GULF BREEZE CITY COUNCIL
REGULAR MEETING

MARCH 19, 2012
MONDAY, 6:30 P.M.
COUNCIL CHAMBERS

1. Roll Call

2. Invocation and Pledge of Allegiance

3. Approval of Minutes of March 5, 2012 (Regular Meeting)
Approval of Minutes of March 5, 2012 (Special CRA Meeting)

4. Ordinance No. 01-12: Creating Section 16-80 of the Code Relative to Prohibited Signs
SECOND READING AND PUBLIC HEARING

Ordinance No. 02-12: Relative to Incorporating the Community Redevelopment Agency Design Guidelines into the City's Land Development Code
FIRST READING

Ordinance No. 03-12: Relative to Height Restrictions in the C-1 Zoning District
FIRST READING

PRESENTATION OF ANNUAL AUDIT

5. **CONSENT AGENDA ITEMS:***

A. Discussion and Action Regarding Development Review Board Referral of March 6, 2012
Bay Beach Inn - 39 Scenic Gulf Drive, Destin
Request to Construct a 54,804 Square Foot Hotel
at 51 Gulf Breeze Parkway, Gulf Breeze, FL

B. Discussion and Action Regarding Special Event Request from St. Ann Catholic Church for Annual Palm Sunday Processional

C. Discussion and Action Regarding Renewal of Maintenance Contract with Florida Department of Transportation

D. Discussion and Action Regarding Dredging Project, Addition of Fill - Deadman's Island

***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 Filling City Council Seat A

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

The 1,195th regular meeting of the Gulf Breeze City Council, Gulf Breeze, Florida was held at the Gulf Breeze City Hall on Monday, , at 6:30 p.m.

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

APPROVAL OF MINUTES:

Councilman Henderson moved for approval of the minutes for the regular meeting held on February 21, 2012. Councilman Morris seconded. The vote for approval was 4 - 0.

ORDINANCE NO. 01-12: CREATING SECTION 16-80 OF THE CITY'S CODE OF ORDINANCES RELATIVE TO PROHIBITED SIGNS FIRST READING

The Ordinance was read by title only by the City Clerk. There were no comments and Councilman Schluter moved for approval of the Ordinance on First Reading and to schedule the Second Reading and Public Hearing for Monday, March 19, 2012. Councilman Morris seconded. The vote for approval was 4 - 0.

PRESENTATION OF BEAUTIFICATION AWARDS:

Ms. Ellie Ackley of the Beautification Committee presented the following beautification awards: DISTRICT I: Steven and Julie Hancy, III - 14 San Carlos Ave., DISTRICT 2: Lewis and Belle Bear - 72 Highpoint Dr.; DISTRICT 3: Arby and Felicity Vanslyke - 519 Dracena Way; DISTRICT 4: James and Katherine Miller - 700 Bay Cliff Dr; DISTRICT 5: Joseph and Lori Blisset - 1243 Tall Pine Trail.

CONSENT AGENDA ITEMS:

RECOMMENDATION:

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

A. SUBJECT: DISCUSSION AND ACTION REGARDING SPECIAL EVENT REQUEST FOR ST. ANN CATHOLIC CHURCH ANNUAL 5K RUN, SATURDAY, APRIL 14, 2012, 8:00 A.M.

Reference: Deputy Police Chief memo dated February 16, 2012

RECOMMENDATION:

That the City Council approve the St. Ann Catholic Church Annual 5K run to be held on Saturday, April 14, 2012, 8:00 a.m.

B. SUBJECT: **DISCUSSION AND ACTION REGARDING DECLARING POLICE CRUISER NO. 031 FORD CROWN VIC AS SURPLUS**

Reference: Deputy Police Chief memo dated February 17, 2012

RECOMMENDATION:

That the City Council declare the 2003 Ford Crown Vic patrol vehicle, unit 031, VIN # 2FAFP71W33X137933, as surplus.

C. SUBJECT: **DISCUSSION AND ACTION REGARDING CHICK FIL A VARIANCE REQUEST**

Reference: Community Services Director memo dated February 23, 2012

RECOMMENDATION:

That the City Council authorize staff to advertise a Public Hearing on April 11, 2012 for the purpose of hearing the variance request for the proposed Chick-Fil-A.

D. SUBJECT: **DISCUSSION AND ACTION REGARDING INTERLOCAL AGREEMENT FOR PUBLIC SCHOOL FACILITY PLANNING**

Reference: Assistant City Manager memo dated February 23, 2012

RECOMMENDATION:

That the City Council approve the Public School Facility Interlocal Agreement with Santa Rosa County and authorize the Mayor to sign for the City.

E. SUBJECT: **DISCUSSION AND ACTION REGARDING HEIGHT RESTRICTIONS**

Reference: Community Services Director memo dated February 24, 2012

RECOMMENDATION:

That the City Council direct staff to prepare an Ordinance which would amend the height restrictions (relative to stories allowed within the allowable 35 foot height) in the C-1 zoning District to match the height restrictions in the RES, R1AA, R1A and C-2 zoning districts.

F. SUBJECT: DISCUSSION AND ACTION REGARDING APPOINTMENT OF A STEERING COMMITTEE FOR MASTER PLANNING WORK

Reference: City Manager memo dated February 24, 2012

RECOMMENDATION:

That the City Council appoint the following twelve (12) individuals from the community to serve as the steering committee for the Master Planning project: Lee Brown; Matt Dannheisser; Dan Kopack; Cherry Fitch, Amy Klotz; Allan Bell; Danny Brothers, Alex Bell; Bob Harriman; Tom Naile; Josie Cotti and an individual from AppRiver to be named.

Councilman Schluter moved for approval of Consent Agenda Items A, B, C, D, E and F. Councilman Henderson seconded. The vote for approval was 4 - 0.

ACTION AGENDA ITEMS:

A. SUBJECT: DISCUSSION AND ACTION REGARDING CONCEPTS TO BE INCLUDING AN AGREEMENT BETWEEN THE CITY OF GULF BREEZE AND PENSACOLA RELATIVE TO PROVISION OF NATURAL GAS ON SANTA ROSA ISLAND

Reference: City Manager memo dated March 2, 2012

RECOMMENDATION:

That the City Council approve the concepts to be included in an agreement and direct staff and the City Attorney to prepare an agreement for final approval. (Mr. Don Suarez, 630 Riola Place, Pensacola, with ESP, natural gas, spoke to Council regarding this item.)

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

OPEN FORUM:

Ms. Josie Cotti, Director of Gulf Breeze Chamber of Commerce, informed the Council that she attended the Santa Rosa County Commissioners meeting and they will draft a document to present to the Florida Department of Transportation opposing a toll on the proposed Pensacola Bay Bridge replacement.

Mr. Harry Felder, 210 South Sunset, spoke regarding the repaving of South Sunset and the new projects for the Parks and Recreation Department.

Mr. Orvind Johnson, 6456 Highway 99, Molino, spoke regarding placement of the proposed new Pensacola Bay Bridge.

RESIGNATION LETTER FROM COUNCILMAN MORRIS:

Councilman Morris explained he had an opportunity to work with the State Attorney for the 14th Judicial Circuit in Panama City. His resignation will be effective March 28th.

ADJOURNMENT:

The Mayor adjourned the meeting at 7:05 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, March 5, 20112, at 6:38 p.m.

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

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

A. SUBJECT: DISCUSSION AND ACTION REGARDING HIGHWAY 98 BEAUTIFICATION

Reference: Assistant City Manager memo dated February 23, 2012

RECOMMENDATION:

That the City Council meet Monday, March 5, 2012 as the Community Redevelopment Agency and approve and direct staff to employ the services of Designscapes to complete sodding and irrigation work to be done in the five (5) sidewalk parcels from Hoffman Drive to the end of the Chamber property at a cost of $3,707, and that CRA funds be used to pay for their services.

B. SUBJECT: DISCUSSION AND ACTION REGARDING ST. FRANCIS ROAD PROJECT UPDATE

Reference: Assistant City Manager memo dated February 23, 2012

RECOMMENDATION:

That the City Council add McClure Drive road work from Roberts Avenue to the intersection of McClure and St. Francis Drive to the St. Francis road project.

Councilman Schluter moved for approval of Items A and B. Councilman Henderson seconded. The vote for approval for both items was 4 - 0.

ADJOURNMENT:

Mayor Zimmern adjourned the Community Redevelopment Agency meeting at 6:40 p.m.

_____ _____

CITY CLERK MAYOR

EXECUTIVE COMMITTEE REPORT **MARCH 14, 2012**

Councilmen Present: Dana Morris, Joseph Henderson, Mayor Pro Tem J. B. Schluter
Councilmen Absent: David G. Landfair and Mayor Beverly Zimmern

ACTION AGENDA ITEMS:

A. SUBJECT: DISCUSSION AND ACTION REGARDING DEVELOPMENT REVIEW BOARD REFERRAL OF MARCH 6, 2012

Reference: Development Review Board Minutes of March 6, 2012
Bay Beach Hotel - 51 Gulf Breeze Parkway
Request to Construct an Approximately 54,804 Square Foot Hotel

RECOMMENDATION:

That the City Council approve the project contingent upon the developer addressing the items presented in the staff report. (Mark Siner with Choctaw Engineering, Inc. answered questions from Council.)

B. SUBJECT: DISCUSSION AND ACTION REGARDING PRESENTATION OF ANNUAL AUDIT ON MARCH 19, 2012

Reference: City Manager report dated March 9, 2012

RECOMMENDATION:

No City Council action required. Audit report will be presented by Mr. Kevin Bowyer of O'Sullivan Creel on Monday, March 19, 2012.

C. SUBJECT: DISCUSSION AND ACTION REGARDING SPECIAL EVENT REQUEST FROM ST. ANN CATHOLIC CHURCH FOR ANNUAL PALM SUNDAY PROCESSIONAL

Reference: Police Chief memo dated March 8, 2012

RECOMMENDATION

That the City Council approve the special event request from St. Ann Catholic Church for the annual Palm Sunday Processional.

D. SUBJECT: DISCUSSION AND ACTION REGARDING RENEWAL OF MAINTENANCE CONTRACT WITH FLORIDA DEPARTMENT OF TRANSPORTATION

Reference: City Manager memo dated March 8, 2012

RECOMMENDATION:

That the City Council approve the contract renewal with FDOT for the maintenance of Gulf Breeze Parkway and authorize the City Manager to execute the renewal.

E. SUBJECT: DISCUSSION AND ACTION REGARDING ORDINANCE 01-12, CREATING SECTION 16-80 OF THE CODE RELATIVE TO PROHIBITED SIGNS - SECOND READING

Reference: City Manager memo dated March 9, 2012

RECOMMENDATION:

That a Public Hearing be held on Monday, March 19, 2012 and Ordinance 01-12 be approve on Second Reading.

F. SUBJECT: DISCUSSION AND ACTION REGARDING ORDINANCE 02-12, RELATIVE TO INCORPORATING THE COMMUNITY REDEVELOPMENT AGENCY DESIGN GUIDELINES INTO THE CITY'S LAND DEVELOPMENT CODE - FIRST READING

Reference: Community Services Director memo dated March 9, 2012

RECOMMENDATION:

That the City Council approve Ordinance 02-12 on First Reading on March 19, 2012 and schedule the Second Reading and Public Hearing for April 2, 2012.

G. SUBJECT: DISCUSSION AND ACTION REGARDING ORDINANCE 03-12, RELATIVE TO HEIGHT RESTRICTIONS IN THE C-1 ZONING DISTRICT - FIRST READING

Reference: Community Services Director memo dated March 9, 2012

RECOMMENDATION:

That the City Council approve Ordinance 03-12 on First Reading on March 19, 2012 and schedule the Second Reading and Public Hearing for April 2, 2012.

H. SUBJECT: DISCUSSION AND ACTION REGARDING DREDGING PROJECT ADDITION OF FILL - DEADMAN'S ISLAND

Reference: City Manager memo dated March 8, 2012

RECOMMENDATION:

That the City Council approve advertising the scope of work for the Deadman's Island fill placement and seawall removal and reconstruction (award of bid recommendation will be presented to the City Council at a later date).

I. SUBJECT: DISCUSSION AND ACTION REGARDING CROSSWALKS AND OTHER TRAFFIC SAFETY PROJECTS

Reference: Assistant Public Services Director memo dated March 8, 2012

RECOMMENDATION:

That the City Council approve Gulf Coast Traffic Engineers to complete the crosswalks and other safety projects for a total of $7,416.00 and that the City Council meet as the Board of Director of the Community Redevelopment Agency on Monday, March 19, 2012 to approve the $5,458 funds for work within the CRA districts.

J. SUBJECT: <u>DISCUSSION AND ACTION REGARDING FILLING CITY COUNCIL SEAT A</u>

Reference: City Manager memo dated March 8, 2012

RECOMMENDATION:

That the City Council fill Seat A as soon as possible.

K. INFORMATION ITEMS

ORDINANCE NO. 01-12

AN ORDINANCE OF THE CITY OF GULF BREEZE FLORIDA, CREATING SECTION 16-80 OF THE CITY'S CODE OF ORDINANCE INCORPORATING BY CROSS REFERENCE SECTION 23-3 PROHIBITED SIGNS IN CHAPTER 16, STREETS, SIDEWALKS AND PUBLIC PLACES; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Gulf Breeze has maintained strict rules relative to the placement of various types of signs in the public right-of-way, in City parks and public property; and,

WHEREAS, these rules have allowed the City to remove various signs, including snipe signs, from public right-of-way and parks in the interest of public safety and general aesthetics; and,

WHEREAS, the regulations providing for enforcement action are found in Section 23-3 of the Land Development Code and should be cross referenced for inclusion in the General Section of the Municipal Code.

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

SECTION 1 – Chapter 16-79 is Reserved.

SECTION 2 – Chapter 16-80 is hereby created as follows:

CHAPTER 16-80:

No signs identified in Section 23-3 of this Code shall be permitted on any public property or in any public right of way in the City and it shall be unlawful for any person to install, erect, mount, post, etc. such a sign at such locations.

SECTION 3 - 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 4 - 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 5 - EFFECTIVE DATE

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

PASSED ON THE FIRST READING ON THE 5th DAY OF March, 2012.

ADVERTISED ON THE ON THE 8th DAY OF March, 2012.

PASSED ON THE SECOND READING ON THE ____ DAY OF_____, 2012.

By:_____
Beverly H. Zimmern, Mayor

ATTESTED TO BY:

_____
Marita Rhodes, City Clerk

ORDINANCE NO. 02-12

AN ORDINANCE OF THE CITY OF GULF BREEZE FLORIDA, PERTAINING TO DEVELOPMENT STANDARDS AND REQUIREMENTS AND DESIGN GUIDELINES FOR USE IN THE COMMUNITY REDEVELOPMENT DISTRICT; AMENDING CHAPTER 26 OF THE CODE OF ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Chapter 166, Florida Statutes, empowers the City Council of the City of Gulf Breeze to prepare and enforce a comprehensive plan for the development of the City; and,

WHEREAS, Section 163.3202, Florida Statues, and Chapter *91-24,* Florida Administrative Code, provides that design and development standards based on the Comprehensive Plan be included in land development regulations; and,

WHEREAS, the City Council for the City of Gulf Breeze has the responsibility to provide specific design and development guidelines for all development and redevelopment within the City; and,

WHEREAS, Chapter 26 contains the regulations for any development within the Community Redevelopment Agency (CRA) district; and,

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

SECTION 1 – CHAPTER 26 is hereby replaced in its entirety and to read as follows:

CHAPTER 26
COMMUNITY REDEVELOPMENT AREA DESIGN STANDARDS

ARTICLE I. GENERAL.

Sec. 26-1. Purpose and Intent.

26-1.1. Purpose.

The purpose of these design standards established in this chapter is to:

1. Guide the development within the Community Redevelopment Area (CRA) as referenced in Chapter 14, Article IV of the City of Gulf Breeze Code of Ordinances , toward creating a cohesive urban pattern of buildings and streetscapes that balance the pedestrian and traffic needs of residents;
2. Encourage protection and buffering of residential uses and environmental resources from the impacts of non-residential development;

3. Maintain and improve the image and appearance of development by encouraging visually sensitive designs, which will result in quality development; and
4. Preserve health, safety and welfare by promoting and requiring structures that maintain a high residual value.

26-1.2. Intent.

The design standards in this chapter are intended to encourage design diversity and variation. Special attention has been placed on the creation of standards that ensure a quality, safe and functional urban environment. The integration of effective vehicular and pedestrian standards as well as pedestrian accessibility is of primary concern for new development and redevelopment. For more detailed explanation of the standards and graphic examples of recommended, acceptable, and prohibited scenarios refer to the "City of Gulf Breeze Community Redevelopment Agency and Central Business District Design Guidelines" (CRA Design Guidelines) adopted June 2006, as amended.

Sec. 26-2. Applicability.

A. The design standards contained in this chapter are applicable to all new development and redevelopment activities within the CRA, except for single-family residential structures, notwithstanding any provision of the Land Development Code (LDC) to the contrary, including sections 21-31 and 21-32 (non-conforming uses). Unless otherwise noted, where LDC provisions from other chapters conflict with the standards established in this chapter, the more restrictive standards of this chapter shall apply.

B. In the event the City makes a finding that the literal enforcement of the standards of this article would result in an unnecessary or undue hardship, the board of adjustment may grant a special exception or variances pursuant to Chapter 20, Division 5 of the LDC.

C. In the case of redevelopment, the standards set forth in this chapter shall apply if:

1. The building floor area is being increased by more than 30%;
2. More than 50% of the building area is being replaced; and/or,
3. The existing building is being redeveloped and the cost of redevelopment is greater than 50% of the assessed value of the building.
4. Section 26-11 shall apply in the case of replacement or repair of an existing sign when:
   a. A sign at an existing business is replaced, even when no changes or only minor changes are contemplated to the existing structure or structures on a site;
   b. A sign is deemed to be damaged to the point where repairs are equal to or more than 50% of the replacement value of the sign;
   c. Improvements or modifications to a sign are contemplated that are equal to or more

than 50% of the replacement value of the sign; and/or

d. A sign, the sign, the sign logo, reader board, or copy area of a sign is increased by 25% or more.

5. Section 26-11 shall apply in the installation of a new sign at an existing business.

D. Because the character of the land within the CRA differs from one location to another, this chapter establishes general standards that are applicable to the entire CRA District, as well as specific standards that apply to all land located within the Central Business District (CBD) and the Gulf Breeze Parkway (US 98) District, as identified in the CRA Design Guidelines.

Sec. 26-3. Definitions.

The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning.

Alley means a permanent service-way providing a secondary means of public access to abutting property and not intended for general traffic circulation.

Arcade means a series of arches supported by columns or pillars, a covered passageway, or recessed galleries with columns or piers open to the street.

Arcade Hanging Sign means a sign attached to the underside of a canopy, awning, lintel, arch, or other overhead spanning member of a porch or walkway, and which is hung either perpendicular or parallel to the building façade, but not intended to be read from the street.

Architectural Style

Italianate means a style characterized by a rectangular shape, gently sloping roofs, tall, rounded windows, columned entryways, square towers or cupolas, and low-pitched or flat roofs, frequently hipped.

Mediterranean means a style characterized by asymmetrical facades, arched openings, masonry or stucco/textured walls, corner towers, balconies, and, gabled, hipped, shed, or combination roofs.

Neo-classical means a style characterized by symmetry in building form and windows, rounded entryways, columns, and elaborate doorways with decorative surrounds and pediments, cupolas, and side-gabled or hipped, medium pitched roofs.

Awning means a sheltering screen, usually of canvas fabric, supported and stiffened by a rigid frame, extending over or before any place which has windows, doors, outside walks or the like, and providing shelter or protection against the weather.

Block Face means that portion of a block that abuts an individual street.

Block Layout means the arrangement of lots and alleys contained within a city block.

Building Site means any group of one or more lot(s) or parcel(s) occupied or intended for development as a unit, whether or not as part of a larger *Development Site*.

Commercial/Main Street Building means the type of building typically found along main street settings. Commercial/Main Street buildings are normally organized into distinct sections or zones, commonly containing one or two parts.

a. One-part (generally a one-story building) formed by a storefront and a cornice topped by a parapet. Large show windows are generally placed within this framework to display merchandise and light the interior. The wall area between the windows and the cornice provide a place for advertising and made the façade appear taller.

b. Two-part (generally a multi-story building) organized into upper and lower zones. The design of the lower zone is essentially the same as the one part façade. The building contains different uses in each zone. The lower zone generally houses public spaces (mentioned above), while the upper zone often provides space for private uses, such as apartments, offices, hotel rooms, and meeting halls.

Development Project means any commercial project that involves the following: 1) a new use of vacant property, or 2) new construction, rehabilitation, or remodeling of any existing building or any ancillary building. However, projects involving an interior modification to an existing building are specifically excluded as a *Development Project.*

Development Site means the property under consideration for a development, which may contain one or more Building Sites and shall be under single ownership at the time of application. Should the *Development Site* contain more than one *Building Site*, any applicable Development Site setback requirements shall be established from the *Development Site* perimeter.

Facade, primary means the side of the building facing the *Primary Lot Frontage*.

Facade, secondary means the side of the building facing the *Secondary Lot Frontage*.

Landscaping means all areas of the site that consist of, but are not be limited to, grass, ground covers, shrubs, vines, hedges, trees, berms, and architectural landscape features and material.

Lot, Corner means a lot whose lines are adjacent to two or more streets from their point of intersection.

Lot Depth, mean means the mean distance from the front street line of the lot to its opposite rear line, measured in the mean general direction of the side lines of the lot.

Lot Frontage means the linear distance measured along the narrow dimension of a lot adjoining a street right-of-way.

Lot Frontage, Primary means that side of the lot abutting a street along the narrow dimension of the lot.

Lot Frontage, Secondary means that side of the lot abutting a street which is not the primary frontage.

Lot, Interior means a lot other than a corner lot.

Lot Line (or Property Line) means any legal boundary of a lot. Where applicable, the lot line may coincide with the right-of-way line.

Massing means the width, volume and proportions of a building and its parts.

Pedestrian Alleyways means corridors or courtyards used primarily for the purpose of providing a pedestrian connection between the public sidewalks and the parking areas located behind the businesses.

Plaza means corridors or courtyards used primarily for the purpose of providing a pedestrian connection between the public sidewalks and the parking areas located behind the businesses.

Right-of-Way means the strip of land owned or controlled by the City or another governmental agency over which the public has a right of passage, including the streets, parkways, medians, sidewalks, and driveways constructed thereon. For the purpose of this chapter "right-of-way" excludes alleys.

Storefronts means the type of façade a commercial-style building would have at the street level. Storefronts emphasize transparency and normally include large display windows with framing; a recessed entrance; a cornice or a horizontal sign panel at the top of the storefront to separate it from the upper façade; and low bulkheads at the base to protect the windows and define the entrance.

Street wall means a low, solid or semi-solid wall that provides a defined urban edge along an alley or street.

Transparent material means a material that admits light without appreciable diffusion or distortion, so that objects beyond are entirely visible. Examples include: clear glass and Plexiglas.

Translucent material means a material that admits diffused light, so that objects beyond cannot be clearly distinguished. Examples include: tinted glass, smoked glass, and glass block.

ARTICLE II. CRA DISTRICT STANDARDS

Sec. 26-4. Applicability.

The standards in this article are applicable to the entire CRA District to address site design, building orientation, scale, and massing, with the intent to create an aesthetically cohesive character and provide for efficient vehicular and pedestrian circulation patterns throughout the entire district.

Sec. 26-5. Block Layout.

A. When developing large parcels, applicants shall create streets and/or a vehicular driveway pattern that connects to the surrounding streets and parcels in the vicinity, or allows for future connections.

B. New development, except for civic and institutional uses, shall not be allowed to vacate existing rights-of-way to form mega/super blocks, unless street/vehicular drives are developed consistent with Paragraph A, above.

C. Redevelopment of properties/blocks where rights-of-way were previously vacated shall be required to establish a new network of streets as well as alleys, if appropriate, consistent with Paragraph A, above.

Sec. 26-6. Building Placement and Orientation.

A. Building facades shall be oriented toward the right-of-way, which, for the purpose of this chapter, includes a public street or an entrance boulevard to a private development. If there is more than one right-of-way, such as occurs on a corner or double frontage lot, every facade that faces a public right-of-way shall have architectural detail and appearance consistent with the primary facade.

B. The minimum front yard and side-corner setback for buildings shall be zero feet.

C. Side yard setbacks shall be a minimum of zero feet, if the adjacent property also has a zero - foot setback, and a maximum of ten feet. In the event the side yard setback is more than ten feet, due to the location of the parking area, the building frontage shall occupy a minimum of 50% of the lot frontage and a street wall shall be installed between the building and the side property line.

D. Parking garages located adjacent to any rights-of-way must provide a primary façade or liner buildings) facing the rights-of-way.

E. Large anchor stores may be located in the rear of a development site only if additional buildings are located along the street frontage meeting the required setbacks and standards of this section. These additional smaller buildings, which may be located within outparcels, shall be designed to frame the street, enclose parking lots, and create entrance boulevards.

Sec. 26-7. Architectural Styles.

A. New buildings or redevelopment of buildings in the CRA must be built using Italianate, Neo-Classical, or Mediterranean architectural styles. The elements that comprise a building, including the building form, scale, fenestration, materials, and color, must be consistent with the style selected.

B. Architectural style and details for accessory buildings or structures (i.e., storage buildings, canopies for gasoline pumps) shall match the style of the predominant building.

C. If a developer/owner submits a design for a building that has an architectural style not listed in Paragraph A, above, the architecture review board shall review the compatibility of the proposed building for consistency with the required styles and adjacent architecture on a case-by case basis. The City may allow use of an alternate architectural style if:

1. Use of one of the required architectural styles listed above would be inconsistent or

incompatible with the architecture in adjacent buildings; and,

2. Use of one of the required architectural styles listed above would be detrimental to the economic development of the City and the CRA..

Sec. 26-8. Building Form, Materials, and Color.

The elements of a new or redeveloped building located in the CRA shall meet the standards set forth in this section; provided, however, that the creative design of a building and/or creative use of building elements prohibited herein may be submitted to the City for review and approval by the architectural review board on a case-by-case basis.

26-8.1. Building Facades.

A. Primary facades shall be enhanced by the use of vertical and horizontal elements. Long, windowless, uninterrupted walls shall not be permitted. Therefore, facades shall not exceed 20 horizontal feet, and ten vertical feet, without including a minimum of three of the following elements:

1. A change in plane, such as an offset, reveal, or projecting rib with a depth of no less than six inches. Architectural details such as columns, arches, and niches are examples of acceptable variation.
2. Awnings
3. Arcades
4. Changes in compatible colors, materials, and/or texture
5. Doors
6. Windows, storefront windows, or display cases

B. The ground floor of the primary façade shall have at least two of the following elements for at least 60% of the width of the facade:

1. Public entrances
2. Arcades
3. Windows/display windows
4. Awnings
5. Landscaping

C. Secondary building facades shall provide at least two of the design elements required for primary facades, which shall be consistent with the primary facade.

D. Facades shall not exceed a height-to-width ratio of 1:3 without including at least one of the following elements, in addition to three of the above requirements:

1. A change in plane, such as an offset, reveal or projecting rib. Such plane projections

or recesses shall have a width of no less than three feet, and a depth of at least six inches.

2. Architecturally prominent public entrance.

3. Tower or vertical mass, extending above the roof line of the rest of the building.

E. All exterior facades of outparcel buildings shall be considered either primary facades or secondary façades and shall employ all architectural elements as required by paragraphs A-D, above.

F. Buildings on corner lots shall include at least one of the following embellishments: cornice details, arches, peaked roof forms, corner towers, clocks, bells, or similar design features at the corner (hardscape design elements, such as pedestrian plazas with artwork or fountains, may substitute for building embellishments on corner lots).

G. Drive-through windows shall not be placed facing a right-of-way. On lots with frontage on two streets, the drive-through window may be placed facing the secondary street provided that it is screened from the public right-of-way with landscaping. The window and canopy design shall match the overall design of the principal building.

26-8.2. Building Entrances.

A. Primary Building Facades.

Each primary building facade shall have one or more clearly defined, highly visible customer entrance(s) featuring no less than three of the following:

1. Canopies or porticos
2. Overhangs
3. Variations in building height
4. Recesses/projections (minimum three feet in depth)
5. Raised corniced parapets over the door
6. Peaked roof forms
7. Arches/Arcades
8. Columns
9. Outdoor patios
10. Architectural details such as tile work and moldings, which are integrated into the building structure and design
11. Integral planters or wing walls that incorporate landscaped areas and/ or places for sitting
12. Ornamental and structural architectural details other than cornices over or on the

sides of the door

13. Other treatment meeting the intent of this section

B. Primary Entrances to Multi-Tenant Centers.

1. The primary entrances to a multi-tenant center, and the entrances to anchor stores within such a center, shall be highlighted with tower elements, special building materials, and/ or architectural details.

2. Where two major streets intersect, primary entrances shall be provided from both streets. One corner entrance will be a permitted as an exception to this requirement.

C. Secondary Entrances.

Architectural embellishments, awnings, arcades, porches, porticos, landscaping or signs should be used to mark secondary entrances.

26-8.3. Fenestration.

A. Glass shall be transparent, without color, except for appropriate stained or art glass. The use of darkly tinted or reflective glass on windows or doors is prohibited. Reflective glass will be defined as having a visible light reflectance rating of 15% or greater. Darkly tinted glass windows include glass with a visible light transmittance (VLT) rating of 30% or less. All plans submitted to the City shall include the glass manufacturer's VLR and VLT ratings for evaluation. Glass block is not considered transparent and is not permitted in store front windows.

B. Windows shall be recessed a minimum of one-half inch and shall include visually prominent sills, shutters, stucco reliefs, or other such forms of framing.

C. Walls that are predominantly mirrored glass or glass curtain walls are prohibited.

D. Arcades on commercial building facades along US 98/Emerald Coast Parkway shall have a minimum depth of six feet.

E. Awnings, canopies, and arcades are allowed to project into the building setback, but not into the right-of-way.

F. The minimum vertical clearance of awnings and arcades shall be eight feet from the lowest point to the sidewalk

G. Awnings should be made of fabric. High-gloss fabrics, or fabrics that resemble plastic, are not permitted.

H. Backlit awnings used as mansard or canopy roofs are prohibited.

I. The highest point of a first floor awning on a multi-story building shall not be higher than the midpoint between the top of the first story window and the bottom of the second-story window sill.

26-8.4. Roofs.

A. Buildings shall have a rooftop consisting of (but not limited to): cornice treatments, roof overhangs with brackets, steeped parapets, richly textured materials, and/or differently colored materials.

B. Color bands are not acceptable as the only roof treatment. Bands of color that are typically used for marketing are not allowed.

C. Cornices are encouraged and should not exceed 24 inches in width.

D. Mansard roofs are prohibited.

E. Flat roofs shall be hidden from public view by a parapet of no less than three feet in height.

F. Roofs shall have no less than two of the following features:

1. Parapets concealing a flat roof and rooftop equipment. The average height of such parapet shall not exceed 15% of the height of the supporting wall. The highest point of the parapet shall not at any point exceed 30% of the height of the supporting wall.

2. A three-dimensional cornice treatment, a minimum of 12 inches in height and having a minimum of three vertical changes in plane, with a variety of thickness in relief ranging from the greatest at the top to the least at the bottom.

3. Overhanging eaves, extending no less than three feet past the supporting walls.

4. Sloping roofs that do not exceed the average height of the supporting walls, with an average slope greater than or equal to one foot of vertical rise for every three feet of horizontal run and less than or equal to one foot of vertical rise for every one foot of horizontal run

5. Three or more roof planes per primary facade.

26-8.5. Building Material.

A. Cedar shakes, metal or steel walls, unfinished block, textured plywood, plastic siding; corrugated or reflective metal panels, and smooth or rib-faced concrete block are prohibited materials.

B. Encouraged exterior building materials include stucco over masonry, brick, stone, and concrete masonry units. Masonry unit exteriors shall be textured and tinted and shall not create a smooth monotonous wall.

C. Encouraged materials for sloping roofs include standing seam metal, terracotta tiles, and architectural dimensional asphalt shingles.

D. Whenever trellises are used, the support columns shall be brick or stone in keeping with the architectural character of the building.

26-8.6. Building Color.

A. Colors that are garish, gaudy, loud, excessive, or otherwise constitute a glaring and invasive contrast to surrounding buildings, shall be prohibited. Black, as the predominant exterior

building color, and similar monochromatic (all one paint color) schemes are prohibited.

B. Building colors shall be selected based on the architectural style of the building and compatibility with the colors of adjacent buildings. The architectural styles required by this chapter are characterized by earth based pigments and natural stone colors. Shutters and window sashes are usually painted dark colors, primarily green or black.

C. Building, trim and detail colors must be complementary.

D. Paint colors shall be selected from the shades recommended by the National Trust for Historic Preservation.

E. No more than three different colors or color shades (one primary/body color and no more than two accent/trim colors) should typically be used on a single building.

Sec. 26-9. Civic and Institutional Buildings.

A. Civic and institutional buildings shall not be located within storefronts, shopping centers or malls, without special exception review and approval by the board of adjustment, and shall be designed in a way that stands out from adjacent developments, rather than blending in.

B. The setbacks for civic and institutional buildings may be modified to accommodate public gathering space in front of the buildings.

Sec. 26-10. Access, Circulation and Parking.

26-10.1 Access.

A. The use of shared access driveways is required between adjacent sites. Joint access easements will be required between property owners.

B. Adjacent parking lots shall be connected to consolidate parking and allow for future shared parking arrangements.

C. When it is feasible to provide vehicular access to a commercial site from a secondary street, service street or frontage road, without negatively impacting single-family residential uses, it shall be required.

26-10.2. Pedestrian Circulation.

A. Sidewalks.

1. A minimum six-foot wide sidewalk shall be required along all public rights-of- way adjacent to a development site.

2. Sidewalks located internally within private developments shall be a minimum four feet wide; however, five feet wide sidewalks are encouraged.

3. All sidewalks shall be constructed of concrete, concrete pavers, bricks, or a combination (i.e., concrete sidewalk with concrete paver or brick edging and/or expansion joints) and shall meet City specifications.

4. Internal sidewalks that cross vehicular driveways shall be slightly raised at a different grade than the driveway, incorporated into a speed hump.

5. Sidewalks shall be provided to connect the primary building entrance to public streets, external sidewalks, and outparcels. Whenever feasible, these sidewalks shall be covered or semi-covered (i.e. trellis, canopy, vines).

6. Internal sidewalks shall be provided every 200 feet, at a maximum, to connect rear parking lots to public sidewalks.

7. Covered visitor drop-off areas shall be provided at entrances to institutional and civic buildings.

B. Crosswalks.

1. All street crossings will have six-foot crosswalks of patterned, textured concrete, design and color as specified by the CRA Design Guidelines, edged with transverse white reflective lines.

2. A custom Oak Medallion (stamped asphalt), as specified in the CRA Design Guidelines shall be placed on the pavement in the center of key intersections, other than US 98, as funding allows.

26-10.3. Vehicular Circulation and Parking.

A. Parking Areas.

1. Parking areas shall be located to the rear or side of the primary building face . Parking areas located to the side of a building shall not extend more than 50% of the lot width and a street wall shall be constructed that visually extends the building frontage.

2. Where a commercial use abuts a residential zoning district, the parking area shall not be located within the required building setback abutting the residential area.

3. Parking areas shall be placed and designed to avoid conflicts between vehicular and pedestrian activities to the maximum extent possible.

4. As an incentive to reduce impervious paving and encourage landscaping, the required parking space length in commercial developments may be reduced by two feet if abutting a landscape area. Wheel stops or curbs shall be required to prevent encroachment into the required planting area.

5. Large parking lots shall be visually and functionally segmented into smaller lots with landscaped areas (i.e., landscape strips and/or islands meeting the requirements of Section 26-13).

a. No single parking area shall exceed 120 spaces without a landscaped strip that includes a sidewalk connected to the commercial building(s). The width of the landscaped strip shall vary depending on whether vehicles are allowed

a two-foot overhang and/or whether a sidewalk is included in the landscaped strip.

b. A continuous landscaped strip shall be provided every other double row of parking and shall extend for the entire length of the row. The width of the landscaped strip shall vary depending on whether vehicles are allowed a two-foot overhang and/or whether a sidewalk is included in the landscaped strip.

6. Parked cars shall be screened from public rights-of-way.

7. Consolidated/shared parking with outparcels is encouraged to reduce the amount of asphalt.

8. Where a mix of uses creates staggered peak periods of parking demand, shared parking may be utilized to reduce the total amount of required parking. The applicant shall demonstrate that the parking supplied will be adequate to meet the needs of the various uses on the site.

B. Drive-through Facilities.

1. A pass-through lane shall be required for all drive-through facilities.

2. The pass-through lane shall be constructed adjacent to the stacking lane(s) in order to provide a way out of, or around, the stacking lane(s).

C. Transit, Pedestrian and Bicycle Facilities.

1. Mixed-use, large-scale developments and shopping centers shall incorporate bicycle parking/storage in their design.

2. Large-scale retail developments (one or more retail tenants providing 50,000 gross square feet or more) located on an existing transit route shall provide on-site accommodations for public transit access, including a bus pullout and shelter. If located on a possible future transit route, the development shall reserve an area of sufficient size to provide these accommodations in the future.

Sec. 26-11. Fences/Walls.

26-11.1. In General.

A. Fences and walls between commercial uses are discouraged, unless they are necessary to screen a service area from public view.

B Large fenced areas such as garden centers and home improvement supply yards visible from the public right-of-way shall be screened with vinyl-coated chain link or other decorative fencing material. The area shall be landscaped and designed to be compatible with the design of the building facade.

26-11.2. Fence/Wall Height.

A. Screen walls shall not exceed six feet in height measured from the lowest grade at the base.

B. Street walls shall be a minimum of three feet and a maximum of five feet in height measured from the lowest grade at the base. Walls greater than three feet in height shall be no more than 50% solid.

26-11.3. Fence/Wall Design and Materials.

A. Chain link fences shall not be permitted within the CRA, except as noted specifically in this section.

B. Screen walls and street walls shall be constructed using brick with a limestone (real or dry-cast) or stucco cap. All street walls shall be finished on both sides of the wall. Street walls may also be made of metal fencing between brick piers as long as ornamental vines are planted at 30 feet on-center. The vines shall be a three gallon minimum at planting.

C. Corner and gate columns must include a cap piece, which may extend up to 12 inches above the allowable wall/fence height.

D. Cast stone medallion accents are encouraged for brick piers, particularly at entrances and corners. A cast stone frieze may also be used to accent a brick street wall. The design of the medallion and frieze shall be consistent with the style of the building.

E. Living walls of plant material shall screen electric transformers, back flow preventers, air conditioning units, and other unsightly utilities, to the extent that the operation and maintenance of these items are not jeopardized.

F. Where slopes for a stormwater management pond are such that fencing is required, only ornamental metal fences shall be allowed. Landscaping shall be required that meets the standards established for parking lot perimeter landscaped areas (see Section 24-?.

Sec. 26-12. Pedestrian Amenities.

At least one pedestrian amenity, such as public art, decorative fountains, gazebos or trellises, outdoor seating area, play area for children, or courtyard shall be provided for every 45,000 gross square feet of development.

Sec. 26-13. Landscaping and Buffering.

A. Existing native trees shall be maintained to the extent possible and protected during construction.

B. Where landscape strips are located between the public sidewalk and travel lanes a minimum of one-third of the strip shall be sodded with turf grass, another one-third with a vegetative ground cover other than sod turf/grass, and the rest with shrubs.

1. Sod/turf grass shall be installed in solid, staggered panels. Solid coverage of grass areas shall be required at the time of planting.

2. Living groundcover shall be installed at a spacing so as to achieve solid cover within one year of planting under normal conditions.

3. Ornamental shrubs shall be a three-gallon to five-gallon minimum, depending on the species.

C. A shade tree planted every 40 feet on center or a canopy tree planted every 20 feet on center, depending on the location of overhead utility lines, is required in the landscape strip.

D. Evergreen shrubs used for screening utilities (AC units, transformers, etc.) within the site shall be five-gallon size, with a four-foot height minimum at planting. The number of shrubs placed along a buffer shall equal one-third of the buffer frontage in feet.

E. Drive-through lanes shall be screened from the right-of-way as follows:

1. Shrubs at least 30 inches in height at the time of installation shall be planted 36 inches or less on center.

2. Within one year of initial installation, shrubs shall have attained a minimum height of four feet to provide an opaque vegetative screen between the street and the drive-through. The shrubs must be maintained at that height and shall continue for the entire length of the drive-through cueing or stacking area. In lieu of a vegetative screen, the use of vegetated berms, with appropriate landscape materials, may be used in a manner that results in the visual separation of street right-of-way and the drive-through.

Sec. 26-14. Irrigation.

A. All landscape and grassed areas shall be irrigated by an automatic, underground irrigation system. Heads for grass areas shall be on a separate zone from landscape beds.

B. All plant containers will be irrigated by drip tubes on zones of the irrigation systems that are dedicated to drip lines.

C. All irrigation systems shall meet the State of Florida rain sensor requirements.

Sec. 26-15. Decorative Street Lighting.

A. General

1. The City shall provide specifications for the design, installation, and technical specifications for the decorative street lighting system for the CRA.

2. All decorative street lights shall be placed within landscape strips.

3. If bollards are desired in addition to streetlamps, they shall be lighted bollards that match the streetlamp poles.

4. Alternating street lights shall feature twin banner arms.

B. Two- to Three-Lane Streets.

1. Decorative street lamps are to line both sides of the street at a spacing to achieve the City's lighting specifications.

2. Every other light will feature twin-hanging baskets planted with seasonal color and vines alternating with banners. Drip tube for irrigating the baskets will be routed through the pole and planter arms.

C. Four- to Six-Lane Streets.

1. Decorative street lamps are to line both sides of the street at a spacing to achieve the City's lighting specifications.

2. Double head streetlights that meet the City's specifications may be placed in a landscaped median.

Sec. 26-16. Underground Utilities, Mechanical Equipment, Outdoor Storage.

A. Utilities shall be placed underground to reduce damage and danger during strong storms. Underground utilities also improve the overall aesthetics of the streetscape.

B. Loading areas or docks, outdoor storage, waste disposal, mechanical equipment, satellite dishes, truck parking, and other service support equipment shall be located behind the building line and shall be fully screened from the view of adjacent properties.

C. Areas for outdoor storage, trash collection, and loading shall be incorporated into the primary building design and construction for these areas shall be of materials of comparable quality and appearance as that of the primary building. To the extent possible, areas for outdoor storage, trash collection, and loading shall not be located adjacent to residential areas. However, if necessary to locate adjacent to residential lots, they shall include a visual and solid acoustic buffer. When the loading and/or refuse collection area is adjacent to a residential district, deliveries and collections shall not occur between 10:00 pm and 7:00 am. To the extent possible, commercial vehicular idling shall not be allowed in areas adjacent to residential lots. Signage shall be installed prohibiting vehicular idling in areas adjacent to residential lots.

D. Shopping cart storage shall be located inside the building or shall be screened by a four-foot high wall consistent with the building architecture and materials.

Sec. 26-17. Stormwater Management Ponds.

A. Stormwater areas shall be designed as amenities if visible from the public right-of-way.

B. Native landscaping is required to soften the visual appearance of the ponds edges. No exotic invasive plants are permitted.

C. The pond edges should be sloped so as to avoid the necessity of fencing. Where slopes require fencing, only ornamental metal fencing will be allowed.

D. To reduce the size of stormwater ponds that are not designed as amenities, porous concrete, underground storage and exfiltration are encouraged for paved areas.

Sec. 26-18. Signs.

26-18.1. Monument Signs.

A. The only type of freestanding sign to be allowed is a monument sign.

B. Monument signs shall only be allowed if the building is setback more than 15 feet from the front property line. Where allowed, the signs shall identify the business (where there is only one business on the site) or the complex (multi-tenant development).

C. Monument signs may be displayed only if they pertain exclusively to the business carried on within the building or on the premises of the business which designates a business area or section.

D. All components of the sign shall be architecturally compatible with the style, composition, materials, color and level of detail of the principal structure.

E. Monument signs shall be limited to eight feet in height.

F. Monument signs shall have 60 percent or more of the base in contact with the ground.

G. Each individual business establishment shall have no more than 50 square feet of total sign area (100 square feet including both sides of sign), with an additional 25 square feet (50 square feet including both sides) for use by that business for a sign of the readerboard type. If a readerboard is utilized, the readerboard sign shall be a part of and shall be incorporated within the same assembly as the principal sign. If the readerboard sign is placed parallel or at an angle of not more than 45 degrees to the street, a maximum of two signs, each of not more than 25 square feet, may be utilized as readerboard signs, and the reverse side facing the business shall be blank.

H. Each unified group of stores may have one monument sign of an area equal to ten square feet per 20 linear feet of building frontage up to a maximum sign area of 200 square feet (400 square feet including both sides).

26-18.2. Application of Chapter 23.

The provisions of Chapter 23 of the Land Development Code apply to all signs within the CRA: provided, however, in the event of conflict between the provisions of this Article and those set forth in Chapter 23, the provisions of this Article shall control and be adhered to.

Sec. 26-19. Reserved.

ARTICLE III. CENTRAL BUSINESS DISTRICT (CBD) STANDARDS.

Sec. 26-20. General.

26-20.1. Intent.

The aesthetic character for the CBD is that of a continuous building facade along the right-of-way

that identifies this area as the City's center of commerce and activity. In the CBD, visitors are anticipated to park in convenient locations and walk from one establishment to another, therefore the focus in the CBD District is to accommodate pedestrians.

26-20.2. Applicability.

The design standards in this article are applicable to all development and redevelopment, except for single-family residential dwellings, within the Central Business District (CBD). The CBD District standards shall be applied in addition to the standards contained in Article II, CRA District Standards and, if located abutting US 98, the standards contained in Article IV, Gulf Coast Parkway (US 98) district. Whenever there is a conflict between Article II or Article IV and this article, the most restrictive shall apply.

Sec. 26-21. Building Placement.

A. New buildings in the CBD District shall be located a minimum two and one half feet (2.5') from the front and side corner property lines. Major renovations and redevelopment of existing projects shall be required to meet this standard to the maximum extent feasible.

B. Any building set back 20 feet or more from the front and side property lines, for up to 50% of the building frontage, shall provide urban landscaped sidewalks and/or pedestrian courtyards, plazas, cafes, fountains, or other public gathering places within that setback.

C. A street wall shall be required along those portions of the street frontage where the building is recessed or there is no building, except for openings for pedestrian and vehicular entrances. A street wall shall not be required along the recessed part of a building that has at least 70% of the front building wall meeting the required maximum setback

D. Minimum side yard setbacks for development in the CBD District shall be zero feet, except:

   1. If the adjacent development has a side yard setback of five feet or less, the proposed development shall allow for a ten-foot separation between buildings.

   2. If the adjacent development was built to the side property line, the development on the proposed development site shall also be built to the property line.

E. In no event shall the side setbacks (both sides of the site combined) exceed 50 percent of the street frontage. The area between the building and the side property line shall include a street wall to ensure facade continuity.

Sec. 26-22. Facade Continuity.

A. The number of gaps between buildings along the block face shall be limited. Street walls are required in the CBD to maintain this continuity (see Section 26-11).

B. When a gap occurs between two buildings, the following alternatives shall be considered to avoid breaking the facade continuity:

   1. Pedestrian passageways/courtyards maybe provided to connect the street front and

the rear parking areas, especially throughout the center of a large block.

2. A street wall or low decorative façade connecting the two buildings may be provided along the entire portion of the street frontage not devoted to pedestrian or vehicular access. The street wall shall meet the design requirements as stated in Article II of this Chapter.

3. When vehicular access is necessary to provide access to side or rear parking, a gateway, arch or similar feature may be provided. The width of the driveway shall not exceed 24 feet.

4. Lots that have been vacant for a period of more than six months and are located between development sites that meet the standards of this article shall install a street wall or hedge along the property line/public sidewalk.

Sec. 26-23. Outparcels/Drive-Through Facilities.

A. Outparcels are not appropriate within the CBD, unless the sites are designed to comply with the standards of this Chapter.

B. Drive-through facilities are discouraged in the CBD, unless they can be accommodated within the parameters of the CBD urban form. The lanes and windows must be screened entirely from the public right-of-way.

Sec. 26-24. Parking.

26-24.1. Shared/joint Parking Facilities.

Shared/joint parking facilities are encouraged within the CBD. New development or redevelopment projects shall be required to design a vehicular circulation plan that will allow for immediate or future linkage between adjacent properties' parking lots, when feasible. The owners/developers of the new development/redevelopment project shall contact the adjacent property owners and try to negotiate an agreement for shared/joint parking facilities.

26-24.2. Use of Public Parking Facilities.

Use of public parking lots within 200 feet from a development site, and on-street parking spaces adjacent to the site, may be acceptable to meet parking space requirements. The owner/developer would be required to enter into an agreement with the City to use public parking spaces.

26-24.3. Parking Lot Landscaping.

Each landscape island within a parking lot shall contain at least one canopy tree or two understory trees (four inch caliper minimum each at planting). Landscape islands adjacent to a head-to- head parking row will contain at least two canopy trees or four understory trees (four inch caliper minimum each at planting). These trees may be planted in clusters or spaced in formal rows. A palette of approved trees is included in the appendix of the CRA Design Guidelines.

Sec. 26-25. Building Perimeter Planting.

A. There shall be a perimeter landscape strip between the public sidewalk and the building. This area shall be landscaped with accent shrubs, ground covers, vines and seasonal color. This area may be paved if containers and/ or planter boxes are used to accent the windows and doors.

B. All plant containers and the landscape strips shall be irrigated with drip tubes on irrigation zones dedicated to drip systems.

Sec. 26-26. Right-of-Way Design.

26-26.1. Intent and Applicability.

A. Intent. The intent of the standards in this section is to provide private developers a framework in which to provide formal, on-street parking (parallel or angled) within the right-of-way of two-lane streets located within the CBD District, which accomplishes three purposes:

1. Vehicular traffic is slowed down so that is safer for pedestrians and parking maneuvers;
2. Convenient parking is available close to buildings; and
3. Provides a better design alternative to the typical surface parking lots that can be unsightly from the street.

B. Applicability. The standards in this section shall apply to all streets located within the CBD except for Gulf Breeze Parkway/US 98 (See Article IV of this chapter). The City shall coordinate with the developer during the development review process to decide whether, and what type of, on-street parking facilities, as described below, are required.

26-26.2. On-Street Parking Requirements.

A. Parallel and angled parking spaces shall meet the dimensions specified in Section 24-39(10). Landscape islands ("bump outs") as wide as the parking area will be required at the end of each parking row and at street intersections.

B. Construction of a two-foot wide, Type "F" curb and gutter section is required.

C. A minimum six-foot to maximum eight-foot wide sidewalk shall be constructed adjacent to the parking spaces comprised of materials and of a construction that meet the City's specifications.

D. A minimum five-foot to maximum ten-foot wide landscape strip separating the sidewalk from the building or street wall is required.

E. A shade tree planted every 40 feet on center or a canopy tree planted every 20 feet on center, depending on the location of overhead utility lines, is required in the landscape strip.

Sec. 26-27. Streetscape Furnishings.

A. Developers within the CBD District are encouraged, and may be required, to provide certain streetscape furnishings as described in this subsection, within the public right-of-way in front of the development site. The location of these furnishings requires coordination with and approval from the City and the FDOT if applicable. The CRA Design Guidelines includes vendors and required streetscape furnishings' styles. A. Sculptures and decorative fountains, if proposed in common areas within the CBD, shall be selected to complement the approved architectural styles.

B. Newspaper stands, if any are proposed within the development or within the public right-of-way, shall be grouped together in a custom made black metal enclosure in keeping with the Italianate and Neo-classical st approved architectural styles.

C. Information kiosks, if used within the development or the public right-of-way, shall be designed to coordinate with the newspaper stands.

D. A water fountain and a bike rack shall be installed within the landscape strip adjacent to the sidewalk, spaced every 1,000 feet minimum along local interior streets.

1. An additional water fountain/bike rack combination shall be installed at each public open space or plaza if not within 50 feet of the one on the public right-of- way.
2. Bike racks shall be constructed of black metal and shall be set perpendicular to the street so that parked bicycles do not impede pedestrian circulation.

E. Waste receptacles grouped with plant containers shall be installed at each street intersection on opposite corners.

1. Additional waste receptacles shall be spaced every 600 feet at a maximum.
2. All waste receptacles shall be grouped with one or two plant containers of staggered heights.
3. Each plant container shall be planted with a feature plant of colorful foliage or flowers. The remainder of the container shall be planted with seasonal color to be replanted three times per year.
4. All plant containers shall be irrigated by drip tubes on their own zone of an automatic irrigation system or on other zones dedicated to drip systems.

F. Benches shall be located to one side of the public sidewalk spaced every 300 feet at a maximum. Benches may be located adjacent to the waste receptacle/ planter groupings.

Sec. 26-28. Traffic and Wayfinding Signs.

26-28.1. Traffic and Street Signs.

Fluted aluminum poles shall be used for traffic and street signs to match the style of the street lamp poles. The CRA Design Guidelines includes vendors and required styles. The signage shall meet

FDOT requirements.

26-28.2. Wayfinding Signs.

Wayfinding signs may be installed by the City within the public right-of-way. The location and business names to be displayed will be determined on a case by-case basis.

Sec. 26-29. Reserved

ARTICLE IV. GULF BREEZE PARKWAY (US 98) STANDARDS.

Sec. 26-30. Parking.

A. Due to the speed and volume of traffic, no on-street parking will be permitted on US 98.

B. Parking lots along US 98 shall be accessed through secondary streets, service roads, or entrance drives perpendicular to US 98.

C. The use of joint access driveways is required between sites to reduce the number of access points on US 98. Appropriate cross-access easements will be required.

D. One bay of parking is the maximum amount of parking permitted in front of buildings facing US 98. Additional parking must be located to the rear or side of the building, in shared parking lots, and/or on adjacent local roads.

Sec. 26-31. Streetscape Elements.

A. The developer shall be responsible for improving existing sidewalks adjacent to the site to include a minimum six-foot wide sidewalk and a minimum five-foot to maximum ten-foot landscape strip separating the building/street wall from the sidewalk.

B. Depending on the existence of overhead utility lines, a canopy street tree shall be planted every 40 feet on center, or an understory street tree shall be planted every 20 feet on center, in the landscape strip or within tree grates in the sidewalk.

C. Improvements on US 98 require approval by FDOT.

Sec. 26-32. Fences and Walls.

A. Street walls are the only types of fences/walls allowed along US 98.

B. Any parking between the building and US 98 will be screened by a street wall. The street wall will be set in the landscape area adjacent to the public sidewalk.

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_____, 2012.

ADVERTISED ON THE ON THE____ DAY OF_____, 2012.

PASSED ON THE SECOND READING ON THE ____ DAY OF_____, 2012.

By:_____
Beverly Zimmern, Mayor

ATTESTED TO BY:

_____
Marita Rhodes, City Clerk

ORDINANCE NO. 03-12

AN ORDINANCE OF THE CITY OF GULF BREEZE FLORIDA, PERTAINING TO THE HEIGHT OF STRUCTURES; AMENDING SECTION 21-162; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Gulf Breeze had adopted certain rules and regulations that limit the height of structures in the C-1 zoning district to thirty-five (35) feet and/or three (3) stories; and,

WHEREAS, the City Council has previously removed the story restrictions for the R-ES, R-1-AA, R-1-A and C-2 zoning districts in 2002.

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

SECTION 1 - Section 21-162 is hereby amended to read:

Sec. 21-162. - Height of buildings.

In the C-1 district building height shall not exceed a total height of 35 feet.

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_____, 2012.

ADVERTISED ON THE ON THE_____DAY OF_____, 2012.

PASSED ON THE SECOND READING ON THE_____DAY OF_____, 2012.

By:_____
Beverly Zimmern, Mayor

ATTESTED TO BY:

_____
Marita Rhodes, City Clerk

City of Gulf Breeze

OFFICE OF THE CITY MANAGER

Memorandum

To: Mayor and City Council

From: Edwin A. Eddy, City Manager

Date: 3/9/2012

Subject: Request for Code Amendment, "Pergola" at 307 Loruna Drive

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Attached please find an email from Joe and Donna Johnson of 307 Loruna Drive. Mr. and Mrs. Johnson have met with staff relative to their request to place a 6'x 8' foot "pergola" or arbor in their front yard abutting the right-of-way within the front yard setback. Attached also are the pertinent sections of the Code.

Section 21-69 establishes the front yard setback at 30 feet. Section 21-70 states that detached structures be at least 30 feet from the front lot line.

At question for staff is: "What constitutes a structure?" Nearby the Johnsons residence is a smaller but similar "pergola". We have allowed others to install planters or partial fences within the front yard setback. Section 21-1 defines a structure as anything constructed in a permanent location or which is attached to something having more or less permanent on the ground.

In the case of the Johnsons request, the "pergola" or arbor they would like to install is a structure. We do not believe it is allowed by the Code.

The City Council could direct staff to add a definition of detached decorative structure such that the Johnsons proposal would be allowed.

We did discuss with the Johnsons the variance process. They wanted to present their case directly to the City Council in order to request the Code interpretation as described.

Sec. 21-69. Setbacks, yard requirements.

The minimum setback from the front lot line shall be 30 feet; minimum side yard setback shall be eight feet from the side lot line; minimum rear yard depth is to be 30 feet from any portion of the main house or porches, attached garages or carports to the rear lot line except in the case of corner lots for which the rear yard restrictions shall be 15 feet. On corner lots the side of the lot having the least street frontage shall be considered the front lot line for setback purposes, regardless of how the house actually faces; if the house actually faces the side street, the minimum setback from the side street shall be 20 feet, otherwise the minimum setback from the side street shall be 15 feet.

Sec. 21-70. Detached structures.

Detached structures are to be located 30 feet or more from the front lot line, and in no event shall a detached structure be nearer than five feet to any side lot line or rear lot line and no nearer to any side street property line than the side street setback line for that particular lot, except that a fence may be located on the side lot line and rear lot line. However, even a fence may be no nearer to any side street property line than the side street setback line for that particular lot.

Sec. 21-71. Swimming pool enclosures.

A swimming pool screen enclosure shall be considered to be a detached structure for setback purposes only regardless of its actual placement on the lot and whether or not it is attached to the main building on the lot. The screen enclosure material must constitute at least 85 percent of the surface structure with the entire roof surface being constructed of screen enclosure and its supporting structure. The height of any point on a detached structure shall not exceed the sum of the horizontal distance from such point to the closest property line plus five feet and in no event shall the height exceed 35 feet regardless of where the detached structure is placed on the lot.

Sec. 21-72. Fence requirements.

No fence of any description shall be erected nearer to the front lot line than the front of the house on the lot or, in the case of a vacant lot, nearer to the front lot line than that point on the lot where a house could be located when and if built, except as follows: in the case where a house is built closer to the setback limit than a house immediately abutting, then the house further away from the front street may extend the side yard fence to a point equal to the extent of the abutting front yard fence which extends further toward the street. In no case can a side yard fence extend closer to the right-of-way than the setback limit. In the case of a corner lot no fence shall be erected nearer to the side street line than the side street setback line for that particular lot. In those instances on a corner lot in which the front of the house faces the side street lot line, then the section of fence that faces the front lot line shall not be located any closer to the front lot line than 15 feet. The maximum height of such fence shall be eight feet, except that on a corner lot, the height of such fence that protrudes beyond the side of the house facing the side street where the fence joins the house, and that portion of the fence that runs parallel with the side street side of the lot, shall not exceed 6½ feet in height. All other sections of a fence located on the lot shall not exceed the maximum height of eight feet.
(Ord. No. 01-00, § 1, 3-6-00; Ord. No. 11-00, § 1, 9-7-00)

Secs. 21-73—21-80. Reserved.

DIVISION 4. R-1-A SINGLE-FAMILY RESIDENTIAL DISTRICT

Sec. 21-81. Permitted uses.

(a) In the R-1-A district, all lots shall be known, described and used as residential lots only, except as provided for under subsection (b) below.

(b) Churches and religious institutions are permitted, provided such buildings be placed not nearer than 25 feet from any property line and provided further that required off-street parking space be separated from any property line by planted buffer strip at least ten feet wide, unless adjoining district C1 or C2.

collect and distribute traffic between local roads or arterial roads and serve as linkage between land and mobility access needs.

Street, local means a route providing service which is of relatively low average traffic volume, low average trip length or minimal through traffic movements, and high land access for abutting property.

Structural value means the present-day value of the building, structure and/or site improvement. The value of the building, structure and/or site improvement as reflected in the most recent Santa Rosa County Property Appraiser valuation shall be deemed to be its present-day value. Where the value of a building, structure or site improvement was not determined by the most recent Santa Rosa County Property Appraiser valuation, or it cannot be derived therefrom, the present-day cost of replacing the building, structure or site improvement shall be deemed to be its structural value.

Structure means anything constructed, located or erected, the use of which requires more or less permanent location on the ground, or which is attached to something having more or less permanent location on the ground.

Swimming pool means any constructed pool structure over 18 inches in depth used for swimming or bathing.

Temporary structure means any form of shelter or covering, including a tent, pavilion, canopy or awning, that is for the shelter, housing or enclosure of persons, animals or chattels and which is used or to be used on a temporary basis in that it does not require more or less permanent location on the ground, or attachment to something having more or less permanent location on the ground.

Townhouse means a one-family, typically multistory dwelling within a minimum group of three attached units and a maximum of eight attached units, each having individual lot ownership.

Used or occupied, as applied to any land or building, shall be construed to include the words "intended, arranged or designed to be used or occupied."

Yard, front means an open, unoccupied space on the same lot with a principal building, extending the full width of the lot and situated between the street and the front line of the building projected to the side lot lines.

Yard, rear means an open, unoccupied space on the same lot with a principal building, extending the full width of the lot and situated between the rear line of the lot and the rear line of the building projected to the side lot lines.

Yard, side means an open, unoccupied space on the same lot with a principal building, situated between the building and the side lines of the lot and extending from the rear line of the front yard to the front line of the rear yard.

Zoning district (land use district) means a district, as identified on the official zoning map, that has specific requirements regarding the use of land and the location of structures.
(Ord. No. 06-00, § 1, 8-21-00; Ord. No. 08-00, § 1, 10-2-00; Ord. No. 01-01, § 1, 2-19-01; Ord. No. 02-01, § 1, 3-5-01; Ord. No. 05-05, § 1, 10-3-05)

Secs. 21-2—21-25. Reserved.

ARTICLE II. DISTRICT REGULATIONS

DIVISION 1. GENERALLY

Sec. 21-26. Districts enumerated.

For the purpose of this land development code, the city is divided into 11 land use districts designated as follows:

R-ES	Environmentally Sensitive Residential District
R-1-AA	Single-Family Residential District
R-1-A	Single-Family Residential District
R-1	Single-Family and Multifamily Residential District
R-C	Residential Condominium District
TH	Townhouse District
C-1	Commercial District
C-2	Limited Commercial District

City of Gulf Breeze

Edwin Eddy <eaeddy@gulfbreezefl.gov>

RE: Joe & Donna Johnson's Request for Code Execption - Pergola Placement @ 307 Loruna Drive

1 message

Donna Johnson <donnaj2012@att.net> **Mon, Mar 5, 2012 at 12:31 PM**
To: Edwin Eddy <eaeddy@gulfbreezefl.gov>

Mr. Eddy: Thank you for your quick response. Is there any way we can be present and ask the Council tonight based on the drawing and pictures if they will allow this? We aren't asking for the Code to be changed, only for an exception. As a Manager for Boards myself, I realize the importance of prior notification on issues that would require research, etc. and I certainly don't want to cause you any extra work. I guess I'm just unclear as to what analysis / issue there is other than our one request to have an exception based on the info we've provided. Thanks for your time. Donna Johnson

From: Edwin Eddy [mailto:eaeddy@gulfbreezefl.gov]
Sent: Monday, March 05, 2012 11:59 AM
To: Donna Johnson
Subject: Re: Joe & Donna Johnson's Request for Code Execption - Pergola Placement @ 307 Loruna Drive

Mrs. Johnson- - - I received this email ok. We are going to go to work on the issue. We won't have anything to report to the Council tonight though. This will be an item for a future meeting if our analysis of the issue determines that action by the Council is needed.

Buz Eddy

On Mon, Mar 5, 2012 at 8:58 AM, Donna Johnson <donnaj2012@att.net> wrote:
Dear Mr. Eddy:

As a follow-up to our meeting with you last Friday, we have attached the following:

Copy of Survey (1973) showing location of meter, telephone poles and a picture of the pergola and small fence portions we want to place over our walkway;

Copy of signatures we obtained from neighbors on our street supporting our placement of pergola & small fence portions. *An actual picture of our pergola and the one that we hope to duplicate is located at the top of this Neighborhood Support sheet.*

We have taken pictures of over half a dozen structures in Gulf Breeze (proper) that have structures that do not comply with the Code. We could present those if necessary.

We respectfully ask the Council to consider the fact that our area has not been diminished by these exceptions to the code, but on the contrary, the area has been enhanced by them. Further, approval of our proposal will not cause any harm or damage to the neighborhood. In fact, our neighbors applaud the proposal.

Thanks to you and the Council for taking time to consider this proposal. Please confirm the receipt of this e-mail and advise the time of the meeting tonight.

Respectfully submitted,

Joe and Donna Johnson
307 Loruna Drive
Gulf Breeze, FL 32561
516-2001 Joe's cell
516-2002 Donna's cell

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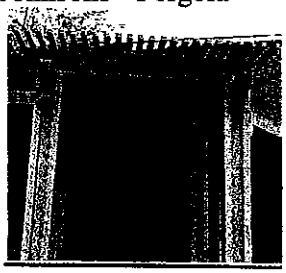
City of Gulf Breeze

PLEASE NOTE: Florida has very broad public records law. All e-mail communication with the City of Gulf Breeze is archived and may be subject to public inspection.

Johnsons' Pergola



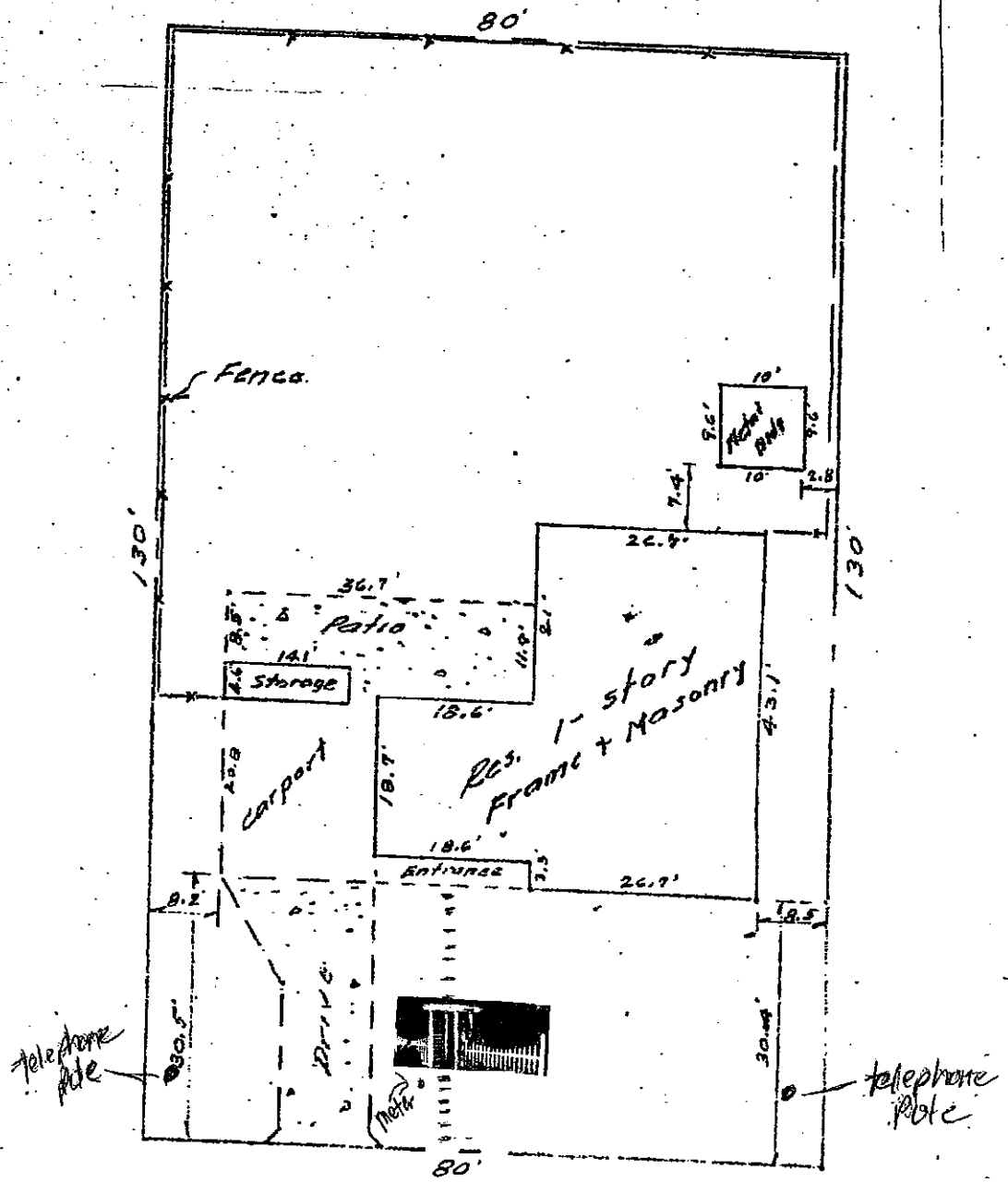
Example of desired goal

As a neighbor of Joe and Donna Johnson who reside at 307 Loruna Dr., Gulf Breeze, FL, I have no objection to the placement of the freestanding pergola in their front yard over their walkway.

Name	Address	Telephone Number
Amanda Eaton	302 Loruna Dr	205-317-1331
Naila Haffar	305 Loruna Dr.	850-287-3159
Scott Rayner	303 Loruna Dr	8502557459
Frank & Arlene Sadro	301 Loruna Dr.	850-932-2040
Kevin & Chandra Ryan	207 Loruna Dr	850-497-2478
Judith & Carl Causey	205 Loruna	850-932-5819
Dee Kerling	202 Loruna	850-934-4556
Dustin Sayon	206 Loruna	850-516-8512
Adam Duke	204 Loruna	850-291-7868
Sara Mandel	3 Futura St.	850-910-2588
MIKE MARSH	306 LORUNA DR.	850-565-0045
Mary Margaret Johnson	308 Loruna Dr	850-932-4463
[illegible]	309 Loruna Dr.	8509167623
Edward Patterson	311 LORUNA DR	850-932-3758
Ken Hargrove	315 Loruna Drive	850-932 2038
Dawn Hall	" " "	"

TULON L. JACKSON, INC.
ENGINEERING - LAND SURVEYING
P. O. BOX 2918 PENSACOLA, FLA. 32503

TULON L. JACKSON
PRESIDENT
PHONE
433-2382 — 436-7835



307 Loruna Drive

Mayor Beverly Zimmern
City of Gulf Breeze
1070 Shoreline Dr.
Gulf Breeze, FL 32561

Dear Mayor Zimmern:

On **Saturday 31 March 2012 at 8:30 p.m**, hundreds of millions of people in more than 135 countries and territories across every continent will unite in a single moment of celebration and contemplation of the planet by switching off their lights for one designated hour – Earth Hour. By taking part in this global 'lights out' event they will be acknowledging their commitment to a personal action that benefits the planet in the year ahead.

We care very much about the future of our planet and are planning to participate in Earth Hour to acknowledge and celebrate our commitment to go beyond the hour by composting, reusing, recycling, and using bicycles and walking for more of our transportation requirements. We would like to urge the City of Gulf Breeze to take part in Earth Hour 2012 and use the moment to acknowledge any initiative you have committed to for the year ahead that benefits the environment.

By turning off all non-essential lighting controlled by the City of Gulf Breeze during Earth Hour 2012, committing to a positive action for the planet and encouraging our citizens to do the same, you will help lead everyone to realize our role as custodians of the planet. Earth Hour also provides an excellent forum for all citizens, including business, individuals, parents and educators, to hold meaningful discussions about the ways that our community can take action and be part of the solution to our environmental challenges.

Earth Hour began as a single-city initiative – in Sydney, Australia – in 2007 and has since grown into a global movement with hundreds of millions of people from more than 5,000 cities and towns in 135 countries/territories across every continent switching off their lights for Earth Hour 2011, creating history as the world's greatest ever environmental action.

Some of the world's most famous man-made marvels and natural wonders, including China's Forbidden City, Eiffel Tower, Table Mountain, Great Pyramids of Egypt, Buckingham Palace, Brazil's Christ the Redeemer statue, Niagara and Victoria Falls, Empire State Building, Sydney Opera House and many more global icons stood in darkness as a powerful symbol of landmark environmental action.

Earth Hour 2012 will be even bigger. It is a global call to action to every individual, every business and every community throughout the world. It is a call to take responsibility for our environmental impact and join a growing international community who are committed to leading global environmental change.

To get a better sense of the magnitude and inspiring nature of this global event, please take a moment to watch the Earth Hour 2012 official video at www.youtube.com/earthhour.

We hope that the cities of Gulf Breeze and Pensacola will join us by turning off the lights of the Pensacola Bay Bridge and make a commitment to go beyond the hour with a positive ongoing action for the environment.

A commitment to Earth Hour would enable all of us here in Gulf Breeze to not only express our concern about the health of our local environment, but to let all the people of the world know that we stand with them in finding solutions to our environmental challenges and celebrating the one thing we all have in common – the planet. Please visit www.earthhour.org for more information.

Sincerely, Lorette & Chris Medwell

934-9889

COMMUNITY REDEVELOPMENT AGENCY
BOARD OF DIRECTORS

MARCH 19, 2012
MONDAY, 6:30 P.M.
COUNCIL CHAMBERS

THIS MEETING WILL BE HELD AT THE END OF THE REGULAR CITY COUNCIL MEETING

A. Discussion and Action Regarding Crosswalks and Other Traffic Safety Projects

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.

City of Gulf Breeze

MEMORANDUM

TO: **Edwin A. Eddy, City Manager**

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

DATE: **March 9, 2012**

RE: **Crosswalks & Other Traffic Safety Projects**

The City Council authorized the installation of two cross walks, one on Fairpoint Drive near Julia Way and the other on Daniel Drive near St. Ann's Church. Staff also felt the need to include two smaller projects in the process, rumble strips and park warning signs on Navarre Street near the new Hodges Park and re-striping to reconfigure the turn lanes on Daniel Drive at Highway 98 to allow more stacking of vehicles in the left turn lane. The Daniel Drive restriping also includes renewing all roadway markings from the traffic signal at Shoreline Drive to Highway 98.

Traffic striping and signage is a very specialized industry, and there are only two or three companies in the Panhandle that do this type work. We solicited quotes from two of the contractors we trust, but only one was able to provide a quote in the time frame requested. Gulf Coast Traffic Engineers, Inc. provided a total quote of $7,416.00.

The Daniel Drive crosswalk and the restriping will be funded from the CRA for $5,458. The remaining $1,958 for the other safety projects will be funded from the reserves designated to capital projects. As the South Sunset project was nearly $200,000 under budget, the reserves are available.

RECOMMENDATION: The City Council approve Gulf Coast Traffic Engineers to complete the Crosswalks & Other Safety Project for a total of $7,416.00 and that the City Council meet as the Board of Directors of the Community Redevelopment Agency on Monday, March 19, 2012 to approve the $5,458.00 funds for work within the CRA District.

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

GULF COAST TRAFFIC ENGINEERS, INC.

& BARRICADE SERVICE
8203 KIPLING ST., P.O. BOX 10625
PENSACOLA, FL 32524-0625
PHONE: (850) 478-7066
FAX: (850) 476-0244

FAX QUOTATION

DATE: 2-Mar-2012

JOB: 2012 Crosswalk Installation, Safety Improvements and Pavement Marking
FAX: 934-4042
PHONE: 934-5108
PROJ. #

QUOTE # 10950
CODE: D- ST

TO: CITY OF GULF BREEZE
ATTN: MS. MINA LANZETTA
1070 SHORELINE DRIVE
GULF BREEZE, FL 32562-0640

Bid Item Number	Estimated Quantity	Work Description	Unit	Unit Price	Amount
		Furnish all labor, equipment and material necessary to:			
1.	1	DANIEL DRIVE CROSSWALK - COMPLETE WITH PAVEMENT MARKINGS AND SIGN INSTALLATION	LS	1,279.00	1,279.00
2.	1	DANIEL DRIVE RESTRIPING	LS	4,179.00	4,179.00
3.	1	FAIRPOINT DRIVE CROSSWALK - COMPLETE WITH PAVEMENT MARKINGS AND SIGN INSTALLATION	LS	1,072.00	1,072.00
4.	1	NAVARRE STREET SIGNS AND RUMPLE STRIPS INSTALLATION	LS	886.00	886.00

A certificate of insurance will be supplied upon request.
We are proud to offer a drug free workplace.
SERVING NORTHWEST FLORIDA SINCE 1965

PAYMENT TO BE MADE WITHIN 5 DAYS AFTER RECEIPT OF INVOICE

TOTAL $ 7,416.00

ACCEPTANCE OF BID
SIGNED: _____ PRINT: _____
DATE: _____

NOTE: THIS QUOTATION IS VOID 30 DAYS FROM DATE UNLESS SIGNED AND A COPY IS RETURNED TO BIDDER.

David
DAVID E. COOK, VICE PRESIDENT

BIDS FOR CITY OF GULF BREEZE 2012 CROSSWALK INSTALLATION, SAFETY IMPROVEMENTS AND PAVEMENT MARKING

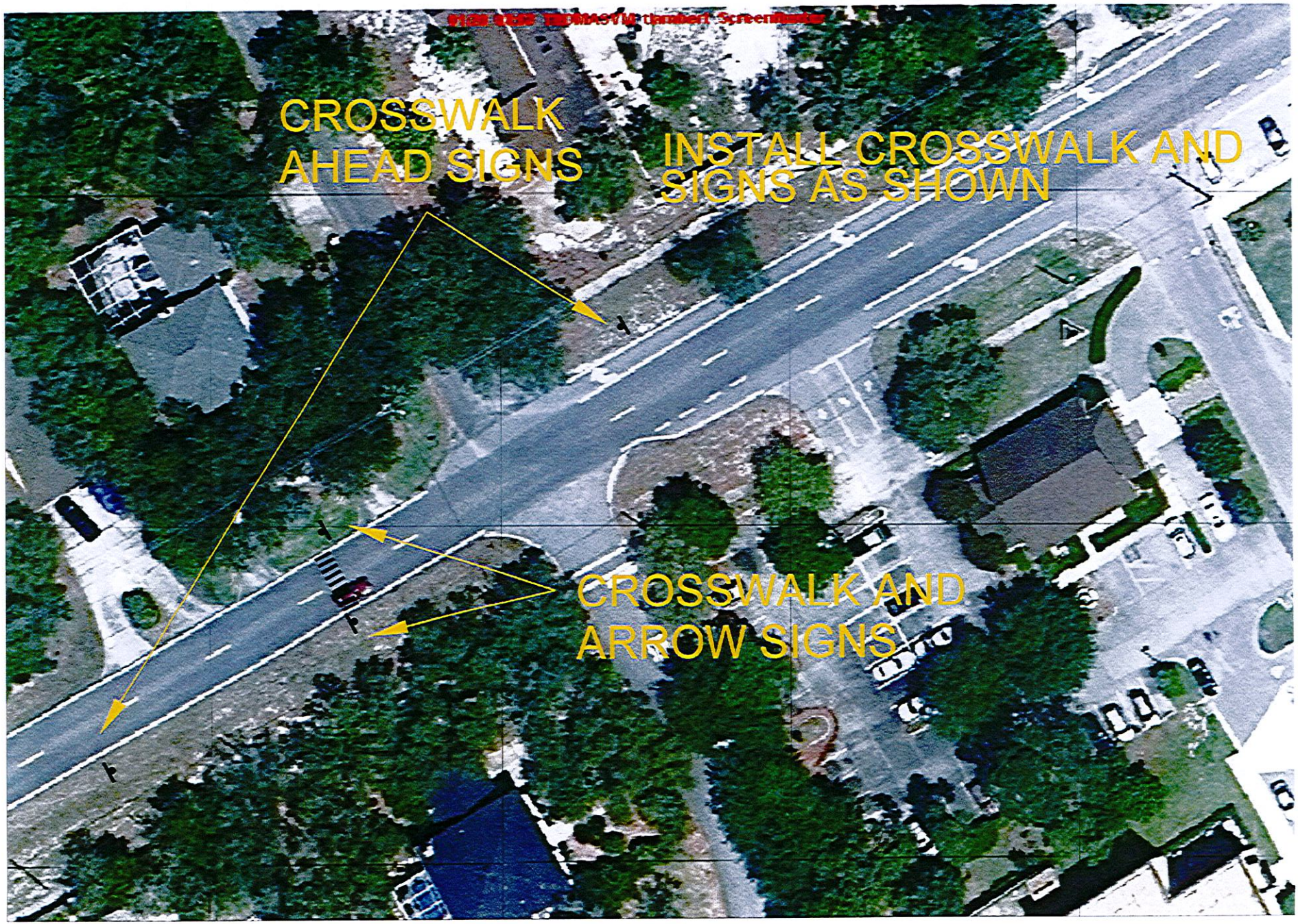
The City is soliciting bids for Crosswalk Installation, safety Improvements and Pavement Marking. All work shall be done in accordance with the attached drawings and FDOT Standard Specifications. The new markings shall be completed to the current design detail and done in accordance with FDOT Standard Specifications for Thermoplastic Traffic Stripes and Markings.

Please note that in some cases new markings may be required in addition to replacing existing marks. In cases where the intersection does not conform to the standard detail, all existing marks should be reestablished.

The City will award all of the work to a single bidder; however, some of the groups below may be deleted in order to meet budget allowances.

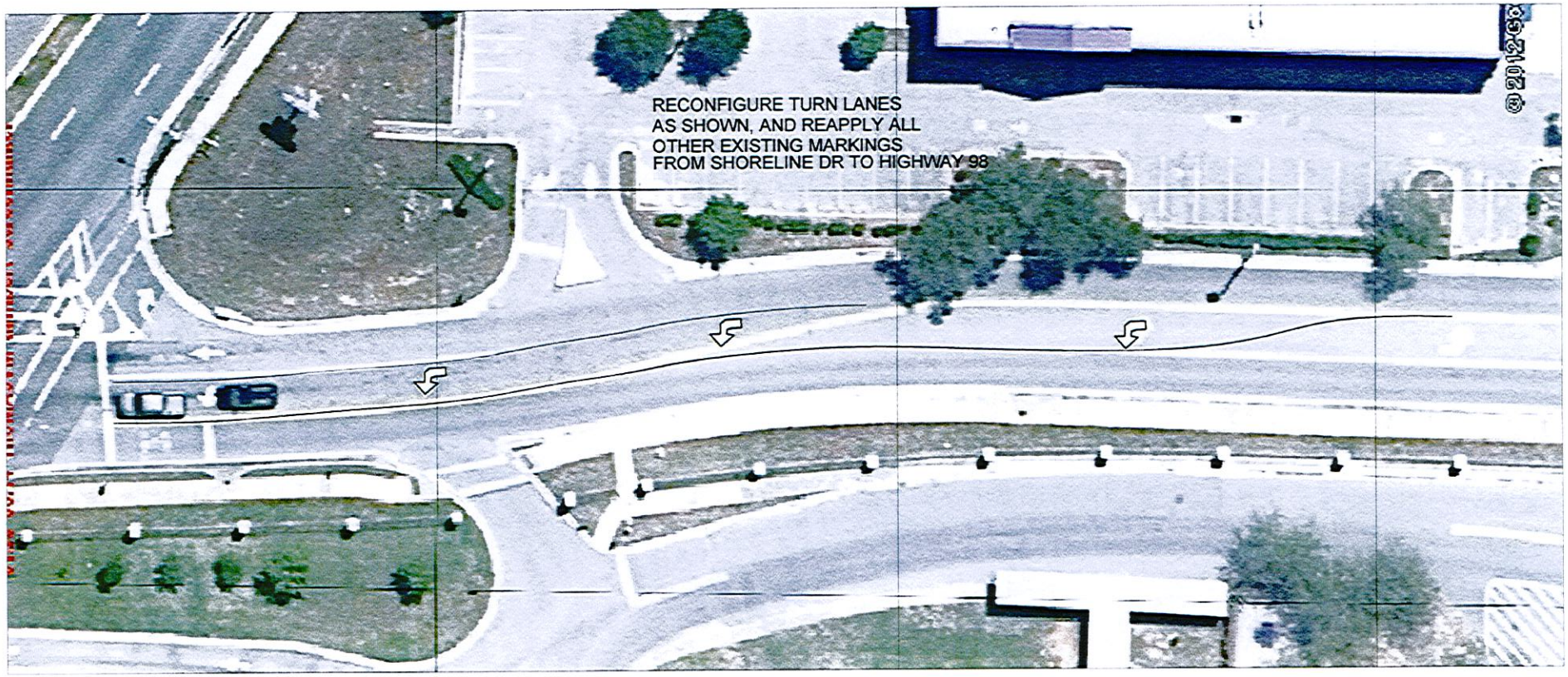
Intersection Group (count) – Intersection Number	Price
Daniel Drive Crosswalk – complete with pavement markings and sign installation.	
Daniel Drive restriping	
Fairpoint Drive Crosswalk – complete with pavement markings and sign installation.	
Navarre Street signs and rumble strips installation	
Total	

DANIEL DRIVE CROSSWALK - PAGE 1



FAIRPOINT DRIVE CROSSWALK - PAGE 2

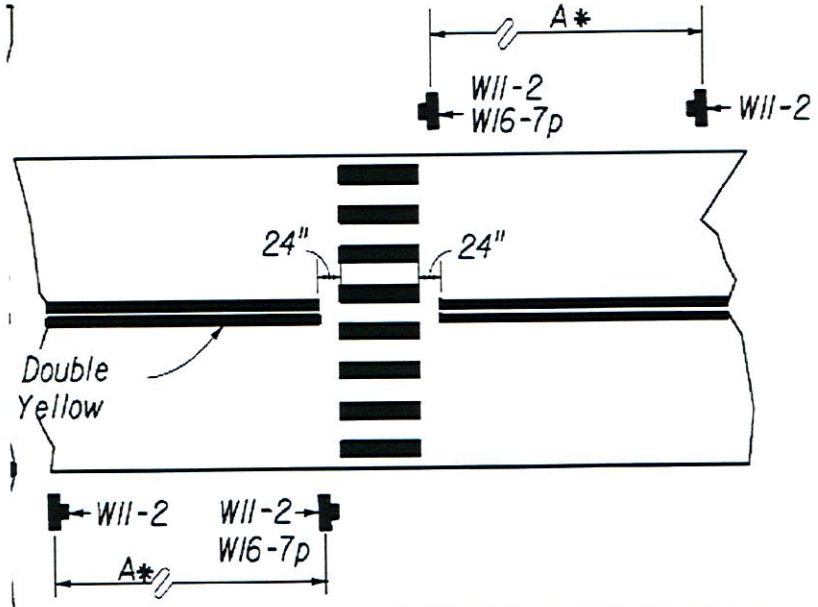
PLAYGROUND
AHEAD SIGNS
RUMBLE
STRIPS



DANIEL DRIVE RE-STRIPING- PAGE 4

Sign	Size	Area	Total Area	Controls
	30X30	6.25 SF	8.75 SF	220 Ft.
OR AHEAD	24X12	2.00 SF		

FDOT DESIGN STANDARDS FY 2012/2013 | SINGLE COLUMN GROUND SIGNS | INDEX NO. 11860 | SHEET NO. 8



STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION

2006 FDOT Design Standards

SPECIAL MARKING AREAS

Last Revision	Sheet No.
07/01/05	7 of 13

Index No. 17346