City of Gulf Breeze Comprehensive Plan Update

Stakeholder Meeting #2 Summary

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

From: Jessica Hays, Deputy Project Manager

CC: Pat Tyjeski, AICP, Project Manager

Date: June 12, 2026

Reference: Stakeholder Meeting #3 - Summary

INTRODUCTION

The purpose of this memorandum is to summarize the feedback gathered during the third virtual stakeholder meeting for the City of Gulf Breeze 2050 Comprehensive Plan Update. Held via Zoom on Thursday, June 11, 2026 (2:30 – 4:00 PM), this meeting included Inspire Placemaking Collective (Inspire) staff, City staff, and community stakeholders. The meeting was intended to provide stakeholders with an opportunity to review and offer feedback on the draft changes to the Goals, Objectives, and Policies (GOPs), that will be presented to the City Council. This memorandum contains an attendee list, a summary of key discussion points, and next steps.

Stakeholders

- Stacy Smith
- Lynn Erickson
- Jim Cox
- Will Dunaway
- Shane Elkins
- Scott Wheatley
- Beverly Zimmern
- Jay Billhorn
- Drew Holmer
- Tamara Bogan
- Ann Livingston

Inspire (Consultant)

- Jess Hays, Deputy Project Manager
- Pat Tyjeski, AICP, Project Manager

City Staff

- Shane Carmichael, Director of Community Services

SUMMARY

The meeting opened with Project Manager, Pat Tyjeski, welcoming participants to the third stakeholder meeting and highlighting the importance of their input in guiding the Comprehensive Plan update. Pat requested verbal consent to record the session for project documentation.

Using a PowerPoint presentation (see **Appendix A**), Pat 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 presented a summary of what the project team has learned from previous engagement efforts.

Pat summarized key themes heard so far from previous engagement events, including what participants love

about Gulf Breeze, what issues they have identified, and what they want for the community in the future.

Pat then presented the holistic changes that were made to the GOPs, which included updating the names of various entities, updating statutory references, and reorganizing and reordering policies within the elements. The presentation then continued to walk the stakeholders through the major changes that were made to each individual chapter. These changes included adding policies that reflect new statutory requirements, updating policies related to the Most Livable City Plan, and adding policies to reflect feedback heard through public engagement, among others.

Stakeholders then had an opportunity to provide feedback on the draft changes. No comments were made on the draft changes; however, the stakeholders expressed concerns regarding proposed Florida legislation to eliminate property taxes, and how this could potentially impact the city, which was followed by a brief discussion. The discussion then focused on the issue of traffic along US 98.

Overall, this presentation provided a valuable opportunity for stakeholders to review the draft changes and offered validation to the changes that have been made.



APPENDIX





Gulf Breeze 2050
COMPREHENSIVE PLAN
FROM SHORELINE TO SKYLINE

Project Team

Inspire
PLACEMAKING COLLECTIVE



Jess Hays, AICP
Candidate
GIS Lead



Pat Tyjeski, AICP
Project Manager

CITY OF GULF BREEZE
Established 1828

Craig "Shane" Carmichael
Director of Community Services

Samantha Abell
City Manager

Gulf Breeze 2050
COMPREHENSIVE PLAN
FROM SHORELINE TO SKYLINE



The Plan Update

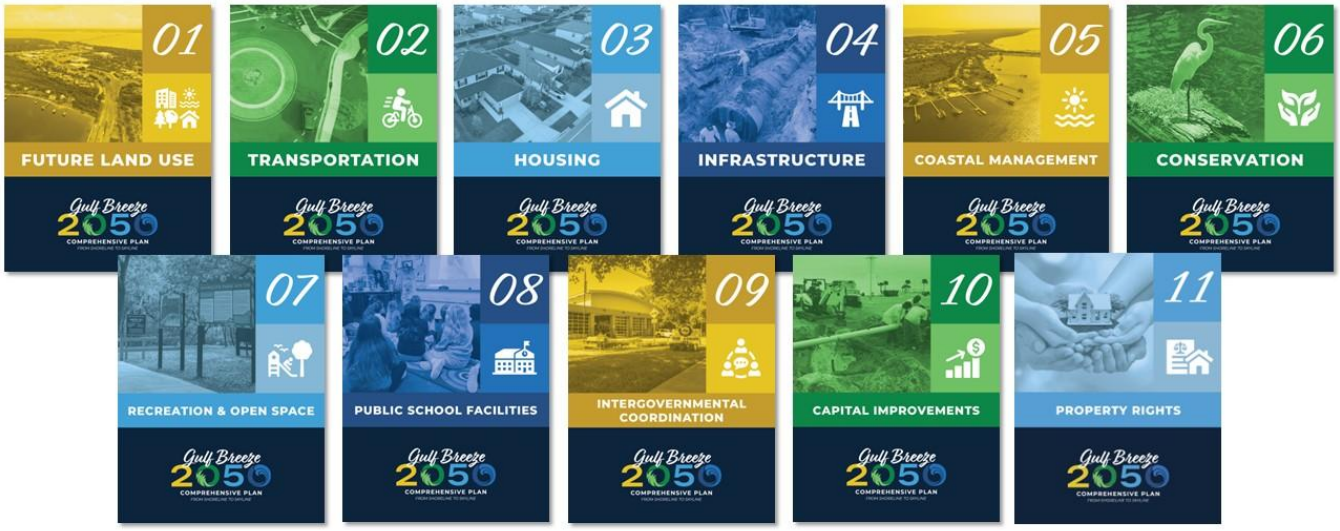
What is a Comprehensive Plan?

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 was due on **12/01/2025**
   - EAR-Based Amendments due **01/29/27**
   - 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**

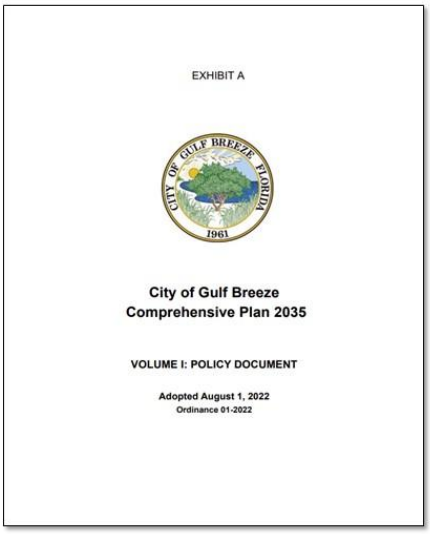


EXHIBIT A

City of Gulf Breeze
Comprehensive Plan 2035

VOLUME I: POLICY DOCUMENT

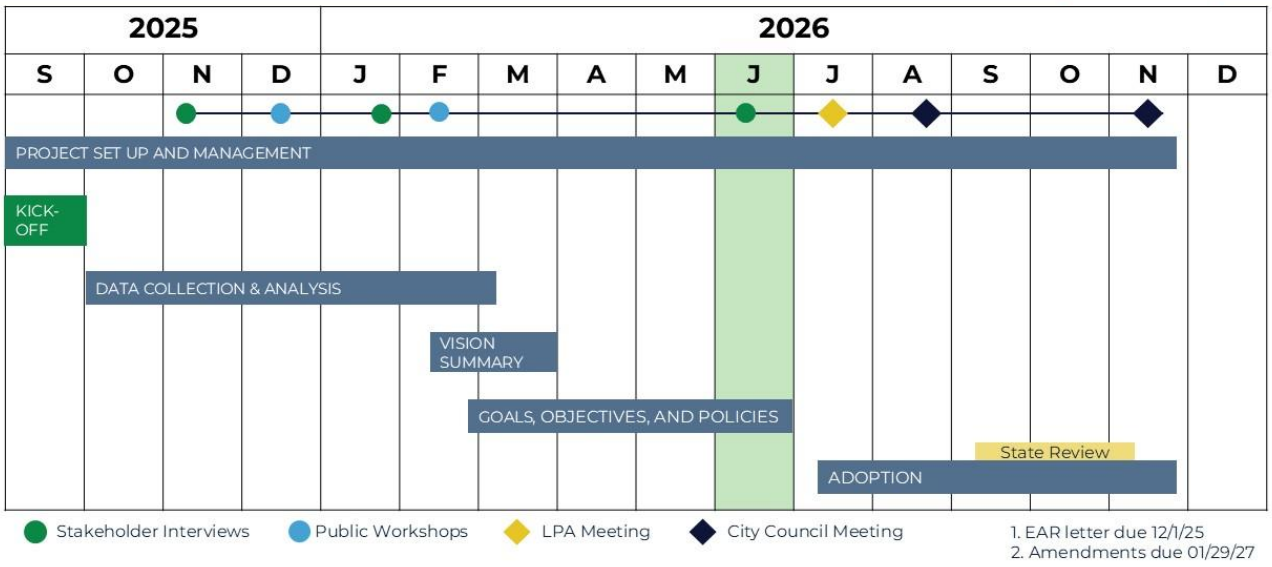
Adopted August 1, 2022
Ordinance 01-2022

Scope and Objectives





Schedule and Milestones



Gulf Breeze 2050 COMPREHENSIVE PLAN
FROM SHORELINE TO SKYLINE

Public Engagement



Public Engagement

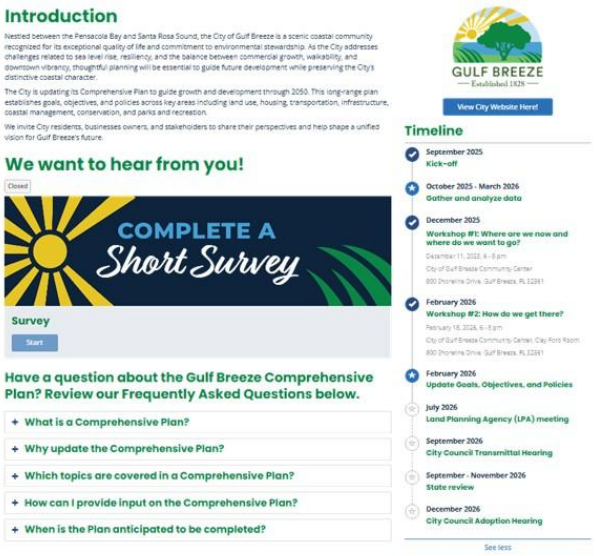
Nov. 11 — Virtual Stakeholder Meeting #1

Dec. 11 — Public Workshop #1

Jan. 29 — Virtual Stakeholder Meeting #2

Feb. 18 — Public Workshop #2

Online Public Engagement



Introduction

Nestled between the Pensacola Bay and Santa Rosa Sound, the City of Gulf Breeze is a scenic coastal community recognized for its exceptional quality of life and commitment to environmental stewardship. As the City addresses challenges related to sea level rise, resiliency, and the balance between commercial growth, walkability, and downtown vibrancy, thoughtful planning will be essential to guide future development while preserving the City's distinctive coastal character.

The City is updating its Comprehensive Plan to guide growth and development through 2050. This long-range plan establishes goals, objectives, and policies across key areas including land use, housing, transportation, infrastructure, coastal management, conservation, and parks and recreation.

We invite City residents, businesses owners, and stakeholders to share their perspectives and help shape a unified vision for Gulf Breeze's future.

We want to hear from you!

Closed

COMPLETE A Short Survey

Survey

Start

Have a question about the Gulf Breeze Comprehensive Plan? Review our Frequently Asked Questions below.

+ What is a Comprehensive Plan?
+ Why update the Comprehensive Plan?
+ Which topics are covered in a Comprehensive Plan?
+ How can I provide input on the Comprehensive Plan?
+ When is the Plan anticipated to be completed?

GULF BREEZE Established 1828

View City Website Here!

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 Pate Room
800 Shoreline Drive, Gulf Breeze, FL 32561

February 2026
Update Goals, Objectives, and Policies

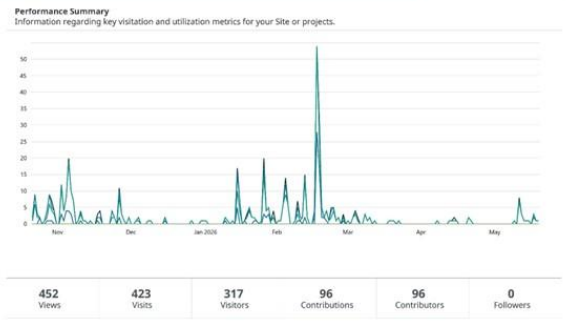
July 2026
Land Planning Agency (LPA) meeting

September 2026
City Council Transmittal Hearing

September - November 2026
State review

December 2026
City Council Adoption Hearing

See less



Performance Summary

Information regarding key visitation and utilization metrics for your Site or projects.

452 Views	423 Visits	317 Visitors	96 Contributions	96 Contributors	0 Followers

Participation

Information regarding how people have participated in your projects and activities.

Contributions by Activity

Contributions by Activity is a breakdown of contributions across each tool

Activity	Contributions	%
Form	96	100%

Workshops One and Two

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

Issues identified...

Development Patterns and Land Use Buildings from 1950s – 1970s and need reinvestment or replacement, hurricane risk, and limited room to grow outward

Housing Aging demographic highlights need to attract/ retain younger residents and families, but housing is expensive

Public Facilities High-speed internet is inconsistent, and alternative workspaces are limited and overcrowded

Transportation & Mobility US 98 is a barrier for pedestrians (wide travel lanes, short signals, and long crossing distances, school traffic, street lighting, sidewalk gaps, and street conditions could use improvement

You want...

Parks, Trails, & Recreation Trail expansion and better maintenance, public swimming pool, and better use of the Naval Live Oak preserve

Transportation & Mobility Smoother, safer streets with less congestion, more sidewalks, streetlights, and crosswalks, east to west passing across U.S. 98, and golf cart access

Water & Tourism Marina and hotel

Culture & Attractions Gulf coast surfing museum and local history museum, performing arts space, and outdoor event space

Housing & Neighborhoods Housing diversity in select areas, short-term rental (airbnb) regulations

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

Gulf Breeze 2050 COMPREHENSIVE PLAN
FROM SHORELINE TO SKYLINE

Planning the Path Forward



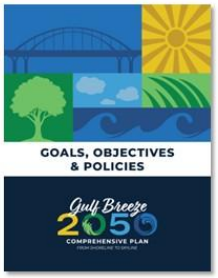
Updates to the GOPs

Holistic Changes

- Updated names of various entities
- Updated Statutory References
- Updated Horizon to 2050
- Reorganized the order of each element
- Reformatted and renumbered the text of each element
- Streamlined the introduction of each element
- Consolidated all levels of service to the Capital Improvements Element



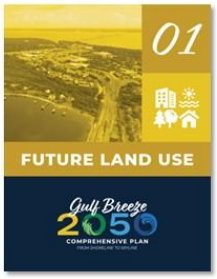
Updated GOPs



Introduction (not an element)

- Changed the Title of the Administration and Implementation Element to **Introduction**
- Updated text to reflect **current statutes**
- Updated Vision from 2020 to **2050**
- **Removed** Short Title, Purpose, Mission Statement, Consistency, Sustainability, Resiliency, Goals, Objectives, Policies, Monitoring and Evaluation Procedures

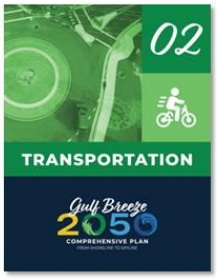
Updated GOPs



Future Land Use Element

- Added **floating solar facilities** to the list of uses allowed in all land use categories
- Allow **resiliency facilities** in some future land use categories
- Allow **electrical substations** in all land use categories
- Added a policy consistent with **Peril of Flood** requirements of Section 163.3178
- Added a policy to apply for state funding to update the City's **historic resources survey**
- Updated and removed policies related to the **Most Livable City Plan** to reflect changing priorities

Updated GOPs



Transportation Element

- Added specific language for adequate **bicycle facilities**
- Added a policy related to coordinating with the Tri-County Community Council on **paratransit services**
- Added a policy related to coordination with FDOT on the **development and maintenance of the SUNTrail**
- Added a policy to coordinate with FDOT to **reclassify US 98's context classification** from Suburban Commercial to Urban General
- Updated objectives and policies related to the **Most Livable City Plan**
- Promote creation of routes that support **alternative transportation modes** including **micromobility devices**

Updated GOPs



Housing Element

- Added a policy to encourage **mixed-use development** and affordable housing identified in the Most Livable City Plan
- Added a policy related to **coordinating with adjacent jurisdictions** on affordable housing
- Added a policy related to accommodating the concept of **aging in place** through universal design standards, a home rehabilitation grant program, and enhancing transit and pedestrian access to goods and services.



Infrastructure Element

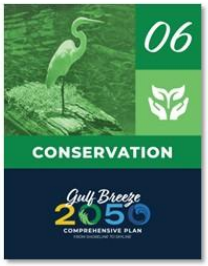
- Added a policy related to **coordination** with Fairpoint Regional Utility System to ensure continued access to potable water.

Updated GOPs



Coastal Management

- Removed references to the **Coastal Construction Control Line** because it does not apply to Gulf Breeze
- Added policy to consider completing a city **Vulnerability Assessment**
- Added policy to transition properties in the **CHHA to lower intensities**
- Added policy to coordinate with Santa Rosa County Emergency Management to assist vulnerable populations during **evacuations**



Conservation Element

- Added a policy to encourage the **preservation of wildlife corridors**

Updated GOPs



Recreation and Open Space Element

- Added a policy to prepare a new city-wide Parks and Recreation **Master Plan** for **all parks**, recreational facilities, and trails



Public School Facilities Element

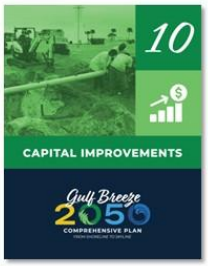
- Removed policy regarding strategy to relocate the **ball fields**
- Removed requirements for schools to serve as **emergency shelters** – but still encouraged

Updated GOPs



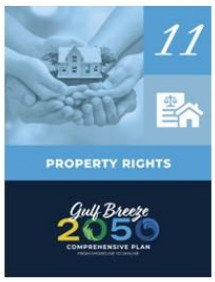
Intergovernmental Coordination Element

- Added a policy to coordinate with the **Florida Master Site File Office** regarding historic resources
- Removed policy regarding implementation of **Committee for a Sustainable Emerald Coast Report** (2007)



Capital Improvements Element

- Moved all **Level of Service** standards to this element
- Replaced the FY 10/11-FY 14/15 with the most recent **Capital Improvement Schedule**



Property Rights Element

No Changes

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FROM SHORELINE TO SKYLINE



Next Steps

Next Steps

July 2026
- Land Planning Agency Meeting

August 3 or 17, 2026
- City Council Transmittal Hearing

September - October 2026
- State Review

November 2 or 16, 2026
- City Council Adoption Hearing

Gulf Breeze 2050
COMPREHENSIVE PLAN
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Thank you!