City of Gulf Breeze Comprehensive Plan Update

Stakeholder Meeting #2 Summary

To: Craig "Shane" Carmichael, Director of Community Services, City of Gulf Breeze

From: Emilee Aguerrebere, AICP, Project Manager

CC: Pat Tyjeski, AICP, Principal-In-Charge

Date: January 30, 2026

Reference: Stakeholder Meeting #2 - Summary

INTRODUCTION

The purpose of this memorandum is to summarize the feedback gathered during the virtual stakeholder meeting for the City of Gulf Breeze 2050 Comprehensive Plan Update. Held via Zoom on Thursday, January 29, 2026 (2:30 – 4:00 PM), this meeting included Inspire Placemaking Collective (Inspire) staff, City staff, and community stakeholders. The meeting was intended to gather diverse perspectives to inform and shape the Comprehensive Plan update. This memorandum contains an attendee list, a summary of key discussion points, and next steps.

SUMMARY

Stakeholders
- Michelle Werner
- Shane Elkins

Inspire (Consultant)
- Emilee Aguerrebere, AICP, Project Manager
- Pat Tyjeski, AICP, Principal-in-Charge

City Staff
- Shane Carmichael, Director of Community Services

The meeting opened with Project Manager, Emilee Aguerrebere, welcoming participants to the second stakeholder meeting and highlighting the importance of their input in guiding the Comprehensive Plan update. Emilee requested verbal consent to record and photograph the session for project documentation. Stakeholders then introduced themselves and described their connection to Gulf Breeze, followed by City Staff and Pat Tyjeski, Principal-in-Charge.

Using a PowerPoint presentation (see **Appendix A**), Emilee presented an overview of the project scope and schedule; explained the purpose of Comprehensive Plans and the need for updating them; reviewed the update process; and showcased what the project team has learned to date from the first virtual stakeholder meeting held in November 2025 and in-person workshop held in December 2025.

Emilee noted that the project website has received 25 survey responses to date. She summarized key themes heard so far from these events, including what participants love about Gulf Breeze, what they

would like to see in the future, and the two main issues that had been identified: housing affordability and mobility challenges.

The discussion then focused on the identified issues and stakeholders were invited to share ideas on how they could be addressed moving forward through the 2050 planning horizon. . Participants also had the opportunity to raise and discuss additional issues of interest. Overall, the conversation was valuable and interactive, even with only two stakeholders in attendance. A summary of the feedback shared during this meeting is provided below.

To conclude the session, Emilee shared a slide showing a QR code and the address for the project website and noted that the online survey will close on February 13. She mentioned that an invitation to the second in-person workshop, scheduled for February 18, will be distributed to the public soon.



Housing Affordability

- Housing affordability is widely recognized as a challenge, but many factors are outside the City's direct control.
- Limited housing turnover was noted, with some homeowners retaining properties as long-term investments rather than selling. When homes do sell, prices are often high, and further limit affordability.
- Younger residents and families are less likely to return due to high housing costs and limited local job opportunities.
- While certain professions may still afford housing in the city, others may not, particularly during family-forming years.

- Rising homeowner insurance costs were repeatedly identified as a major affordability issue that the City cannot regulate. Some residents face insurance rates comparable to waterfront properties due to shared Zip codes with Pensacola Beach.
- Participants discussed the difficulty of "closing the gap" between housing costs and incomes without acquiring vacant or underutilized housing and building different housing types
- Townhomes were mentioned as a potential housing option that could increase housing choices without significantly increasing population.
- Adding condos and apartments had mixed reactions. Pat Tyjeski mentioned underutilized parcels along US 98 as potential locations. However, the stakeholders raised concerns about additional traffic, school capacity, and impacts on the small-town character of the city.
- Accessory dwelling units (ADUs) were briefly discussed, with interest in outcomes from legislative and policy changes.
- Overall, stakeholders expressed general support for affordable housing efforts while acknowledging the complexity and tradeoffs involved.

Mobility

- US 98 was identified again as a major barrier for pedestrians, cyclists, and golf cart users.
- Many essential destinations, such as grocery stores, the hospital, restaurants, and other services, are located on the opposite side of US 98.
- There was discussion regarding the former overpass plan that was vetoed at the state level. Pat Tjeski mentioned that there are pros, such as reduced conflict with vehicles and improved safety, while there are also cons, such as impacts on community character and increased vehicle speeds. Some communities are moving away from the overpass trend and designing narrower travel lanes, shorter pedestrian crossing distances, and improved intersections and landscaping.

Schools

- School-related traffic was mentioned again, as it contributes to congestion along US 98. Existing circulation strategies are constrained by limited space.
    - Increased bus usage could reduce congestion, though participation is currently low.

Jobs

- Limited job availably contributes to commuting patterns and housing affordability challenges.
    - Gulf Breeze is highly dependent on surrounding jurisdictions for employment with many residents commuting to Pensacola, Santa Rosa County and Escambia County.
    - Regional efforts to expand employment opportunities in these counties are underway.
    - The military and retired population were identified as both a benefit and challenge in the job market. While retirement and military incomes provide stable income, some accept lower-wage positions for supplemental or part-time work to stay active, which influences local wage levels and the broader job market.

Quality of Life

- Stakeholders emphasized the city's strong quality of life and trust in their local government.

- The city is responsive to resident concerns. Community feedback leads to implementation and improvements.

Community Engagement

- Lower participation in meetings and surveys may reflect general satisfaction instead of lack of engagement or interest.
    - The stakeholders noted that individuals who attend meetings often feel strongly about specific issues that may not represent broader community perspectives.
- Suggestions to improve engagement:
    - Hold meetings after 5:30 pm, including virtual meetings, as many people work during general business hours.
    - Offer incentives or alternative engagement formats, such as food and social activities.
    - Continue using a variety of outreach methods like surveys, notifications/reminders, and grassroot efforts (distributing flyers and business cards through community networks).

APPENDIX


Gulf Breeze 2050
COMPREHENSIVE PLAN
FROM SHORELINE TO SKYLINE
CITY OF GULF BREEZE 1961
Inspire
PLACEMAKING COLLECTIVE
Stakeholder Meeting #2
How do we get there?
January 29, 2026


Agenda
Project Team
The Plan Update
Public Engagement
Planning the Path Forward
Next Steps
Project Timeline
Gulf Breeze 2050
COMPREHENSIVE PLAN
FROM SHORELINE TO SKYLINE

Project Team



Emilee Aguerrebere, AICP
Project Manager



Pat Tyjeski, AICP
Principal-in-Charge

Gulf Breeze 2050
COMPREHENSIVE PLAN
FROM SHORELINE TO SKYLINE

Gulf Breeze 2050
COMPREHENSIVE PLAN
FROM SHORELINE TO SKYLINE



The Plan Update

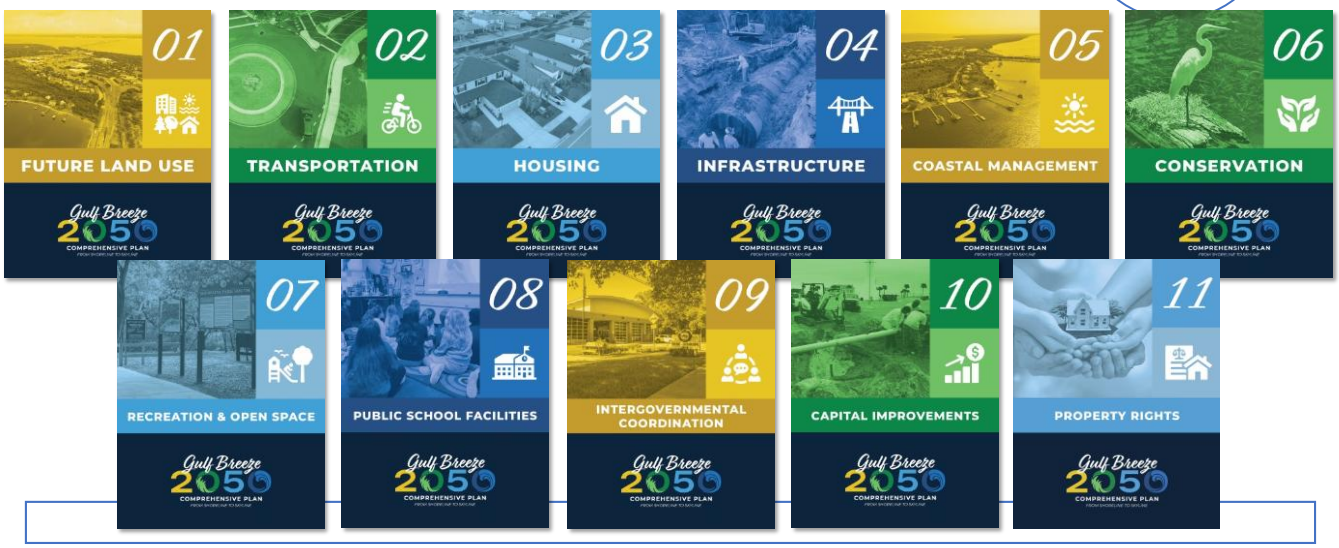
What is a Comprehensive Plan?

The **Comprehensive Plan** is designed to guide the future actions of a municipality to achieve its community-driven vision for future growth.

- ✓ View the "big picture"
- ✓ Coordinate local decision making
- ✓ Give guidance to landowners and developers
- ✓ Establish a factual basis for policy decisions
- ✓ Engage community input in long-range planning
- ✓ Build an informed community

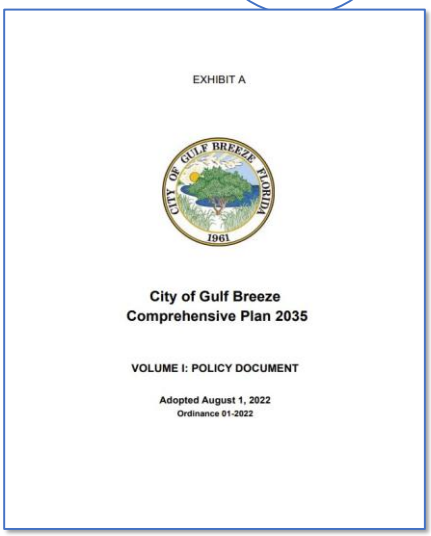
Source: Planning and Zoning – The Purpose of the Comprehensive Plan by Gary Taylor, 2018; Planning and Urban Design Standards (2nd Ed.), APA, 2020

Plan Contents (Elements)



Why Update?

1. Required to be updated at least every **7 years** per state statutes
   - Upcoming Evaluation and Appraisal Report (EAR) letter due on **12/1/2025**
   - Last EAR update was in **2018**
2. Address recent changes in **Florida Statutes**
3. Reflect current conditions and renewed priorities. **Planning horizon year** established to **2050**
4. Update **Future Land Use Map Series**


EXHIBIT A

City of Gulf Breeze
Comprehensive Plan 2035

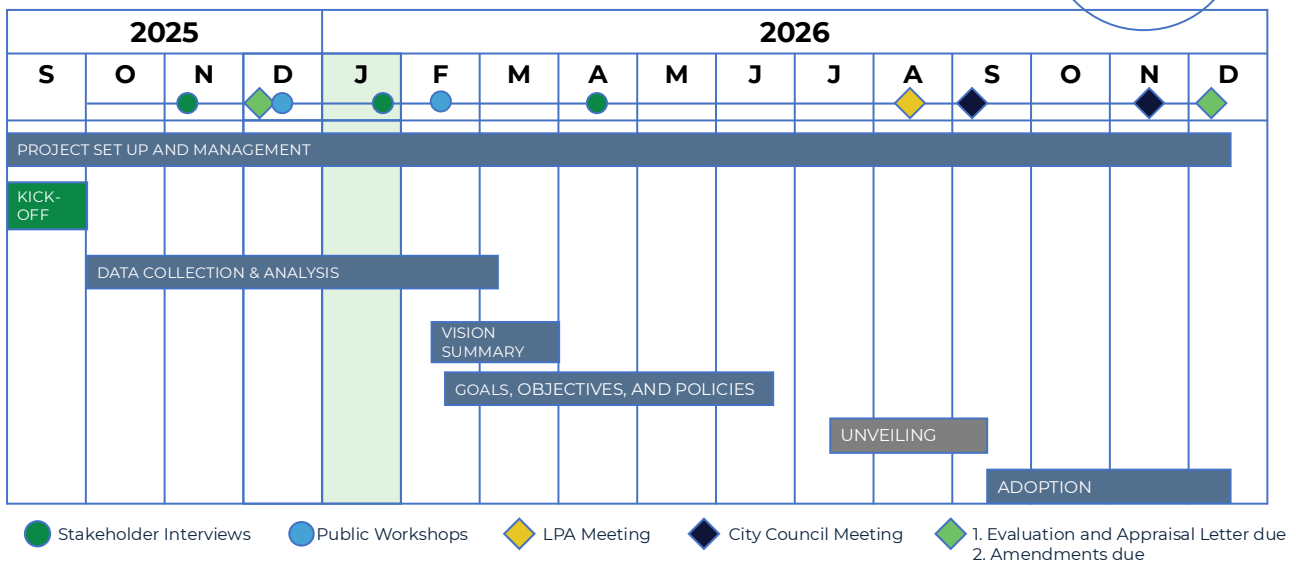
VOLUME I: POLICY DOCUMENT

Adopted August 1, 2022
Ordinance 01-2022

Scope and Objectives

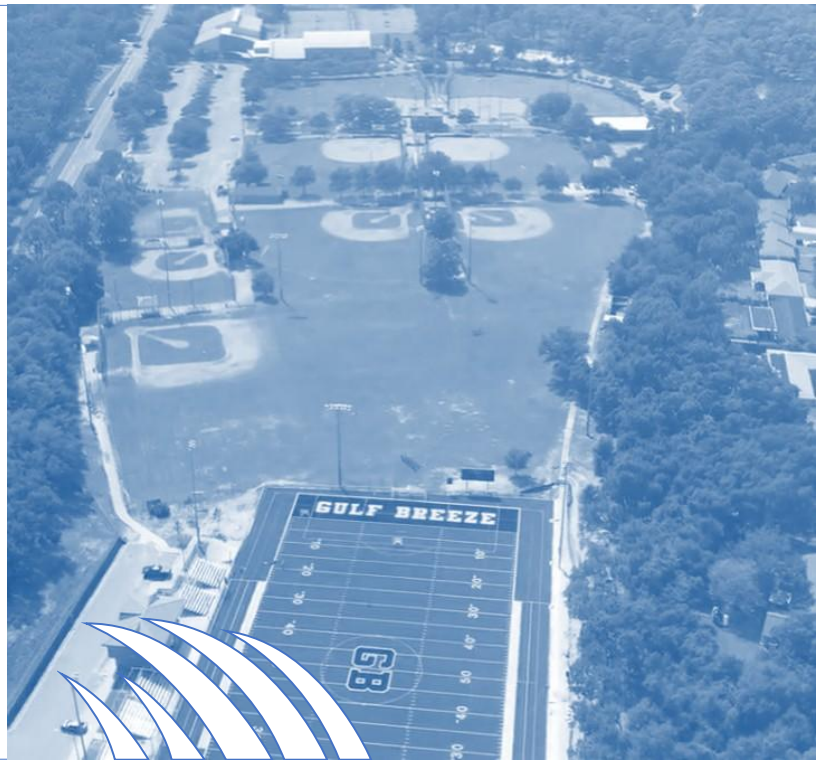
1. *Data & Analysis*
2. *Goals, Objectives, & Policies*

Schedule and Milestones



Gulf Breeze 2050 COMPREHENSIVE PLAN
FROM SHORELINE TO SKYLINE

Public Engagement



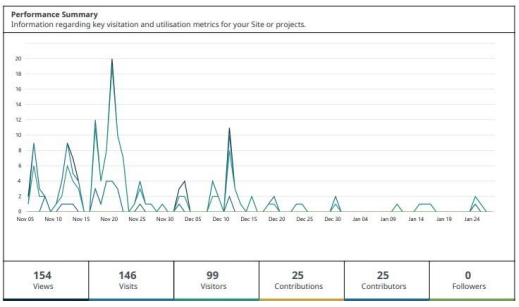
Public Engagement

- **Nov. 11** Virtual Stakeholder Meeting #1
- **Dec. 11** In-person Public Workshop #1
- **Jan. 29** Virtual Stakeholder Meeting #2
- **Feb. 18** In-person Public Workshop #2

Online Public Engagement

We want to hear from you!





Activity	Contributions	%
Form	25	100%

Where are we now? Where are we going?

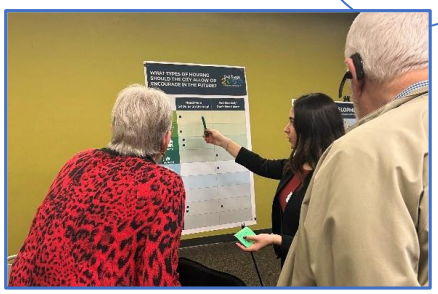
We heard you! You love…

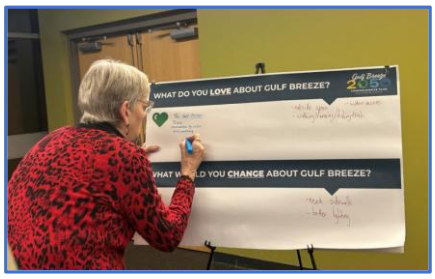
Natural Systems
Trees, water, wildlife, shoreline, beaches

Neighborhood Character
Quiet, family-friendly, small-town feel

Recreation & Open Space
Parks, trails, nature preserve

Resilience
Adaptation and mitigation





Where are we now? Where are we going?

You want…

Culture & Attractions
Gulf Coast surfing museum and local history museum
Performing arts space
Outdoor event space

Parks, Trails, & Recreation
Trail expansion and better maintenance
Public swimming pool
Better use of the Naval Live Oak Reservation

Transportation & Mobility
Smoother, safer streets with less congestion
More sidewalks, streetlights, and crosswalks
East-west overpass across U.S. 98
Golf cart access

Water & Tourism
Marina
Hotel

Housing & Neighborhoods
Housing diversity in select areas
Short-term rental (Airbnb) regulations
Retain existing limits

Economy & Connectivity
Reliable high-speed internet
Alternative workspaces for remote workers



Where are we now? Where are we going?

Issued Identified

Development Patterns and Land Use

Many buildings date from the 1950s – 1970s and need reinvestment or replacement
Hurricane risk
Limited room to grow outward

Housing

Aging demographic highlights needs to attract and retain younger residents and families
Expensive housing market

Public Facilities

High-speed internet is inconsistent
Alternative workspaces are limited and overcrowded

Transportation & Mobility

US 98 is a major barrier for pedestrians, cyclists, and golf carts
Wide travel lanes, short signals, and long crossing distances
School traffic backing up US 98 further
Street lighting, sidewalk gaps, and street conditions could use improvement



Gulf Breeze 2050 COMPREHENSIVE PLAN
FROM SHORELINE TO SKYLINE

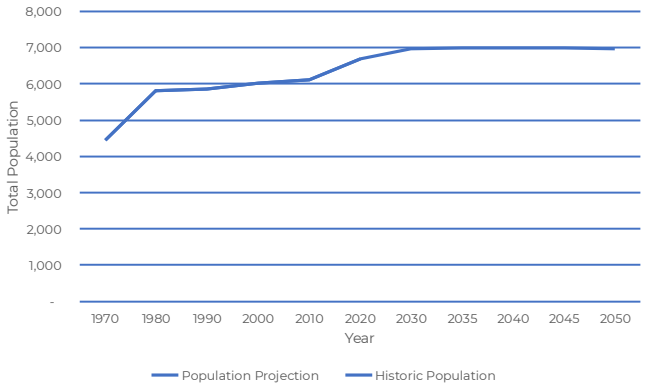
Planning the Path Forward

Using the Comprehensive Plan to address Gulf Breeze's challenges



Population Projections

Population	2030	2035	2040	2045	2050
Permanent Population	6,582	6,618	6,621	6,608	6,592
Seasonal Population	378	380	380	380	379
Total Population	6,960	6,998	7,001	6,988	6,971
Net Gain from 2024	239	277	280	267	250



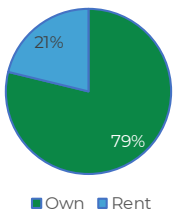
Housing Affordability

$591,142

Median Home Value

Compared to
$378,284 countywide (56% higher)
$416,969 statewide (42% higher)

Home Ownership



Issues identified

- Aging demographic highlights the need to accommodate housing for seniors (aging in place)
- Desire to attract and retain younger residents and families, but the housing market is expensive.

What are your ideas?

1. Increase housing supply and diversity
2. Create and preserve dedicated affordable housing units
3. Protect against displacement and poor housing conditions
4. ...

Mobility

23.7
average commute time
(in minutes)

1.1%
bike to work

66%
drive alone to work
(2% carpooled)

2.1%
walk to work

Issues Identified

- US 98 is a major barrier for pedestrians, cyclists, and golf carts
- Wide travel lanes, short signals, and long crossing distances
- School traffic backing up US 98 further
- Street lighting, sidewalks, and street conditions could use improvement

What are your ideas?

1. Policy and development regulations amendments
2. Education, awareness, studies, capacity
3. Master planning, grants, regional connections
4. ....

Any other topics?

What are your ideas?

1. ...

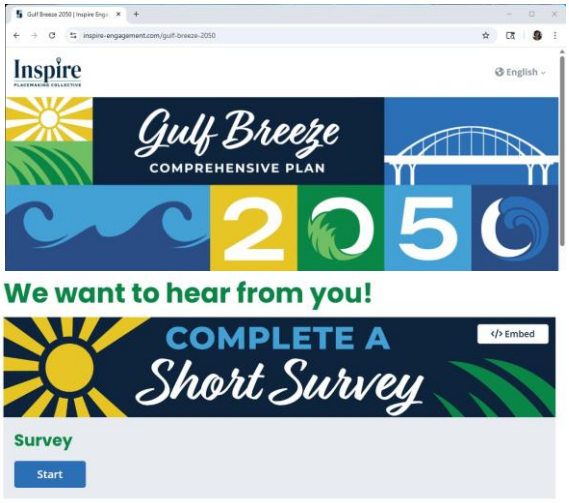
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FROM SHORELINE TO SKYLINE



Next Steps

Next Steps

Gulf Breeze 2050 COMPREHENSIVE PLAN



SCAN ME!

CLOSES ON
FRIDAY, FEBRUARY 13, 2026

Timeline

- **September 2025** — Kick-off
- **October 2025 - March 2026** — Gather and analyze data
- **December 2025** — Workshop #1: Where are we now and where do we want to go?
  December 11, 2025, 6 - 8 pm
  City of Gulf Breeze Community Center
  800 Shoreline Drive, Gulf Breeze, FL 32561
- **February 2026** — Workshop #2: How do we get there?
  February 18, 2025, 6 - 8 pm
  City of Gulf Breeze Community Center, Clay Ford Room
  800 Shoreline Drive, Gulf Breeze, FL 32561
- **February 2026** — Update Goals, Objectives, and Policies
- **July 2026** — Land Planning Agency (LPA) meeting
- **September 2026** — City Council Transmittal Hearing
- **September - November 2026** — State review
- **December 2026** — City Council Adoption Hearing

https://www.inspire-engagement.com/gulf-breeze-2050

Gulf Breeze 2050
COMPREHENSIVE PLAN
FROM SHORELINE TO SKYLINE

Thank you!

