City of Gulf Breeze Comprehensive Plan Update

Workshop #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: February 23, 2026

Reference: Workshop #2 Summary

INTRODUCTION

The second public workshop for the City of Gulf Breeze 2050 Comprehensive Plan update was held in-person on Wednesday, February 19, 2026, from 6:00 – 8:00 PM. The workshop involved Inspire Placemaking Collective, Inc. (Inspire), City staff, and members of the public. The purpose of the meeting was to gather community input to guide the Comprehensive Plan, building on the prior workshop and exploring the question, "*How do we get there?"*

A total of seven (7) people attended, representing a mix of residents and non-residents with connections to Gulf Breeze. Upon arrival, attendees were invited to sign in (see **Appendix A**), fill out a nametag, and place a sticker on a Gulf Breeze map indicating where they live or own property.

WORKSHOP PRESENTATION

Part 1. Introduction

Shane opened the session by thanking attendees for their participation. He then introduced Emilee Aguerrebere, Project Manager with Inspire, who delivered the main presentation (See **Appendix B**).

Part 2. The Plan Update



Emilee began the presentation with an agenda and provided an overview of what a Comprehensive Plan is and why it must be updated. She listed the Elements and outlined the two major tasks involved in the update process: (1) Data and Analysis (D&A) and (2) Goals, Objectives and Policies (GOPs).

Following this overview, she reviewed the project timeline, which began in September 2025 and noted that the

first draft of the D&A was recently submitted to staff for review. The team is currently in the process of updating the GOPs, marking the halfway point in the project's drafting portion. The project is anticipated to be completed by December 2026.

Part 3. Public Engagement

Emilee noted that public engagement has been a major focus of the Comprehensive Plan update. The project team conducted two virtual stakeholder meetings on November 11, 2025, and January 29, 2026, as well as an in-person public workshop on December 11. She explained that this would be the final in-person public workshop. However, one additional virtual stakeholder meeting remains.



In addition to these events, the team utilized online engagement through a survey on the project website to reach residents who may not have been able to attend meetings in person. These efforts helped gather broader feedback on community priorities and concerns. The online survey initially closed on February 13 and received 41 responses. Due to this, the online survey has been extended through March 1, 2026.

Emilee presented key themes that emerged from the community engagement efforts, which explored the questions, "*Where are we now?*" and "*Where are we going?*" She summarized the feedback into three parts: what do you love, what you want, and issues identified.

The first focused on the community's values, which included the city's natural systems, such as trees, water, wildlife, shoreline, and beaches; neighborhood character; its small-town and family-friendly feel; parks and trails; and strong focus on resilience.

Part 4. Planning the Path Forward

To initiate the evening's activities, Emilee explained that the focus of the workshop was on moving from identifying challenges to implementing solutions. She noted that many of the issues raised during prior engagement activities are already reflected to some extent in the existing goals, objectives, and policies of the Comprehensive Plan. For example, participants previously shared concerns that many buildings date from the 1950s through the 1970s and may require reinvestment or replacement. She explained that these concerns are addressed through policies within the Future Land Use and Housing Elements.

She emphasized that the evening's activities were designed to build on this foundation by strengthening, refining, and drafting new policies to better reflect community priorities.

Part 5. Next Steps

Emilee noted that the project website (https://www.inspire-engagement.com/gulf-breeze-2050), which includes the survey and timeline of the project, is still active.

ENGAGEMENT ACTIVITIES

To facilitate interactive feedback, a series of boards were organized by Comprehensive Plan Element. Each board displayed selected policies from the current Comprehensive Plan and asked participants to evaluate the City's progress on implementation. Attendees were instructed to place a sticker along a progress bar ranging from 0% (No progress) to 100% (Goal Achieved) to indicate their perception of how much progress has been made.

In addition to evaluating the progress of existing policies, participants were encouraged to provide written feedback on how each policy could be improved. Each board also included a prompt asking, "What is your idea for a new *Element* policy?" This allowed participants to suggest a new policy direction that may be a result of a gap.



Below is a summary of the feedback gathered during the engagement. The boards are available to view in **Attachment C**.

Overall, the boards were designed to move the conversation from identifying community values and challenges to refining and strengthening the policies that will guide the city through 2050.

Where do you live?

This activity asked participants to indicate where they live by placing a sticker on the map. Five participants live within city boundaries and one indicated a location outside the city. The results are illustrated in Appendix C.

Future Land Use

- Development Regulations: *The City maintains regulations for land use, design, infrastructure, environmental protection, parking, landscaping, and signage to implement the Comprehensive Plan. (Policy 1.3.4)* This policy received one sticker, placed between the 50% to 75% progress mark. This policy was measured as the one with the greatest level of progress within the Future Land Use Element policies that were listed. No comments were provided regarding potential improvements to this policy.
- Infill development: *The City shall develop incentives for multi-family and mixed-use in appropriate areas. (Policy 1.4.4).* One sticker was placed at the 30-40% progress mark. However, no comment was provided on how to improve the existing policy.
- Historic Preservation: *The City shall encourage owners to use grants to rehabilitate historic structures in a sensitive manner. (Policy 1.6.6).* This policy received the highest number of stickers (3) between 0% to 25% progress. Two comments were made: Benson house needs more city support. The other comment was to modify the language to rehabilitate historic resources to include natural features, structures…
- New Policies: There were no comments made to suggest a new future land use policy.

In conversation at the workshop, participants discussed the historic Benson House, which was originally built in 1940 and was recently been renovated. According to an engineering report recently produced, the building is safe for single-use occupancy but is not recommended for other uses.

Transportation

- Pedestrian Facilities: *The City shall require new development and major redevelopment to provide safe, well-connected pedestrian facilities on-site and nearby, including sidewalk connections to buildings and improvements to address existing pedestrian hazards when needed. (Policy 1.1.1).* This policy received one sticker placed approximately at the 50% progress mark. However, no comment was made.
- Transit. *The City shall coordinate with ECAT to improve transit service, explore fixed-route connections between south Escambia and south Santa Rosa counties, and upgrade or add transit facilities such as bus stops, shelters, signage, and park-and-ride lots. (Policy 1.5.2).* This policy received one sticker placed between the 30% and 40% progress range, indicating moderate progress. No additional comments were provided.
- Alternative to US 98: *The City shall develop a new local street near the school campus to provide an alternative to US 98, improve pedestrian safety, and support continued school use and future expansion. (Policy 1.7.1).* One sticker was placed around the 25% mark. There was a comment to strengthen the policy as follows: "Public/Private Partnership to acquire AppRiver Property: Live Oak shopping center to develop an 98 alternative that runs from 98: National Seashore, through under "new Overpass" between harbor town and Bahama Bay ultimately connecting to Daniel Drive. This pulls local traffic off of 98 to a continuous loop to: around Shoreline and Fairpoint. The live oak AppRiver Property would become a "68 Doan Tower "walkable shoppable…"



- New Policies: One comment suggested the need for a new transportation policy to address worsening traffic conditions along US 98. The participant noted that congestion is expected to continue increasing and emphasized the importance of proactively addressing this issue.

During the workshop discussion, participants noted concerns throughout US 98. One participant did mentioned that there are now shortened traffic signals to improve flow.

Housing

- Construction Codes: *The City shall continue enforcing construction and housing codes to maintain safe, quality housing and address violations when they occur. (Policy 1.1.1).* This policy received one sticker and was marked at 100% progress.
- Affordable Housing Incentives: *The City shall include affordable housing incentives for development in the Community Redevelopment Area in the Land Development Code by December 2016. (Policy 1.2.4).* This policy received one sticker between the 0% and 25% markers.
- Historic Preservation Ordinance: *The City shall consider a Historic Preservation Ordinance with guidelines to identify and protect historic and archaeological resources, including homes eligible for the National Register. (Policy 1.4.1).* This policy also received one sticker at approximately 13% progress.
- Multi-family and Rental Housing: *The City shall encourage multi-family and rental housing in areas with jobs, infrastructure, and nearby higher-intensity development, consistent with the Future Land Use Map. (Policy 1.7.2).* This policy received one sticker placed slightly above the 50% progress mark.
- New Policies: There were no comments made to suggest new housing policies.

Infrastructure

- Regional Stormwater Management Facilities: *The City shall promote regional stormwater facilities with on-site water quality treatment. (Policy 1.2.2).* This policy received two stickers, where one was placed between the 50% and 75% progress range and another positioned near the 100% mark.
- Water Supply Facilities Work Plan: *The City shall use the Water Supply Facilities Work Plan to prioritize and coordinate expansion and upgrades of water systems to meet future demand. (Policy 1.3.6).* This policy reflected a similar pattern of feedback, receiving two stickers: one between 50% and 75% progress and another near the 100% mark.
- BMPs: *The City shall encourage new and redeveloped sites to use stormwater best management practices, such as wetlands, swales, buffers, and retention areas, to manage runoff naturally. (Policy 1.4.3).* This policy also received two stickers: one between the 50% and 75% range and another near 100% completion.
- Septic to Sewer: *The City shall develop a 20-year strategy to transition private properties from septic systems to central wastewater service. (Policy 1.5.5).* This policy received three stickers: two placed between the 50% and 75% progress range and one at the 100% mark.
- New Policies: There were no comments made to suggest new infrastructure policies.

Intergovernmental Coordination

- Interlocal Agreements: *The City shall coordinate with neighboring jurisdictions to improve notifications for new development that may affect shared public facilities. (Policy 1.2.1).* This policy received one sticker placed at the 50% progress mark
- Reduction of Waste Deposited in Landfills: *The City shall work with nearby jurisdictions to align waste management practices and increase recycling to reduce landfill waste. (Policy 1.3.5).* This policy received two stickers at the 50% progress mark.

- Regional Climate and Coastal Initiatives: *The City shall participate in regional climate and coastal programs to stay informed and lead on coastal challenges. (Policy 1.6.1).* This policy received one sticker at the 25% progress mark. One comment suggested strengthening the policy, noting that participation should translate into measurable action.
- New Policies: One participant recommended adding a new intergovernmental coordination policy stating that the City shall participate in regional historic preservation programs.

Public School Facilities

- Compatibility: *The School Board will notify the City before acquiring property for new schools and the City will provide feedback on how the site fits with land use and design policies. (Policy 1.2.1).* This policy received one sticker placed near the 100% mark.
- *School Board's Long-Range Facilities Needs: The City shall coordinate anticipated student growth with the School Board's long-term facility needs over 5-, 10-, and 20-year periods. (Policy 1.5.1).* This policy also received one sticker placed near the 100% mark.
- New Policies: No additional policy suggestions were provided for the Public School Facilities Element.

Conservation

- Water Conservation: *The City shall share information on water conservation through the City newsletter, emails, and website. (Policy 1.2.6).* This policy received one sticker placed at the 75% progress mark.
- Ecotourism: *The City shall use natural resources for tourism and economic development while protecting the environment and quality of life through LDC regulations. (Policy 1.4.2).* This policy received one sticker placed between the 25% and 50% progress range.
- Native Plants: *The City shall preserve native trees, shrubs, and ground cover on development sites to prevent erosion whenever possible. (Policy 1.5.2).* This policy received one sticker at approximately 60% progress.
- Environmental Education: *The City shall promote environmental awareness through the City website by sharing data, green building benefits, and sustainable initiatives. (Policy 1.8.1).* This policy received one sticker at approximately the 25% mark.
- New Policies: No additional policy suggestions were provided for the Conservation Element.

During the workshop, participants noted that Deadman's Island has experienced ongoing erosion and shoreline shifts attributed to altered sediment flow from development, such as the construction of the Pensacola Bay bridge. During construction, solid ground was difficult to establish, resulting in dredging and filling that changed natural water movement patterns.

Participants also discussed the renaming of Wayside Park into Mariners Landing, now the only water-access point for tourists to launch kayaks and reach Deadman's Island. The park was renamed to reflect its redevelopment and honor the region's maritime history.

Recreation and Open Space

- Pedestrian Access: *The City shall provide safe and accessible pedestrian and bike paths to parks and open spaces. (Policy 1.1.5).* This policy received two stickers placed between the 75% and 100% progress range. One comment noted that "multi-use paths are great
- Public Input: *The City shall seek resident input on facility planning and design while balancing recreational needs for all. (Policy 1.3.8).* This policy received one sticker placed between 75% and 100% progress.
- Promotion of Recreational and Open Space: *The City shall promote parks and open spaces to residents, visitors, and businesses through the City website and local partners. (Policy 1.4.2).* This policy received two stickers: one at the 75% mark and another slightly above, between approximately 75% and 85%.
- Beautification Plan: *The City shall create a City beautification plan aligned with CRA Design Guidelines for consistent visual appeal. (Policy 1.5.1).* This policy received one sticker placed at approximately 80% progress.
- New Policies: No additional policy suggestions were provided for the Recreation and Open Space Element.

Workshop participants noted that Mariners Landing serves as a primary visitor access point to Deadman's Island. The site, bordered by Live Oaks and other natural features, was identified as an ideal location for a visitor center. Participants also emphasized the importance of engaging youth and promoting awareness of local history and natural resources.

Capital Improvements

- Annual Review: *The City shall review the Capital Improvements Element annually and use it to guide the City's budget. (Policy 1.1.3).* This policy received a sticker at the 100% mark.
- Concurrency: *The City shall ensure public facilities and services are available when needed to support new development through planning, regulations, and budgeted improvements. (Policy 1.2.1).* This policy also received a sticker at the 100% mark.
- New Policies: No additional policy suggestions were provided for the Capital Improvements Element.

Coastal Management

- Community Awareness: *The City shall raise public awareness about coastal resources through the City's website and newsletter. (Policy 1.1.4).* This policy received one sticker placed slightly above the 25% progress mark.
- Protection of Coastal Areas: *The City shall protect and restore coastal areas, including dunes and vegetation, for public benefit while managing access. (Policy 1.3.4).* This policy received one sticker at approximately the 25% progress mark. One comment emphasized the need for focused efforts to ensure the historical and physical survival of shoreline areas south of Deadman's Island.
- Recovery Actions: *The City shall prioritize recovery actions that protect public health and safety after disasters. (Policy 2.4.4).* This policy received one sticker at the 100% mark.

- New Policies: No additional policy suggestions were provided for the Coastal Management Element.

Key Takeaways

Future Land Use and Historic Preservation

Future Land Use policies are moderately implemented, with historic preservation, such as support for the Benson House, identified as needing stronger city support and more targeted policy language.

Transportation

Participants continued to express concern about US 98 congestion. Signal improvements have been implemented and new policies were suggested, such as an alternative local route near the school campus.

Housing

Construction codes are fully implemented, while affordable housing and historic preservation incentives are in early progress. Multi-family and rental housing policies are at mid-progress.

Infrastructure

Stormwater management, water system upgrades, BMPs, and septic-to-sewer transition policies show strong progress.

Intergovernmental Coordination

Progress is moderate for interlocal agreements and waste reduction, while regional climate initiatives are low. A suggestion was made to participate in regional historic preservation programs.

Public School Facilities

Policies are fully implemented with no new policy suggestions.

Conservation & Coastal Management

Water conservation and native plant preservation show moderate progress, while ecotourism and environmental education are lower. Deadman's Island has experienced land loss due to bridge construction and lateral drift. Mariners Landing has potential to serve as a visitor center and provide opportunities for recreation, historical education, and youth engagement.

Recreation & Open Space

Pedestrian access, public input, promotion of parks/open spaces, and beautification policies are highly implemented, with emphasis on Mariners Landing for recreation and engagement.

Capital Improvements

Annual review and concurrency policies are fully implemented.

Appendices

A. Attendance List

B. Workshop Presentation

C. Board Results

Appendix A. Workshop Attendance List

1. Gulf Breeze Staff
    a. Craig "Shane" Carmichael, Director of Community Services
2. Inspire Project Team Members
    a. Pat Tyjeski, AICP, Principal-in-Charge
    b. Emilee Aguerrebere, AICP, Project Manager
3. Attendees
    a. John Welt
    b. Nancy Cooper
    c. Jim Cooper
    d. Jim Cox
    e. Barbara Udit
    f. Bill Wein
    g. Jake Wilson

Appendix B. Workshop Presentation





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

Gulf Breeze 2050 COMPREHENSIVE PLAN
FROM SHORELINE TO SKYLINE



The Plan Update

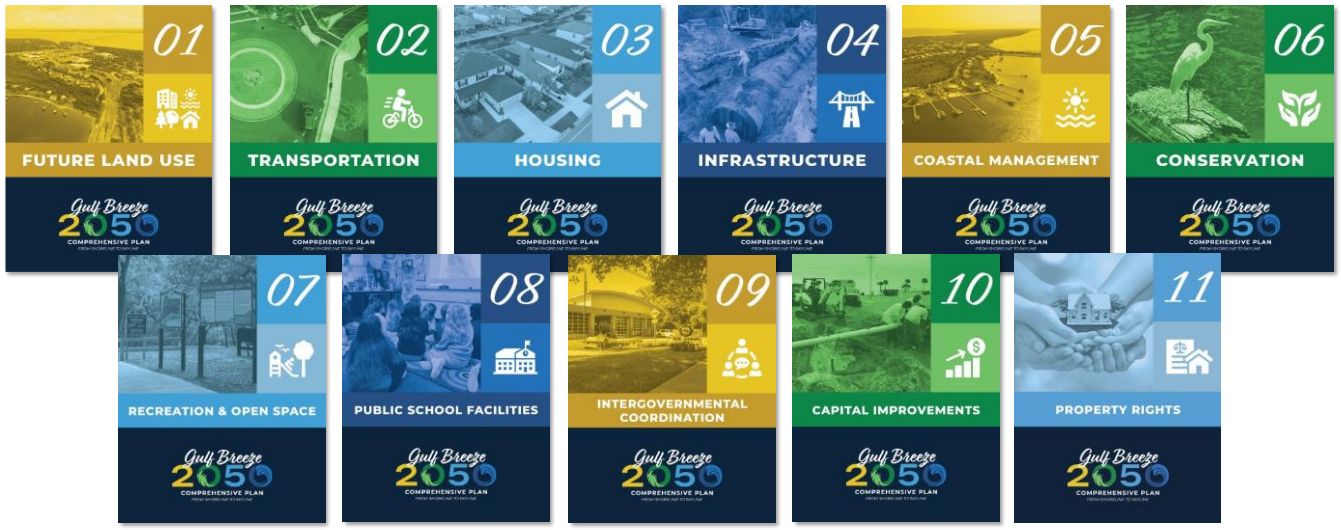
What is a Comprehensive Plan?

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

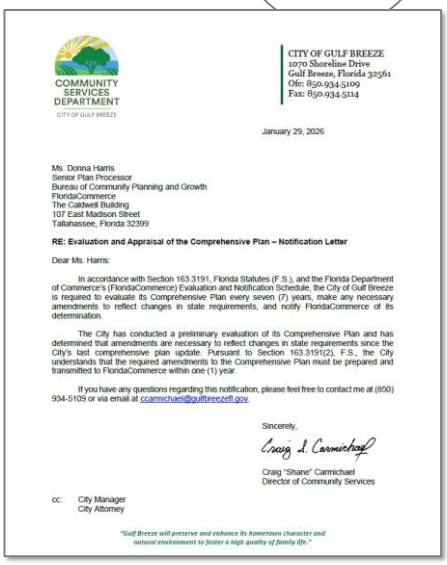
Source: Planning and Zoning – The Purpose of the Comprehensive Plan by Gary Taylor, 2018; Planning and Urban Design Standards (2nd Ed.), APA, 2020

Plan Contents (Elements)



Why Update?

1. Required to be updated at least every **7 years** per state statutes
   - Evaluation and Appraisal Report (EAR) letter submitted on **01/29/26**
   - 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**



COMMUNITY SERVICES DEPARTMENT
CITY OF GULF BREEZE

CITY OF GULF BREEZE
1070 Shoreline Drive
Gulf Breeze, Florida 32561
Ofc: 850.934.5109
Fax: 850.934.5114

January 29, 2026

Ms. Donna Harris
Senior Plan Processor
Bureau of Community Planning and Growth
FloridaCommerce
The Caldwell Building
107 East Madison Street
Tallahassee, Florida 32399

RE: Evaluation and Appraisal of the Comprehensive Plan – Notification Letter

Dear Ms. Harris:

In accordance with Section 163.3191, Florida Statutes (F.S.), and the Florida Department of Commerce's (FloridaCommerce) Evaluation and Notification Schedule, the City of Gulf Breeze is required to evaluate its Comprehensive Plan every seven (7) years, make any necessary amendments to reflect changes in state requirements, and notify FloridaCommerce of its determination.

The City has conducted a preliminary evaluation of its Comprehensive Plan and has determined that amendments are necessary to reflect changes in state requirements since the City's last comprehensive plan update. Pursuant to Section 163.3191(2), F.S., the City understands that the required amendments to the Comprehensive Plan must be prepared and transmitted to FloridaCommerce within one (1) year.

If you have any questions regarding this notification, please feel free to contact me at (850) 934-5109 or via email at ccarmichael@gulfbreezefl.gov.

Sincerely,

Craig "Shane" Carmichael
Director of Community Services

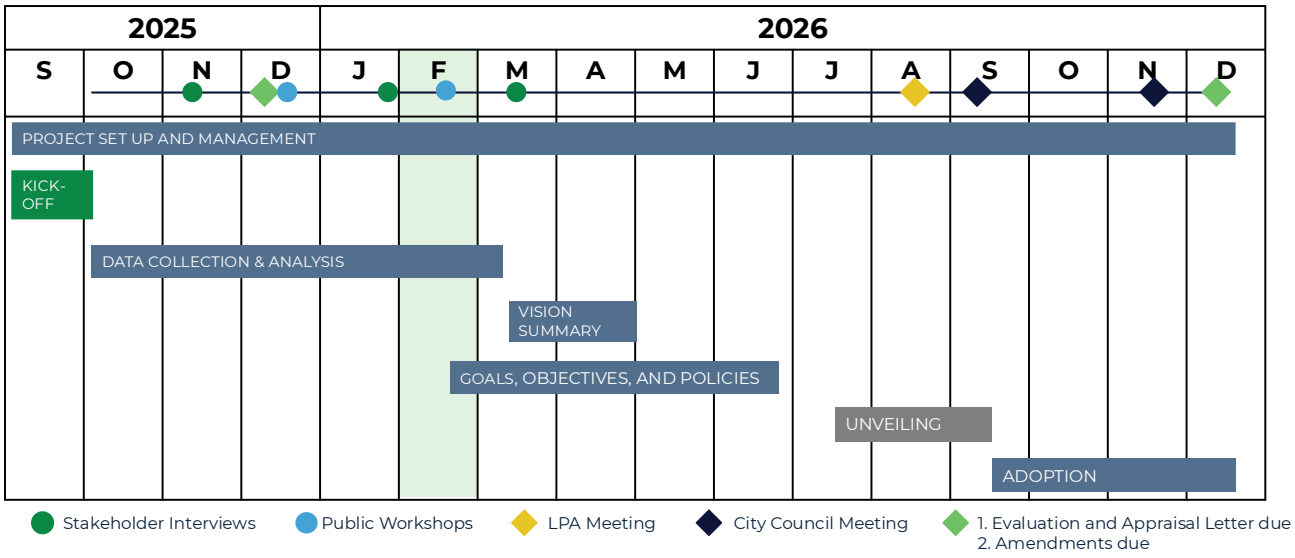
cc: City Manager
City Attorney

"Gulf Breeze will preserve and enhance its hometown character and natural environment to foster a high quality of family life."

Scope and Objectives

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

Schedule and Milestones



Gulf Breeze 2050 COMPREHENSIVE PLAN
FROM SHORELINE TO SKYLINE

Public Engagement

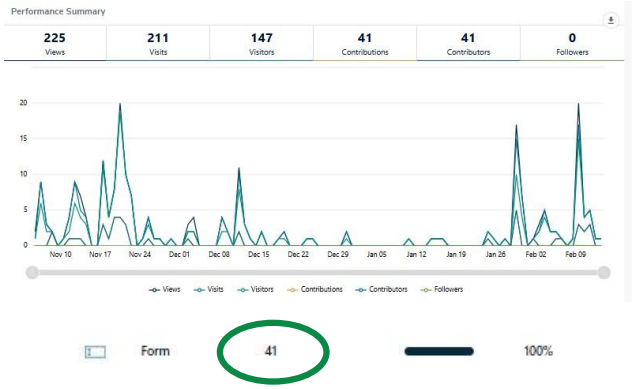


Public Engagement

- **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





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

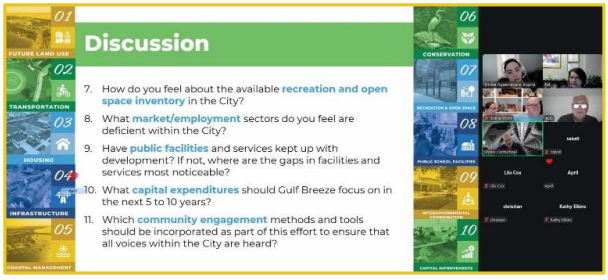
Parks, Trails, & Recreation
Trail expansion and better maintenance
Public swimming pool
Better use of the Naval Live Oak Reservation

Transportation & Mobility
Smoother, safer streets with less congestion
More sidewalks, streetlights, and crosswalks
East to west passing 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



Goals, Objectives, and Policies

Many buildings date from the 1950s – 1970s and need reinvestment or replacement	FLU: Policy 1.2.1, Policy 1.2.2., Policy 1.6.6; HOUS: Objective 1.1 and corresponding policies; Objective 1.4 and corresponding policies
Hurricane risk	FLU: Objective 1.9 and corresponding policies; COA: Policy 1.6.3, Policy 1.6.5, Objective 2.3 and corresponding policies; Policy 2.4.11, Policy 2.4.12
Lack of historic landmark	FLU: Policy 1.6.6

Goals, Objectives, and Policies

Aging demographic highlights needs to attract and retain younger residents and families	HOUS: Objective 1.3 and corresponding policies
Lack of jobs within City	FLU: Policy 1.4.4, Policy 1.5.12
Expensive housing market	HOUS: Objective 1.2 and corresponding policies

Goals, Objectives, and Policies

Lack of central gathering spaces	FLU: Policy 1.11.3
US 98 is a major barrier for pedestrians, cyclists, and golf carts	FLU: Policy 1.11.4
Wide travel lanes, short signals, and long crossing distances	TRANSP: Policy 1.1.3; HOUS: Policy 1.1.5, Policy 1.6.4, Objective 1.8 and corresponding policies, Policy 1.9.3 PSFE Policy 1.5.4, Policy 1.2.3

Goals, Objectives, and Policies

School traffic backing up US 98 further	FLU Policy 1.11.6
Street lighting, sidewalk gaps, and street conditions could use improvement	FLU: Policy 1.11.2; TRANSP: Policy 1.1.5, Policy 1.6.4, Objective 1.8 and corresponding policies; Objective 1.9 and corresponding policies;

Gulf Breeze 2050 COMPREHENSIVE PLAN
FROM SHORELINE TO SKYLINE



Let's Get to Work

How do we get there?

1. Strengthen
Improve existing policies

2. Identify
Find gaps & challenges

3. Create
Draft new policy ideas

Gulf Breeze 2050 COMPREHENSIVE PLAN
FROM SHORELINE TO SKYLINE



Next Steps

Next Steps



SCAN ME!

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

Timeline

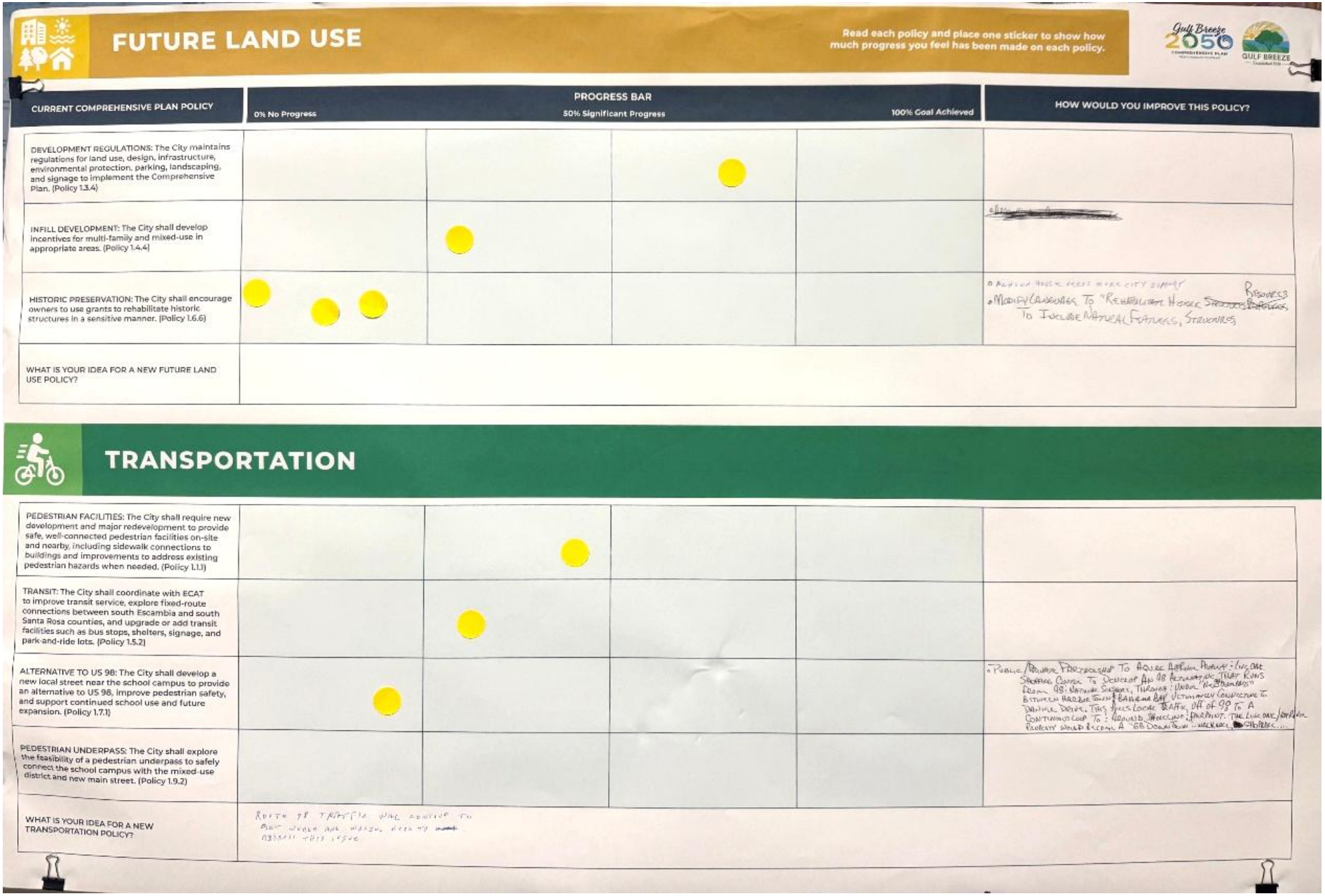
- **September 2025** — Kick-off
- **October 2025 - March 2026** — Gather and analyze data
- **December 2025** — Workshop #1: Where are we now and where do we want to go?
  December 11, 2025, 6 - 8 pm
  City of Gulf Breeze Community Center
  800 Shoreline Drive, Gulf Breeze, FL 32561
- **February 2026** — Workshop #2: How do we get there?
  February 18, 2026, 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

Gulf Breeze 2050 COMPREHENSIVE PLAN
FROM SHORELINE TO SKYLINE



Thank you!


WHERE DO YOU LIVE?
Gulf Breeze 2050
COMPREHENSIVE PLAN
FROM SHORELINE TO SKYLINE
Pensacola Bay
98
Escambia Bay Bridge
Hutchenpen Cove
Midway
98
Tiger Point
Oriole Beach
Gulf Islands National Seashore - Naval Live Oaks Preserve
Pensacola Beach Bridge
English Navy Cove
0
0.38
0.75
1.5 Mile



FUTURE LAND USE

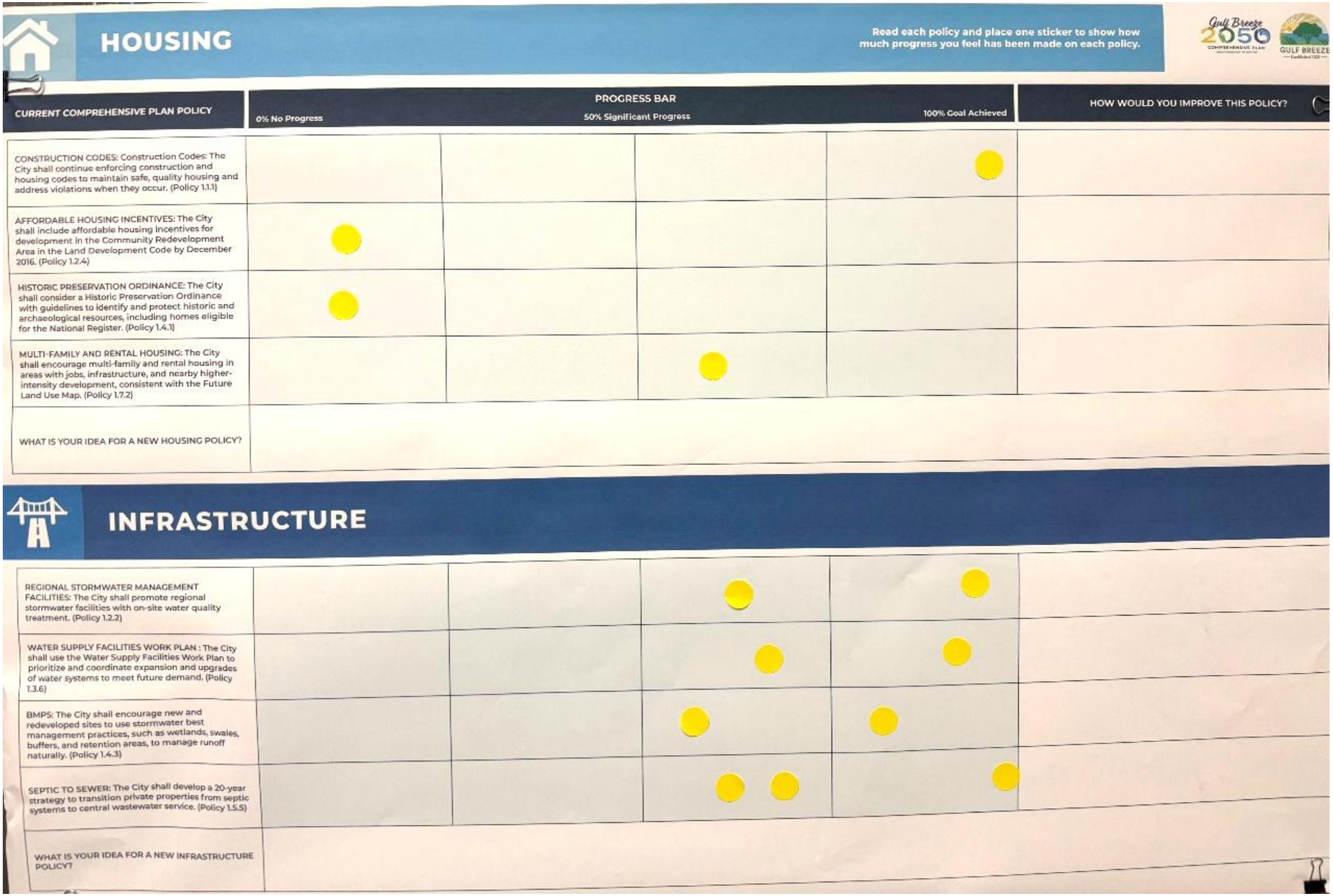
Read each policy and place one sticker to show how much progress you feel has been made on each policy.

Gulf Breeze 2050 Comprehensive Plan

CURRENT COMPREHENSIVE PLAN POLICY	PROGRESS BAR 0% No Progress — 50% Significant Progress — 100% Goal Achieved	HOW WOULD YOU IMPROVE THIS POLICY?
DEVELOPMENT REGULATIONS: The City maintains regulations for land use, design, infrastructure, environmental protection, parking, landscaping, and signage to implement the Comprehensive Plan. (Policy 1.3.4)		
INFILL DEVELOPMENT: The City shall develop incentives for multi-family and mixed-use in appropriate areas. (Policy 1.4.4)		
HISTORIC PRESERVATION: The City shall encourage owners to use grants to rehabilitate historic structures in a sensitive manner. (Policy 1.6.6)		• Modify Language To "Rehabilitate Historic Structures" To Include Natural Features, Structures
WHAT IS YOUR IDEA FOR A NEW FUTURE LAND USE POLICY?		

TRANSPORTATION

PEDESTRIAN FACILITIES: The City shall require new development and major redevelopment to provide safe, well-connected pedestrian facilities on-site and nearby, including sidewalk connections to buildings and improvements to address existing pedestrian hazards when needed. (Policy 1.1.1)		
TRANSIT: The City shall coordinate with ECAT to improve transit service, explore fixed-route connections between south Escambia and south Santa Rosa counties, and upgrade or add transit facilities such as bus stops, shelters, signage, and park-and-ride lots. (Policy 1.5.2)		
ALTERNATIVE TO US 98: The City shall develop a new local street near the school campus to provide an alternative to US 98, improve pedestrian safety, and support continued school use and future expansion. (Policy 1.7.1)		• Public/Private Partnership To Acquire Additional Property - Including Shopping Center To Southeast And 98 Alternative That Runs From 98 Between Harbor Town & Bayshore Bay Ultimately Connecting To Daniel Drive. This Would Locate Traffic Off of 98 To A Continuous Loop To: Gerald Agricola, Parkway. The Income/Appreciation Property Would Recoup A "98 Down Town - Walkable Shopping..."
PEDESTRIAN UNDERPASS: The City shall explore the feasibility of a pedestrian underpass to safely connect the school campus with the mixed-use district and new main street. (Policy 1.9.2)		
WHAT IS YOUR IDEA FOR A NEW TRANSPORTATION POLICY?	Route 98 Traffic Will Continue To Be Under Any Master Plan To Address This Issue	



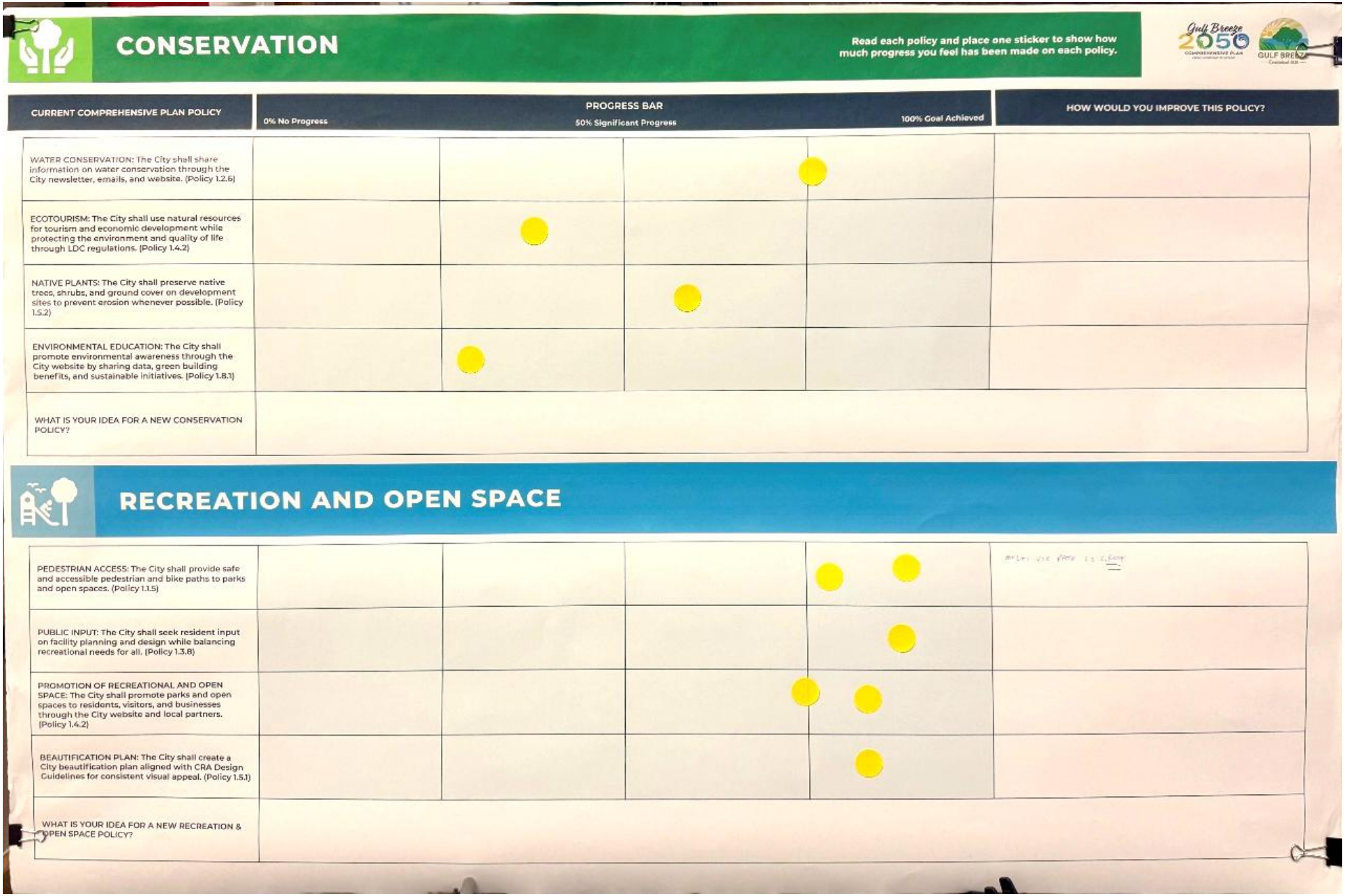
HOUSING

Read each policy and place one sticker to show how much progress you feel has been made on each policy.

CURRENT COMPREHENSIVE PLAN POLICY	PROGRESS BAR 0% No Progress — 50% Significant Progress — 100% Goal Achieved	HOW WOULD YOU IMPROVE THIS POLICY?
CONSTRUCTION CODES: Construction Codes: The City shall continue enforcing construction and housing codes to maintain safe, quality housing and address violations when they occur. (Policy 1.1.1)		
AFFORDABLE HOUSING INCENTIVES: The City shall include affordable housing incentives for development in the Community Redevelopment Area in the Land Development Code by December 2016. (Policy 1.2.4)		
HISTORIC PRESERVATION ORDINANCE: The City shall consider a Historic Preservation Ordinance with guidelines to identify and protect historic and archaeological resources, including homes eligible for the National Register. (Policy 1.4.1)		
MULTI-FAMILY AND RENTAL HOUSING: The City shall encourage multi-family and rental housing in areas with jobs, infrastructure, and nearby higher-intensity development, consistent with the Future Land Use Map. (Policy 1.7.2)		
WHAT IS YOUR IDEA FOR A NEW HOUSING POLICY?		

INFRASTRUCTURE

REGIONAL STORMWATER MANAGEMENT FACILITIES: The City shall promote regional stormwater facilities with on-site water quality treatment. (Policy 1.2.2)					
WATER SUPPLY FACILITIES WORK PLAN : The City shall use the Water Supply Facilities Work Plan to prioritize and coordinate expansion and upgrades of water systems to meet future demand. (Policy 1.3.6)					
BMPS: The City shall encourage new and redeveloped sites to use stormwater best management practices, such as wetlands, swales, buffers, and retention areas, to manage runoff naturally. (Policy 1.4.3)					
SEPTIC TO SEWER: The City shall develop a 20-year strategy to transition private properties from septic systems to central wastewater service. (Policy 1.5.5)					
WHAT IS YOUR IDEA FOR A NEW INFRASTRUCTURE POLICY?					



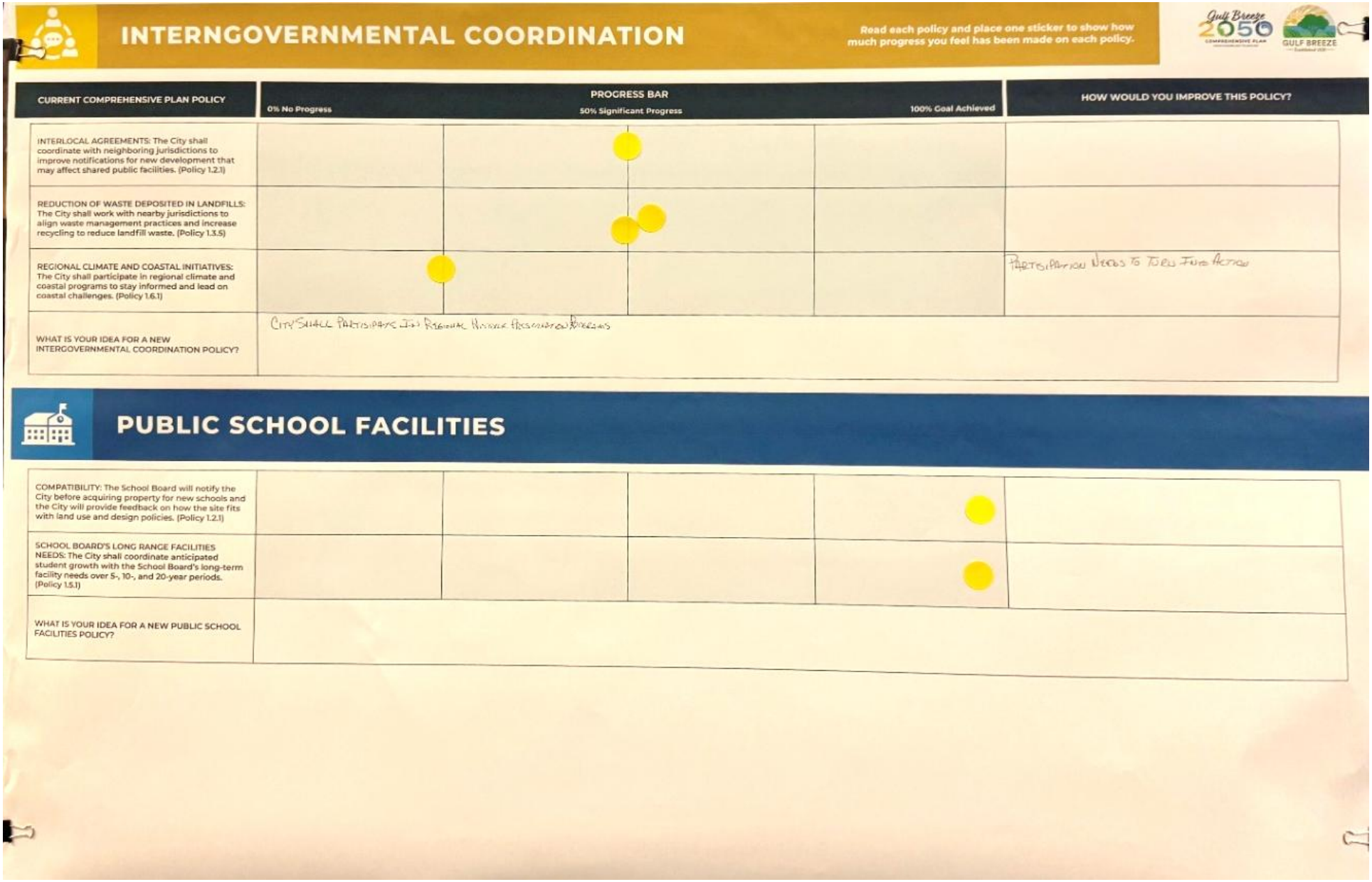
CONSERVATION

Read each policy and place one sticker to show how much progress you feel has been made on each policy.

CURRENT COMPREHENSIVE PLAN POLICY	PROGRESS BAR 0% No Progress — 50% Significant Progress — 100% Goal Achieved	HOW WOULD YOU IMPROVE THIS POLICY?
WATER CONSERVATION: The City shall share information on water conservation through the City newsletter, emails, and website. (Policy 1.2.6)		
ECOTOURISM: The City shall use natural resources for tourism and economic development while protecting the environment and quality of life through LDC regulations. (Policy 1.4.2)		
NATIVE PLANTS: The City shall preserve native trees, shrubs, and ground cover on development sites to prevent erosion whenever possible. (Policy 1.5.2)		
ENVIRONMENTAL EDUCATION: The City shall promote environmental awareness through the City website by sharing data, green building benefits, and sustainable initiatives. (Policy 1.8.1)		
WHAT IS YOUR IDEA FOR A NEW CONSERVATION POLICY?		

RECREATION AND OPEN SPACE

PEDESTRIAN ACCESS: The City shall provide safe and accessible pedestrian and bike paths to parks and open spaces. (Policy 1.1.5)					
PUBLIC INPUT: The City shall seek resident input on facility planning and design while balancing recreational needs for all. (Policy 1.3.8)					
PROMOTION OF RECREATIONAL AND OPEN SPACE: The City shall promote parks and open spaces to residents, visitors, and businesses through the City website and local partners. (Policy 1.4.2)					
BEAUTIFICATION PLAN: The City shall create a City beautification plan aligned with CRA Design Guidelines for consistent visual appeal. (Policy 1.5.1)					
WHAT IS YOUR IDEA FOR A NEW RECREATION & OPEN SPACE POLICY?					



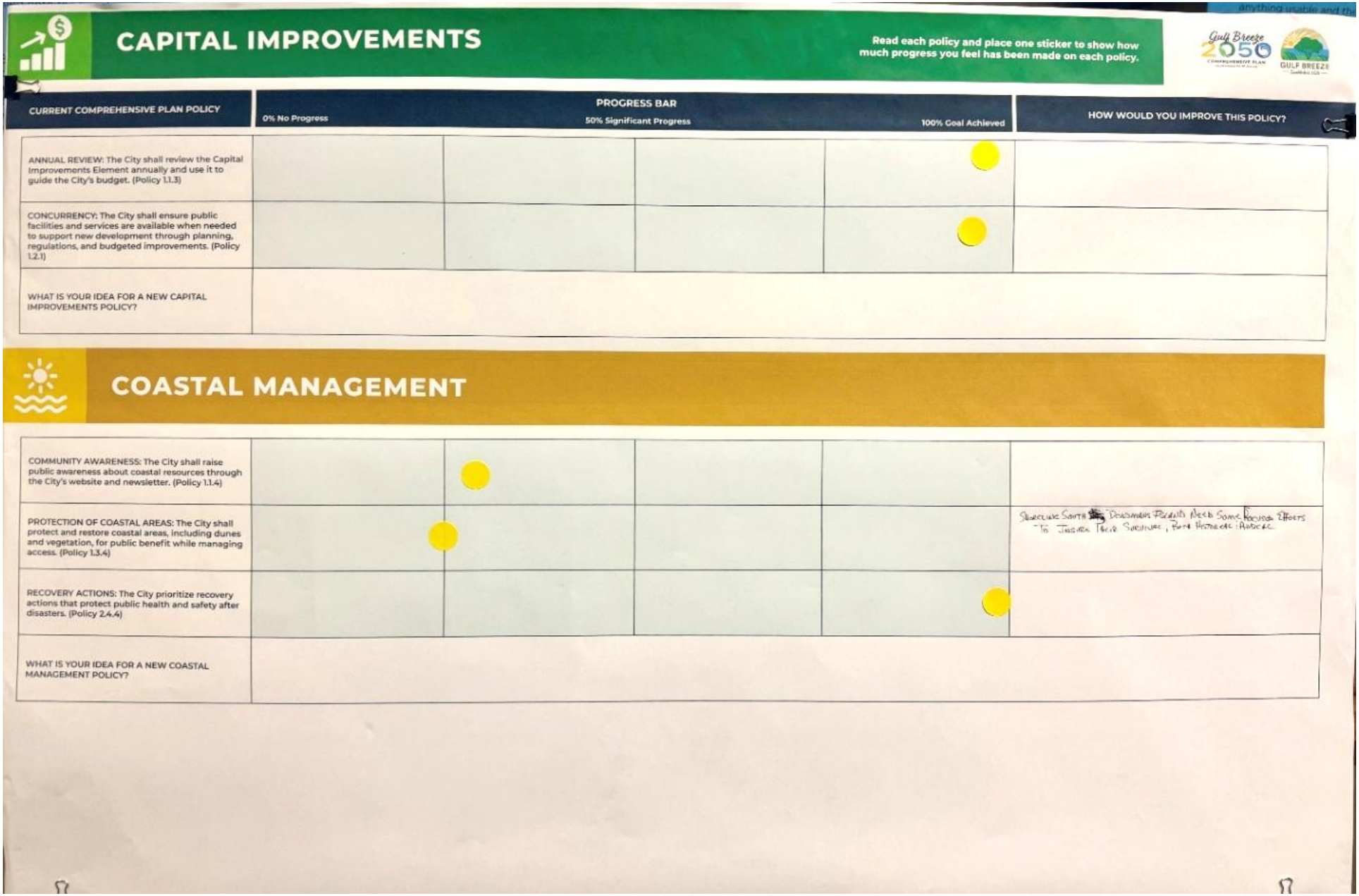
INTERNGOVERNMENTAL COORDINATION

Read each policy and place one sticker to show how much progress you feel has been made on each policy.

CURRENT COMPREHENSIVE PLAN POLICY	PROGRESS BAR 0% No Progress / 50% Significant Progress / 100% Goal Achieved	HOW WOULD YOU IMPROVE THIS POLICY?
INTERLOCAL AGREEMENTS: The City shall coordinate with neighboring jurisdictions to improve notifications for new development that may affect shared public facilities. (Policy 1.2.1)		
REDUCTION OF WASTE DEPOSITED IN LANDFILLS: The City shall work with nearby jurisdictions to align waste management practices and increase recycling to reduce landfill waste. (Policy 1.3.5)		
REGIONAL CLIMATE AND COASTAL INITIATIVES: The City shall participate in regional climate and coastal programs to stay informed and lead on coastal challenges. (Policy 1.6.1)		PARTICIPATION NEEDS TO TURN INTO ACTION
WHAT IS YOUR IDEA FOR A NEW INTERGOVERNMENTAL COORDINATION POLICY?	CITY SHALL PARTICIPATE IN REGIONAL HAZARD MITIGATION PLANS	

PUBLIC SCHOOL FACILITIES

COMPATIBILITY: The School Board will notify the City before acquiring property for new schools and the City will provide feedback on how the site fits with land use and design policies. (Policy 1.2.1)					
SCHOOL BOARD'S LONG RANGE FACILITIES NEEDS: The City shall coordinate anticipated student growth with the School Board's long-term facility needs over 5-, 10-, and 20-year periods. (Policy 1.5.1)					
WHAT IS YOUR IDEA FOR A NEW PUBLIC SCHOOL FACILITIES POLICY?					



CAPITAL IMPROVEMENTS

Read each policy and place one sticker to show how much progress you feel has been made on each policy.

CURRENT COMPREHENSIVE PLAN POLICY	PROGRESS BAR (0% No Progress — 50% Significant Progress — 100% Goal Achieved)	HOW WOULD YOU IMPROVE THIS POLICY?
ANNUAL REVIEW: The City shall review the Capital Improvements Element annually and use it to guide the City's budget. (Policy 1.1.3)		
CONCURRENCY: The City shall ensure public facilities and services are available when needed to support new development through planning, regulations, and budgeted improvements. (Policy 1.2.1)		
WHAT IS YOUR IDEA FOR A NEW CAPITAL IMPROVEMENTS POLICY?		

COASTAL MANAGEMENT

COMMUNITY AWARENESS: The City shall raise public awareness about coastal resources through the City's website and newsletter. (Policy 1.1.4)		
PROTECTION OF COASTAL AREAS: The City shall protect and restore coastal areas, including dunes and vegetation, for public benefit while managing access. (Policy 1.3.4)		Seawalls Santa ... Downtown Parking Need Some Focused Efforts To Improve Their Structure, Park Historic Aspects
RECOVERY ACTIONS: The City prioritize recovery actions that protect public health and safety after disasters. (Policy 2.4.4)		
WHAT IS YOUR IDEA FOR A NEW COASTAL MANAGEMENT POLICY?		