

DRAFT
JULY 2026

[CHANGES]

GOALS, OBJECTIVES & POLICIES



COMPREHENSIVE PLAN

FROM SHORELINE TO SKYLINE



01



FUTURE LAND USE



COMPREHENSIVE PLAN
FROM SHORELINE TO SKYLINE

[DRAFT AUG 2026]



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I. FUTURE LAND USE ELEMENT

Pursuant to Section 163.3177(6), Florida Statutes (F.S.), the Future Land Use Element designates future land use patterns as depicted on the Future Land Use Map (FLUM) series and serves as a guide for development in a manner that protects that benefits residents by protecting the City's natural character, and promotes economic development, and it establishes a land use pattern that allows for efficient growth and development, which can be served by adequate public facilities for the current and projected population. To accomplish this, the following must be met:

- Define future land uses and their locations.
- Recognize development trends.

GOAL I.1: GOAL 1: QUALITY GROWTH

The City shall Provide an improved enhance the quality of life of its residents by promoting a sustainable pattern that balances the natural, physical built, and economic systems; environment through promotion of a sustainable development pattern that supports meets the needs of public and private development and redevelopment; ensures efficient use of infrastructure and consistent with adequate levels of service; efficient use of facilities and protection protects of natural resources.

Objective I.1.1: Objective 1.5: Future Land Use Categories

The City shall eEnsure that future development and redevelopment activities occur in an orderly manner consistent with the Future Land Use Map (FLUM) and in a pattern that promotes energy conservation, based on the future land uses assigned to appropriate areas of the City on the adopted Future Land Use Map (FLUM).

Policy I.1.1: Policy 1.5.1: The adopted FLUM (Map 3.1, Volume II, Adopted Maps Atlas) contains and identifies appropriate the locations for of the future land use categories, hereby established at the densities and intensities shown on the following table.

Future Land Use Categories	Max. Percent Residential ⁽⁴⁾	Max. Percent Non-Residential	Maximum Density/Intensity ⁽¹⁾
Conservation (CNS)	N/A	N/A	N/A
Parks/Recreation (P/R)	N/A	N/A	0.25 FAR ^(2,3)
Public Facilities/ Institutional (PF/I)	N/A	N/A	1.0 FAR
Low-Density Residential (LDR)	100%	5%	1-4 du per acre ^(3,2)
Medium-Density Residential (MDR)	100%	5%	5-10 du per acre
High-Density Residential (HDR)	100%	5%	11-25 du per acre
Mixed-Use District (MXD)	75%	75%	11-40 du per acre/3.0 FAR
Neighborhood Business (NB)	50%	100%	1-10 du per acre/0.5 FAR
Commercial (C)	30%	100%	5-30 du per acre/2.0 FAR



(1)-Density is based on the gross square feet of a parcel

(23)- FAR=Floor Area Ratio (square footage of total building area/square footage of parcel. In calculating the FAR, the square footage of the total building area shall include the square footage of all private parking garages.)

(32)- DU ~~=means Dwelling Unit, and only applies to categories that permit residential uses~~

(4)-Percentages based on the total floor area of development ~~s total floor area.~~

~~Policy 1.5.2: All development and redevelopment located within the Gulf Breeze CRA other than single family detached dwellings and duplexes will be subject to the requirements established in Policy 1.3.3 relating to mitigation of compatibility issues, and shall undergo a review process that requires compliance with the City of Gulf Breeze CRA and Central Business District Design Guidelines.~~

Policy 1.1.2: ~~Policy 1.5.3:~~ The following uses are allowed in all land use categories except for the Conservation category and unless specifically prohibited in any other individual category or zoning district, subject to standards and criteria set forth in this Plan and in the LDC:

- Accessory uses customarily incidental to the primary permitted use(s);
- ~~• Churches, schools, parks and open space, municipal facilities and other civic and cultural uses that don't meet the thresholds set within specific land use categories; and~~
- Minor public utilities such as telephone switching stations, lift stations, drainage infrastructure, small scale electrical generating and distribution facilities, and similar facilities; and
- Floating solar facilities, as defined by Section 163.32051 F.S.

Policy 1.1.3: Resiliency facilities, as defined in Section 163.3210 F.S. shall be allowed in the Neighborhood Business, Mixed Used Development, and Commercial future land use categories.

Policy 1.1.4: Electrical substations, as defined in Section 163.3208 F.S., are allowed in all future land use categories except Conservation (CNS).

Policy 1.1.5: ~~Policy 1.5.4:~~ **The Conservation Land Use Category (CNS):** ~~The conservation land use category is established~~ intended for the long-term protection and preservation of ~~publicly-owned~~ publicly owned lands that contain environmentally sensitive natural resources, such as wetlands, floodplains, and unique ecological communities. Passive open space and passive recreational activities shall be the only uses allowed in the conservation category, limited to resource-enhancing facilities such as multi-purpose trails, bike paths and natural area land restoration projects. Interactive areas/facilities may be allowed as long as they are provided and managed consistent with goals, objectives and policies of this element as well as the goals, objectives, policies, standards and criteria set forth in the Conservation Element.

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Commented [Inspire2]: Deleted as directed by staff (7/12/26). Language too specific for Plan. Belongs in LDC.

Commented [Inspire3]: Added as directed by staff (7/12/26)



- Lands designated as conservation on the FLUM may be counted toward meeting the adopted level of service standards for recreation and open space for the City.
- The City shall have the option of obtaining a conservation easement from private property owners to protect environmentally sensitive natural resources. Areas covered by a conservation easement shall be permitted the same land use activities as areas designated conservation land use on the FLUM. ~~Regulations shall be included by March 2015 in the LDC to establish the process for conservation easements.~~

Policy 1.1.6: ~~Policy 1.5.5: —The Parks/Recreation Land Use Category (P/R).~~ ~~The parks and recreation land use category~~ is established to provide sufficient space for public parks for active and passive recreation use. The P/R land use category is intended to accommodate existing public parks and recreation areas as well as committed public and semi-public open spaces.

Policy 1.1.7: ~~Policy 1.5.6: —The Public Facilities/Institutional Land Use Category (P/I).~~ ~~Areas delineated on the FLUM as P/I land use are~~ is established intended to accommodate public and semi-public services including government administration buildings; public schools and not-for-profit educational institutions; public hospital facilities and health care units; arts, cultural or civic facilities; essential public services and facilities; cemeteries; fire and emergency operation facilities; utilities; public and semi-public open spaces and other similar uses ~~meeting threshold sizes established herein.~~

- ~~Churches and religious institutions~~ Public or institutional uses on parcels greater than two acres shall be designated as P/I ~~public facilities/institutional future land use category~~ on the FLUM, otherwise these uses are allowed in any land use category.
- The City shall monitor the need for increased land area for public/institutional uses and shall ensure that this land use designation on the FLUM is expanded to accommodate the development of public and semi-public facilities such as government administration buildings; fire, police and rescue services; educational institutions and similar public uses.

Policy 1.1.8: ~~Policy 1.5.7: —The Low-Density Residential (LDR).~~ ~~Areas delineated on the FLUM as LDR~~ land use category is intended to ~~shall~~ accommodate a minimum density of one (1) unit per acre and a maximum density of up to four (4) dwelling units per acre and shall be comprised of single-family detached homes on individual lots. Accessory residential uses (i.e., garage apartments) are permitted in the low-density future land use category, subject to standards and performance criteria set forth in the LDC that assures neighborhood character will not be adversely impacted and that infrastructure requirements, including adequate parking, are met.

Policy 1.1.9: ~~Policy 1.5.8: —The Medium-Density Residential (MDR).~~ ~~Areas delineated on the FLUM as MDR~~ land use category ~~shall~~ accommodates a minimum density of five (5) dwelling units per acre and a maximum density of ten (10) units per acre.

Commented [Inspire4]: [BULLET POINTS MOVED TO LDR OBJECTIVE]

- ~~The LDC shall include performance standards for townhomes, condominiums and apartments that control the location of proposed buildings in relation to the overall dimension of the site, and require that adequate open space is provided, as well as significant landscaping and buffers that will effectively screen these developments from low density residential zoning districts.~~
- ~~Condominium or apartment developments of more than 25 units shall provide recreational facilities to meet the needs of the population of the development.~~

Policy 1.1.10: ~~Policy 1.5.9: The High-Density Residential (HDR).~~ ~~Areas delineated on the FLUM as HDR~~ land use ~~category are~~ is established to accommodate medium to high density residential development, which includes a variety of housing types such as townhomes, condominiums, and apartments. The HDR category is not intended for the development of low density, detached, single-family residences. Any existing single-family detached residences will be permitted to remain and shall not be considered a non-conforming use; however, the minimum density for any new residential development is eleven (11) dwelling units per acre and the maximum density is twenty-five (25) units per acre.

- ~~The LDC shall include performance standards for townhomes, condominiums and apartments that control the location of proposed buildings in relation to the overall dimension of the site, and require that adequate open space is provided, as well as significant landscaping and buffers that will effectively screen these developments from low density residential zoning districts.~~
- ~~Condominium or apartment developments of more than 25 units shall provide recreational facilities to meet the needs of the population of the development.~~

Policy 1.1.11: ~~Policy 1.5.10: The Neighborhood Business (NB).~~ ~~This~~ land use category is intended to provide for a mixture of low-intensity professional offices and very limited retail shops designed in a way to be compatible with and enhance the general character of the surrounding area. ~~While areas delineated on the FLUM as NB are established primarily to ensure availability of land for small-scale offices and retail, the City also acknowledges the possibility of a certain amount of low to medium density residential development in these areas.~~

Policy 1.1.12: ~~Policy 1.5.11: The purpose of the Mixed-Use Development (MXD).~~ ~~The intent of the MXD~~ land use category is to implement mixed-use redevelopment as illustrated on the City's Most Livable City Plan. The MXD land use category is ~~only allowed within the legal boundaries of the Gulf Breeze CRA and is~~ intended to provide for a mixture of offices, retail, businesses, public educational facilities, and residential uses.

- ~~The minimum density for any n~~New residential development shall ~~be eleven~~ have a minimum density of (11) units per acre and ~~the~~ a maximum density ~~for new residential development shall be~~ of forty (40) units per acre.
- Any new non-residential development shall have a minimum F:A:R. of 0.25 and a maximum F:A:R. of 3.0.

Commented [Inspire5]: [BULLET POINTS MOVED TO LDR OBJECTIVE]



3. A mixed-use development shall include a mixture of land uses on the same site and/or in the same building. Uses may be mixed either horizontally or vertically.

~~4. All development within the MXD category shall be required to undergo site plan review for consistency with design guidelines adopted in the City of Gulf Breeze Community Redevelopment Agency and Central Business District Design Guidelines.~~

Policy 1.1.13: ~~Policy 1.5.12:~~ **The Commercial Land Use Category (C).** ~~The C~~ land use category is ~~only allowed within the legal boundaries of the Gulf Breeze CRA and is intended to implement the redevelopment and economic development strategies in the City of Gulf Breeze Community Redevelopment Plan.~~ ~~The C category is intended to provide for a mixture of high-quality professional offices, general retail establishments, service businesses, hotels and motels, and automobile service and gasoline stations, cultural and tourist facilities, and~~ commercial mixed-use developments. While areas delineated on the FLUM as C are established primarily to ensure availability of land for commerce, the City also acknowledges the possibility of a certain amount of medium to high density residential development in these areas to promote the “urban center” character desired for the CRA.

~~1. The C category is not intended for the development of low density, detached, single family residences. Any existing single family detached residences will be permitted to remain and shall not be considered a non-conforming use; however, the minimum density for any new residential development is five (5) units per acre and the maximum density is 30 units per acre.~~

~~2.1. Development~~ ~~C~~ criteria for the C category may include, but are not limited to, the following:

- a. A commercial mixed-use development may include a mixture of land uses on the same site and/or in the same building. For a commercial mixed-use building, only offices, retail sales, services and restaurants are permitted on the ground floor.
- b. The LDC shall include requirements for enhanced landscaping and screening between new development or redevelopment in a commercial mixed-use category and any abutting low-density residential land use categories.
- c. Unified architectural and streetscape themes are encouraged for all commercial mixed-use developments, provided the themes are consistent with the City of Gulf Breeze CRA and Central Business District Design Guidelines.

~~3.2.~~ All development within the C category, ~~except for single family detached residences,~~ shall be required to comply with certain criteria, including but not limited to those listed below, site plan review for consistency with regulations in the LDC, the City of Gulf Breeze Community Redevelopment Plan, and the City of Gulf Breeze CRA and Central Business District Design Guidelines.

Commented [Inspire6]: Deleted as directed by staff (7/12/26). Belongs in the LDC, not the plan

Commented [Inspire7]: Added as directed by staff (7/12/26)

Commented [Inspire8]: Deleted as directed by staff (7/12/26)

Commented [Inspire9]: [MOVED SUBSECTIONS a & b TO STANDALONE POLICIES]



Objective 1.1.2: ~~Objective 1.2:~~ Redevelopment

~~The City shall p~~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: ~~Policy 1.2.1:—The City shall m~~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: ~~Policy 1.2.2:—The City shall i~~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 ~~from time to time~~. ~~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: ~~Policy 1.2.3:—The City shall r~~Require ~~all~~ new development and redevelopment within the CRA, ~~other than single-family detached dwellings and duplexes~~, to adhere to the City of Gulf Breeze CRA and Central Business District Design Guidelines, adopted June 11, 2017, ~~06~~, 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.~~

Policy 1.2.4: ~~By March 2015 t~~The City of Gulf Breeze shall ~~approve~~ ~~strengthen an~~its economic development incentive program and amend the Community Redevelopment Plan, as needed, to provide incentives that ~~may be used to~~ foster the relocation ~~or~~ ~~and~~ expansion of targeted businesses to Gulf Breeze. ~~This program may include, but not be limited to, development incentives such as targeted business relocation bonuses, job creation financial payments, and job training grants. It shall be the objective of this economic development incentive program~~The program shall seek to foster the cooperation ~~of~~ ~~between the city government and the private sector by providing an additional tool for the private sector~~ to attract quality tenants with above-average wages that desire well-designed and landscaped quality development.

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Objective 1.1.3: ~~Objective 1.3:~~ Consistency of Uses

Land uses that are inconsistent with the FLUM and the character of the City shall be reduced or eliminated over time.

Policy 1.3.1: ~~Policy 1.3.1:—Non-conforming land uses and structures shall be prohibited within the City limits, except as may be essential and necessary to protect the public health and safety. Existing non-conforming uses shall be regulated in accordance with through enforcement of the standards and procedures established in the to ensure the limitations on expansion of non-conforming land uses and as set forth in the~~Land Development Code (LDC).

Policy 1.3.2: ~~Policy 1.3.2:—Consistency with the character of adjacent land use districts shall be reviewed~~evaluated when reviewing ~~during~~ land use plan

Commented [Inspire11]: [MOVED FROM FLU 1.5.12(3)(a)]

amendments or rezoning requests. The evaluation shall consider objective factors, including the potential maximum densities and intensities, building height, scale, mass, lot size, setbacks, site design, buffering, access, circulation, and landscaping and to the manner in which determine whether the proposed FLUM land uses on the FLUM and rezoning amendments districts result in an appropriate transition of between uses, densities, and intensities.

Policy 1.3.3: ~~Policy 1.3.3: A d~~ Determination of ~~inconsistent character development compatibility~~ shall be included in the review and approval of ~~both all~~ new development and redevelopment, including the compatibility of allowable residential uses within a residential zoning district and future land use category; ~~however, if~~ incompatibility alone ~~will shall not prohibit preclude approval the development,~~ provided that mitigation techniques including, but not limited to, the following are defined and adopted in the LDC, and are applied to a proposed development to wholly or partially address mitigate the identified inconsistencies. Such techniques may include, but are not limited to the following:

- Variable buffers, combining land and landscaping to achieve adequate separation of uses, appropriate open space, reduction of potential noise, light and glare, and screening of physical features of a proposed development;
- Variable setbacks, based upon the degree of difference in proposed density, intensity, scale, mass or height;
- Placement and effective screening or shielding of site features, such as lights, signs, dumpsters, loading areas, parking areas, outdoor storage, or other features with potential negative impacts;
- Effective transitions of on-site densities, intensities, scale, mass, or height; and
- Other innovative site design features that strive to achieve compatibility and effectively mitigate potential negative impacts.

Objective I.1.4: Land Development Regulations

Policy 1.4.1: ~~Policy 1.3.4: —~~ The City ~~has established shall maintain~~ zoning districts and regulations within its the LDC that further to implement the goals, objectives and policies of the Comprehensive Pplan and the FLUM, including:

- Regulations and performance standards governing that address the uses permitted of land within the City's zoning districts provisions;
- The LDC shall include pPerformance standards for townhomes, condominiums and apartments that control the location of proposed buildings in relation to the overall dimension of the site, and require that adequate open space is provided, as well as significant landscaping and buffers that will effectively screen these developments from low-density residential zoning districts.
- Provisions requiring Ccondominium or apartment developments of more than 25 units shall to provide recreational facilities to meet the needs of the population of the development.

- [Standards for S](#)ubdivision and master planning of land, including [the coordination of](#) transportation and utility infrastructure, and [the](#) provision of open space;
- [Measures to p](#)rotection of environmental resources and areas subject to seasonal or periodic flooding;
- [Requirements for Design of](#) on-site [circulation and](#) traffic flow, [including considering the provision of](#) adequate parking facilities;
- Landscape, buffer [ing](#), and screening regulations; and
- Regulations for signage.

Policy 1.4.2: ~~Policy 1.8.2:~~ The City shall continue to allow home occupations as long as they do not generate excessive traffic ~~and or demand for~~ parking, consistent with the LDC ~~and Florida Statutes~~.

Policy 1.4.3: ~~Gateway Overlay Districts:~~ [The City shall continue enforcing the Gateway Overlay District regulations](#) ~~In order to protect the aesthetic character of the entrances into the City, in addition to meeting the requirements of subsections a through d above, geographic boundaries for gateway overlay districts shall be delineated in the LDC. Within these overlay districts, special regulations on development shall be applied, including prohibition of certain uses permitted in the underlying commercial zoning district(s) and the establishment of special regulations for buffer, height, and similar performance criteria.~~

Policy 1.4.4: ~~The City shall continue enforcing the Standards shall also be established in the City of Gulf Breeze-CRA, US 98, and Central Business District Design Guidelines for these overlay districts.~~ [standards to protect the aesthetic character of the CRA District.](#) ~~When establishing the west gateway overlay district the regulations shall specify that within any portion of the C category west of U.S. Highway 98 and north of the Chanteclair Subdivision, no building shall exceed 60 feet in height and any building exceeding 35 feet in height must provide a 250-foot buffer from residential areas adjacent to the C Category. This buffer area cannot be used for another habitable structure or parking garage, except that ancillary uses such as surface parking, open space, swimming pools, landscaping and landscape features, stormwater areas, and ancillary structures (e.g., gazebos, decks, cabanas, lift stations, fire pits, refuse stations, etc.) shall be allowed within the 250 foot buffer.~~

Policy 1.4.5: ~~Policy 1.8.1:~~ The City shall ~~review its~~ [maintain](#) planned unit development provisions in the LDC ~~and make revisions by March 2015, if necessary, to provide flexibility in site design while~~ [ensuring](#) they are consistent with the goals, objectives and policies of the comprehensive plan.

Objective 1.1.5: ~~Objective 1.4:~~ Urban Sprawl/Smart Growth

The City shall discourage the proliferation of urban sprawl through [Smart Growth principles and](#) a future land use pattern that promotes orderly, compact development, ~~and~~ the provision of energy-efficient public facilities and services that minimize costs and environmental impacts, [and the reduction of vehicle miles traveled.](#)

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Commented [Inspire13]: [MOVED FROM FLU 1.5.12(3)(a) AND SPLIT INTO SEVERAL POLICIES]

Commented [Inspire14]: Edited per staff direction (7/12/26).



Policy 1.5.1: ~~Policy 1.4.1:~~ The City shall ~~c~~Coordinate with Santa Rosa County to establish joint policies regarding ~~the~~ provision, location, and expansion of urban services and facilities.

~~Policy 1.4.2: Adhere to the Public Schools Interlocal Agreement executed in October 2008, as amended, for siting of public school facilities and coordination on population projections.~~

~~Policy 1.4.3: Prioritize the funding of capital improvement projects in a manner that generally assigns priority to the renewal, reuse and/or rehabilitation of existing facilities or the replacement of existing obsolete or worn out facilities, as a preferred alternative to new construction.~~

Policy 1.5.2: ~~Policy 1.4.4:~~ The City shall encourage infill development through the use of higher density and higher intensity land use designations and mixed-use designations in areas desirable for infill development, and through the use of development incentives such as density bonuses, job creation, targeted business relocation bonuses, and targeted redevelopment programs.

Policy 1.5.3: ~~Policy 1.10.1:~~ Development in the Gulf Breeze Community Redevelopment Area shall ~~provide~~ incorporate pedestrian-friendly street design to encourage walkability. As appropriate ~~based upon to the project's~~ size and scale, developments may include high-quality pedestrian networks; designs ~~features~~ that encourage support a greater the use of bicycles, rollerblades, scooters, and walking as ~~viable modes of~~ daily transportation; connectivity to public transit; and a ~~mix of~~ land uses ~~mix~~ that demonstrates reduces external trips by encouraging facilitating internal trips capture.

Policy 1.5.4: ~~Policy 1.10.2:~~ The City shall encourage nNew development and infill development ~~may to~~ provide a mix of shops, offices, apartments and homes on site and provide mixed-use within neighborhoods, within blocks and within buildings in the Gulf Breeze Community Redevelopment Area and in planned unit developments.

~~Policy 1.10.3: Promote viable alternative transportation modes, including public transit facilities and connections, sidewalks and bicycle paths as well as, where safety criteria can be met, paths or routes for small electric vehicles.~~

Policy 1.5.5: ~~Policy 1.10.4:~~ The City ~~may shall~~ identify Subarea Districts comprised of individual adjacent parcels that function as a single mixed-use development. This recognizes that small parcels can be redeveloped as the ~~Mixed Use~~ Mixed-Use District (MXD) future land use classification without meeting the allowable mixture of uses table of ~~Policy 1.5.1~~, provided that other uses within the entire Subarea District meet the mixture criteria. Subareas shall be internally connected by local roadways, cross access easements or pedestrian pathways. Subarea District boundaries shall be mapped on the Official Future Land Use Map. Each Subarea District must include policies that describe the allowable uses, composition of mix, transportation requirements, community design standards, and any unique property characteristics that result in the need for a Subarea District designation.

Commented [Inspire15]: [MOVED TO INTERGOVERNMENTAL ELEMENT]

Commented [Inspire16]: [MOVED TO CAPITAL IMPROVEMENTS ELEMENT]

Commented [Inspire17]: [MOVED]

Commented [Inspire18]: [MOVED]

Commented [Inspire19]: [MOVED TO TRANSPORTATION ELEMENT]

Commented [Inspire20]: [MOVED]

- **Subarea Policy ~~1.1.5.5.1-1.10-4-1~~: Andrew Jackson Trail Subarea District.** -This district is bound by US-98 to the west, Northcliff Drive to the north, existing residential use to the east, and Andrew Jackson Trail to the south. - It consists of an existing shopping center plaza, office, commercial outparcels, and planned multi-family residential uses. -Development within the Andrew Jackson Trail Subarea District shall be internally connected by internal roadways and sidewalks. -The Subarea District will provide opportunities for residents to live, work, and play without the need to add external trips to the transportation network.
- **Subarea Policy ~~1.1.5.5.2-1.10-4-2~~: Live Oak Village Subarea District.** -This district is bound by Pensacola Beach Boulevard to the west, US 98 to the north, Naval Live Oaks Nature Preserve to the east, and Santa Rosa Sound to the south. -It consists of an existing shopping center plaza, office, commercial outparcels, and medium- and high-density residential uses. -The residential and non-residential uses within this Subarea District should be internally connected to provide opportunities for residents to live, work, and play without the need to add external trips to the transportation network. -The future extension of McAbee Court to the west, as described in Transportation Policy ~~1.1.8.3~~, will further promote connectivity within this Subarea District.

Objective 1.1.6: Objective 1.6: Natural Resource Protection

The City shall protect and restore natural ~~and historic~~ resources through identification, classification, planning and management, and limitations on use consistent with the degree of protection required. ~~(Note: There are no existing potable water wells located within the City, nor are any proposed throughout the planning timeframe.)~~

Policy 1.6.1: ~~Policy 1.6.1:~~ The City shall coordinate with the Northwest Florida Water Management District (NFWFMD) in its plans to ~~develop and~~ implement a comprehensive aquifer recharge area protection program and address this in the City's Water Supply Facilities Work Plan, ~~which will be adopted by December 2011 and updated as required.~~

~~Policy 1.6.2: Require the review and approval of development proposals by the appropriate environmental agencies prior to the issuance of any development permit by the City.~~

Policy 1.6.2: ~~Policy 1.6.3:~~ The City shall review the Florida Natural Areas Inventory (FNAI) ~~every seven years~~, during the Comprehensive Plan Evaluation and Appraisal process, to update listed species and their habitats in the City.

Policy 1.6.3: ~~Policy 1.6.4:~~ The City shall require development in identified flood prone areas to meet ~~be in accordance with~~ the City's Floodplain Management Ordinance, and the Santa Rosa Local Mitigation Strategy ordinance, ~~and "peril of flood."~~

Policy 1.6.4: Consistent with the Peril of Flood requirements of Section 163.3178 F.S., the City shall implement strategies to reduce flood risk from coastal flooding, flash floods, and stormwater runoff.

Commented [Inspire21]: [SEPARATING INTO TWO OBJECTIVES – NATURAL AND HISTORIC]

Commented [Inspire22]: [DELETED PER STATUTE – CITY CANNOT REQUIRE THIS]

Policy 1.6.5: The LDC will continue to implement ~~the applicable~~ FEMA floodplain management requirements ~~restrictions~~ by ~~adhering to~~ referencing the most current Flood Insurance Rate Maps (FIRMs), ~~as updated. To prevent duplication of agency requirements for floodplain management, the LDC will be revised, and new definitions included that are consistent with the State and FEMA language.~~

Commented [Inspire23]: [LDC UPDATED ALREADY – LAST SENTENCE STRUCK]

Policy 1.6.6: ~~Policy 1.6.5:~~ Environmentally sensitive lands, as designated in the coastal management and conservation elements shall be protected through the process of development, redevelopment, land use plan amendments and changes in zoning. The protection of environmentally sensitive lands shall be accomplished by maintaining provisions in the City's LDC that require one or more best management practices techniques, based on the degree of protection required, including consideration of current and future flood risk and sea-level rise impacts on sensitive coastal resources, and "peril of flood."

~~Policy 1.6.8: Coordinate with the South Santa Rosa/Escambia Resource Management Plan, as updated, in the implementation of its recommendations.~~

Commented [Inspire24]: REMOVED AS STAFF IS NOT FAMILIAR WITH THIS PLAN

Objective 1.1.7: Historic Resource Protection

The City shall identify, evaluate, and promote the preservation of historically significant resources within the City through ongoing survey efforts and designation programs.

Policy 1.7.1: ~~Policy 1.6.6:~~ The City shall, through outreach, education, and technical assistance, ~~Encourage~~ owners of structures that could potentially be historically significant ~~housing (i.e. housing over 50 years of age)~~ to apply for local historic designation and utilize state and federal assistance programs and incentives to redevelop the structure in a manner sensitive to its original character.

Commented [Inspire25]: [NEW OBJECTIVE – SPLIT FROM ORIGINAL OBJ 1.6]

Policy 1.7.2: ~~Policy 1.6.7:~~ The City shall continue to enforce regulations in its LDC that establish the conditions under which development shall require an archaeological survey and processes that will be used for the review of such identified developments.

Policy 1.7.3: The City shall apply for state funding to update the historic resources survey to evaluate structures that have reached 50 years of age since the previous survey, with the goal of identifying additional historically significant properties.

Objective 1.1.8: ~~Objective 1.7:~~ Concurrency

~~Objective 1.1: — Coordinate future land uses with the topography and soil conditions unique to Gulf Breeze and with the availability of facilities and services required to support such development.~~

Development, redevelopment, land use plan amendments, and changes to the zoning of a site shall be consistent with the availability of adequate services and facilities, including assurance that land and appropriate soil conditions ~~is~~ are available for the needed utility facilities and services.

~~Policy 1.1.1: — Continue to implement the City's Concurrency Management System, which details procedures whereby facilities and services necessary to~~

Commented [Inspire26]: [COMBINING EXISTING 1.1 AND EXISTING 1.7]

~~serve proposed developments at the adopted level of service (LOS) standards must be confirmed as available concurrent with the impacts of development prior to the issuance of development orders and permits.~~

Policy 1.8.1: ~~Policy 1.7.1:~~ All development orders or permits, ~~including any for new development and~~ redevelopment activities, shall be issued only if there are public facilities and services available with sufficient capacities to maintain the level of service standards concurrent with the impacts of the proposed development. Prior to the issuance of a building permit, the City shall verify that adequate sanitary sewer, potable water, stormwater management and solid waste facilities and services will be available to serve new development no later than the anticipated date of issuance of the certificate of occupancy.

Policy 1.8.2: ~~Policy 1.7.2:~~ The City shall continue monitoring the impact of new development on the transportation system ~~impacts and considering current and future planned capacity of roadways, as a matter of local law.~~

Policy 1.8.3: ~~By March 2015,~~ The City shall adopt land use and transportation strategies to support and fund mobility within the City.

Policy 1.8.4: ~~Policy 1.7.3:~~ The City shall ~~e~~Ensure the availability of suitable land for public services and facilities by requiring dedication of adequate rights-of-way for use as roadways, to provide for potable water, sanitary sewer and stormwater management facilities, and for new construction, service extensions, or facility improvements required by utility companies.

Policy 1.8.5: ~~Policy 1.7.4:~~ Small-scale, site-specific, or off-grid electrical generation systems serving single users or small clusters of users and which use alternative energy sources shall be allowed in all land use categories with the exception of the Conservation category. Such alternative systems shall be allowed to connect to an available electrical energy distribution system to sell excess power to an electric utility provider. All substations adjacent to residential neighborhoods or visible from a public roadway shall be required to provide landscaping and buffering to minimize visual and noise impacts.

Policy 1.8.6: ~~Policy 1.1.2:~~ Consideration of land use and zoning amendments shall include the relationship of the amendments to the availability of public services and facilities necessary to support proposed densities and intensities.

Policy 1.8.7: ~~Policy 1.1.3:~~ The City shall ~~r~~Require ~~that~~ the owner of any development project to be responsible for the provision of sanitary sewer facilities and a stormwater management system that are consistent with soil conditions and natural drainage patterns to the maximum extent possible in compliance with City and State regulations.

Objective 1.1.9: ~~Objective 1.9:~~ Hurricane Evacuation

Proposed new development, redevelopment, and changes in future land use shall be coordinated with the local mitigation strategy and the regional hurricane evacuation study.

Commented [Inspire27]: [REMOVED. DUPLICATIVE WITH EXISTING POLICY 1.7.1]

Commented [Inspire28]: [MOVED]

Commented [Inspire29]: [MOVED]

Commented [Inspire30]: [MOVED]



Policy 1.9.1: ~~Policy 1.9.1:~~ Coastal area population densities shall be coordinated with the ~~West Florida~~ ~~Emerald Coast~~ Regional Evacuation Study ~~2010~~, as updated.

Commented [Inspire31]: [MOVED]

Policy 1.9.2: ~~Policy 1.9.2:~~ The City shall implement the applicable recommendations of the Santa Rosa County Local Mitigation Strategy.

Commented [Inspire32]: [MOVED]

Policy 1.9.3: ~~Policy 1.9.3:~~ The City shall evaluate future land use on “peril of flood” (Chapter 163, F.S.) to mitigate impacts and build resiliency.

Commented [Inspire33]: [MOVED]

Policy 1.9.4: ~~Policy 1.9.4:~~ The City shall ~~work and~~ coordinate with the County to develop an updated Vulnerability Assessment which meets Section 380.093, Florida Statutes, to meet future state grant funding eligibility requirements.

Commented [Inspire34]: [MOVED]

~~Objective 1.8: Provide the opportunity for use of innovative land development regulations.~~

~~Objective 1.10: New development in the City shall comply with “Smart Growth” principles that minimize the emission of greenhouse gases and reduce vehicle miles of travel as opposed to conventional development standards that encourage urban sprawl. The following policies shall be incorporated into the City’s land development regulations by March 2015.~~

Commented [Inspire35]: [REMOVED. VAGUE OBJECTIVE. POLICIES 1.8.1 AND 1.8.2 MOVED TO LDR OBJECTIVE]

Objective 1.1.10: Objective 1.11: — Most Livable City Plan

~~The City shall~~ implement the City’s Most Livable City Plan to maintain, protect, and enhance the quality of life for residents and businesses.

Commented [Inspire36]: [MOVED POLICIES TO URBAN SPRAWL OBJECTIVES]

Policy 1.10.1: ~~Policy 1.11.1:~~ ~~The City shall~~ ~~d~~iversify the business mix; and encourage ~~the create mixed-use~~ developments ~~by implementing of~~ the Catalyst Site projects in the City’s Most Livable City Plan.

~~Policy 1.11.2: Expand the trail and sidewalk network, to improve pedestrian safety and comfort.~~

Policy 1.10.2: ~~Policy 1.11.3:~~ ~~The City shall~~ ~~c~~reate new ~~and maintain existing~~ community gathering places ~~to further the Most Livable City Master Plan, including a new community/civic center at Shoreline Park, Neighborhood Centers, and a “green” park in the Town Center catalyst site.~~

Commented [Inspire37]: [REMOVED POLICY = ADDRESSED BY OBJECTIVE 1.9 IN THE TRANSPORTATION ELEMENT]

~~Policy 1.11.4: Disperse traffic from US 98 by adding parallel local routes.~~

~~Policy 1.11.5: Coordinate with the Santa Rosa County School District in a collaborative decision-making process to relocate the public school ball fields south of the High School to improve school bus access, vehicle circulation and increase available land along US 98 for mixed-use development.~~

~~Policy 1.11.6: Redevelop the East Gate Catalyst Site to create a medical office employment center that complements the Andrews Institute and Gulf Breeze Hospital.~~

~~Policy 1.11.7: Continue to coordinate with the Florida Department of Transportation (FDOT) to recommend the easternmost alignment of the Pensacola Bay Bridge reconstruction in order to maximize development potential and access for properties within the Bay Bridge Landing Catalyst Site.~~

Commented [Inspire38]: [COVERED IN TRANSPORTATION ELEMENT OBJECTIVE 1.7]



~~Policy 1.11.8: Create a mixed-use “main street” with a central green space in the Town Center Catalyst Site.~~





02



TRANSPORTATION



COMPREHENSIVE PLAN
FROM SHORELINE TO SKYLINE

[DRAFT JULY 2026]



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II. TRANSPORTATION ELEMENT

Pursuant to Section 163.3177(6)(f), Florida Statutes (F.S.), the Transportation Element addresses mobility issues in relationship to the size and character of the City. This document includes goals, objectives, and policies committing the City to creating a safe, convenient multimodal transportation system, coordinated with the future land use map and designed to support the other elements of the comprehensive plan, the City's existing and future transportation systems, including facilities for automobiles, public transit, bicycles and pedestrians. Transportation system facilities and services should be maintained and developed in a way that achieves the City's vision; therefore, this element provides for the assessment of current and future transportation system needs and enhancements to the community's transportation system by improving the interconnectedness of different modes of transportation, corridor management and connections between neighborhoods and neighboring jurisdictions. It also offers recommendations for public transportation and pedestrian/bicycle facilities to achieve greater multimodal connectivity.

The City of Gulf Breeze hereby adopts into its comprehensive plan land use and transportation strategies to support and fund mobility within the City.

The Future Transportation Map Series, Maps 4.1, 4.2 and 4.3, Volume II, Adopted Maps Atlas, establish the functional classification of the City's roadway system and its relationship to public transit and pedestrian/bicycling facilities within the City limits.

GOAL II-1: ~~GOAL 1:~~ TRANSPORTATION

The City shall ~~P~~promote the development of a safe and energy-efficient multi-modal transportation system that is integrated functionally and aesthetically into the surrounding land use framework and enhances the mobility needs of the City of Gulf Breeze.

Objective II-1.1: ~~Objective 1.1:~~ Multi-Modal Transportation

The City shall ~~P~~provide for a safe, convenient, and energy-efficient multi-modal transportation system.

Policy II-1.1.1: ~~Policy 1.1.1:~~ The City shall require both new development and substantial redevelopment to provide adequate safe pedestrian facilities on-site, to adjacent sites as practical, and in adjacent rights-of-way. Such facilities shall include a direct link between the public sidewalk network and building entrance, lighted sidewalks along both sides of all internal roadways, and, as appropriate, on the development side of adjacent roadways. The City shall also require the provision of pedestrian and vehicular access to all parts of new development projects, including crosswalks at intersections, pedestrian activated features at signalized intersections, and sidewalk ramps. Additionally, mitigation or elimination of ~~existing~~ pedestrian hazards (e.g. upgrading an intersection) may be required, as needed and dependent upon the magnitude of the development or redevelopment project.

Policy II-1.1.2: ~~Policy 1.1.2:~~ The City shall ~~R~~Require that new development and infill redevelopment in the Gulf Breeze community redevelopment area provide the

Commented [Inspire1]: [FROM EXISTING POLICY 1.1.5]

minimum vehicular parking spaces adequate to meet the needs of the specific land use, keeping in mind the possibility of sharing parking with adjoining uses if appropriate, and further the pedestrian-friendly character of the redevelopment area by:

- Where appropriate, locating parking to the side or behind the development to provide pedestrian accessibility to building entrances and walkways to the street, rather than separating the building from the street with parking areas.
- Providing clearly delineated pedestrian routes through parking lots to safely accommodate pedestrian and bicycle circulation and to minimize potential bicycle/pedestrian and automobile interaction.

Policy II-1.1.3: ~~Policy 1.1.3:~~ When ~~existing~~ City roads are resurfaced or reconstructed or during the design of new City roads, pedestrian and bicycle facilities may be incorporated by providing for ~~wide outside lanes~~ sharrows (shared rights-of-way) if the vehicular speed at or below 35 miles per hour, buffered bicycle lanes, sidewalks, and/or other facilities when the available right-of-way is not physically constrained and when cost and design considerations are not prohibitive.

Policy II-1.1.4: The City shall coordinate with FDOT on improvements to US 98 ~~or~~ and SR 399 to ensure that transit, bicycle and pedestrian facilities are incorporated to the maximum extent possible.

Policy II-1.1.5: ~~Policy 1.1.4:~~ The City shall ~~c~~Control driveway and road connections through enforcement of regulations in the Land Development Code, such as the requirement for minimum distances between connections, design standards for driveways, minimum spacing and design standards for median cuts, and provisions for joint driveways. These regulations shall be consistent with FDOT's access management policies.

~~Policy 1.1.5: Require the provision of pedestrian and vehicular access to all parts of new development projects, including crosswalks at intersections, pedestrian actuated features at signalized intersections and curb cut sidewalk ramps.~~

Objective II-1.2: ~~Objective 1.2:~~ Coordination with the FLUM

The City shall ~~c~~Coordinate the transportation system with the Future Land Use Map (FLUM) and ensure that proposed population densities, housing and employment patterns, and land uses are consistent with the transportation modes and services proposed to serve these areas.

Policy II-1.2.1: ~~Policy 1.2.1:~~ The City shall ~~r~~Review roadway improvements and new road construction for consistency with the FLUM.

Policy II-1.2.2: ~~Policy 1.2.2:~~ Applications for ~~future~~ more ~~intense~~ intensive future land use ~~amendments~~ classifications or rezonings to more intensive designations shall be accompanied by a transportation impact study analyzing the impacts of the development allowed by the new category on the citywide transportation system.

Commented [Inspire2]: [SPLIT FROM EXISTING POLICY 1.1.3]

Commented [Inspire3]: [MOVED DUE TO POLICY SPLIT ABOVE]

Commented [Inspire4]: [POLICY 1.1.5 MOVED/MERGED WITH POLICY 1.1.1]



Objective II-1.3: ~~Objective 1.3:~~ Existing Rights-of-Way

The City shall ~~P~~protect existing rights-of-way from building encroachment and require the reservation of future rights-of-way to provide for transportation needs within the City.

Policy II-1.3.1: ~~Policy 1.3.1:~~ The City shall ~~P~~protect existing rights-of-way from building encroachment by continuing to enforce provisions established in the Land Development Code that require:

- Developers to provide for required rights-of-way;
- Building setbacks appropriate to the functional classification of the road; and
- Right-of-way standards appropriate to the functional classification of the road.

Policy II-1.3.2: ~~Policy 1.3.2:~~ The City shall ~~D~~develop and maintain a listing of roadways requiring additional right-of-way to conform to the standards for the different functionally classified roads in the City.

Objective II-1.4: ~~Objective 1.4:~~ Coordination

The City shall ~~c~~coordinate the transportation system with the plans of adjacent jurisdictions and the Florida-Alabama Transportation Planning Organization (TPO), the Northwest Florida Transportation Corridor Authority (NFTCA), and the Florida Department of Transportation (FDOT).

Policy II-1.4.1: ~~Policy 1.4.1:~~ The City shall ~~E~~continue active membership in the Florida-Alabama TPO to participate in the development of the long-range plan and the transportation ~~transit~~ improvement plan to address regional transportation issues that impact the City of Gulf Breeze.

Policy II-1.4.2: ~~Policy 1.4.2:~~ The City shall ~~R~~review the FDOT Five-year Work Program on an annual basis when updating the Capital Improvements Element to monitor completion of improvements to state roadways in the City or roadways that could potentially impact the City.

Policy II-1.4.3: ~~Policy 1.4.3:~~ The City shall ~~E~~continue to participate in the activities of the NFTCA as it implements projects ~~identified in Phase I of the Master Plan adopted in July 2008~~ to ensure fair representation of the City's views on regional transportation concerns.

Policy II-1.4.4: ~~Policy 1.4.4:~~ The City shall ~~E~~establish strategies, agreements and other mechanisms with adjacent jurisdictions and appropriate agencies to implement transportation provisions of this element.

Policy II-1.4.5: The City shall continue to coordinate with the Tri-County Community Council to provide paratransit services for eligible residents.

Policy II-1.4.6: The City shall continue to coordinate with FDOT to develop and maintain segments of the SUNTrail along Gulf Breeze Parkway.



Objective II-1.5: ~~Objective 1.5:~~ Energy Efficiency

~~The City shall develop strategies through transportation decisions and planning to~~ address the reduction of greenhouse gas emissions, energy conservation, and energy-efficient design.

Policy II-1.5.1: ~~Policy 1.5.1: The City shall require~~ new and infill development and redevelopment, when feasible, to provide interconnections and access to existing and planned multi-modal transportation facilities, including sidewalks, bicycling facilities, and transit facilities.

Policy II-1.5.2: ~~Policy 1.5.2: The City shall coordinate~~ with Escambia County Area Transit (ECAT), when possible, to:

- Address the provision of efficient public transit services based upon existing and proposed major trip generators and attractors;
- Consider a fixed-route service to address transit needs between south Escambia County and south Santa Rosa County;
- Upgrade existing ~~and provide new~~ transit facilities and provide new ones as warranted such as park and ride lots, bus stops, bus shelters, and signage.

Policy II-1.5.3: ~~Policy 1.5.3: The City shall coordinate with the Emerald Coast Regional Council, West Florida Regional Planning Council, Escambia County, Santa Rosa County, and the City of Pensacola to:~~

- Promote car-pooling opportunities for commuters with the same destination;
- Facilitate bicycle, pedestrian, and other non-motorized transportation options; and
- Develop transportation demand management programs to possibly modify peak hour travel demand and reduce the number of vehicle miles traveled per capita within the region.

Policy II-1.5.4: ~~Policy 1.5.4: The City shall develop~~ transportation system management strategies as appropriate to improve system efficiency and enhance safety.

Objective II-1.6: ~~Objective 1.6:~~ Quality/Level of Service

The City ~~of Gulf Breeze~~ shall use Quality/Level of Service (Q/LOS) for monitoring purposes in order to identify where multimodal improvements are needed, for guiding capital improvements facility/operations planning to achieve and maintain mobility, to reduce greenhouse gases, and to assist in determining a fair share that a development should contribute to the achievement of these mobility standards. Q/LOS shall not be used for development approvals based on capacity.

Policy II-1.6.1: ~~Policy 1.6.1:~~ The City shall ~~use the~~ establish the following minimum Roadway Q/LOS standards in the Capital Improvement Element for monitoring intersection capacity based on annual average daily trips (AADT), ~~as follows:~~

- ~~— Arterials (4 lane and 6 lane) E+10%~~
- ~~— Arterials (2 lane) — E + 30%~~
- ~~— Collectors — D~~
- ~~— Local Roads — D~~

Policy II-1.6.2: ~~Policy 1.6.2:~~ The City shall annually monitor the Q/LOS status of arterials, collectors and state roadways within the City by obtaining from the State and County their most recent traffic counts at points along all roadways that would be affected by development in the City.

Policy II-1.6.3: ~~Policy 1.6.3:~~ The City shall continue to use standards and guidelines for permitting the payment of proportionate fair-share contributions to mitigate locally and regionally significant transportation impacts consistent with section 163.3180-(5), F.S.

Policy II-1.6.4: ~~Policy 1.6.4:~~ If a development requires roadway improvements, emphasis shall be upon intersection improvements to improve safety and reduce conflicts between modes; signalization/Transportation Demand Management improvements (especially those providing transit and pedestrian priority signalization); bicycle facility improvements, and pedestrian crosswalk/median improvements.

Policy II-1.6.5: ~~Policy 1.6.5:~~ The City shall amend the Land Development Code to reflect the ~~adoption of the mobility~~ adopted level of service standards.

Policy II-1.6.6: ~~The City shall and~~ include any possible funding sources ~~that will be used~~ for alternative transportation improvements in the Five-year Schedule of Capital Improvements as ~~updated annually~~ they become available.

Policy II-1.6.7: ~~Policy 1.10.3:~~ ~~The City shall p~~ Promote viable alternative transportation modes, including public transit facilities and connections, sidewalks, and bicycle paths, as well as, where safety criteria can be met, designated paths or routes for small electric vehicles and micromobility devices.

~~Policy 1.6.6: Developments approved prior to the adoption of the mobility standards shall be required to provide any transportation improvements, modifications or mitigation required as part of the original development plan approval.~~

Commented [Inspire5]: [MOVED FROM FLUE]

Commented [Inspire6]: [STAFF IS NOT AWARE OF THESE MOBILITY STANDARDS]

Objective II-1.7: Objective 1.7: Alternatives to US 98

~~The City shall explore~~ creating parallel alternatives to US 98 to implement the Recommended Transportation Improvements from the City's Most Livable Plan and enhance connectivity and safety for pedestrians, cyclists, transit users and vehicles.

Policy II-1.7.1: ~~Policy 1.7.1:~~ ~~The City shall explore the c~~ Construction a new local street, adjacent to the public school facilities, that connects Fairpoint Drive to Shoreline



Drive, as a parallel alternative to US 98. Coordinate with Santa Rosa County School District to promote pedestrian safety, continued educational use and future school expansion. At the time of final street alignment, determine if a grade separation is necessary to access the ballfields.

~~Policy 1.7.2: Construct a new local street that connects Andrew Jackson Trail to Pensacola Beach Boulevard. This new local street shall be a pedestrian-oriented "Main Street" that serves as a parallel alternative to US 98.~~

Policy II-1.7.2: ~~Policy 1.7.3:~~ The City shall explore Rrealigning McAbee Court to connect Shoreline Drive to the Live Oak Village as a parallel alternative to US-98.

Policy II-1.7.3: ~~Policy 1.7.4:~~ The City shall explore ~~Prepare~~-preparing a Complete Street typical cross section for use when designing new local streets identified in the Most Livable City Plan.

Commented [Inspire7]: STAFF DOES NOT BELIEVE THIS PROJECT IS REASONABLY FEASIBLE

Objective II-1.8: ~~Objective 1.8:~~ Existing Intersections

The City shall ~~improve~~ing existing intersections to implement the Recommended Transportation Improvements from the City's Most Livable Plan and enhance connectivity and safety for pedestrians, cyclists, transit users and vehicles.

~~Policy 1.8.1: Align Hoffman Drive and Andrew Jackson Trail at the intersection of US 98, with a directional northbound left permitted at the future unsignalized intersection to improve connectivity and safety.~~

~~Policy 1.8.2: Modify the geometry of the Daniel Drive, Shoreline Drive, and McAbee Court intersections to improve connectivity. The intersection at the high schools and Daniel Drive shall remain signalized.~~

~~Policy 1.8.3: Realign the unsignalized Shoreline Drive intersection at US 98 to a north-south alignment rather than the existing curved alignment to improve safety.~~

Policy II-1.8.1: ~~Policy 1.8.4:~~ The City shall Rrealign McAbee Court to the east, concurrent with redevelopment and connected to the Live Oak Village redevelopment site. A roundabout may be located at the Pensacola Beach Boulevard and McAbee Court intersection.

Policy II-1.8.2: ~~Policy 1.8.5:~~ The City shall Ccoordinate with the Florida Department of Transportation (FDOT) to reconstruct the existing Pensacola Beach Boulevard interchange at US 98 as an at-grade intersection if it becomes necessary to widen US 98 to six lanes. Reconstruct the northbound left movement (off-ramp from bridge) and eastbound right (on-ramp to bridge) as ramps. Convert the existing interchange to a signalized intersection to connect the hospital and shopping campus to the east with the Gulf Breeze community to the west.

Policy II-1.8.3: ~~Policy 1.8.6:~~ The City shall continue to coordinate with the Florida Department of Transportation (FDOT) to recommend the easternmost alignment of the Pensacola Bay Bridge reconstruction in order to maximize development potential and access for properties.

Commented [Inspire8]: STAFF DOES NOT BELIEVE THESE 3 ARE REASONABLY FEASIBLE



Policy II-1.8.4: ~~Policy 1.8.7:~~ The City shall make safety improvements to pedestrian facilities along US 98 to ensure pedestrians have sidewalks parallel to and signalized crosswalks along US 98. ~~Continue to monitor the coordinated signalized intersection system to reduce travel delay time and allow through trips to progress more quickly and fluidly along US 98.~~

Policy II-1.8.5: The City shall coordinate with FDOT to reclassify US 98 from Suburban Commercial (C3C) to an Urban General (C4) context classification.

Objective II-1.9: ~~Objective 1.9:~~ Bicycle and Pedestrian Improvements

The City shall implement the bicycle and pedestrian facilities improvements of the City's Most Livable City Plan to enhance connectivity and safety for pedestrians and cyclists.

Policy II-1.9.1: ~~Policy 1.9.1:~~ The City shall maintain and expand the multi-use path along Shoreline Drive and Fairpoint Drive to ensure connectivity between the residential areas in western Gulf Breeze with the park, the school campus, and the redevelopment areas adjacent to US 98, ~~with a dedicated bike trail along Shoreline Drive and Fairpoint Drive. Connect the realigned Shoreline Drive to the Boy Scout Trail south of US 98 by a dedicated "Share the Road" facility.~~

~~Policy 1.9.2: Evaluate the feasibility of constructing a pedestrian underpass to provide a connection between the school campus and the mixed-use district and new main street.~~

Policy II-1.9.2: ~~Policy 1.9.3:~~ The City shall ~~c~~Construct pedestrian crossings at the following signalized intersections to enhance connectivity and safety across US 98: US 98 and the Pensacola Beach Boulevard to connect Shoreline Drive and the mixed-use development to the south with the hospital and office to the north.

~~A. US 98 and Fairpoint Drive to connect residential to the new main street.~~

~~B. US 98 and Daniel Street to connect the school campus to the new main street~~

~~C. US 98 and the Pensacola Beach Boulevard to connect Shoreline Drive and the mixed-use development to the south with the hospital and office to the north.~~

~~D. US 98 and the Hospital/ Live Oak shopping center to connect the hospital campus and the proposed hotel and mixed-use office and retail buildings.~~

Policy II-1.9.3: ~~Policy 1.9.4:~~ The City shall ~~c~~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.

Commented [Inspire9]: [STAFF DOES NOT BELIEVE THIS IS REASONABLY FEASIBLE]



03



HOUSING



COMPREHENSIVE PLAN
FROM SHORELINE TO SKYLINE

[DRAFT JULY 2026]



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III. HOUSING ELEMENT

Pursuant to Section 163.3177(6)(f), Florida Statutes (F.S.), the Housing Element promotes the development of a range of housing choices that meet the needs of persons of all income levels and of all age groups and persons with special needs. This element provides for the maintenance or rehabilitation of the existing housing stock and explores the idea of seeking partnerships with housing providers and adjacent jurisdictions to accommodate and encourage the development of affordable and workforce housing units.

GOAL III-1: ~~GOAL 1:~~ SAFE AND AFFORDABLE HOUSING

~~The City shall~~ Encourage and support the provision of safe and affordable housing for the current and future residents of the City of Gulf Breeze.

Objective III-1.1: ~~Objective 1.1:~~ Existing Housing Stock

The useful life of the existing housing stock shall be conserved through code enforcement activities and effective implementation of regulatory action programs directed toward preserving neighborhood quality and maintenance of community facilities.

Policy III-1.1.1: ~~Policy 1.1.1:~~ ~~The City shall~~ Encourage to enforce building, housing, plumbing, electrical, and other construction codes to ensure the maintenance of standard housing and to achieve necessary corrective action through code enforcement actions where non-compliance exists.

Policy III-1.1.2: ~~Policy 1.1.2:~~ ~~The City shall~~ Encourage eligible low-income homeowners to apply for rehabilitation assistance through county, regional or state programs.

Policy III-1.1.3: ~~Policy 1.1.3:~~ ~~The City shall~~ Encourage and require demolition of those housing units which are ~~deemed unsafe, hazardous, or in violation of building/flood codes~~ determined not to be suitable for rehabilitation by public or private means.

Objective III-1.2: ~~Objective 1.2:~~ Affordable and Workforce Housing

~~It is not economically feasible for the City of Gulf Breeze to meet all affordable housing needs within its jurisdiction because of high property values and very little vacant residential land or vacant land located within the coastal high hazard area. However, the City will continue to participate in agreements~~ ~~The City shall coordinate with public, private, and non-profit housing providers adjacent jurisdictions~~ to assist in the development ~~and implementation~~ of affordable ~~and workforce~~ housing ~~programs on a project-by-project basis.~~

Policy III-1.2.1: ~~Policy 1.2.1:~~ ~~The City shall~~ Coordinate with affordable housing providers and adjacent jurisdictions to ensure that adequate sites and distribution of affordable housing sites, including sites for manufactured homes, are available for



existing and future very-low, low- and moderate-income populations in the Gulf Breeze vicinity.

Policy III-1.2.2: ~~Policy 1.6.3:~~ The City shall Coordinate with Santa Rosa County in facilitating the programs of the State Housing Initiative Partnership (SHIP) program, including down payment assistance, rehabilitation programs and the multi-family construction program for affordable and workforce housing.

Policy III-1.2.3: ~~Policy 1.2.3:~~ The City shall Consider the use of Federal, State and local subsidy programs and private for-profit and non-profit programs to provide adequate low- and moderate-income housing through interlocal agreements.

Policy III-1.2.4: ~~Policy 1.6.1:~~ The City shall Review regulatory and permitting processes every three years at a minimum and make any changes necessary to improve the public and private housing delivery process. Measures such as waiving processing fees for affordable housing projects and fast-track review of proposals for affordable housing will be considered.

Policy III-1.2.5: The City shall encourage mixed-use development and affordable housing in the areas identified in the Most Livable City Plan.

Policy III-1.2.6: ~~Policy 1.2.4:~~ The City shall update the Land Development Code to offer ~~include affordable housing~~ incentives for affordable housing development in the Community Redevelopment Area ~~in the Land Development Code by December 2016.~~

Policy III-1.2.7: ~~Policy 1.6.2:~~ The City shall continue to participate in ~~Emerald Coast Regional Council~~ West Florida Regional Planning Council initiatives directed toward educating local governments about new techniques, especially programs applicable to the region and/or Santa Rosa County, for promoting affordable housing.

Policy III-1.2.8: ~~Policy 1.6.4:~~ The City shall maintain and update every three years an inventory that is compliant with Section 166.0451, F.S. ~~Review use~~ of City-owned property within or outside the City limits, which may be appropriate for use as affordable housing, for use as affordable housing sites and for placement on the Florida Affordable Housing Inventory of Publicly Owned Lands. The inventory list shall be publicly available on the City's website to encourage potential development.

Policy III-1.2.9: ~~Policy 1.2.2:~~ Mobile home subdivisions and parks of ten acres or greater shall be allowed in all residential categories. Mobile home subdivisions and parks are subject to landscape buffering requirements equivalent to commercial districts abutting residential uses.

Policy III-1.2.10: No mobile home subdivisions or parks are allowed in the Coastal High Hazard Area.

Policy III-1.2.11: The City shall coordinate with adjacent local jurisdictions to promote the development of affordable housing in the region.

Commented [Inspire1]: STRUCK PROPOSED ACCESSORY DWELLING UNIT POLICY BASED ON STAFF COMMENTS

Commented [Inspire2]: [SPLIT POLICY FROM EXISTING POLICY 1.2.2]

Objective III-1.3: ~~Objective 1.3:~~ Group Homes, Foster Care, and Housing for the Elderly

The City shall ~~e~~Ensure that opportunities for group homes and foster care facilities as well as housing for the elderly are provided within the City.

Policy III-1.3.1: ~~Policy 1.3.1: Dwelling units licensed to serve clients of the Florida Department of Children and Family Services that provide a living environment for seven to 14 unrelated residents who operate as the functional equivalent of a family are defined as~~ Community Residential Homes with seven to 14 residents pursuant to as defined in Section 419.001(1)(a), F. S., ~~and~~ shall be allowed within the ~~any~~ multi-family residential land use category provided ~~it~~ they ~~meets~~ the requirements of Section 419.001(3).

Policy III-1.3.2: ~~Policy 1.3.2:~~ Homes of six or fewer residents which otherwise meet the definition of a Community Residential Home pursuant to Section 419.001(1)(a), F. S., shall be deemed a single-family unit and shall not be excluded from establishment within residential neighborhoods, provided that the ~~group home facility~~ is not located within a radius of 1,000 feet of another group home and that the residential nature of the neighborhood is maintained or upgraded and that such inclusion would not affect the safety of the existing residents or place residents of such facilities at risk.

Policy III-1.3.3: ~~Policy 1.3.3: The City shall review and maintain include in the City's Land Development Code principles and criteria standards in the City's Land Development Code~~ to guide the location of group homes ~~and foster care facilities consistent with State requirements. These principles and criteria standards~~ seek to encourage the development of community residential alternatives to institutionalization while maintaining the character and quality of established neighborhoods.

Policy III-1.3.4: The City shall promote aging in place by considering the adoption of universal design standards in the Land Development Code, developing a home rehabilitation grant program, and enhancing transit and pedestrian access to essential goods and services.

Objective III-1.4: ~~Objective 1.7:~~ Appropriate Mix of Housing

The City shall ~~To~~ assist the private sector in providing an appropriate mix of housing types and ~~to apply encourage~~ innovative planning and development design techniques to ensure sustainability.

Policy III-1.4.1: ~~Policy 1.7.1: The City shall~~ Ecoordinate the development of future housing with supporting ~~infra structure~~ infrastructure such as schools, parks, emergency service, and water and sewer services through private sector funding concurrent with development. Such private sector funding shall be accomplished through provisions such as, but not limited to, impact fees and the provision of off-site improvements.



Policy III-1.4.2: ~~Policy 1.7.2:~~ The City shall encourage the development of multi-family ~~and rental housing as a primary land use~~ in areas where employment opportunities and infrastructure are available and where higher intensity development exists or is planned on nearby property, consistent with the Future Land Use Map Series.

~~Policy 1.7.3: Encourage the construction of energy efficient housing by implementing the Florida Model Energy Code.~~

Policy III-1.4.3: ~~Policy 1.7.4:~~ The City shall promote the use of cluster housing ~~and planned unit developments~~ to conserve open space and environmentally sensitive lands.

Policy III-1.4.4: ~~Policy 1.7.5:~~ The City shall explore incorporate incorporating incentives into the Land Development Code for residential developments that incorporate LEED, Florida Green Building Coalition, or similar professionally accepted green building guidelines and that use recycled or renewable materials and renewable energy sources in construction of residential units and developments.

Commented [Inspire3]: [DELETED BECAUSE THE FLORIDA MODEL ENERGY CODE IS NOW MANDATORY AT THE STATE LEVEL]

Objective III-1.5: ~~Objective 1.5:~~ Compliance with Section 421.55, F.S.

The City shall ~~P~~provide uniform and equitable treatment to persons displaced by public programs and projects, consistent with Section 421.55, F.S.

Policy III-1.5.1: ~~Policy 1.5.1:~~ The City shall coordinate with appropriate agencies to prepare plans of action regarding relocation of residents before programs are enacted that will create displaced households. Such plans shall include, but are not limited to, the following:

- Timing of the relocation;
- Assessment of the need for the program that will displace households; and
- Costs associated with the displacement of such households.

Objective III-1.6: ~~Objective 1.4:~~ Historically Significant Housing

The City shall ~~E~~encourage the identification and preservation of historically significant housing ~~for residential or low-intensity business use if possible.~~

Policy III-1.6.1: ~~Policy 1.4.1:~~ The City shall implement the ~~consider the adoption of a~~ Historic Preservation Ordinance that provides identification criteria and preservation guidelines for historic and archaeological resources in Gulf Breeze. ~~Housing eligible for the National Register will be considered as historically significant.~~

Policy III-1.6.2: ~~Policy 1.4.2:~~ The City shall coordinate with the Florida Department of State, Division of Historical Resources to assist property owners in applying for and



utilizing available state and federal assistance programs for the rehabilitation and adaptive reuse of historically significant housing.

~~OBJECTIVE 1.6~~

~~Coordinate with public, non-profit and private housing providers to formulate affordable housing implementation programs.~~

Objective III-1.7: Objective 1.8: Vacant Waterfront Residential Properties

~~The City shall c~~Continue to enforce coastal environmental and building regulations that are ~~and remain~~ consistent, or more stringent than, ~~all~~ applicable local, state, and federal ~~coastal environmental and building regulations standards~~, while ~~providing allowing~~ for the appropriate development and use or operation of remaining vacant waterfront residential properties.

Policy III-1.7.1: Policy 1.8.1: ~~The City shall~~ continue to require building construction techniques; and ~~additional flood resistant~~ flood-resistant construction ~~requirements standards remain either that are~~ consistent with, or more stringent than, the ~~requirements within the~~ Florida Building Code and applicable flood-plain management regulations set forth in 44 C.F.R ~~p~~Part 60.

Commented [Inspire4]: [MOVED POLICIES TO OBJ. 1.2]



04



INFRASTRUCTURE



COMPREHENSIVE PLAN
FROM SHORELINE TO SKYLINE

[DRAFT JULY 2026]

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IV. INFRASTRUCTURE ~~ELEMENT~~

Pursuant to Section 163.3177(6)(c), Florida Statutes (F.S.), the Infrastructure Element, which includes sanitary sewer, solid waste, stormwater management, potable water and natural groundwater aquifer recharge, establishes guidelines for the provision of these necessary public facilities and services to meet the needs of the current and projected population in a manner that protects natural resources. ~~Conservation was acknowledged as vital to residents in the City's 2008 visioning workshops as the conduit to a livable, environmentally friendly community recognizing that preservation and enhancement of local natural resources is invaluable to the longevity of the community. To achieve this, our modern way of life must coexist in harmony with the surrounding environment as much as possible. The City has developed a Stormwater Utility Master Plan to manage stormwater effectively in a way that protects the City's surface water and groundwater resources. These and other initiatives demonstrate the commitment to accomplish the purpose of this element by addressing the following:~~

- ~~— Design capacity of facilities~~
- ~~— Identify and implement conservation strategies for potable water~~
- ~~— Stormwater discharge standards~~
- ~~— Recycling program review for enhancement~~
- ~~— Further avenues for enhancing current and identifying needed partnerships~~
- ~~— Development of a comprehensive Infrastructure Master Plan for cost effectiveness and to prevent duplication~~
- ~~— Develop and maintain a Water Supply Plan for at least a 10-year period~~

GOAL IV-1: ~~GOAL 1:~~ INFRASTRUCTURE

The City shall ~~P~~provide sanitary sewer, solid waste, stormwater management, and potable water ~~facilities and services that to~~ meet the needs of current and future residents of the City of Gulf Breeze in a manner that is sensitive to the City's natural resources and protects the quality and quantity of the Floridan aquifer system.

Objective IV.1.1: ~~Objective 1.1:~~ Existing Facility Deficiencies and Future Needs

The City shall ~~C~~correct existing facility deficiencies and provide for future needs by meeting adopted level ~~of service~~ standards, implementing recommendations in infrastructure master plans, and through the adoption, implementation, and annual revision of the Capital Improvements Element.

Policy IV-1.1.1: ~~Policy 1.1.1:~~ The City shall use ~~The following~~ level of service standards adopted in the Capital Improvements Element ~~are hereby adopted, and shall be used~~ as the basis for determining the availability of facility capacity for all new development and redevelopment activities.;

Facility	Level of Service Standard
Sanitary Sewer Facilities	100 gallons per person per day
Solid Waste Facilities	3.60 pounds per person per day
Stormwater Management Facilities (pursuant to Chapter 62-346, F.A.C.)	25-year storm frequency, 24-hour duration; treatment of the first one-half inch of runoff for sites less than 100 acres, and treatment of the first inch for sites greater than 100 acres
Potable Water Facilities	130 gallons per person per day Maintain minimum daily flow of 1.0 MGD Maximum water capacity is 1.523 MGD Daily potable water pressure shall be no less than 35 pounds per square inch (psi). 20 psi is minimum per FDEP Potable water storage shall be a minimum of projected average daily flow

Policy IV-1.1.2: ~~Policy 1.1.2:~~ The City shall implement the City's Stormwater Utility Master Plan; and shall update ~~the plan~~ it every five years ~~(beginning in March 2016)~~ at a minimum to include a drainage facility capacity analysis, flood control performance assessment, and assessment of ground and surface water quality impacts.

Policy IV-1.1.3: The City shall ~~D~~develop a Master Infrastructure Plan that identifies all sewer, drainage, potable water and road construction needs in order to coordinate the construction of the facilities in a cost-effective manner and included in the Five-year Schedule of Capital Facilities as updated every year.

Policy IV-1.1.4: ~~Policy 1.1.3:~~ The City shall ~~P~~pursue all sources of Federal, State and regional agency funds to implement the recommendations of the Master Infrastructure Plan.

Policy IV-1.1.5: The City shall continue to coordinate and maintain a water purchase agreement with Fairpoint Regional Utility System to ensure current and future residents have access to potable water.

Objective IV.1.2: ~~Objective 1.1:~~ Existing Infrastructure

The City shall ~~M~~m maximize the use of existing infrastructure to the maximum extent possible and coordinate with adjacent jurisdictions for the extension or increase in capacity of facilities to meet future needs of the Gulf Breeze area.

Policy IV-1.2.1: ~~Policy 1.2.1:~~ Correcting ~~Addressing~~ existing infrastructure deficiencies ~~will~~ shall take priority over the construction of new facilities to meet future needs. The City shall ~~establishes~~ apply the following prioritization in the maintenance of existing infrastructure ~~facilities~~ and construction of new ~~ones~~ facilities:

- Sanitary Sewer Facilities
 - Instances where the health and safety of users are compromised.
 - Reduction of effluent loss due to repetitive leakages and breaks.
- Stormwater Management
 - Reduction of pollutants in impaired water bodies. Reduction of flooding in buildings and structures. Reduction of flooding of highways.
 - Reduction of pollutants where studies show a statistically significant increase in pollutants.
 - Reduction of other types of flooding.
- Potable Water
 - Instances where the health and safety of water users are compromised. Reduction of water loss from repetitive leakages and breaks.
 - Reduction of repetitive issues of quality including color, clarity and taste that do not pose a health risk.

Policy IV-1.2.2: ~~Policy 1.2.2:~~ The City shall Ppursue the provision of regional stormwater management facilities, including those that could take the place of site-specific attenuation facilities. These regional facilities could either be developed by the City and, where appropriate, funded by development in lieu of construction of onsite private facilities or private landowners could enter into agreements to provide regional stormwater management facilities. Water quality treatment facilities should be located onsite to promote source control of pollutants.

Objective IV.1.3: ~~Objective 1.3:~~ **Potable Water Conservation**

Conserve potable water resources.

Policy IV-1.3.1: ~~Policy 1.3.1:~~ The City shall Ttake the following actions to require and/or encourage conservation of potable water supplies:

- ~~By December 2016,~~ Adopt a tiered conservation rate structure for users.
- Encourage Florida-friendly landscaping techniques utilizing native vegetation through a public education program in coordination with the agricultural extension service or other applicable agencies in order to reduce water usage for irrigation.
- Support public education programs encouraging water conservation, including programs sponsored by the Northwest Florida Water Management District (NFWMD).

Policy IV-1.3.2: ~~Policy 1.3.2:~~ The City shall Ccomply with procedures for emergency water conservation consistent with the plans of the ~~Northwest Florida Water Management District (NFWMD).~~

Policy IV-1.3.3: ~~Policy 1.3.3:~~ ~~The City shall Adopt~~ prepare a Water Supply Facilities Work Plan ~~by December 2016~~. The plan, which will be incorporated herein by reference, ~~will~~ shall address water supply facilities necessary to serve existing and future development within the City's utility service area.

Policy IV-1.3.4: ~~Policy 1.3.4:~~ ~~Following initial adoption, t~~ The Water Supply Facilities Work Plan and supporting data and analysis shall be updated within ~~one year~~ 18 months of ~~the subsequent~~ updates of the NFWFMD ~~district~~ Region II Water Supply Plan, ~~and will amend this element as necessary to incorporate any applicable policies.~~

Policy IV-1.3.5: ~~Policy 1.3.5:~~ When ~~updating~~ preparing the Water Supply Facilities Work Plan, the City shall seek alternative sources of water in order to meet projected demand increases.

Policy IV-1.3.6: ~~Policy 1.3.6:~~ The Water Supply Facilities Work Plan shall be used to set priorities and coordinate the expansion and upgrade of facilities used to withdraw, transmit, treat, store and distribute potable water to meet future demands.

Objective IV.1.4: ~~Objective 1.4:~~ Water Quality and Stormwater Management

The City shall ~~M~~ minimize the degradation of water quality resulting from stormwater management.

Policy IV-1.4.1: ~~Policy 1.4.1:~~ No discharge from any stormwater management facility shall cause or contribute to a violation of water quality standards in waters of the State as provided for in Federal law, State statutes, or City or County ordinances.

Policy IV-1.4.2: ~~Policy 1.4.2:~~ The City shall ~~E~~ encourage developers and property owners to provide a variety of stormwater management and low impact development (LID) practices, so that each practice will provide incremental benefits, and when combined all practices will:

- Preserve existing site assets.
- Minimize and control stormwater runoff at the source.
- Promote infiltration of stormwater runoff.
- Promote stormwater reuse.
- Minimize site disturbance.

Policy IV-1.4.3: ~~Policy 1.4.3:~~ The City shall ~~E~~ encourage new development and redevelopment to design stormwater management systems to incorporate BMPs including, but not limited to, filtration marshes, grassed swales planted with native vegetation, retention/detention lakes with enlarged littoral zones, upland buffers, preserved or restored wetlands, and meandering flow-ways.

Policy IV-1.4.4: ~~Policy 1.4.4:~~ Mitigation measures and best management practices relating to drainage shall be taken during construction activities to ensure that

water quality is not degraded during the land clearing and construction or development. No cutting, clearing, grading, or filling shall be accomplished on any site under development unless appropriate devices have been installed to minimize pollution from objectionable materials, to control erosion, and to remove sediment from surface water runoff. Appropriate techniques shall also be used to stabilize and revegetate disturbed land upon completion of the project.

Objective IV.1.5: ~~Objective 1.5:~~ Function of Natural Systems

The City shall protect the function of natural systems, including groundwater recharge areas, natural drainage features, wetlands, and surface water through the provision of adequate open space and the regulation of land use and building practices.

Policy IV-1.5.1: ~~Policy 1.5.1:~~ The City shall continue to enforce its stormwater management ordinance, which requires ~~require~~ new development to identify percolation areas, impervious surfaces, and potential impacts on groundwater levels and quality prior to approval of development plans.

Policy IV-1.5.2: ~~Policy 1.5.2:~~ The City shall require all surface management facilities to meet or exceed, where possible, the design and performance standards specified in Chapters 62-346 and 62-4, F.A.C., and the Department of Environmental Protection and NFWMD Resource Permit Applicant's Handbook, Volumes I and II.

Policy IV-1.5.3: ~~Policy 1.5.3:~~ If potable water wells are installed in the City, they shall comply with the wellhead protection rules established in Rule 62-521, F.A.C., regarding the designation of wellhead protection areas and groundwater protection measures within the protection areas.

Policy IV-1.5.4: ~~Policy 1.5.4:~~ The City shall continue the septic tank testing program in coordination with the Santa Rosa County Health Department to identify any undetected problems with surface or groundwater contamination. Where water quality problems related to septic tanks are determined, the City shall require connection to the central sewer system or, if central sewer is not available, use of on-site wastewater treatment systems shall be limited to the following conditions:

- Existing on-site wastewater treatment systems may remain in service as long as they perform satisfactorily in accordance with Florida Department of Environmental Protection (DEP) ~~and Florida Department of Health (DOH)~~ standards consistent with applicable Florida Statutes and the Florida Administrative Codes;
- For areas not characterized by severely rated soils, use of septic tank systems for new development shall be limited to areas where central service is not available, ~~and shall only be permitted subsequent to the receipt of all applicable DEP and DOH permits;~~ and
- Use of new on-site wastewater treatment systems shall be prohibited, unless there is no other alternative.

Policy IV-1.5.5: ~~Policy 1.5.5: The City shall Develop a strategy~~ continue to transition private properties from septic tanks to central wastewater utility service over the next 20 years.

Objective IV.1.6: ~~Objective 1.6:~~ Critical Facilities

The City shall maintain and update data ~~on~~ critical facilities, which include hospitals, fire stations, police stations, storage of critical records, and similar facilities, and create new strategies related to climate change impacts to infrastructure and shoreline protection.

Policy IV-1.6.1: ~~Policy 1.6.1:~~ In coordination with the County, the City ~~shall~~ will maintain a list of critical facilities within areas vulnerable to repeat flooding and analyze the facilities' capacity to accommodate sea-level rise over the life of the infrastructure.

Policy IV-1.6.2: ~~Policy 1.6.2:~~ The City shall develop and implement strategies that identify how the City will respond to impacts on critical facilities located in flood areas, considering the potential need and cost to maintain or relocate critical facilities from the areas expected to be affected.

Policy IV-1.6.3: ~~Policy 1.6.3:~~ The City recognizes the risk of high tide flooding events, flash flooding, storm surge, and the impacts of a rising sea, and shall continue to ensure ~~enforce that~~ all drainage facilities are properly maintained to reduce flood risk. Facilities will be checked annually, allowing time to effect needed repairs prior to the Atlantic Hurricane Season (June 1), this includes pumping stations as well as drainage infrastructure. Routine maintenance and cleaning will occur on a monthly schedule and prior to major storm occurrences.

Policy IV-1.6.4: ~~Policy 1.6.4:~~ The City shall ~~€~~continue to adequately fund local maintenance and operation needs with respect to storm and floodwater drainage.

Policy IV-1.6.5: ~~Policy 1.6.5:~~ In coordination with Santa Rosa County, and Federal agencies and programs, including the Flood Mitigation Assistance Program (FMAP), Hazard Mitigation Grant Program (HMGP), and Building Resilient Infrastructure and Communities (BRIC), the City shall adhere to the countywide ~~will work to create a~~ post-disaster redevelopment plan. The City shall support efforts to update the countywide plan and assist in implementing strategies to ~~for limiting~~ redevelopment in areas subject to ~~due to the extent of damage suffered, the potential~~ repeated hurricane damage, promote mitigation alternatives, such as ~~and areas suitable for public acquisition that have been destroyed as a result of a hurricane to mitigate flooding hazards through the~~ acquisition, elevation, or relocation, and identify areas suitable for public acquisition to reduce future flood hazards ~~mitigation alternatives.~~



05



COASTAL MANAGEMENT



COMPREHENSIVE PLAN
FROM SHORELINE TO SKYLINE

[DRAFT JULY 2026]



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V. COASTAL MANAGEMENT

Pursuant to Section 163.3177 ~~(6)(g) and Section 163.3178,~~ Florida Statutes (F.S.), the Coastal Management Element acknowledges the importance of the City's coastal resources and identifies methods to conserve and preserve the coast and protect its inhabitants while meeting the needs of residents and tourists. ~~Coastal areas are an important economic asset, as a provider of seafood, but are also as well as an~~ attractive as a place to live and ~~for tourists to visit.~~ The supervision of this vital resource involves managing human activity to protect the natural resources of the coastal zone and to protect humans from coastal hazards. ~~To fulfill this purpose, the following will be addressed:~~

- ~~• Maintenance, restoration and enhancement of the overall quality of the coastal zone environment, including but not limited to its amenities and aesthetic values.~~
- ~~• Continued existence of viable populations of all species of wildlife and marine life~~
- ~~• The orderly and balanced utilization and preservation, consistent with sound conservation principles of all living and nonliving coastal zone resources.~~
- ~~• Avoidance of irreversible and irretrievable loss of coastal zone resources.~~
- ~~• Ecological planning principles and assumptions to be used in the determination of suitability and extent of permitted development.~~
- ~~• Proposed management and regulatory techniques.~~
- ~~• Limitation of public expenditures that subsidize development in high hazard coastal areas.~~
- ~~• Protection of human life against the effects of natural disasters.~~
- ~~• Preservation, including sensitive adaptive use of historic and archaeological resources.~~
- ~~• Integrate resiliency into mainstream policy, plans and outreach to protect ecological resources and essential infrastructure as well as public and private property.~~

GOAL V-1: ~~GOAL 1:~~ COASTAL MANAGEMENT

~~Promote coastal development that maximizes aesthetic, environmental, recreational, economic, and safety opportunities by restricting activities that would damage or destroy natural and historic~~ The City of Gulf Breeze shall protect and conserve its coastal resources, ~~promote compatible coastal uses, and reduce community vulnerability to and public and private property by limiting public and private expenditures in areas subject to destruction by natural disasters~~ hazards.

Objective V-1.1: ~~Objective 1.1:~~ Environmental Quality

The City environmental quality of coastal resources of the City of Gulf Breeze, including wetlands, bayous, estuaries, beaches, living marine resources, and wildlife habitat shall ~~be shall protected, conserved, and/or enhanced.~~ the environmental quality of its coastal resources.



Policy V-1.1.1: ~~Policy 1.1.1:~~ ~~The City shall~~ ~~Annually~~ review permitting and enforcement procedures ~~annually~~ to ensure compatibility with state and federal regulatory programs and to ensure adequate protection of the City's coastal resources.

Policy V-1.1.2: ~~Policy 1.1.2:~~ The City shall ~~P~~protect the quality and quantity of groundwater and surface water from development and redevelopment activity by ~~requiring all developments to comply with the regulation and permitting requirements of the Department of Environmental Regulation and the Northwest Florida Water Management District, and by~~ continuing to enforce the provisions of the City's Stormwater Management and Septic Tank Ordinances.

Policy V-1.1.3: ~~Policy 1.1.3:~~ The wildlife and wildlife habitat of the City of Gulf Breeze ~~will continue to be~~ ~~shall be~~ protected from development and redevelopment activity by preserving ~~at least 48.8 percent of the City's land area in~~ ~~land designated as~~ ~~Ce~~conservation ~~use on the Future Land Use Map and by~~ ~~through~~ continued implementation of ~~minimum standards of~~ the City's Wildlife and Wildlife Habitat Protection ~~standards, resolution which is hereby incorporated by reference.~~

Policy V-1.1.4: ~~Policy 1.1.4:~~ Develop a program of community ~~The City shall promote~~ ~~public~~ awareness of the importance of coastal resources through the City's website, ~~and newsletter, and other outreach channels.~~

Policy V-1.1.5: ~~Policy 1.1.5:~~ The City shall ~~p~~Protect coastal resources, including wetlands, from development and redevelopment, through enforcement of the setback requirements, access provisions, buffer provisions and other guidelines contained in the applicable ordinances and the Land Development Code (LDC).

Policy V-1.1.6: ~~Policy 1.1.6:~~ The City shall ~~p~~Protect coastal resources from development and redevelopment through the continued implementation of the recommendations of the ~~Santa Rosa/Escambia County Resource Management Plan, Pensacola and Perdido Bays Estuary Program's Comprehensive Conservation and Management Plan.~~

Policy V-1.1.7: ~~Policy 1.1.7:~~ The City shall ~~r~~Require the use of EPA stormwater best management practices (BMP's) during construction activity to limit sedimentation of adjacent waterbodies, protect living marine resources, and to minimize localized instances of estuarine pollution problems associated with construction activity.

Policy V-1.1.8: ~~Policy 1.1.8:~~ The City shall ~~Future Land Use Map~~ ~~directs the future development of~~ high density/intensity ~~uses~~ ~~development~~ away from shoreline areas ~~through Future Land Use Map designations, which will to~~ reduce ~~the potential~~ pollution problems associated with stormwater runoff, ~~thereby~~ ~~and~~ ~~protecting the habitats of~~ living marine resources, ~~from cumulative impacts of development and redevelopment activity.~~

Policy V-1.1.9: ~~Policy 1.1.9:~~ The City ~~will~~ ~~shall~~ ~~amend its~~ ~~maintain, and update as needed,~~ LDC ~~as requirements~~ ~~d~~ to ensure that:

- Site plans for new development identify the location and extent of wetlands on the property.

Commented [Inspire1]: [DELETED BECAUSE THE CITY DOES NOT ENFORCE DEP OR WMD RULES]



- Lot layouts and setbacks may be varied to allow for clustering of development on upland portions of wetland areas, ~~and~~
- Where alteration of wetlands is necessary to allow for reasonable use of property, site plans must provide measures to maintain the natural hydrology of wetlands, such as roadway and/or driveway culverts.
- Public and private developments in flood risk zones are built to an elevation that is at least the minimum, ~~and where possible greater than, the~~ required elevation for the current Community Rating Score of the National Flood Insurance Program.

Policy V-1.1.10: ~~Policy 1.1.10:~~ Upon completion of the water quality component of the Stormwater Management Plan, ~~t~~The City ~~will~~ shall continue to implement ~~consider implementation of all recommendations~~ the Stormwater Management Plan recommendations specifying regulatory and/or management techniques for the restoration of natural resources degraded by poor water quality.

Policy V-1.1.11: ~~Policy 1.1.11:~~ The City ~~has~~ shall retain the conservation- ~~future land use map designations~~ ed several for publicly owned ~~sensitive~~ natural resource areas ~~that are sensitive to coastal hazards~~ as conservation areas on the Future Land Use Map to ensuring their long-term preservation and protection ~~these areas~~ from potential future disruptions and degradation.

Policy V-1.1.12: ~~Policy 1.1.12:~~ The City ~~will~~ shall maintain or improve estuarine environmental quality by ~~adopting~~ adhering to the water quality component ~~to the of its~~ drainage level of service standard, consistent with FDEP stormwater treatment standards and the requirements of the City's NPDES Phase II MS4 Stormwater Permit.

Objective V-1.2: ~~Objective 1.1:~~ Waterfront Access

~~The City shall p~~Promote public access to the City's waterfronts consistent with the public need, ~~and~~ shall promote water vistas and scenic views while protecting natural resources.

Policy V-1.2.1: ~~Policy 1.2.1:~~ In designating future land use categories, ~~t~~The City ~~has given~~ shall prioritize ~~to~~ water-dependent, ~~and water-~~ related uses and low density/intensity development, ~~such as single family residential and conservation uses,~~ for shoreline land uses.

Policy V-1.2.2: ~~Policy 1.2.1:~~ ~~The~~ siting and development of marinas shall be in accordance with the City's Marina Siting Ordinance, ~~and~~ will further consider any additional marina siting recommendations contained in the Pensacola & Perdido Bays Estuary Program's Comprehensive Conservation and Management Plan ~~Resource Management Plan for Escambia/Santa Rosa Counties, Florida (1985)~~. Provisions contained in the ordinance include requirements for adequate water depth, ~~the~~ maintaining ~~of~~ water quality standards, and ~~the~~ prohibiting ~~of~~ adverse impacts to historical/archaeological resources.

Commented [Inspire2]: [TIED TO UPDATED LOS STANDARDS IN THE CAPITAL IMPROVEMENTS ELEMENT]



~~Objective 1.4: Through public and private recreation sites, Gulf Breeze citizens will continue to be provided access to the beach or shoreline consistent with Florida Department of Environmental Protection (FDEP) recommended standards.~~

Policy V-1.2.3: ~~Policy 1.4.1:~~ The City shall ~~c~~Continue to maintain City-owned public beach access sites and provide adequate parking facilities for each site consistent with recommendations of the FDEP and provided that encroachment of additional impervious parking areas does not occur in wetland and/or sensitive wildlife habitat areas.

Policy V-1.2.4: ~~Policy 1.4.2:~~ The City shall ~~e~~Enforce the beach access component of its Shoreline Protection Ordinance, which prevents piers from hindering lateral movement on the beach, and ~~-~~continue to provide and maintain adequate public access to beaches and shorelines.

Policy V-1.2.5: ~~Policy 1.4.3:~~ The City shall ~~r~~Retain publicly owned undeveloped lands in the coastal high hazard areas as public recreational sites or for other nonresidential uses.

Objective V-1.3: ~~Objective 1.3:~~ Shoreline Resilience

The City shall ~~p~~Protect beach systems by continuing to enforce proactive shoreline resilience strategies, ~~applicable provisions of the City's Shoreline Protection Ordinance and other protective regulations in the LDC.~~

~~Policy 1.3.1: Continue to enforce building code requirements to eliminate unsafe conditions in the coastal area by ensuring that development and redevelopment is consistent with the Coastal Construction Control Line (CCCL) regulations and FEMA~~

Policy V-1.3.1: ~~Policy 1.3.2:~~ Development within coastal floodplains shall be in accordance with ~~Federal Emergency Management Agency~~ FEMA requirements for participation in the Flood Insurance Program, in addition to the requirements contained in the City's Flood Hazard Reduction and Stormwater Management Ordinances which exceed federal and state requirements.

Policy V-1.3.2: ~~Policy 1.3.3:~~ Beaches shall be preserved and adequate mitigation measures required according to the provisions of the City's Shoreline Protection Ordinance, which requires shoreline protection structure and setback requirements in excess of FDEP and ~~ACOE~~ USACE requirements.

Policy V-1.3.3: ~~Policy 1.3.4:~~ The City shall protect coastal areas for public benefit, and, using best practices, restore degraded coastal protection measures, including dunes, dune vegetation, and overall dune systems s while enforcing established access points.

Policy V-1.3.4: ~~Policy 1.3.5:~~ The City ~~will~~ shall evaluate shoreline stabilization strategies to protect and enhance the built and natural environments from erosion and sea-level rise impacts, prioritizing natural green infrastructure approaches.

Policy V-1.3.5: The City shall ~~assure~~ ensure shoreline stabilization strategies are found to be in the public interest, while taking into consideration the City's vulnerability to climate change impacts.

Commented [Inspire3]: [REMOVED - THE CCCL DOES NOT CROSS INTO GULF BREEZE'S JURISDICTION]

Commented [Inspire4]: [SPLIT FROM POLICY 1.3.5]



Policy V-1.3.6: The City shall consider public access to beaches, impacts to neighboring properties and the values and functions of beaches and coastal/marine systems, relative to shoreline stabilization strategies.

Policy V-1.3.7: The City shall monitor shoreline conditions on an ongoing basis and implement shoreline resilience strategies as needed.

Commented [Inspire5]: [SPLIT FROM POLICY 1.3.5]

Commented [Inspire6]: [NEW POLICY BASED ON D&A]

Objective V-1.4: ~~Objective 1.5:~~ Historic Coastal Resources

~~Encourage~~ The City shall protection, preservation, or and support the sensitive reuse of historic and archaeological resources within the coastal high hazard area.

Policy V-1.4.1: ~~Policy 1.5.1:~~ The City shall ~~c~~Continue to cooperate with the Florida Department of State, Division of Historical Resources, in the identification of historic and archaeological resources in the City to better identify any that may be located within the Coastal High Hazard Area.

Policy V-1.4.2: ~~Policy 1.5.2:~~ The City shall give preference to the ~~S~~sensitive reuse of historic resources ~~will be given preference~~ in permitting decisions over activities that would damage or destroy the resource.

Objective V-1.5: ~~Objective 1.6:~~ Level of Service

The City shall ensure adopted Llevel of service standards ~~shall~~ take into account the ~~special needs that result from the~~ unique ~~circumstances conditions and dynamics~~ associated with the natural and manmade dynamics of the coastal ~~planning~~ area (CPA), including tidal fluctuations, coastal erosion, tropical storms, high water tables, and coastal flooding.

Policy V-1.5.1: ~~Policy 1.6.1:~~ The City shall ~~Regularly~~ evaluate existing infrastructure facilities regularly, and consider completing a city-specific Vulnerability Assessment, to ensure that ~~they~~ public facilities satisfy the unique demands associated with the natural and manmade dynamics of the coastal area CPA and ~~revise City regulations and requirements upgrade them~~ as needed.

Policy V-1.5.2: ~~Policy 1.6.2:~~ The ~~City has established~~ LOS standards established for roads, stormwater, parks, potable water, sanitary sewer, schools, and solid waste. ~~The LOS standards that the City has established for these infrastructure items in the CPA~~ are described in their respective Capital Improvements elements of the comprehensive plan shall apply within the Coastal High Hazard Area (CHHA).

~~Policy 1.6.3: Development in the coastal area will be consistent with the goals, objectives, and policies of the Future Land Use Element, the population densities proposed in the comprehensive plan, and the funding strategy contained in the Capital Improvements Element related to the infrastructure demands generated by development or redevelopment in the coastal area.~~

Objective V-1.6: ~~Objective 1.7:~~ Coordination

The City shall ~~c~~Coordinate coastal resource protection, including estuary protection, with adjacent local governments.



Policy V-1.6.1: Policy 1.7.1: ~~The City shall~~ **p**Participate in working meetings with the City of Pensacola and Escambia and Santa Rosa counties to review pertinent land development regulations and comprehensive plan goals, objectives and policies for the purpose of ensuring consistency with regard to siting water-dependent uses, preventing estuarine pollution, controlling surface water runoff, protecting living marine resources, reducing exposure to natural hazards, and ensuring public access.

Policy V-1.6.2: Policy 1.7.2: ~~The City shall~~ **c**Coordinate with adjacent jurisdictions and review ~~those development permits for development in adjacent jurisdictions with the potential to that may~~ adversely impact ~~interjurisdictional~~ natural resources, including estuaries.

~~Goal 2: Protect human life and limit public expenditures in areas subject to destruction by natural disasters.~~

Objective V-1.7: Objective 2.1: Development in the CHHA

~~The City shall~~ **D**irect population concentrations away from the Coastal High Hazard Area (CHHA) through implementation of the Future Land Use Map, redevelopment standards, and conservation acquisitions.

~~Policy 2.1.1: The CHHA in the City of Gulf Breeze is hereby defined as the area below the elevation of the Category 1 storm surge line as established by the SLOSH computerized model identified in the most current regional hurricane evacuation study.~~

Policy V-1.7.1: Policy 2.1.2: ~~The City shall~~ **p**rohibit high density/intensity development within the CHHA, defined as the area below the elevation of the Category 1 storm surge line as established by the SLOSH computerized model identified in the most current regional hurricane evacuation study.

Policy V-1.7.2: Policy 2.1.3: Any construction in the CHHA ~~will~~ **shall** be in accordance with the FEMA requirements at a minimum, and other requirements within the LDC.

Policy V-1.7.3: Policy 2.1.4: All construction occurring within FEMA flood vulnerability zones shall be required to meet storm and flood proofing standards required for a 100-year, or 1% annual chance storm. ~~In the event of structural damage in excess of 50% of the value of a structure, the structure should be rebuild to current codes.~~

Policy V-1.7.4: ~~The City shall~~ **identify and pursue opportunities to transition vulnerable properties within the CHHA toward lower intensity uses through conservation land acquisitions, voluntary buyout programs, and redevelopment standards that reduce long-term exposure to storm surge and coastal flooding.**

Objective V-1.8: Objective 2.2: Public Expenditures in the CHHA

~~The City shall~~ **limit** **P**ublic expenditures that subsidize development permitted within the CHHA ~~shall be limited~~ to those developments that can provide evidence of natural

Commented [Inspire7]: [REMOVED GOAL 2. EVERYTHING WORKS UNDER GOAL 1]

Commented [Inspire8]: [REMOVED. POLICY SHOULDN'T JUST CONTAIN DEFINITION. DEFINITION ALREADY IN D&A]

Commented [Inspire9]: [2ND HALF REMOVED. REPEATS WITH POLICY 2.4.5]

Commented [Inspire10]: [NEW POLICY BASED ON D&A]

disaster mitigation planning, provide for water related or water dependent uses, and/or include designs which restore or enhance natural resources.

Policy V-1.8.1: Policy 2.2.1: Infrastructure improvements in the CHHA ~~will~~ shall be limited to those necessary to protect human health or safety or those necessary to protect environmental quality.

Policy V-1.8.2: Policy 2.2.2: The City ~~shall maintain and~~ has adopted and will continue to enforce ~~several~~ regulatory programs for general hazard mitigation that address flood hazard reduction, stormwater management, shoreline protection and septic tank setbacks, and specific performance standards for shoreline development.

Policy V-1.8.3: Policy 2.2.3: ~~In order to reduce the exposure of life and public and private property to natural hazards t~~ The City shall provide for general hazard mitigation ~~by continuing through the~~ enforcement of ~~the regulations for building practices as specified in the City's adopted floodplain regulations,~~ building standards, and implementation of the Future Land Use Map and ~~shall further provide general hazard mitigation through the adoption of the future land use map with the adoption of this Comprehensive Plan.~~

Objective V-1.9: ~~Objective 2.3:~~ Hurricane Evacuation

~~The City shall c~~Coordinate with Santa Rosa and Escambia counties to maintain or reduce hurricane evacuation times as established in the Northwest Florida Hurricane Evacuation Study through appropriate land use and transportation planning and/or through development mitigation measures.

Policy V-1.9.1: Policy 2.3.1: In the event of a hurricane emergency, the City ~~will~~ shall respond to the direction of the Santa Rosa County Office of Emergency Management in the implementation of emergency plans. Coordinated emergency activities ~~will~~ include warnings, public information, communications, evacuation, public shelters and related services.

Policy V-1.9.2: Policy 2.3.2: ~~The City shall c~~Coordinate with the Santa Rosa County Office of Emergency Management and the Florida Department of Transportation (FDOT) to develop evacuation plans that maintain a roadway clearance time for the region consistent with the Northwest Florida Hurricane Evacuation Study.

Policy V-1.9.3: Policy 2.3.3: ~~The City shall c~~Coordinate with Santa Rosa County and Escambia County to ensure consistency of evacuation procedures with the regional evacuation plan.

~~Policy 2.3.4: Prohibit the siting of group homes, nursing homes, and mobile homes within the Coastal High Hazard Area.~~

Objective V-1.10: ~~Objective 2.4:~~ Hazard Mitigation and Disaster Response

~~Annually review the City's post-disaster redevelopment and hazard mitigation plans to~~ The City shall ~~reduce-minimize~~ the exposure of human life and ~~public and private~~ property to natural hazards ~~and to promote the health, safety and welfare of the~~

Commented [Inspire11]: [ADDRESSED IN 2.4.19; IRRELEVANT TO THIS OBJECTIVE]



~~community~~; through proactive hazard mitigation planning and effective post-disaster redevelopment practices.

Policy V-1.10.1: ~~Policy 2.4.1: Due to the City's natural configuration of land area, in addition to the existing environmentally protective land development regulations, Interim post-disaster redevelopment activity shall comply~~ ance with the current local, state and federal regulatory requirements. ~~will guide interim post-disaster redevelopment activity.~~

Policy V-1.10.2: ~~Policy 2.4.2: The City's post-disaster redevelopment plan shall distinguishes between implement~~ immediate repair and clean-up actions identified in the Santa Rosa County Post Disaster Redevelopment Plan needed to protect public health and safety, and long-term repair and redevelopment activities.

Policy V-1.10.3: ~~Policy 2.4.3: The City shall c~~Coordinate and amend the comprehensive plan and ordinances as needed to ensure consistency with the hazard mitigation plans of Santa Rosa County and applicable adjacent jurisdictions.

Policy V-1.10.4: ~~Policy 2.4.4: Immediate recovery actions needed to protect the public health and safety shall take priority in permitting decisions following disaster events.~~

Policy V-1.10.5: ~~Policy 2.4.5: If rebuilt, structures that suffer damage in excess of 50% of their appraised value shall be rebuilt in accordance with all current land use and building code requirements.~~

Policy V-1.10.6: ~~Policy 2.4.6: The City shall r~~Review and revise land development regulations and participate in the preparation and implementation of a countywide redevelopment plan that includes provisions for phasing out inappropriate coastal land uses as part of economic redevelopment and post-disaster redevelopment activities in conjunction with the ~~review and revision of the City's~~ County's post-disaster redevelopment plan.

Policy V-1.10.7: ~~Policy 2.4.7: The City shall m~~Maintain an inventory of areas that have experienced repetitive storm damage ~~in during~~ coastal storms.

Policy V-1.10.8: ~~Policy 2.4.8: The City shall. Annually review and revise policiesits land development regulations to ensure they that~~ address the removal, relocation or structural modification of damaged infrastructure and unsafe structures ~~and that consider alternatives to redevelopment in areas of repetitive storm damage; consistent with federal and state funding provisions and regulations. Evaluate federal mitigation funding opportunities to elevate/mitigate or buy-out said properties.~~

Policy V-1.10.9: ~~Policy 2.4.9: The City shall c~~Continue to prohibit public expenditures in areas that have received repetitive damage in coastal storms except for those expenditures necessary to protect human health and safety or to protect natural resources.

Commented [Inspire12]: [MUNICIPALITIES DO NOT TYPICALLY HAVE PDRP'S – TENDS TO BE A COUNTY RESPONSIBILITY]

Commented [Inspire13]: [MUNICIPALITIES DO NOT TYPICALLY HAVE PDRP'S – TENDS TO BE A COUNTY RESPONSIBILITY].



Policy V-1.10.10: Policy 2.4.10: ~~The City shall d~~Demolish structures deemed unsafe by the City Council ~~and shall assessing~~recover the full cost of the demolition from the property owner ~~of the full costs~~.

Policy V-1.10.11: Policy 2.4.11: ~~The City shall i~~Implement the City's Hurricane Plan ~~City's and the County's Disaster Emergency Response Plans that which~~ includes guidelines concerning debris clearance, immediate repairs, and replacement of infrastructure, permitting needs, and the safety of residents ~~and the like~~.

~~Policy 2.4.12: Coordinate with Santa Rosa County regarding hurricane evacuation and make recommendations as necessary to the Gulf Breeze City Council to ensure consistency with the Comprehensive Emergency Plan.~~

Policy V-1.10.12: Policy 2.4.13: ~~The City shall e~~Encourage the use of best practices for development and redevelopment ~~principles, including planning, design strategies, and engineering strategies solutions that will result in the removal of~~reduce coastal ~~real properties' y~~ exposure to flood hazards and support removal from the FEMA flood zone designations ~~establish by FEMA (Federal Emergency Management Agency).~~

Policy V-1.10.13: Policy 2.4.14: ~~The City shall Provide the opportunity for support~~ innovative land design ~~which allows for that~~ incorporates and enhances existing natural systems and open spaces ~~areas to function~~ serve as natural storm buffers and post disaster staging areas.

Policy V-1.10.14: Policy 2.4.15: ~~The City will shall~~ continue to participate in the Community Rating System administered by the National Flood Insurance Program. The City shall continue to strengthen their sea-level rise adaptation strategies and work to reduce flood risk and losses, to improve their Community Rating Score.

Policy V-1.10.15: Policy 2.4.16: ~~The City will shall~~ evaluate public and private projects and programs to retrofit, relocate, or acquire properties susceptible to repetitive flooding.

Policy V-1.10.16: Policy 2.4.17: ~~The City shall require~~ incorporate additional vulnerability reduction measures, including but not limited to structural hardening, ~~higher elevated~~ finished flood elevations, ~~or and the incorporation use~~ of natural infrastructure for increased to enhance resilience.

~~Policy 2.4.18: Structures that are storm damaged over 50% of their most recent appraised value may be reconstructed only when the entire structure will then conform to all applicable regulations, including land development regulations and Florida Building Codes.~~

Policy V-1.10.17: Policy 2.4.19: ~~Coastal High Hazards Areas shall be defined as the area below the elevation of the Category 1 storm surge line as established by a Sea, Lake and Overland Surges from Hurricanes (SLOSH) computerized storm surge model. A generalized map of the Coastal High Hazard Areas (CHHA) in Santa Rosa County is located within the appendix. Within the CHHA, the following provisions~~

Commented [Inspire14]: [REMOVED. THIS POLICY OVERLAPS WITH OBJECTIVE 1.9 POLICIES]

Commented [Inspire15]: [REMOVED. DUPLICATIVE WITH 2.4.5]



~~apply.~~ New development of ~~adult-congregate living facilities~~ community residential homes, nursing homes ~~for the aged~~, total care facilities, hospitals, correctional facilities and similar developments shall be prohibited in the CHHA.

Objective V-1.11: ~~Objective 2.5:~~ Special Needs Populations

~~The City shall m~~Minimize risks to hospital patients and special needs population during ~~an~~ emergency situations.

Policy V-1.11.1: ~~Policy 2.5.1:~~ Health care facilities outside the storm surge area ~~should~~ shall establish aid agreements with similar facilities within the storm surge areas.

Policy V-1.11.2: ~~Policy 2.5.2:~~ Health care facilities ~~are to~~ shall be responsible for evacuating their own patients or ~~to provide~~ providing onsite shelters for them.

Policy V-1.11.3: ~~The City shall p~~Prepare an inventory of the special needs population within the City and identify the special needs shelters of the County to assist the County with their evacuation and sheltering.

Policy V-1.11.4: ~~The City shall coordinate with Santa Rosa County Emergency Management to ensure that vulnerable populations within the Coastal High Hazard Area, including residents without access to a vehicle and those with mobility or other disabilities, are identified, informed of available evacuation resources, and provided with access to transportation assistance and appropriate shelter accommodations during emergency events.~~

Commented [Inspire16]: [NEW POLICY BASED ON D&A]

Objective V-1.12: ~~Objective 2.6:~~ Resiliency

The City shall adopt and implement strategies which increase community resiliency and protect property, infrastructure, and cultural and natural resources from the impacts of climate change, including sea level rise, changes in rainfall patterns, and extreme weather events.

Policy V-1.12.1: ~~Policy 2.6.1:~~ The City ~~shall~~ collaborate with the County and other stakeholders to increase regional resilience by sharing technical expertise, assessing local vulnerabilities, and adopting regional mitigation and adaptation strategies.

Policy V-1.12.2: ~~Policy 2.6.2:~~ The City shall collaborate with the County and other stakeholders to develop initiatives and goals to address climate change.

Policy V-1.12.3: ~~Policy 2.6.3:~~ The City ~~will~~ shall explore the feasibility of adopting mitigation strategies to ~~increase~~ improve energy efficiency and conservation; and ~~to~~ reduce greenhouse gas emissions. ~~The Such mitigation~~ strategies may include, but are not limited to, ~~the adoption of~~ Comprehensive Plan policies ~~or and~~ land development regulations ~~pertaining to that promote land use and transportation strategies such as requiring compact residential development, incentives for mixed use and redevelopment projects that maximize internal trip capture, clustering of residential densities along transit routes~~ corridors, improved ~~ing~~ access to transit and non-motorized ~~movement~~ transportation, ~~requiring~~ interconnectivity among adjoining parcels ~~of land~~, and incentives for green building ~~methods~~ practices.



Policy V-1.12.4: ~~Policy 2.6.4:~~ The City shall utilize best practices and initiate mitigation strategies to reduce the flood risk in coastal areas that result from high tide events, storm surge, flash floods, stormwater runoff, and the related impacts of sea level rise.

Policy V-1.12.5: ~~Policy 2.6.5:~~ The City shall implement engineering solutions to reduce the risk of ~~flood~~flooding in coastal areas, which may include the installation of stormwater drainage improvements.

Policy V-1.12.6: ~~Policy 2.6.6:~~ The City shall utilize ~~the 1 Foot, 2 Foot, and 3 Foot Sea Level Rise in Santa Rosa County~~ current National Oceanic and Atmospheric Administration (NOAA) sea level rise projections for the Pensacola region when determining the risks of coastal flooding due to sea level rise.

Policy V-1.12.7: ~~Policy 2.6.7:~~ The City's Floodplain Management Regulations shall be consistent with, or more stringent than, the flood-resistant construction requirements in the Florida Building Code and applicable flood-plain management regulations ~~set forth in 44 C.F.R. part 60.~~





06



CONSERVATION



COMPREHENSIVE PLAN
FROM SHORELINE TO SKYLINE

[DRAFT JULY 2026]



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VI. CONSERVATION ELEMENT

Pursuant to Section 163.3177 (6)(d), Florida Statutes (F.S.), the Conservation Element was created to promote the conservation, use and protection of natural resources of the City. The natural landscape within the City is a vital component to the residents of Gulf Breeze. ~~During the 2008 visioning workshops, the conservation of the City's natural resources was one of the most discussed topics.~~ This element ~~will address~~ establishes strategies for the conservation, use, and protection of natural resources in the area, including air, water, water recharge areas, wetlands, water wells, estuarine marshes, soils, beaches, shores, flood plains, rivers, bays, lakes, harbors, forests, fisheries and wildlife, marine habitat, minerals, and other natural and environmental resources, including factors that affect energy conservation. ~~following items to accomplish the vision:~~

- ~~• Natural environmental resources, including energy conservation;~~
- ~~• Current and projected water needs and sources~~
- ~~• Depict natural resources on the future land use map series;~~
- ~~• Current and projected needs to maintain and enhance conservation practices;~~
- ~~• Capitalize on tourism and natural resource based opportunities while preserving and improving existing residential quality of life; and~~
- ~~• Recognition, protection, protection and utilization of natural and geographic assets.~~

GOAL VI.1: ~~GOAL 1:~~ NATURAL RESOURCES

~~The City shall p~~Protect, manage, and conserve the natural resources of the City of Gulf Breeze ~~for the to ensure their continued best use~~ long-term benefit for the ~~of~~ current and future residents and visitors of the City.

Objective VI.1.1: ~~Objective 1.2:~~ Groundwater Resources

~~The City shall c~~Conserve, appropriately use, and protect the quality and quantity of groundwater resources.

Policy VI-1.1.1: ~~Policy 1.2.1: The City shall Encourage local water conservation practices by establishing~~ continue to enforce a tiered water rate structure system to incentivize local water conservation.

Policy VI-1.1.2: ~~Policy 1.2.2: The City shall Promote the use of water conservation practices by requiring~~ the installation of water conserving devices in all new construction, ~~such as water conserving toilets, showerheads and faucets,~~ and shall promote and encourage the use of low-impact, water-efficient development practices.

Policy VI-1.1.3: ~~Policy 1.2.3: The City shall C~~cooperate with the Northwest Florida Water Management District (NFWFMD) in the implementation of the District's Water Shortage Plan.



Policy VI-1.1.4: ~~Policy 1.2.4: Implement applicable recommendations of the Escambia/Santa Rosa Counties Resource Management Plan.~~ ~~Policy 1.2.5: The City shall~~ pProtect the Sand and Gravel Aquifer by ensuring that all abandoned wells are either capped or physically secured.

Policy VI-1.1.5: ~~Policy 1.2.6: The City shall~~ dDistribute information pertaining to water conservation through print and electronic methods such as the City newsletter, emails and the City website.

Policy VI-1.1.6: ~~Policy 1.2.7: Participate in the strategies set forth in the Regional NWFWM Region II Water Supply Plan that promote and facilitate water conservation efforts throughout Region II to reduce demand.~~

Policy VI-1.1.7: ~~Policy 1.2.8: The City shall~~ mMaintain water infrastructure to ~~prevent~~ minimize water loss ~~by and~~ conducting annual ~~checks~~ system evaluations to identify and correct leaks and inefficiencies.

Policy VI-1.1.8: ~~Policy 1.2.9: The City shall~~ cContinue to participate as a member of the Fairpoint Regional Water Utility Authority to implement strategies for reducing per capita demand.

Objective VI.1.2: ~~Objective 1.3:~~ Surface Water Resources

~~The City shall~~ cConserve, appropriately use, and protect the quality and quantity of surface water resources.

Policy VI-1.2.1: ~~Policy 1.3.1: The City shall support estuarine habitat restoration within and adjacent to its shorelines, including living shorelines, salt marsh restoration, seagrass recovery, and oyster reef establishment, consistent with~~ implement applicable and beneficial recommendations from ~~put forth in the Pensacola Bay Surface Water Improvement and Management (SWIM) Program.~~

Policy VI-1.2.2: ~~Policy 1.3.2: The City shall~~ pPursue funding sources for implementation of water quality management programs through resources such as the Florida Water Protection and Sustainability Program.

Policy VI-1.2.3: ~~Policy 1.3.3: The City shall~~ cCoordinate with environmental agencies having jurisdiction over waterbodies within the City to formally sample and analyze surface waters ~~as needed~~ on a regular basis.

Policy VI-1.2.4: ~~Policy 1.3.4: The City shall~~ iImplement the recommendations ~~related to water quality in~~ of the City's Stormwater Management Plan and continue implementation of the Municipal Separate Storm Sewer System (MS4) Stormwater Management Program, including public education and outreach, public participation, illicit discharge detection and elimination, construction and post-construction stormwater management, pollution prevention, municipal operations, and permit compliance activities to prevent and reduce ~~polluted~~ stormwater ~~pollution for the conservation and protection of~~ and conserve and protect surface water resources.

Commented [Inspire1]: REMOVED AS STAFF IS NOT FAMILIAR WITH THIS PLAN

Objective VI.1.3: ~~Objective 1.4:~~ Natural and Geographic Resources

The City shall ~~c~~Conserve, appropriately use and protect natural and geographic resources, including fisheries, wildlife habitat, marine habitat, minerals, soils, and native vegetation~~ve~~.

Policy VI-1.3.1: ~~Policy 1.4.1:~~The City shall ~~c~~Coordinate with the Florida Fish and Wildlife Conservation Commission (~~FFWCC~~~~FWC~~) to ~~increase the~~~~promote~~ public's ~~knowledge~~~~awareness~~ of habitat protection and best management practices to protect endangered and threatened species, ~~and as well as~~ species of special concern.

Policy VI-1.3.2: ~~Policy 1.4.2:~~The City shall ~~Recognize and appropriately utilize natural resources for tourism and other such economic development opportunities to preserve and improve the quality of the natural environment and residential quality of life by developing, implementing and~~ continue to enforcing applicable regulations within the Land Development Code ~~regulations that protect natural resources while supporting compatible nature-based tourism and recreational uses.~~

Policy VI-1.3.3: ~~Policy 1.4.3:~~ The City shall ~~encourage~~~~require~~ new developments to protect existing native vegetation throughout the site, including within common areas and buffer zones, and shall encourage additional planting of native plant species to enhance ~~sparse vegetative on cover in common areas and buffer zones.~~

Policy VI-1.3.4: ~~Policy 1.4.4:~~The City shall ~~p~~Provide protection to identified endangered or protected species by maintaining over ~~48 percent of City land area in~~ land designated as conservation ~~as designated~~ on the Future Land Use Map. Currently, the only known protected species is the Osprey, located in the Naval Live Oaks Reservation.

Policy VI-1.3.5: When listed species are identified on a site, a habitat management plan shall be developed in coordination with the ~~FFWCC~~~~FWC~~.

Policy VI-1.3.6: ~~Policy 1.4.5:~~Continue to comply with all state and federal regulations that pertain to protection of endangered, rare, and threatened species. If listed species are identified on a site, a habitat management plan shall be developed in coordination with the ~~FFWCC~~. ~~Policy 1.4.6:~~The City shall ~~not permit development that~~ The individually or cumulatively effect of development in the City of Gulf Breeze ~~will not be permitted to~~ would significantly alter the natural functions of the City's natural resources, ~~inhibit energy conservation~~ or adversely affect residential quality of life.

Policy VI-1.3.7: ~~Policy 1.4.7:~~The City shall ~~c~~Coordinate with federal and state agencies to ensure the protection of ~~City, State and Federally~~ publicly owned natural reservation ~~and~~ conservation areas ~~set aside for the protection of natural resources and public recreation~~ by designating such areas as conservation ~~uses~~ land on the Future Land Use Map.

Commented [Inspire2]: [SPLIT FROM POLICY 1.4.4]

Policy VI-1.3.8: ~~The City shall and require~~ ing an assessment of the impacts to adjacent conservation areas of proposed adjacent development prior to approving development permits ~~for adjacent properties~~. ~~If listed species are identified on a site, a habitat management plan shall be developed in coordination with the FFWCC.~~

Commented [Inspire3]: [SPLIT FROM 1.4.7] [LAST SENTENCE DUPLICATIVE WITH 1.4.4]

Policy VI-1.3.9: ~~Policy 1.4.8:~~ The City shall coordinate with Escambia and Santa Rosa counties to protect seagrass beds located within more than one jurisdiction by reviewing adjacent shoreline development proposals and recommending mitigative measures for proposed development likely to adversely affect seagrass beds.

Policy VI-1.3.10: ~~Policy 1.4.9:~~ The City shall maintain an Environmentally Sensitive Lands Inventory which shall include wetlands under the jurisdiction of the FDEP and/or the U.S. Army Corps of Engineers, and all flood prone land areas classified by the Federal Emergency Management Agency as "A" Zones and "V" Zones on the Flood Insurance Rate Maps; ~~and require that the location of these wetlands be identified on p~~roposed site plans shall identify the location of these areas and describe ~~along with~~ measures that will be taken to protect ~~them~~ these wetlands.

Policy VI-1.3.11: ~~Policy 1.4.10:~~ The City's Land Development Code will ~~shall~~ require wetlands jurisdictional determinations by the FDEP and/or the U.S. Army Corps of Engineers within areas indicated as wetlands on the City's Wetlands Inventory Map (Map VI-1 of the Conservation Element) ~~Natural Resource map~~, prior to development approval.

~~Objective 1.5: Protect against soil erosion associated with development activities.~~

Commented [Inspire4]: [COMBINED WITH EXISTING OBJECTIVE 1.4]

Policy VI-1.3.12: ~~Policy 1.5.1:~~ The City shall respond to erosion and sediment control plan be submitted prior to commencement of any development activities ~~where necessary~~ that meet the threshold stated in the Land Development Code; that erosion and sedimentation control devices ~~shall~~ be properly installed and maintained throughout all development activities; and that all disturbed soil areas ~~shall~~ be permanently stabilized upon completion of development activities to reduce soil erosion.

Policy VI-1.3.13: ~~Policy 1.5.2: Whenever possible,~~ The City shall require the retention and maintenance of native trees, shrubs and ground cover ~~will be maintained~~ on development sites to the maximum extent practicable to prevent soil erosion.

Policy VI-1.3.14: ~~Policy 1.5.3:~~ The City shall prohibit mining operations.

~~Objective 1.6: Conserve and protect natural wetlands in accordance with local, regional and state regulations.~~

Commented [Inspire5]: [COMBINE WITH OBJECTIVE 1.4]

Policy VI-1.3.15: ~~Policy 1.6.1:~~ The City shall respond to proposed development plans ~~to identify the unique nature of any wetlands located on the site through consideration of~~ type, value, function, size, ~~and~~ condition, and unique attributes of wetlands on the site and to include measures that will be taken to protect these wetlands and their natural functions.

Policy VI-1.3.16: ~~Policy 1.6.2:~~ Land uses that are incompatible with the protection and conservation of wetlands or their corresponding functions shall be ~~distributed~~ ~~located on proposed site plans~~ in such a manner that minimizes the effect and impact on wetlands. ~~The City shall require m~~ Mitigation measures ~~will be required of the property owner~~ to compensate for loss of the natural wetland functions.

Policy VI-1.3.17: The City shall encourage the preservation of wildlife movement corridors and habitat connectivity between conservation areas, wetlands, and natural open spaces through the Land Development Code and site plan review process.

Commented [Inspire6]: [NEW POLICY – WILDLIFE CORRIDORS MENTIONED IN D&A]

Objective VI.1.4: ~~Objective 1.7:~~ Hazardous Waste

The City shall ~~C~~coordinate with the appropriate agencies to identify and monitor ~~ensure that~~ sources of hazardous wastes ~~are identified and monitored~~ and shall promote proper hazardous waste disposal.

Policy VI-1.4.1: ~~Policy 1.7.1:~~ The City shall maintain ~~Continue the education of residents through~~ a public awareness program to ~~inform~~ educate citizens of the recycling alternatives and disposal methods for hazardous waste by utilizing the City website, newsletter and other communication means available to the City.

Policy VI-1.4.2: ~~Policy 1.7.2:~~ The City shall cContinue to implement the Interlocal Agreement with Santa Rosa County concerning hazardous waste disposal and other corresponding requirements stipulated by the Solid Waste Management Act.

Objective VI.1.5: ~~Objective 1.8:~~ Sustainable Development Practices

The City shall promote ~~increase efforts toward~~ sustainable development practices ~~by developing strategies to reduce the reduction of~~ greenhouse gas emissions, and ~~to implement~~ energy-efficiency measures in public and ~~commercial~~ non-residential buildings, ~~where feasible~~.

Policy VI-1.5.1: ~~Policy 1.8.1:~~ The City shall pPromote awareness of environmental issues related to the built environment by ~~developing~~ maintaining environmental education content for the City's website, including making available environmental data such as water quality testing results from natural water bodies. The website shall also include "Green Building" benefits and highlight sustainable initiatives of the private or public sector.

Policy VI-1.5.2: ~~Policy 1.8.2:~~ The City shall eEncourage the development community to obtain green certifications under the United States Green Building Council, Florida Green Building Coalition, Florida Yards and Neighborhoods Program, Energy Star and Florida Water Star™ programs, ~~by providing incentives that make these certifications advantageous~~.

Policy VI-1.5.3: ~~Policy 1.8.3:~~ To the extent feasible, all new facilities constructed by the City shall be designed and built according to the principles promoted by the



Leadership in Energy and Environmental Design (LEED), Energy Star and Florida Water Star™ programs, ~~as appropriate.~~

Policy VI-1.5.4: ~~Policy 1.8.4:~~ The City shall cConduct audits of every City facility at least once every five years to determine electric power usage and the potential for energy and cost savings in lighting, heating and cooling of air and water, equipment power usage, and potential alternative/renewable electric power generation sources.

Objective VI.1.6: ~~Objective 1.1:~~ Air Quality

The City shall mMaintain or enhance air quality within the City in accordance with State and Federal standards.

Policy VI-1.1.1: ~~Policy 1.1.1:~~Any developments with the potential to emit pollutants into the air will be required to obtain the necessary permits from the Florida Department of Environmental Protection (FDEP) prior to issuance of a development permit by the City.

Policy VI-1.6.1: ~~Policy 1.1.2:Encourage~~ The City shall support alternatives to single-occupancy vehicles, such as use of transit and provision of bicycle paths/lanes and sidewalks, as long-term strategies to protect air quality.

Commented [Inspire7]: [MOVED THIS OBJECTIVE AND POLICIES TO THE END AS WATER/HABITAT/LAND IS MORE CENTRAL TO THIS ELEMENT]



07



RECREATION & OPEN SPACE



COMPREHENSIVE PLAN
FROM SHORELINE TO SKYLINE

[DRAFT JULY 2026]



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VII. RECREATION & OPEN SPACE ELEMENT

Pursuant to Section 163.3177(6), Florida Statutes (F.S.), the Recreation and Open Space Element establishes a comprehensive system of public and private sites for recreational uses including natural reservations, parks and playgrounds, parkways, beaches, open spaces, waterways and other recreational facilities. ~~During the visioning processes over the last two decades, recreation was identified as one of the main assets of the City and is illustrated by the commitment from both public and private recreation providers. A Recreation Master Plan was developed in 2004 to strategically enhance both the recreation and open space aspects of the City and established the framework for the following to be accomplished:~~

- ~~Identification and installation of desired community facilities, services and amenities (City of Gulf Breeze Redevelopment Plan, Community Redevelopment Objectives, 2009);~~
- ~~Enhancement and encouragement for public usage of existing facilities by recognizing and promoting the health, safety and welfare of the community;~~
- ~~Assess current and projected needs for expanding opportunities;~~
- ~~Encourage citizen participation by aiding service organizations in social and recreational activities; and~~
- ~~Monitor and maintain areas that directly and indirectly affect recreational activities and designated open spaces.~~

GOAL VII.1: PARKS AND RECREATION SYSTEM

~~The City shall p~~Provide and maintain ~~a comprehensive economical and aesthetically attractive diverse~~an accessible, interconnected, sustainable, and well-managed park and recreation system with suitable and high quality activities for residents and visitors ~~to promote the~~while promoting the long-term health, safety and welfare of the community.

Objective VII.1.1: ~~Objective 1.3:~~ Parks and Recreation Facilities

~~The City shall e~~Ensure that parks and recreation facilities are adequately and efficiently provided.

Policy VII.1.1.1: ~~Policy 1.3.1:~~ ~~The City shall P~~provide recreational facilities at a level of service standard of a minimum of five acres per 1,000 residents of the City, with supporting level-of-service data and analysis provided in the Capital Improvements Element (CIE).

Policy VII.1.1.2: ~~Policy 1.3.3:~~ ~~The City shall M~~maintain a ~~computerized inventory list~~ and a map of all public and private parks, recreational facilities and open space lands and facilities within the city limits.





Policy VII.1.1.3: ~~Policy 1.3.5: — Update the Recreation Master Plan every five years at a minimum and include community workshops to identify parks and recreation needs. The City shall prepare a new city-wide Parks and Recreation Master Plan that includes programming for all parks, recreational facilities, trails, and connectivity.~~

Policy VII.1.1.4: ~~Policy 1.3.2: The City shall~~ Maintain a prioritized list of projects to overcome deficiencies in parks and recreational facilities, identify alternatives to meet these needs, and implement these alternatives as resources permit.

Policy VII.1.1.5: ~~Policy 1.2.3: The City shall continue to maintain and e~~ Expand the Shared multi-~~u~~ se ~~p~~ ath system in a fiscally sound manner ~~while meeting the needs of the residents to provide a “walkable and bikeable community.” through a Shared Use Master Plan.~~

Policy VII.1.1.6: ~~Policy 1.3.9: — The City shall~~ Evaluate recreation programs through attendance, surveys and the like to determine ~~their~~ its effectiveness and satisfaction to assist in planning current and future activities and corresponding facilities.

Policy VII.1.1.7: ~~Policy 1.3.4: — The City shall~~ Require the preservation of open space by enforcing setback, landscaping, buffer zone, and park dedication requirements in the LDC setting forth specific definitions and standards.

Policy VII.1.1.8: ~~Policy 1.3.6: — The City shall annually m~~ Maintain and review a prioritized ~~project~~ list of parks and creation projects to support implementation of adopted plans and address identified needs and ~~based upon the Master Plan to ensure its fulfillment based on the needs of the residents to properly plan for prevention of deficiencies in recreational and open space accommodations and facilities.~~

Commented [Inspire1]: [ALREADY ADDRESSED IN 1.3.2] [REWORDED POLICY]

Policy VII.1.1.9: ~~Policy 1.3.7: — No~~ The City shall not divert any designated recreational or open space land ~~will be diverted~~ to other uses except in ~~specific~~ cases of overriding public interest, and only when such land is replaced with an equivalent amount of recreational or open space in a location consistent with this Comprehensive Plan, the Vision 2050, and the Most Livable City Plan. ~~and when they can be replaced with the same amount of recreational or open space in a location consistent with the Master Plan and Vision 2020.~~

Objective VII.1.2: Park Access

The City shall e Ensure that all park and recreation facilities are accessible to all residents and visitors.

Policy VII.1.2.1: ~~Policy 1.1.2: — The City shall~~ identify modes of interconnectivity between present and future facilities and sites with existing and planned transportation systems.

Policy VII.1.2.2: ~~Policy 1.1.5: — The City shall~~ p Provide for safe, convenient and accessible pedestrian and bicycle shared-use paths to recreational and open space areas.



Policy VII.1.2.3: ~~Policy 1.1.7: — The City shall Recognize and implement means to~~
~~prioritize identify~~ pedestrians safety and accessibility ~~as first priority in access of~~
~~across~~ all recreational and open space areas to ~~enhance the well-being of the~~
~~community~~ ~~promote the safety and welfare of residents and visitors.~~

Policy VII.1.2.4: ~~Policy 1.1.6: — The City shall identify possible~~ environmentally
friendly ~~alternative nodes for inter-city transit links, including to recreational facilities~~
~~and open space areas such as golf cart paths, to connect residents to recreational~~
~~and open space facilities~~ ~~promote energy conservation and ease of access.~~

Policy VII.1.2.5: ~~Policy 1.1.3: — Ensure~~ The City shall ensure all parks are accessible
~~to access for the physically handicapped persons with disabilities to all City-owned~~
~~parks through by~~ retrofitting existing facilities and ~~including these facilities in new~~
~~parks, incorporating universal design standards into all new parks and~~
~~improvements.~~

Policy VII.1.2.6: ~~Policy 1.1.4: — The City shall M~~ maintain safe and ~~sufficient~~
~~accessible public~~ shoreline access to recreational surface waters.

Policy VII.1.2.7: ~~Policy 1.1.1: — The City shall E~~ ensure safe and adequate
parking for recreational facilities.

Objective VII.1.3: Objective 1.2: Resource Coordination

~~The City shall D~~ develop and implement a program to coordinate public and private
resources to meet recreation demands.

Policy VII.1.3.1: ~~Policy 1.2.1: — The City Council appointed "Parks Advisory Park~~
~~Board" shall will~~ coordinate the use of public recreational resources with private
recreational resources.

Policy VII.1.3.2: ~~Policy 1.2.2: — The City shall Continue~~ maintain and expand ~~the~~
~~use of~~ interlocal agreements with the School Board, ~~private organizations,~~ and ~~any~~
other agencies, ~~organization or private interest~~ to ensure ~~sufficient year-round~~
~~access to facilities for active recreational facilities opportunities all year. This will to~~
prevent duplication of services and ~~to encourage maximize cost efficiency.~~

Policy VII.1.3.3: ~~Policy 1.6.1: — The City shall C~~ continue to partner with the Gulf
Breeze Sports Association ~~to facilitate for proper long-term planning and efficient~~
~~facility use, of facilities to~~ This partnership will identify and ~~research and~~ initiate new
programming and infrastructure improvements, ensuring high-quality recreational
~~opportunities programs, open space and facilities~~ for residents and non-residents.

Policy VII.1.3.4: ~~Objective 1.6: — Ensure adequate planning for activities~~ The City
shall ~~monitor facility utilization, efficiently schedule activities, and plan access~~
~~corridors improvements, as needed,~~ to prevent congestion and overcapacity ~~issues~~
~~that will conditions that may~~ diminish the quality of ~~the~~ recreational facilities and
open spaces, ~~even though the level of service standard may be adequate.~~

Objective VII.1.4: ~~Objective 1.4:~~ Community and Economic Benefits

~~The City shall~~ Recognize and ~~exploit~~ leverage the significant ~~contribution~~ role that recreation and open space ~~has play~~ as a ~~quality-of-life~~ quality-of-life factor in the economic prosperity of the community.

Policy VII.1.4.1: ~~Policy 1.1.8:~~ ~~The City shall~~ Sufficiently fund adequate supervision and maintenance of open spaces and recreational facilities for safety of the users and protection of a public investment.

Policy VII.1.4.2: ~~Policy 1.4.1:~~ ~~The City shall~~ Ppursue funding mechanisms to enhance facilities and programs, ~~to include~~ ing private donations when appropriate, ~~to fulfill the goals and objectives of the Master Plan.~~

Policy VII.1.4.3: ~~Policy 1.4.2:~~ ~~The City shall~~ Promote recreational and open space opportunities and awareness with electronic and print media to residents, visitors and commercial interests through the City website, the Chamber of Commerce and local businesses.

Policy VII.1.4.4: ~~Policy 1.4.3:~~ ~~The City shall~~ Utilize recreational and open space areas as incentives for redevelopment in the Community Redevelopment Area.

Policy VII.1.4.5: ~~Policy 1.3.8:~~ ~~The City shall~~ Ssolicit input from residents on planning and design of facilities and activities while maintaining a balance of recreational interests for current and future residents.

~~Policy 1.6.2:~~ ~~Continue to implement and expand efforts to ensure public awareness and utilization of programs and facilities to properly meet the needs of the community.~~

Commented [Inspire2]: **[ADDRESSED IN 1.4.2]**

Objective VII.1.5: ~~Objective 1.5:~~ Aesthetics and Maintenance

~~The City shall~~ continue to maintain and improve aesthetic appeal of all existing and future recreational facilities, areas and open spaces.

Policy VII.1.5.1: ~~Policy 1.5.1:~~ ~~The City shall~~ Ddevelop a beautification plan for the City in concert with the CRA Design Guidelines to ensure visual continuity and connection throughout the City.

Policy VII.1.5.2: ~~Policy 1.5.2:~~ ~~The City shall~~ Ensure that no ~~foreign~~ invasive species of plants ~~will~~ encroach upon and inhibit the natural growth and sustainability of native species by ~~identifying~~ maintaining a list of ~~native and approved~~ foreign species ~~for plantings within~~ in the Land Development Code.

Policy VII.1.5.3: ~~Policy 1.5.3:~~ ~~The City shall~~ Follow standard design guidelines for all recreational and open space areas ~~consulting policies of current Natural Resource Protection Areas and Crime Prevention through Environmental Design (CPTED) criteria~~ to ensure both environmental sustainability and public safety, including



consideration of Crime Prevention Through Environmental Design (CPTED) principles.

Policy VII.1.5.4: ~~Policy 1.5.4: —The City shall~~ continue to upgrade and modernize parks according to the ~~Parks and Recreation Master Plan~~ Shoreline Park Master Plan and the Capital Improvements Schedule.





08



PUBLIC SCHOOL FACILITIES



COMPREHENSIVE PLAN
FROM SHORELINE TO SKYLINE

[DRAFT JULY 2026]



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V. PUBLIC SCHOOL FACILITIES ELEMENT

The Public School Facilities Element (PSFE) is not a required component of Comprehensive Plans. Even though school facility planning is the primary responsibility of the Santa Rosa County School Board, the City of Gulf Breeze recognizes its responsibility to collaborate with the Board to address development impacts on school capacity and support educational facilities. This element addresses the collaboration and, Pursuant to Section 163.3177(12), Florida Statutes (F.S.), the Public School Facilities Element establishes the basis for coordination between the City and the county school board School Board, and local governments for public school planning, and the review and approval of residential development to ensure that school capacity does not exceed the adopted level of service (LOS) standard.

GOAL V.1: ~~GOAL 1:~~ SCHOOL COORDINATION

The City shall collaborate and coordinate with the School Board of Santa Rosa County (School Board) to ensure the availability of high-quality and safe public school facilities which meet the needs of the City of Gulf Breeze's existing and future population.

Objective V.1.1: ~~Objective 1.1:~~ Infrastructure Coordination

The City shall coordinate existing and planned public school facilities with the plans for supporting infrastructure.

Policy V.1.1.1: ~~Policy 1.1.1: Coordinate~~ The City shall coordinate the timing of new development with adequate school capacity, according to the adopted LOS.

Policy V.1.1.2: ~~Policy 1.1.2:~~ The City of Gulf Breeze is a party to the Interlocal Agreement for Public School Facilities Planning in Santa Rosa County (~~Interlocal Agreement~~), along with the School Board, Santa Rosa County, and the municipalities of Jay and Milton, as required by Section 1013.33, F.S. The interlocal agreement includes procedures for:

- Joint meetings;
- Student enrollment and population projections;
- Coordinating and sharing of information;
- School site analysis;
- Supporting infrastructure;
- Comprehensive plan amendments, rezonings and development approvals;
- Education Plant Survey and Five-Year District Facilities Work program;
- Co-location and shared use;





- Implementation of school concurrency, including levels of service standards, concurrency service areas, and proportionate-share mitigation;
- Oversight process; and
- Resolution of disputes.

If a change or revision to the items addressed by the Interlocal Agreement is proposed by the School Board, Santa Rosa County, the cities of Gulf Breeze and Milton, and/or the Town of Jay, it shall be accomplished by the execution of an amendment to the Interlocal Agreement by all parties and the adoption of amendments to the comprehensive plans of all the jurisdictions. The revisions shall not be effective until all plan amendments are effective, and the amended Interlocal Agreement is fully executed.

Policy V.1.1.3: ~~Policy 1.1.3:~~ A representative of the school district, appointed by the School Board, shall be included as a nonvoting member of the City's Local Planning Agency, ~~as required by Section 163.3174, F.S.~~

Policy V.1.1.4: ~~Policy 1.1.4:~~ By February 1 each year, ~~the City shall~~ ~~all jurisdictions in Santa Rosa County will~~ provide the School Board with a report on growth and development trends within their jurisdiction. This report will include information such as ~~future land use map amendments and rezonings that increase residential densities; residential building permits issued during the preceding year and their location; and development orders containing a requirement for the provision of a school site as a condition of approval.~~

Policy V.1.1.5: ~~Policy 1.1.5:~~ Each year, prior to the adoption of the School Board's Five-Year Facilities Work Program, the School Board ~~shall~~ provides the proposed work program to the City, along with a general education facilities report. The educational facilities report ~~shall~~ contain information detailing existing facilities and their locations and projected needs. ~~The City shall review the report and provide comments to the School Board.~~ After review and consideration, the School Board ~~shall~~ adopts a financially feasible Five-Year Facilities Work Program (by October 1 of each year) and ~~shall~~ provides the final adopted plan to the County and its municipalities within 15 days after adoption.

Policy V.1.1.6: ~~Policy 1.1.6:~~ The City shall coordinate with Santa Rosa County, the City of Milton, the Town of Jay, and the School Board regarding an annual review of school enrollment projections, and procedures for annual update and review of school board and local government plans, including the review of this element.

Objective V.1.2: Objective 1.6. School Capacity and Concurrency

~~The City shall m~~Manage the timing of residential subdivision approvals, site plans, or their functional equivalent to ensure adequate school capacity is available consistent with adopted level of service standards for public school concurrency.



Policy V.1.2.1: ~~Policy 1.6.1~~ Consistent with the Interlocal Agreement, the City and School Board agree to the ~~following levels-of-service~~ standards set forth in the Capital Improvements Element for school concurrency in Santa Rosa County;

- ~~consistent with the Interlocal Agreement, the uniform, district-wide level of service standards are initially set as follows:~~

Type of School	Level of Service Standards
Elementary	105% of permanent FISH capacity
Middle	105% of permanent FISH capacity
Combined Jr/Sr High	90% of permanent FISH capacity
High	105% of permanent FISH capacity

Commented [Inspire1]: [LOS TABLE MOVED TO THE CIE.]

- LOS Amendments:** Potential amendments to the level of service standards shall be considered at least annually at the staff working group meeting to take place no later than April 15th of each year. - No level of service standard shall be amended without a finding that the amended level of service standard is supported by adequate data and analysis and can be achieved and maintained within the period covered by the first five years of the Capital Facilities Plan. -Any amendment to the LOS standards shall require adoption by ordinance and amendment of this Comprehensive Plan.
- School Education Service Areas:** The School Education Service Areas (ESAs) shall coincide with the adopted transportation impact fees areas within Santa Rosa County, as established in the Interlocal Agreement.
- Student Generation Rates:** - Consistent with the Interlocal Agreement, the School Board staff, working with the county and municipal staffs, will develop and apply student generation multipliers for residential units by type and projected price for schools of each type, considering past trends in student enrollment, in order to project school enrollment. -The student generation rates shall be determined by the School Board in accordance with professionally accepted methodologies, shall be updated as necessary and shall be adopted into the City Comprehensive Plan.
- School Capacity and Enrollment:** -The Department of Education permanent Florida Inventory of School Houses (FISH) capacity is adopted as the uniform methodology to determine the capacity of each school. -Relocatable buildings are not considered in the calculation of permanent capacity. -School enrollment shall be based on the annual enrollment of each school based on actual counts reported to the Department of Education in October of each year.
- Subdivision and Site Plan:** -In the event that the School Board finds that there is not sufficient capacity to address the impacts of a proposed development without exceeding the adopted LOS, the following shall apply. Either (i) the site plan or final subdivision plat must provide capacity enhancement sufficient to meet its impacts through proportionate share



mitigation; or (ii) approval of the site plan or final subdivision plat must be conditioned upon the ability of the capacity enhancement and level of service to be sufficient to meet the impacts. The amount of mitigation required shall be determined by the Department of Education's most current cost per student station applicable to Santa Rosa County.

- **Proportionate Share Mitigation:** Options for providing proportionate share mitigation for any approval of additional residential dwelling units that triggers a failure of level of service for public school capacity shall include the following:
 1. Contribution of, or payment for, acquisition of new or expanded school sites; or
 2. Construction or expansion of permanent school facilities within the same concurrency service area or an adjacent concurrency service area; and,
 3. Educational Facility Benefit Districts.
- **Mitigation Commitment:** Mitigation shall be directed to projects on the School Board's Five-Year Capital Facilities Plan that the School Board agrees will satisfy the demand created by that development approval; and shall be assured by a legally binding development agreement between the School Board, the City, and the applicant, executed prior to the issuance of the final subdivision plat, site plan or functional equivalent. If the school agrees to the mitigation, the School Board must commit in the agreement to placing the improvement required for mitigation in its Five-Year Capital Facilities Plan. This development agreement shall include the landowner's commitment to continuing renewal of the development agreement upon its expiration.

Policy V.1.2.2: ~~Policy 1.6.2:~~ Proportionate share mitigation ~~will~~ shall be calculated by multiplying the number of additional student stations projected to be generated by the proposed development by the average cost per student station.

Objective V.1.3: ~~Objective 1.5:~~ Development Review and School Capacity

~~The City shall c~~Coordinate petitions for future land use amendments, rezoning, and approval of subdivision and site plans for residential development with adequate school capacity.

Policy V.1.3.1: ~~Policy 1.5.1:~~ The City shall coordinate anticipated student growth based on ~~future land use map~~ Future Land Use Map (FLUM) projections of housing units with the School Board's long-range facilities needs over 5-year, 10-year and 20-year periods.

Policy V.1.3.2: ~~Policy 1.5.2:~~ All school related amendments of the comprehensive plan shall be provided to the School Board at least 45 days prior to transmittal. The School Board may provide comments to the relevant local government either in writing at least 15 days prior to the public meeting or by attending and providing comments at the local planning agency meeting. The City shall take into consideration the School Board comments and findings on the availability of



adequate school capacity when considering the decision to approve
Comprehensive Plan amendments.

Policy V.1.3.3: ~~Policy 1.5.3:~~ The City shall give priority consideration to petitions for land uses, zoning and final subdivision and site plans for residential development in areas with adequate school capacity or where school sites adequate to serve potential growth have been donated to or set aside as reflected in a written agreement approved by the Santa Rosa County School Board.

Policy V.1.3.4: ~~Policy 1.5.4:~~ In reviewing petitions for future land use amendments, zoning amendments, or subdivision and site plans for residential development that may affect student enrollment or school facilities, the City shall consider:

- The compatibility of land uses adjacent to existing schools and reserved school sites;
- The co-location of parks, recreation and community facilities with school sites;
- The linkage of schools, parks, libraries and other public facilities with bikeways, trails, and sidewalks;
- Ensuring the development of traffic circulation plans to serve schools and the surrounding neighborhood and to include interconnectivity of neighborhoods when feasible;
- Providing off-site signalization, signage, access improvements and sidewalks to serve all schools;
- School Board staff comments and findings of available school capacity for comprehensive plan amendments and other land-use decisions; and
- Available school capacity or planned improvements to increase school capacity

Objective V.1.4: ~~Objective 1.4:~~ **School Facilities Planning**

Projects necessary to address existing deficiencies and to meet future needs based upon the adopted levels of service ~~will~~ shall be included in the School Board's financially feasible Five-~~Y~~ear District Facilities Work Program.

Policy V.1.4.1: ~~Policy 1.4.1:~~ The Five-Year District Facilities Work Program shall be coordinated with the District Educational Facilities Work Plan, the plans of other local governments, and the concurrency service area map.

Policy V.1.4.2: ~~Policy 1.4.2:~~ The Five-Year District Facilities Work Program shall be updated annually to add a new "fifth year" and will include school capacity sufficient to meet anticipated student demand as projected by Santa Rosa County and its municipalities, based on adopted level of service standards in this element. ~~The City shall update its Capital Improvements schedule on an annual basis by December 1 and will incorporate the upcoming five years of the School Board's District Facilities Work Program. The City and the School Board shall coordinate during updates or amendments to the City's comprehensive plan and updates or amendments to long-range plans for School Board facilities.~~





Objective V.1.5: ~~Objective 1.2.~~ School Siting and Design

~~The City shall e~~Enhance community/neighborhood design through effective school facility design and siting standards. ~~Encourage the siting of school facilities so they serve as community focal points and coordinate the location of public schools with the Future Land Use Map (FLUM).~~

Policy V.1.5.1: ~~Policy 1.2.1:~~To ensure compatibility between public school facilities and surrounding land uses, the School Board shall provide notice to a local government prior to acquiring or leasing property in its jurisdiction that may be used for a new public education facility. ~~The local government shall in turn advise the School board of the site's consistency or inconsistency with the land use categories and policies of the local government's comprehensive plan, including any design guidelines, pursuant to the Interlocal Agreement for Public School Facility Planning.~~

Policy V.1.5.2: ~~Policy 1.2.2:~~Consistent with policies in the Future Land Use Element, public schools are generally an allowable use in ~~all-most future land use~~Future Land Use categories, subject to adopted policies in the Plan and Land Development Code, except Conservation and Parks/Recreation. The Land Development Code may also include siting standards for schools, consistent with the local government comprehensive plan.

Policy V.1.5.3: ~~Policy 1.2.3:~~To reduce hazardous walking conditions consistent with Florida's Safe ~~Ways-Routes~~ to School program, the City, in coordination with the School Board, shall implement the following strategies:

- New developments adjacent to school properties shall be required to provide a right-of-way and a direct access path for pedestrian travel to existing and planned school sites, and shall connect to the neighborhood's existing pedestrian and bicycle network;
- For new development and redevelopment within two miles of an existing or planned school, the City shall promote sidewalks ~~that are~~complete, unobstructed, and continuous, with a minimum width of five feet, along the corridor that directly serves the school; ~~or function qualifies as an safe and appropriately acceptably~~ designed walkinging or bicyclinging routes to the school.
- In order to ensure continuous pedestrian access to public schools, priority will be given to cases of hazardous walking conditions pursuant to Section 1006.23, F.S., and specific provisions for constructing such facilities will be included in the City's schedule of capital improvements adopted each fiscal year; and
- Evaluate school zones to consider safe crossing of children along major roadways, including prioritized areas for sidewalk improvements including: schools with a high number of pedestrian and bicycle injuries or fatalities, schools requiring courtesy busing for hazardous walking conditions, schools with significant walking populations, but poor pedestrian and bicycle access, and needed safety improvements.



Objective V.1.6: ~~Objective 1.3.~~ Facility Coordination and Shared Use

The City shall ~~c~~coordinate the location of public schools relative to the location of other public facilities to the maximum extent possible.

Policy V.1.6.1: ~~Policy 1.3.1:~~ The City shall ~~c~~coordinate the location of public schools relative to the location of other public facilities such as parks, libraries and community centers to the maximum extent possible.

Policy V.1.6.2: ~~Policy 1.3.2:~~ The City shall ~~c~~coordinate with the School Board to permit the shared-use and co-location of school sites and City facilities with similar facility needs, pursuant to the Interlocal Agreement, as it may be amended. ~~-The City shall~~ shall ~~p~~participate in the coordination of the location, phasing, and design of future school sites to enhance the potential of schools as recreation areas.

Policy V.1.6.3: ~~Policy 1.3.3:~~ The City shall ~~c~~coordinate with the School Board on the planning and expansion of school facilities, including consideration of emergency preparedness and sheltering needs, ~~efforts to rehabilitate existing or build new school facilities and expansions that may serve as and provide emergency shelters as required by Section 163.3177, F.S., and coordinate with the School Board regarding emergency preparedness issues and plans.~~

Policy V.1.6.4: ~~Policy 1.3.4:~~ The City shall ~~e~~encourage the joint use of school facilities and reciprocal use of municipal recreational facilities.

~~Policy 1.3.5: Coordinate with Santa Rosa County School District to collaboratively develop a long-term strategy to relocate the ball fields immediately adjacent to the high school site.~~

Objective V.1.7: ~~Objective 1.7~~ Monitoring and Coordination

The City shall ~~m~~Monitor the Public Schools Facilities Element in order to assure the best practices of the joint planning processes and procedures for coordination of planning and decision-making.

Policy V.1.7.1: ~~Policy 1.7.1:~~ The City of Gulf Breeze and the Santa Rosa County School Board ~~will~~ shall coordinate during updates or amendments ~~for~~ to long-range plans for School Board Facilities.

~~-Policy 1.7.2: The Public School Facilities Element shall include future conditions maps showing existing and anticipated schools over the five-year and long-term planning periods. The maps of necessity may be general over the long-term planning period and do not prescribe land use on a particular parcel of land. Map 10-1, Volume III, Adopted Maps Atlas, is included in this element.~~

Commented [Inspire2]: [STATE STATUTES NO LONGER REQUIRE SCHOOLS BUILT AS EMERGENCY SHELTERS]

Commented [Inspire3]: [REMOVED - NO PLANS TO ADD SCHOOLS WITHIN CITY]



09



INTERGOVERNMENTAL COORDINATION



COMPREHENSIVE PLAN
FROM SHORELINE TO SKYLINE

[DRAFT APRIL 2026]



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IX. INTERGOVERNMENTAL COORDINATION ELEMENT

Pursuant to Section 163.3177(5)(b) and 163.3177(6)(h), Florida Statutes (F.S.), the Intergovernmental Coordination Element was created to facilitate communication between adjacent jurisdictions and districts in order to coordinate planning goals, to reduce or eliminate duplication of efforts, and to promote partnering intergovernmental coordination within the growth management framework. ~~Therefore, in order to accomplish this purpose, the following will be addressed in this element:~~

- ~~Identify and resolve incompatible goals, objectives and policies;~~
- ~~Determine existing coordination mechanisms needs and quality; and~~
- ~~Evaluate Santa Rosa County, Escambia County, the City of Pensacola and other units of government providing service to or receiving service from the City, independent special districts, regional and State agencies.~~

GOAL IX.1: ~~GOAL 1:~~ INTERGOVERNMENTAL COORDINATION

~~The City shall maintain active intergovernmental partnerships to ensure~~ Provide for coordinated ~~and consistent~~ planning, ~~processes necessary and proper for sustainable~~ growth, and ~~development in the City of Gulf Breeze to ensure the~~ efficient delivery of quality municipal services ~~and facilitate sustainable development practices by maintaining positive and interactive intergovernmental relationships.~~

Objective IX.1.1: ~~Objective 1.1:~~ Plan Coordination

~~The City shall c~~Coordinate the preparation and implementation of the City of Gulf Breeze Comprehensive Plan with the plans of adjacent local governments, Santa Rosa County School Board, and other ~~units of local government providing services but not having regulatory authority over the use of land~~ governmental entities.

Policy IX.1.1.1: ~~Policy 1.4.2:~~ The City shall aAdhere to the executed Public Schools Interlocal Agreement ~~executed in October 2008~~, as amended, for siting of public school facilities and coordination on population projections.

Policy IX.1.1.2: ~~Policy 1.1.1~~ The City shall ccontinue to further the appropriate goals and policies of the State Comprehensive Plan ~~and~~ the Emerald Coast Regional Council (ECRC), and ~~West Florida Regional Planning Council (WFRPC)~~ Strategic Regional Policy Plan (SRPP) ~~as updated, amended from time to time.~~

Policy IX.1.1.3: ~~Policy 1.1.2~~ The City shall ccoordinate with existing resource protection plans of other government agencies and entities including the Florida Department of Environmental Protection (FDEP), Northwest Florida Water Management District (NWFWD), and Santa Rosa County, as well as with nonprofit environmental organizations to appropriately conserve and manage natural areas and open space.

Commented [Inspire1]: [MOVED HERE FROM FLU]



Policy IX.1.1.4: ~~Policy 1.1.3~~ The City shall ~~P~~participate in the ~~development of~~ updates ~~to of~~ the NFWFMD's Water Supply Assessment and ~~the District Regional~~ Water Supply Plan, and ~~in~~ other water supply development-related initiatives facilitated by NFWFMD that affect the City.

~~Policy 1.1.4: To the maximum extent feasible, implement recommendations set forth in the Final Report of the Committee for a Sustainable Emerald Coast (CSEC) issued in December 2007 that address:~~

- ~~• Sustainable growth and development;~~
- ~~• Environmental stewardship;~~
- ~~• Economic diversity and prosperity; and~~
- ~~• Supporting educated and healthy citizens.~~

Policy IX.1.1.5: ~~Policy 1.1.5~~ The City shall ~~E~~coordinate land use planning with the Santa Rosa County School Board's site selection and planning process to ensure future school facilities are consistent and compatible with land use categories and the adjacent land uses of the City.

Policy IX.1.1.6: The City shall coordinate with the Florida Master Site File Office to ensure the records of local resources are properly maintained and updated.

Commented [Inspire2]: **[NEW POLICY]**

~~Objective 1.2 Coordinate and if needed execute interlocal agreements with adjacent local governments to improve land use compatibility between the respective governments.~~

Policy IX.1.1.7: ~~Policy 1.2.1: Coordinate~~ The City shall coordinate with Santa Rosa County, Escambia County, and the City of Pensacola, through interlocal agreements, if necessary, to improve the notification process regarding new development proposals that may impact the other jurisdictions in the provision of public ~~facilities~~ services.

Policy IX.1.1.8: ~~Policy 1.1.1: The City shall utilize the ECRC's regional dispute resolution process, as appropriate, to resolve intergovernmental disputes that cannot be resolved through other means. The WFRPC's conflict resolution process will be used for any disputes that cannot be otherwise resolved.~~

Objective IX.1.2: ~~Objective 1.3:~~ Infrastructure Coordination

The City shall ~~m~~Maintain ~~existing~~ mechanisms; and establish new ones, ~~mechanisms where if~~ necessary to coordinate with adjacent jurisdictions ~~to address on~~ level of service standards and other issues regarding infrastructure and transportation impacts of new development that affect more than one jurisdiction.

Policy IX.1.2.1: ~~Policy 1.3.1: The City shall~~ ~~E~~coordinate with Santa Rosa County, the Florida-Alabama Transportation Planning Organization (TPO), and the Florida Department of Transportation (FDOT) to monitor operating conditions of major roadways in and around the City.

Policy IX.1.2.2: ~~Policy 1.3.2:~~ The City shall ~~Coordinate~~ coordinate with the NFWFMD, FDEP, Federal Emergency Management Agency (FEMA), and other appropriate state and federal agencies that have jurisdictional authority or responsibility ~~within~~ the City to ensure that water quality, stormwater drainage, and flood control measures are addressed consistent with impacts of development.

Policy IX.1.2.3: ~~Policy 1.3.3:~~ The City shall ~~Continue~~ continue to cooperate with other local governments, primarily through participation with the Florida-Alabama TPO, the Northwest Florida Transportation Corridor Authority (NFTCA), Santa Rosa County, and Escambia County Areawide Transit to secure additional ~~sources of funding~~ funding sources and coordinate ~~facilities'~~ facility improvements for all transportation needs throughout the Pensacola MSA.

Policy IX.1.2.4: ~~Policy 1.3.4:~~ The City shall ~~Coordinate~~ coordinate with Santa Rosa County and the Florida Department of Transportation concerning stormwater management facilities associated with roads under their jurisdiction that are located within the City limits.

Policy IX.1.2.5: ~~Policy 1.3.5:~~ Best management practices in the City shall be coordinated with those of solid waste management plans of adjacent jurisdictions to attain regional goals that increase the diversion and recycling of solid wastes ~~to~~ reduce the amount of waste to be deposited in landfills.

Policy IX.1.2.6: ~~Policy 1.3.6:~~ The City shall ~~Maintain~~ maintain a partnership with local governments by:

- Actively participating in the monthly meetings conducted by the Santa Rosa County Fire Association for all fire and emergency services within the county.
- Actively communicating ~~ing~~ on a regular basis with the Midway Fire District to prevent duplication of efforts whenever possible for efficiency and cost savings.

~~Objective 1.4: Continue to improve the City's level of coordination with the Santa Rosa County School Board to ensure that sufficient school capacity is available to support proposed development and that necessary infrastructure is available to accommodate new schools.~~

~~Policy 1.4.1: Coordinate development plans for expansion of existing schools or development of new school facilities within the City to address issues such as the impact of facilities on adopted level of service (LOS) standards for public school facilities, potable water, sanitary sewer, stormwater management and solid waste services consistent with the interlocal agreement between Santa Rosa County School Board, Santa Rosa County and the county's municipalities.~~

~~Policy 1.4.2: Review Santa Rosa County School Board model projections for consistency with the City's projections and, if necessary, recommend additions or modifications to the model results consistent with the interlocal agreement.~~

~~Policy 1.4.3: Provide projected development data to Santa Rosa County School Board on a regular basis to assist in development of a long-range planning model to project student enrollment consistent with the interlocal agreement.~~

Commented [Inspire3]: [STAFF, THIS OBJECTIVE AND POLICIES REPEAT THE SCHOOLS ELEMENT GOPs]



~~Policy 1.4.4: Include a member of Santa Rosa County School Board as an ex-officio member on the Local Planning Agency to comment on proposals that have the potential to increase residential density.~~

Objective IX.1.3: ~~Objective 1.5:~~ Program Coordination

~~The City shall~~ Provide appropriate mechanisms to coordinate information and programs for the provision of housing and recreational facilities.

Policy IX.1.3.1: ~~Policy 1.5.1: The City shall~~ Solicit recommendations and assistance from various public agencies and quasi-public organizations such as the Florida Department of State, Division of Historical Resources, the Florida ~~Department of Economic Opportunity (DEO)~~ Department of Commerce, ~~Farmers Home Administration~~ USDA Rural Development, ~~Department of Housing and Urban Development~~ (HUD), Florida Department of Children & Families, ~~and~~ the Santa Rosa County Housing Authority, and South Lake Chamber of Commerce to assist in identification of potential areas to be recommended for future community revitalization type actions.

Policy IX.1.3.2: ~~Policy 1.5.2: The City shall~~ Continue both formal and informal communication with appropriate state and regional agencies, such as the ~~DEO~~ Florida Department of Commerce, and the ~~ECRC-WFRPC~~, to sustain availability of information on specific programs, projects, and legislation pertinent to local governments and to provide technical assistance for potential grants.

Policy IX.1.3.3: ~~Policy 1.5.3: The City shall~~ Continue to cooperate with state agencies as well as with nonprofit environmental organizations in identifying programs and funding sources to promote further development of community parks, open space and recreation facilities and to coordinate with them in effectively managing existing natural areas and open space.

Objective IX.1.4: ~~Objective 1.6:~~ Regional Resilience

The City ~~will~~ ~~shall~~ work with the County and other stakeholders to promote regional resilience which protects property and essential infrastructure as well as cultural and natural resources from the impacts of climate change, including sea level rise and extreme weather events.

Policy IX.1.4.1: ~~Policy 1.6.1: The City will~~ ~~shall~~ participate in regional climate and coastal initiatives to remain informed; and as a leader in understanding and anticipating coastal challenges.





10



CAPITAL IMPROVEMENTS



COMPREHENSIVE PLAN
FROM SHORELINE TO SKYLINE

[DRAFT JULY 2026]



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X. CAPITAL IMPROVEMENTS ELEMENT

Pursuant to Section 163.3177(3)(a), Florida Statutes (F.S.), the Capital Improvements Element (CIE) guides the efficient use of public and private funds invested in roads and other public facilities. This investment contributes to the quality of life in the City of Gulf Breeze and it also affects the timing and location of growth and redevelopment within the City.

The State mandates that local governments establish and maintain capacity standards for seven types of public facilities: potable water, sanitary sewer, roads ~~(unless the jurisdiction was designated a Dense Land Use Area pursuant to 2009 SB 360 statute changes);~~ drainage, solid waste, public schools and parks and recreation facilities. These capacity standards, called level of service (LOS) standards, are set by the City Council for six of these facility types and for school concurrency is set by an interlocal agreement with the Santa Rosa County School Board. ~~The process of achieving and maintaining LOS for public facilities is known as Concurrency Management, which is implemented through the CIE and the City's Land Development Code.~~

A key product of the CIE is a capital improvements schedule, which is a balanced, five-year spending plan setting the priority and timing of construction of projects required to maintain concurrency and is updated annually. The first year of the CIE Schedule becomes part of the City's annual operating budget through its Capital Improvements Program.

GOAL X-1: ~~GOAL 1:~~ GROWTH AND INFRASTRUCTURE PROVISION

~~The City shall m~~Manage growth and redevelopment to ensure that public facilities that meet established level of service (LOS) standards are in place when needed, consistent with a financially feasible capital facilities improvement program.

Objective X-1.1: ~~Objective 1.1:~~ Adopted Levels of Service

Capital improvements ~~shall will~~ be implemented as necessary to correct deficiencies in public facilities and to serve projected future growth, in accordance with the adopted Five-year Schedule of Capital Improvements.

Policy X-1.1.1: ~~Policy 1.1.1:~~ The City hereby adopts the following minimum LOS standards, which must be ~~retained in reviewing~~ used to review the impacts of new development and redevelopment on public facilities:

Facility	Level of Service Standard
Roadway	Arterials (4-lane and 6-lane): E+10%
	Arterials (2-lane): E + 30%
	Collectors: D
	Local Roads: D



Facility	Level of Service Standard	
Sanitary Sewer Facilities	100 gallons per person per day	
Solid Waste Facilities	3.60 pounds per person per day	
Stormwater Management Facilities (pursuant to Chapter 62 346, F.A.C.)	Quantity: 25-year storm frequency, 24-hour duration; treatment of the first one-half inch of runoff for sites less than 100 acres and treatment of the first inch of runoff for sites greater than 100 acres Quality: Stormwater discharges shall achieve a minimum 80% reduction in average annual Total Suspended Solids (TSS) loading consistent with FDEP stormwater treatment standards, and shall comply with the Best Management Practices required under the City's NPDES Phase II MS4 Stormwater Permit.	
Potable Water Facilities	130 gallons per person per day Maintain minimum daily flow of 1.0 MGD Maximum water capacity is 1.523 MGD Daily potable water pressure shall be no less than 35 pounds per square inch (psi) Water storage shall be a minimum of projected average daily flow	
Recreation and Open Space	Five acres per 1,000 residents	
Public School Facilities	Elementary	105% of permanent FISH capacity
	Middle	105% of permanent FISH capacity
	Combined Jr/Sr High	90% of permanent FISH capacity
	High	105% of permanent FISH capacity

Commented [Inspire1]: [NEW CONTENT PER CURRENT POLICY CME 1.1.12, BUT THIS SHOULD BE/IS ALREADY A REQUIREMENT.]

— The following minimum Roadway Q/LOS standards for monitoring intersection capacity are established based on annual average daily trips (AADT), as follows:

Arterials (4-lane and 6-lane): E+10%

Arterials (2-lane): E + 30%

Collectors: D

Local Roads: D

— The LOS standard for Sanitary Sewer is 100 gallons per person per day pursuant to Policy 1.1.1, Infrastructure Element.

— The LOS standard for Solid Waste is 3.60 pounds per person per day pursuant to Policy 1.1.1, Infrastructure Element.

— The LOS standards for Potable Water are as follows: 130 gallons per person per day; maintain minimum daily flow of 1.0 MGD; maximum water capacity is 1.523 MGD; daily potable water pressure shall be no less than 35 pounds per square inch (psi); water storage shall be a minimum of projected average daily flow pursuant to Policy 1.1.1, Infrastructure Element.

— The LOS standards for Stormwater Management facilities are as follows: 25-year storm frequency, 24-hour duration; treatment of the first one-half inch of runoff for sites less than 100 acres and treatment of the first inch of runoff for sites greater than 100 acres pursuant to Policy 1.1.1, Infrastructure Element.

— The LOS standard for Recreation and Open Space is five acres per 1,000 residents pursuant to Policy 1.3.1, Recreation and Open Space Element.

The LOS standards for Public School Facilities, pursuant to Policy 1.6.1, Public School Facilities Element, is:

Policy X-1.1.1: Type of School	Policy X-1.1.2: Level Of Service Standards
Policy X-1.1.3: Elementary	Policy X-1.1.4: 105% of permanent FISH capacity
Policy X-1.1.5: Middle	Policy X-1.1.6: 105% of permanent FISH capacity
Policy X-1.1.7: Combined Jr/Sr High	Policy X-1.1.8: 90% of permanent FISH capacity
Policy X-1.1.9: High	Policy X-1.1.10: 105% of permanent FISH capacity

Policy X-1.1.2: ~~Policy 1.1.2:~~ The City ~~shall~~will include projects identified in the relevant Comprehensive Plan elements in a Five-Year Schedule of Capital Improvements which will be updated annually during the City's annual budgeting process.

Policy X-1.1.3: ~~Policy 1.1.3:~~ The Capital Improvements Element ~~shall~~will be reviewed on an annual basis and ~~will be~~ utilized in preparing the City's annual budget.

Policy X-1.1.4: ~~Policy 1.1.4:~~ The Capital Improvements Element shall include ~~those~~ public facility improvements that are equal to or greater than ~~or equal to~~ \$35,000~~25,000~~.

Objective X-1.2: ~~Objective 1.2:~~ Adequate Public Facilities

All development orders and development permits ~~shall~~will be issued contingent upon the availability of adequate public facilities, based on adopted LOS standards.

Policy X-1.2.1: ~~Policy 1.2.1:~~ Through adoption and implementation of land development regulations, comprehensive plan goals, objectives and policies, impact fees, ~~other impact exactions,~~ and implementation of the annual budget and five-year capital improvements schedule, the City shall ensure the availability of public facilities and services concurrent with the impacts of development.

Policy X-1.2.2: ~~Policy 1.2.2:~~ The City shall continue implementing the Concurrency Management System adopted in the City's Land Development Code, which is consistent with sections 163.3177 and 163.3180, F.S. to manage the land development process so that public facility needs created by previously issued development orders or future development do not exceed the City's ability to fund and provide needed capital improvements.

Policy X-1.2.3: ~~Policy 1.2.3:~~ The concurrency evaluation system shall measure the potential impact of any development proposal on the established minimum

acceptable LOS standards for sanitary sewer, solid waste, stormwater, and potable water, unless the development is exempt from the review requirements of the Concurrency Management System.

Policy X-1.2.4: ~~Policy 1.2.4:~~ No development permit or order shall be issued unless adequate public facilities are available to serve the proposed development as determined by the City's concurrency evaluation in the Concurrency Management System adopted in the Land Development Code

Objective X-1.3: ~~Objective 1.3:~~ Proportional Cost

~~The City shall e~~Ensure that future development will bear a proportionate cost of facility improvements necessary to maintain adopted LOS standards through the assessment of impact fees or developer contributions, dedications, and/or construction of capital facilities necessary to serve new development.

Policy X-1.3.1: ~~Policy 1.3.1:~~ New development shall be responsible for installing all internal water and sewer systems, traffic circulation systems, and internal recreation/open space facilities within the development. In addition, connections of internal systems to the City's designated water and sewer systems and traffic circulation network shall be the financial responsibility of the developer. The Developer's fair share of costs will be based on the benefits derived by users of the related facilities.

Policy X-1.3.2: ~~Policy 1.3.2:~~ All development order applications shall be evaluated as to the impact of the development on capital facilities and the operation and maintenance of those facilities. The evaluation shall include, but not be limited to, the following:

- ~~•~~ Expected capital costs, including the installation of required new facilities that are related to the development.
- ~~•~~ Expected operation and maintenance costs associated with the new facilities required by the development.
- ~~•~~ Anticipated revenues from the development, including impact fees, user fees, and future taxes.

Policy X-1.3.3: ~~Policy 1.3.3:~~ The Land Development Code shall continue to require land dedication, payment in lieu of dedication, or other forms of impact ~~exaction~~ mitigation to secure easements for utility and traffic circulation systems.

Objective X-1.4: ~~Objective 1.4:~~ Fiscal Resources

~~The City shall m~~Manage fiscal resources in order to ensure that capital improvements needed due to previously issued development orders and improvements required by future development orders are provided for in accordance with the Five-Year Schedule of Capital Improvements.

Policy X-1.4.1: ~~Policy 1.4.1:~~ ~~The City shall~~ adopt a Capital Budget at the same time that the City adopts its Annual Operating Budget. The Capital Budget shall annually program those projects necessary to maintain the adopted LOS standards.



Policy X-1.4.2: ~~Policy 1.4.2:~~ Proposed capital improvement projects shall be evaluated and ranked by the City in order of priority according to the following guidelines listed in order of importance:

- Whether the project is needed to protect public health and safety, to fulfill the City's legal commitment to provide facilities and services, or to preserve or achieve full use of existing facilities;
- Whether the project increases efficiency of use of existing facilities, prevents or reduces future improvement cost, provides service to developed areas lacking full service, or promotes in-fill development; and'
- Whether the project represents a logical extension of facilities and services within a designated urban service area. In evaluation of projects, consideration will be given to:
 - The elimination of public hazards;
 - The elimination of existing capacity deficiencies;
 - The impact on the annual operating and capital budgets;
 - Location in relation to the Future Land Use Map;
 - The accommodation of new development and redevelopment facility demands;
 - The financial feasibility of the proposed project;
 - The relationship of the improvements to the plans of State agencies and the Northwest Florida Water Management District; and
 - The relationship of the improvement to the plans of the Florida-Alabama TPO.

Objective X-1.5: ~~Objective 1.5:~~ Debt for Capital Project Financing

~~The City shall a~~Adopt policies and procedures that address the management and utilization of debt for capital project financing.

Policy X-1.5.1: ~~Policy 1.5.1:~~ The use of revenue bonds as a debt instrument shall be evaluated based on the following criteria:

- Debt will not be issued to finance normal repairs and maintenance.
- Debt can be issued to make renovations, updates, modernizations, and rehabilitations provided that the expenditures extend the useful life of the capital asset.
- The maximum ratio of total debt service (principal and interest) to total revenue shall be that percentage deemed most beneficial to the City as determined by the City's financial advisors and its bond counsel based upon criteria set by the rating agencies and credit enhancement organizations.

- The impact of principal and interest revenue bond payments on the operation and maintenance of the affected utility and/or department should not require deferring the current maintenance of existing infrastructure.
- The impact of bond covenants and restrictions on the City's method of accounting for depreciation shall be evaluated, as well as the impact of any reserve account restrictions on the operation and maintenance of the affected utility and/or department.
- Cash restricted due to bond and grant covenants will be budgeted in accordance with the terms of the covenants.
- Capitalized repairs of existing infrastructure will be paid from funds restricted by debt covenants and current revenues. Debt will not be issued to finance capitalized repairs.

Policy X-1.5.2: ~~Policy 1.5.2:~~ The use of tax revenues as a pledge for the repayment of debt shall be evaluated based on the following criteria:

- A five-year projection of revenues from all taxes shall be prepared and updated annually as a part of the City's budget process. An analysis of historic and future trends in the tax revenue stream will be a part of the projection process.
- At the time of issuance of new debt, a review shall be conducted to ensure that the maximum amount of general government debt shall not exceed the City's annually budgeted revenues.

Objective X-1.6: ~~Objective 1.6:~~ Five-Year Schedule of Capital Improvements

In order to maintain adopted LOS standards, the City shall coordinate land use decisions and available or projected fiscal resources to correct existing deficiencies identified in the comprehensive plan, accommodate desired future growth and replace worn out or obsolete facilities through the annual adoption of a Five-Year Schedule of Capital Improvements.

Policy X-1.6.1: ~~Policy 1.6.1:~~ The City hereby adopts the ~~Five-Year~~ Five-Year Schedule of Capital Improvements included as Appendix A of this element; and will update this schedule on an annual basis.

Policy X-1.6.2: ~~Policy 1.6.2:~~ Capital projects included in the Five-Year Schedule of Capital Improvements shall be defined as those projects identified within the comprehensive plan that are necessary to maintain adopted LOS standards including increasing the capacity or efficiency of existing facilities and/or replacing failing facilities.

Policy X-1.6.3: Once the City adopts a Water Supply Facilities Work Plan, the City shall amend the Capital Improvements Schedule to reflect any projects identified in that document.



Policy X-1.6.4: ~~Policy 1.6.3:~~ The City ~~shall of Gulf Breeze~~ adopts by reference the Five-Year Transportation Improvement Program FY ~~2026-2030~~ ~~2010-2014~~ as formally adopted by the Florida-Alabama TPO on ~~May 12, 2025~~ ~~June 9, 2010~~, as amended, into the City's Five-Year Schedule of Capital Improvements.





Appendix A

City of Gulf Breeze Five-Year Schedule of Capital Improvements, FY ~~26~~ through FY ~~30~~ ~~2010/11 to 2014/15~~

Project Description	Funding Source	Total Cost	FY 26	FY 27	FY 28	FY 29	FY 30
TRANSPORTATION							
Loop (Multi-Use Path Phase II)	CRA Fund	\$853,714	\$790,461	\$0	\$0	\$0	\$0
SUN Trail Improvements	CRA Fund	\$3,427,402	\$0	\$678,779	\$1,000,000	\$1,427,402	\$0
RECREATION							
Recreational Fishing Improvements- Shoreline Park & Woodland Park	NRDA Grant	\$1,564,230	\$1,564,230	\$0	\$0	\$0	\$0
Shoreline Park South - Boardwalk Extension	General Fund	\$500,000	\$0	\$500,000	\$0	\$0	\$0
WATER & SEWER							
Eastern Collection System Capacity Improvements	Water, Sewer, WWTP Fund	\$550,000	\$550,000	\$0	\$0	\$0	\$0
City Septic to Sewer Conversion		\$34,652,365	\$7,503,378	\$3,759,574	\$5,000,000	\$8,958,689	\$0
West Bay Shore (County STS)		\$6,000,000	\$6,000,000	\$0	\$0	\$0	\$0
Bay Cliffs STS Area – Sewer Conversions		\$5,200,000	\$4,747,260	\$0	\$0	\$0	\$0
Gulf Breeze Regional Water System Water Reclamation Facility Upgrade and Expansion		\$63,677,117	\$23,800,000	\$6,006,952	\$0	\$0	\$0
STORMWATER							
Navy Cove / Driftwood / Berry Stormwater Improvements	Stormwater Utility Fund	\$1,834,476	\$0	\$250,000	\$1,584,476	\$0	\$0
Nightingale & Fairpoint Gravity System		\$175,000	\$0	\$175,000	\$0	\$0	\$0
Shoreline Basin Project		\$4,294,992	\$0	\$4,000,000	\$0	\$0	\$0

Source: City of Gulf Breeze, 2026

Comprehensive Plan Element/Project	Source of Funding	FY 10-11	FY 11-12	FY 12-13	FY 13-14	FY 14-15
STORMWATER MANAGEMENT						
Wetlands Acquisition—12.5 Acres on Soundview Drive	FEMA	20,000	-	-	-	-
Maintenance of Stormwater Management Facilities	Stormwater Utility Fee	100,000	100,000	100,000	100,000	100,000



POTABLE WATER						
Infrastructure Replacement	Water & Sewer or SSRUS Enterprise Fund	100,000	100,000	100,000	100,000	100,000
Water Plant Improvements	Water & Sewer or SSRUS Enterprise Fund	25,000	25,000	25,000	25,000	25,000
SANITARY SEWER						
Infiltration/Inflow Improvements	Water & Sewer or SSRUS Enterprise Fund	100,000	100,000	100,000	100,000	100,000
Infrastructure Replacement	Water & Sewer or SSRUS Enterprise Fund	100,000	100,000	100,000	100,000	100,000
Lift Station Rehabilitation	Water & Sewer or SSRUS Enterprise Fund	100,000	100,000	100,000	100,000	100,000
PARKS & RECREATION						
Hodges Park Improvements	½ Private Donation ½ General Fund	45,000	-	-	-	-
McClure Park Improvements	FEMA	-	75,000	-	-	-
Williamsburg Park Improvements	FEMA	-	75,000	-	-	-
Rest Rooms at Various Parks	FEMA	100,000	-	-	-	-
Gulf Breeze Recreation Center Miscellaneous Repairs	General Fund	22,000	-	-	-	-
R-O-W Improvements	General Fund	65,000	-	-	-	-
Gym Floor Rehabilitation	General Fund	10,000	-	10,000	-	-
Fennis Court Resurfacing	General Fund	40,000	-	-	-	-
TRANSPORTATION (Also see Note 1)						
Street Resurfacing	Local Option Gas Tax	345,146	230,000	230,000	230,000	230,000
Restriping	General Fund	30,000	-	-	-	-
COMMUNITY REDEVELOPMENT AREA						
Business Development	CRA—TIF	75,000	75,000	75,000	75,000	75,000
Resurfacing McClure Drive	EDBG	100,000	-	-	-	-
Resurfacing St. Francis Drive	CRA—TIF	150,000	-	-	-	-
Install Phase II US 98 Streetscape	CRA—TIF	200,000	-	-	-	-
Conceptual Plans for Underground Utilities	CRA—TIF	-	200,000	-	-	-
Construction Documents US 98 Streetscapes	CRA—TIF	-	100,000	-	-	-
Installation of Streetscape Along US 98	CRA—TIF	-	-	200,000	200,000	200,000



PUBLIC SCHOOL FACILITIES (See Note 2)

PROJECT TOTALS	\$1,727,146	300,002	200,002	200,002	200,002
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Note 1: The City of Gulf Breeze adopts by reference the Transportation Improvement Program (TIP) for Fiscal Years 2010/2011-2014/15 as formally adopted by the Florida-Alabama Transportation Planning Organization on June 9, 2010, as amended, into the City's Five-Year Schedule of Capital Improvements.

Source: City of Gulf Breeze, 2010

11



PROPERTY RIGHTS



COMPREHENSIVE PLAN
FROM SHORELINE TO SKYLINE

[DRAFT JULY 2026]

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XI. PROPERTY RIGHTS~~ELEMENT~~

GOAL XI-1: ~~GOAL 1: PROPERTY RIGHTS~~

The City of Gulf Breeze will make planning and development decisions with respect for property rights.

Objective XI-1.1: ~~Objective 1.1: Protected Private Property Rights~~

The City ~~shall~~of Gulf Breeze will respect judicially acknowledged and constitutionally protected private property rights.

Policy XI-1.1.1: ~~Policy 1.1.1:~~ The City ~~shall~~of Gulf Breeze will consider in its decision-making the right of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights.

Policy XI-1.1.2: ~~Policy 1.1.2:~~ ——— The City ~~shall~~of Gulf Breeze will consider in its decision-making the right of a property owner to use, maintain, develop, and improve his or her property for personal use or for the use of any other person, subject to state law and local ordinances.

Policy XI-1.1.3: ~~Policy 1.1.3:~~ ——— The City ~~shall~~of Gulf Breeze will consider in its decision-making the right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property.

Policy XI-1.1.4: ~~Policy 1.1.4:~~ ——— The City ~~shall~~of Gulf Breeze will consider in its decision-making the right of a property owner to dispose of his or her property through sale or gift.