Revised Commitments for the City to Retain its Conditional Use Permit

The following commitments must be agreed to for the Conditional Use of the 15 acres adjacent to the Tiger Point West Course to be approved by County:

1) The conditional use is for less than 15 acres immediately adjacent to the existing treatment facilities.
2) The remaining $195,000.00 of the original $200,000.00 committed funding for SRSH to use for neighborhood improvements adjacent to the west course shall be approved and transferred to the Santa Rosa Shores Homeowners checking account prior to the final approval of the Conditional Use Permit extension by the SRC BOCC.
3) The City of Gulf Breeze will finish the improvements started on Bayview and maintain the west course with a finish cut twice monthly March through October and monthly November through February. All adjacent drainage ditches and retention ponds on the west course must be maintained quarterly. All of the 36 holes shall be watered equally instead of flooding the west holes 2 through 8 when it is pouring down rain.
4) If the City has to consider selling the driving range, Paul Stagner and Global Military Marketing will retain the first right of refusal on the property and would be interested in a potential lease back if they are forced to sell.
5) The City will continue to try to sell the remaining acreage as a 36 hole golf course. They must divulge their plans and obtain input on the course modifications from a UPA representative or UPA representative committee.
6) Landscaping to shield the treatment facilities from the neighborhood, odor scrubbers and other technology upgrades as the new facilities are planned must be completed immediately and continue on a regular basis during the life of the facility.
7) The management group operating the golf course will be directed to continue their "roundtable" meeting with the various owner groups and to include UPA in this process on a minimum quarterly basis.
8) There will be no roadway from College Parkway through the west course to Maplewood.
9) The City of Gulf Breeze will heavily landscape all out of play areas with native trees like pines and live oaks. They will work with UPA representatives or a UPA representative committee on plans for landscaping improvements.
10) No request for rezoning or request for placement of a tower of any kind will be made on any of this property, while owned by the City.
11) Evaluation of installing lighting for the driving range remains a priority.
12) ANY and all odor issues will continue to be addressed immediately upon notification of same.
13) The City or Golf Course Management Group will continue to maintain the entry way from Hwy 98 along both sides of the right of way on Country Club Road leading up to the Country Club as necessary on a weekly basis.

Status of Original Commitments Agreed to....

This was negotiated down from the original 26 requests by UPA & SRSH with the city. Here is what the City of Gulf Breeze has agreed to do immediately:

Status: Y = Yes done and significant progress; N = not begun or very little progress; S = begun;

Y 1) The conditional use is reduced from 46 to less than 15 acres.

N 2) They will design the new west course without a road from College Parkway to Maplewood.

Y 3) They will not ask for approval to place a tower of any kind on this property. They have no plans for a tower of any kind on the Tiger Point property.

Y 4) They can commit to no commercial (i.e. private commercial operation like a gas station) on this property.

N 5) They will heavily landscape the out of play areas with native trees like pines and live oaks. (They will work with a representative or representative committee from SRSH on plans for landscaping improvements.)

N 6) They are absolutely committed to restoring the back 9 on the west course and to rebuilding the front 9 holes on the west as well. (They will need to design these improvements and make a significant commitment of funds to make this happen. Unless they experience another catastrophe like Ivan or an oil spill resulting in a crash of the golf market, we will have this project completed in 2-3 years. They will be happy to discuss plans and take input on the course layout from a representative or representative committee from SRSH.)

N 7) The reconstruction of the west course will probably result in all new or resurfaced cart paths.

N 8) They will evaluate the installation of lights on the driving range.

N 9) They will repair / replace existing fencing. (They will work with the HOA relative to plans for new fencing.)

Y 10) They will do a better job maintaining the fence line from College Parkway around the front 9 holes.

N 11) The management group that operates the golf course will be directed to continue their "roundtable" meeting with the various owner groups and to include Santa Rosa Shores in this process.

½ 12) They commit to landscaping projects that shield the treatment facilities from the neighborhood, odor scrubbers and other upgrades as the new facilities are planned. They will consider a pedestrian path if one is desired as we indicated on the draft plans.

Y 13) They commit to addressing ANY odor issues immediately. They were cleaning, repairing, and upgrading a portion of the treatment facility this past year which took about 8 – 10 months. They said that we shouldn't smell any odors at this point. If any residents do smell odors, we need to report it IMMEDIATELY so they can diagnose the issue. (I can explain in more detail but we do have commitment of funds to fix diagnosed issues if there are any.)

N 14) They do not have any plans to sell off the driving range, but they cannot legally commit to not selling it at some point if they have to from a financial stand point. However, they did commit to giving Paul

Stagner first right of refusal on the property and would be interested in a potential lease back if they are forced to sell.

S 15) They have committed $200,000.00 in funding for SRSH to use for neighborhood improvements. The funds are approved and available. We are encouraged to provide a prioritized list of projects whenever it had been compiled. We will provide our list once we see the final design and improvement projects that the City will include in the acquisition and course improvement efforts.

Travis Talley
President, Santa Rosa Shores Homeowners