



Gulf Breeze Charlotte County Conditions for Bond Issuance

Review of Community Benefit Commitments

- 50-Year Affordability Period
- Tenant Relocation Protections
- Energy Efficient Upgrades
- Digital Device Initiative
- Digital Access Initiative
- Pedestrian Crosswalk






Affordability and Relocation

Approved Language:

- 50-Year affordability period to be memorialized in a Land Use Restriction Agreement
- Tenant Relocation Protections during rehabilitation in accordance with the Uniform Relocation Act (URA) and all applicable HUD requirements for RAD Conversions



Energy Efficiency Upgrades

Approved Language:

Include energy efficient improvements to the Project, which improvements shall include:

- updated, energy-efficient windows (Insulated impact resistant with Low E, U-Factor of .70 or lower, and SHGC of .23 or lower) and doors
- Energy Star certified appliances
- Energy Star certified ceiling fans,
- 16+ SEER HVAC systems
- Low-flow plumbing fixtures
- Updated electrical panels;



Digital Access Initiative

Approved Language:

High-speed internet service provided at no cost to residents in the Gulf Breeze Community Center/Clubhouse and, separately, as a Mi-Fi or similar type of mobile Wifi access for each of the four (4) laptops to be provided as described in Section 23(d), herein, and as shall be more specifically described in the LURA.



Digital Device Initiative

Approved Language:

A digital-access initiative for school-aged residents (e.g., laptops, tablets, or comparable devices) to be implemented in coordination with County staff; including but not limited to the provision of laptops, tablets, or comparable digital-access devices for school-aged residents, to be structured in coordination with County staff.



Digital Device Initiative

Approved Language:

A digital-access initiative for school-aged residents (e.g., laptops, tablets, or comparable devices) to be implemented in coordination with County staff; including but not limited to the provision of laptops, tablets, or comparable digital-access devices for school-aged residents, to be structured in coordination with County staff.


1. Four desktop PCs to be made available to all residents at the Gulf Breeze Community Center/Clubhouse, pursuant to Florida Housing Finance Corporation's required quantities for family developments; and
2. Four additional laptop PCs to be made available to all residents at the Gulf Breeze Community Center/Clubhouse, and, alternatively, available for checkout and use by residents in their residential units, for a period of up to three (3) days.



Digital Device Initiative

Approved Language - Continued:

Such purchase of digital-access devices shall be limited to the initial purchase during the construction phase of the Development, and Developer and Gulf Breeze shall not be required to continue replacing lost, stolen, or damaged laptops in perpetuity, as this could place an undue financial burden on the Gulf Breeze affordable housing community;




Pedestrian Crosswalk



Approved Language:

Developer shall fund the planning, design, permitting, construction, and implementation of a new pedestrian crosswalk across Cooper Street connecting the Project to South County Regional Park or the enhancement of the existing pedestrian crosswalk across Cooper Street connecting the Project to South County Regional Park (“Crosswalk Improvement”), as follows:


- Excludes any signalization or other traffic calming devices



Pedestrian Crosswalk

Approved Language:

- Includes:
 - Restriping the existing pedestrian crosswalk located just south of Grant Street
 - Solar-powered pedestrian crossing sign kit with blinking lights
 - Developer to procure engineered drawings for enhancement of existing pedestrian crossing at Cooper St and Grant St to bring such crossing into code and ADA compliance and to install such improvements so long as the cost for design, permitting, and construction does not exceed \$100,000.



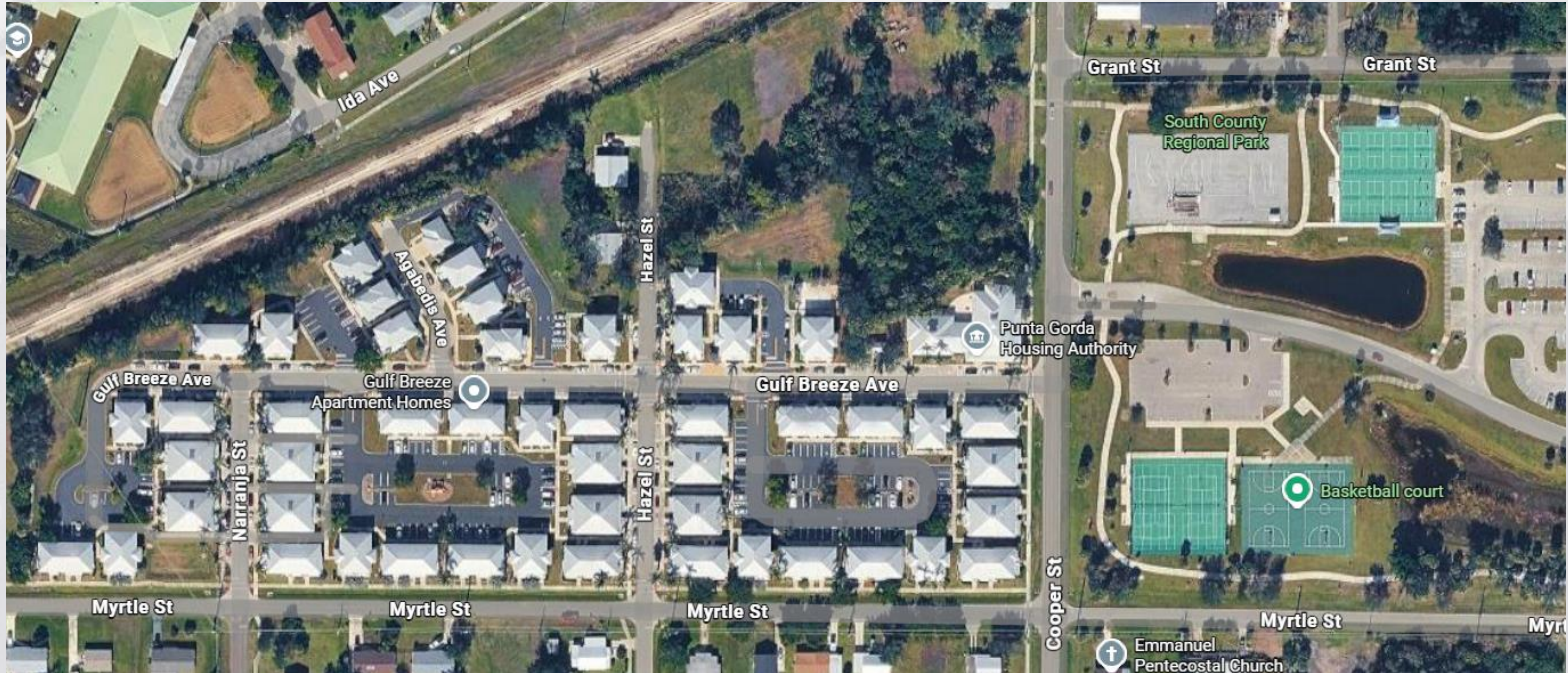
Pedestrian Crosswalk

Approved Language - Continued:

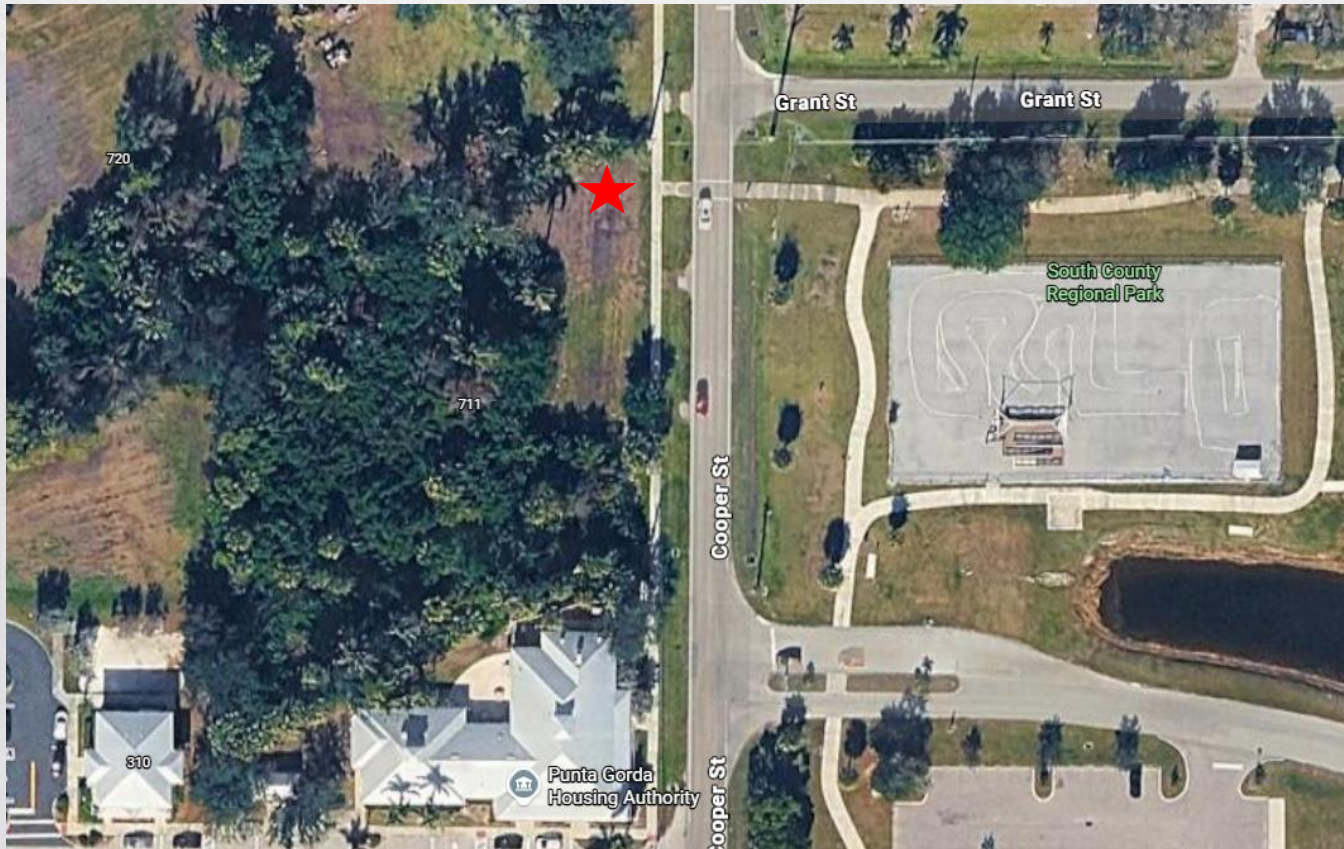
Alternatively, Developer may elect to pay the City of Punta Gorda (the "City") a sum sufficient for City to perform the work related to the foregoing crosswalk enhancement or installation of new crosswalk pursuant to City standards;

Additionally, Developer commits to procure concept plans for a new pedestrian crossing at Cooper St and Myrtle St, and to conduct a pre-application meeting with County and City staff to determine whether a) such crossing is permissible, b) to determine whether any plan revisions are required prior to permitting, after which Developer shall obtain an engineer's cost estimate for such new crossing. If the cost of the new crossing exceeds the cost of enhancing the existing crossing by more than 10%, Developer may revert to enhancing the existing crossing.

Pedestrian Crosswalk



Pedestrian Crosswalk



Pedestrian Crosswalk

