MINUTES OF A PUBLIC HEARING BY THE
CITY COUNCIL OF THE CITY OF GULF BREEZE, FLORIDA
VARIANCE REQUEST, CHICK-FIL-A

A public hearing by the Gulf Breeze City Council, Gulf Breeze, Florida, was held at the Gulf Breeze City Hall on Wednesday, April 11, 2012, at 6:30 p.m..

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

The City Attorney explained the Council they must disclose and exparte communication, either written or oral, they have had regarding the project; if they have visited the site; received any other documents and if so the nature of the report.

The City Manager explained that he had provided the memo dated April 4, 2012, minutes from the Development Review Board of Tuesday, April 10, 2012 and a set of plans.

The Mayor indicated she had spoken with the City Manager, Community Services Director and had walked the site.

Mayor Pro Tem Schluter indicated he had received no other information that what the City Manager had provided.

Councilman Henderson indicated he had walked the site and attended the Architectural Review Board meeting.

Councilman Landfair indicated he had talked with the City Manager and drove the site.

The City Manager explained the calculation of determining needed parking spaces. He informed everyone that there were currently 402 parking spaces at the shopping center and only 383 spaces were required for the businesses that occupy the center including Walmart and Chick-fil-A.

The Mayor opened the meeting by explaining the purpose of the meeting was for the City Council to consider a parking variance request submitted by Chick-Fil-A. Chick-Fil-A has submitted an application for a proposed restaurant at 310 Gulf Breeze Parkway at the old Burger King location and is seeking a variance from Chapter 24, Article II, Division 3, Section 24-51 pertaining to the number of parking spaces needed for their restaurant. The parking issue is a result of Walmart subdividing the shopping center and parking lot for the new Neighborhood Market. The City has received a letter from Walmart indicating they did not have an issue with Chick-Fil-A customers using parking spaces within their subdivided parking lot.

The following individuals spoke against the Chick-Fil-A variance: Ms. Theo Welborn, owner of Firehouse Subs, 318 Gulf Breeze Parkway; Mr. Bob Welborn, owner, 318 Gulf Breeze Parkway; Mr. Jim Broscious, 284 Plantation Hill Road; Mr. Randy Hebert, 288 Plantation Hill Road; Mr. Doug Rine, 203 North Sunset Boulevard; and Mr. Thomas Eskridge, 105 Silverthorn.

The following individuals also spoke regarding the project: Ms. Karen Thompson, 4 Poinciana; and Ms. Elise Evans, 11 Fairpoint Place. Mr. Kevin Cook 314 Gulf Breeze Parkway, spoke in favor of the project.

Mr. Rick Krietemeyer, Senior Project Manager with Interplan, LLC, spoke regarding the project.

FIRST RECOMMENDATION:

That the City Council approve Chick-Fil-A's variance request of decreasing the required amount of onsite parking from 25 spaces to 10 spaces with the 15 space deficit being made up from offsite parking from Gulf Breeze Shopping Center and that a Cross Parking Agreement be required for the Center.

Councilman Henderson moved for approval. Councilman Landfair seconded. The for approval was 3 - 1, with Mayor Pro Tem Schluter dissenting.

SECOND RECOMMENDATION:

That the City Council work with new businesses in the future to avoid parking issues.

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

ADJOURNMENT:

Mayor Zimmern adjourned the Public Hearing at 7:20 p.m.

Marita Rhodes
CITY CLERK

Beverly L. Zimmern
MAYOR