

**GULF BREEZE CITY COUNCIL
EXECUTIVE SESSION AGENDA**

**OCTOBER 16, 2013
WEDNESDAY, 6:30 P.M.
COUNCIL CHAMBERS**

ACTION AGENDA ITEMS:

- A. Discussion and Action Regarding Paved Shoulder – Chesapeake Drive
- B. Discussion and Action Regarding Request for Funding – Gulf Breeze High School Baseball Boosters
- C. Discussion and Action Regarding Architectural Review Board and Development Review Board Recommendation: Panera Bread Approval
- D. Discussion and Action Regarding Replacement Mower – Tiger Point Golf Club
- E. Discussion and Action Regarding Phase II Stormwater Projects
- F. Discussion and Action Regarding Replacement Telephone System, Long Distance (Voice Over Internet) and Data System
- G. Discussion and Action Regarding Proposed Fee Increase – Boat Launch Fee, Summer Recreation Program Fee and Room Rental Fee
- H. Discussion and Action Regarding Revisions to the Volunteer Fire Department Stipend Policy
- I. Discussion and Action Regarding Post Issuance Policy for Monitoring Tax Exempt Bonds
- J. Discussion and Action Regarding Upcoming City Council Meeting Schedule
- K. Discussion and Action Regarding Water and Gas Meter Replacement
- L. Information Items
- M. Public Forum

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: Mayor and City Council

From: Edwin A. Eddy, City Manager

Date: 10/10/2013

Subject: Paved Shoulder – Chesapeake Drive

The Deer Point Homeowners Association has requested that the City provide a five foot (5') wide paved strip down the south side of Chesapeake from the 4-way stop at Williamsburg to Deer Point Drive. Attached is an aerial view of the area with the strip added. We were also provided a "petition" signed by approximately 100 citizens who live on Deer Point or throughout the Williamsburg area. According to the residents, residents of the entire area use Chesapeake as a walking path. The layout of the street is such that there is a "blind corner" of sorts about mid block on Chesapeake between Deer Point and the 4-way stop.

We try to make areas where citizens have chosen to walk safer and more pedestrian friendly. We can add installation of this 5 foot wide asphalt strip to the scope of work for the contractor we select to resurface some local streets which is upcoming. We estimate the price for this strip to be approximately \$10,000. (The alternative is concrete for about \$20,000 or mulch) We believe a 5' wide asphalt path makes the most sense.

RECOMMENDATION:

THAT THE CITY COUNCIL DIRECT STAFF TO ADD THE INSTALLATION OF A 5' WIDE ASPHALT STRIP ALONG THE SOUTH SIDE OF CHESAPEAKE FROM THE 4-WAY STOP AT WILLIAMSBURG TO DEER POINT TO THE SCOPE OF WORK FOR UPCOMING STREET RESURFACING.





City of Gulf Breeze

Memorandum

To: Mayor and City Council

From:  Edwina A. Eddy, City Manager

Date: 10/9/2013

Subject: Request for Funding – Gulf Breeze High School Baseball Boosters

Attached is a letter from the GBHS baseball boosters requesting funds from the City for the upgrade of the new building currently under construction just south of the intersection of Andrew Jackson and U.S. 98. The letter requests \$55,000 to upgrade the building to include brick facades on the east and south sides to match the brick on the north and west sides or \$12,500 to paint the building with a color that matches the brick.

Adding a brick façade on the east and south sides to give the building a unified look rather than having two sides brick and two metal is a good project. It will improve the look of the building, but not meet the architectural standards in the City's codes, however, it would be better than under the current plan. The same is true but to a lesser extent with painting.

We are unable to recommend approval of this request, however, for the following reasons:

1. The building does not meet the code standards. A contribution to a building that fails to meet the code requirements would be inconsistent.
2. The precedent set by such a contribution would be hard to overcome when other similar requests are made.
3. There are many other competing needs such as highway beautification maintenance that are more pressing

RECOMMENDATION:

THAT THE CITY COUNCIL DIRECT STAFF TO RESPOND TO THE REQUEST BY THE GBHS BASEBALL BOOSTERS THAT NO FUNDING IS AVAILABLE AT THIS TIME.

Gulf Breeze High School Baseball Boosters
PO Box 903
Gulf Breeze, FL 32562-0903

October 7, 2013

City of Gulf Breeze
PO Box 640
Gulf Breeze, FL 32562-0640
Attn: Buzz Eddy

**RE: Request for funding from the city of Gulf Breeze for the beautification of
baseball buildings**

Dear Mr. Eddy:

As you know, after 10-12 years of planning, the school board will be completing the new Club House at the High School baseball field in November or December of this year. We know that the city has greatly improved the beautification of the 98 corridor going through Gulf Breeze. We are proud of our city and need help improving the metal building, concession stand, and visitor's dugout to support this look. We were working towards bricking the metal building and painting the concession stand to match. After receiving the estimate to brick (\$55,000) I asked for an estimate to re-paint all to match the brick work instead, totaling (\$12,500). Please take note of the attachments we provided for the cost details. We would like to ask the city to donate the \$12,500 to help with this beautification project, which would be completed by the beginning of the 2014 year.

Thank-you for your consideration and support to GBHS.

Sincerely,


Jim Lively, President
GBHS Baseball Boosters



A.E. NEW, JR. INC.
BUILDERS & CONTRACTORS

460 Van Pelt Lane

October 3, 2013

Pensacola, FL 32505

(850) 472-1001

Mr. Jim Lively
Gulf Breeze High School – Baseball Boosters
913 Gulf Breeze Parkway – Suite 3
Gulf Breeze, Florida 32561

(888) 319-9256 Wats

Re: GBHS Baseball – Metal Building Façade (Brick)

(850) 472-1004 Fax

Mr. Lively,

Construction Management

The following is our proposal to provide material, labor, & equipment, necessary to install concrete brick ledge, wall ties, and brick on East & South sides of existing metal building as per the attached details provided by Pinder-Martin Architects. Price also includes painting the remainder of the building with color to be determined by owner.

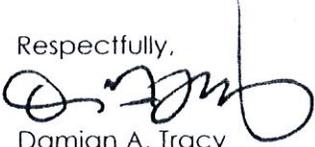
Construction Scheduling

Labor, Materials, & Equipment \$ 55,000

Project Management

I have attached the architect's details for your reference and review. Please review and respond ASAP, any delay in proceeding could result in additional costs. This proposal is good for thirty days. I appreciate your time and consideration and look forward to hearing from you.

Licensed Statewide in

Respectfully,

Damian A. Tracy
Project Manager

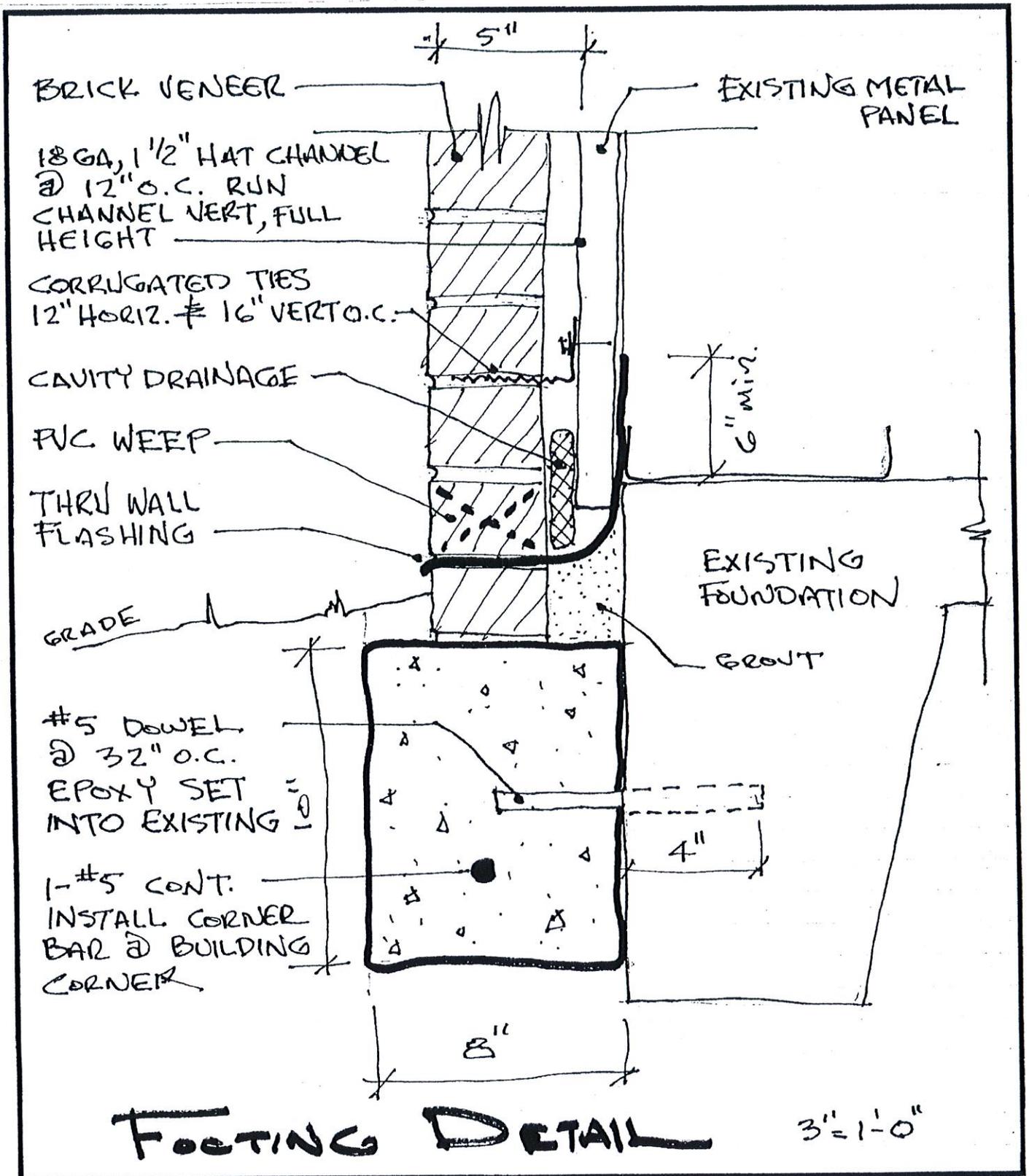
Florida and Alabama

Florida CGCO14662

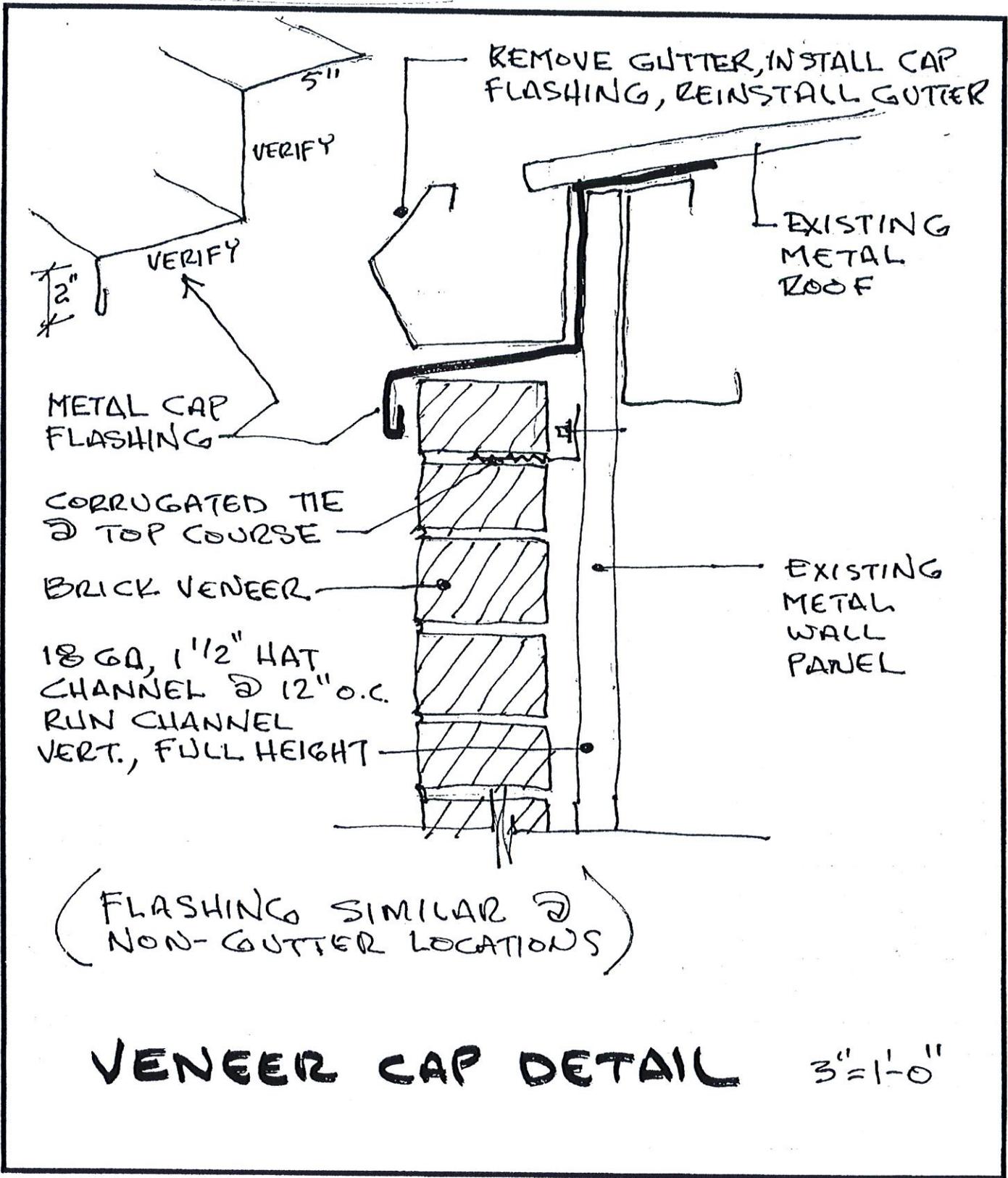
Alabama 20733

CC: Project File

JOB BRICK VENEER
 LOCATION GULF BREEZE H.S.
 ARCHITECT/ENGINEER PINDER-MARTIN ASSOC., INC.
 DRAWN BY DSP DATE 09.13.13
 SHEET NO. 1 OF 2



JOB BRICK VENEER
 LOCATION GULF BREEZE H.S.
 ARCHITECT/ ANDER. MARTIN ASSOC., INC.
 DRAWN BY DJP DATE 09.13.13
 SHEET NO. 2 OF 2





A.E. NEW, JR. INC.
BUILDERS & CONTRACTORS

460 Van Pelt Lane

October 3, 2013

Pensacola FL 32505

(850) 472-1001

Mr. Jim Lively
Gulf Breeze High School – Baseball Boosters
913 Gulf Breeze Parkway – Suite 3
Gulf Breeze, Florida 32561

(888) 319-9256 Wats

Re: GBHS Baseball – Metal Building Façade (Paint)

(850) 472-1004 Fax

Mr. Lively,

Construction Management

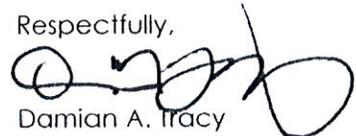
The following is our proposal to provide material, labor, & equipment, necessary to pressure wash, caulk, prime and repair stucco as needed and apply finish coat (2 colors - field & trim as selected by owner) on the Metal Building, Baseball Concession, & Visitor's Dugout;

Construction Scheduling

Labor, Materials, & Equipment \$ 12,500

Project Management

Please review and respond ASAP, any delay in proceeding could result in additional costs. This proposal is good for thirty days. I appreciate your time and consideration and look forward to hearing from you.

Respectfully,

Damian A. Tracy
Project Manager

Licensed Statewide in

Florida and Alabama

CC: Project File

Florida CGCO14662

Alabama 20733



City of Gulf Breeze

MEMORANDUM

TO: Edwin A. Eddy, City Manager

FROM:  Craig S. Carmichael, Director of Community Services

DATE: October 11, 2013

SUBJECT: PANERA BREAD APPROVAL

As you are aware, the Panera Bread project has been making its way through the City's approval process. The project was presented to the Architectural Review Board (ARB) on October 3, 2013 and is scheduled to be reviewed by the Development Review Board (DRB) on October 15, 2013.

Panera Bread is up against a tight development time frame so that they can open the restaurant before next year's summer season. In an effort to help them, staff has listed the project on the City's Council's October 16, 2013 Executive Sessions Agenda. Since the DRB meeting is scheduled to take place after the agenda is published, staff will distribute the DRB's findings and recommendations the night of the Executive Session meeting.

The ARB approved the project contingent upon the following changes:

1. The paint colors on the west elevation will be modified in accordance with suggestions from Littlejohn.
2. The paint colors on the south elevation will be modified in accordance with suggestions from Littlejohn.
3. Landscape elements will be added to comply with suggestions from Littlejohn with regards to Items 17, 19, and 21.

Caryl Scobbie, Panera Bread's Senior Development Project Manager, agreed to the changes and will incorporate them into the final construction drawings. In fact, staff has already received revisions that address the items noted in the ARB's approval.

For convenience, I have included a copy of the plans that were distributed to the DRB so that the City Council can become familiar with the project prior to Wednesday's meeting.

RECOMMENDATION: NONE, PROVIDED FOR INFORMATIONAL PURPOSES ONLY. AN ADDITIONAL MEMORANDUM WILL BE DISTRIBUTED AT THE MEETING DETAILING THE FINAL RECOMMENDATIONS AND APPROVALS FROM THE ARB AND DRB.

CSC
Attachment



LITTLEJOHN ENGINEERING ASSOCIATES

Preliminary Development Order Review

TO: Craig S. Carmichael, Director of Community Services, City of Gulf Breeze
FROM: Patricia A. Tyjeski, AICP - Senior Planner
SUBJECT: Panera Bread, Preliminary Development Order Review
DATE: August 23, 2013, Revised October 3, 2013

We have reviewed the elevations submitted on September 26 and October 2, 2013 and have the following comments (see green font). ***Please note that if there is not a comment, we did not have enough/adequate information to review.***

Chapter 26, Community Redevelopment Area Design Standards

The Panera Bread site is located within the CRA, CBD and US 98 design standard districts.

1. In future submittals please include hard copies of all plan sheets, including the architectural plans.

Response: Hard copies of all plan sheets are provided

2. On Sheet C-501, revise parking information to correct "Dinning" to "Dining".

Response: Sheet has been corrected.

3. On Sheet C-201, show and label the location of the main development sign.

Response: Main development sign is shown and labeled.

4. On Sheet C-601, label the location of the main development sign.

Response: Main Development sign is shown and labeled.

5. **Section 26-6 (a)** states that building facades should be oriented toward the right-of-way and if there is more than one right-of-way (such as occurs on a corner or double frontage lot), every façade that faces a public right-of-way shall have architectural detail and appearance consistent with the primary façade.

Based on this requirement, the south and west elevations are both primary façades. Please consider adding some of the yellow wall color to the west elevation (facing Daniel Street) so that it appears more like the south elevation (see comment below regarding building style).

Response: The west elevation has been modified to look more like the South elevation. The tower on the right side of the West elevation mimics the tower at the main entrance with stone to 13'0" with a 6" reveal of cast stone with Stucco (Valspar historical color 2002-9a) and 12" cornice above.

LEA Comment (09/18/13): The taller parapet cannot be considered a “tower.” The façade as proposed does not meet the requirement.

Response: We revised the design to add additional characteristics of the “Italianate Style” design and to align with the revisions to the south elevation. Along with that we added the following:

- 1) We added a 3’ deep overhang eave profile and corbels.
- 2) We raised the parapet through the overhang 1’-4”.
- 3) We added an arch-headed profile above the awnings and recessed that 4”/ the goose necks and awnings would be set within the recess.
- 4) We added a 2’-0” high limestone or precast base at the base of all of the pilasters. That will have a chamfered edge at the top.
- 5) We added additional pilaster detailing by adding additional profile moldings near the arched area and at the top on the awning location.
- 6) We added a new pilaster at the northwest corner to balance the elevation. We added a light sconce to that pilaster.
- 7) We added to the building cornice detail and profile to make it more pronounce.
- 8) We added to the detail of the entrance beyond on the west elevation. Additional information is called out on item #11.

LEA Comment (09/30/13): The façade elements on the west and the south elevations are coordinated; however, it appears that the majority of the west elevation will still be brown while the front elevation is yellow, cream, and brown. Coordinated color schemes would make the two sides consistent with each other (see comment #7).

6. **Section 26-7 (a)** requires that new buildings be built using the Italianate, Neoclassical, or Mediterranean architectural styles, and the elements that comprise a building (form, scale, fenestration, materials, and color) must be consistent with the style selected. **Section 26-7** also states that if a developer/owner proposes a different architectural style, 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:
 - a. Use of one of the required architectural styles would be inconsistent or incompatible with the architecture in adjacent buildings; and,
 - b. Use of one of the required architectural styles listed above would be detrimental to the economic development of the city and the CRA.

The current building does not clearly identify with any of the required styles. Consider adding elements of the Italianate style (matching the Publix shopping center) or any of the other styles allowed. Page 7 of this report includes examples of modern buildings that have adopted one of the required styles. Page 8 includes photographs of Panera Bread buildings around the Country that have adopted, or incorporate elements of, specific architectural styles.

Response: We have incorporated the Italianate style into our building with a prominent cornice of 12”. We have also added stone to the building with a 6” cast stone reveal above. We have incorporated as many changes as we could without losing the corporate identity of Panera.

LEA Comment (09/18/13): The proposed style is still not easily identifiable. Please take a look at the two lists of style characteristics provided at the end of this report (just before the diagrams). Please identify the major elements to be used to justify the chosen style. The elements mentioned in the response (cornice, stone and cast reveal) could be found in many other architectural styles and therefore are not major elements that would make the building Italianate.

Response:

- 1) Similar to the response above we have added architectural details to create an Italianate style design. We added additional materials in addition to the Stucco & stone wainscot.
- 2) We added the overhang detail with corbels.
- 3) We added a more imposing cornice profile.
- 4) We added arch profile at the entry and west & north facades.
- 5) We added classical details at the pilasters.
- 6) We added symmetry to all of the elevations.
- 7) We also added some additional transom windows/attic windows to east & west elevations.

LEA Comment (09/30/13): Addressed by the applicant.

7. **Section 26-8(1)(a)** states that primary facades shall be enhanced by the use of vertical and horizontal elements. Therefore, facades shall not exceed 20 horizontal feet, and 10 vertical feet, without including a minimum of three of the following elements:

- A change in plane, such as an offset, reveal, or projecting rib with a depth of no less than six inches.
- Awnings
- Arcades
- Changes in compatible colors, materials, or textures.
- Doors.
- Windows, storefront windows, or display cases.

*On **Sheet A-5.1** and **Sheet A-5.2**, please identify changes in plane that are greater than 6 inches.*

As noted above, the south and west elevations are deemed primary façades. The middle section of windows on the south elevation includes only two of the required elements: windows and awnings. The top left of the south elevation includes only two of the required elements: changes in compatible colors, materials, and/or texture as well as a change in plane. The top 10 feet of the brown portion of the west elevation contains only two elements: awning and change in plane. Please add one more architectural element to each facade to meet the requirement. We would suggest incorporating columns (see Panera Bread Photos #2 and #6 on the page 8 of this report). Changes in color and/or texture are other options to consider.

Response: Changes in plane are shown on Sheet A-5.1 and 5.2. The middle section of the South elevation has a change in material from the storefront to the stucco above. The top left of the South elevation has awnings in addition to the change in colors/materials and change in plane. We have added a 12" cornice on all sides of the building.

LEA Comment (09/18/13): Two out of the three issues were addressed by adding a change in color. The middle section of windows on the south elevation is still not meeting code. Please see attached

Diagram A explaining how the 20x10 area is measured. A treatment similar to the windows along the east elevation (column between groups of windows) is recommended to meet the requirement.

Response:

- 1) We added a column pilaster between the windows to create symmetry and to divide the 20x10 area.
- 2) We also reworked the storefront mullions to create balance and symmetry with the pilaster.
- 3) We also added the overhang detail (1'-6") to tie-in with the detail of the entry tower and West elevation façade.

LEA Comment (09/30/13): The revisions satisfy the requirements on the south façade. However, the west façade still has an area larger than 10'x20', as shown in Diagram A, with only two elements (change in plane, awnings). We would suggest a change in color for the drive-through volume, as it would satisfy both this comment and comment #5.

8. **Section 26-8(1)(b)** states that the ground floor of the primary façade shall have at least two of the following elements for at least 60 percent of the width of the façade:

- Public entrances
- Arcades
- Windows/display windows
- Awnings
- Landscaping

The west elevation is deemed a primary façade; therefore, it must meet the above criteria. Currently, the awnings and public entrance only account for approximately 33% of the width of the façade.

Response: The west elevation has landscaping running the entire width of the building, is there a reason this is not included in the calculation?

LEA Comment (09/18/13): For landscaping to contribute to façade design it needs to be vertical landscaping (palm trees, Italian cypress, etc.). Ground cover does not add to the design of the façade but these landscape beds do meet the building perimeter landscape requirement.

Response:

- 1) We have added many of the suggested embellishments you recommended. We added cornice detail, arches, pilasters and overhangs.

LEA Comment (09/30/13): This comment has not been addressed. Please add the horizontal dimension of the entrance plus the two awnings to determine if they extend for at least 60% of the façade width (they appear to be at $\pm 42\%$). We understand that the function of this façade does not lend itself to the type of treatment required by code, but it is a prominent façade that will be facing a public street. The intent of this code requirement is to create pedestrian activity along buildings facing the street. The west façade is obviously not pedestrian-friendly, but 100% auto-oriented.

9. **Section 26-8(1)(c)** states that secondary building façades shall provide at least two of the design elements required for primary facades, which shall be consistent with the primary façade.

On the east elevation, the right yellow wall is larger than 20'x10' and does not include any of the required elements. On the north elevation the top 10' of the left parapet does not include any of the required elements. The middle section of the elevation only includes one element (change in plane). Please add architectural elements to the secondary facades to meet the requirements of the code.

Response: On the east elevation an additional storefront with an awning above has been added to the right yellow wall. The north elevation has a change in material from the stone to the stucco and the stucco to the cornice.

LEA Comment (09/18/13): See diagram B for the *east* elevation. Still does not meet code.

Response:

- 1) We added a pilaster with the same new profile and details as shown on the other elevations. This was added in the center area to create symmetry to that elevation.
- 2) We added transom/attic windows above the awnings for natural day lighting.
- 3) We added an additional bay of windows. These will have to be either spandrel glazing or receive an applied graphic since the interior area behind this glazing is our service area and back of house. We are open to suggestions on what you would prefer.
- 4) We also added additional details to the tower element on the northeast corner.

LEA Comment (09/30/13): Addressed by the applicant.

10. **Section 26-8(1)(f)** states that 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.

Please consider rotating the building so that the entrance volume is at the corner of Daniels and US 98, or add one of the required elements to the southwest corner of the building.

Response: An additional tower element which incorporates all the elements of the main tower has been added to this corner.

LEA Comment (09/18/13): The taller parapet cannot be considered a "tower."

Response:

- 1) We have added many of the suggested embellishments you recommended. We added cornice detail, arches, pilasters and overhangs.
- 2) These elements have been added to the south west corner to make it a focal façade.

LEA Comment (09/30/13): The applicant has added an arch to the south side of the west façade satisfying the requirement. Please note that the need to design the parapet to resemble a tower is not necessary.

11. **Section 26-8(2)(a)** states that each primary building façade shall have one or more clearly defined, highly visible customer entrance(s) featuring no less than three of the following:

- Canopies or porticos
- Overhangs
- Variations in building height
- Recesses/projections (minimum 3' in depth)
- Raised corniced parapets over the door
- Peaked roof forms
- Arches/arcades
- Columns
- Outdoor Patios

- Architectural details such as tile work and moldings, which are integrated into the building structure and design
- Integral planters of wing walls that incorporate landscaped areas and/or places for sitting
- Ornamental and structural architectural details other than cornices over or on the sides of the door
- Other treatment meeting the intent of this section

The south elevation only meets two of the above criteria (outdoor patios, variations in building height). Please add one more element to this facade.

The entry way on the west elevation is not clearly defined nor highly visible on the façade, and does not include any of the above features. By rotating the building, there would be entrances on both primary facades.

Response: The South elevation now has a raised parapet with cornice on the main entry tower, along with an awning. The entry way you are referring to on the west elevation is not an entry but a means of egress which is why it is not clearly defined.

LEA Comment (09/18/13): The *south* elevation meets code now. However, the entry requirement along the *west* elevation still needs to be met. It needs to incorporate a clearly defined, highly visible customer entrance featuring no less than three of the elements listed.

Response:

1) The entry on this elevation has been modified. We now have an awning above the door to draw more attention to it. We also added the overhang detail (1'-6") in this area to tie-in with the detail of the entry tower and West elevation façade.

2) Elements from above that are included are overhangs, recess/projections, variations in building height, and outdoor patios.

LEA Comment (09/30/13): While the applicant has embellished the entrance facing west, we cannot technically agree that it is a "clearly defined, highly visible customer entrance." However, given the additional embellishments on that west façade (arched volume, awnings and cornice/overhang), we would support a *waiver* from this requirement.

12. **Section 26-8(3)(a-c)** requires windows to be transparent, recessed a minimum of one-half inch and the framing is required to be visually prominent from an architectural perspective.

A window detail must be included on the plans demonstrating compliance with the recess requirement. The proposed window aluminum frames are not architecturally prominent. The plans must note that the window glass will be transparent.

Response: Will comply- notation will be added to plans stating the windows are transparent. Please see sheet 16/A-.57 for window detail.

A precast stone sill has been added below all windows to make them more prominent.

LEA Comment (09/18/13): The drawings will need to clearly specify the recess dimension. The proposed window sill treatment is an appropriate form of window framing for the selected style.

Response:

1) Please see elevations for recess dimensions

LEA Comment (09/30/13): The drawings show the recess dimensions for the columns, but not the windows. Revised plans will need to clearly specify the recess dimension.

13. **Section 26-8(4)(e-f)** states that flat roofs shall be hidden from public view by a parapet of no less than three feet in height, and that all roofs shall have no less than two of the following features:

- Parapets concealing a flat roof and rooftop equipment.
- A three-dimensional cornice treatment, a minimum of 12" in height and having a minimum of three vertical changes in plane.
- Overhanging eaves
- Sloping roofs
- Three or more roof planes per primary façade.

Please identify the level of the flat roof, either as a dotted line on the elevations or providing a cross-section to verify compliance.

The building currently has a 4-inch cornice. Consider including more substantial cornice treatments (see Panera photos on page 8), roof overhangs with brackets, steeped parapets, richly textured materials, and/or differently covered materials to meet the requirements of this section.

Response: Please see exterior elevations for roof line. The previous 4" cornice is now an overall height of 12" and has 3 vertical changes.

LEA Comment (09/18/13): Please add a label (or symbol) to each elevation noting which line represents the roof level.

Response:

- 1) Please see exterior elevations for a noted roof line.

LEA Comment (09/30/13): Addressed.

14. **Section 26-8(6)(e)** allows up to three different colors/color shades per building – one primary color and no more than two accent/trip colors.

Please include the colors of the main building on the architectural drawings. The colors on the awnings are not counted toward the maximum number of colors.

Response: Please see exterior elevations for paint colors and locations.

LEA Comment: Done.

15. **Sections 26-10(2)(a) 1** and **26-31** require a 6 foot minimum sidewalk and a five to ten-foot landscape strip along all public rights-of-way adjacent to the development site.

The sidewalk along Daniel Street was installed by the City a few years ago. The developer will not be required to rebuild the sidewalk to meet the requirement.

Response: No changes to plans required.

LEA Comment: Agree.

16. **Section 26-10(2)(a)4** requires that all internal sidewalks that cross vehicular driveways be slightly raised at a different grade than the driveway and incorporated into a speed hump.

The sidewalks that cross the entrance and exit to the drive-through must be raised above the normal grade of the parking lot.

Response: The plans have been modified to show elevated sidewalks

17. **Section 26-10(3)(a)6** requires that parked cars be screened from public rights-of-way.

The parking lot(s) are not screened from the public right-of-way on Gulf Breeze Parkway. Please see additional comments in this review pertaining to streetwall requirements.

Response: The proposed landscape plan is intended to provide for the streetwall screening. Some modifications have been made to provide a higher level of screening. There is very minimal space available for both a “hard” street wall and landscaping, thus the desire to provide landscape screening similar to the Chick-Fil-A.

18. **Section 26-10(3)(c)** does not require a bike rack for a development of this size, but the applicant is encouraged to consider making one available for their guests and/or employees.

Response: A bike rack has been added.

19. **Section 26-21(c)** requires a street wall along the portions of the street frontage where the building is recessed (or there is no building), except for openings for pedestrian and vehicular entrances.

A streetwall is required along Gulf Breeze Parkway and Daniels Drive.

Response: The proposed landscape plan is intended to provide for the streetwall screening. Some modifications have been made to provide a higher level of screening. There is very minimal space available along Gulf Breeze Parkway for both a “hard” street wall and landscaping, thus the desire to provide landscape screening similar to the Chick-Fil-A.

20. **Section 26.21(e)** states that 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.

The two side yard setbacks combined amount to more than 50% of the site frontage. There is no easy way to modify the building/site layout to meet the requirement. The nature of the proposed use (drive-through restaurant) is not conducive to creating the pedestrian atmosphere that was originally envisioned for the CBD. As stated in Section 26.23(b), drive-through facilities are discouraged from locating in the CBD area, unless they can be accommodated within the parameters of the CBD urban form. This comment was not included in the original submittal. However, it is the applicant’s responsibility to ensure compliance with code.

21. **Section 26-23(e)** requires that drive-through lanes be screened from all rights-of-way with shrubs that are at least 30 inches in height at the time of installation. These shrubs are to be planted 36 inches or less on center and attain a height of four feet within one year of installation.

The landscape plan needs to be revised to meet these requirements. Rotating the building would place the drive-through facing north, avoiding any conflicts with the view from the street.

Response: The landscaping plan has been modified by adding notes specifically requiring minimum heights of 30-inches at planting, maximum 36-inch spacing and 48-inch height requirements within 12 months. Rotating the building destroys the drive thru stacking and parking totals for the project.

22. **Section 26-24(3)** requires that all landscape islands within a parking lot shall contain at least one canopy tree or two understory trees (four-inch caliper minimum each at planting).

A canopy tree or two understory trees are to be added to the landscape island north of the southernmost entrance.

Response: The southern exit only drive has been modified to increase the subject island width to 7.5 feet. A tree has been added to the island.

BAKERY CAFE #1725 SITE DEVELOPMENT PLANS

FOR
PANERA, LLC



BREAD

DEVELOPER/AGENT:

PANERA, LLC
3630 SOUTH GEYER ROAD, SUITE 100
SUNSET HILLS, MO 63127
POC: MS. CARYL SCOBBIE
PHONE# (314) 984-2634
EMAIL: CARYL.SCOBBIE@PANERABREAD.COM

PROPERTY OWNER:

SEA SHELL COLLECTIONS, LLC &
MOULTON PROPERTIES, INC.
380 LURTON STREET
PENSACOLA, FL 32505
POC: MR. JIM MOULTON
PHONE# (850) 438-5666
EMAIL: JIM@MOULTONPROP.COM

ENGINEER:

FABRE ENGINEERING, INC.
119 GREGORY SQUARE
PENSACOLA, FLORIDA 32502-4915
POC: MR. WILLIAM V. (PHIL) PHILLIPS, II, P.E.
PHONE# (850) 433-6438
EMAIL: PHIL.PHILLIPS@FABREINC.COM

ARCHITECT:

ARC VISION, INC.
1950 CRAIG ROAD, SUITE 300
ST. LOUIS, MO 63146
POC: MR. JUSTIN KNEPPER
PHONE# (314) 415-2400
EMAIL: JKNEPPER@ARCV.COM

LANDSCAPE ARCHITECT:

JERRY PATE DESIGN, INC.
301 SCHUBERT DRIVE
PENSACOLA, FLORIDA 32501
POC: MR. STEVE DANA
PHONE# (850) 479-4653
EMAIL: SDANA@JERRYPATE.COM

SITE UTILITIES:

WATER & SEWER
CITY OF GULF BREEZE
THERRAN GENTRY (850) 934-4056

TELEPHONE/FIBER OPTIC
AT&T FACILITIES
STAN WRIGHT, (850) 436-1488

ELECTRICITY
GULF POWER COMPANY
CHAD SWAILS, (850) 429-2446

CABLE TV
COX COMMUNICATIONS
TROY YOUNG, (850) 857-4551

NATURAL GAS
CITY OF GULF BREEZE
MINA LANZETTA, (850) 934-5108

SITE INFORMATION:

SITE ADDRESS: 700 GULF BREEZE PKWY,
GULF BREEZE, FLORIDA 32563

PARCEL ID: 04-35-29-4937-00000-0040

ZONING: C-1, CENTRAL BUSINESS DISTRICT
CURRENT USE: VACANT

SHEET INDEX

GENERAL	DESCRIPTION
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G-102	GENERAL NOTES
G-201	NPDES, EROSION AND SEDIMENT CONTROL NOTES AND DETAILS
G-301	EXISTING CONDITIONS & ADJACENT PROPERTY OWNERS
CIVIL	
C-101	DEMOLITION AND EROSION CONTROL PLAN
C-201	PROPOSED SITE PLAN
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C-401	SITE UTILITIES PLAN
C-501	SITE GEOMETRY, STRIPING & SIGNAGE PLAN
C-601	LANDSCAPE PLAN
C-602	IRRIGATION PLAN
C-603	LANDSCAPE DETAILS
DETAILS	
D-101	PROJECT DETAILS
D-102	PROJECT DETAILS



PROJECT
LOCATION



VICINITY MAP
(NOT TO SCALE)



PREPARED BY
FABRE ENGINEERING INC.
ENGINEERS ♦ PLANNERS ♦ SURVEYORS
119 GREGORY SQUARE PENSACOLA, FLORIDA 32501 TEL: 850-433-6438 FAX: 850-434-7842
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COVER SHEET
SHEET INDEX &
VICINITY MAP

BAKERY CAFE #1725
PANERA BREAD
FOR
PANERA, LLC
CITY OF GULF BREEZE
SANTA ROSA COUNTY
FLORIDA

Revisions:	
William V. Phillips, II, P.E.	
P.E. #47084	
Designed By: WVP, II	
Drawn By: EMD	
Checked By: WVP, II	
Date: 09-11-2013	
Job Number: 130067	
File Name: SEE LEFT	
Sheet: G-001	

GENERAL NOTES:

1. THE OWNER INTENDS THAT THE CONTRACT DOCUMENTS WILL PROVIDE A COMPLETE AND FULLY FUNCTIONAL PROJECT. WHERE LABOR AND MATERIAL MAY BE REQUIRED TO PROVIDE A COMPLETE AND FULLY FUNCTIONAL PROJECT BUT IS NOT FULLY SPECIFIED, DETAILED, OR SHOWN AS A CONSTRUCTION ITEM, THE CONTRACTOR SHALL PROVIDE THE REQUIRED MATERIAL OR LABOR TO MEET THE INTENT OF THE CONTRACT DOCUMENTS. THIS REQUIREMENT MAY ONLY BE CONSTRUED AS A REQUIREMENT TO COMPLETE OR MAKE FUNCTIONAL CONSTRUCTION ITEMS SHOWN IN OR ON THE CONTRACT DOCUMENTS.
2. PRIOR TO COMMENCING CONSTRUCTION ON-SITE, THE CONTRACTOR SHALL VIDEO TAPE OR PHOTOGRAPH EXISTING CONDITIONS ON-SITE AND AT OFF-SITE CONSTRUCTION AREAS. THE CONTRACTOR SHALL CONCENTRATE DETAIL AT CONSTRUCTION AREAS ADJACENT TO EXISTING RIGHT-OF-WAY, AREAS ADJACENT TO EXISTING BUILDINGS OR OTHER IMPROVEMENTS, AND EXISTING PROPERTY LINES. THE CONTRACTOR SHALL KEEP ONE COPY AND PROVIDE ONE COPY EACH TO THE OWNER AND OWNERS CONSTRUCTION INSPECTION/ ADMINISTRATION REPRESENTATIVE.
3. ALL FINAL CONSTRUCTION AND CONSTRUCTION WORK SHALL BE IN COMPLIANCE WITH ALL LOCAL, STATE AND FEDERAL BUILDING AND/OR CONSTRUCTION CODES, RULES OR REQUIREMENTS AS APPLICABLE.
4. ABOVE GROUND FEATURES SHOWN WHICH MAY AFFECT CONSTRUCTION WERE TAKEN FROM THE BEST AVAILABLE INFORMATION AND FIELD SURVEYS. THE OWNER DOES NOT GUARANTEE THAT ALL PHYSICAL FEATURES OR ABOVE GROUND OBSTRUCTIONS AFFECTING CONSTRUCTION ARE SHOWN. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF/HERSELF WITH THE EXISTING CONDITIONS PRIOR TO SUBMITTING HIS/HER BID. THERE SHALL BE NO ADJUSTMENT OF THE CONTRACT PRICE FOR VISIBLE FEATURES AFFECTING CONSTRUCTION.
5. THE CONTRACT DOCUMENTS, SPECIFICATIONS, AND GEOTECHNICAL INVESTIGATION REPORT FOR THIS PROJECT ARE AN INTEGRAL PART OF THE CONSTRUCTION. THE CONTRACTOR SHALL FULLY REVIEW AND FOLLOW ALL REQUIREMENTS OF THESE DOCUMENTS IN THE COMPLETION OF THE WORK. ALL CONSTRUCTION SHALL BE IN STRICT COMPLIANCE WITH THE CONTRACT DOCUMENTS UNLESS OTHERWISE APPROVED IN WRITING BY THE OWNER OR OWNERS AUTHORIZED REPRESENTATIVE.
6. ALL EXISTING FENCES, STORM DRAINS, PROPERTY CORNERS, SURVEY MONUMENTS, PAVEMENT, ROADS, SIDEWALKS, SIGNS OR ANY OTHER EXISTING OBJECTS OR STRUCTURES WHICH ARE NOT DESIGNATED FOR REMOVAL BUT ARE DAMAGED OR DESTROYED BY THE CONTRACTOR OR BY ANYONE FOR WHOM THE CONTRACTOR IS RESPONSIBLE ARE TO BE REPLACED BY THE CONTRACTOR AT HIS EXPENSE. THE CONTRACTOR IS RESPONSIBLE FOR REPLACING IN KIND OR REPAIRING TO ORIGINAL CONDITION; MAILBOXES, DRIVEWAYS, DRIVEWAY CULVERTS, RETAINING WALLS, LANDSCAPING, ETC. THAT ARE DISTURBED, DAMAGED OR DESTROYED BY CONSTRUCTION ACTIVITIES.
7. ELEVATIONS ARE BASED ON BENCHMARK INFORMATION PROVIDED BY FABRE ENGINEERING & SURVEYING. BENCHMARKS ARE SHOWN ON THE DRAWINGS AND CONTRACTOR SHALL CHECK ELEVATIONS BETWEEN BENCHMARKS DURING CONSTRUCTION. ALL DIMENSIONS AND GRADES ON THESE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
8. NO DEVIATIONS OR REVISIONS FROM THESE PLANS BY THE CONTRACTOR SHALL BE ALLOWED WITHOUT PRIOR APPROVAL FROM BOTH THE DESIGN ENGINEER AND THE CITY OF GULF BREEZE. AS WELL AS ANY OTHER APPLICABLE PERMITTING AGENCIES HAVING JURISDICTION. ANY DEVIATIONS MAY RESULT IN DELAYS IN OBTAINING A CERTIFICATE OF OCCUPANCY.
9. THE LEGEND IS TYPICAL FOR ALL SHEETS. SOME ITEMS MAY NOT APPLY TO EACH SHEET.
10. THE OWNER OR HIS AGENT SHALL ARRANGE/SCHEDULE WITH THE CITY OF GULF BREEZE A FINAL INSPECTION OF THE DEVELOPMENT UPON COMPLETION AND ANY INTERMEDIATE INSPECTIONS. "AS-BUILT" CERTIFICATION IS REQUIRED PRIOR TO REQUEST FOR FINAL INSPECTION/APPROVAL.
11. CONTRACTOR SHALL LIMIT CONSTRUCTION ACTIVITIES TO RIGHT-OF-WAYS AND EASEMENTS SHOWN. CONTRACTOR SHALL BE LIABLE FOR ALL DAMAGE TO AND RESTORATION OF ALL AREAS OUTSIDE OF RIGHT-OF-WAYS AND EASEMENTS, AT HIS EXPENSE.
12. THE FLORIDA DEPARTMENT OF TRANSPORTATION (F.D.O.T.) DOCUMENTS "ROADWAY AND TRAFFIC DESIGN STANDARDS" AND "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" ARE CONSIDERED PART OF THE CONTRACT DOCUMENTS OF THIS PROJECT BY REFERENCE. WHERE F.D.O.T. INDEXES OR SPECIFICATIONS ARE REFERENCED IN THE CONSTRUCTION PLANS OR SPECIFICATIONS, THE CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE APPROPRIATE F.D.O.T. DOCUMENT(S) UNLESS OTHERWISE INDICATED ON, OR MODIFIED BY, THE CONSTRUCTION PLANS.

13. THIS SET OF PLANS IS FOR THE CIVIL CONSTRUCTION PORTIONS OF THE PROJECT. THE CONTRACTOR SHALL REVIEW AND BE FAMILIAR WITH THE ENTIRE PLAN SET FOR BUILDING AND UTILITY INTERFACES.
14. IN THE EVENT THAT ANY STANDARDS OR SPECIFICATIONS AS DESCRIBED HEREIN ARE IN CONFLICT WITH EACH OTHER, OR THAT SHOWN IN THE PLANS, THE MORE STRINGENT CRITERIA WILL APPLY. CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD IMMEDIATELY AND IN WRITING SHOULD THE MORE STRINGENT CRITERIA BE UNCLEAR FOR ENGINEER'S INTERPRETATION OF THE MORE STRINGENT CRITERIA TO BE USED.
15. THESE PLANS WERE BASED ON A REPORT OF SUBSURFACE EXPLORATION BY PSI. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACQUIRE A COPY OF THE REPORT(S) FROM THE GEOTECHNICAL ENGINEER, FAMILIARIZE THEMSELVES WITH THE CONDITIONS AS DESCRIBED IN THE REPORT(S), AND COMPLY WITH ALL RECOMMENDATIONS MADE IN THE REPORT(S) SPECIFICALLY FOR SOIL PREPARATION ON THE SITE. IT IS
16. THE OWNER, OWNER'S REPRESENTATIVES AND INSPECTORS OF APPLICABLE GOVERNMENT AGENCIES HAVING JURISDICTION, SHALL AT ALL TIMES HAVE ACCESS TO THE WORK SITE WHEREVER AND WHENEVER IT IS IN PREPARATION OR PROGRESS. THE CONTRACTOR SHALL PROVIDE PROPER FACILITIES FOR SUCH ACCESS AND INSPECTIONS.
17. IT IS THE CONTRACTOR'S RESPONSIBILITY TO TAKE ALL REASONABLE AND PRUDENT PRECAUTIONS TO INSURE THAT ALL COMPLETED WORK, MATERIALS AND EQUIPMENT STORED ON SITE ARE SAFE AND SECURE FROM UNAUTHORIZED ACCESS OR USE. SUCH PRECAUTIONS MAY INCLUDE INSTALLATION OF SIGNS, FENCES, OR POSTING OF SECURITY GUARDS.
18. CONSTRUCTION NOTES ON THE PLANS AND STATIONING IDENTIFIED ARE NONSPECIFIC AND APPROXIMATE AND ARE INTENDED TO SHOW GENERAL INTENT OF THE WORK. THE CONTRACTOR SHALL SUPPLY ALL MATERIALS & LABOR TO PROVIDE A COMPLETE & FUNCTIONAL PROJECT AS IDENTIFIED ON THE PLANS.
19. THE CONTRACTOR SHALL COMPLY FULLY WITH ALL PERMIT REQUIREMENTS IMPOSED BY THE REGULATORY AUTHORITIES.
20. THE ENGINEER SHALL BE NOTIFIED A MINIMUM OF 48 HOURS IN ADVANCE OF ALL TESTING RELATED TO CIVIL WORK.
21. PRIOR TO CONSTRUCTION, CONTRACTOR TO FIELD VERIFY ALL STORMWATER, WATER, AND SEWER TIE-IN LOCATIONS AND NOTIFY ENGINEER IMMEDIATELY OF ANY CONFLICTS OR DISCREPANCIES.

GROUND WATER DE-WATERING NOTES:

1. ALL DISCHARGE FROM ANY REQUIRED DE-WATERING OPERATIONS SHALL BE RESTRICTED AND MAINTAINED ON-SITE. PERCOLATION THROUGH TEMPORARY PONDS OR EVAPORATION ARE THE ONLY ALLOWABLE MEANS OF DISPOSAL WITHOUT AN F.D.E.P. DEWATERING PERMIT. ALTERNATIVELY THE CONTRACTOR, AT HIS EXPENSE, MAY PROVIDE TESTING OF GROUNDWATER PER F.D.E.P. GUIDELINES AND ACQUIRE A F.D.E.P. DISCHARGE PERMIT IF REQUIRED.

PUBLIC RIGHTS OF WAY NOTES:

1. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL PERMITS AND LICENSES NECESSARY TO WORK IN THE CITY OF GULF BREEZE RIGHT-OF-WAY.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TRAFFIC CONTROL ON ALL ROADWAYS. PRIOR TO PERFORMING ANY WORK WITHIN ANY PUBLIC RIGHT-OF-WAY, CONTRACTOR SHALL DEVELOP AND SUBMIT A MAINTENANCE OF TRAFFIC PLAN TO THE LOCAL AGENCY HAVING JURISDICTION OVER SAID ROW FOR THEIR APPROVAL. THIS PLAN MUST MEET THE MINIMUM REQUIREMENTS AS OUTLINED IN THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" PUBLISHED BY THE U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION AND THE FLORIDA DEPARTMENT OF TRANSPORTATION DESIGN STANDARDS AND COMPLY WITH F.D.O.T. INDEX #600 LATEST EDITION AS APPLICABLE.

RECORD DRAWING NOTES:

1. THE PROJECT ENGINEER (ENGINEER OF RECORD) SHALL PROVIDE TO THE CITY OF GULF BREEZE "AS-BUILT" RECORD DRAWINGS FOR VERIFICATION AND APPROVAL ONE WEEK PRIOR TO REQUESTING A FINAL INSPECTION AND CERTIFICATE OF OCCUPANCY, OR PROVIDE "AS-BUILT" CERTIFICATION THAT THE PROJECT CONSTRUCTION ADHERES TO THE PERMITTED PLANS AND SPECIFICATIONS. THE "AS-BUILT" CERTIFICATION OR THE "AS-BUILT" RECORD DRAWINGS MUST BE SIGNED, SEALED, & DATED BY A REGISTERED FLORIDA PROFESSIONAL ENGINEER. "RECORD" DRAWINGS SHALL REFLECT ALL WORK, INCLUDING PIPING, DRAINAGE STRUCTURES, TOPOGRAPHY OF POND, OUTLET STRUCTURES DIMENSIONS, ELEVATIONS, GRADING, ETC.

2. PRIOR TO CONSTRUCTION, THE CONTRACTOR WILL OBTAIN A COPY OF THE MINIMUM REQUIREMENTS FOR AS-BUILT RECORD DRAWING ACCEPTANCE FOR THE AGENCY HAVING JURISDICTION (SUCH AS THE CITY OR TOWN) AND/OR UTILITY SERVICE PROVIDER, FAMILIARIZE THEMSELVES WITH THESE REQUIREMENTS, AND PRODUCE AS-BUILT RECORD DRAWINGS THAT SUBSTANTIALLY COMPLY WITH OR EXCEED THESE REQUIREMENTS, INCLUDING ANY REQUIRED ELECTRONIC DATA SUBMITTALS.
3. THE CONTRACTOR WILL BE RESPONSIBLE TO PROVIDE SUFFICIENT AS-BUILT INFORMATION TO CONVEY THAT THE CONSTRUCTION HAS BEEN COMPLETED WITHIN ACCEPTABLE TOLERANCES TO THE APPROVED DESIGN AND SHALL INCLUDE BUT IS NOT LIMITED TO THE FOLLOWING:

SANITARY SEWER

- a. TOP ELEVATION OF EACH MANHOLE FRAME AND COVER.
- b. INVERT OF EACH LINE ENTERING AND LEAVING EACH MANHOLE/STRUCTURE.
- c. LENGTH OF EACH RUN OF MAIN BETWEEN MANHOLES (CENTER TO CENTER).
- d. ACTUAL GRADE OF PIPE BETWEEN MANHOLES.
- e. LOCATE ALL SERVICE WYES FROM DOWNSTREAM MANHOLE WITH DEPTH AT LOT LINE AND DISTANCE FROM THE MAIN LINE.
- f. LOCATE WITH MEASUREMENTS FROM PERMANENT VISIBLE OBJECTS ALL FITTINGS/ACCESSORIES NOT VISIBLE FROM THE SURFACE (MINIMUM TWO POINT TIES).

STORM DRAINAGE

- a. TOP ELEVATION OF EACH MANHOLE FRAME AND COVER/GRATE AS WELL AS ALL OTHER STRUCTURES (HEADWALLS, CONTROL STRUCTURES, ETC.).
- b. INVERT OF EACH LINE ENTERING AND LEAVING EACH STRUCTURE, INCLUDING UNDERDRAIN PIPES.
- c. INVERTS OF ALL MITERED END SECTIONS.
- d. ACTUAL GRADE OF PIPE BETWEEN THE STRUCTURES.
- e. INVERT ELEVATION AND TWO HORIZONTAL TIES FROM PERMANENT VISIBLE OBJECTS TO ALL STORM STUB-OUTS.
- f. UNDERDRAINS.
- g. POND CROSS SECTIONS.
- h. POND OVERFLOW STRUCTURE ELEVATIONS.

WATER SYSTEM

- a. ACTUAL LENGTH OF PIPE BETWEEN BRANCHES AND VALVES IN THE RUN.
- b. LOCATE WITH MEASUREMENTS FROM PERMANENT VISIBLE OBJECTS ALL FITTINGS/ACCESSORIES NOT VISIBLE FROM THE SURFACE (MINIMUM 3 POINTS TIES).
- c. LIST THE DEPTHS OF THE LINES AT ALL VALVES, FITTINGS AND FIRE HYDRANTS.
- d. DIMENSION ALL SURFACE FEATURES AND UNDERGROUND FITTINGS TO THREE VISIBLE FEATURES.

OTHER IMPROVEMENTS

BUILDING(S), SIDEWALKS, PAVEMENT, CURB & GUTTER. SUBMIT RED LINE DRAWINGS TO THE ENGINEER TWO WEEKS PRIOR TO FINAL INSPECTION OF THE WORK TO BE CERTIFIED.

4. CONTRACTOR SHALL MAINTAIN RECORD DRAWINGS DURING CONSTRUCTION WHICH SHOW "AS-BUILT" CONDITIONS OF ALL WORK INCLUDING PIPING, DRAINAGE STRUCTURES, TOPO OF POND(S), OUTLET STRUCTURES, DIMENSIONS, ELEVATIONS, GRADING, ETC. RECORD DRAWINGS SHALL BE PROVIDED TO THE ENGINEER OF RECORD PRIOR TO REQUESTING FINAL INSPECTION.

5. THE ENGINEER RESERVES THE RIGHT TO REQUIRE THE CONTRACTOR TO UNCOVER, RETEST AND/OR PERFORM ANY ACTION NECESSARY TO ENSURE THAT THE IMPROVEMENTS HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS.

EXISTING LEGEND

- (C) CALCULATED MEASUREMENT
- (R.W.) RIGHT OF WAY MEASUREMENT
- CONC. CONCRETE
- EP. EDGE OF PAVEMENT
- MULT. MULTIPLE
- CI. CURB INLET
- GI. GRATE INLET
- SMH. SANITARY MANHOLE
- STMH. STORM MANHOLE
- MP. FLAG POLE
- GT. GREASE TRAP MANHOLE
- HYD. HYDRANT
- P.V. PREVENTER VALVES
- CLP. CONCRETE LIGHT POLE
- C. CLEANOUT
- SM. STORM MANHOLE
- GV. GAS VALVE
- UE. UNDERGROUND ELECTRIC BOX
- UWM. UNDERGROUND WATER MARKER
- CLP. CONCRETE LIGHT POLE
- WP. WOOD LIGHT POLE
- P. POWER POLE
- UP. UNDERGROUND PHONE MARKER
- UFM. UNDERGROUND FORCE MAIN
- TM. TELEPHONE MANHOLE
- UP. UNDERGROUND PHONE
- MES. MITERED END SECTION
- SMH. STORM MANHOLE
- OP. OVERHEAD PHONE
- UGE. UNDERGROUND ELECTRIC
- UGW. UNDERGROUND WATER
- OW. OVERHEAD WIRES
- UGG. UNDERGROUND GAS
- T.O.S. TOP OF SLOPE
- W.F. WOOD FENCE
- C.L.F. CHARGED LINK FENCE
- UG. UNDERGROUND
- T.O.W. TOP OF WALL
- LB. LICENSED BUSINESS
- OW. OVERHEAD WIRE
- TP. TRANSFORMER PAD
- TYP. TYPICAL
- T.O.S. TOP OF SINK
- C.S. CROSS WALK SIGNAL
- W. WELL
- MB. MAILBOX
- GW. GUY WIRE
- SE. SIGN
- PB. PHONE BOX
- CB. CABLE BOX
- UCM. UNDERGROUND CABLE MARKER
- SMH. SANITARY MANHOLE
- WM. WATER METER
- WV. WATER VALVE
- F.C.R. FOUND CORRUPED IRON ROD
- F.H.D. FOUND HOLE & DECK
- F.C.M. FOUND CONCRETE MONUMENT
- P. PLAT MEASUREMENT
- F. FIELD MEASUREMENT
- LD. LIVE OAK
- LO. LAUREL OAK
- SP. SLASH PINE
- 23'LV(82) TREE SIZE, TYPE AND NUMBER
- SV. SEWER VALVE
- WM. GRATED WATER MONITOR
- SP. SIGNAL SUPPORT POLE
- ICV. IRRIGATION CONTROL VALVE
- RWV. IRRIGATION VALVE/RECLAIM
- BC. BLACK CHERRY
- CP. CABBAGE PALM
- BJO. BLUE JACK OAK
- UGG. UNDERGROUND GAS MARKER
- TR. TRAFFIC BOX
- OAK TREE AND SIZE
- MISCELLANEOUS TREE AND SIZE
- PALM TREE AND SIZE
- PINE TREE AND SIZE
- BLACK CHERRY TREE AND SIZE
- WATER LINE AND SIZE
- GRAVITY SEWER LINE AND SIZE
- STORM SEWER LINE AND SIZE

PROPOSED LEGEND

- HP - HIGH POINT
- LP - LOW POINT
- PROPOSED ELEVATION
- CONTOUR AND ELEVATION
- SILTENCING
- FLOW ARROW
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- TREE PROTECTION BARRIAGE
- TREE TO BE REMOVED

FABRE ENGINEERING INC.
 ENGINEERS ♦ PLANNERS ♦ SURVEYORS
 119 GREGORY SQUARE FENESACOLA, FLORIDA 32502 TEL: 850-433-6438 FAX: 850-434-7842
 E.B. NO. 0009716
 L.B. NO. 0009878

GENERAL NOTES & LEGEND
 BAKERY CAFE #1725
 PANERA BREAD FOR PANERA, L.L.C.
 CITY OF GULF BREEZE
 SANTA ROSA COUNTY
 FLORIDA
 NOT REVISIONED BY: _____
 DATE: _____
 BY: _____
 DATE: _____

BAKERY CAFE #1725
 PANERA BREAD FOR PANERA, L.L.C.
 CITY OF GULF BREEZE
 SANTA ROSA COUNTY
 FLORIDA

William V. Phelan, II, P.E.

P.E. #47084
 Designed By: WVP, II
 Drawn By: EMD
 Checked By: WVP, II
 Date: 09-11-2013
 Job Number: 130067
 File Name: SEE LEFT
 Sheet:

G-101

DEVELOPMENT NOTES:

1. THIS SET OF SITE DRAWINGS HAS BEEN SUBMITTED FOR THE PURPOSE OF A LIMITED PRELIMINARY REVIEW. THE CITY COUNCIL MUST APPROVE, OR APPROVE WITH CONDITIONS, THE SITE PLANS BEFORE A PRELIMINARY DEVELOPMENT ORDER IS ISSUED. A PRELIMINARY DEVELOPMENT ORDER MUST BE ISSUED PRIOR TO APPLICATION FOR THE FINAL DEVELOPMENT ORDER (BUILDING PERMIT).
2. THE PRELIMINARY DEVELOPMENT ORDER SHALL EXPIRE TWELVE (12) MONTHS FROM THE DATE OF CITY COUNCIL APPROVAL UNLESS A FINAL DEVELOPMENT ORDER (BUILDING PERMIT) HAS BEEN APPLIED FOR AND HAS NOT EXPIRED. AN ADDITIONAL 12-MONTH EXTENSION MAY BE APPROVED; HOWEVER, THE OWNER MUST SUBMIT A REQUEST FOR EXTENSION NINETY (90) DAYS PRIOR TO THE ORIGINAL DATE OF EXPIRATION OF THE PRELIMINARY DEVELOPMENT ORDER. THE REQUEST MUST BE APPROVED BY THE CITY COUNCIL.
3. ISSUANCE OF A PRELIMINARY DEVELOPMENT ORDER FOR THE CRA SITE PLAN DRAWINGS BY THE CITY COUNCIL DOES NOT CONSTITUTE APPROVAL OF ALL PLANS AND DOCUMENTATION REQUIRED BY THE CODE OF ORDINANCES OF THE CITY OF GULF BREEZE FOR A FINAL DEVELOPMENT ORDER. THE MEMBERS OF THE CITY OF GULF BREEZE TECHNICAL ADVISORY COMMITTEE RESERVE THE RIGHT TO PROVIDE FURTHER DETAILED COMMENTS WHEN CONDUCTING THE FINAL SITE PLAN REVIEW FOR THE FINAL DEVELOPMENT ORDER (BUILDING PERMIT APPLICATION).
4. ALL FURTHER PLANS AND DOCUMENTATION PROVIDED FOR THE FINAL DEVELOPMENT ORDER (BUILDING PERMIT APPLICATION) SHALL BE MADE IN ACCORDANCE WITH THE SITE PLAN, LANDSCAPE PLAN AND ARCHITECTURAL DRAWINGS APPROVED IN THE PRELIMINARY DEVELOPMENT ORDER. ANY SUBSTANTIAL DEVIATIONS FROM THE PLANS/DRAWINGS, AS DETERMINED BY THE DIRECTOR OF COMMUNITY SERVICES, PRIOR TO APPLICATION FOR A BUILDING PERMIT WILL REQUIRE SUBMITTAL OF REVISED SITE PLAN DRAWINGS TO THE ARB AND/OR DRB AND APPROVAL FROM THE CITY COUNCIL; MINOR CORRECTIONS MY BE APPROVED BY THE TECHNICAL ADVISORY COMMITTEE DURING THEIR FINAL SITE PLAN REVIEW FOR THE FINAL DEVELOPMENT ORDER (BUILDING PERMIT APPLICATION)
5. ISSUANCE OF A PRELIMINARY DEVELOPMENT ORDER FOR THE SITE PLAN, LANDSCAPE PLAN AND ARCHITECTURAL DRAWINGS DOES NOT CONSTITUTE APPROVAL OF A NY PERMITS FOR CLEARING AND GRUBBING, DEMOLITION, FOUNDATION, OR RELOCATION, NOR DOES IT CONSTITUTE APPROVAL OF THE FINAL DEVELOPMENT ORDER (BUILDING PERMIT). ALL CONSTRUCTION PLANS SUBMITTED WITH A BUILDING PERMIT APPLICATION SHALL BE IN COMPLIANCE WITH THE REQUIREMENTS OF THE FLORIDA BUILDING CODE THAT IS CURRENT AT THE TIME THE BUILDING PERMIT APPLICATION IS SUBMITTED.

PROJECT SAFETY NOTES:

1. SAFETY:
 - A. DURING THE CONSTRUCTION AND/OR MAINTENANCE OF THIS PROJECT, ALL SAFETY REGULATIONS ARE TO BE ENFORCED. THE CONTRACTOR OR HIS REPRESENTATIVE SHALL BE RESPONSIBLE FOR THE CONTROL AND SAFETY OF THE TRAVELING PUBLIC AND THE SAFETY OF HIS/HER PERSONNEL.
 - B. LABOR SAFETY REGULATIONS SHALL CONFORM TO THE PROVISIONS SET FORTH BY OSHA.
 - C. THE MINIMUM STANDARDS AS SET FORTH IN THE CURRENT EDITION OF "THE STATE OF FLORIDA, MANUAL ON TRAFFIC CONTROL AND SAFE PRACTICES FOR STREET AND HIGHWAY CONSTRUCTION, MAINTENANCE AND UTILITY OPERATIONS" SHALL BE FOLLOWED IN THE DESIGN, APPLICATION, INSTALLATION, MAINTENANCE AND REMOVAL OF ALL TRAFFIC CONTROL DEVICES, WARNING DEVICES AND BARRIERS NECESSARY TO PROTECT THE PUBLIC AND CONSTRUCTION PERSONNEL FROM HAZARDS WITHIN THE PROJECT LIMITS.
 - D. ALL TRAFFIC CONTROL MARKINGS AND DEVICES SHALL CONFORM TO THE PROVISIONS SET FORTH IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES PREPARED BY THE U.S. DEPARTMENT OF TRANSPORTATION FEDERAL HIGHWAY ADMINISTRATION.
 - E. ALL SUBSURFACE CONSTRUCTION SHALL COMPLY WITH THE "TRENCH SAFETY ACT". THE CONTRACTOR SHALL INSURE THAT THE METHOD OF TRENCH PROTECTION AND CONSTRUCTION IS IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS.
 - F. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO COMPLY AND ENFORCE ALL APPLICABLE SAFETY REGULATIONS. THE ABOVE INFORMATION HAS BEEN PROVIDED FOR THE CONTRACTOR'S INFORMATION ONLY AND DOES NOT IMPLY THAT THE OWNER OR ENGINEER WILL INSPECT AND/OR ENFORCE SAFETY REGULATIONS.
2. THE CONTRACTOR SHALL BE SOLELY LIABLE FOR THE SAFETY OF THE WORK AND ANY AND ALL DAMAGES ARISING FROM THE CONSTRUCTION SHOWN ON THE CONSTRUCTION PLANS. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ASSURING THAT THE CONSTRUCTION MATERIALS AND METHODS ARE COMPLIANT WITH ALL APPLICABLE LOCAL, STATE OR FEDERAL SAFETY CODES, RULES OR REQUIREMENTS.

3. THE CONTRACTOR SHALL COMPLY IN EVERY RESPECT WITH THE FEDERAL OCCUPATIONAL HEALTH AND SAFETY ACT OF 1970 AND ALL RULES AND REGULATIONS NOW OR HEREAFTER IN EFFECT UNDER SAID ACT, AND THE CONTRACTOR FURTHER AGREES TO COMPLY WITH ANY AND ALL APPLICABLE STATE LAWS AND REGULATION PERTAINING TO JOB SAFETY AND HEALTH.
4. THE CONTRACTOR SHALL PROTECT AND KEEP OWNER (INCLUDING THEIR AGENTS AND EMPLOYEES) FREE AND HARMLESS FROM ANY AND ALL LIABILITY, PUBLIC OR PRIVATE, PENALTIES, CONTRACTUAL OR OTHERWISE, LOSSES, DAMAGES, COSTS, ATTORNEY'S FEES, EXPENSES, CAUSES OF ACTION, CLAIMS OR JUDGEMENTS RESULTING FROM THE FEDERAL OCCUPATIONAL HEALTH AND SAFETY ACT OF 1970 AS AMENDED OR ANY RULE OR REGULATION PROMULGATED THEREUNDER OR OF ANY STATE LAWS OR REGULATIONS PERTAINING TO JOB SAFETY AND HEALTH ARISING OUT OF OR IN ANY WAY CONNECTED WITH THE PERFORMANCE OF WORK OR WORK TO BE PERFORMED UNDER THIS CONTRACT, AND CONTRACTOR SHALL INDEMNIFY OWNER FROM ANY SUCH CLAIMS, PENALTIES, SUITS OR ACTIONS, PUBLIC OR PRIVATE, ADMINISTRATIVE OR JUDICIAL, INCLUDING ATTORNEY'S FEES PAID OR INCURRED BY OR ON BEHALF OF OWNER, JOINTLY OR SEVERALLY, AND/OR THEIR AGENTS AND EMPLOYEES. THE CONTRACTOR FURTHER AGREES, IN THE EVENT OF A CLAIMED VIOLATION OF ANY FEDERAL OR STATE SAFETY AND HEALTH LAW OR REGULATION ARISING OUT OF OR IN ANY WAY CONNECTED WITH THE PERFORMANCE OF WORK OR WORK TO BE PERFORMED UNDER THIS CONTRACT, OWNER MAY IMMEDIATELY TAKE WHATEVER ACTION IS DEEMED NECESSARY BY OWNER TO REMEDY THE CLAIMED VIOLATION. ANY AND ALL COSTS OR EXPENSES PAID OR INCURRED BY OWNER IN TAKING SUCH ACTION SHALL BE BORNE BY CONTRACTOR, AND CONTRACTOR AGREES TO PROTECT, HOLD HARMLESS AND INDEMNIFY OWNER AGAINST ANY AND ALL SUCH COSTS OR EXPENSES.

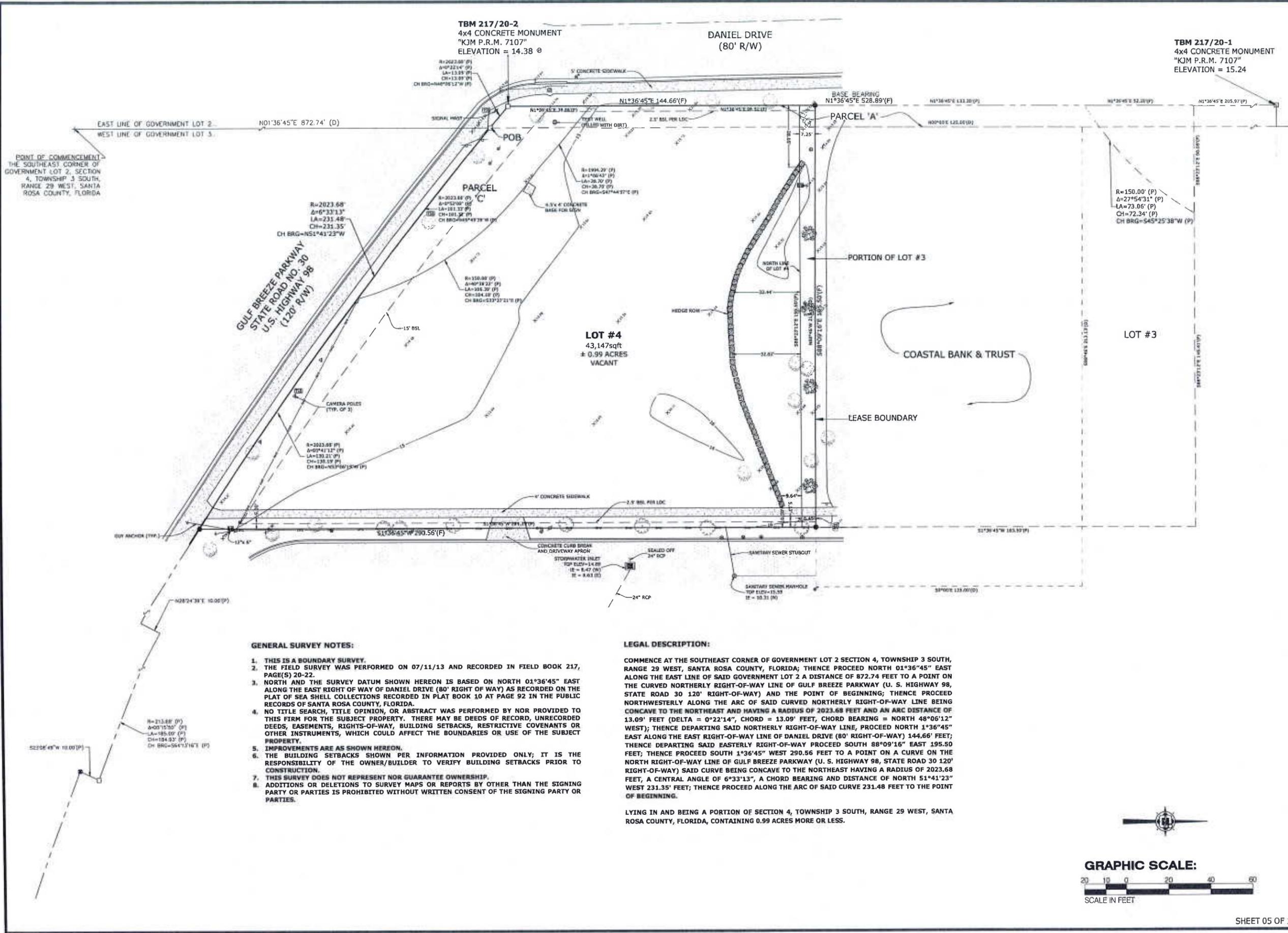


GENERAL NOTES & LEGEND

NOT Released for Construction
 Date: _____
 By: _____
 As-Built - Record Drawing
 Date: _____

BAKERY CAFE #1725
 PANERA BREAD
 FOR
 PANERA, LLC
 CITY OF GULF BREEZE
 SANTA ROSA COUNTY
 FLORIDA

Revisions	
William V. Phillips, II, P.E.	
P.E. #47054	
Designed By:	WVP, II
Drawn By:	EMD
Checked By:	WVP, II
Date:	09-11-2013
Job Number:	130067
File Name:	SEE LEFT
Sheet:	G-102



POINT OF COMMENCEMENT
THE SOUTHEAST CORNER OF
GOVERNMENT LOT 2, SECTION
4, TOWNSHIP 3 SOUTH,
RANGE 29 WEST, SANTA
ROSA COUNTY, FLORIDA

TBM 217/20-2
4x4 CONCRETE MONUMENT
"KJM P.R.M. 7107"
ELEVATION = 14.38 @

DANIEL DRIVE
(80' R/W)

TBM 217/20-1
4x4 CONCRETE MONUMENT
"KJM P.R.M. 7107"
ELEVATION = 15.24

GULF BREEZE PARKWAY
STATE ROAD NO. 30
U.S. HIGHWAY 98
(120' R/W)

LOT #4
43,147sqft
± 0.99 ACRES
VACANT

COASTAL BANK & TRUST

GENERAL SURVEY NOTES:

1. THIS IS A BOUNDARY SURVEY.
2. THE FIELD SURVEY WAS PERFORMED ON 07/11/13 AND RECORDED IN FIELD BOOK 217, PAGE(S) 20-22.
3. NORTH AND THE SURVEY DATUM SHOWN HEREON IS BASED ON NORTH 01°36'45" EAST ALONG THE EAST RIGHT-OF-WAY OF DANIEL DRIVE (80' RIGHT OF WAY) AS RECORDED ON THE PLAT OF SEA SHELL COLLECTIONS RECORDED IN PLAT BOOK 10 AT PAGE 92 IN THE PUBLIC RECORDS OF SANTA ROSA COUNTY, FLORIDA.
4. NO TITLE SEARCH, TITLE OPINION, OR ABSTRACT WAS PERFORMED BY NOR PROVIDED TO THIS FIRM FOR THE SUBJECT PROPERTY. THERE MAY BE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, RIGHTS-OF-WAY, BUILDING SETBACKS, RESTRICTIVE COVENANTS OR OTHER INSTRUMENTS, WHICH COULD AFFECT THE BOUNDARIES OR USE OF THE SUBJECT PROPERTY.
5. IMPROVEMENTS ARE AS SHOWN HEREON.
6. THE BUILDING SETBACKS SHOWN PER INFORMATION PROVIDED ONLY; IT IS THE RESPONSIBILITY OF THE OWNER/BUILDER TO VERIFY BUILDING SETBACKS PRIOR TO CONSTRUCTION.
7. THIS SURVEY DOES NOT REPRESENT NOR GUARANTEE OWNERSHIP.
8. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

LEGAL DESCRIPTION:

COMMENCE AT THE SOUTHEAST CORNER OF GOVERNMENT LOT 2 SECTION 4, TOWNSHIP 3 SOUTH, RANGE 29 WEST, SANTA ROSA COUNTY, FLORIDA; THENCE PROCEED NORTH 01°36'45" EAST ALONG THE EAST LINE OF SAID GOVERNMENT LOT 2 A DISTANCE OF 872.74 FEET TO A POINT ON THE CURVED NORTHERLY RIGHT-OF-WAY LINE OF GULF BREEZE PARKWAY (U. S. HIGHWAY 98, STATE ROAD 30 120' RIGHT-OF-WAY) AND THE POINT OF BEGINNING; THENCE PROCEED NORTHWESTERLY ALONG THE ARC OF SAID CURVED NORTHERLY RIGHT-OF-WAY LINE BEING CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 2023.68 FEET AND AN ARC DISTANCE OF 13.09' FEET (DELTA = 0°22'14", CHORD = 13.09' FEET, CHORD BEARING = NORTH 48°06'12" WEST); THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE, PROCEED NORTH 1°36'45" EAST ALONG THE EAST RIGHT-OF-WAY LINE OF DANIEL DRIVE (80' RIGHT-OF-WAY) 144.66' FEET; THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY PROCEED SOUTH 88°09'16" EAST 195.50 FEET; THENCE PROCEED SOUTH 1°36'45" WEST 290.56 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF GULF BREEZE PARKWAY (U. S. HIGHWAY 98, STATE ROAD 30 120' RIGHT-OF-WAY) SAID CURVE BEING CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 2023.68 FEET, A CENTRAL ANGLE OF 6°33'13", A CHORD BEARING AND DISTANCE OF NORTH 51°41'23" WEST 231.35' FEET; THENCE PROCEED ALONG THE ARC OF SAID CURVE 231.48 FEET TO THE POINT OF BEGINNING.

LYING IN AND BEING A PORTION OF SECTION 4, TOWNSHIP 3 SOUTH, RANGE 29 WEST, SANTA ROSA COUNTY, FLORIDA, CONTAINING 0.99 ACRES MORE OR LESS.

GRAPHIC SCALE:



FABRE ENGINEERING INC.
ENGINEERS ♦ PLANNERS ♦ SURVEYORS

119 GREGORY SQUARE PENSACOLA, FLORIDA 32502 TEL: 850-434-6408 FAX: 850-434-7942
E.B. NO. 000071E L.B. NO. 0000879

EXISTING CONDITIONS AND ADJACENT PROPERTY OWNERS

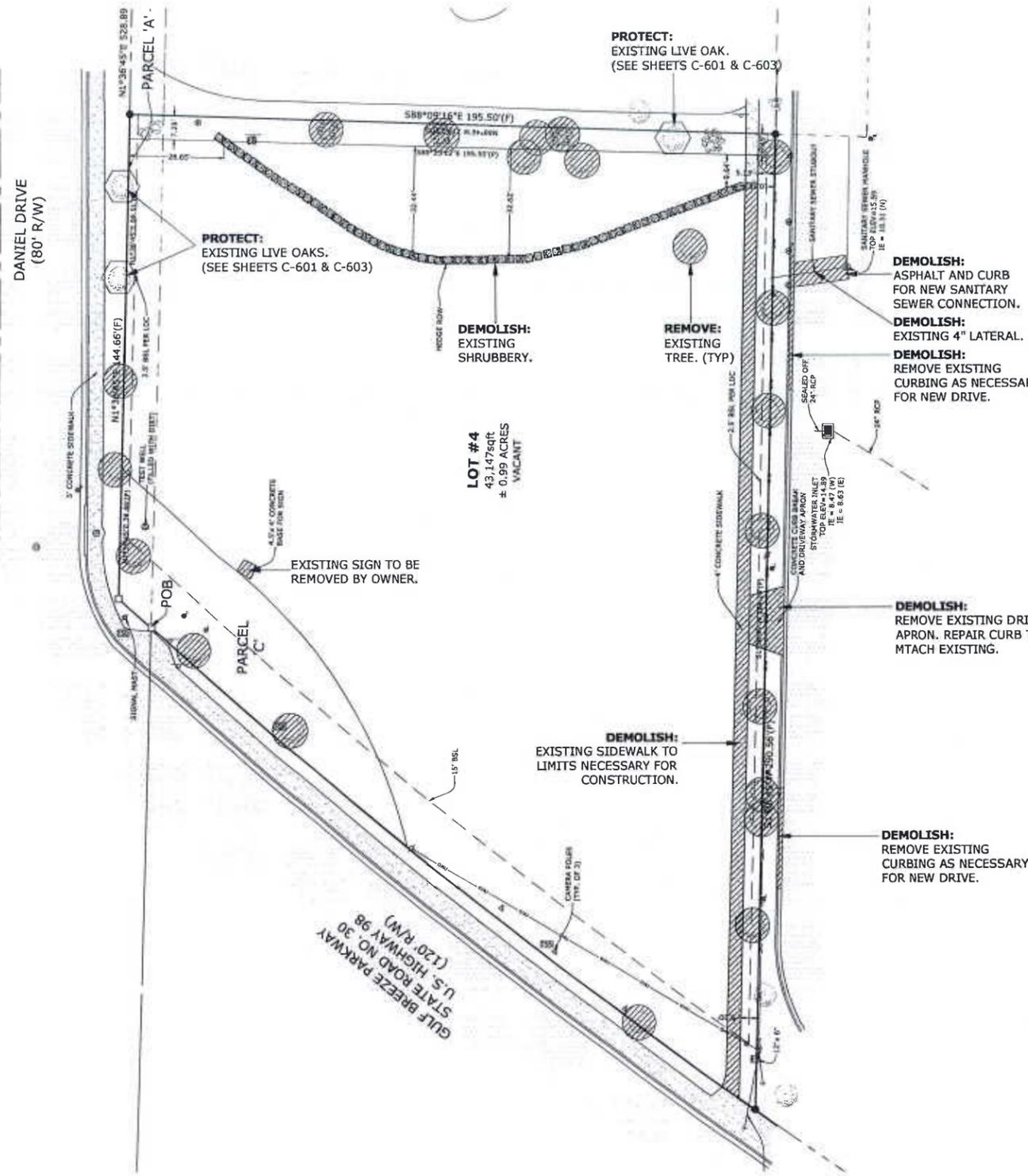
As-Built - Record Drawing
By: _____ Date: _____
NOT Released for Construction

BAKERY CAFE #1725
PANERA BREAD
FOR
PANERA, LLC
CITY OF GULF BREEZE
SANTA ROSA COUNTY
FLORIDA

Revisions:	

William V. Phillips, II, P.E.

P.E. #47004
Designed By: WVP, II
Drawn By: EMD
Checked By: WVP, II
Date: 09-11-2013
Job Number: 130067
File Name: SEE LEFT
Sheet: **G-301**



SITE DEMOLITION NOTES:

- SEE LANDSCAPE ARCHITECTURE PLANS FOR ADDITIONAL EXISTING TREE/SHRUB/GROUND COVER REMOVAL.
- PROPERTY OWNER TO CUT & CAP SUPPLY TO EXISTING IRRIGATION SYSTEM AROUND SITE PRIOR TO CONSTRUCTION. CONTRACTOR SHALL REMOVE ALL EXISTING IRRIGATION.

GENERAL DEMOLITION AND CLEARING NOTES:

- CONTRACTOR SHALL TAKE EXTREME CARE TO REMOVE ONLY TREES AND VEGETATION ABSOLUTELY NECESSARY FOR THE CONSTRUCTION OF THIS WORK.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL CLEARLY DESIGNATE THE LIMITS OF CONSTRUCTION ON-SITE. THE CONTRACTOR SHALL NOT PERFORM ANY WORK OUTSIDE THE LIMITS OF CONSTRUCTION. IN AREAS WHERE NO WORK IS PROPOSED THE CONTRACTOR SHALL PROTECT THE TOPOGRAPHY, THE SOIL, AND THE VEGETATION.
- NO PROTECTED TREES WILL BE REMOVED AS PART OF THIS PROJECT.
- IN AREAS REQUIRING FILL MATERIAL, THE CONTRACTOR SHALL STRIP OR OTHERWISE REMOVE ALL VEGETATION SUCH AS BRUSH, HEAVY SODS, HEAVY GROWTH OF GRASS, DECAYED VEGETATION MATTER, RUBBISH AND ANY OTHER DELETERIOUS MATERIAL BEFORE EMBANKMENT IS PLACED. IMMEDIATELY PRIOR TO THE PLACING OF FILL MATERIAL, THE ENTIRE AREA UPON WHICH FILL IS TO BE PLACED, SHALL BE SCARIFIED IN A DIRECTION APPROXIMATELY PARALLEL TO THE AXIS OF FILL. THE GEOTECHNICAL ENGINEER SHALL APPROVE THE AREA PRIOR TO THE PLACEMENT OF FILL.
- DEMOLITION WORK SHALL BE COORDINATED WITH EACH PHASE OF CONSTRUCTION. DO NOT PROCEED WITH ANY DEMOLITION UNTIL SPECIFICALLY AUTHORIZED BY OWNER.
- WHERE DEMOLITION REQUIREMENTS LEAVE OPEN TRENCHES, PITS OR OTHER VOIDS, PROVIDE CLEAN FILL AND COMPACTION PER GEOTECHNICAL REPORT OR OTHER REQUIREMENTS.
- NO GRADING OR CLEARING BY OR STORAGE OF HEAVY EQUIPMENT SHALL OCCUR WITHIN THE DRIPLINE OF PROTECTED TREES OR WITHIN ENVIRONMENTALLY SENSITIVE AREAS.
- ALL DEMOLISHED MATERIALS SHALL BE REMOVED FROM THE SITE AT THE CONTRACTOR'S EXPENSE. DEBRIS SHALL BE DISPOSED OF IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REGULATIONS.
- ALL ASPHALT AND CONCRETE SHALL BE SAW CUT AT EDGES TO REMAIN. REMAINING EDGES SHALL BE PROTECTED AT THE CONTRACTOR'S EXPENSE. CONCRETE CURBING & SIDEWALKS SHALL BE REMOVED TO THE NEAREST JOINT.
- CONTRACTOR TO DEMOLISH AND REMOVE ALL IMPROVEMENTS WITHIN LIMITS OF DEMOLITION SHOWN UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL COORDINATE THE REMOVAL/RELOCATION OF EXISTING UTILITIES WITH THE OWNER OF SAID UTILITY. THIS SHALL INCLUDE WATER, SEWER, GAS, CABLE TV, POWER AND TELEPHONE.
- THE CONTRACTOR SHALL LOCATE ALL EXISTING UTILITIES PRIOR TO DEMOLITION AND WILL BE RESPONSIBLE FOR THE DAMAGE OF ANY ON-SITE OR OFF-SITE UTILITIES THAT ARE NOT A PART OF THIS PROJECT OR ARE NOT IDENTIFIED TO BE REMOVED. WATER AND GAS SERVICES DESIGNATED FOR REMOVAL SHALL BE REMOVED BACK TO THE MAIN AND CAPPED AT THE SERVICE TAP. SEWER SERVICES SHALL BE REMOVED TO THE PROPERTY LINE AND CAPPED BELOW GRADE.
- REMOVAL OF ASBESTOS CONTAINING MATERIALS SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, STATE, & FEDERAL REGULATORY STANDARDS.
- REMOVAL OF ALL EXISTING SEWER LINES, CLEAN-OUTS, WATER METERS, DOUBLE CHECK VALVE ASSEMBLIES, AND GATE VALVES TO BE COORDINATED WITH THE WATER UTILITY AS APPLICABLE.
- CONTRACTOR SHALL COORDINATE REMOVAL OF EXISTING POWER LINES AND POLES WITH POWER COMPANY.
- REMOVE FOUNDATION OF BUILDINGS AND SIGN POSTS TO BE DEMOLISHED.

HAZARDOUS MATERIALS NOTES:

- HAZARDOUS MATERIAL MEANS ANY SUBSTANCE: (A) THE PRESENCE OF WHICH REQUIRES INVESTIGATION OR REMEDIATION UNDER ANY PRESENT FEDERAL, STATE OR LOCAL STATUTE, REGULATION, ORDINANCE, RULE, CODE, ACTION, POLICY OR COMMON LAW, OR (B) WHICH IS OR BECOMES DEFINED AS A "HAZARDOUS WASTE," "HAZARDOUS SUBSTANCE," POLLUTANT OR CONTAMINANT UNDER ANY PRESENT FEDERAL, STATE OR LOCAL STATUTE, REGULATION, RULE OR ORDINANCE OR AMENDMENTS THERETO INCLUDING, WITHOUT LIMITATION, THE COMPREHENSIVE ENVIRONMENTAL RESPONSE COMPENSATION AND LIABILITY ACT (42 U.S.C. SECTIONS 9601 ET SEQ.) AND/OR THE RESOURCE CONSERVATION AND RECOVERY ACT (42 U.S.C. SECTIONS 6901 ET SEQ.), OR (C) WHICH IS TOXIC, EXPLOSIVE, CORROSIVE, FLAMMABLE, INFECTIOUS, RADIOACTIVE, CARCINOGENIC, MUTAGENIC, OR OTHERWISE HAZARDOUS AND IS REGULATED BY ANY GOVERNMENTAL AUTHORITY, AGENCY, DEPARTMENT, COMMISSION, BOARD, AGENCY OR INSTRUMENTALITY OF THE UNITED STATES, THE STATE IN WHICH THE PREMISES ARE LOCATED OR ANY POLITICAL SUBDIVISION THEREOF, OR (D) THE PRESENCE OF WHICH ON THE PREMISES CAUSES OR THREATENS TO CAUSE A NUISANCE UPON THE PREMISES OR TO ADJACENT PROPERTIES OR POSES OR THREATENS TO POSE A HAZARD TO THE HEALTH OR SAFETY OF PERSONS ON OR ABOUT THE PREMISES, OR (E) WHICH CONTAINS GASOLINE, DIESEL FUEL, OR OTHER PETROLEUM HYDROCARBONS, OR (F) WHICH CONTAINS POLYCHLORINATED BIPHENYL (PCBS), ASBESTOS, LEAD OR UREA FORMALDEHYDE FOAM INSULATION.
- CONTRACTOR AND ITS SUBCONTRACTORS SHALL USE, HANDLE, TRANSPORT, AND DISPOSE OF ALL HAZARDOUS MATERIALS (AS DEFINED HEREIN) IN COMPLIANCE WITH ALL PRESENT FEDERAL, STATE AND LOCAL ENVIRONMENTAL, HEALTH OR SAFETY LAW, INCLUDING, BUT NOT LIMITED TO, ALL SUCH STATUTES, REGULATIONS, RULES, ORDINANCES, CODES, AND RULES OF COMMON LAW.
- CONTRACTOR FURTHER AGREES THAT CONTRACTOR AND ITS SUBCONTRACTORS SHALL NOT CAUSE THE DISCHARGE, RELEASE OR DISPOSAL OF ANY HAZARDOUS MATERIAL CREATED BY ITS WORK ON OR ABOUT THE JOB SITE. IN THE EVENT OF ANY SPILL, RELEASE OR ANY OTHER REPORTABLE OCCURRENCE, CONTRACTOR SHALL NOTIFY THE APPROPRIATE GOVERNMENTAL AGENCY AND SHALL TAKE SUCH ACTION AS MAY BE NECESSARY TO MINIMIZE THE DELETERIOUS EFFECT OF SUCH SPILL ON PERSONS OR PROPERTY.
- CONTRACTOR AND ITS SUBCONTRACTORS SHALL, UPON COMPLETION OF PERFORMANCE OF ALL DUTIES UNDER THIS CONTRACT, REMOVE ALL SUPPLIES, MATERIALS, AND WASTE CONTAINING ANY HAZARDOUS MATERIAL FROM THE JOB SITE. CONTRACTOR SHALL BEAR FULL FINANCIAL RESPONSIBILITY, AS BETWEEN THE PARTIES OF THIS CONTRACT, FOR THE COMPLIANCE OF CONTRACTOR AND ITS SUBCONTRACTORS WITH THE PROVISIONS AS OUTLINED HEREIN.
- CONTRACTOR AGREES TO INDEMNIFY, DEFEND, PROTECT AND HOLD THE OWNER HARMLESS FROM AND AGAINST ANY CLAIMS INCLUDING, WITHOUT LIMITATION, ACTUAL ATTORNEY'S FEES AND ANY COSTS OF INVESTIGATION, SOILS TESTING, GOVERNMENT APPROVALS, REMEDIATION AND CLEANUP ARISING OUT OF OR IN ANY WAY CONNECTED WITH THE FAILURE OF CONTRACTOR OR ITS SUBCONTRACTORS, OR THEIR AGENTS, EMPLOYEES, OFFICERS, OR REPRESENTATIVES, TO COMPLY WITH THE TERMS AS DESCRIBED HEREIN.
- SHOULD CONTRACTOR OR ITS SUBCONTRACTORS DISCHARGE, RELEASE OR DISPOSE OF ANY HAZARDOUS MATERIALS ON OR ABOUT THE JOB SITE IN VIOLATION OF THIS PARAGRAPH, CONTRACTOR SHALL IMMEDIATELY INFORM THE OWNER IN WRITING. IN THE EVENT OF ANY SPILL, RELEASE OR ANY OTHER REPORTABLE OCCURRENCE, CONTRACTOR SHALL NOTIFY THE APPROPRIATE GOVERNMENTAL AGENCY(S) AND SHALL TAKE ACTION AS MAY BE NECESSARY TO MINIMIZE THE DELETERIOUS EFFECT OF SUCH SPILL ON PERSONS, PROPERTY OR THE ENVIRONMENT.
- IN THE EVENT CONTRACTOR OR ITS SUBCONTRACTORS ENCOUNTER ON THE PREMISES ANY PIPELINE, UNDERGROUND STORAGE TANK OR OTHER CONTAINER, OF ANY KIND, THAT MAY CONTAIN A HAZARDOUS MATERIAL, OR ENCOUNTER MATERIAL REASONABLY BELIEVED TO BE A HAZARDOUS MATERIAL, CONTRACTOR SHALL IMMEDIATELY STOP WORK IN THE AREA AFFECTED AND REPORT CONDITION TO THE OWNER IN WRITING.

FABRE ENGINEERING INC
ENGINEERS ♦ PLANNERS ♦ SURVEYORS
118 GREGORY SQUARE PENSACOLA, FLORIDA 32502 TEL: 850-433-9438 FAX: 850-434-7942
E.R. NO. 10007115 L.S. NO. 0008279

DEMOLITION AND EROSION CONTROL PLAN

BAKERY CAFE #1725
PANERA BREAD
FOR
PANERA, LLC
CITY OF GULF BREEZE
SANTA ROSA COUNTY
FLORIDA

NOT Released for Construction By: _____ Date: _____
As-Built / Record Drawing? By: _____ Date: _____

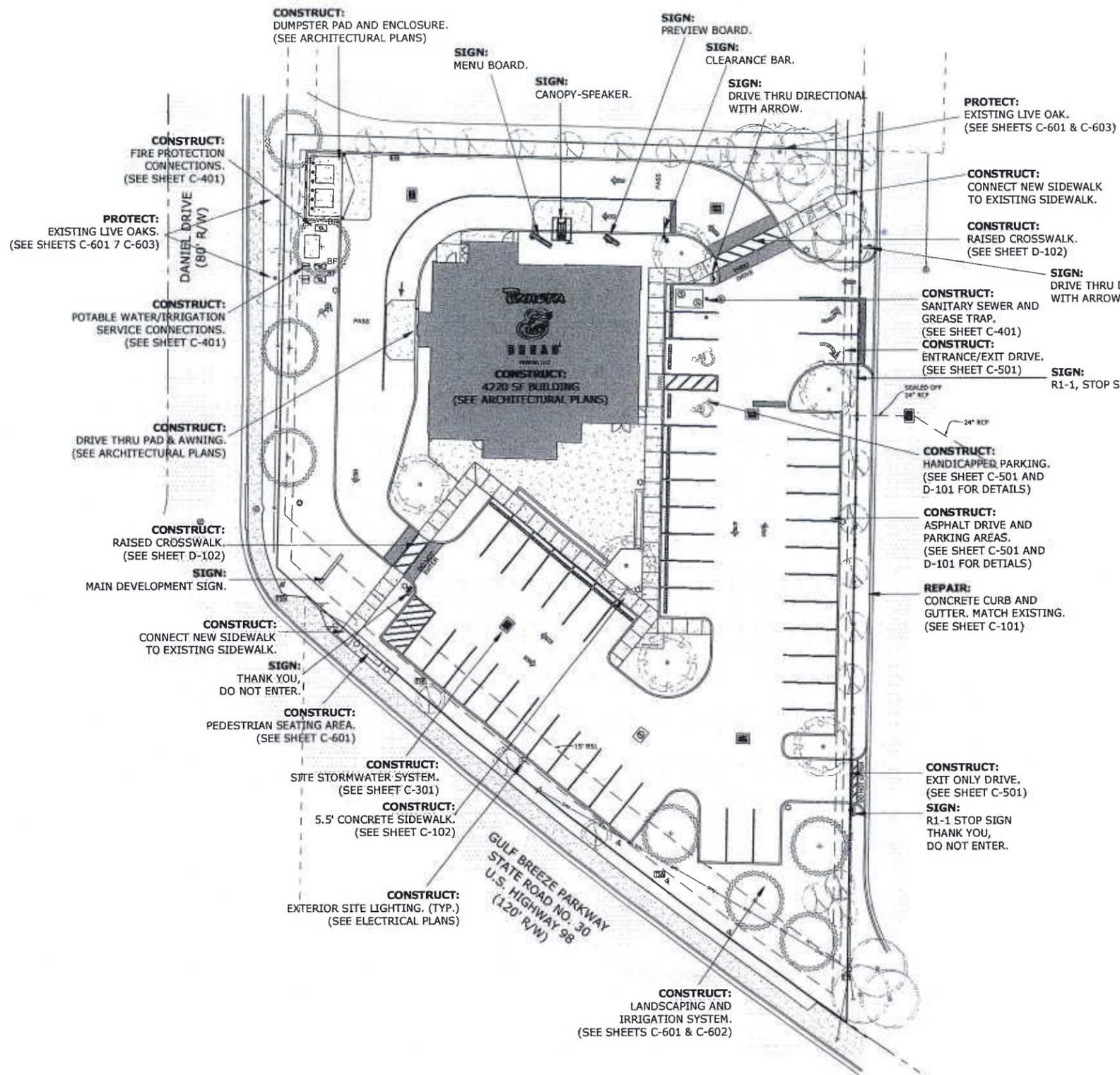
Revisions:

William V. Phillips, II, P.E.

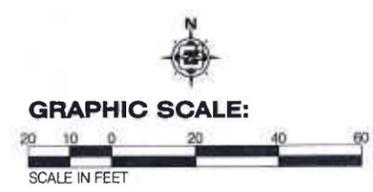
P.E. #47084
Designed By: WVP, II
Drawn By: EMD
Checked By: WVP, II
Date: 09-11-2013
Job Number: 130067
File Name: SEE LEFT
Sheet: **C-101**

PROPOSED SITE PLAN
 FOR
**BAKERY CAFE #1725
 PANERA BREAD**
 FOR
PANERA, LLC
 CITY OF GULF BREEZE
 SANTA ROSA COUNTY
 FLORIDA

Prepared by: [Signature]
 Checked by: [Signature]
 Date: 09-11-2013
 Job Number: 130067
 File Name: SEE LEFT
 Sheet: **C-201**

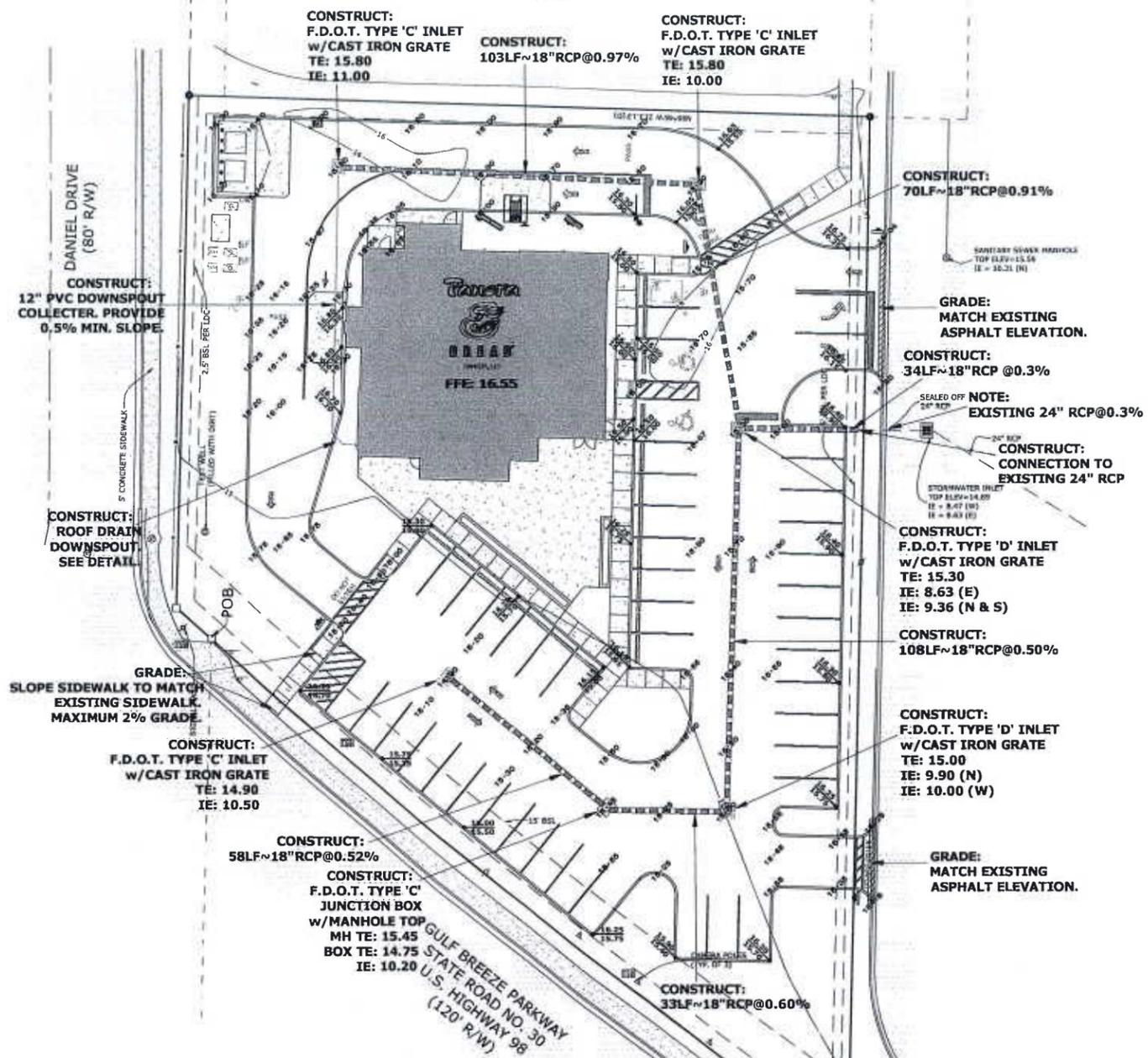


CRITERIA FOR DEVELOPMENT	REQUIRED	PROVIDED
HEIGHT	35' MAX.	24'-0"
SETBACKS		
FRONT	2.5'	15'
SIDE	2.5'	5'
SIDE	2.5'	5'
REAR	NONE	5'
SITE STANDARDS		
MAXIMUM DENSITY	N/A	N/A
MAXIMUM IMPERVIOUS SURFACE COVERAGE	80%	71%
MAXIMUM GROUND FLOOR (GROSS FLOOR AREA)	SEE ARCHITECTURAL PLANS	SEE ARCHITECTURAL PLANS
FLOOR AREA RATIO	SEE ARCHITECTURAL PLANS	SEE ARCHITECTURAL PLANS
OFF-STREET PARKING (SEE SHEET C-501 FOR PARKING CALCULATIONS)	32	44



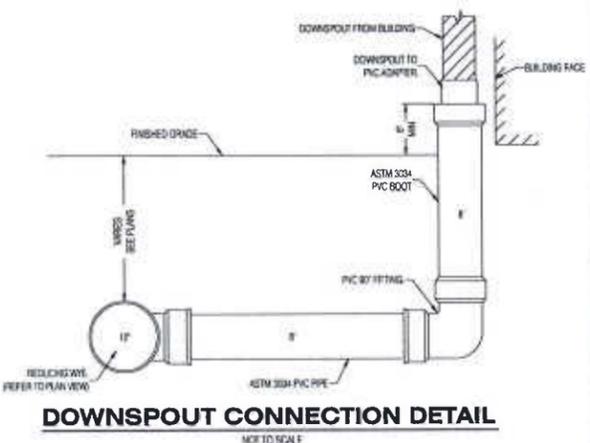
SITE INFORMATION:

TOTAL PARCEL AREA	=	43,147 S.F.	=	0.99 AC.
PRE-DEVELOPMENT PERVIOUS AREA	=	43,013 S.F.		
PRE-DEVELOPMENT IMPERVIOUS AREA	=	134 S.F.		
POST DEVELOPMENT PERVIOUS AREA	=	12,634 S.F.		
POST DEVELOPMENT IMPERVIOUS AREA	=	30,513 S.F.		
BUILDING AREA	=	4,220 S.F.		
CONCRETE AREA	=	4,110 S.F.		
ASPHALT AREA	=	22,183 S.F.		
PERCENTAGE OF IMPERVIOUS AREA	=	71%		



PAVING, GRADING & DRAINAGE NOTES:

- ALL ASPECTS OF THE STORMWATER/DRAINAGE COMPONENTS AND/OR TRANSPORTATION COMPONENTS SHALL BE COMPLETED PRIOR TO ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY.
- ALL DRAINAGE STRUCTURES ARE TO BE TRAFFIC BEARING UNLESS OTHERWISE NOTED. ALL PRECAST CIRCULAR STRUCTURES SHALL BE CONSTRUCTED WITH A MINIMUM 5-INCH WALL THICKNESS.
- ALL PROPOSED PAVING SURFACES IN INTERSECTIONS AND ADJACENT EXISTING SECTIONS SHALL BE GRADED TO DRAIN POSITIVELY IN THE DIRECTION SHOWN BY THE PROPOSED GRADES AND FLOW ARROWS ON THE PLANS AND TO PROVIDE A SMOOTHLY TRANSITIONED DRIVING SURFACE FOR VEHICLES WITH NO SHARP BREAKS IN GRADE, AND NO UNUSUALLY STEEP OR REVERSE CROSS SLOPES. APPROACHES TO INTERSECTIONS AND ENTRANCE AND EXIT GRADES TO INTERSECTIONS MAY REQUIRE MINOR LOCAL FIELD ADJUSTMENTS SHOULD ACTUAL CONDITIONS VARY IN ORDER TO ACCOMPLISH THE INTENT OF THE PLANS. IN ADDITION, THE STANDARD CROWN WILL HAVE TO BE CHANGED IN ORDER TO DRAIN POSITIVELY IN THE AREA OF INTERSECTION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCOMPLISH THE ABOVE AND CONSULT THE ENGINEER AS NEEDED TO MAKE ANY AND ALL REQUIRED INTERPRETATIONS OF THE PLANS OR GIVE SUPPLEMENTARY INSTRUCTIONS SHOULD THE INTENT OF THE PLANS BE UNCLEAR.
- AFTER THE PROPOSED PAVED AREAS HAVE BEEN CONSTRUCTED TO SUBGRADE, IT SHALL BE PROOF-ROLLED TO ASSURE THAT PROPER COMPACTION HAS BEEN ATTAINED. THE PROOF-ROLLING AND COMPACTION OPERATIONS SHALL BE INSPECTED AND TESTED BY A FLORIDA LICENSED GEOTECHNICAL ENGINEER TO ASSURE THAT THE SPECIFIED COMPACTION IS MAINTAINED AND ALL DELETERIOUS MATERIALS HAVE BEEN REMOVED.
- THE CONTRACTOR IS RESPONSIBLE FOR PAVING ALL ROADWAYS TO DRAIN POSITIVELY. INTERSECTIONS SHALL BE TRANSITIONED TO PROVIDE A SMOOTH DRIVING SURFACE WHILE MAINTAINING POSITIVE DRAINAGE. IF AN AREA OF POOR DRAINAGE IS OBSERVED, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO PAVING SO THAT A SOLUTION OR RECOMMENDATION FOR CORRECTION MAY BE MADE.
- ALL REINFORCED CONCRETE PIPE (R.C.P.) SHALL BE A MINIMUM CLASS III UNLESS OTHERWISE APPROVED OR NOTED ON THE PLANS OR SPECIFICATIONS. PLASTIC PIPE (CPP) SHALL BE ADS N-12.
- ALL STORMWATER PIPE JOINTS SHALL BE WRAPPED WITH FILTER FABRIC.
- CONTRACTOR SHALL SCREED ALL SIDEWALKS 1/2 FT AWAY FROM BUILDING.
- ALL HANDICAP ACCESSIBLE SIDEWALKS SHALL BE SLOPED @ 2.0% MAXIMUM IN ALL DIRECTIONS.
- ALL ROOF DRAINS SHALL BE DIRECTED TOWARDS PROPOSED/EXISTING STORMWATER SYSTEM.
- PIPE LENGTHS NOTED ARE FROM CENTER TO CENTER OF STRUCTURE.
- ALL STORM MANHOLES SHALL HAVE A TRAFFIC RATED RING AND COVER, USF170E (OR EQUAL) MARKED STORM WATER.
- AS A CONDITION OF THE ENVIRONMENTAL RESOURCE PERMIT FROM NORTHWEST FLORIDA WATER MANAGEMENT DISTRICT THE CONTRACTOR SHALL:
 - KEEP A COPY OF THE PERMIT ON-SITE.
 - REVIEW THE PERMIT PRIOR TO CONSTRUCTION COMMENCEMENT.
 - PROVIDE AN (8 1/2"x 11") WEATHER-PROOF ENCLOSURE INCLUDING THE PERMIT NUMBER FACING THE ROAD.



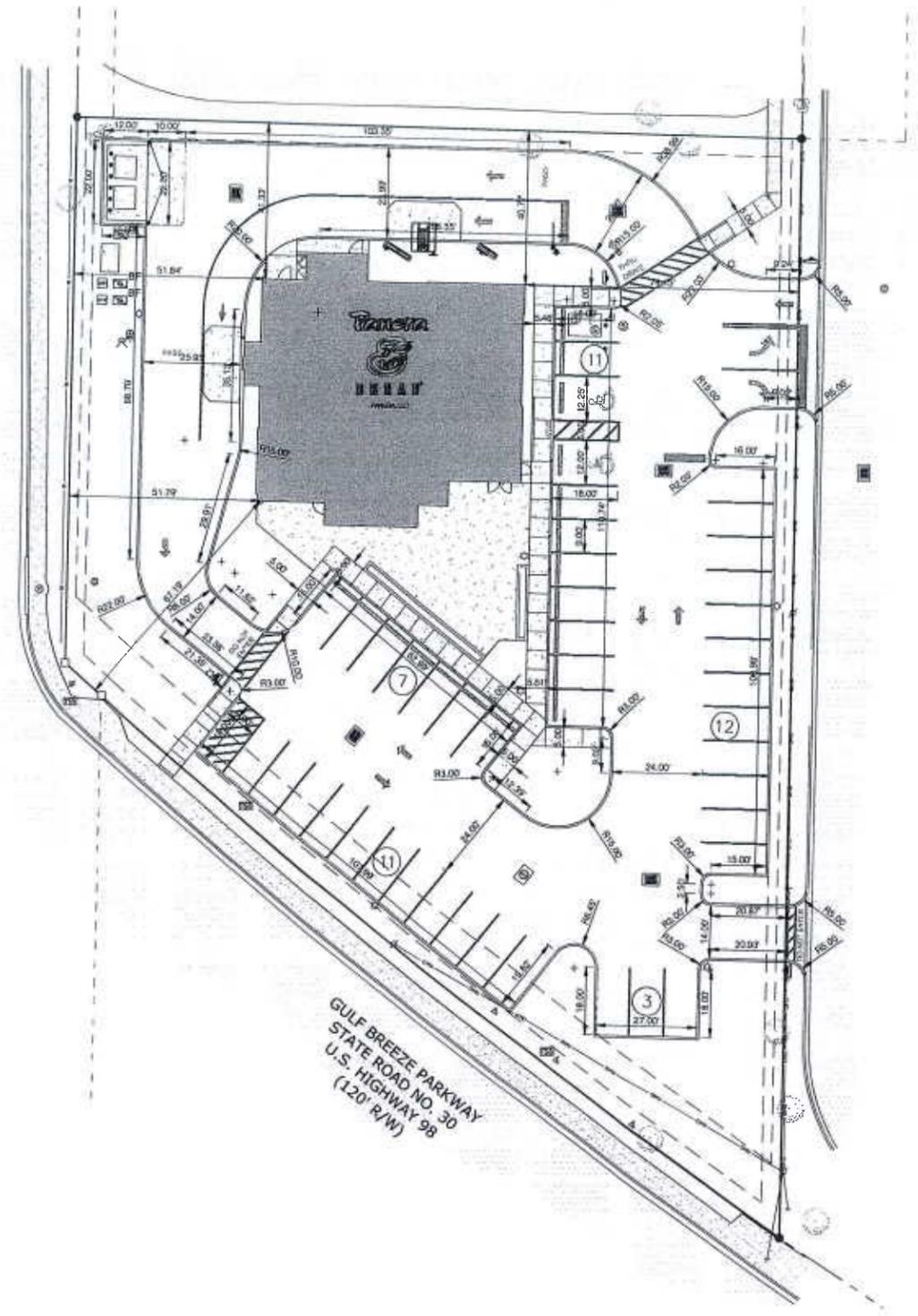
FABRE ENGINEERING INC.
ENGINEERS • PLANNERS • SURVEYORS

GRADING AND DRAINAGE PLAN

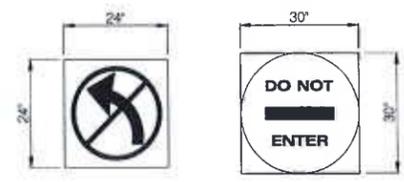
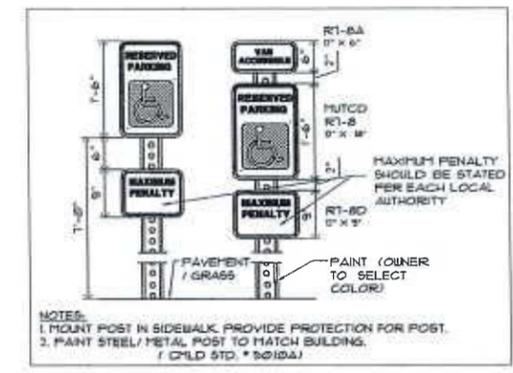
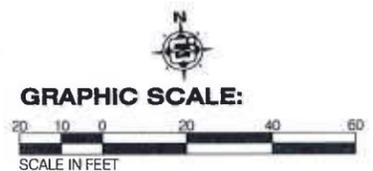
BAKERY CAFE #1725
PANERA BREAD
FOR
PANERA, LLC
CITY OF GULF BREEZE
SANTA ROSA COUNTY
FLORIDA

Revisions:	
William V. Phillips, II, P.E.	
P.E. #47004	
Designed By	WVP, II
Drawn By	EMD
Checked By	WVP, II
Date	09-11-2013
Job Number	130067
File Name	SEE LEFT
Sheet	C-301

DANIEL DRIVE
(80' R/W)



GULF BREEZE PARKWAY
STATE ROAD NO. 30
U.S. HIGHWAY 98
(120' R/W)



- NOTES:
1. 'DO NOT ENTER' SIGN SHALL MEET THE REQUIREMENTS OF R5-1 OF THE M.U.T.C.D. LATEST EDITION.
 2. SIGNS SHALL BE PLACED IN THE LOCATION SHOWN ON THE PLANS PER F.D.O.T. INDEX #11860.
 3. 'NO LEFT TURN' SIGN SHALL MEET THE REQUIREMENTS OF R3-2 OF THE M.U.T.C.D. LATEST EDITION.

GEOMETRY NOTES:

1. ALL DIMENSIONS ARE FROM FACE OF CURB OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
2. DIRECTIONAL ARROWS, STRIPING AT ENTRANCES, STOP BAR AND DYSL SHALL BE THERMOPLASTIC PER F.D.O.T. SPECIFICATIONS AND INDEX 17346. ALL OTHER STRIPING SHALL BE PAINTED.
3. ALL STRIPING AND SIGNAGE SHALL CONFORM WITH THE REQUIREMENTS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), FHWA, LATEST EDITION.
4. ALL SIGNS SHALL BE INSTALLED PER F.D.O.T. INDEX #11860 AND # 17302, AND MEET THE REQUIREMENTS OF THE M.U.C.T.D. LATEST EDITION.
5. NO LANE CLOSURES ON HOLIDAY WEEKENDS, INCLUDING THE DAY PRECEDING AND FOLLOWING. NO LANE CLOSURES BETWEEN THE HOURS OF 6:00AM TO 8:00PM.
6. A PRE-CONSTRUCTION MEETING WITH THE CONTRACTOR, ENGINEER AND F.D.O.T. WILL BE REQUIRED PRIOR TO COMMENCEMENT OF ANY PROPOSED WORK IN THE F.D.O.T. RIGHT-OF-WAY. THE MEETING SHALL BE COORDINATED BY THE CONTRACTOR.
7. CONTRACTOR SHALL PROTECT AND REINSTALL OR REPLACE ALL EXISTING STREET SIGNS LOCATED WITHIN THE PROJECT LIMITS.
8. ALL LANES MUST BE OPEN FOR TRAFFIC DURING A NOTICE OF A HURRICANE OR OTHER CATASTROPHIC EVENT AND SHALL REMAIN OPEN FOR THE DURATION OF THE EVACUATION OR EVENT AS DIRECTED BY THE LOCAL MAINTENANCE ENGINEER OR HIS DESIGNEE.
9. NO WORK SHALL BE PERFORMED WITHIN THE RIGHT-OF-WAY UNTIL THE PROPER MAINTENANCE OF TRAFFIC IS IN PLACE ACCORDING TO THE APPROPRIATE 600 SERIES INDEX. A CERTIFIED WORK SITE TRAFFIC SUPERVISOR SHALL SET UP THE M.O.T.
10. ALL WORK IN THE RIGHT-OF-WAY SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE ROADWAY AND TRAFFIC DESIGN STANDARDS, THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, THE PLANS PREPARATION MANUAL (P.P.M.), AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.).

PARKING INFORMATION

SQUARE FOOTAGE OF BUILDING	4,420 S.F.
INTERIOR DINING AREA	1,185 S.F.
EXTERIOR DINING AREA	1,705 S.F.
TOTAL DINING AREA	2,890 S.F.
PARKING REQUIRED (1 PER 100 S.F. DINING AREA)	29 SPACES
NUMBER OF EMPLOYEES	12 EMPLOYEES
PARKING REQUIRED (1 PER 4 EMPLOYEES)	3 SPACES
TOTAL PARKING REQUIRED	32 SPACES
TOTAL PARKING PROVIDED	44 SPACES
H/C SPACES REQUIRED	2 SPACES
H/C SPACES PROVIDED	2 SPACES

FABRE ENGINEERING INC.
ENGINEERS ♦ PLANNERS ♦ SURVEYORS
118 GREGORY SQUARE PENSACOLA, FLORIDA 32502 TEL: 850-433-6408 FAX: 850-434-7842
L.E. NO. 0008879

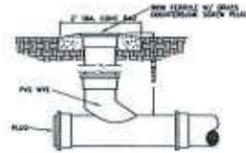
**SITE GEOMETRY,
STRIPING & SIGNAGE
PLAN**

BAKERY CAFE #1725
PANERA BREAD
FOR
PANERA, LLC
CITY OF GULF BREEZE
SANTA ROSA COUNTY
FLORIDA

Revisions:

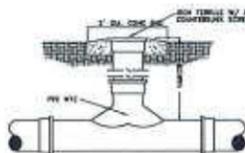
William V. Phillips, II, P.E.

P.E. #42084
Designed By
WVP/II
Drawn By
EMD
Checked By
WVP/II
Date
09-11-2013
Job Number
130067
File Name
SEE LEFT
Sheet
C-501



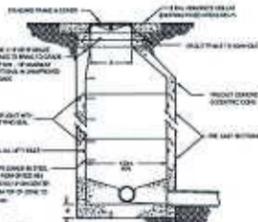
NOTES:
 1. VERTICAL PORTIONS SHALL BE NON-PERFORATED.
 2. CLEAN-OUT CAP SHALL BE WATER-TIGHT.
 3. CLEAN-OUTS SHALL INCORPORATE FITTINGS (TYPE FITTINGS OR BENDS) THAT HAVE AN INCH OR LESS THAN 45° AS MEASURED FROM THE UPSTREAM END OF THE FITTING.

ONE-WAY CLEAN-OUT DETAIL
 NOT TO SCALE



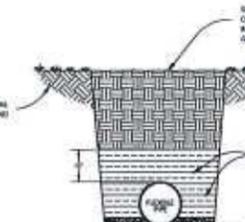
NOTES:
 1. VERTICAL PORTIONS SHALL BE NON-PERFORATED.
 2. CLEAN-OUT CAP SHALL BE WATER-TIGHT.
 3. CLEAN-OUTS SHALL INCORPORATE FITTINGS (TYPE FITTINGS OR BENDS) THAT HAVE AN INCH OR LESS THAN 45° AS MEASURED FROM THE UPSTREAM END OF THE FITTING.

TWO-WAY CLEAN-OUT DETAIL
 NOT TO SCALE



NOTE:
 1. THE DOGHOUSE SHALL BE CONSTRUCTED OF CONCRETE OR BRICK. THE MANHOLE SHALL BE CONSTRUCTED OF CONCRETE OR BRICK. THE MANHOLE SHALL BE 48" DIA. AND SHALL BE 4' HIGH. THE DOGHOUSE SHALL BE 4' DIA. AND SHALL BE 4' HIGH. THE DOGHOUSE SHALL BE 4' DIA. AND SHALL BE 4' HIGH.

DOGHOUSE AND TYPICAL SEWER MANHOLE
 NOT TO SCALE

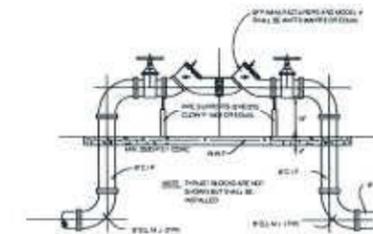


NOTE:
 1. THE BEDDING SHALL BE CONSTRUCTED OF SAND OR GRAVEL. THE BEDDING SHALL BE 4" THICK. THE BEDDING SHALL BE 4" THICK. THE BEDDING SHALL BE 4" THICK.

FLEXIBLE PIPE BEDDING DETAIL
 NOT TO SCALE

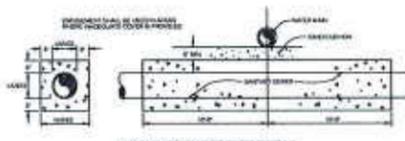
PIPE SIZE	DEPTH (IN)	NO. OF FEET	CHLORINE REQUIRED PER 100 GAL	CHLORINE REQUIRED PER 1000 GAL
2"	18"	20	0.10	2.00
2"	24"	20	0.15	3.00
2"	30"	20	0.20	4.00
2"	36"	20	0.25	5.00
2"	42"	20	0.30	6.00
2"	48"	20	0.35	7.00
2"	54"	20	0.40	8.00
2"	60"	20	0.45	9.00
2"	66"	20	0.50	10.00
2"	72"	20	0.55	11.00
2"	78"	20	0.60	12.00
2"	84"	20	0.65	13.00
2"	90"	20	0.70	14.00
2"	96"	20	0.75	15.00
2"	102"	20	0.80	16.00
2"	108"	20	0.85	17.00
2"	114"	20	0.90	18.00
2"	120"	20	0.95	19.00
2"	126"	20	1.00	20.00
2"	132"	20	1.05	21.00
2"	138"	20	1.10	22.00
2"	144"	20	1.15	23.00
2"	150"	20	1.20	24.00
2"	156"	20	1.25	25.00
2"	162"	20	1.30	26.00
2"	168"	20	1.35	27.00
2"	174"	20	1.40	28.00
2"	180"	20	1.45	29.00
2"	186"	20	1.50	30.00
2"	192"	20	1.55	31.00
2"	198"	20	1.60	32.00
2"	204"	20	1.65	33.00
2"	210"	20	1.70	34.00
2"	216"	20	1.75	35.00
2"	222"	20	1.80	36.00
2"	228"	20	1.85	37.00
2"	234"	20	1.90	38.00
2"	240"	20	1.95	39.00
2"	246"	20	2.00	40.00
2"	252"	20	2.05	41.00
2"	258"	20	2.10	42.00
2"	264"	20	2.15	43.00
2"	270"	20	2.20	44.00
2"	276"	20	2.25	45.00
2"	282"	20	2.30	46.00
2"	288"	20	2.35	47.00
2"	294"	20	2.40	48.00
2"	300"	20	2.45	49.00
2"	306"	20	2.50	50.00
2"	312"	20	2.55	51.00
2"	318"	20	2.60	52.00
2"	324"	20	2.65	53.00
2"	330"	20	2.70	54.00
2"	336"	20	2.75	55.00
2"	342"	20	2.80	56.00
2"	348"	20	2.85	57.00
2"	354"	20	2.90	58.00
2"	360"	20	2.95	59.00
2"	366"	20	3.00	60.00
2"	372"	20	3.05	61.00
2"	378"	20	3.10	62.00
2"	384"	20	3.15	63.00
2"	390"	20	3.20	64.00
2"	396"	20	3.25	65.00
2"	402"	20	3.30	66.00
2"	408"	20	3.35	67.00
2"	414"	20	3.40	68.00
2"	420"	20	3.45	69.00
2"	426"	20	3.50	70.00
2"	432"	20	3.55	71.00
2"	438"	20	3.60	72.00
2"	444"	20	3.65	73.00
2"	450"	20	3.70	74.00
2"	456"	20	3.75	75.00
2"	462"	20	3.80	76.00
2"	468"	20	3.85	77.00
2"	474"	20	3.90	78.00
2"	480"	20	3.95	79.00
2"	486"	20	4.00	80.00
2"	492"	20	4.05	81.00
2"	498"	20	4.10	82.00
2"	504"	20	4.15	83.00
2"	510"	20	4.20	84.00
2"	516"	20	4.25	85.00
2"	522"	20	4.30	86.00
2"	528"	20	4.35	87.00
2"	534"	20	4.40	88.00
2"	540"	20	4.45	89.00
2"	546"	20	4.50	90.00
2"	552"	20	4.55	91.00
2"	558"	20	4.60	92.00
2"	564"	20	4.65	93.00
2"	570"	20	4.70	94.00
2"	576"	20	4.75	95.00
2"	582"	20	4.80	96.00
2"	588"	20	4.85	97.00
2"	594"	20	4.90	98.00
2"	600"	20	4.95	99.00
2"	606"	20	5.00	100.00

CHLORINE REQUIRED FOR STERILIZATION
 NOT TO SCALE



NOTE:
 1. THE VALVE SHALL BE INSTALLED IN THE LINE AS SHOWN. THE VALVE SHALL BE INSTALLED IN THE LINE AS SHOWN.

FIRE PROTECTION SYSTEM BACK FLOW PREVENTER
 NOT TO SCALE



NOTE:
 1. THE CONCRETE SHALL BE CONSTRUCTED OF 4000 PSI CONCRETE. THE CONCRETE SHALL BE 4" THICK. THE CONCRETE SHALL BE 4" THICK.

CONC. ENCASEMENT DETAIL
 NOT TO SCALE

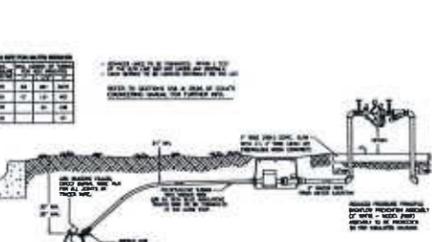
NOTES:
 1. THE VALVE SHALL BE INSTALLED IN THE LINE AS SHOWN. THE VALVE SHALL BE INSTALLED IN THE LINE AS SHOWN.
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 9. THE VALVE SHALL BE INSTALLED IN THE LINE AS SHOWN. THE VALVE SHALL BE INSTALLED IN THE LINE AS SHOWN.
 10. THE VALVE SHALL BE INSTALLED IN THE LINE AS SHOWN. THE VALVE SHALL BE INSTALLED IN THE LINE AS SHOWN.

MINIMUM THRUST BLOCK DIMENSIONS:
 SURFACE AREA AGAINST UNDISTURBED SOIL

PIPE SIZE	SOIL CLASS	45° BEND	90° BEND	TEE
4"	1	12.0	12.0	12.0
4"	2	18.0	18.0	18.0
4"	3	24.0	24.0	24.0
4"	4	30.0	30.0	30.0
4"	5	36.0	36.0	36.0
4"	6	42.0	42.0	42.0
4"	7	48.0	48.0	48.0
4"	8	54.0	54.0	54.0
4"	9	60.0	60.0	60.0
4"	10	66.0	66.0	66.0
4"	11	72.0	72.0	72.0
4"	12	78.0	78.0	78.0
4"	13	84.0	84.0	84.0
4"	14	90.0	90.0	90.0
4"	15	96.0	96.0	96.0
4"	16	102.0	102.0	102.0
4"	17	108.0	108.0	108.0
4"	18	114.0	114.0	114.0
4"	19	120.0	120.0	120.0
4"	20	126.0	126.0	126.0
4"	21	132.0	132.0	132.0
4"	22	138.0	138.0	138.0
4"	23	144.0	144.0	144.0
4"	24	150.0	150.0	150.0
4"	25	156.0	156.0	156.0
4"	26	162.0	162.0	162.0
4"	27	168.0	168.0	168.0
4"	28	174.0	174.0	174.0
4"	29	180.0	180.0	180.0
4"	30	186.0	186.0	186.0
4"	31	192.0	192.0	192.0
4"	32	198.0	198.0	198.0
4"	33	204.0	204.0	204.0
4"	34	210.0	210.0	210.0
4"	35	216.0	216.0	216.0
4"	36	222.0	222.0	222.0
4"	37	228.0	228.0	228.0
4"	38	234.0	234.0	234.0
4"	39	240.0	240.0	240.0
4"	40	246.0	246.0	246.0
4"	41	252.0	252.0	252.0
4"	42	258.0	258.0	258.0
4"	43	264.0	264.0	264.0
4"	44	270.0	270.0	270.0
4"	45	276.0	276.0	276.0
4"	46	282.0	282.0	282.0
4"	47	288.0	288.0	288.0
4"	48	294.0	294.0	294.0
4"	49	300.0	300.0	300.0
4"	50	306.0	306.0	306.0
4"	51	312.0	312.0	312.0
4"	52	318.0	318.0	318.0
4"	53	324.0	324.0	324.0
4"	54	330.0	330.0	330.0
4"	55	336.0	336.0	336.0
4"	56	342.0	342.0	342.0
4"	57	348.0	348.0	348.0
4"	58	354.0	354.0	354.0
4"	59	360.0	360.0	360.0
4"	60	366.0	366.0	366.0
4"	61	372.0	372.0	372.0
4"	62	378.0	378.0	378.0
4"	63	384.0	384.0	384.0
4"	64	390.0	390.0	390.0
4"	65	396.0	396.0	396.0
4"	66	402.0	402.0	402.0
4"	67	408.0	408.0	408.0
4"	68	414.0	414.0	414.0
4"	69	420.0	420.0	420.0
4"	70	426.0	426.0	426.0
4"	71	432.0	432.0	432.0
4"	72	438.0	438.0	438.0
4"	73	444.0	444.0	444.0
4"	74	450.0	450.0	450.0
4"	75	456.0	456.0	456.0
4"	76	462.0	462.0	462.0
4"	77	468.0	468.0	468.0
4"	78	474.0	474.0	474.0
4"	79	480.0	480.0	480.0
4"	80	486.0	486.0	486.0
4"	81	492.0	492.0	492.0
4"	82	498.0	498.0	498.0
4"	83	504.0	504.0	504.0
4"	84	510.0	510.0	510.0
4"	85	516.0	516.0	516.0
4"	86	522.0	522.0	522.0
4"	87	528.0	528.0	528.0
4"	88	534.0	534.0	534.0
4"	89	540.0	540.0	540.0
4"	90	546.0	546.0	546.0
4"	91	552.0	552.0	552.0
4"	92	558.0	558.0	558.0
4"	93	564.0	564.0	564.0
4"	94	570.0	570.0	570.0
4"	95	576.0	576.0	576.0
4"	96	582.0	582.0	582.0
4"	97	588.0	588.0	588.0
4"	98	594.0	594.0	594.0
4"	99	600.0	600.0	600.0
4"	100	606.0	606.0	606.0

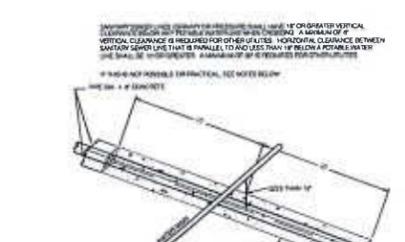
NOTE:
 1. THE THRUST BLOCK SHALL BE CONSTRUCTED OF CONCRETE. THE THRUST BLOCK SHALL BE 4" THICK. THE THRUST BLOCK SHALL BE 4" THICK.

TYPICAL THRUST BLOCK INSTALLATION
 NOT TO SCALE



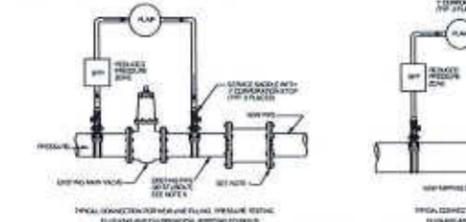
NOTE:
 1. ABOVE GROUND PIPING VALVES AND BACKFLOW PREVENTER TO BE INSULATED.

2" RETAIL AND IRRIGATION SERVICE DETAILS
 NOT TO SCALE



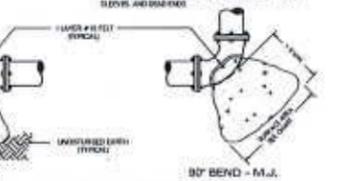
NOTE:
 1. THE CLEARANCE SHALL BE CONSTRUCTED OF CONCRETE. THE CLEARANCE SHALL BE 4" THICK. THE CLEARANCE SHALL BE 4" THICK.

SEWER/WATER SEPARATION CLEARANCES
 NOT TO SCALE



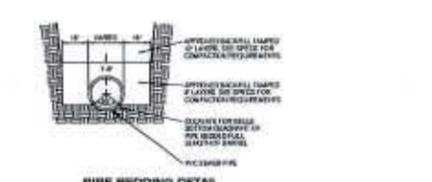
NOTE:
 1. THE SYSTEM SHALL BE CONSTRUCTED OF CONCRETE. THE SYSTEM SHALL BE 4" THICK. THE SYSTEM SHALL BE 4" THICK.

TYPICAL DISINFECTION & CHLORINATION
 NOT TO SCALE



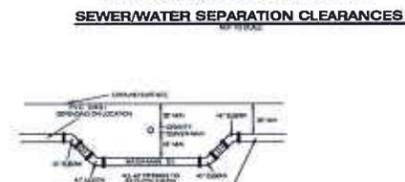
NOTE:
 1. THE BEND SHALL BE CONSTRUCTED OF CONCRETE. THE BEND SHALL BE 4" THICK. THE BEND SHALL BE 4" THICK.

45° BEND - M.J.
 NOT TO SCALE

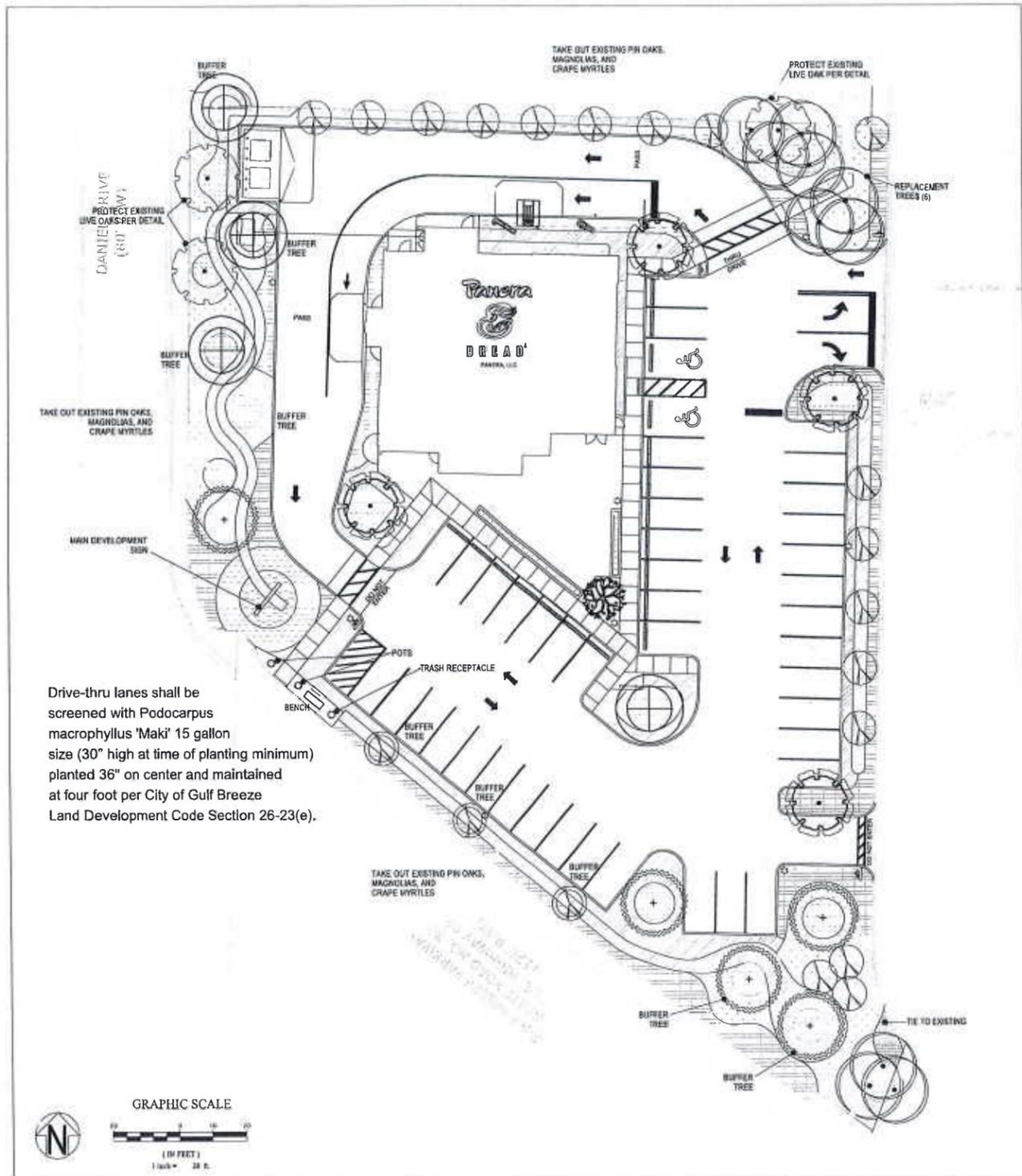


NOTE:
 1. THE BEDDING SHALL BE CONSTRUCTED OF SAND OR GRAVEL. THE BEDDING SHALL BE 4" THICK. THE BEDDING SHALL BE 4" THICK.

PIPE BEDDING DETAIL
 NOT TO SCALE



NOTE:
 1. THE CROSSING SHALL BE CONSTRUCTED OF CONCRETE. THE CROSSING SHALL BE 4" THICK. THE CROSSING SHALL BE 4" THICK.



All trees to be Florida Number 1 Grade or better

BUFFER TREES

Daniel Dr.	145 linear ft prop. line	3 Total
		3 Bracken Brown Beauty Magnolias
U.S. 98	245 linear ft prop. line	5 Total
		2 Bald Cypress Trees
		3 Claudia Wannemaker Magnolias

REPLACEMENT TREES

Removed 30 inch Oak	6 Replacements required
	6 Sand Live Oaks

Quantities listed are the minimum that may be needed. Beds to be filled per plant spacing requirements

	D. tasmanica 'variegata', Flax Lily, Variegated	1 gal, 30" c.	QTY. 159
	M. sibiricus 'Adegio', Adegio Miscanthus	3 gal, 3" c. - staggered	QTY. 325
	P. Macrophyllus 'Pringles', Dwarf Pringles Japanese Yew	3 gal, 30" c.	QTY. 442
	P. Macrophyllus 'Maki', Maki Japanese Yew	15 gal, 3" c.	QTY. 38
	S. repens 'Cinerea', Saw Palmetto, Silver	7 gal, 4" c.	QTY. 116
	Loropetalum chinense 'Purple Diamond', Purple Diamond Loropetalum	3 gal, 30" c.	QTY. 488
	L. Longifolia 'Breeze', Breeze Grass	3 gal, 30" c.	QTY. 38
	R. 'Novarospop' 'Popcorn Drill', Popcorn Drill Rose	3 gal, 18" c.	QTY. 295
	E. hymenale, Horseshoe	1 gal, 18" c.	QTY. 48
	R. horizontalis 'Blue Chip', Blue Chip Juniper	3 gal, 18" c.	QTY. 1088
	R. Indus, Indian Hawthorn	3 gal, 3" c.	QTY. 10

	Existing Live Oak		
	Q. virginiana 'Cathedral', Cathedral Live Oak	3.0" cal., 4" DBH	
	Q. Geninata, Sand Live Oak	3.5" DBH	
	T. distichum, Bald Cypress	14-15', 4" DBH	
	M. Grandiflora 'Bracken Brown Beauty', Bracken Brown Beauty Magnolia	17-18'	
	M. Grandiflora 'Alta', Alta Magnolia	12-13'	
	M. grandiflora 'Claudia Wannemaker', Claudia Wannemaker Magnolia	17-18'	
	V. agnus-castus, Wick	38 gal	



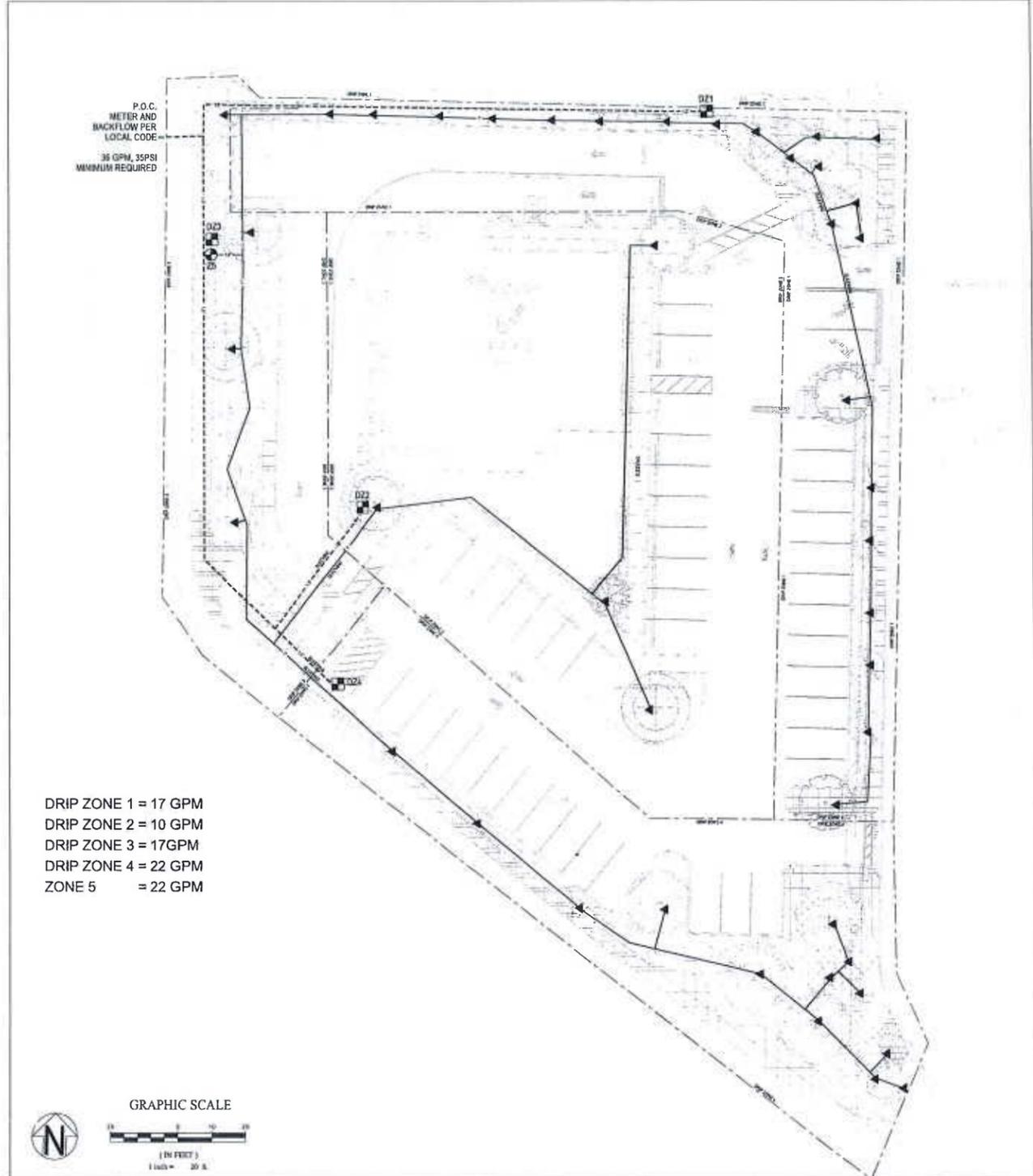
JERRY PATE DESIGN
LANDSCAPE ARCHITECTURE
301 SCHUBERT DRIVE
PENSACOLA, FLORIDA 32504
(904) 478-4653



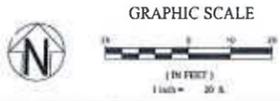
FABRE ENGINEERING INC.
ENGINEERS ♦ PLANNERS ♦ SURVEYORS
115 GREGORY SQUARE PENSACOLA, FLORIDA 32502 TEL: 850-432-8438 FAX: 850-434-7142
L.B. NO. 2001675 E.B. NO. 0037216

LANDSCAPE PLAN
BAKERY CAFE #1725
PANERA BREAD
FOR
PANERA, LLC
CITY OF GULF BREEZE
SANTA ROSA COUNTY
FLORIDA

Revisions:	
Steve Dana	
NOT FOR CONSTRUCTION	
Florida Landscape Architect #067043	
Designed By: SD	
Drawn By: ES	
Checked By: SD	
Date: 09-11-2013	
Job Number: 130067	
File Name:	
Sheet: C-601	



DRIP ZONE 1 = 17 GPM
 DRIP ZONE 2 = 10 GPM
 DRIP ZONE 3 = 17 GPM
 DRIP ZONE 4 = 22 GPM
 ZONE 5 = 22 GPM



PIPE LOCATIONS ARE SCHEMATIC, LOCATE PIPE IN BEDS

LEGEND

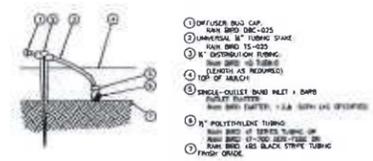
- VALVE LABEL
 - DRIP ZONE VALVE KIT
 - DZ1,2,3 RAINBIRD XCZ-PRB-100 COM
 - DZ4 RAINBIRD XCZ-PRB-150 COM
 - ELECTRIC VALVE RAINBIRD 1" PESB SERIES
 - FLOOD BUBBLER RAINBIRD 1402

DRIP EMITTERS RAINBIRD XB-10, XB-20, PC-05

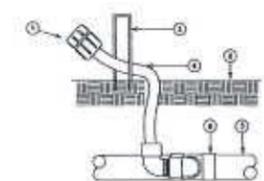
ALL PIPE SDR21 CL200 PVC
 ALL SLEWING SIZED AT 2 TIMES PIPE DIAMETER

EMITTER CHART

XB-10		D. tasmanica 'variegata',	Flax Lily, Variegated	1 gal, 30"o.c.	QTY. 159
XB-10		M. strepens 'Adagio',	Adagio Miscanthus	3 gal, 3"o.c. - staggered	QTY. 225
XB-10		P. Macrophyllus 'Pringle',	Dwarf Pringles Japanese Yew	3 gal, 30"o.c.	QTY. 442
PC-05		P. Macrophyllus 'Maki',	Maki Japanese Yew	15gal, 3"o.c.	QTY. 98
XB-20		S. repens 'Cinerea',	Sea Palmetto, Silver	3gal, 4"o.c.	QTY. 118
XB-10		Loropetalum chinense 'Purple Diamond',	Purple Diamond Loropetalum	3 gal, 30"o.c.	QTY. 488
XB-10		L. Longifolia 'Bresser',	Bresser Grass	3 gal, 30"o.c.	QTY. 30
XB-10		R. 'Novosopop' 'Popcorn Drift',	Popcorn Drift Rose	3 gal, 18"o.c.	QTY. 206
XB-10		E. tyronalis,	Horseshoe	1 gal, 18"o.c.	QTY. 48
XB-10		R. horizontalis 'Blue Chip',	Blue Chip Juniper	3 gal, 18" o.c.	QTY. 1088
XB-10		R. indica,	Indian Hawthorn	3 gal, 3"o.c.	QTY. 18



1. EMITTER INTO 1/2" TUBING, WITH 1/2" TUBING, STAKE, & BUG CAP
 N.T.S.



2. FLOOD BUBBLER
 N.T.S. RAINBIRD 1402

- 1 FLOOD BUBBLER RAINBIRD 1402
- 2 FLOOD BRIDGE
- 3 LANDSCAPE STAPLE
- 4 FUNNY PIPE
- 5 LATERAL LINE PIPING
- 6 LATERAL LINE PIPE FITTING

IRRIGATION PLAN

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BAKERY CAFE #1725
 PANERA BREAD
 FOR
 PANERA, LLC
 CITY OF GULF BREEZE
 SANTA ROSA COUNTY
 FLORIDA

Revisions:

No.	Description

NOT FOR CONSTRUCTION

Florida Landscape Architect
 #0667043
 Designed By:
 SD
 Drawn By:
 ES
 Checked By:
 SD
 Date:
 09-11-2013
 Job Number:
 130067
 File Name:



JERRY PATE DESIGN
 LANDSCAPE ARCHITECTURE
 301 SCHUBERT DRIVE
 PENSACOLA, FLORIDA 32504
 (850) 479-2511



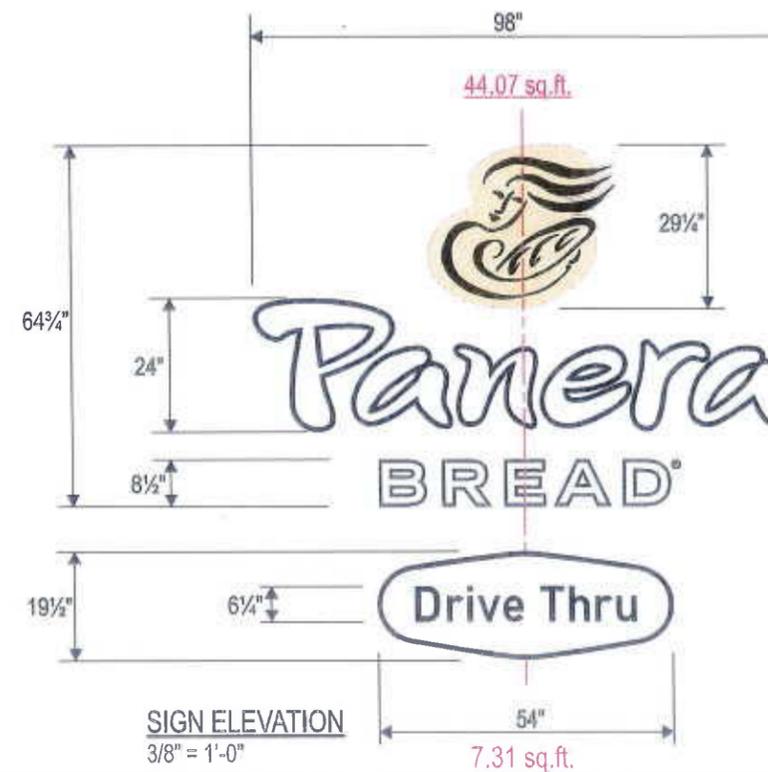
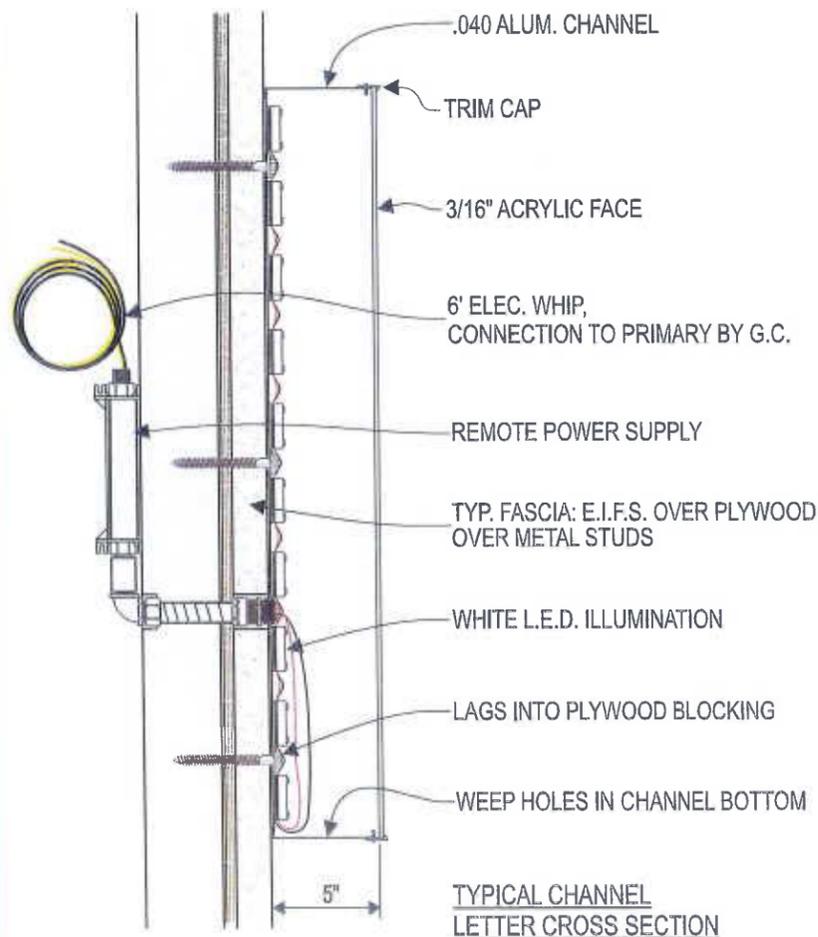
AWNING DETAILS ON SHEET: X-010e

STOREFRONT WALL AREA:
 PARAPET @ SIGN.....19.5' x 27' = 526.5 SQ.FT.
 LEFT LOWER SECTION..... 22 x 50.33 = 1107.2 SQ.FT.
 TOTAL SOUTH ELEV. WALL AREA.....= 1633.7 SQ.FT.
 SIGN ALLOWANCE: 1633.7 x 10%.....= 163.37 SQ.FT.

PROPOSED SIGN AREA AREA:
 SOUTH ELEV.....44.07 + 7.31 = 51.38 SQ.FT.
 EAST ELEV.....44.07 + 7.31 = 51.38 SQ.FT..
 WEST ELEV.....36.98 = 51.38 SQ.FT.
 TOTAL SIGN AREA.....= 154.14 SQ.FT.

INTERNALLY ILLUMINATED CHANNEL LETTERS & MOTHER BREAD LOGO

- LETTERS:
 • (#2447 WHITE) 3/16" ACRYLIC FACES WITH (230-22 MATTE BLACK) VINYL BORDERS
 MOTHER BREAD LOGO:
 • (CLEAR) 3/16" ACRYLIC FACE BACKSPRAYED PMS 1355u
 • (BLACK 230-22) VINYL LOGO DETAIL
 ALL:
 • (BLACK) 1" TRIM CAP
 • (BLACK) .040 ALUM. RETURNS, 5" DEEP
 • .040 ALUM. LETTER BACKS
 • (WHITE) L.E.D. ILLUMINATION
 • LOW VOLTAGE POWER SUPPLIES
 • U.L. AND MFG. LABELS
 • WEEP HOLES REQUIRED



SINCE 1917

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APPROVALS
 Engineering
 Sales
 Estimating
 Production
 Quality Control

REVISIONS

NO.	BY	DESCRIPTION	DATE
1	GL	rev. lower color, rev. sign to to new stacked layout & of logo	05/28/13
2	WD	smaller, code-compliant signs	07/02/13
3	JM	updated wall sign calculations	07/12/13
4	WD	bidg color & detail updates	07/25/13
5	WD	bidg updates	07/26/13
6	JM	bidg updates & color changes	09/16/13
7	WD	bidg updates & color changes	10/02/13
8			
9			
10			
11			
12			

DO NOT SCALE DRAWING

#1725
 Gulf Breeze Parkway
 GULF BREEZE, FL

#24150-1
 BOB M
 01/15/13

X-010a



EAST ELEVATION:
1/8" = 1'-0"

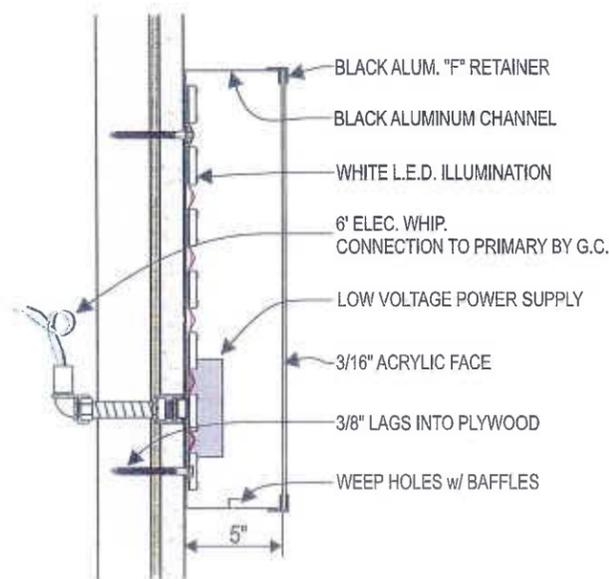
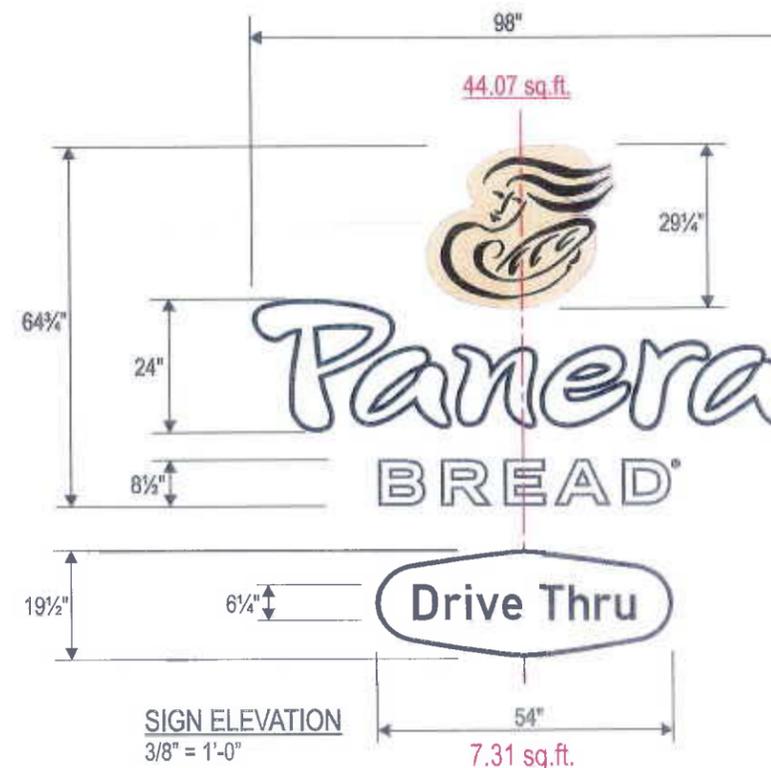
±15'-9" AWNING

±90" AWN.

±90" AWN.

AWNING DETAILS ON SHEET: X-010e

PANERA BREAD SIGN DETAILS ON SHEET X-010a



ILLUMINATED "DRIVE THRU" SIGN CABINET:

- ALUMINUM CHANNEL LETTER TYPE CONSTRUCTION
- .040 ALUM. RETURNS, 5" DEEP, PAINTED BLACK
- 3/16" THICK WHITE ACRYLIC FACE
- 230-22 MATTE BLACK VINYL COPY
- 1" x 5/8" ALUM. "F" RETAINER PAINTED BLACK
- WHITE L.E.D. ILLUMINATION
- WEEP HOLES REQUIRED
- LOW VOLTAGE POWER SUPPLY
- FLUSH WALL MOUNT
- U.L. LABEL

DRIVE THRU BOX SIGN SECTION: N.T.S.

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APPROVALS

Signatures required before Release to Production

Engineering	DATE
Sales	DATE
Estimating	DATE
Production	DATE
Quality Control	DATE

REVISIONS

NO.	BY	DESCRIPTION	DATE
1	GL	rev lower color, rev sign to new structure layout & of signage	05/28/13
2	WD	smaller, code-compliant signs	07/02/13
3	JM	increased wall sign size	07/12/13
4	WD	big color & detail updates	07/25/13
5	WD	big updates	07/26/13
6	JM	big updates & color changes, added window and awning	09/16/13
7	WD	big updates & color changes	10/02/13
8			
9			
10			
11			

DO NOT SCALE DRAWING



#1725

Gulf Breeze Parkway
GULF BREEZE, FL

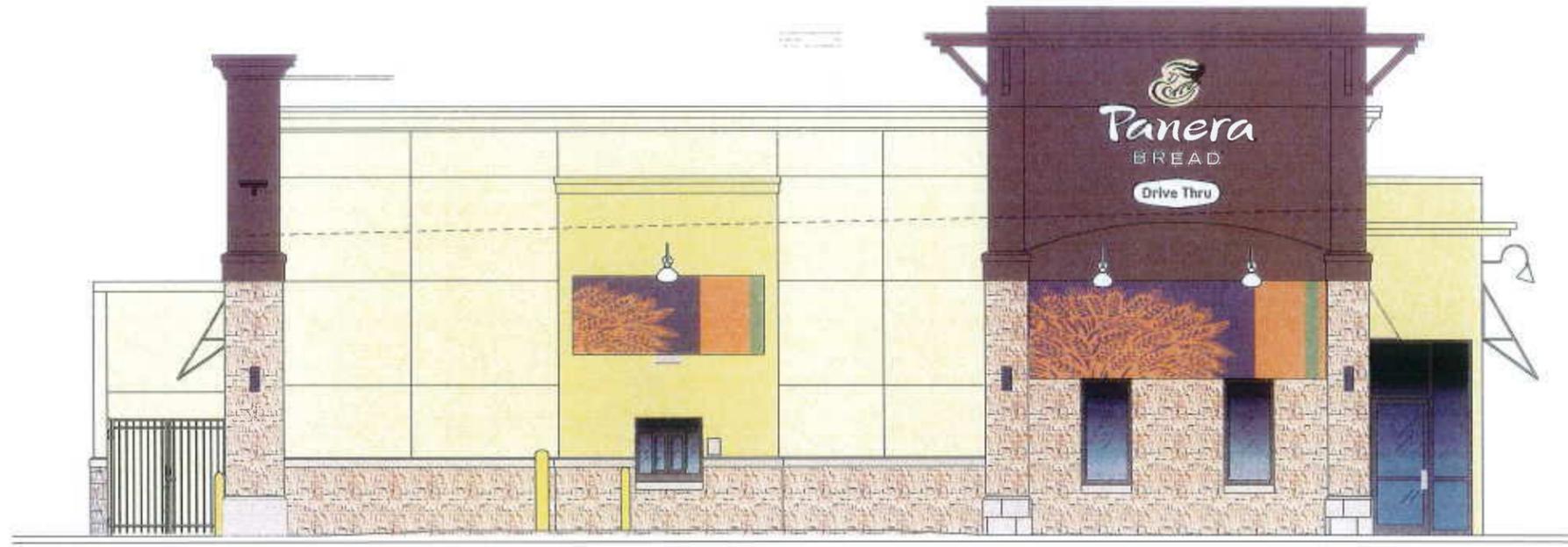
#24150-1

BOB M.

DATE: 01/15/13

X-010b

- Custom ARLON
Panera Bread Plum
6-115-1
- Custom ARLON
Panera Bread Yellow
3-140-1
- Custom ARLON
Panera Bread Green
4-250-1



EXTERNALLY ILLUMINATED DRIVE THRU AWNING:

- 1" SQ. ALUMINUM EXTRUSION WELDED FRAME
- FRAME POWDER COATED BLACK
- TRUSS SPACING N.T.E. 36" APART O.C.
- ARLON SIGNTECH VINYL FABRIC COVER:
 - PLUM TO MATCH SUNBRELLA #4622
- BLACK PVC TRIM STAPLE COVER
- MOUNTED USING Z-CLIPS & APPROPRIATE ANCHORS
- G.C. TO PROVIDE 2" x 6" BLOCKING AS NECESSARY

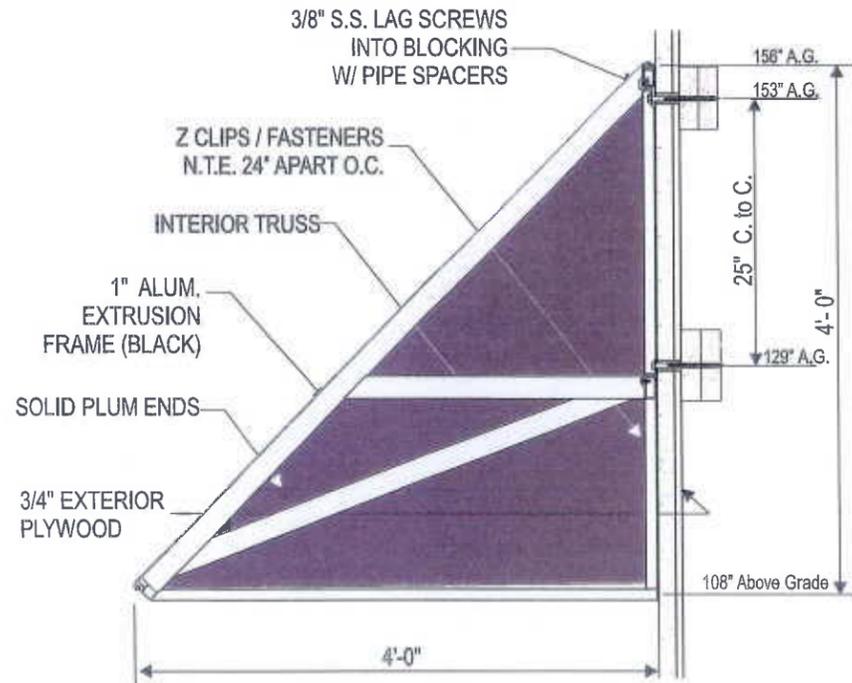
"Per ARB Meeting 10/3/13: Given the additional embellishments on that west façade (arched volume, awnings, and cornice/overhang), applicant has received a waiver from Section 26-8(2)(a) which would require each primary building façade to have one or more clearly defined, highly visible customer entrances."

WEST ELEVATION
1/8" = 1'-0"

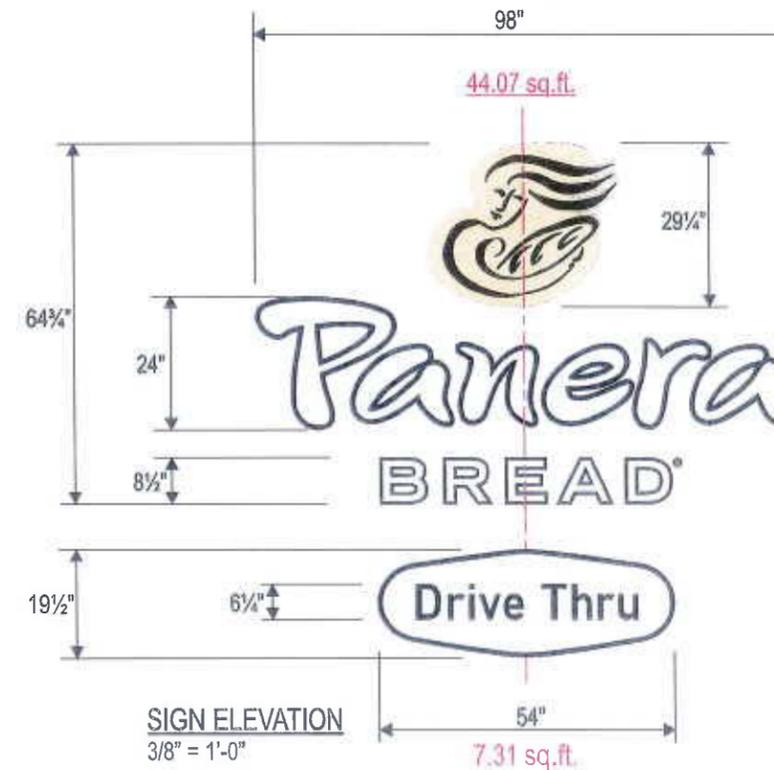


AWNING DETAILS ON SHEET: X-010e

PANERA BREAD SIGN DETAILS ON SHEET X-010a



DRIVE THRU AWNING SECTION ONLY: 3/4" = 1'-0"



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PHONE FAX

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APPROVALS
Signatures Required Before Release to Production

Engineering	
Sales	
Estimating	
Production	
Quality Control	

REVISIONS

NO.	BY	DESCRIPTION	DATE
1	GL	rev west elev, the sign to be new standard sign & no cornice	05/28/13
2	WD	smaller, code-compliant signs	07/02/13
3	JM	omitted drive thru sign	07/12/13
4	WD	bidg color & detail updates	07/25/13
5	WD	bidg updates	07/26/13
6	JM	bidg updates & color changes, updated awning	09/16/13
7	WD	bidg updates & color changes rev to same sign set as South & East	10/02/13
8	JM	updated to 1" X 2" frames	10/03/13
9			
10			
11			

DO NOT SCALE DRAWING

CLIENT

#1725

Gulf Breeze Parkway
GULF BREEZE, FL

PROJECT

#24150-1

DESIGNER

BOB M.

DATE

WD 01/15/13

DATE

X-010c



NORTH ELEVATION
1/8" = 1'-0"

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APPROVALS
Signatures Required Before Release to Producer

Engineering	DATE
Sales	DATE
Estimating	DATE
Production	DATE
Quality Control	DATE

REVISIONS

NO.	BY	DESCRIPTION	DATE
1	GL	red lines only	05/28/13
2	WD	big color & detail updates	07/25/13
3	JM	big updates & color changes	09/16/13
4	WD	big updates & color changes	10/02/13
5			
6			
7			
8			
9			
10			
11			
12			

DO NOT SCALE DRAWING



Panera BREAD

#1725

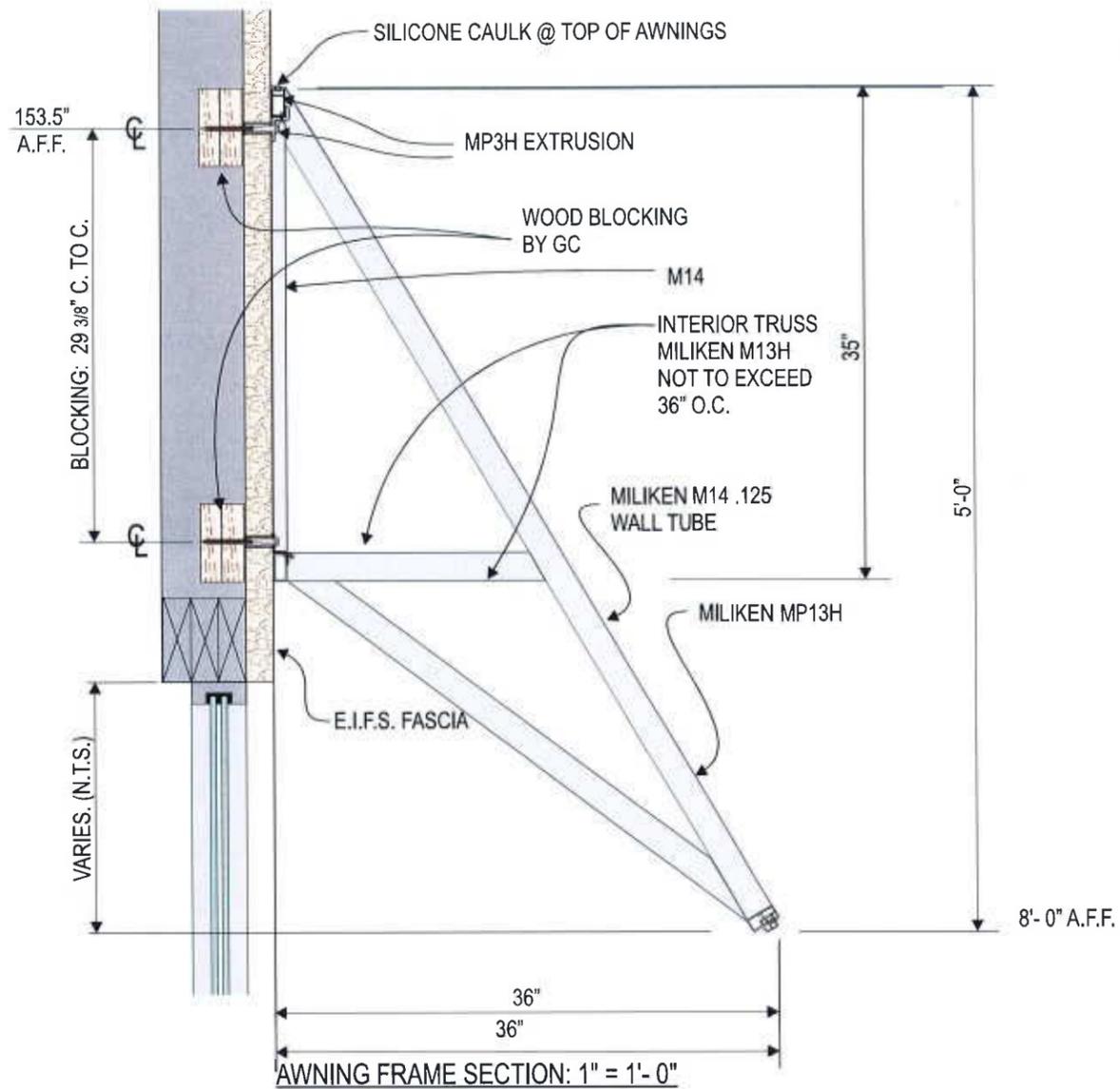
Gulf Breeze Parkway
GULF BREEZE, FL

#24150-1

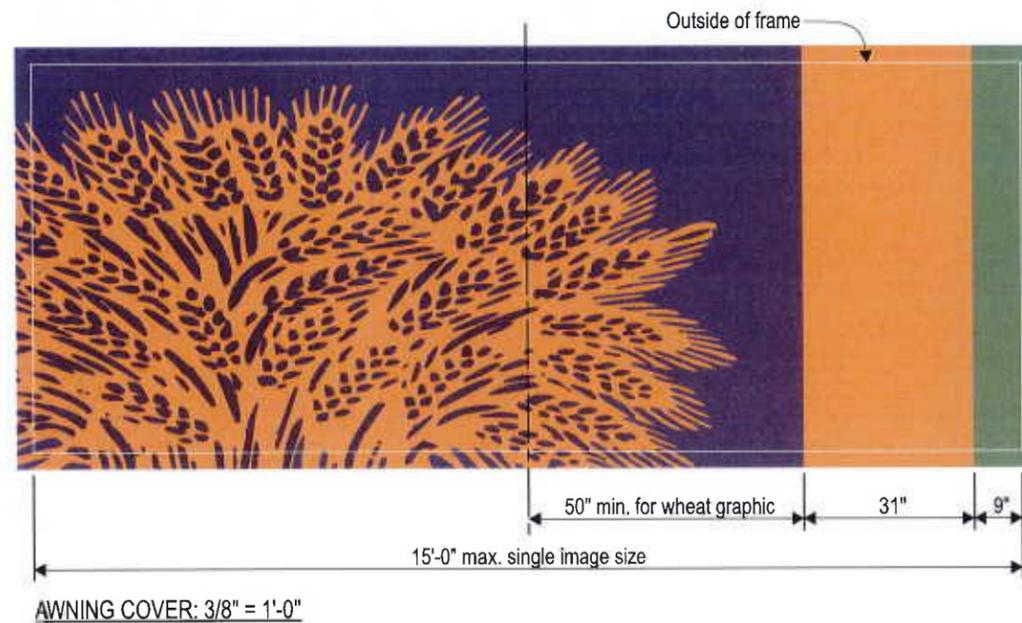
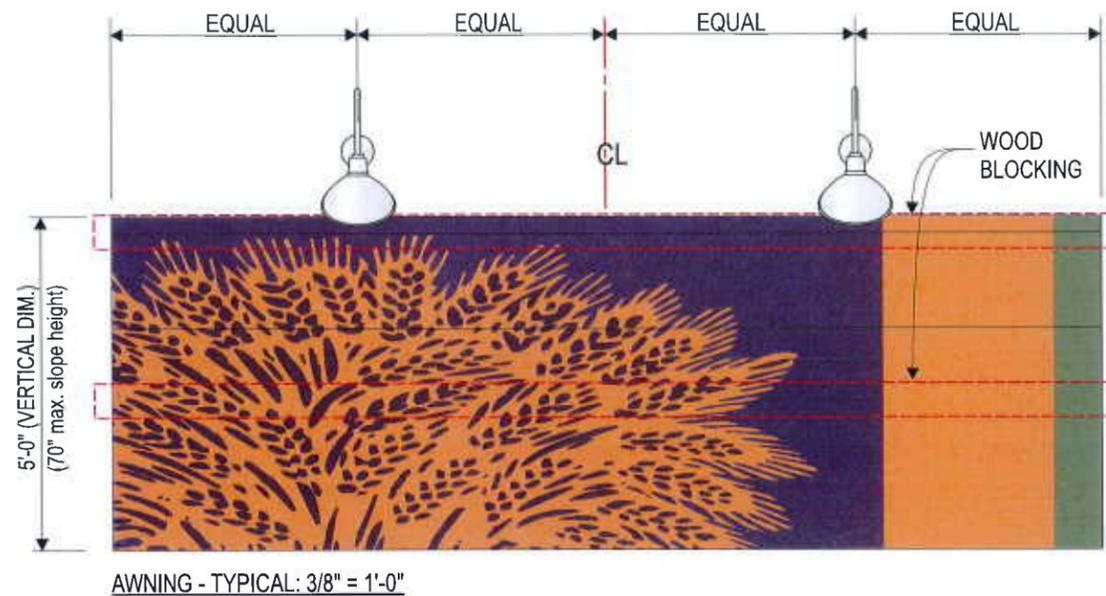
BOB M.

DATE	DATE	DATE
WD	01/15/13	

X-010d



Note:
 AWNING FRAMES LESS THAN 7'-6" LONG DO NOT HAVE A WHEAT IMAGE ON THE PLUM.
 AWNING FRAMES BETWEEN 15' & 17' LONG HAVE EXTRA YELLOW PANEL ON RIGHT SIDE.
 AWNING FRAMES OVER 17' LONG HAVE MULTIPLE EQUAL GRAPHIC PATTERN IMAGES.



EXTERNALLY ILLUMINATED G-2 AWNINGS:

- 1" SQ. ALUMINUM EXTRUSION WELDED FRAME
- FRAME POWDER COATED SEIBERT SILVER #189110
- TRUSS SPACING N.T.E. 36" APART O.C.
- ARLON SIGNTECH SCREEN PRINTED VINYL FABRIC COVER:
 - PLUM TO MATCH SUNBRELLA #4622
 - BUTTERSCOTCH TO MATCH DICKSON SAND #0034, 31" WIDE PANELS & WHEAT BACKGROUND
 - GREEN TO MATCH PANTONE 5763C, 9" WIDE STRIPES
- GRAY PVC TRIM STAPLE COVER
- MOUNTED USING Z-CLIPS & APPROPRIATE ANCHORS
- G.C. TO PROVIDE WOOD BLOCKING AS NECESSARY

- Custom ARLON Panera Bread Plum 6-115-1
- Custom ARLON Panera Bread Yellow 3-140-1
- Custom ARLON Panera Bread Green 4-250-1

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 LINCOLN, RI 02865-4255

401-334-9100 401-334-7799
 PHONE FAX

www.mandevillesign.com

APPROVALS

Signatures Required Before Release to Production

Engineering	BY	DATE
Sales	BY	DATE
Estimating	BY	DATE
Production	BY	DATE
Quality Control	BY	DATE

VM PRODUCT NUMBER(S)

REVISIONS

NO.	BY	DESCRIPTION	DATE
1	JM	updated to 1" X 2" frames	10/03/13
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			

DO NOT SCALE DRAWING

CLIENT



STORE NUMBER #1725

Gulf Breeze Parkway
 GULF BREEZE, FL

LOCATION

#24150-1

WORK ORDER NUMBER(S)

PROJECT MANAGER BOB M.

CHECKED BY DATE WD 01/15/13
 DATE ARTIST DATE

X-010e

DRAWING NAME



City of Gulf Breeze

DEPARTMENT OF PARKS AND RECREATION

TO: Edwin A. Eddy, City Manager
FROM: Ron Pulley, Director of Parks and Recreation
SUBJECT: Replacement Mower - Tiger Point Golf Club
DATE: October 10, 2013

A handwritten signature in blue ink, appearing to read "Ron Pulley", is written over the "FROM:" line of the memo.

A 72" zero turn radius mower, which has been instrumental in the maintenance of the West Course has failed. Purchased new in 2001, this mower is 12 years old. The repairs required by this mower cost more than the mower's current value.

The Parks and Recreation Department conducted a competitive bid process for the purchase of mowers and utility equipment in January of 2013, the results of which are attached.

Kingline Equipment, the low bidder relative to the two mowers in January, 2013, has indicated that they would honor their bid price for the purchase of a new 72" mower for Tiger Point.

Recommendation

That Council authorize the purchase of a Toro 72" Zero Turn Mower, for use at Tiger Point Golf Club, from Kingline Equipment at their January, 2013 bid price of \$8,437.80

City of Gulf Breeze

Bid Summary

Landscape Maintenance Equipment
Submitted January 9, 2013

<u>Company</u>	<u>Brand</u>	<u>Model Number</u>	<u>Price</u>
<u>Zero-Turn Mower 52"</u>			
1. Kingline Equipment	Toro	74906	\$8,088.00
2. Jerry Pate	Toro	74906	\$8,318.88
3. Tool Shack	Toro	74906	\$8,318.88
4. Coastal Machinery Co.	Kuboto	7G1275-54	\$5,749.00 *

* Excluded for failure to meet published specifications... engine size and deck width

<u>Zero-Turn Mower 72"</u>			
1. Kingline Equipment	Toro	74916	\$8,437.80
2. Jerry Pate	Toro	74916	\$8,678.88
3. Tool Shack	Toro	74906	\$8,678.88

<u>Bunker and Field Rake</u>			
1. Beard Equipment Co.	John Deere	1200 Hydro Rake	\$13,489.58
2. Jerry Pate	Toro	Infield Pro 3034	\$17,500.78

<u>Utility Vehicle – Gas</u>			
1. Coastal Machinery Co.	Kubota	RTV4000-H	\$9,239.38
2. Jerry Pate	Club Car	295	\$12,893.82
3. Kingline Equipment	New Holland	Rustler 125	\$10,893.00

<u>Utility Vehicle – Diesel</u>			
1. Coastal Machinery Co.	Kubota	RTV1140cpxs-h	\$13,346.76
2. Jerry Pate	Club Car	295SE	\$17,629.12
3. Kingline Equipment	New Holland	Rustler 120	\$15,777.00
4. Beard Equipment Co	John Deere	885D	\$12,195.66*
5. Beard Equipment Co	John Deere	HPX	\$10,499.74*

** Excluded for failure to meet published specifications... seating capacity and hydraulic dump bed.



City of Gulf Breeze

TO: Edwin A. Eddy, City Manager

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

DATE: October 10, 2013

RE: Phase II Stormwater Projects

A handwritten signature in blue ink, appearing to be "T. Lambert", is written over the "FROM:" line.

As the City starts the bidding process for construction of the Phase II Stormwater, the design engineer has prepared a proposal for final plans update, contract administration and additional construction observation. The design for this project was funded through the HMGP process. The majority of the construction cost will be funded by the National Resource Damage Assessment (NRDA) fund from the BP oil spill. The City will be responsible for funding contract administration and inspection services.

The lump sum compensation proposed by Hatch Mott McDonald includes bidding assistance, progress meetings, pay application verification, construction meetings, and final project closeout. The City staff will provide the extensive construction inspections requirements, but we have also asked for an allowance for inspection assistance from the engineer for questions that arise equivalent to 8 hours per month for the 8 month long project.

The lumps sum fee for the project is \$28,000, with the allowance not to exceed an additional \$14,880. The construction cost funded through NRDA is estimated at \$2 million, with the City responsible for the actual cost over \$1,570,000.

RECOMMENDATION: City Council approve the fee of \$28,000 for bidding and contract administration, and a not to exceed amount of \$14,880 for as needed inspection assistance to Hatch Mott McDonald.



Hatch Mott MacDonald
5111 North 12th Ave
Pensacola, FL 32504
T 850.484.6011 www.hatchmott.com

AAC000035 EB0000155 LB00006783

October 1, 2013

Mr. Thomas Lambert, PE
Assistant Director of Public Services
City of Gulf Breeze
1070 Shoreline Drive
Gulf Breeze, Florida 32561

**Re: Gulf Breeze Drainage Improvements
Plans Update and Limited Construction Observation Services Proposal
HMM Project No. 322015**

Dear Thomas:

We are pleased to submit our proposal to provide Engineer services for the above referenced project. This project will include the completion of a plans update to address/incorporate FDEP review comments and limited construction observation services for the Gulf Breeze Drainage Improvements project previously designed by Hatch Mott MacDonald, LLC. This proposal is based on our understanding of this project, the level of effort required to complete the scope of services defined below, as well as past experience with projects of similar size and scope.

BASIC SERVICES

TASK 1 – Plans Update

This task will include the review and incorporation of FDEP comments into the previously completed 100% design plan set previously produced for this project, as applicable. This task shall include preparation of front end contract documents and update of technical specification sections as commented on by FDEP. This task does not include review of field conditions for changes from or deviations to site conditions which existed at the time of original survey/design.

TASK 2 – Bidding Assistance

This task shall include those efforts necessary to assist the City of Gulf Breeze (City) during the competitive bid of the proposed project. Included in this task is response to bidder requests for information/clarification, attendance at one (1) pre-bid meeting and at one (1) bid opening. The City shall be responsible for recording and preparing all meeting minutes. HMM shall review and tabulate each submitted bid to verify calculations and the apparent low bidder.



Mr. Thomas Lambert
October 1, 2013
Page 2 of 3

TASK 3 - Limited Contract Administration and Construction Observation

This task shall include shop drawing review, contractor pay application reviews, attendance at monthly construction progress meetings and 1 each substantial and final completion inspections. For the purposes of this proposal, the duration of construction has been estimated at 12 months. Should the actual construction duration extend beyond this duration additional fee shall be required.

TASK 4 – Project Closeout and Certification

This task shall include preparation of Record drawings reflecting “as-built” conditions based upon red-line marks to be provided by the Contractor. Completion of an actual As-built survey of the project or any portion thereof is not included. In addition, completion and submission of certification of completion to NWFWM and/or USACE shall be provided.

Basic Services Task	Lump Sum Fee
Task 1 – Plans Update	\$4,000.00
Task 2 – Bidding Assistance	\$3,500.00
Task 3 – Limited Contract Admin and Construction Observation	\$15,000.00
Task 4 – Project Closeout and Certification	\$5,500.00
Total	\$28,000.00

OPTIONAL SERVICES

TASK 5 – As-needed Construction Observation Services

This task is included to establish an allowance for providing additional construction observation services on an as needed/requested basis during the course of construction. These services are to be provided on an hourly rate basis in accordance with the attached HMM rate sheet. For the purposes of establishing an allowance amount, these services have been estimated at 8 hours of senior project engineer time (\$155.00/hr.) per month for 8 months.



**Hatch Mott
MacDonald**

Mr. Thomas Lambert
October 1, 2013
Page 3 of 3

Optional Services Task	Hourly Rate Allowance
Task 5 – As-need Construction Observation Services	\$14,880.00
Total	\$14,880.00

This proposal is limited only to those services specifically indicated. It shall be the responsibility of the City to provide/complete all other efforts necessary to comply with the terms and conditions of its Grant Agreement with FDEP and any attachments and/or addenda thereto.

We look forward to providing engineering services on this project. We will strive to provide you with timely and quality service. This work shall be governed by the existing Agreement to Furnish Professional Services between HMM and the City. We can begin work immediately upon receipt of official notice to proceed. Please contact us if you would like to discuss the items contained in this proposal. Thank you for the opportunity of providing these professional services to you.

Sincerely,
HATCH MOTT MACDONALD FLORIDA, LLC

Steven D. White, PE
Senior Project Engineer

David D. Skipper, PE
Vice President

HATCH MOTT MACDONALD
2013 Hourly Rate Schedule

	<u>Per Hour**</u>
Principal.....	\$225.00
Principal Project Manager / Principal Architect / Principal Engineer / Principal Landscape Architect	\$190.00
Sr. Project Engineer / Sr. Project Architect / Sr. Project Manager / Sr. Landscape Architect	\$155.00
Project Manager	\$135.00
Project Engineer.....	\$105.00
Project Architect	\$105.00
Engineer III/IV / Architect III/IV	\$95.00
Engineer I/II / Architect I/II	\$75.00
Sr. Specialist	\$150.00
Specialist V/ Designer V.....	\$108.00
Specialist IV/Designer IV.....	\$90.00
Specialist III /Designer III	\$ 78.00
Technician II.....	\$ 60.00
Technician I	\$ 50.00
Inspector V	\$ 90.00
Inspector IV	\$ 85.00
Inspector III	\$ 65.00
Inspector II/Specialist II.....	\$ 60.00
Inspector I/Specialist I.....	\$ 45.00
Senior Surveyor	\$110.00
Surveyor V.....	\$108.00
Surveyor IV	\$ 95.00
Surveyor III	\$ 70.00
Surveyor II	\$ 50.00
Surveyor I	\$ 42.00
Administrative Assistant III & IV	\$ 65.00
Administrative Assistant I & II.....	\$ 45.00
1 – Person with robotic equipment	\$ 90.00
2 – Person Survey Crew.....	\$125.00
3 – Person Survey Crew.....	\$165.00
4 – Person Survey Crew.....	\$210.00

Notes

- * Hourly rates for special consultations and services in conjunction with litigation are available on request.
- * Rates are for straight time hours. Rates multiplied by 1.5 for overtime hours for applicable personnel.
- * Rates for additional personnel can be provided upon request.

EXPENSES

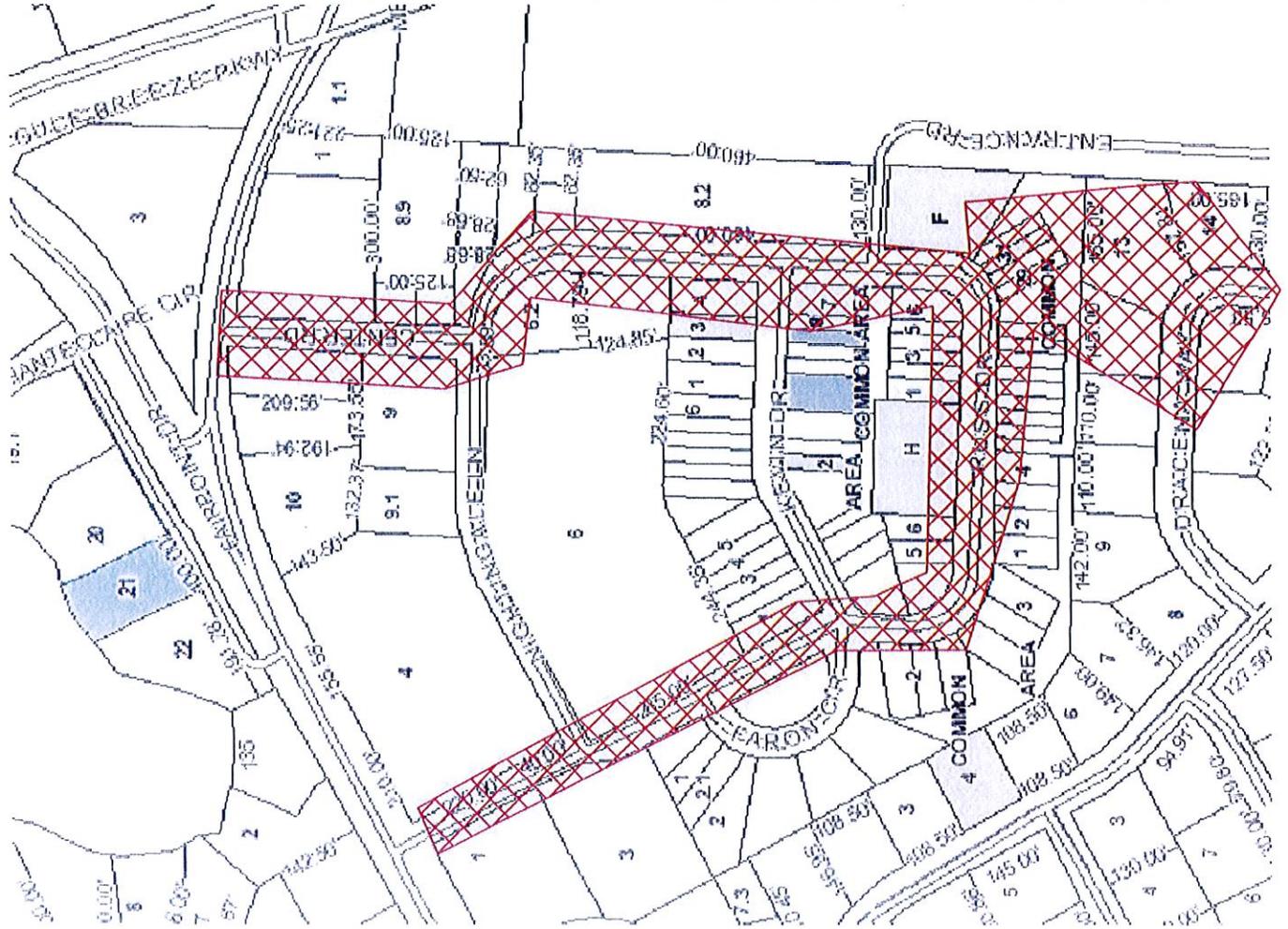
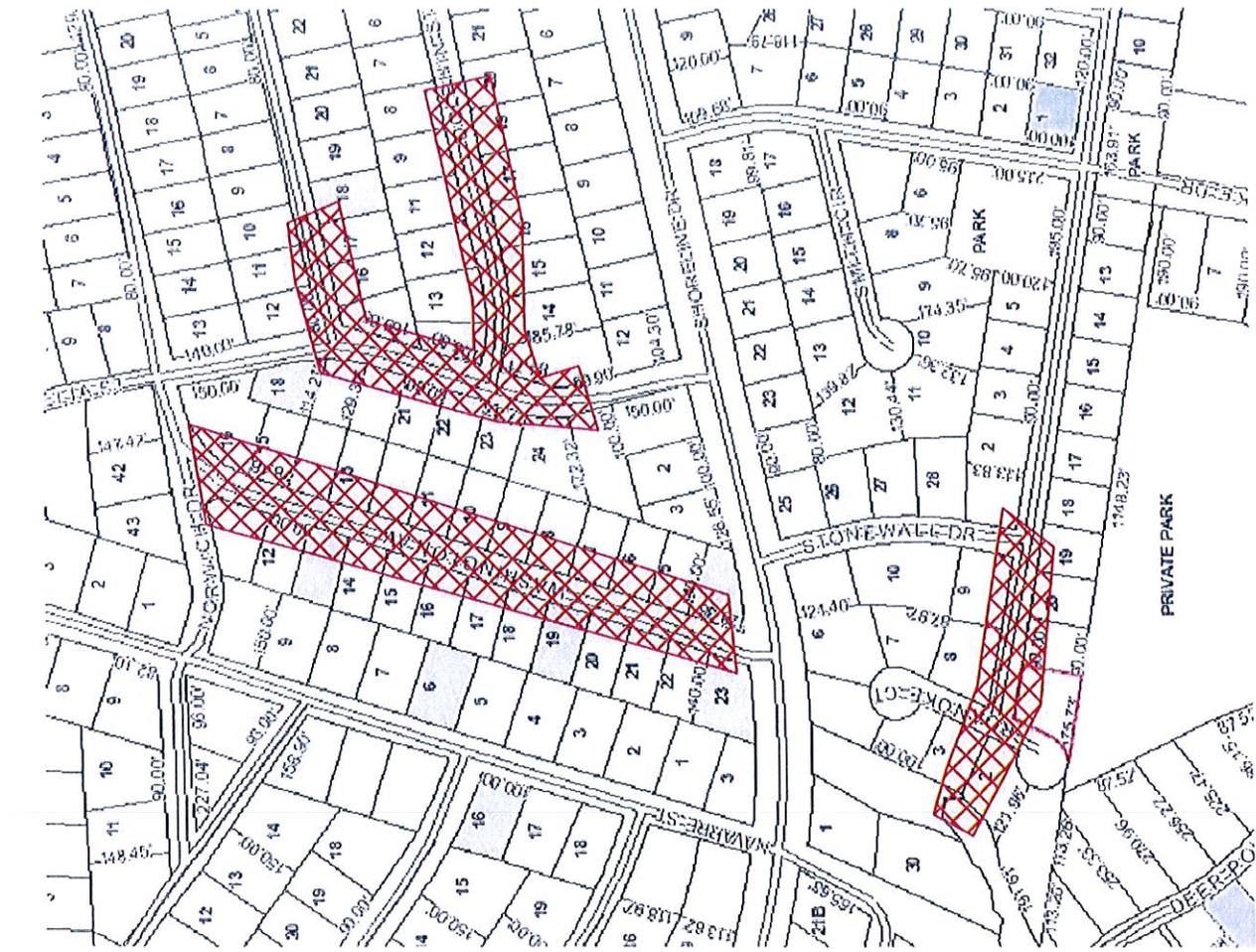
Mileage @ IRS Rate

All Other Direct Cost Direct + 10%

Invoices are payable within 30 days of invoice date.

Delinquent bills are subject to finance charges per our contract.

The client shall pay attorney fees, court costs, and related expenses incurred in the collection of delinquent accounts.





City of Gulf Breeze

Memorandum

To: Mayor and City Council

From:  Edwin A. Eddy, City Manager

Date: 10/10/2013

Subject: Replacement Telephone System, Long Distance (Voice Over Internet) and Data System

We have been evaluating potential vendors in order to make a selection of new systems for the services listed above for your consideration. We have meetings scheduled with the City's consultant next week. If all goes well, we may have a recommendation in time for the October 16th, Executive Session.



City of Gulf Breeze

Memorandum

To: Mayor and City Council

From:  Edwin A. Eddy, City Manager

Date: 10/10/2013

Subject: Proposed Fee Increase – Boat Launch Fee, Summer Recreation Program Fee and Room Rental Fee

In order to maintain charges for the fee based services listed above in line with the market, in order to increase the funds available for proper maintenance of these facilities and in order to keep up with the increasing costs of maintaining these facilities, it is appropriate to increase these charges.

The fee for launching and retrieving a boat at the City's boat ramps is presently \$10.00 per day. An annual pass that allows unlimited use of the ramp is \$50.00. There is no differential charge between resident and non-resident. The anticipated revenue from boat launch fees is \$60,000 annually. The launch revenue covers the cost of having a person at the ramp, periodic clean up of the grounds and facilities and maintenance of the ramps that seems to be constant.

We propose to keep the daily charge at \$10.00. The annual fee for residents would remain at \$50.00. The annual fee for non-residents would be increased to \$75.00.

An additional, positive impact of this increase may be to cause a certain number of regular users of the City's ramps to go elsewhere to launch their boats. The City's boat ramp and parking areas are over crowded at certain times.

The current charges have been in effect since 2007.

The City's Summer Recreation Program provides a unique, local, recreational experience for children during summer months. The City's program is centered in the new Community Center and various activities utilize the Sunset Kids Park, the ballfields and Shoreline South. The current fee of \$15.00 per day has been in place since 1999.

The program currently pays for itself. During the 2013 Summer Season, we had an average of 78 campers on site each day. We realized net revenue of \$7,000 over expenses. This result was the best net result in four years.

We propose to increase the charge by a small amount from \$15.00 per day to \$20.00 per day. If a family has more than one child in the program, the charge would be \$15.00 per day for each additional child.

The charge for room rentals at the Community Center has been in place since 2005. In order to offset a portion of the increased cost of operating the new Community Center, we should increase the room rental charges.

The current and proposed charges are:

	Current	Proposed
Gymnasium	\$50/hour	\$65/hour
Theater Room	\$45/hour	\$50/hour
Multi Purpose Room	\$40/hour	\$50/hour
Conference Room	\$40/hour	\$50/hour

We also propose to increase the charge for renting the pavillion at Shoreline South from \$40.00 per day to \$60.00 per day for residents and \$70.00 per day for non-residents.

RECOMMENDATION:

THAT THE CITY COUNCIL DIRECT STAFF TO PREPARE A RESOLUTION TO IMPLEMENT THE INCREASED CHARGES FOR USE AND RENTAL OF CITY FACILITIES AND TO PLACE THAT RESOLUTION ON THE AGENDA FOR MONDAY, OCTOBER 21, 2013.



City of Gulf Breeze

MEMORANDUM

TO: Edwin A. Eddy, City Manager

FROM: *CS* Craig S. Carmichael, Fire Chief

DATE: October 11, 2013

SUBJECT: Revisions to the VFD Stipend Policy

Over the last two years, we have had two members join the fire department to help with clerical duties. The duties mainly consist of entering data into the fire department's records management software. The data includes staffing details, training details, call response details, inventory details, maintenance details and etc. There is easily 12 to 15 hours a month dedicated to data entry. Since the time they contribute removes a burden from volunteers and staff, we believe that their contribution of time and resources deserve reimbursement as well. Under the current stipend policy, a member must be a certified firefighter, EMT or paramedic to receive reimbursement. We propose that if they attend two out of the three monthly training meetings and do data entry during that time that they receive a monthly stipend of \$100.

Prior to these members joining, these duties were handled by one or two firefighters. The benefit to the City is that by having dedicated clerical personnel, it frees up the firefighters and allows them to devote more time to training.

RECOMMENDATION: THAT THE CITY COUNCIL APPROVE A \$100 STIPEND FOR FIRE DEPARTMENT CLERICAL PERSONNEL VOLUNTEERS.

CSC
Attachment

TITLE: Standard Operating Guidelines for the Administration of the Volunteer Firefighter Stipend Program

ADOPTED: October 21, 2013

PURPOSE: To promulgate policy and guidelines for payment of a stipend to volunteers who provide more than minimal services to our local citizens, and in so doing, incur personal expenses. While it is beyond the scope of the relationship to maintain detailed expense and reimbursement records, this Stipend will in some measure help cover those personal expenses.

REQUIRED QUALIFICATIONS AND PAYMENT SCHEDULE:

- I. **Firefighter Trainee:** will receive \$100 if:
 - a. Completes orientation.
 - b. Must obtain certification as Florida Firefighter I within one (1) year of joining department or no further stipend payments will be made until a Florida firefighter certification is obtained.
 - c. Attends 2 approved training sessions and responds to 20% of the department's calls per month.
- II. **Firefighter I or II:** will receive \$200 if:
 - a. Certified as Florida Firefighter I or II, attends 2 approved training sessions and responds to 20% of the department's calls per month.
- III **Lieutenant:** will receive \$275 if:
 - a. Certified as Florida Firefighter I or II, attends 2 approved training sessions and responds to 20% of the department's calls per month.
- IV. **Captain:** will receive \$300 if:
 - a. Certified as Florida Firefighter I or II, attends 2 authorized training sessions and responds to 20% of the department's calls per month.
- V. **Assistant Chief or Deputy Chief:** will receive \$350 if:

- a. Certified as Florida Firefighter I or II, attends 2 authorized training sessions and responds to 20% of the department's calls per month.

VI. Chief: will receive \$400 if:

- a. Certified as Florida Firefighter I or II, attends 2 authorized training sessions and responds to 20% of the department's calls per month.

VII. EMTs & Paramedics: will receive \$200 if:

- a. This classification is for individuals who do not want to serve the community as a firefighter; however, they have skills that can be used to provide emergency care to the citizens of the community and is within the scope of services provided by the department.
- b. Certified as a Florida EMT or Paramedic, attends 2 authorized training sessions and responds to 20% of the department's calls per month.
- c. EMTs and Paramedics can hold the ranks of Lieutenant through Assistant Chief or Deputy Chief and will receive a stipend payment equal to the appropriate rank listed above.

VIII. Clerical Personnel: will receive \$100 if:

- a. This classification is for individuals who do not want to serve the community as a firefighter; however, they have skills that can be used to provide clerical services and is within the scope of services provided by the department.
- b. Clerical positions must be authorized and approved in writing by the Fire Chief.
- c. Clerical personnel must attend 2 authorized training sessions per month and perform their assigned clerical duties.

DISASTER PAYMENT:

In the event of a local, state or national disaster, volunteer firefighters who are recalled to maintain full-time emergency staffing by the Fire Chief or his/her designee, for a period no less than 72 hours may receive a one-time

supplemental stipend payment not to exceed \$500. This payment is contingent upon available funding and must be approved by the City Council.

PROCEDURES:

The department utilizes computer software to document and log all activities, including: dispatched calls, training sessions, and special details. If possible, an Officer or the highest ranking Firefighter will be responsible for entering the activity report into the computer. After completing the report the Officer or highest ranking Firefighter shall ensure that the activity report is saved in the software thereby locking the report to all users except those who have administrator privileges. Only users who have administrator privileges will have access to add individuals to an activity report once it has been locked and will do so only after it has been authorized by the Chief.

The Chief will prepare a monthly stipend report at the end of each month that will include, but not be limited to, the following information: number of calls the department ran; number of members, by rank, who met qualifications and would be eligible to receive the Stipend, the total number of members in the department, and number of calls, drills, and special details each member participated in. The monthly stipend report will be submitted to City's Director of Finance or designee, no later than the 10th of the following month for processing and payment.

The Chief shall be responsible for maintaining personnel files and training records, which accurately reflect each individual's qualifications for their stipend level. These records shall be available for audit.

ADDITIONAL GUIDANCE:

- I. Credit may be received in lieu of calls runs for standing duty. Duty is defined as personnel manning the station for a set period of time ("shift"). The minimum shift is 4 hours. For this service there will be an allotment of call counts to add to the person's percentage as follows:

4 hour shift:	1 call
8 hour shift:	2 calls
12 hour shift:	3 calls
24 hour shift:	4 calls

During a shift, a Firefighter must participate in all departmental activities including but not limited to training, incident response and public relations events.

- II. Credit maybe given for special details. Special details should be a minimum of two (2) hours and must be approved and authorized by the Chief. Examples include but are not limited to parades, sporting event stand-bys and etc. Each special detail shall count for one call.
- III. Orientation will include is required for trainees and shall include:
 - a. Basic equipment and truck familiarization
 - b. Safety
 - c. Use of SCBA
 - d. Personal Protective Equipment
 - e. General Operating Guidelines
- IV. In the event that a Firefighter is involved in official fire department business such as classes, special meetings, association meetings, out of town training and upon approval of the Chief shall get credit for any calls run during that time.
- V. In the event that a Firefighter is sick, has to attend school or must work during regular scheduled training meetings, the Fire Chief may grant them an excuse from the training meeting attendance requirement for that particular month provided that they have met all other requirements. It is incumbent for the Firefighter to provide documentation of the absence by providing a written doctor's excuse for an illness or in the case of working, a paycheck stub or other documented proof. In the case of attending school, a copy of the student's schedule will suffice. It is up to the Firefighter to provide notification of an excused absence. Once the monthly statics have been complied and submitted to the Finance Department, no furthers changes will be made.
- VI. Any member who submits false paperwork, generates misleading or false incident reports to qualify for payment or commits a similar type of fraudulent act which results in the payment when payment is not due shall immediately be terminated from the Department. Additionally, the Department may pursue criminal charges for defrauding a governmental entity.

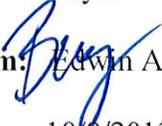
- VII. Authorized training sessions shall be the two general membership training sessions that take place on the 1st and 3rd Tuesday of each month, the monthly maintenance meeting that occurs on the 4th Tuesday of each month, the explorer training session that takes place on Thursday of each week, or any other training approved by the Fire Chief. In order to receive credit for a training session, the Firefighter must actively participate unless assigned another task by the Fire Chief or instructor.



City of Gulf Breeze

Memorandum

To: Mayor and City Council

From:  Edwin A. Eddy, City Manager

Date: 10/9/2013

Subject: Post Issuance Policy for Monitoring Tax Exempt Bonds

The City plans to refinance a long term loan known as the Coastal A Loan in order to better match the length of the loan with the facilities which were financed. Lower interest rates were received with the new loan and a lump sum payment due in 2020 has been financed over the length of the new loan.

As our bond counsel, Richard Lott, prepared documents for closing, he became aware of a new Internal Revenue Service Form that we must submit. In line with other commitments and disclosure changes associated with the City's audit process, this form commits the City to adopt post issuance monitoring procedures.

A copy of the procedures is attached and recommended by Mr. Lott. The policies establish responsibility for monitoring and disclosure on the City Manager as the City's Chief Financial Officer. As with the annual audit, we may accomplish some of the evaluation and reporting to staff or consultants, however, the policies establish clear responsibility.

We will review these procedures and policies with the City Attorney prior to the Executive Session scheduled for October 16th.

RECOMMENDATION:

PENDING REVIEW WITH THE CITY ATTORNEY, WE RECOMMEND THE CITY COUNCIL DIRECT STAFF TO DRAFT A RESOLUTION APPROVING THE ATTACHED POST ISSUANCE COMPLIANCE AND MONITORING PROCEDURES AND THAT THE RESOLUTION BE SCHEDULED FOR ADOPTION ON MONDAY, OCTOBER 21, 2013.

**POST-ISSUANCE TAX COMPLIANCE AND MONITORING PROCEDURES
FOR TAX-EXEMPT GOVERNMENTAL BONDS**

The City of Gulf Breeze, Florida (the “Issuer”) hereby adopts the following post-issuance tax compliance and monitoring procedures with respect to any tax-exempt obligations issued.

The Issuer’s Chief Financial Officer (the “**Oversight Officer**”) will be responsible for overall administration and coordination of these procedures and policies.

PART A. Purpose

Issuers of tax-exempt “governmental bonds” must comply with federal tax rules relating to expenditure of proceeds for qualified costs, rate of expenditure, use of bond- financed property, investment of proceeds in compliance with arbitrage rules, and retention of records. The following procedures are intended to establish compliance by the Issuer with these rules in connection with the issuance of tax-exempt governmental bonds.

PART B. Delegation of Responsibility

To the extent that any of the responsibilities set forth in these Tax Compliance Procedures are delegated to the issuer, a trustee or any other party, the Issuer will keep a record of such delegations with respect to each bond issue.

PART C. Schedule of Reviews

The Issuer will establish routines for monitoring on-going compliance that are consistent with discovering any noncompliance in a timely manner so that it may be corrected. While specific review processes are described in detail below, timing for such reviews will be as follows:

1. Private (Non-Exempt) Use. All contracts, leases or other arrangements providing special legal entitlement to use of bond-financed facilities will be reviewed prior to execution to ensure that they will not cause private use limits to be exceeded with respect to any issue of bonds.

2. Arbitrage Compliance: With respect to each bond issue, the Issuer will ensure that it understands at the time of bond closing which funds and accounts containing bond proceeds may become subject to yield-restriction investment rules and will keep a record of the dates upon which such rules will begin to apply.

3. Rebate Compliance: While rebate calculations may be performed more often, the Issuer will ensure upon the fifth anniversary date of the issuance date of the bonds, every five years thereafter, and upon final retirement of the bonds, that either no rebate is owed or provision has been made for the payment of any rebate owed within 60 days.

4. Change in Use/Ownership: Prior to executing any contract, lease or other document which would materially change the use of the bond-financed project or selling of any

bond-financed property, the Issuer will (i) confirm that such change will not require a remedial action to be taken with respect to any bond issue, (ii) take a remedial action, if necessary, or (iii) discuss with bond counsel whether a voluntary closing agreement with the Internal Revenue Service is appropriate.

5. Allocation of Bond Proceeds: The Issuer will continuously monitor the allocation of bond proceeds to property that qualify for tax-exempt financing and maintain reasonable records of any allocation of non-bond proceeds to the costs of property in private use.

PART D. Tax Requirements Associated with Sale and Issuance of Bonds

Review and retention of tax documents related to the sale and issuance of bonds will be supervised by the Oversight Officer.

1. The “issue price”, as defined in the Internal Revenue Code of 1986, as amended (the “Code”), of the bonds will be documented at the time of issuance. Certifications of an underwriter, placement agent or purchaser and a final numbers package will establish “issue price” and will be reviewed and included in the bond transcript or other records maintained for the bond issue.

2. The weighted average maturity of the bonds (taking into account the various issue prices of the maturities of the bonds) will be documented at the time of issuance.

3. An estimated average economic life of the expected bond-financed projects will be documented at the time of issuance or at such time as bond proceeds are allocated to such property.

4. Form 8038 will be reviewed and filed not later than the 15th day of the 2nd calendar month following the quarter in which the bonds were issued. Filing of the Form 8038 will be confirmed with the issuer and/or bond counsel

5. If the issue price of the bonds differs more than a de minimis amount (more than a 2% discount or premium) from the issue price at closing, the new issue price will be reported to EMMA within 30 days of closing and bond counsel for the issue will be notified.

PART E. Expenditure of Proceeds

Expenditure of bond proceeds will be reviewed by the Oversight Officer.

1. Requisitions. The Oversight Officer will establish a form and procedures for preparation and review of requisitions of bond proceeds, maintain records of the date, amount and purpose of the disbursement. Requisitions must identify the financed property in conformity with the Tax Certificate executed by the Issuer at closing, including any certifications as to the location and character of the bond-financed property.

2. Investment Earnings. Investment earnings on sale proceeds of the bonds will be tracked independent of other investments and will be requisitioned only for appropriate expenditures.

3. Capital Expenditures. The Issuer will verify that all costs for which it submits requisitions are capital expenditures, except as otherwise permitted under the Tax Certificate.

4. Final Allocation. Requisitions will be summarized in a “final allocation” of proceeds to uses not later than 18 months after the in-service date of the financed property (and in any event not later than 5 years and 60 days after the issuance of the bonds).

5. Reimbursement. Requisitions for costs that were paid prior to the issuance of the bonds are, in general, limited to capital costs paid subsequent to, or not more than 60 days prior to, the date a “declaration of intent” to reimburse the costs was adopted by an authorized officer of the Issuer or by the issuer.

6. Debt Service Reserve Funds. Bond-funded reserve funds cannot exceed the least of (i) 10% of the par amount of the bonds (or the issue price of the bonds, if there is more than a de minimis amount of original issue discount or premium), (ii) maximum annual debt service, and (iii) 125% of average annual debt service. The initial funding of any reserve fund will be measured against this limit.

7. Timing of Expenditures. Expenditure of proceeds will be measured against the Issuer’s expectations, as set forth in the Tax Certificate executed in connection with the particular bond issue, to spend or commit 5% of net sale proceeds within 6 months, to spend 85% of net sale proceeds within 3 years, and to proceed with due diligence to complete the project and fully spend the net sale proceeds. Expected expenditure schedules, project timelines, and plans and specifications will be maintained to support expectations. To the extent that the Issuer is unable to comply with the above expectations, the reason for delay should be documented and retained with records regarding the bond issue.

8. Rebate Spending Exceptions. Expenditure of proceeds will be monitored for compliance with spending exceptions to the rebate requirement, as follows:

- (i) If the six-month spending exception applies, expenditure of gross proceeds will be monitored against the following schedule.

100% within 6 months

- (ii) If the 18-month spending exception applies, expenditure of gross proceeds will be monitored against the following schedule.

15% within 6 months
60% within 12 months
100% within 18 months

- (iii) If the two-year spending exception applies, expenditure of “available construction proceeds” will be measured against the following schedule.

10% within 6 months
45% within 12 months

75% within 18 months
100% within 24 months

PART F. Use of Bond-Financed Property

Use of bond-financed property when completed and placed in service will be reviewed by the Oversight Officer. Use of bond-financed property must be measured separately for each bond issue.

1. Limit on Private (Non-Exempt) Use. Average annual private (non-exempt) use of bond-financed property over the life of the issue cannot exceed 10% of the proceeds (or 5% if the use is unrelated to the governmental use or disproportionate to the governmental use). Private use will be determined annually as a percentage of total use of the proceeds of the bond issue.

2. Review of Contracts and Agreements. Agreements with private business users for lease, management, sponsored research, or any other potential private/non-exempt use of bond-financed property will be reviewed prior to execution for compliance with the private use limits. This review will include a determination of whether any arrangement meets the safe harbors of Internal Revenue Service Rev. Proc. 97-13, as modified by Rev. Proc. 2001-39, or, with respect to research arrangements, Rev. Proc. 2007-47. It will also include a determination of whether any arrangement meets the exception for incidental use under Treas. Reg. § 1.141-3(d)(5), the exception for general public use under Treas. Reg. § 1.141-3(c), or the exception for certain short-term arrangements under Treas. Reg. § 1.141-3(d)(3). In addition to these exceptions, it may be possible for the the private business use to be allocated to non-bond proceeds. If there is such a situation, Bond Counsel will be consulted to assist in documenting the permitted allocation of private business use to property financed from sources other than bond proceeds.

3. Tracking Private (Non-Exempt) Use. Agreements with private business users or non-profit organizations for lease or management or services contracts or other private business use involving bond-financed property will be tracked and aggregated with other private business uses for compliance with the 10% (or 5%) limit, as set for in the Tax Certificate for the applicable bonds.

4. Change in Use. No item of bond-financed property will be sold or transferred prior to the end of its reasonably expected useful life to a non-exempt party without advance arrangement of a “remedial action” under the applicable Treasury regulations (see Treas. Reg. §§ 1.141-12 and 1.145-2).

PART G. Investments

Investment of bond proceeds in compliance with the arbitrage bond rules and rebate of arbitrage will be supervised by the Oversight Officer.

1. Guaranteed Investment Contracts. Guaranteed investment contracts (“GIC”) will be purchased only using the three-bid “safe harbor” of applicable Treasury regulations (*see* Treas. Reg. § 1.148-5(d)(6)(iii)), in compliance with fee limitations on GIC brokers (*see* Treas. Reg. § 1.148-5(e)(2)(iii)); provided, however, that to the extent that the safe harbor provisions cannot be met, the Issuer will consult with bond counsel.

2. Fair Market Value of Investments. Other investments will be purchased only in market transactions.

3. Yield-Restriction. Calculations of rebate liability will be performed by outside consultants at the end of construction and at least every fifth bond year.

4. Rebate Payments. Rebate payments will be made with Form 8038-T no later than 60 days after (a) each fifth anniversary of the date of issuance and (b) the final retirement of the issue. Compliance with rebate requirements will be reported to the bond trustee, if applicable.

5. First Rebate Due Date. The date for the first rebate payment will be identified and entered in the records for the issue at time of issuance of the bonds.

PART H. Refunding Issues

When tax-exempt bonds are used to refund other bonds (“*Refunded Bonds*”), the new bonds (“*Refunding Bonds*”) will be treated as having financed the property originally financed with the Refunded Bonds (or any bonds refunded by the Refunded Bonds), such that financed property must be tracked until the last bonds (whether Refunded Bonds or Refunding Bonds) attributable to that property are retired. The Oversight Officer will continue reviewing the use of the any bond-financed property until the last bonds attributable to that property are retired; except to the extent that tracking is no longer required due to the economic life of the property coming to an end.

Refunding Bonds the proceeds of which are used to retire Refunded Bonds more than 90 days after the issue date of the Refunding Bonds are “Advance Refunding Bonds”. Advance Refunding Bonds have additional federal tax requirements in order to be tax-exempt bonds. In order to comply with these additional requirements, the Oversight Officer will:

1. Limit on Advance Refundings. Confirm directly, or in conjunction with a financial advisor and/or bond counsel, that the Issuer does not issue Advance Refunding Bonds that would violate the limit on the number of advance refundings for any of its tax-exempt governmental bonds;

2. Proper Call Date. Confirm directly, or in conjunction with a financial advisor and/or bond counsel, that the Refunded Bonds are being redeemed on their earliest call date (in the case of change in use of the facilities) or other allowable date;

3. Mixed Escrows. Confirm directly, or in conjunction with a financial advisor and/or bond counsel, that all non-bond proceeds amounts going into any Refunded Bond

escrow comply with the rules relating to mixed escrows (meaning escrows which are funded with bond proceeds and non-proceeds)(see Treas. Reg. § 1.148-9(c)(2));

4. Non-SLGS Investments. To the extent that investments other than United States Treasury Securities – State and Local Government Series (“SLGS”) will be placed in an escrow, confirm directly, or in conjunction with a financial advisor and/or bond counsel, that SLGS were not a more efficient investment on the date of the bidding of any other type of investment; or, to the extent that SLGS sales have been suspended on such date, confirm that the safe harbors for determining the fair market value of yield-restricted defeasance escrows have been met (*see* Treas. Reg. 1.148-5(d)(6)(iii)). To the extent that SLGS are unavailable and the Issuer cannot obtain at least three bids to provide other investments, the Issuer will consult with bond counsel and a financial advisor on how to proceed;

5. Monitoring 0% SLGS. To the extent that an escrow funded with Advance Refunding Bond proceeds requires future purchases of 0% SLGS in order to comply with the applicable yield restrictions, the Issuer will purchase the 0% SLGS directly or, by written agreement, cause an escrow agent to purchase such SLGS. If the SLGS are to be purchased by an escrow agent, the Issuer will confirm that such SLGS have actually been purchased, or, to the extent SLGS sales are suspended, comply with alternate procedures (which currently are provided in Rev. Proc. 95-47); and

6. Private Use Measurement Period. Determine whether it will measure private business use using a combined measurement period (meaning starting with the issue date of the Refunded Bonds and ending with the final retirement of the Refunding Bonds) or separate measurement periods for the Refunded Bonds and the Refunding Bonds; provided, that the Issuer may not use separate periods if the Refunded Bonds were not in compliance with the private business use limits measured from their date of issuance to the date of issuance of the Refunding Bonds.

PART I. Short-Term Working Capital Financings

To the extent that the Issuer is issuing short-term obligations to finance restricted working capital expenditures (meaning non-capital expenditures of the Issuer for which no exception to Treasury Regulations Sect. 1.148-6(d)(3)(i) applies) (“Working Capital Financing”), the Issuer will follow the following rules:

1. Proceeds Spent Last. The Issuer will not allocate proceeds of its Working Capital Financing to expenditures to the extent that it has other “available amounts” to pay such expenditures.

(a) For this purpose, “available amounts” include any amounts that are available to the Issuer for working capital expenditures of the type being financed; however, “available amounts” does not include amounts that may not be used by the issuer for working capital purposes without legislative or judicial action, or amounts that have a legislative, judicial, or contractual requirement that those amounts be reimbursed. (See Treasury Regulation Sect. 1.148-6(d)(3)(iii)(A).

(b) For this purposes, reasonable working capital reserves are treated as unavailable. A working capital reserve is reasonable if it does not exceed 5% of the actual

working capital expenditure of the Issuer in the prior fiscal year. (See Treasury Regulation Section 1.148-6(d)(3)(iii)(B).

(c) If the Issuer has not historically maintained a working capital reserve, then the Issuer will consult with bond counsel regarding whether it can treat a reasonable working capital reserve as unavailable. An example of how to determine whether the Issuer historically maintained a working capital reserve would be to average the beginning or ending monthly balances available for working capital expenditures (not including the proceeds of any bond issues) during the one year period preceding the Working Capital Financing. (See Treasury Regulation Section 1.148-1(c)(4)(ii).)

2. Restricted Funds. To the extent that the Issuer has funds which are available, but restricted (as discussed in 1.b. above), the Issuer will document why it treated such funds as unavailable by keeping a list of such funds and the restrictions that issuance of a Working Capital Financing and prior to a final allocation of proceeds of a Working Capital Financing to ensure that such funds should still be treated as unavailable.

3. Investment of Proceeds. If any proceeds of a Working Capital Financing remain unexpended 13 months after the issuance of the Working Capital Financing, such proceeds will be invested at yield not exceeding the yield on the Working Capital Financing; unless the Tax Certificate provides otherwise, or upon the advice of bond counsel.

4. Rebate. The Issuer will calculate and pay any rebate owed (as provided in Section G above) to the extent that the issuer has not spent 100% of the proceeds of the Working Capital Financing within six months of the issuance of the Working Capital Financing; provided, however, for this purpose, the proceeds of the Working Capital Financing will be considered spent if the Issuer achieves a cumulative cash flow deficit greater than 90% of the proceeds of the Working Capital Financing within the period beginning on the issue date of the Working Capital Financing and ending on the earlier of the date the deficit is achieved and six months after the issue date of the Working Capital Financing. "Cumulative cash flow deficit" means the excess of (i) expenses paid during the period which would ordinarily be paid out of or financed by anticipated tax or other revenues, over (ii) the aggregate amount available (other than from proceeds of the Working Capital Financing) during such period for the payment of such expenses. (See Section 148(4)(b)(iii).) For purposes of achieving the 90% cumulative cash flow deficit test, working capital reserves are treated as available.

5. Records. The Issuer will maintain a final allocation of proceeds showing that it spent the proceeds of the Working Capital Bonds using the proceeds spent last method (described in paragraph 1 above). If the Issuer did not spend 100% of the proceeds of the Working Capital Financing within six months of issuance, the Issuer should also maintain records showing either (i) that it met the 90% cumulative cash flow deficit test within the applicable period, or (ii) maintain records showing the calculation and payment (if any) of rebate.

PART J. Correction of Violations

The Issuer expects that its compliance with the procedures outlined above will prevent any violations of federal tax rules pertaining to its outstanding tax-exempt governmental bonds (including any Refunded Bonds). However, if the Issuer discovers a potential violation through its ongoing monitoring or otherwise, it will promptly determine in conjunction with its bond counsel whether a violation actually exists. If it is found that a violation actually exists, the Issuer will determine whether (i) any remedial actions are available, or (ii) a voluntary closing agreement with the Internal Revenue Service is appropriate. Common examples of violations are as follows:

- (i) Failure to purchase 0% SLGs at the appropriate time for yield-restricted escrows.
- (ii) Subsequent sale or other change in use of bond-finance property.
- (iii) Private (non-exempt) use of bond-financed property resulting in overall non-exempt use in excess of the 10% (or 5%) de minimis limit for a particular bond issue.
- (iv) Post-issuance change in the terms of the bonds without proper reissuance analysis and actions, if necessary.
- (v) Post-issuance purchase of the bonds by the Issuer, a borrower of bond proceeds or a related party to either, resulting in an extinguishment of the bonds without proper analysis and actions, if necessary.
- (vi) Failure to pay rebate in a timely manner.
- (vii) Improper reimbursement of expenditures (too old or not capital).
- (v) Failure to allocate the expenditure of bond proceeds to project costs.

The Issuer acknowledges that it has been advised that VCAP resolution of any violation will be most favorable if the VCAP procedure is commenced within 6 months of the violation.

PART K. Records

Management and retention of records related to tax-exempt bond issues will be supervised by Oversight Officer.

1. Records will be retained for the life of the bonds plus any Refunding Bonds plus three years. This means that the Issuer will maintain records regarding Refunded Bonds until three years after the final Refunding Bond (including through a series of refundings) is retired. Records may be in the form of documents or electronic copies of documents, appropriately indexed to specific bond issues and compliance functions.

2. Retainable records pertaining to bond issuance include transcript of documents executed in connection with the issuance of the bonds and any amendments, and copies of rebate estimates and rebate calculations and records of payments including Forms 8038-G.

3. Retainable records pertaining to expenditures of bond proceeds include requisitions, account statements and final allocation of proceeds.

4. Retainable records pertaining to use of property include all agreements reviewed for non-exempt use and any reviewed documents relating to unrelated business activity.

5. Retainable records pertaining to investments include GIC documents under the Treasury regulations, records of purchase and sale of other investments, and records of investment activity sufficient to permit calculation of arbitrage rebate or demonstration that no rebate is due.

PART L. Training

The Issuer will use its best efforts to ensure that any officers and employees responsible for carrying out these procedures are properly trained for that responsibility. Such training will include:

1. Ensuring access to the necessary records.
2. Ensuring that such persons have reviewed a copy of these Tax Compliance Procedures, the tax certificates and Forms 8038-G related to the relevant bond issues.
3. Permitting attendance on free educational conference calls or webinars sponsored by the Internal Revenue Service, bond-related professional associations or law firms.
4. Permitting access to free educational websites, such as:

<http://www.irs.gov/taxexemptbond/index.html>

Cost permitting, such training may also include attendance at educational conferences and maintaining tax-exempt bond-related reference materials.

IN WITNESS WHEREOF, the Issuer hereby adopts this Post-Issuance Compliance Monitoring Procedure on this _____ day of _____, 2013.

CITY OF GULF BREEZE, FLORIDA

By: _____
Name: _____
Title: _____



City of Gulf Breeze

Memorandum

To: Mayor and City Council

From:  Edwin A. Eddy, City Manager

Date: 10/9/2013

Subject: Upcoming City Council Meeting Schedule

A quick look at the upcoming calendar and tasks we need to have considered and acted upon by deadlines, we need to suggest a few changes to the upcoming Council meeting schedule.

1. Move Wednesday, November 27th Executive Session to Monday, November 25th and designate this meeting as a "Special Meeting". In this way, we will avoid a meeting on the Wednesday before Thanksgiving and enable final action on the 2013 budget before the November 30th deadline.
2. Cancel (for now) the Executive Session normally scheduled for Wednesday, January 1, 2014 rather than moving it to another night. The Council action considered at the January 6, 2014 Regular meeting would be accomplished without the benefit of an Executive Session.
3. Move the Monday, January 20, 2014 Council meeting to Tuesday, January 21st due to the Martin Luther King Federal Holiday.

RECOMMENDATION:

THAT THE CITY COUNCIL APPROVE THE CHANGES TO THE UPCOMING MEETING SCHEDULE AS LISTED.



City of Gulf Breeze

Memorandum

To : Mayor and City Council
From :  Edwin A. Eddy, City Manager
Date : 10/11/2013
Subject: **Water and Gas Meter Replacement**

We have discussed with City Council and the South Santa Rosa Utility Board a major project which includes the complete replacement of all the City and SSRUS water meters. We are now ready to proceed.

Water meters are less accurate the older they are. As meters age, the readings are less than the actual amount of water used. It is safe to assume that we are delivering 10% more water than we bill for given the random sampling conducted by our consultant.

The other reasons for replacing all the water meters at once include:

1. Technology has improved such that meter companies can guarantee meter accuracy at least 97% up to 20 years of life.
2. Replacement of all the meters at once allows us to install technology that will allow hourly reading of meters and transmittal of the reading to a computer at City Hall. This upgrade will allow us to make the monthly reading without staff trips. If there is a question about a reading, front office staff will be able to review usage just by accessing the meter information on a computer in the front office. Currently, to check a reading, we have to send a person to the location and then we can only read the amount on the meter at the time the person arrives.

The City Council directed staff to work with Energy Services Group to manage this project. Council also directed staff to work with Donahue and Associates to prepare the contracts and help validate the savings.

ESG solicited proposals for financing this project. SunTrust provided the best proposal. SunTrust has agreed to make available an amount not to exceed \$4,590,981 which includes \$200,000 in contingency to complete the following projects in nine months.

1. Replacement of all water and some gas meters.

2. Replacement of parking lot lighting with LED lights.
3. Replacement of the aged beyond its useful life air conditioning system at City Hall with gas powered units.

The loan from SunTrust will have an interest rate of 2.8% and a term of 12 years. In addition to savings from using less energy on lighting and in air conditioning and less staff time to read and check water meters, we will provide much improved service to our customers through instant meter readings available at the front desk. ESG recommends an additional charge to the customer of \$1.00 per month for five years to help offset the cost of the new service and metering.

If all goes according to plans and budgets, we will spend some amount less than the \$4,590,981 as follows:

1. Air conditioning and lighting - \$294,943 (debt service to General Fund);
2. City water meters - \$1,052,951 (debt service to City Water and Sewer);
3. Replacement of gas meters - \$1,389,895 (debt service to Gas Fund); and
4. Replacement of SSRUS meters - \$1,853,193 (debt service to SSRUS).

Subject to final review of the loan and contract documents from SunTrust and ESG by bond counsel, our City Attorney and staff, we are ready to proceed with final approval of this project.

RECOMMENDATION:

THAT THE SSRUS BOARD RECOMMEND TO THE CITY COUNCIL FINAL APPROVAL OF THE PROJECT DESCRIBED ABOVE TO REPLACE ALL WATER METERS AND MOST GAS METERS, THE HVAC SYSTEM AT CITY HALL AND PARKING LOT LIGHTING WITH PROJECT FINANCING OF UP TO \$4,590,981 TO BE PROVIDED BY SUNTRUST TO BE REPAID OVER 12 YEARS.