com
Gary S. Borge	204 Florida Ave	GB 32561	932-5073	gary@borges.com
MARK LEE	1204 Seabreeze Rd	GB 32561	932-2026	mark@lee.com
Gary Matthews	1101 Seabreeze Rd	GB 32561	932-2026	gary@matthews.com
Carol Fulley	506 DEER PT DR	GB 32561	932-2026	carol@fulley.com
Walt Borge	906 BRIGHT RD	GB 32561	932-2026	walt@borge.com
Nick Borge	5301 W. Seabreeze Dr	GB 32561	932-2026	nick@borge.com
Bob Borge	4 Pine Dr	GB 32561	932-2026	bob@borge.com
R. Borge	109 S. Seabreeze Dr	GB 32561	932-2026	r@borge.com
Walt Borge	14 N. Borge Dr	GB 32561	932-2026	walt@borge.com
Carolyn Reeder	155 Borge Dr	GB 32561	932-2026	carolyn@reeder.com
Larry Trawick	324 N. Sunset	GB 61	932-2762	larry@trawick.com

Name	Address	City/BL/Zip	Phone Number	E-mail
Kodman Rich	1 Beach Dr	GB 32561	932-9030	Rich@kodmanrich.com
David Thomas	1160 Tammara	GB 32503	432-5500	
KEE DeMotts	827 EYECIFFE RD	GB 32561	716-9873	Jhede@bellatl.net
Craig S. Cummings	P.O. Box 640	GB 32561	932-5106	ccum@oci.gov
Sarah Bender	300 Cordoba St	GB 32561	932-1466	
KATHY POWELL	3 GRAY OAKS LN.	GB 32561	932-3774	
JIM DOYLE	308 PLANTATION HILL	GB 32561	932-3407	DOYLE@yaho.com
GERARD BROWN	1 Beach Dr	GB 32561	932-2265	
LOU MEKE	225 James River	GB 32561	916-9920	lori@mekehealth.com
Sheryl Dunn	205 Williamsburg	GB 32561	932-3898	
Debbie Cederquist	204 N. Sunset	GB 32561	315-3727	cederqvist@bellsouth.net
Debb Almyra	112 Knoxville	GB 32561	932-3314	almyra@bellsouth.net
Carol Herison	713 Riverside	GB 32561	932-6223	
Kathie Alexander	501 Kenilworth Ave	GB 32561	932-6223	
Judy Simons	719 Peaks Pkwy Dr	GB 32561	932-6260	
MARY ALICE ROSE	10100 RABBIT	GB 32561	932-3225	MARROSE@CFL.com
DAVID A. DAVIS	511 Sunset	GB 32561	916-7115	
Rick Spaziani	26 Hixson Dr	GB 32561	932-9895	rickspaziani@bellsouth.net
JACK GIBBY	125 E. PAULINA St	GB 32561	932-4485	
Scott Wintley	49 golf Bays way	GB 32561	323-600039	Swintley@bellsouth.net
Wayne Wheatley	476 W F Bragg Pl	GB 32561	932-3452	Wayne@wheatley476.com
Michael Brandon	116 S Sunset	GB 32561	932-4465	Michael-Brandon@bellsouth.net
Ed Gray	1 Gray Oaks Lane	GB 32561	932-6287	

2

Name	Address	City/Pl/Zip	Phone Number	E-mail
J.S. Schuber	339 Deer Point	GA 30561	252-6535	zinnkel1@att.net
Oliver Fox-Packer	402 Poca	GA 30561	734-5135	Oliver.Fox-Packer@comcast.net
Mary Spear	722 Fletcher Dr.	GA 30561	934-6285	Sharon.spear@att.net
Scott & Ann Bradie	123 E. Main	GA 30561	932-3133	
Dennis & Alison Lister	90 Charlotte Ave	GA 30561	934-6328	sciden@att.net
Vera & Schmidt	228 Pine Tree	GA 30561	932-7902	
Van Houten	123 Stoughton Dr.	GA 30561	934-4455	VanHouten@comcast.net
Steve McHenry	1101 N. Main	GA 30561	934-5815	
Ann Sawicki	1512 Roman St.	GA 30561	934-5815	ann.sawicki@comcast.net
Terry Blacklaw	3667 Willowood Pl	GA 30561	932-8297	gpc@compuserve.com
Darlene Patton	609 San Cliffs Dr	GA 30561	932-4749	darlene@comcast.net
Brenda Cleveland	1088 S. Main	GA 30561	934-7526	
Mike Domingue	421 Cambridge Ave	GA 30561	916-4714	meltingpot@comcast.net
Patricia Patton	101 Orange St	GA 30561	932-8111	gpc@comcast.net
Ann Thompson	333 Deer Point	GA 30561	934-2908	annthompson@comcast.net
Lee Alfred	319 Deer Point	GA 30561	934-4444	alfred@comcast.net

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N. Appendix E: May 11, 2006 Meeting Roster

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O. Appendix F: May 11, 2006 Meeting Weighted Results

Powerlines Underground	Ranking	Received	Weighted	Ranking
(City wide)	1	8	32	1
	2	6	18	
	3	1	2	
	4	2	2	
Total		17	54	
Hwy U.S. 98 Median - More Landscape	Ranking	Received	Weighted	Ranking
Statuary	1	5	20	2
Trees	2	5	15	
Lights	3	3	6	
Underground Utilities	4		0	
Total		13	41	
35' Maximum Height on Buildings	Ranking	Received	Weighted	Ranking
	1	5	20	3
	2	1	3	
	3		0	
	4		0	
Total		6	23	
Trail Connection to Trail Along National Seashore	Ranking	Received	Weighted	Ranking
Pedestrian Connections across 98 also	1	0	0	4
	2	2	6	
	3	4	8	
	4	3	3	
Total		9	17	
Adopt Design Guidelines	Ranking	Received	Weighted	Ranking
Quickly	1	0	0	5
	2	3	9	
	3	2	4	
	4	2	2	
Total		5	15	
Multi-Use Community Center	Ranking	Received	Weighted	Ranking
Seniors Auditorium	1	1	4	6
Cultural Graduation	2	0	0	
Theater Weddings	3	2	4	
	4	3	3	
Total		6	11	
Streetscape Install	Ranking	Received	Weighted	Ranking
Throughout City (Daniel Drive-A. Jackson Pilot)	1	1	4	6
Trees Fences	2	2	6	
Signage Underground Utilities	3		0	
Lights	4	1	1	
Total		3	11	
Access Alternative Roads to U.S. 98	Ranking	Received	Weighted	Ranking
	1	1	4	7
	2	0	0	
	3	1	2	
	4	1	1	
Total		3	7	

Increase Height in Overlay Areas	Ranking	Received	Weighted	Ranking
	1	0	0	7
	2	1	3	
	3	1	2	
	4	2	2	
Total		4	7	
Better Traffic Control/Median Markings U.S. 98	Ranking	Received	Weighted	Ranking
	1	0	0	7
	2	0	0	
	3	3	6	
	4	1	1	
Total		4	7	
Increased Code Enforcement	Ranking	Received	Weighted	Ranking
Full-Time Position	1		0	8
	2		0	
	3	2	4	
	4	1	1	
Total		2	5	
Façade Grants	Ranking	Received	Weighted	Ranking
Existing Business (conform to new design reg's)	1	0	0	9
Incentives for Redev.	2	1	3	
	3	0	0	
	4	1	1	
Total		2	4	
Pensacola Bay Gateway	Ranking	Received	Weighted	Ranking
Height - 5 story max to encourage development	1	0	0	10
	2	0	0	
	3	1	2	
	4	0	0	
Total		1	2	
Town Center	Ranking	Received	Weighted	Ranking
Playhouse/Theater	1	0	0	10
Bands/Concerts	2	0	0	
	3	0	0	
	4	2	2	
Total		2	2	
Look for Opportunity to Expand CRA	Ranking	Received	Weighted	Ranking
South Shoreline Park/3000' on water	1	0	0	11
Keep Trees	2	0	0	
Community Gathering Spot	3	1	1	
	4	2	6	
Total		3	1	
Implement New Codes for Existing Buildings	Ranking	Received	Weighted	Ranking
No Variances	1	0	0	0
	2	0	0	
	3	0	0	
	4		0	
Total	0		0	
High-Quality Shopping	Ranking	Received	Weighted	Ranking
w/Publix Project	1	0	0	0
Resto/Clothing/Pottery Barn	2		0	
	3		0	
	4	0	0	
Total		0	0	



High Quality Development	Ranking	Received	Weighted	Ranking
	1		0	0
	2		0	
	3		0	
	4		0	
	Total	0	0	
High Level of Service	Ranking	Received	Weighted	Ranking
Maintain, Fire, Police, EMS	1		0	0
	2		0	
	3		0	
	4		0	
	Total	0	0	
Andrews Institute Overpass	Ranking	Received	Weighted	Ranking
	1		0	0
	2		0	
	3		0	
	4		0	
	Total	0	0	



P. Appendix G: Cost Estimating Streetscape Components

The cost estimate for the streetscaping of US 98 is based on the following components:

1. A ten-foot (10') wide landscape strip separating the road and the sidewalk shall be created on both sides of US 98.
2. The landscape strip shall be irrigated by an automatic irrigation system.
3. Shade tree shall be planted every forty feet (40') on center in the landscape strip.
4. An eight-foot (8') wide sidewalk will be constructed of concrete pavers on each side of the street.
5. Black metal benches will be spaced every 300 feet or two per street forming a city block, which ever is greater.
6. Decorative street lamps are to line both sides of the street at approximately 75-foot spacing to achieve 1.5 average foot-candles of illumination.
7. Waste receptacles shall be spaced every 900 feet.

