GULF BREEZE CITY COUNCIL
REGULAR MEETING

MAY 16, 2011
MONDAY, 6:30 P.M.
COUNCIL CHAMBERS

1. Roll Call

2. Invocation and Pledge of Allegiance

3. Approval of Minutes of May 2, 2011 (Regular Meeting)
Approval of Minutes of May 2, 2011 (Special CRA Meeting)

Presentation of Quarterly Beautification Awards

4. Ordinance No. 02-11: Creating Gateway Overlay District
PUBLIC HEARING and **SECOND READING**

Ordinance No. 04-11: Creating the Central Business Overlay District
PUBLIC HEARING and **SECOND READING**

5. **CONSENT AGENDA ITEMS:***

A. Discussion and Action Regarding Amendment to Mowing Contract, National Seashore

B. Discussion and Action Regarding Deadman's Island Exclusion Zone

C. Discussion and Action Regarding Replacement of Fuel Management System

D. Discussion and Action Regarding Request by Midway Water System

E. Discussion and Action Regarding Police Department Part Time Funding

F. Discussion and Action Regarding Request for Proposals, City Master Planning

G. Discussion and Action Regarding Budget Schedule

***These are items considered routine in nature and will be considered by one motion. If any citizen wishes to voice an opinion on one of the items, you should advise the Council immediately.**

ACTION AGENDA ITEMS:

A. Discussion and Action Regarding Laptop Computers in Police Vehicles

6. New Business

7. Open Forum

8. Adjournment

If any person decides to appeal any decisions made with respect to any matter considered at this meeting or public hearing, such person may need to insure that a verbatim record of the proceedings is made, which record includes the testimony and any evidence upon which the appeal is to be based.

The public is invited to comment on matters before the City Council upon seeking and receiving the recognition from the Chair.

MINUTES OF THE COUNCIL MEETING OF THE CITY COUNCIL OF THE CITY OF GULF BREEZE, FLORIDA

The 1,175th regular meeting of the Gulf Breeze City Council, Gulf Breeze, Florida was held at the Gulf Breeze City Hall on Monday, May 2, 2011, started at 6:00 p.m., with a Town Meeting.

Upon call of the roll the following Councilmen were present: Dana Morris, J. B. Schluter, David Landfair, Joseph Henderson and Mayor Zimmern.

TOWN MEETING:

Mayor Zimmern started the Town Meeting by welcoming two scouts from Troop 104 who are working on their communication merit badges on their way to becoming Eagle Scouts.

The Mayor reviewed the progress of the city and thanked city staff and Councilmen for their part in the progress. She then turned to meeting over to the City Manager who presented a short power point presentation of some of the City's budget and revenue sources. Two questions were asked: "What should we do more?" and "What would you rather we do less?" The City Manager turned the meeting over to the Mayor.

The Mayor opened the meeting to public comments. The following individuals spoke: Mr. Theo Elbert, 201 Laura Lane, requested the Council reduce expenditures by not chasing each possible grant the City could get. He mentioned the TV camera on the water tower that doesn't work and police bicycles stored in the old fire station; Mr. Bill Lay, 112 Gilmore, discussed the following items: growth in the center of Gulf Breeze - asked that the Council watch the growth in the center of Gulf Breeze and encourage the growth to move to other areas; number of ball fields; better housekeeping in town - citizens parking RV's in yards, parking cars in right-of-way and individuals not cleaning up after their dogs; Mr. Robert Turpin, 2 Madrid, moved back to Gulf Breeze 10 years ago when he started his family. Thanked the City Council and staff for providing a strong, safe community. He appreciates everything that has been done; Charles Overby, 1100 Shoreline Drive, stated he is a Katrina transplant from Louisiana. His visitors notice how clean the City is - no trash on sides of road. He thanked the Parks and Recreation Director and staff for this. He stated this is a great place and he is glad he's here; Nancy Sampson, 5048 Lantana Drive, asked if Council would help with the Bright Futures Scholarship Educational program. The Florida Legislature is talking about eliminating or reducing the program and this is an important scholarship opportunity for students. It will help keep students locally to attend local colleges.

There were no other comments and the Mayor closed the public comment portion of the Town Meeting and opened the floor for Council comments. The following comments were made:

Councilman Morris informed everyone there is only a few days left in the legislative session and asked that everyone to contact their local legislator for help with the Bright Futures Scholarship program. Councilman Schluter said he felt blessed to live in the community. He went to school here, raised his children here and is now helping to raise his grandchildren here. Councilmen Henderson and Landfair thanked everyone for coming.

The Mayor closed the Town Meeting at 6:24 p.m.

CITY COUNCIL MEETING - 6:30 P.M.:

The Mayor convened the Regular City Council meeting at 6:30 p.m. and noted Council attendance was the same as the Town Meeting.

APPROVAL OF MINUTES:

Councilman Schluter moved for approval of the minutes for the regular meeting held on April 18, 2011. Councilman Morris seconded. The vote for approval was 5 - 0.

ORDINANCE NO. 02-11: PERTAINING TO ZONING DISTRICT REGULATIONS - CREATING DIVISION 13, GATEWAY OVERLAY DISTRICT - FIRST READING

The Ordinance was read by title only by the City Clerk. The City Manager explained where the gateway overlay districts were located within the City. Councilman Morris moved for approval of the Ordinance on First Reading and to schedule the Public Hearing and Second Reading for Monday, May 16, 2011. Councilman Henderson seconded. The vote for approval was 5 - 0. (Greg Leenig, Boy Scout from Troop 104, asked how the Gateway District would affect the economics of the City. The City Manager responded.)

ORDINANCE NO. 04-11: PERTAINING TO ZONING DISTRICT REGULATIONS - CREATING DIVISION 14, COMMERCIAL BUSINESS OVERLAY DISTRICT - FIRST READING

The Ordinance was read by title only by the City Clerk. The City Manager explained where the commercial business overlay districts would be located within the City. Councilman Henderson moved for approval of the Ordinance on First Reading and to schedule the Public Hearing and Second Reading for Monday, May 16, 2011. Councilman Morris seconded. The vote for approval was 5 - 0.

RESOLUTION NO. 06-11: SUPPORTING THE GULF BREEZE ELEMENTARY SCHOOL JAZZY JELLYFISH CAFÉ

Councilman Morris moved for approval of the Resolution. Councilman Landfair seconded. The vote for approval was 5 - 0. (Jackson Morris, 217 Pine Tree Drive, son of Councilman Morris, explained that the Jazzy Jellyfish Café was a project of two third grade classes of Gulf Breeze Elementary School to raise funds for three local charities.) Councilman Morris asked that the Mayor read the Resolution in its entirety into the record. The Mayor read the Resolution.

CONSENT AGENDA ITEMS:

RECOMMENDATION:

That the City Council approve the following Consent Agenda Items: A, B, C, and D:

A. **SUBJECT: DISCUSSION AND ACTION REGARDING HIGHWAY 98 TRAFFIC SIGNAL AT LIVE OAK SHOPPING CENTER**

Reference: Assistant Public Services Director memo dated April 19, 2011

RECOMMENDATION:

That the City Council direct staff to apply for a permit from the Florida Department of Transportation to make lane configuration changes and to provide a north bound left turn arrow at the shopping center.

B. **SUBJECT: DISCUSSION AND ACTION REGARDING MISCELLANEOUS DRAINAGE PROJECTS 2011**

Reference: Assistant Public Services Director memo dated April 19, 2011

RECOMMENDATION:

That the City Council approve the proposed miscellaneous drainage projects to be done in house at a cost not to exceed $5,000. The projects will include mostly swales and some drainage pipe in the City's right-of-way. Public meetings will be held and residents in the affected areas invited to attend.

C. SUBJECT: DISCUSSION AND ACTION REGARDING SOUTH SANTA ROSA UTILITY SYSTEM BOARD RECOMMENDATION: 11 TEE LIFT STATION REHABILITATION

Reference: Assistant Public Services Director memo dated April 19, 2011

RECOMMENDATION:

That the City Council approve the 11 Tee Lift Station Rehabilitation to be awarded to Brown Construction of Northwest Florida for the amount of $34,753.64.

H. SUBJECT: DISCUSSION AND ACTION REGARDING CONSTRUCTION BUDGET - COMMUNITY CENTER

Reference: City Manager memo dated April 21, 2011

RECOMMENDATION:

That the City Council approve the final cost estimates for the Community Center provided by Bay Design and staff and establish a final budget of $5.2 million for the project with funding from the original $4,689,906 and savings from other projects on the alternate project list.

Councilman Henderson moved for Consent Agenda Items A, B, C, and D. Councilman Morris seconded. The vote for approval of the Consent Agenda Items was 5 - 0.

ACTION AGENDA ITEMS:

J. NEW BUSINESS: DISCUSSION AND ACTION REGARDING EXTENSION OF TIME REQUEST FOR OLD FISHING BRIDGE FROM VIRGINIA WRECKING

Reference: City Manager verbal report

RECOMMENDATION:

That the City Council approve the request by Virginia Wrecking to extend the date for substantial completion of the demolition of the fishing bridge to June 3rd and date for final completion to August 3rd.

Councilman Schluter moved for approval. Councilman Morris seconded. The vote for approval was 4 - 0.

OPEN FORUM:

No comments were made from the audience.

COUNCIL OPEN FORUM:

Councilman Morris noted that the City Attorney would not be in town for the next Council meeting. He asked that Council keep up with three bills being considered by Florida Legislature.

Councilman Schluter asked the City Manager to find out when the Mobile, Alabama, Spring Break/Graduation break will be held. The City Manager indicated he would obtain the information.

Councilman Henderson asked about the notice regarding lightweight trusses for commercial buildings and the safety of the volunteer firefighters that might enter the building while fighting a fire.

Councilman Landfair reported that he attended the Bay Area Resource Council meeting and the Bayou Chico Basin Management wrap up was discussed.

ADJOURNMENT:

Mayor Zimmern adjourned the meeting at 6:55 p.m.

CITY CLERK

MAYOR

MINUTES OF A MEETING OF THE BOARD OF DIRECTORS FOR THE COMMUNITY REDEVELOPMENT AGENCY

A meeting of the Board of Directors for the Community Redevelopment Agency, Gulf Breeze, Florida, was convened at the Gulf Breeze City Hall on Monday, May 2, 2011, at 6:46 p.m.

Upon call of the roll for the Community Redevelopment Agency the following members were present: Dana Morris, J. B. Schluter; David G. Landfair, Joseph Henderson and Mayor Beverly Zimmern. .

The purpose of the meeting was for the Board of directors for the Community Redevelopment Agency to consider the following item:

A. SUBJECT: DISCUSSION AND ACTION REGARDING PROGRESS PAYMENT TO LAVASH AND ASSOCIATES

Reference: Assistant City Manager memo dated April 20, 2011

RECOMMENDATION:

That the City Council meet as the Community Redevelopment Agency Board of Directors on Monday, May 2, 2011 and approve for payment in the amount of $7,512.65 to Lavash and Associates.

Councilman Morris moved for approval. Councilman Landfair seconded. The vote for approval was 5 - 0.

ADJOURNMENT:

The Mayor adjourned the meeting at 6:47 p.m.

CITY CLERK

MAYOR

ORDINANCE NO. 02-11

AN ORDINANCE OF THE CITY OF GULF BREEZE FLORIDA, PERTAINING TO ZONING DISTRICT REGULATIONS; CREATING DIVISION 13. GD GATEWAY OVERLAY DISTRICT OF THE CODE OF ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Gulf Breeze had adopted certain rules and regulations relative to land use and zoning: and.

WHEREAS, the City Council has recently undertaken steps to revitalize the aesthetic and architectural character of the City of Gulf Breeze: and.

WHEREAS, the City Council desires to enhance the quality of the entrances to the City through improved character and safety. pedestrian friendly design. local business stability and diversity and pride of property ownership: and.

WHEREAS, the City Council desires to incentivize rehabilitation and new construction through regulatory bonuses and relief and financial assistance when available: and.

WHEREAS, the City Council desires to attract new business opportunities through tax base expansion and employment growth.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Gulf Breeze. Florida. as follows:

SECTION 1 – DIVISION 13. GD GATEWAY OVERLAY DISTRICT OF ARTICLE II OF CHAPTER 21 OF THE CODE OF ORDINANCES OF THE CITY OF GULF BEEZE is hereby created to read as follows:

DIVISION 13. GD GATEWAY OVERLAY DISTRICT

Sec. 21-230. Purpose, intent.

In order to promote community goals and objectives for character and aesthetics along specified commercial corridors and areas with the Community Redevelopment Area. three "Gateway Overlay Districts" have been created. The gateway overlay districts are established for the purposes and intents outlined herein:

a) To preserve the aesthetic and architectural character of the entrances to the City of Gulf Breeze in order to promote economic development:

b) Enhance the building stock of the City's gateways through consistency and quality of site layout and design. consistent with the City of Gulf Breeze CRA and Central Business District Design Guidelines. adopted June 11. 2006. as amended:

c) Incentivize rehabilitation and new construction through regulatory bonuses and relief and financial assistance when it is deemed appropriate and feasible:

d) Increase property values and stability through quality of construction, property upgrades and redevelopment:

e) Attract new business opportunities through tax base expansion and employment growth: and,

f) Enhance the quality of the entrances to the City through improved character and safety, pedestrian friendly design, local business stability and diversity and pride of property ownership.

Sec. 21-231. Designation of gateway overlay districts' boundaries.

The limits and boundaries of the following Gateway Overlay Districts shall be shown on the Official Zoning Map contemplated in Section 21-28:

a) GD-North: Philip D. Beall Sr. Bridge (Pensacola Bay Bridge) Entrance

b) GD-South: Bob Sikes Bridge (Pensacola Beach Bridge) Entrance

c) GD-East: West boundary of the Naval Live Oaks Reservation

Sec. 21-232. Applicability, conflict with other code sections.

a) Unless otherwise noted, the requirements of the Gateway Overlay districts apply to nonresidential Level II Development activity and all Level III Development activity furthermore, the requirements at the Gateway Overlay Districts are in addition to the requirements of the underlying zoning districts. Where the requirements of the underlying districts and the overlay districts conflict, the more restrictive shall apply.

b) The regulations set forth in this division shall apply solely to the Gateway Overlay Districts. Wherever there is a conflict or inconsistency between the Gateway Overlay Districts' regulations and other regulations of the Land Development Code, the regulations set forth in this section shall control and govern the development and redevelopment within the Gateway Overlay Districts.

Sec. 21-233. Permitted, prohibited uses.

a) Permitted uses. All uses generally permitted in the underlying zoning districts shall be permitted within the gateway overlay districts unless specifically prohibited in this section.

b) Prohibited uses. The following uses shall not be allowed in the Gateway Overlay Districts:

1. Outdoor storage of any materials, supplies, and/or vehicles, either as a stand-alone business or associated with any business, and whether screened or not;

2. The following stand-alone uses:

   a. Dry cleaners;

   b. Drive-through facilities (including, but not limited to, bank teller machines, ice vending machines, drive through coffee or food shops less than 500 square feet);

   c. Laundromats;

   d. Second-hand dealers or consignment shops;

   e. Personal service shops (including, but not limited to, souvenir shops, beauty salons, tanning parlors, tattoo or piercing businesses);

   f. Internet Café or Cyber Café;

3. Building materials and supplies, sales and storage;

4. Gambling or gaming establishments or facilities (including, but not limited to, online, interactive or internet gambling or gaming),

5. Car wash facilities;

6. Flea markets;

7. Funeral homes and crematoriums;

8. Gasoline service stations;

9. Itinerant merchants or vendors;

10. Machine shops;

11. Light or heavy industrial or manufacturing businesses;

12. New or used vehicle sales (including, but not limited to, automobiles, trucks, trailers, motorcycle, recreational vehicles, boats):

13. Nursery schools, kindergartens, day care nurseries or nursing homes:

14. Retail or wholesale plant nurseries:

15. Taxicab or limousine company; and

16. Warehouses.

Sec. 21-234. Design review process.

The compatible relationship of proposed development in the Gateway Overlay Districts is of critical public concern for any buildings or site improvements. The intent of design review is not to stifle innovative architecture but to assure respect for and reduce incompatible and adverse impacts on existing land use and promote quality development.

a) Development within the Gateway Overlay Districts will be reviewed by the Architectural Review Board, based on the requirements of this section and on the City of Gulf Breeze Community Redevelopment Agency (CRA) and Central Business District Design Guidelines, where appropriate. The Architectural Review Board shall recommend approval, approval with conditions, or disapproval of the development site plan to the City Council.

b) The City Council shall review the development site plan with recommendations from the Development Review Board and the Architectural Review Board and vote to approve, approve with conditions, or disapprove the plan.

c) Conditions the City Council may apply to a development order before granting approval include, but are not limited to, the following:

1. Increase or decrease in required front, side and rear setbacks;

2. Maximum building height and/or number of stories;

3. Addition of enhanced pedestrian or bicycle facilities;

4. Increase in buffer requirements (i.e., require larger buffer and/or more plants, larger plants, specific types of plants); and,

5. Require specific stormwater management facilities.

Sec. 21-235. Design guidelines.

This section describes the elements of design that shall be used in the review and approval of development plans within the Gateway Overlay Districts. The guidelines for these elements are based on the "City of Gulf Breeze CRA and Central Business District Design Guidelines," adopted June 11, 2006, as amended, specifically as detailed in Chapter III (CRA General Standards), Chapter IV (Gulf Breeze Parkway/US 98 Standards), Appendix A (Architectural Styles), and Appendix B (Definitions).

The following guidelines from Chapter III, CRA General Standards, shall apply:

a) Block layout

b) Building placement and orientation

c) Building form and architecture

   1. Architectural style

   2. Building façade

   3. Building entrance

   4. Fenestration

   5. Roofs

   6. Building material

   7. Building color

   8. Civic and institutional buildings

d) Access, circulation and parking

   1. Access

   2. Pedestrian circulation

   3. Vehicular circular and parking

e) Pedestrian amenities

f) Open space

g) Landscaping and buffering

h) Irrigation

i) Service area/utilities

j) Fences, walls

k) Stormwater management facilities

l) Lighting

m) Signs

The following guidelines from Chapter IV, Gulf Breeze Parkway/US 98 Standards, shall apply:

a) Parking

b) Streetscape

c) Fences and walls

d) Lighting

e) Signs

For all buildings proposed at a height over 35 feet, this site plan review for consistency with design guidelines adopted in the City of Gulf Breeze Community Redevelopment Plan and Central Business District Design Guidelines shall include a specific review to mitigate any adverse compatibility impacts caused by the additional building height, including but not limited to:

a) Enhanced landscape buffering.

b) Location of service drives and/or parking areas to mitigate noise and vehicular lights.

c) Location and type of lighting, signage, dumpsters, etc.

d) Variable buffers, combining land and landscaping to achieve adequate separation of uses, appropriate open space, reduction of potential noise, light and glare, and screening of physical features of a proposed development.

e) Variable setbacks, based upon degree of difference in proposed density, intensity, scale, mass or height.

f) Placement and effective screening or shielding of site features such as lights, signs, dumpsters, loading areas, parking areas, outdoor storage or other features with potential negative impacts.

g) Effective transitions of on-site densities, intensities, scale, mass or height.

h) Other innovative site design features that strive to achieve compatibility and mitigate potential negative impacts.

i) In addition to meeting the requirements of this section, within any portion of the GD-North, west of U.S. Highway 98 and north of the Chanteclaire Subdivision, no building shall exceed 60 feet in height and all buildings exceeding 35 feet in height (including all portions thereof) must be located at least 250-feet from adjacent residential districts. This buffer area cannot be used for another habitable structure or parking garage, except that ancillary uses such as surface parking, open space, swimming pools, landscaping and landscape features, stormwater areas, and ancillary structures (e.g., gazebos, decks, cabanas, lift stations, fire pits, refuse stations, etc.) shall be allowed within the 250-foot buffer; provided, this limitation shall not apply if there are no buildings in excess of 35 feet located on the site.

SECTION 2 - SEVERABILITY

If any section, paragraph, sentence, clause, phrase or word of this Ordinance is for any reason held by any court to be unconstitutional, inoperative, invalid or void, such holding shall not in any manner affect the validity of the remaining portions of this Ordinance.

SECTION 3 - CONFLICT

The provisions of this Ordinance shall be deemed to control and prevail over any ordinance or portion thereof in conflict with the terms hereof.

SECTION 4 - EFFECTIVE DATE

This Ordinance shall become effective upon its adoption by the City Council.

PASSED ON THE FIRST READING ON THE ____ DAY OF_____, 2011.

ADVERTISED ON THE ON THE____ DAY OF_____, 2011.

PASSED ON THE SECOND READING ON THE ____ DAY OF_____, 2011.

By:_____
Beverly Zimmern, Mayor

ATTESTED TO BY:

_____
Marita Rhodes, City Clerk

ORDINANCE NO. 04-11

AN ORDINANCE OF THE CITY OF GULF BREEZE FLORIDA, PERTAINING TO ZONING DISTRICT REGULATIONS; CREATING DIVISION 14. CBD OVERLAY DISTRICT OF THE CODE OF ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Gulf Breeze had adopted certain rules and regulations relative to land use and zoning; and,

WHEREAS, the City Council has recently undertaken steps to revitalize the aesthetic and architectural character of the City of Gulf Breeze; and,

WHEREAS, the City Council desires to protect and enhance the quality of the central business district through improved character and safety, pedestrian friendly design, local business stability and diversity and pride of property ownership; and,

WHEREAS, the City Council desires to incentivize rehabilitation and new construction through regulatory bonuses and relief and financial assistance when available; and,

WHEREAS, the City Council desires to attract new business opportunities through tax base expansion and employment growth.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Gulf Breeze, Florida, as follows:

SECTION 1 – DIVISION 14. CBD OVERLAY DISTRICT OF ARTICLE II OF CHAPTER 21 OF THE CODE OF ORDINANCES OF THE CITY OF GULF BEEZE is hereby created to read as follows:

DIVISION 14. CBD OVERLAY DISTRICT

Sec. 21-240. Purpose, intent.

In order to promote community goals and objectives for character and aesthetics along specified commercial corridors and areas with the Community Redevelopment Area, a "Central Business Overlay District" has been created. The Central Business Overlay District is established for the purposes and intents outlined herein:

a) To preserve the aesthetic and architectural character of the commercial core the City of Gulf Breeze in order to promote economic development;

b) Enhance the building stock of the City's s central business district through compatibility, consistency and quality of site layout and design, consistent with the

City of Gulf Breeze CRA and Central Business District Design Guidelines, adopted June 11, 2006, as amended;

c) Incentivize rehabilitation and new construction through regulatory bonuses and relief and financial assistance when it is deemed appropriate and feasible;

d) Increase property values and stability through quality of construction, property upgrades and redevelopment;

e) Attract new business opportunities through tax base expansion and employment growth; and,

f) Enhance the quality of the central business district in the City through improved character and safety, pedestrian friendly design, local business stability, compatibility and diversity and pride of property ownership.

Sec. 21-241. Designation of the central business overlay district boundaries.

The limits and boundaries of the Central Business Overlay District shall be shown on the Official Zoning Map contemplated in Section 21-28;

Sec. 21-242. Applicability, conflict with other code sections.

a) Unless otherwise noted, the requirements of the Central Business Overlay District apply to nonresidential Level II Development activity and all Level III Development activity furthermore, the requirements at the Central Business Overlay District are in addition to the requirements of the underlying zoning districts. Where the requirements of the underlying districts and the overlay districts conflict, the more restrictive shall apply.

b) The regulations set forth in this division shall apply solely to the Central Business Overlay District. Wherever there is a conflict or inconsistency between the Central Business Overlay District regulations and other regulations of the Land Development Code, the regulations set forth in this section shall control and govern the development and redevelopment within the Central Business Overlay District.

Sec. 21-243. Permitted, prohibited uses.

a) Permitted uses. All uses generally permitted in the underlying zoning districts shall be permitted within the central business overlay district unless specifically prohibited in this section.

b) Prohibited uses. The following uses shall not be allowed in the Central Business Overlay District:

1. Outdoor storage of any materials, supplies, and/or vehicles, either as a stand-alone business or associated with any business, and whether screened or not.

2. The following stand-alone uses:

   Dry cleaners;

   Drive-through facilities (including, but not limited to, bank teller machines, ice vending machines, drive through coffee or food shops less than 500 square feet):

   Laundromats;

   Second-hand dealers or consignment shops;

   Internet Café or Cyber Café.

3. Gambling or gaming establishments or facilities (including, but not limited to, online, interactive or internet gambling or gaming).

4. Tattoo or piercing business.

5. Car wash facilities.

6. Flea markets.

7. Funeral homes and crematoriums.

8. Itinerant merchants or vendors.

9. Machine shops.

10. Light or heavy industrial or manufacturing businesses.

11. New or used vehicle sales (including, but not limited to, automobiles, trucks, trailers, motorcycle, recreational vehicles, boats).

12. Retail or wholesale plant nurseries.

13. Warehouses.

Sec. 21-244. Design review process.

The compatible relationship of proposed development in the Central Business Overlay District is of critical public concern for any buildings or site improvements. The intent of design review is not to stifle innovative architecture but to assure respect for and reduce incompatible and adverse impacts on existing land use and promote quality development.

a) Development within the Central Business Overlay District will be reviewed by the Architectural Review Board, based on the requirements of this section and on the City of Gulf Breeze Community Redevelopment Agency (CRA) and Central Business District Design Guidelines, where appropriate. The Architectural Review Board shall recommend approval, approval with conditions, or disapproval of the development site plan to the City Council.

b) The City Council shall review the development site plan with recommendations from the Development Review Board and the Architectural Review Board and vote to approve, approve with conditions, or disapprove the plan.

c) Conditions the City Council may apply to a development order before granting approval include, but are not limited to, the following:

1. Increase or decrease in required front, side and rear setbacks;

2. Maximum building height and/or number of stories;

3. Addition of enhanced pedestrian or bicycle facilities;

4. Increase in buffer requirements (i.e., require larger buffer and/or more plants, larger plants, specific types of plants); and,

5. Require specific stormwater management facilities.

Sec. 21-245. Design guidelines.

This section describes the elements of design that shall be used in the review and approval of development plans within the Central Business Overlay District. The guidelines for these elements are based on the "City of Gulf Breeze CRA and Central Business District Design Guidelines," adopted June 11, 2006, as amended, specifically as detailed in Chapter III (CRA General Standards), Chapter IV (Gulf Breeze Parkway/US 98 Standards), Appendix A (Architectural Styles), and Appendix B (Definitions).

The following guidelines from Chapter III, CRA General Standards, shall apply:

a) Block layout

b) Building placement and orientation

c) Building form and architecture

1. Architectural style

2. Building façade

3. Building entrance

4. Fenestration

5. Roofs

6. Building material

7. Building color

8. Civic and institutional buildings

d) Access. circulation and parking

1. Access

2. Pedestrian circulation

3. Vehicular circular and parking

e) Pedestrian amenities

f) Open space

g) Landscaping and buffering

h) Irrigation

i) Service area/utilities

j) Fences. walls

k) Stormwater management facilities

l) Lighting

m) Signs

The following guidelines from Chapter IV, Gulf Breeze Parkway/US 98 Standards, shall apply:

a) Parking

b) Streetscape

c) Fences and walls

d) Lighting

e) Signs

For all buildings proposed at a height over 35 feet, this site plan review for consistency with design guidelines adopted in the City of Gulf Breeze Community Redevelopment Plan and Central Business District Design Guidelines shall include a specific review to mitigate any adverse compatibility impacts caused by the additional building height, including but not limited to:

a) Enhanced landscape buffering.

b) Location of service drives and/or parking areas to mitigate noise and vehicular lights.

c) Location and type of lighting, signage, dumpsters, etc.

d) Variable buffers, combining land and landscaping to achieve adequate separation of uses, appropriate open space, reduction of potential noise, light and glare, and screening of physical features of a proposed development.

e) Variable setbacks, based upon degree of difference in proposed density, intensity, scale, mass or height.

f) Placement and effective screening or shielding of site features such as lights, signs, dumpsters, loading areas, parking areas, outdoor storage or other features with potential negative impacts.

g) Effective transitions of on-site densities, intensities, scale, mass or height.

h) Other innovative site design features that strive to achieve compatibility and mitigate potential negative impacts.

SECTION 2 - SEVERABILITY

If any section, paragraph, sentence, clause, phrase or word of this Ordinance is for any reason held by any court to be unconstitutional, inoperative, invalid or void, such holding shall not in any manner affect the validity of the remaining portions of this Ordinance.

SECTION 3 - CONFLICT

The provisions of this Ordinance shall be deemed to control and prevail over any ordinance or portion thereof in conflict with the terms hereof.

SECTION 4 - EFFECTIVE DATE

This Ordinance shall become effective upon its adoption by the City Council.

PASSED ON THE FIRST READING ON THE ____ DAY OF_____, 2011.

ADVERTISED ON THE ON THE____ DAY OF_____, 2011.

PASSED ON THE SECOND READING ON THE ____ DAY OF_____, 2011.

By:_____
Beverly Zimmern, Mayor

ATTESTED TO BY:

_____
Marita Rhodes, City Clerk

EXECUTIVE COMMITTEE REPORT **MAY 11, 2011**

Councilmen Present: Dana Morris, Joseph Henderson, David Landfair and Mayor Beverly Zimmern (Out of town)

Councilman Absent: Mayor Pro Tem J. B. Schluter (out of town)

ACTION AGENDA ITEMS:

A. **SUBJECT: DISCUSSION AND ACTION REGARDING BEAUTIFICATION AWARDS TO BE PRESENTED MAY 16, 2011**

Reference: City Manager memo dated May 5, 2011

RECOMMENDATION:

That the Beautification Committee awards be scheduled for May 16, 2011.

B. **SUBJECT: DISCUSSION AND ACTION REGARDING ORDINANCE N0 02-11, CREATING GATEWAY OVERLAY DISTRICT SCHEDULING PUBLIC HEARING**

Reference: City Manager memo dated May 5, 2011

RECOMMENDATION:

That the City Council hold a Public Hearing on Monday, May 16, 2011 on Ordinance 02-11 and then approve the Ordinance on Second and Final Reading.

C. **SUBJECT: DISCUSSION AND ACTION REGARDING ORDINANCE NO 04-11, CREATING CENTRAL BUSINESS OVERLAY DISTRICT - SCHEDULING PUBLIC HEARING**

Reference: City Manager memo dated May 5, 2011

RECOMMENDATION:

That the City Council hold a Public Hearing on Monday, May 16, 2011 on Ordinance 04-11 and then approve the Ordinance on Second and Final Reading.

D. **SUBJECT: DISCUSSION AND ACTION REGARDING AMENDMENT TO MOWING CONTRACT, NATIONAL SEASHORE**

Reference: City Manager memo dated May 4, 2011

RECOMMENDATION:

That the City Council approve an increase of $2,880 to the City's Contract with Pensacola Landscaping to reflect increased mowing required under the contract. (Council asked the City Manager to check into the costs of creating patches of wild flowers in the medians and along the shoulders through the National Seashore.)

E. SUBJECT: DISCUSSION AND ACTION REGARDING DEADMAN'S ISLAND EXCLUSION ZONE

Reference: Community Services Director memo dated May 5, 2011

RECOMMENDATION:

That the City Council direct staff to draft an ordinance that incorporates the changes recommended by the Florida Fish and Wildlife Conversation Commission.

F. SUBJECT: DISCUSSION AND ACTION REGARDING REPLACEMENT OF FUEL MANAGEMENT SYSTEM

Reference: Assistant Public Services Director memo dated May 5, 2011

RECOMMENDATION:

That the City Council authorize staff to proceed with the purchase and installation of a system provided by FuelMaster of Tallahassee, Florida for a cost not to exceed $13,506.00.

G. SUBJECT: DISCUSSION AND ACTION REGARDING REQUEST BY MIDWAY WATER SYSTEM

Reference: Assistant Public Services Director memo dated May 5, 2011

RECOMMENDATION:

That the City Council authorize staff to offer Midway Water System a payment of $6,360 to reimburse Midway for water used by a City billed customer through the Midway Water System.

H. SUBJECT: **DISCUSSION AND ACTION REGARDING POLICE DEPARTMENT PART TIME FUNDING**

Reference: Deputy Police Chief memo dated May 4, 2011

RECOMMENDATION:

That the City Council approve an amendment to the Police Department budget for the current fiscal year for Part-Time Salaries and Wages in the total of $50,000.00 in order to maintain adequate Police Patrol and Dispatch services over the summer months ahead. This amount is to be funded from other savings realized, increased revenue or unappropriated revenues from the red light camera program.

I. SUBJECT: **DISCUSSION AND ACTION REGARDING REQUEST FOR PROPOSALS, CITY MASTER PLANNING**

Reference: City Manager memo dated May 5, 2011

RECOMMENDATION:

That the City Council approve the draft RFP for a Master Planning Consultant for U.S. 98, authorize staff to solicit proposals and appoint Mayor Zimmern and Councilman Landfair to sit on the committee that will rank the firms to be submitted to Council.

J. SUBJECT: **DISCUSSION AND ACTION REGARDING INVOICE FROM MORRIS CLARK IN THE AMOUNT OF $2,080.95**

Reference: City Manager memo dated May 4, 2011

RECOMMENDATION:

That the City Council meet as the Board of Directors of the Community Redevelopment Agency and approve payment of $2,080.95 to Morris Clark.

K. SUBJECT: **DISCUSSION AND ACTION REGARDING BUDGET SCHEDULE**

Reference: City Manager memo dated May 5, 2011

RECOMMENDATION:

That a staff presentation of a mid year budget recap be scheduled for Monday, May 16, 2011.

NEW BUSINESS: DISCUSSION AND ACTION REGARDING REPLACEMENT OF VALVE COVERS IN THE MEDIAN IN FRONT OF EXXON

Reference: Verbal report by City Manager

RECOMMENDATION:

That the City Council place this item on the agenda for the special meeting of the CRA Board of Directors to be held on Monday, May 16, 2011, for further discussion and action.

NEW BUSINESS: DISCUSSION AND ACTION REGARDING PLACEMENT OF LAPTOP COMPUTERS IN POLICE CRUISERS

Reference: Councilman Morris memo dated May 11, 2011

RECOMMENDATION:

That the City Council place this item on the agenda for the regular meeting to be held on Monday, May 16, 2011, to place laptop computers in police cruisers. The vote for approval was 2 - 2.

City of Gulf Breeze

OFFICE OF THE CITY MANAGER

May 13, 2011

TO: Mayor and City Council

FROM: Edwin A. Eddy, City Manager

SUBJ: **MID YEAR BUDGET REVIEW**

During the May 11 Executive Session, the Council decided to schedule a briefing for Monday, May 16 ,on the mid year status of the 2011 budget. Attached are the slides we intend to use in our presentation.

Overall, the budget looks good. Amounts under budget on the revenue side and amounts over budget on the expense side are due to timing and unforeseen circumstances. For example, we have spent more than half the amount allocated for expenses in the SSRUS budget at the mid year point because of the timing of debt service payments during the first half of the year. Similarly, the Fire Department has overspent its budget for Repairs and Maintenance by $12,000 due to major repairs necessary to the fire fleet.

More detailed backup to the departmental totals is available. Let me know if you have any comments or questions.

(850) 934-5100 • FAX (850) 934-5114
P.O. BOX 640 • 1070 SHORELINE DRIVE • GULF BREEZE, FLORIDA 32562-0640

Mid Year Budget Review

Fiscal Year 2011

Summary Conclusions

- In general,
  - Actual operating performance is in line with initial budgets;
  - Budget timing adjustments account for majority of apparent over-budgets
    - IE single annual debt service paid in October vs budget automatic spread over 12 months

Mid Year Fund Summary

	6 Mo. Revenues		6 Mo. Expenses	
	Actual	*Budget*	*Actual*	*Budget*
General Fund	2,693,389	2,785,081	2,674,662	2,474,964
CRA / UCR	781,678	390,834	219,591	388,880
City Water & Sewer	887,900	956,184	882,197	937,434
GB Natural Gas	1,219,782	1,062,990	861,638	940,434
SSRUS	2,524,304	2,391,282	2,581,226	2,075,778
City Municipal Waste	480,671	498,498	390,096	497,208
Stormwater	97,587	97,500	90,608	97,470
GB Fin Services	586,496	271,986	616,481	271,840
Total All Funds *	8,490,129	8,063,521	8,096,907 **	7,295,128

* excl CRA/UCR

** includes GBFS $500K grant to Andrews (unbudgeted) and SSRUS $467k debt service timing difference

General Fund Performance

- Revenues : $91,692 under budget (3.3%)
  - Excludes new redlight camera revenues
  - Shortfall due to timing of GBFS/CTA transfer (budgeted for March, actual April)
- Year End Forecast:
  - No major variations from initial budget values foreseeable at this time

General Fund Expense Summary

	6 Mo. Expenses	
	Actual	***Budget***
Gen'l Govt	546,185	436,044
Internal Services	328,808	295,806
Streets & Drainage	120,653	71,670
Parks & Rec	403,693	388,200
Law Enforcement	924,897	932,730
Fire Control	105,344	89,808
Rec Center	187,354	198,054
Comm Services	57,728	62,652
General Fund	2,674,662	2,474,964

General Fund Performance

- General Government: ($110,141 over)
  - $ 92,874 due to CRA transfer timing vs budget
  - Remaining $17,267 due to unbudgeted:
    - Christmas gift cards for employees: $9,700
    - Increased professional services
    - 50th Anniversary expenses
- Internal Services: ($33,002 over)
  - $29,000 SSRUS audit fees – offset by transfer
  - $8,441 IT equip for document management
    - Workers Comp, Repairs and Self Insurance running high

General Fund Performance – 2

- Streets & Drainage ($48,983 over)
  - Inmate Work Crew Costs $35,427
  - Increased Fuel costs $6,643
  - Street lights and repair costs running high
- Parks & Rec ($15,493 over)
  - Debt service timing issue : 42,919
  - Operationally, running under budget
- Fire Department ($15,536 over)
  - Stipends running high (increased activity & rate)
  - Repairs & Maint approx $12,000 over

General Fund Performance - 3

- Police Department (7,833 under)
  - Forecast:
    - Increased Hwy 98 traffic requires more part time costs – pursuing grants also
    - Redlight camera IT startup costs
    - Fuel costs running high

General Fund - Forecast

- Expect year end variances –
  - 50th Anniversary expenses (unbudgeted)
  - Repairs / Fuel Costs tracking high
  - Legal costs – Deadmans Island (not grant reimburseable)

Capital Projects

(as of March 2011)

- CRA District - $126,600 spent ($79,120 reimbursed)
  - Median removal, landscaping, fencing, overpass
- CDBG Sewer - $31,090 spent ($31,216 reimbursed*)
- FEMA
  - Fishing Bridge $1,102,392 spent ($339,947 reimbursed)
  - Alternative Projects $ 563,471 spent ($274,422 reimbursed*)
- Paving / Striping : $61,316
  - RoW's, patching, sidewalks, S Sunset engineering
- Sewer equip & repairs: $103,158
  - Villa's; Florida Ave; Pfeiffer St
- Deadmans Island : $74,530 ($44,857 hearing costs)
- Fire Dept Hose Replacement : $10,389

* Reimbursements include expenses incurred in prior fiscal year

Gulf Breeze

BOY SCOUTS OF AMERICA.

1194 Mary Kate Dr.
Gulf Breeze, FL 32563
May 3, 2011

CITY COUNCIL
Gulf Breeze, Florida
1070 Shoreline Dr.
Gulf Breeze, FL 32561

RECEIVED
MAY 09 2011
BY:_____

Dear Sirs,

Troop 484 is fortunate to have 5 Eagle Scouts - RJ Burns, Ryan Rennie, Kyle McKissack, Joe Morehead, and Patrick Bruha - receiving their award on June 3rd at 6:30 pm. The ceremony will be held at Gulf Breeze United Methodist Church, 75 Fairpoint Drive in Gulf Breeze.

These Scouts have completed all Eagle Scout advancement requirements, in addition to designing and implementing service projects ranging from feeding the homeless at Thanksgiving to monitoring local wildlife habitat after the gulf oil spill to creating new wildlife habitats.

We would be greatly honored if you could attend to help us show our appreciation to these Scouts for all they have done, and will continue to do, for their community.

Yours In Scouting,

Paul J. Bruha
Scoutmaster
Troop 484

PENSACOLA
Bay Area Chamber of Commerce

RECEIVED
MAY 09 2011

May 4, 2011

Mr. Edwin Eddy
City of Gulf Breeze
P.O. Box 640
Gulf Breeze, FL 32562-0640

Dear Mr. Eddy,

Thank you for being a member of the Pensacola Bay Area Chamber of Commerce. As you may have heard, 93 local businesses have made significant investments in VISION 2015 in the last few months. There is already a real and growing excitement about the Chamber's plan to re-engineer how we do economic development, beginning with involvement from every interested business leader. We invite you to be a part of this exciting time in our region.

The money invested will support a specific program with clearly defined strategies and real accountability. With this plan, engaged volunteer leadership and the proven track record of Jim Hizer, the new President/CEO of the Chamber, we believe the pieces are in place to make this vision a reality.

This economic development plan is unlike anything our community has ever seen. It gives us as a community, a great opportunity to reevaluate the way the Pensacola Bay Area approaches economic development. The plan will be used to implement six specific strategies which are outlined in the enclosed information. The bottom line is the creation of 3,000 new jobs over five years, an ambitious goal that will generate more than $140 million in new consumer spending annually. You can only imagine the real and measurable impact that will have on our local economy.

Enclosed is a VISION 2015 fact sheet that explains the program and its basic components. We urge that you give the enclosed material thoughtful consideration, and that you join with many of your neighbors in giving this initiative your maximum support. The success of VISION 2015 will help ensure a stronger economy and a brighter future for all who live, work or operate a business in the Pensacola Bay Area, but we need you to help us realize this plan.

Sincerely,

Keith Gregory
VISION 2015 Cabinet Chair

Gary Huston
VISION 2015 Cabinet Vice-Chair

117 W. Garden Street • P.O. Box 550 • Pensacola, FL 32591-0550
850-438-4081 • Fax: 850-438-6369
www.pensacolachamber.com

VISION 2015

VISION 2015 is the five-year plan for job creation in the Pensacola Bay Area.

Goal: 3,000 jobs in the region over 5 years
Focuses on recruiting new businesses, helping local businesses expand and strengthening the partnerships between the military and the private sector
$8.1M raised to date, $6.5M initial campaign goal
89 private investors

Economic impact of 3,000 jobs: $148M in local spending annually

$8.3M area restaurant purchases
18M home purchases
$11.1M grocery store purchases
$9M vehicle purchases

Strategies for VISION 2015

New Business Attraction/Recruitment
Existing business retention, expansion and workforce development
Armed Services/Military Innovation
Entrepreneurship
Community/Product Development
Investor Relations/Communications

Investment Levels

Investors pledge a minimum commitment of $1,000 annually for five years.

Founder $50,000 + per year	**Ambassador** $5,000 per year
Charter $15,000-$30,000 per year	**Partner** $2,500 per year
Cornerstone $10,000 per year	**Community** $1,000 per year

VISION 2015

INVESTMENT CARD

Please make checks or securities payable to:

Pensacola Area Chamber Foundation Inc.
117 West Garden Street
Pensacola, FL 32502

X
SIGNATURE

IN ORDER TO SUPPORT ECONOMIC DEVELOPMENT IN PENSACOLA AND ESCAMBIA COUNTY, I HEREBY AUTHORIZE AN INVESTMENT IN THE PENSACOLA CHAMBER'S *VISION 2015 INITIATIVE*.

$_____ TO BE PAID AS FOLLOWS:

$_____ ENCLOSED HEREIN, AND THE BALANCE IN

☐ANNUAL, ☐SEMI-ANNUAL, ☐QUARTERLY, ☐OTHER_____

PAYMENTS OF $_____ BEGINNING _____.

( ) FOR SPECIAL PAYMENT TERMS OR BILLING INSTRUCTIONS, CHECK HERE AND NOTE ON REVERSE SIDE OR SEPARATE SHEET.

FIRM/INVESTOR NAME

INVESTOR REPRESENTATIVE TITLE

MAILING ADDRESS

CITY STATE ZIP

COMMUNITY REDEVELOPMENT AGENCY
BOARD OF DIRECTORS

MAY 16, 2011
MONDAY - 6:30 P.M.
COUNCIL CHAMBERS

A. Discussion and Action Regarding Invoice from Morris Clark in the Amount of $2,080.95

B. Discussion and Action Regarding Replacement of Valve Covers in U.S. 98 Median

If any person decides to appeal any decisions made with respect to any matter considered at this meeting or public hearing, such person may need to insure that a verbatim record of the proceedings is made, which record includes the testimony and any evidence upon which the appeal is to be based.

The public is invited to comment on matters before the City Council upon seeking and receiving recognition from the Chair.

Morris M. Clark, P.E.
Consulting Engineer

609 timber Ridge Road, Pensacola, FL 32534
850-968-5498 or 850-281-1857(Cell)
morrisclark@cox.net

INVOICE

To: Mr. Edwin A. Eddy, City Manager
City of Gulf Breeze
1070 Shoreline Drive
Gulf Breeze, FL 32561

Invoice No. 101-05

Date: 5/1/2011

For Professional Engineering Services rendered March 1, 2010 thru April 30, 2011 including the following:

Review, including before and after correspondence, FDOT's Pensacola Bay Bridge Replacement PD&E Study kick-off presentations to the TPO, Pensacola City Council, and Gulf Breeze City Council; and review the preparatory meeting and Gulf Breeze Council's master planning workshop.

18.25 hours at $110.00 per hour	=	$2,007.50
146.9 miles of auto mileage at $0.50 per mile	=	73.45
Current Amount Due		**$ 2,080.95**

Thank you for the opportunity to be of service.

Morris M. Clark

City of Gulf Breeze

TO: Edwin A. Eddy, City Manager

FROM: Thomas E. Lambert, Assistant Director of Public Services

DATE: May 13, 2011

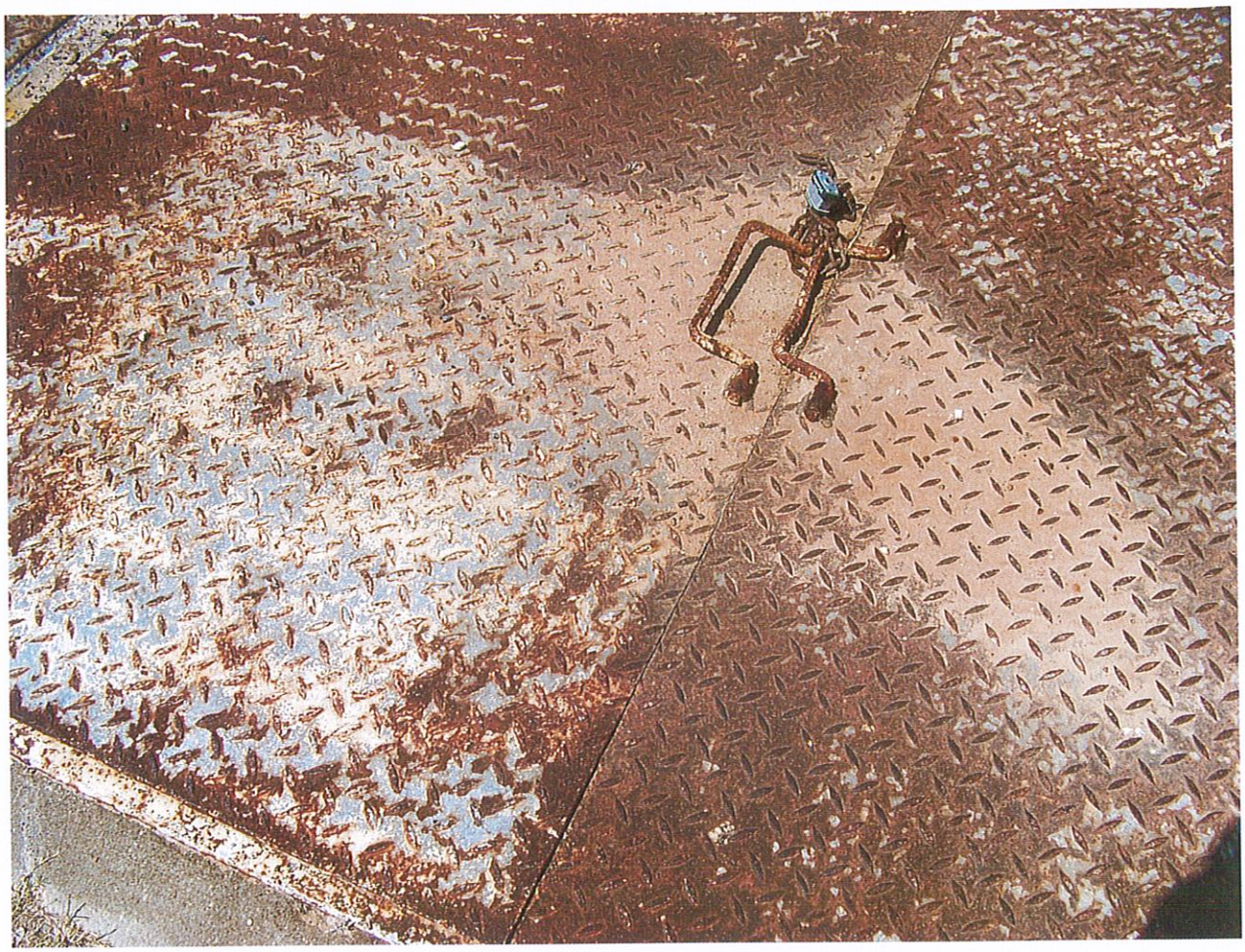
RE: Natural Gas Valve Pit Hatches – Highway 98 Median

The master valve pit for the City's natural gas system is located in the median of Highway 98 at Hoffman Drive. The current cover, while structurally sound, is rusted and will distract from the beautification grant work that will be completed in the next two months. The pictures attached show the condition of the hatches.

Staff was asked to replace the cover with something that blends into the proposed landscaping. As the hatches are custom sizes, staff prefers to use D&D Welding and Design, Inc. for this field fabricated structure. This contractor knows City needs and requirements, and is capable of offering a powder coating for the finished structures. D&D's estimate is attached.

RECOMMENDATION: The City Council approve authorize D&D Welding to construct, powder coat and install the new hatches on the natural gas valave pit for a price of $3,005.00 to be paid from the CRA.

(850) 934-5100 • (850) 934-5114
P.O. BOX 640 • 1070 SHORELINE DRIVE • GULF BREEZE, FLORIDA 32562-0640



D&D WELDING AND DESIGN INC
2715 NORTH "W" STREET
PENSACOLA, FL 32505
850 438-9011 FAX 850 438-9108
ddweldinginc@bellsouth.net

Estimate

Number: E707

Date: May 09, 2011

Bill To:

CITY OF GULF BREEZE
PO BOX 640
GULF BREEZE, FL 32562

Ship To:

PO Number

Date	Description	Quantity	Price/ Ea	Tax	Tax	Amount
	ESTIMATE TO:					
	FARBICATE & INSTALL 2 EA ALUMINUM METER COVERS ON GULF BREEZE PARKWAY					
	LABOR & MATERIAL					2,545.00
	POWDER COAT GREEN					460.00

Sub-Total	$3,005.00
State Tax 6.00% on 0.00	0.00
City Tax 1.50% on 0.00	0.00
Total	$3,005.00

PRICES ARE GOOD FOR 30 DAYS UNLESS OTHERWISE SPECIFIED