

**GULF BREEZE CITY COUNCIL
REGULAR MEETING AGENDA**

**APRIL 6, 2015
MONDAY, 6:30 P.M.
COUNCIL CHAMBERS**

1. Roll Call
2. Invocation and Pledge of Allegiance
3. Approval of Minutes for March 11, 2015, Land Development Code Workshop
Approval of Minutes for March 16, 2015, Community Redevelopment Agency Board Meeting
Approval of Minutes for the March 16, 2015, Regular Meeting
4. Presentation by Jacob Tutt of Eagle Scout Project
5. **PROCLAMATION** PROCLAIMING APRIL 11, 2015, THROUGH APRIL 24, 2015, "PAINT THIS TOWN PURPLE" WEEK
6. **ORDINANCE NO. 03-15** AN ORDINANCE AMENDING SECTIONS OF THE LAND USE AND ZONING CODE AND THE LAND DEVELOPMENT CODE.
(FIRST READING)
7. **CONSENT AGENDA ITEMS*:**
 - A. Discussion and Action Regarding Special Event Application for Captain Fun 5K Run on Saturday, August 1, 2015.
 - B. Discussion and Action Regarding Water Main Repair at Intersection of Dracena and 505 Silverthorn Rd.
 - C. Discussion and Action Regarding Purchase of E35 Bobcat Excavator.
 - D. Discussion and Action Regarding Purchase of Used Backhoe/Loader for Transfer Station.
 - E. Discussion and Action Regarding Purchase of Ford Super Duty F-250 Truck with Dedicated CNG.
 - F. Discussion and Action Regarding Purchase of 17' Equipment Tilt Trailer.
 - G. Discussion and Action Regarding Declaration of Surplus Property – Chevy Tahoe Seats.
 - H. Discussion and Action Regarding Payment of Invoice 306859 to Galloway / Johnson Tompkins/ Burr and Smith (GJTBS).
 - I. Discussion and Action Regarding Appointment of Task Force to Develop After School Program.

- J. Discussion and Action Regarding Appointment of Council Representative to the Tourist Development Council; and Appointment of an Alternate to the Florida/Alabama Transportation Organization and the North West Florida Transportation Organization.
- K. Discussion and Action Regarding Closure by Florida Department of Transportation of Median Opening at Andrew Jackson Trail.

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

8. **ACTION AGENDA ITEMS:**

- A. Discussion and Action Regarding Payment of Fairpoint Regional Utility System Operating Debt
 - B. Discussion and Action Regarding Peyton Office Building.
 - C. Discussion and Action Regarding New Contracts – Gulf Breeze Financial Services and Capital Trust Agency – Ed Gray
 - D. Discussion and Action Regarding Special Event Application from Gulf Breeze Elementary School for Annual Elementary School Run on April 15, 2015
 - E. Discussion and Action Regarding Amending Section 3-4 of the Code of Ordinances With Respect to Distance Requirements from Churches and Schools for Sale of Alcohol
- 9. New Items
 - 10. Information Items
 - 11. Public Forum
 - 12. Adjournment

If any person decides to appeal any decisions made with respect to any matter considered at this meeting or public hearing, such person may need to insure that a verbatim record of the proceedings is made, which record includes the testimony and any evidence upon which the appeal is to be based. The public is invited to comment on matters before the City Council upon seeking and receiving recognition from the Chair. If you are a person with a disability who needs accommodation in order to participate in a public hearing you are entitled to the provision of certain assistance. Please contact the City Clerk's office at (850) 934-5115 or at 1070 Shoreline Drive, Gulf Breeze at least one (1) week prior to the date of the public hearing.



City of Gulf Breeze

PROCLAMATION

WHEREAS, cancer is a group of diseases characterized by uncontrolled growth and spread of abnormal cells which, if not controlled, can result in death; and,

WHEREAS, the American Cancer Society is a voluntary community based health organization in Florida dedicated to eliminating cancer as a major health problem; and,

WHEREAS, purple is the overall cancer awareness color; and,

WHEREAS, showing support to a colleague, employee, customer, family member, neighbor or friend whose life has been touched by cancer is encouraged; and,

WHEREAS, all of use are affected in our community

NOW, THEREFORE, BE IT PROCLAIMED I, Matt E. Dannheisser, Mayor of The City of Gulf Breeze, on behalf of the City Council and the citizens of Gulf Breeze, joins with the American Cancer Society in declaring

APRIL 11, 2015 TO APRIL 24, 2015

PAINT THIS TOWN PURPLE

Throughout the City of Gulf Breeze, Florida and to urge citizens to show their support in the fight against cancer and bring Relay to our community by decorating businesses, homes, trees, mailboxes and car antennas with bows, ribbons, signs and balloons.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City of Gulf Breeze, Santa Rosa County, Florida, to be affixed this 6th day of April, 2015.

Leslie A. Guyer, City Clerk

Matt E. Dannheisser, Mayor

City of Gulf Breeze

Memorandum

To: Edwin A. Eddy, City Manager

From: Curt Carver, Deputy City Manager

Date: 4/2/2015

Subject: Zoning and LDC Amendments

As has been discussed previously, the recent amendment to the Comprehensive Plan (Plan) have created a need to amend the Zoning and Land Use Code and Land Development Code (LDC) in order to implement major elements of the Plan. These elements involve the creation of the Mixed Use Zoning District (MXD-1) and target height zones. Recognizing the need to refine these elements, the Steering Committee has worked on them to develop a set of recommendations concerning design concepts for the MXD-1 and target height zones. Enclosed is a memorandum from Curt Ostradka of VHB outlining the process to date and the recommendations from the Steering Committee.

As you know MXD-1 provides a land use category that permits medium to high density development containing a mix of residential and non-residential uses. MXD-1 developments are subject to a design review process that includes final approval by the City Council. The creation of the MXD-1 does not change zoning of any parcels in the City, but provides opportunities for owners of designated properties to seek a change in land use and/or zoning.

The second major element is target height zones. In these zones, heights can be increased above the typical 35' subject to additional setback requirements of 1.25:1. Stated another way, for every foot of height above 35', a building would need to be setback an additional 1.25'. The memorandum from VHB provides some visual representation of this. As you can see from the enclosed overlay district map, which has been incorporated into the draft ordinance, target height zones permit either 45' or 60' height restrictions depending on their location. All requests to increase above the standard 35' height limitation requires a special exception approved by the City Council. Pursuant to prior direction, the current target height zone overlay map does not include the Walmart site. This has been removed as a result of comments from area residents in response to the recent apartment proposal for that site.

The current draft ordinance has been revised since its last distribution. These modifications include:

- Eliminating amendments to Sections 21-161 and 21-176 that provided multi-family residential in the C-1 and C-2 Districts.
- Revising the minimum areas for dwelling units in the MXD-1 District.

- Providing stronger language on the vegetated buffer.

These areas are highlighted. The proposed ordinance is consistent with both the recently approved amendment to the Comprehensive Plan and the recommendations from the Steering Committee. The City Attorney and VHB have reviewed the draft and their comments have been incorporated into this version of the document.

Should you have any questions, please do not hesitate to contact me.

Recommendation: That the City Council approve Ordinance 03-15 adopting amendments to Chapters 20 and 21 of the Code of Ordinances in order to implement provisions of the Comprehensive Plan on a First Reading on April 6, 2015 and schedule a public hearing on said ordinance on April 20, 2015 and approve it on a Second Reading on that date.

Enclosures

ORDINANCE 03-15

AN ORDINANCE OF THE CITY OF GULF BREEZE, FLORIDA, AMENDING SECTIONS OF THE LAND USE AND ZONING CODE AND THE LAND DEVELOPMENT CODE TO PROVIDE CONSISTENCY WITH THE CITY'S COMPREHENSIVE PLAN 2035, DESIGNED TO IMPLEMENT THE CITY'S MOST LIVABLE CITY PLAN; PROVIDING FOR CONFLICTING PROVISIONS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Section 2(b), Article VIII of the State Constitution provides that municipalities shall have the governmental, corporate, and proprietary powers to enable them to conduct municipal government, perform municipal functions, and render municipal services, and may exercise any power for municipal purposes, except when expressly prohibited by law; and

WHEREAS, the City Council adopted an amendment to the Comprehensive Plan, entitled "Comprehensive Plan 2035" by Ordinance No. 08-14 on November 17, 2014, in order to implement the City's Most Livable City Plan; and

WHEREAS, said amendment provides for a new land use category for mixed use development and recognizes the need to increase building heights in certain target areas; and

WHEREAS, said amendment recognized that certain revisions to the City's Land Use and Zoning Code and Land Development Code (Codes) would be necessary to ensure consistency with the goals and objectives of the Comprehensive Plan; and

WHEREAS, the Steering Committee has reviewed and recommended certain amendments to the Codes.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GULF BREEZE, FLORIDA, AS FOLLOWS:

SECTION 1. Section 21-1 is hereby amended as follows:

Sec. 21-26. - Districts enumerated.

The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning. Words used in the present tense include the future tense, words used in the singular number include the plural, and words used in the plural include the singular. The word "person" includes a firm, association, organization, partnership or corporation as well as an individual.

Accessory building or structure means a structure which is on the same parcel of

property as a legally existing primary structure or principle use and the use of which is incidental to the use of the primary structure or principle use and contributes to the comfort, convenience or necessity of the occupants. An accessory building or structure shall include, but not be limited to, a garage, storage shed, gazebo, picnic pavilion and similar buildings or structures. The term also includes accessory buildings or structures that are temporary or portable in nature.

Accessory use means a use customarily incidental and subordinate to the principal use or building and located on the same lot with such principal use or building.

Alteration of building means any change in the supporting members of a building (such as bearing walls, columns, girders) except such change as may be required for its safety; any addition to a building; any change in use from that of one district classification to another; and any change of a building from one location to another.

Building includes the word "structure" and means any structure having a roof and intended for the shelter, housing or enclosure of persons, animals or chattels.

Condominium means a residential unit located within a multifamily building; such unit is individually owned without individual having title to the land on which the building is located.

Dwelling means a building, or a portion thereof, designed, arranged or used exclusively as the permanent living quarters for one or more persons as a single housekeeping unit.

Family means one or more persons occupying a dwelling unit and living as a single housekeeping unit.

Fence means a structure of any kind, except vegetation or plant life, erected for the purpose of enclosing a portion of land, or to divide a piece of land into distinct portions, or to separate two contiguous estates. A fence as defined above shall not include a structure erected along the exterior boundaries of any R-ES, R-1-AA, R-1-A or R-1 zoning district where those exterior boundaries border on a C-1 district or U.S. Highway 98 or Florida State Highway 399, so long as the structure does not exceed eight feet in height and is constructed of brick and/or cedar, juniper, cypress or redwood boards, is not electrified in any manner whatsoever, and is otherwise compatible aesthetically with the local environment and is approved by the designated development approval authority. If the structure does not conform to the above description, the structure shall be considered a fence and shall be subject to all of the ordinances and regulations regarding the constructions of fences.

Gasoline service station means a building or lot where gasoline or other flammable and combustible liquids used as motor fuels are stored and subsequently dispensed from fixed, approved dispensing equipment into the fuel tanks or motor vehicles by either service station attendants or by the owners of the motor vehicles or by persons other than

the service station attendants. A gasoline service station shall also include a building or lot where gasoline, oil and greases are supplied and dispensed to the motor vehicular trade and where battery, tire, vehicular repair or other similar services are supplied.

Grade means a reference plane representing the average of finished ground level adjoining the building at all exterior walls.

Group development means two or more principal buildings devoted to a common or similar use constructed on a single plot of ground which constitute an integrated industrial, commercial or apartment project.

Height as applied to a building or structure, means the vertical distance from grade or minimum base floor elevation as defined by the National Flood Insurance Program to the highest point of the finished roof surface or top of structure; height of a building in stories does not include basements and cellars, except as specifically provided otherwise.

Height, as applied to a story, means the vertical distance from top to top of two successive finished floor surfaces.

Height, as applied to a wall, means the vertical distance to the top measured from the foundation wall, or from a girder or other intermediate support of such wall.

Home occupation means any occupation or profession carried on by a member of a family residing on the premises.

Lot includes the words "plot" or "parcel" and means a portion or parcel of land devoted to a common use or occupied by a building or group of buildings devoted to a common use, together with the customary accessories and open spaces belonging to the same.

Lot, through means interior lot having frontage on two streets other than a corner lot.

Lot, width means the distance between side lot lines measured at the setback line.

Map means the official zoning map.

Mobile home means any vehicle or similar portable structure designed for occupancy. This term shall include trailers.

Multifamily dwellings means a building or portion thereof used or designed as residences for two or more families having independent living facilities for each family.

Nonconforming use means a nonconformity that occurs when property, including buildings, structures and/or site improvements thereupon, is used for a purpose or in a manner that is in violation of and/or not in conformity with this Land Development Code.

Off-street parking means privately owned parking or standing space for motor vehicles lying outside the public right-of-way.

Open space means vegetated nonuse areas in public parks and other areas, including landscaped buffer zones.

Peddler means any individual, corporation, partnership, joint venture, sole proprietorship, business or person who shall sell, or offer for sale, or attempt to sell, to the general public, any manufactured or natural products, food, plants or any other items within the City limits from a motor vehicle, trailer, open air display or any structure not permanently attached to the ground. Excluded from this definition is a city-licensed, franchised vendor who operates solely on the Gulf Breeze Fishing Pier; any school or civic groups which hold special event sales when same are done on a temporary basis; or any businesses which display a portion of their merchandise outside of a wholly enclosed building when that building is used for most business transactions.

Portable storage unit means any container designed for the storage of personal property that is typically rented to owners or occupants of property for their temporary use, and which customarily is delivered and removed by truck.

Setback means the clearance from the property line to the nearest projection of a structure, including roof overhangs.

Sign, business means an attached or freestanding structure on which is announced the business use of a structure or the name of the operator of a business, located upon the same lot as the business.

Sign, outdoor advertising means an attached or freestanding structure for the purpose of conveying information, knowledge or ideas to the public.

Story means that portion of a building included between the upper surface of a floor and the upper surface of the floor or roof next above.

Street means a public or private thoroughfare which affords the principal means of access to abutting property.

Street, arterial means a route providing service which is relatively continuous and of relatively high traffic volume, long average trip length, high operating speed and high mobility importance. In addition, all United States numbered highways shall be arterials.

Street, collector means a route providing service which is of relatively moderate traffic volume, moderately average trip length, and moderately average operating speed. These routes also collect and distribute traffic between local roads or arterial roads and serve as linkage between land and mobility access needs.

Street, local means a route providing service which is of relatively low average

traffic volume, low average trip length or minimal through traffic movements, and high land access for abutting property.

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

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

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

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

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

Target height zone means an overlay district in which a special exception for building heights greater than 35 feet may be considered if specified design criteria and standards are met.

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

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

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

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

Zoning district (land use district) means a district, as identified on the official zoning map that has specific requirements regarding the use of land and the location of structures.

SECTION 2. Section 21-26 of the Code of Ordinances is hereby amended as follows:

Sec. 21-26. - Districts enumerated.

For the purpose of this Land Development Code, the City is divided into ~~11~~ 12 land use districts designated as follows:

R-ES	Environmentally Sensitive Residential District
R-1-AA	Single-Family Residential District
R-1-A	Single-Family Residential District
R-1	Single-Family and Multifamily Residential District
R-C	Residential Condominium District
TH	Townhouse District
C-1	Commercial District
C-2	Limited Commercial District
M	Medical District
P	Public Lands District (Parks, Playgrounds, Schools)
CNS	Conservation District
<u>MXD-1</u>	<u>Mixed Use District</u>

SECTION 3. Section 21-29 of the Code of Ordinances is hereby amended as follows:

Sec. 21-29. - Use requirements by district.

The allowable uses of land and requirements for structures within each of the land use districts are contained within divisions 2-12 of this article and include:

- (1) Residential: R-ES, R-1-AA, R-1-A, R-1, R-C, TH.
- (2) Commercial: C-1, C-2.
- (3) Medical: M.
- (4) Mixed Use: MXD-1.
- (4~~5~~) Public lands: P.
- (5~~6~~) Conservation: CNS.

SECTION 4. Section 21-72 (b) (6) of the Code of Ordinances is hereby amended as follows:

- (6) Any fence that utilizes a gate or similar device to restrict access to the driveway shall be equipped with a rapid entry system as specified in Section ~~21-265~~ 21-278.

SECTION 5. Section 21-82 (a) is hereby amended as follows:

Sec. 21-82. - Height, area of buildings.

(a) In the R-1-A district, single-family residences shall not exceed 35 feet in height above the minimum base floor elevation as defined by the National Flood Insurance Program unless provided for in Section 21-274 – Target height zones.

(b) The minimum ground floor space area of a one-story dwelling hereinafter constructed in an R-1-A district shall be at least 1,000 square feet, exclusive of garages, carports and open porches. Two-story dwellings hereinafter built in an R-1-A district must have a ground floor space of at least 800 square feet exclusive of carports, garages and open porches and must have a total area of at least 1,200 square feet, including the lower and upper floors unless provided for in Section 21-274 – Target height zones.

SECTION 6. Sections 21-97 is hereby amended by deleting it in its entirety and inserting the following in place of said deletion:

Sec. 21-97. – Height, area of buildings.

In R-1 districts, single-family and multiple-family residences shall have a minimum square foot area of not less than 800 square feet of floor space exclusive of stairways and public halls per family unit therein. Building height exceed 35 feet in height above the minimum base floor elevation as defined by the National Flood Insurance Program, unless provided for in Section 21-274 – Target height zones.

SECTION 7. Section 21-162 of the Code of Ordinances is hereby amended by deleting it in its entirety and inserting the following in place of said deletion:

Sec. 21-162. – Height of buildings.

In the C-1 district, building height shall not exceed a total height of 35 feet, unless provided for in Section 21-274.

SECTION 8. Section 21-194 of the Code of Ordinances is hereby amended as follows:

Sec. 21-194. – Height of buildings.

In the M district, building height shall not exceed a total height of 35 feet, unless provided for in Section 21-274.

SECTION 9. Article II. DISTRICT REGULATIONS of Chapter 21 of the Code of Ordinances is hereby amended by adding the following:

DIVISION 15 MXD-1 MIXED USE DISTRICT

Sec. 21-246. – Intent.

The MXD-1 district is intended to implement the City’s *Most Livable City Plan* and Comprehensive Plan 2035, by providing for medium to high-density development with a mix of uses within an appropriate area. These uses will be mixed throughout the district, as well as in individual developments. Residential, retail and office uses may be mixed either vertically or horizontally in a building within the MXD-1 district.

Sec. 21-247 – Permitted, prohibited uses.

- (a) *Permitted Uses.* Land and buildings within the MXD-1 mixed use district shall be used only for the following purposes:
- (1) Restaurants, cafes, and other food and beverage providers.
 - (2) Business and professional offices, and any other uses allowed in the C-2 district.
 - (3) Hotels, motels and other lodging facilities.
 - (4) Educational uses.
 - (5) Medical clinics (including nursing homes as defined in section 21-191).
 - (6) Churches, religious institutions, private or parochial schools and fraternal organizations.
 - (7) Municipal, county, state, federal and public buildings.
 - (8) Retail shops.
 - (9) Multi-family residential, including townhouses, condominiums and apartments, and accessory uses.
- (b) *Prohibited Uses.* Any use that is prohibited in the CDB Overlay district, Section 21-243(b), shall be prohibited in any MXD-1 district.
- (c) *Uses allowed as a special exception.* A single use development on a parcel of 2½ or fewer acres shall require a special exception, as described in Sections 20-41 through 20-146 of this code.

Sec. 21-248. - Height of buildings.

In the MXD-1 district building height shall not exceed a total height of 35 feet, unless provided for in Section 21-274 – Target height zones.

Sec. 21-249. - Setback requirements.

- (a) Front setbacks shall be consistent with the applicable criteria of Chapter 26, Community Redevelopment Area Design Standards, as amended.
- (b) When abutting land is zoned R-ES, R-1, R-1-A, R-1-AA, P, M or TH:

- (1) The building setbacks shall be not less than 30 feet.
- (2) A landscaped buffer of not less than 15 feet in width or masonry wall of not less than 8 feet in height shall be established and/or installed along the entire length of and contiguous to the property line.

Sec. 21-250. - Parking.

The total required parking for a mixed-use development shall be the total of the required parking for each separate use in such a development, according to the requirements in Chapter 24, Division 3 of this Code, unless the developer provides a shared parking study during the development review process that demonstrates that the adjacent land uses have significantly different peak parking characteristics that vary by time of day. The applicant must demonstrate that the parking occupancy for adjacent uses does not exceed 100% of the total spaces within the parking lot during the weekday daytime, weekday evening, weekend daytime and weekend evening time periods.

Sec. 21-251. - Density.

- (a) The minimum density for residential uses in the MXD-1 district shall be 11 dwelling units per acre. The maximum density for residential uses in the MXD-1 district shall be 40 dwelling units per acre. No more than 75% of the total floor area of development within the MXD-1 district may be used for residential use, unless the parcel is located within a Subarea District as designated on the Future Land Use Map, consistent with Future Land Use Element Policy 1.10.4 of the Gulf Breeze Comprehensive Plan.
- (b) The minimum intensity for non-residential uses in the MXD-1 district shall be 0.25 F.A.R. The maximum intensity for non-residential uses in the MXD-1 district shall be 3.0 F.A.R. No more than 75% of the total floor area of development within the MXD-1 district may be used for residential use, unless the parcel is located within a Subarea District as designated on the Future Land Use Map, consistent with Future Land Use Element Policy 1.10.4 of the Gulf Breeze Comprehensive Plan.
- (c) The development yield for residential and non-residential uses shall be determined by multiplying the maximum allowable density or F.A.R. by the acreage of land identified for either residential or non-residential uses.

Sec. 21-252. – Areas of dwelling units.

The minimum floor area of any individual dwelling unit in the MXD-1 district shall be 800 square feet. The overall average floor area for a dwelling unit, for the entire development, shall not be less than 1000 square feet, except for assisted living facilities or age-restricted facilities. In the case of assisted living facilities or age-restricted facilities, a

lesser minimum floor area may be considered by special exception.

Sec. 21-253. – Design review process.

Developments in the MXD-1 district shall adhere to the review process specified in Section 21-244 of this Code.

Sec. 21-254. – Design guidelines.

Developments in the MXD-1 district shall adhere to the design guidelines specified in Section 21-245 of this Code.

Sec. 21-255 – Sec. 21-259. Reserved.

SECTION 10. Section 21- 257 of the Code of Ordinances is hereby amended by deleting it in its entirety.

SECTION 11. Chapter 21 of the Code of Ordinances is hereby amended by renumbering the following Sections as outlined in the following table:

Section Title	Old Section	New Section
Manufactured home, mobile homes and modular homes	21-246	21-260
Location of group homes and foster care facilities	21-247	21-261
Cumulative residential provisions	21-248	21-262
Exceptions to height limits	21-249	21-263
Reduction of lot area	21-250	21-264
Street Frontage	21-251	21-265
Front yard exceptions	21-252	21-266
Minimum yards and open spaces	21-253	21-267
Yard, parking, open space to service one building	21-254	21-268
Electrified and barbed wire fences prohibited	21-255	21-269
Setback, fencing requirements for swimming pools	21-256	21-270
Satellite dishes-Requirements and restrictions	21-258	21-271
Same-Permit, plans required	21-259	21-272
Height restrictions	21-260	21-273
Restricted uses in residential districts	21-261	21-274
Exterior lighting	21-262	21-275
Underground utility requirements	21-263	21-276
Use of temporary structures for nonresidential purposes	21-264	21-277
Rapid entry system	21-265	21-278
Portable storage units	21-266	21-279
Reserved	21-267	21-280
Vacant lot and construction site maintenance	21-268	21-281
Reserved	21-269:21-280	21-282:21-294
Intent	21-281	21-295
Review Process	21-282	21-296

Planned unit development types	21-283	21-297
Minimum area requirements	21-284	21-298
Reserved	21-285:21-290	21-299:21-304
Intent and purpose	21-291	21-305
Definitions	21-292	21-306
Registration for placing or maintaining...	21-293	21-307
Notice of transfer, sale or assignment in public rights...	21-294	21-308
Placement or maintenance of a communications....	21-295	21-309
Suspension of permits	21-296	21-310
Appeals	21-297	21-311
Involuntary termination of registration	21-298	21-312
Existing communications facilities in public right...	21-299	21-313
Insurance	21-300	21-314
Indemnification	21-301	21-315
Construction bond	21-302	21-316
Security fund	21-303	21-317
Enforcement remedies	21-304	21-318
Abandonment of a communications facility	21-305	21-319
Force majeure	21-306	21-320
Reservation of rights and remedies	21-307	21-321
Reserved	21-308:21-349	21-322:21-349

SECTION 12. The newly renumbered Section 21-274 (formerly Section 21-261) of the Code of Ordinances is hereby amended by deleting it in its entirety and inserting the following in place of said deletion:

Sec. 21-274. - Target height zones.

Except as otherwise provided herein, the maximum height limit within the City of Gulf Breeze shall be 35 feet. Such height shall be measured from grade.

(a) Purpose and Intent.

The purpose of target height zones is to allow increased height in designated areas of the City of Gulf Breeze in order to promote redevelopment and revitalization in the CRA.

This Section is intended to provide design criteria and standards for the review and approval process to address impacts of increased building heights.

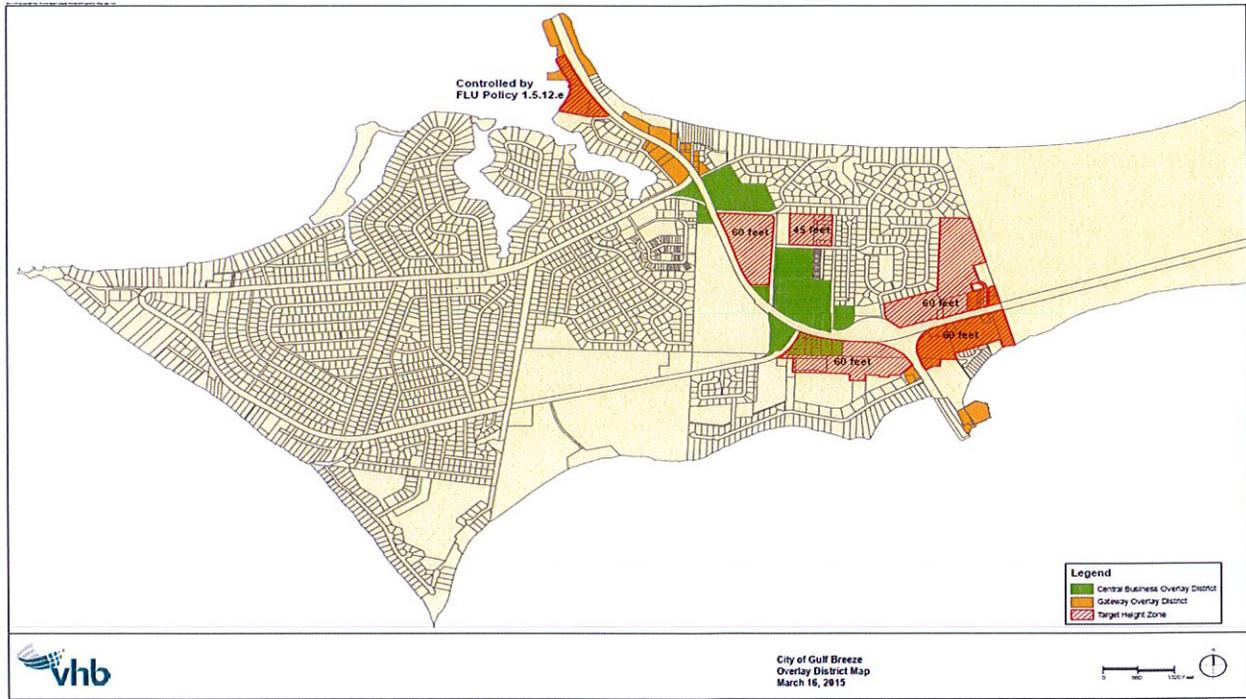
(b) Applicability.

The provisions of this Section apply only where a building height of greater than 35 feet is proposed upon a parcel.

Target height zones are depicted on the City's Overlay District Map. The

City's Overlay District Map indicates the maximum building height for each of the aforementioned target height zones. Target height zone standards establish a process by which additional building heights may be considered by special exception in established target height zones. The underlying zoning district standards shall continue to apply, unless provided for in this section.

Overlay District Map



(c) Application Review and Approval Procedure.

Any proposed development where a building height of greater than 35 feet is requested shall be considered a special exception, and a level three development, and shall adhere to the level three development process described in Sections 20-41 through 20-80 of this Code, with the additional review and approval procedure described herein.

- (1) Pre-Application Meeting. No application for a special exception for buildings greater than 35 feet shall be determined to be complete by the City Manager or designee, as indicated in Section 20-43, until the applicant has attended a pre-application meeting, described in Section 20-167 of this Code.
 - a. The purpose of the pre-application meeting is for the applicant to meet with City staff to review the proposed special exception and discuss potential

issues, concerns and questions to be addressed by the applicant.

- b. Upon request for a pre-application meeting, the City Manager, or designee, shall schedule a pre-application meeting with the applicant and appropriate City staff.

(d) Setback requirements.

For any parcel in a target height zone upon which a building is proposed to exceed 35 feet in height and which parcel abuts or is within 50 feet of property zoned R-1, R-1A or R-1AA, the following setback standards shall apply.

- (1) Any portion of a building that is greater than 35 feet must provide additional setback from any residential property outside the target height zone, in the amount of 1¼ feet of setback for every 1 foot of total building height.

- a. The additional setback required by subsection (d) (1) above, may contain landscaping, parking, stormwater retention areas or buildings or sections of buildings that do not exceed 35 feet in height.

- (2) Buildings in target height zones that do not abut residential property, are not required to provide the additional setback described in subsection (d) (1) above, and shall adhere to the underlying zoning district setback requirements.

- (3) Buildings, or portions of buildings, that are 35 feet in height or less, shall provide setbacks as required by the underlying zoning district.

- (4) Buildings in the Harbourtown target height zone shall not be required to adhere to the additional setbacks for adjacent residential property.

(e) Design criteria.

- (1) Proposed development located within a target height zone where a building height of greater than 35 feet is requested shall adhere to the City's adopted Community Redevelopment Plan and urban design guidelines described in chapter 26 of this Code.

- (2) For all proposed development where a building of greater than 35 feet in height is requested, City staff, the Architectural review Board and City Council shall require design criteria to mitigate the visual impact. The special exception will not be granted unless it is demonstrated to the satisfaction of the City Council that adverse visual impacts of the proposed development will be substantially mitigated through implementation of the required design criteria. These design criteria include, but are not limited to:

- a. Enhanced landscape buffering that exceed minimum standards described

in subsection (g) below;

- b. Variable buffers, combining land and landscaping to achieve adequate separation of uses, appropriate open space, reduction of potential noise, light and glare, and screening of physical features of a proposed development;
 - c. Variable setbacks, based upon degree of difference in proposed scale, mass or height, as described in subsection (d) (1) above;
 - d. Transitions of building scale, massing or height to reduce monotonous design; and
 - e. Other innovative site design features that strive to achieve compatibility and mitigate potential negative impacts.
- (f) City staff, the Architectural Review Board, and/or City Council may request that the applicant provide visual studies, elevations, renderings, other studies deemed appropriate, that demonstrate the proposed methods of mitigation described in this section.
- (g) Buffering. For proposed development where a building height of greater than 35 feet is requested and which parcel abuts or is within 50 feet of property zoned R-1, R-1A or R-1AA, the following buffering standards shall apply in addition to the landscaping and buffering standards in the CRA district standards, Section 26-13. Where there is a conflict between the two sections, the more restrictive standards shall apply.
- (1) Location of Buffer: The buffer shall be located at the perimeter of the zoning lot where required. Buffer shall extend to the zoning lot line or the right-of-way line, except where easements, covenants, or natural features may require the buffer to be set back from the property line. Buffer areas shall be served by automatic irrigation systems to promote growth.
- (2) Required Buffer: **No less than a** 15 foot vegetated buffer or 8 foot high masonry wall shall be provided for proposed mixed use multi-story development adjacent to existing single family residential development. The required vegetation shall consist of a minimum 33 shrubs/100 linear feet planted within the first 5 feet of the required buffer, and 4 canopy trees/100 linear feet planted within the second 5 feet of the required buffer.
- (3) Plant Sizes at installation
- i. Canopy Trees: 3.5" DBH, 14' overall height with 8' spread, 65 gallon container.
 - ii. Shrub/Evergreen Screen: 30" minimum at installation to create 42"-60" high by 36" wide hedge or continuous screen with 90 percent opacity at the height of the screen within one year of planting. 3 gallon

container.

- iii. The applicant shall submit a landscape maintenance plan that establishes a program for ongoing landscape maintenance and irrigation to prevent the visual screen from degrading over time and thereby ensuring that the required 90 percent opacity is maintained for the life of the project. The plan will identify periodic inspection dates for code enforcement and compliance review.

SECTION 13. The newly renumbered Section 21-297 (formerly Section 21-283) of the Code of Ordinances is hereby amended as follows:

Sec. 21-297. - Planned unit development types.

Planned unit developments may be classified either as residential, commercial or mixed use PUD. A residential PUD is a development exclusively devoted to residential uses. These uses may occur as single-family and/or multifamily uses. A commercial PUD is a development exclusively devoted to a variety of commercial activities, including public and medical uses. A mixed use PUD is a development that incorporates both residential and commercial (including public and/or medical) uses. Districts in which PUD's may be approved are listed below:

Type	Districts in which permitted
Residential	R-1-AA, R-1-A, R-ES, R-1, TH, R-C
Commercial	C-1, C-2, M, P
Mixed use	R-1-A, R-1, R-C, TH, C-1, C-2, M, P, <u>MXD-1</u>

SECTION 14. Section 20-42 of the Code of Ordinances is hereby amended as follows:

Sec. 20-42. - Approval authority for various development levels.

The authority for approval of the various development levels is established as follows:

<i>Type of development</i>	<i>Approval authority</i>
(1) Level one development:	
a. Development Order	City Manager or designee
b. Special Exception	Board of Adjustment
c. Variance	Board of Adjustment

d.	Development Order Appeal	Development Review Board*
(2) Level two development:		
a.	Development Order	Development Review Board
b.	Special Exception	Board of Adjustment
c.	Variance	Board of Adjustment
d.	Development Order Appeal	City Council*
(3) Level three (3) development:		
a.	Development Order	City Council
b.	Variances for Level Three Developments set forth in subsections 20-41 (c)(2)-(4)	City Council
c.	All Other Variances	Board of Adjustment
d.	Special exceptions	Board of Adjustment <u>City Council</u>
e.	Development Order Appeal	Circuit court

*Note—Decisions regarding appeals shall be final. Further action shall be filed with the circuit court of the county.

SECTION 15. Section 20-67 of the Code of Ordinances is hereby amended as follows:

Sec. 20-67. - Duties.

The Architectural Review Board for the City shall have the following duties related to application and administration of the applicable sections of the Land Development Code and the design guidelines:

- (1) Receive presentations by owners/developers and City staff of projects which meet the applicability requirements found in chapter 26 of the Municipal Code of Ordinances and the City's adopted design guidelines. Make recommendations regarding these projects to the Development Review Board and the City Council.
- (2) Make recommendations to the City Council regarding changes to the City's

urban design guidelines as well as the Municipal Code of Ordinances which are deemed by the Architectural Review Board to have an impact on or facilitate the process for development or redevelopment projects in the community redevelopment area.

- (3) The Architectural Review Board may also make recommendations to the City Council relative to public improvement projects within the community redevelopment area.
- (4) The chair of the Architectural Review Board will serve as a nonvoting ex officio member of the development Review Board for the purpose of presenting findings of the Architectural Review Board to the Development Review Board (DRB). The chair of the Development Review Board shall also serve as nonvoting ex officio member of the Architectural Review Board.
- (5) Receive staff recommendations regarding approval or denial of applications for special exceptions for increased building height in target height zones.
- (6) Review all proposed special exceptions for increased building height in target height zones.
- (7) Refer special exceptions for increased building height in target height zones to the City Council with recommendation for approval or denial.

SECTION 16. – SEVERABILITY

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

SECTION 17. – CODIFICATION

The provisions of this ordinance shall become and be made a part of the Code of Laws and ordinances of the City of Gulf Breeze. The sections of this ordinance may be renumbered or re-lettered to accomplish such, and the word “Ordinances” may be changed to “Section”, “Article”, or any other appropriate word.

SECTION 18. – CONFLICT

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

SECTION 19. - EFFECTIVE DATE

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

PASSED ON THE FIRST READING ON THE ____ DAY OF _____, 2015.

ADVERTISED ON THE ____ DAY OF _____, 2015.

PASSED ON THE SECOND READING ON THE ____ DAY OF _____, 2015

BY: _____
MATT DANNHEISSER, MAYOR

ATTEST:

LESLIE GUYER CITY CLERK

DRAFT

MINUTES OF THE LAND DEVELOPMENT CODE WORKSHOP
CITY COUNCIL OF THE CITY OF GULF BREEZE, FLORIDA

A Special Workshop by the Gulf Breeze City Council, Gulf Breeze, Florida, was convened at Gulf Breeze City Hall on Wednesday, March 11, 2015 at 6:00 p.m.

The following Councilmembers were present: Councilwoman Cherry Fitch, Mayor Pro Tem Joseph Henderson, and Mayor Matt Dannheisser. Councilman David G. Landfair was not in attendance.

A. DISCUSSION AND ACTION REGARDING REVIEW OF ZONING AND LAND DEVELOPMENT CODE AMENDMENTS.

Curt Ostrodka with VHB appeared before the City Council and outlined recommendations by the Steering Committee related to the creation of the Mixed Use Zoning District (MXD-1) and targeted height zones.

The power point presentation will be placed on the City's website.

INFORMATION ITEMS:

OPEN FORUM:

The following residents addressed the Council regarding the proposed targeted height zones: *Robert Turpin*, 2 Madrid Street, *Robert and Jackie Price*, 404 Kenilworth Ave, *John Mayes*, 408 Kenilworth Ave, *Lisa Rawson*, 306 Andrew Jackson Trail, *Jonathan Porto*, 143 Windsor Place, *Jim Doyle*, 308 Plantation Hill, *Bruce DeMotts*, 827 Baycliffs Rd, *Scott Wheatly*, 3 Futura Drive.

ADJOURNMENT: Mayor Dannheisser suspended the workshop meeting at 7:05 p.m. The workshop open forum began again at 7:41 p.m. and was adjourned at 8:08 p.m.

Leslie A. Guyer, City Clerk

Matt E. Dannheisser, Mayor

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

The 1,268th Regular Meeting of the Gulf Breeze City Council, Gulf Breeze, Florida, was held at Gulf Breeze City Hall on Monday, March 16, 2015, at 6:30 p.m.

Upon call of the roll the following Councilmembers were present: Councilwoman Cherry Fitch, Mayor Pro Tem Joseph Henderson, Councilman David G. Landfair, and Mayor Matt Dannheisser. Councilwoman Bookout was not in attendance.

APPROVAL OF MINUTES:

Councilwoman Fitch moved for approval of the minutes for the Regular Meeting held on March 2, 2015. Councilman Landfair seconded. The vote for approval was unanimous.

**ORDINANCE NO. 02-15: AN ORDINANCE AMENDING SECTION 2-126 OF
THE CODE OF ORDINANCES REGARDING
DISPOSAL OF SURPLUS PROPERTY
(*Second Reading and Public Hearing*)**

The City Clerk read the Ordinance by title. Mayor Dannheisser opened to the Public Hearing. There were no comments. Mayor Dannheisser closed the Public Hearing.

Mayor Pro Tem moved for approval of Ordinance No. 02-15. Councilman Landfair seconded. The vote for approval was unanimous.

**RESOLUTION NO. 08-15 A RESOLUTION APPROVING A PLAN OF
FINANCE FOR TAPESTRY TALLAHASSEE
ASSISTED LIVING FACILITY AND ISSUANCE OF
UP TO \$35,000,000 IN CAPITAL TRUST AGENCY
BONDS.**

Councilman Landfair moved for approval of Resolution No. 08-15. Councilwoman Fitch seconded. The vote for approval was unanimous.

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

CONSENT AGENDA ITEM(S):

A. **SUBJECT: DISCUSSION AND ACTION REGARDING DEVELOPMENT
REVIEW BOARD RECOMMENDATION:**

Gulf Breeze Treatment Center

350 Pensacola Beach Rd, Gulf Breeze

Request to install a seawall and pier at 350 Pensacola Beach Rd.

Reference: DRB March 3, 2015 Minutes

RECOMMENDATION:

**THAT THE CITY COUNCIL APPROVE THE DEVELOPMENT REVIEW
BOARD RECOMMENDATION.**

B. **SUBJECT: DISCUSSION AND ACTION REGARDING REQUEST FOR
MAINTENANCE – LIONSGATE CANAL AND LAGUNA LAKE.**

Reference: City Manager memo dated March 4, 2015

RECOMMENDATION:

**THAT THE CITY COUNCIL DIRECT STAFF TO APPLY FOR A RESTORE
COUNCIL GRANT TO BE USED TO CLEAN OUT THE LIONSGATE CANAL
AND THE WATERWAY BEHIND LAGUNA COURT.**

C. **SUBJECT: DISCUSSION AND ACTION REGARDING OUTDOOR MOVIE
SERIES.**

Reference: Director of Parks and Recreation memo dated March 4, 2015

RECOMMENDATION:

- 1) **THAT THE CITY COUNCIL DIRECT STAFF TO PROCEED WITH THE
DEVELOPMENT OF A SERIES OF FOUR (4) OUTDOOR MOVIES
DURING THE SPRING/SUMMER OF 2015 AT A COST NOT TO
EXCEED \$5,600, A PORTION OF WHICH MAY BE OFFSET BY
COMMUNITY SPONSORSHIPS.**

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

- 2) TO ALLOW ALCOHOL AND THE CONSUMPTION OF ALCOHOL ON
PARK GROUNDS DURING THE MOVIE EVENTS.

D. **SUBJECT: DISCUSSION AND ACTION REGARDING DRACENA WAY
INTERIM DRAINAGE PROJECT.**

Reference: Assistant Director of Public Services memo dated March 4, 2015

RECOMMENDATION:

**THAT THE CITY COUNCIL AWARD THE DRACENA WAY INTERIM
DRAINAGE IMPROVEMENT TO UTILITY SERVICE COMPANY UNDER
THE EXISTING 2014 GULF BREEZE DRAINAGE IMPROVEMENTS
CONTRACT.**

E. **SUBJECT: DISCUSSION AND ACTION REGARDING CITY HALL SERVER
REPLACEMENT.**

Reference: Deputy City Manager memo dated March 4, 2015

RECOMMENDATION:

**THAT THE CITY COUNCIL AUTHORIZE THE PURCHASE OF ONE (1) HP
DL180 GENERATION 9 12LFF SERVER FROM TECHNOLOGY
INTEGRATION GROUP FOR A PURCHASE PRICE OF \$7,665.48.**

F. **SUBJECT: DISCUSSION AND ACTION REGARDING REPLACEMENT OF
DISPATCH CHAIRS.**

Reference: Chief of Police memo dated February 26, 2015

RECOMMENDATION:

**THAT THE CITY COUNCIL APPROVE THE PURCHASE OF THE DISPATCH
CHAIRS FROM THE LOCAL VENDOR FOR THE AMOUNT OF \$1,700.10 AND
THE FUNDS COME FROM THE CITY'S E911 FUNDS.**

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

G. SUBJECT: DISCUSSION AND ACTION REGARDING EMERGENCY REPAIR OF MANHOLES IN VICTORIAN VILLAGE.

Reference: Director of Public Services memo dated March 5, 2015

RECOMMENDATION:

THAT THE CITY COUNCIL APPROVE STAFF'S RECOMMENDATION AND AUTHORIZE BROWN CONSTRUCTION OF NORTHWEST FLORIDA INC., TO REPAIR THE TWO (2) SINKING MAN-HOLES ON STERLING POINT PLACE FOR THE TOTAL SUM OF \$76,659.25 RETROACTIVELY.

H. SUBJECT: DISCUSSION AND ACTION REGARDING PAYMENT OF INVOICE FROM GALLOWAY/JOHNSON/TOMPKINS/BURR AND SMITH (GJTBS).

Reference: City Clerk's memo dated March 3, 2015

RECOMMENDATION:

THAT THE CITY COUNCIL APPROVE PAYMENT OF INVOICE NO. 305732 IN THE AMOUNT OF \$5,294.00 TO GJTBS.

Mayor Pro Tem Henderson moved for approval of Consent Agenda Items A through H. Councilman Landfair seconded. The vote for approval was unanimous.

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

NEW BUSINESS: None

OPEN FORUM: None

Mayor Dannheisser suspended the Regular Council meeting at 6:43 p.m. for the City Council to meet as the Community Redevelopment Agency Board of Directors. The Regular meeting resumed at 6:44 p.m.

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

COUNCIL COMMENTS:

Mayor Dannheisser discussed the upcoming Council Workshop on Saturday, March 21st.

ADJOURNMENT: Mayor Dannheisser adjourned the meeting at 6:50 p.m.

Leslie A. Guyer, City Clerk

Matt E. Dannheisser, Mayor

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

A meeting of the Board of Directors for the Community Redevelopment Agency, Gulf Breeze, Florida, was convened at the Gulf Breeze City Hall Council Chambers on Monday, March 16, 2015, at 6:43 p.m.

The following members were present: Councilwoman Cherry Fitch, Mayor Pro Tem Joseph Henderson, Councilman David G. Landfair, and Mayor Matt Dannheisser. Councilwoman Renee Bookout was not in attendance.

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

CONSENT AGENDA ITEM*:

**A. SUBJECT: DISCUSSION AND ACTION REGARDING PAYMENT OF
MASTER PLANNING INVOICE NO. 195560 IN THE AMOUNT OF \$931.08 TO
VANASSE HANGEN BRUSTLIN, INC.**

Reference: City Clerk memo dated March 4, 2015.

RECOMMENDATION:

**THAT THE CITY COUNCIL MEET AS THE BOARD OF DIRECTORS OF THE
COMMUNITY REDEVELOPMENT AGENCY ON MONDAY, MARCH 16, 2015,
AND APPROVE PAYMENT OF INVOICE NO. 195560 IN THE AMOUNT OF
\$931.08 TO VANASSE HANGEN BRUSTLIN, INC.**

Councilwoman Fitch moved for approval of Consent Agenda Item A. Mayor Pro Tem Henderson seconded. The vote for approval was unanimous.

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

INFORMATIONAL ITEMS: None

PUBLIC FORUM: None

ADJOURNMENT: Mayor Dannheisser adjourned the meeting at 6:44 p.m.

Leslie A. Guyer, City Clerk

Matt E. Dannheisser, Mayor

Councilmembers Present: Councilwoman Renee Bookout, Councilwoman Cherry Fitch, Mayor Pro Tem Joseph Henderson, Councilman David Landfair, and Mayor Matt Dannheisser.

ACTION AGENDA ITEMS:

A. SUBJECT: DISCUSSION AND ACTION REGARDING EAGLE SCOUT PROJECT – JACOB TUTT

Reference: City Manager memo dated March 27, 2015

No action necessary. The City Manager advised that Jacob Tutt would be at the April 6, 2015, Regular Council meeting to explain his Eagle Scout project.

B. SUBJECT: DISCUSSION AND ACTION REGARDING PROCLAMATION “PAINT THE TOWN PURPLE”.

Reference: Proclamation

No action necessary. The proclamation will signed and presented at the April 6, 2015, Regular Council meeting.

C. SUBJECT: DISCUSSION AND ACTION REGARDING ORDINANCE 03-15 AMENDING SECTIONS OF THE LAND USE AND ZONING CODE AND LAND DEVELOPMENT CODE

Reference: Deputy City Manager memo dated March 23, 2015

RECOMMENDATION:

THAT THE CITY COUNCIL APPROVE ORDINANCE NO. 03-15 ADOPTING AMENDMENTS O CHAPTER 20 AND 21 OF THE CODE OF ORDINANCES IN ORDER TO IMPLEMENT PROVISIONS OF THE COMPREHENSIVE PLAN ON A FIRST READING ON APRIL 6, 2015, AND HOLD A PUBLIC HEARING ON SAID ORDINANCE ON APRIL 20, 2015, AND APPROVE IT ON A SECOND READING ON THAT DATE

The City Manager advised that the Ordinance contained some scrivener's errors that will be corrected before the April 6, 2015, Regular meeting. After Council discussion, Staff was directed to make changes to 1) Section 21-252 to exclude assigned living facilities and 2) Section 21-274 to additional language to the vegetated buffering to require a specified time period that the vegetation be in compliance the Code requirements.

John Tolan, 754 Peake's Point Drive; Ed Gray, 313 Fairpoint Drive; and Tim Burr, 604 Fairpoint Drive; Cindy Scanlon of Coastal Bank & Trust spoke with regards to this matter.

Councilwoman Fitch made a motion to place staff's recommendation on the April 6, 2015, Regular Council meeting agenda for first reading. The motion was seconded by Councilman Landfair. The vote for approval was unanimous.

D. SUBJECT: DISCUSSION AND ACTION REGARDING SPECIAL EVENT APPLICATION FOR CAPTAIN FUN 5K RUN ON SATURDAY, AUGUST 1, 2015.

Reference: Deputy Chief memo dated March 18, 2015

Council ask that all future special event applications contain information on which charity will benefit from the event and the estimated amount of the contribution. If the event is an annual event, they asked to be provided the previous year's charity and amount of contribution.

RECOMMENDATION:

THAT THE CITY COUNCIL APPROVE THE APPLICATION.

Mayor Pro Tem Henderson made a motion to place staff's recommendation on the April 6, 2015, Regular Council meeting consent agenda. The motion was seconded by Councilwoman Landfair. The vote for approval was unanimous.

E. SUBJECT: DISCUSSION AND ACTION REGARDING WATER MAIN REPAIR AT INTERSECTION OF DRACENA WAY AND 505 SILVERTHORN ROAD.

Reference: Director of Public Services memo dated March 26, 2015

RECOMMENDATION:

THAT THE CITY COUNCIL AUTHORIZE WARRINGTON UTILITY TO REPLACE WATER SYSTEM COMPONENTS AND SUBSEQUENT CURB AND ASPHALT REPAIR, AT THE INTERSECTION OF DRACENA AND 505 SILVERTHORN ROAD FOR \$7,780.

Council requested that Staff identify all hydrants containing plastic tees and they be scheduled for replacement.

Councilwoman Fitch made a motion to place staff's recommendation on the April 6, 2015, Regular Council meeting consent agenda. The motion was seconded by Mayor Pro Tem Henderson. The vote for approval was unanimous.

F. SUBJECT: DISCUSSION AND ACTION REGARDING PURCHASE OF E35 BOBCAT EXCAVATOR.

Reference: Director of Public Services memo dated March 19, 2015

RECOMMENDATION:

THAT THE CITY COUNCIL AUTHORIZE THE PURCHASE OF ON(1) BOBCAT E35 T4 ZTS VIA FLORIDA STATE CONTRACT #760-000-10-1 FROM BOBCAT OF PENSACOLA FOR \$41,45 WITH FUNDING FROM NATURAL GAS.

Mayor Pro Tem Henderson made a motion to place staff's recommendation on the April 6, 2015, Regular Council meeting consent agenda. The motion was seconded by Councilwoman Fitch. The vote for approval was unanimous.

G. SUBJECT: DISCUSSION AND ACTION REGARDING PURCHASE OF USED BACKHOE/LOADER FOR TRANSFER STATION.

Reference: Director of Public Services memo dated March 6, 2015

RECOMMENDATION:

THAT THE CITY COUNCIL FOREGO THE NORMAL BID PROCESS AND AUTHORIZE AN AMOUNT NOT TO EXCEED \$35,000 FOR STAFF TO PURCHASE A USED BACKHOE/LOADER FOR THE TRANSFER STATION AND AUTHORIZE THE DISPOSAL OF THE 28 YEAR OLD JCB BACKHOE/LOADER.

Council requested that Staff identify source of funding for this purchase and provide this information in all future agenda items in which they are being requested to approve a purchase.

Councilwoman Bookout made a motion to place staff's recommendation on the April 6, 2015, Regular Council meeting consent agenda and that the minutes reflect that the purchase of the backhoe/loader will come from the City's Capital Fund. The motion was seconded by Mayor Pro Tem Henderson. The vote for approval was unanimous.

H. SUBJECT: DISCUSSION AND ACTION REGARDING PURCHASE OF FORD SUPER DUTY F-250 TRUCK WITH DEDICATED CNG.

Reference: Director of Public Services memo dated March 16, 2015

RECOMMENDATION:

THAT THE CITY COUNCIL AUTHORIZE THE PURCHASE OF ONE (1) FORD SUPER DUTY F-250 DEDICATED CNG TRUCK FROM HUB CITY FORD VIA CITY OF PENSACOLA BID..

Councilwoman Fitch made a motion to place staff's recommendation on the April 6, 2015, Regular Council meeting consent agenda. The motion was seconded by Councilwoman Henderson. The vote for approval was unanimous.

I. SUBJECT: DISCUSSION AND ACTION REGARDING PURCHASE OF 17' EQUIPMENT TILT TRAILER.

Reference: Director of Public Services memo dated March 19, 2015

RECOMMENDATION:

THAT THE CITY COUNCIL AUTHORIZE THE PURCHASE OF ONE (1) 17' EQUIPMENT TILT TRAILER FROM BOBCAT OF PENSACOLA FOR \$5,900.00.

Mayor Pro Tem Henderson made a motion to place staff's recommendation on the April 6, 2015, Regular Council meeting consent agenda. The motion was seconded by Councilwoman Fitch. The vote for approval was unanimous.

J. SUBJECT: DISCUSSION AND ACTION REGARDING PAYMENT OF FAIRPOINT REGIONAL UTILITY SYSTEM OPERATING DEBT.

Reference: Assistant Director of Public Services memo dated March 27, 2015

RECOMMENDATION:

THAT THE CITY COUNCIL APPROVE IMMEDIATE PAYMENT OF \$174,890 TO FAIRPOINT REGIONAL UTILITY SYSTEM TO PAY FOR COSTS INCURRED DURING THE WATER SUPPLY OUTAGE.

The City Manager advised that in addition to the request for funding from the City in the amount of \$174,890, the Fairpoint Regional Utility Services is requesting an additional \$60,000 from each entity. Mayor Dannheisser asked that each request be considered separately and that the Council be provided with a cash flow analysis before deciding to loan the \$60,000 to FRUS.

Tom Naile spoke and requested that the South Santa Rosa Utility System Board have an opportunity to vote on the matter. Staff will schedule a special meeting for Monday at 5:00 p.m. to give the SSRUS Board opportunity to consider the matter.

1) **Request for \$174,890:** Councilman Landfair recommended that the City Council, at its April 6, 2015, Regular Meeting, approve immediate payment to FRUS in the amount of \$174,890 and that the payment be considered a loan to be repaid over a ten year period. The motion was second by Councilwoman Fitch. The vote for approval was unanimous.

2) **Request for \$60,000:** Mayor Pro Tem Henderson recommended that the City Council, at its April 6, 2015, Regular Meeting, approve immediate payment to FRUS in the amount of \$60,000 and that the payment be considered a loan to be repaid over a ten year period. The motion was seconded by Councilwoman Fitch. The vote for approval was unanimous.

This matter will be placed on the April 6, 2015, Regular Council meeting action agenda.

K. SUBJECT: DISCUSSION AND ACTION REGARDING DECLARATION OF SURPLUS PROPERTY – CHEVY TAHOE SEATS.

Reference: Assistant Director of Public Services memo dated March 25, 2015

RECOMMENDATION:

THAT THE CITY COUNCIL DECLARE SURPLUS THE TWO THIRD ROW SEATS FROM THE 2014 CHEVY TAHOE AND PLACED FOR AUCTION ON GOVBIDS.

Councilman Landfair made a motion to place staff's recommendation on the April 6, 2015, Regular Council meeting consent agenda. The motion was seconded by Councilwoman Fitch. The vote for approval was unanimous.

L. DISCUSSION AND ACTION REGARDING PAYMENT OF INVOICE 306859 TO GALLOWAY / JOHNSON TOMPKINS/ BURR AND SMITH (GJTBS).

Reference: City Clerk memo dated March 3, 2015

RECOMMENDATION:

THAT THE CITY COUNCIL APPROVE PAYMENT OF INVOICE NO 306859 IN THE AMOUNT OF \$4,955.50 TO GJTBS.

Councilwoman Fitch made a motion to place staff's recommendation on the April 6, 2015, Regular Council meeting consent agenda. The motion was seconded by Mayor Pro Tem Henderson. The vote for approval was unanimous.

M. DISCUSSION AND ACTION REGARDING AMENDED SCOPE OF WORK WITH VHB

Reference: City Manager memo dated March 25, 2015

RECOMMENDATION:

THAT THE CITY COUNCIL MEET ON APRIL 6, 2015, AS THE BOARD OF DIRECTORS OF THE COMMUNITY REDEVELOPMENT AGENCY AND APPROVE A CHANGE OF THE SCOPE OF WORK WITH VHB BY AN AMOUNT NOT TO EXCEED \$20,000.

Councilwoman Fitch made a motion to place staff's recommendation on the April 6, 2015, the Community Redevelopment Agency Board meeting consent agenda. The motion was seconded by Councilman Landfair. The vote for approval was unanimous.

N. DISCUSSION AND ACTION REGARDING PEYTON OFFICE BUILDING

Reference: Deputy City Manager memo dated February 17, 2015

RECOMMENDATION:

THAT THE CITY COUNCIL MAKE A DETERMINATION ON THE CNG STATION USE IN THE GATEWAY OVERLAY DISTRICT AND AUTHORIZE STAFF TO SOLICIT PROPOSALS FOR THE DEMOLITION OF THE PEYTON OFFICE BUILDING AND PROCEED WITH THE DESIGN FOR THE CNG STATION ON THIS SITE.

Councilwoman Fitch made a motion to place staff's recommendation on the April 6, 2015, Regular Council meeting action agenda. The motion was seconded by Councilman Landfair. The vote for approval was unanimous.

O. DISCUSSION AND ACTION REGARDING NEW CONTRACTS – GULF BREEZE FINANCIAL SERVICES AND CAPITAL TRUST AGENCY – ED GRAY

Reference: City Manager memo dated March 27, 2015

A draft of the employment agreement was provided to the Council prior to the meeting. The Council discussed the contract and other matters discussed during the informal strategy sessions. Ed Gray answered questions from the Council. Mr. Gray agreed to reimburse the City for the cost of living payments he received and asked for time to do so. The Council said Staff should be advised of the City's travel policies, a non-assignment clause needs to be added to the employment agreement, and it was discussed whether Staff should contact the prior auditors regarding this matter.

No action was taken on this matter. It will be placed on the action agenda for the April 6, 2015, Regular Council meeting.

P. DISCUSSION AND ACTION REGARDING APPOINTMENT OF TASK FORCE TO DEVELOP AFTER SCHOOL PROGRAM.

Reference: City Manager memo dated March 27, 2015

Tom Naile spoke in support of the Task Force and volunteered to be on the Task Force. Council asked that the Task Force inquire about the fees and costs charged by the

organizations that the City may partner with.

RECOMMENDATION:

THAT THE CITY COUNCIL APPOINT A TASK FORCE TO DEVELOP A PROGRAM TO PROVIDE AFTER SCHOOL ACTIVITIES FOR MIDDLE SCHOOL AGED STUDENTS AT THE COMMUNITY CENTER.

Councilman Landfair made a suggestion to formally appoint Councilwomen Fitch and Bookout to the Task Force and allow them to select committee member; include along with Staff recommendation Elementary school aged students; and place staff's recommendation on the April 6, 2015, Regular Council meeting consent agenda. The motion was seconded by Councilwoman Fitch. The vote for approval was unanimous.

Q. DISCUSSION AND ACTION REGARDING APPOINTMENT OF COUNCIL REPRESENTATIVE TO THE TOURIST DEVELOPMENT COUNCIL; AND APPOINTMENT OF AN ALTERNATE TO THE FLORIDA/ALABAMA TRANSPORTATION ORGANIZATION AND THE NORTH WEST FLORIDA TRANSPORTATION ORGANIZATION.

Reference: City Manager memo dated March 27, 2015

RECOMMENDATION:

1. THAT THE CITY COUNCIL APPOINT A REPRESENTATIVE TO THE TOURIST DEVELOPMENT COUNCIL.

Councilwoman Fitch suggestion that City Manager Buz Eddy be appointed to the Tourist Development Council and Deputy City Manager Curt Carver serve as an alternate and place staff's recommendation on the April 6, 2015, Regular Council meeting consent agenda. The motion was seconded by Councilman Landfair. The vote for approval was unanimous.

2. THAT THE CITY COUNCIL APPOINT AN ALTERNATE TO THE FLORIDA/ALABAMA TPO AND NORTHWEST FLORIDA TPO.

Mayor Pro Tem Henderson made suggestion that Councilwoman Bookout be appointed as an alternate to the Florida/Alabama TPO and Northwest Florida TPO and to place staff's recommendation on the April 6, 2015, Regular Council meeting consent agenda. The motion was seconded by Councilman Landfair. The vote for approval was unanimous.

R. DISCUSSION AND ACTION REGARDING CLOSURE BY FLORIDA DEPARTMENT OF TRANSPORTATION OF MEDIAN OPENING AT ANDREW JACKSON TRAIL.

Reference: City Manager memo dated March 27, 2015

RECOMMENDATION:

THAT THE CITY COUNCIL CONSIDER ENDORSING THE FDOT PLAN REGARDING THE MEDIAN CLOSURE OF ANDREW JACKSON TRAIL.

Councilwoman Fitch made a motion to place staff's recommendation on the April 6, 2015, Regular Council meeting consent agenda. The motion was seconded by Councilman Landfair. The vote for approval was unanimous.

INFORMATION ITEMS:

- 1) City Manager advised that Staff would like to bring an Ordinance before the Council proposing changes to Code of Ordinance Section 3-4 regarding sell of alcohol in proximity to schools or churches. He explained that the location in question was along Andrew Jackson Trail beside the WalMart shopping complex.

- 2) We will be adding a special event application from the Gulf Breeze Elementary School Run scheduled for April 15, 2015, to the April 6, 2015, Regular Meeting action agenda.

PUBLIC FORUM:

David Alsop, 515 Navy Cove, spoke in favor of the current Code amendment changes.
Jim Cox, 423 Williamsburg, spoke with regards to the Capital Trust Agency matters.
Robert Turpin, 2 Madrid Avenue, inquired about the difference between a "variance" and a "special exception." He also said he appreciated comments made by David Alsop.

ADJOURNMENT: Mayor Dannheisser adjourned the meeting at 8:27 P.M.



City of Gulf Breeze

TO: Edwin A. Eddy, City Manager
FROM: Thomas E. Lambert, Assistant Director of Public Services
DATE: March 27, 2015
RE: Payment for Fairpoint Regional Utility System Operating Deficit

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

The Fairpoint Regional Utility System water supply was interrupted in April of 2014 due to a rupture in the water supply main under East Bay. The main was restored in early March 2015. During the approximately 11 months of outage, Fairpoint was unable to collect any revenue to use against expenses incurred, such as debt service, operational costs and engineering services. While many of the expenses were paid from reserves, those have been exhausted leaving an operational deficit.

The original intent to cover the deficit was a line of credit available to Fairpoint. Additional consideration by the Fairpoint Board of Directors led to the option that the three member utilities split the deficit equally, eliminating interest paid on the line of credit. Per the bylaws of the corporation, the three primary members of the Fairpoint Regional Utility System are all responsible equally for the costs associated the operation of the water supply system.

The cost would be divided between the city Water & Sewer fund and South Santa Rosa Utility System (SSRUS) and paid from the reserves as this is not a budgeted expense. The City would pay \$80,449 from its reserves currently at \$505,000 and SSRUS would pay \$94,441 from its reserves of \$1,637,000.

While the Fairpoint supply was unavailable, the city relied on ECUA for potable water. The two utilities paid ECUA \$1,007,000 for water during the period from April 2014 to March 2015, which is \$281,000 more than the amount the city would have spent with the Fairpoint take-or-pay agreement.

RECOMMENDATION: The City Council approve immediate payment of \$174,890 to Fairpoint Regional Utility System to pay for costs incurred during the water supply outage

City of Gulf Breeze

Memorandum

To: Edwin A. Eddy, City Manager
From: Curt Carver, Deputy City Manager
Date: 2/17/2015
Subject: Peyton Office Building

Last fall we presented a recommendation to the City Council regarding the Peyton Office Building. This recommendation was based on a walk-through of the building with David Pinder of Pinder-Martin Associates. The original purpose of this walk-through was to obtain a proposal from Mr. Pinder for an evaluation of the building and a "guestimate" of the cost to bring it into rent-ready condition. At that time, Mr. Pinder estimated that it would cost approximately \$99,000 to bring the building up to this condition. However, he cautioned that actual costs could be higher after a more thorough inspection of the HVAC, electrical and life safety systems. While that estimate was based on a brief inspection, it was not inconsistent with the original appraisal of the property, which identified approximately \$135,000 in deferred maintenance needs.

The property is located in the CRA. Section 26-2 of the City Code provides that additional design guidelines are applicable if the redevelopment costs exceed more than 50% of the assessed value of the building. The assessed value of the building is currently \$132,902. Based on the above figures, staff determined that CRA standards would be applicable. As a result, we estimated that rehabilitation costs could be double the above estimates. Using the appraisal's income and occupancy estimates, based on a \$10/SF lease value, the return on investment was approximately 5.5 years. I should point out however, that the market has gotten softer since last fall. Vacancies in Harbor Town grew substantially when the Studer Group moved out. As I understand it, 20 of the 44 units are vacant. This could extend the time needed to get a return on investment or possibly subject the City to criticism from commercial owners of vacant office space if we were seen as moving into that market as competition.

Based on the above factors at the time and the City's long term needs for this site, staff recommended demolishing the building. We presented a \$13,000 estimate that did not include site restoration. That recommendation was rejected by the City Council and staff was directed to obtain a proposal to bring the exterior of the building into rent-ready condition and leave the interior space build-out to potential lessees. Staff obtained such a proposal in October 2014, but

never presented it to the City Council. A copy is enclosed for information. As you can see, the cost for this level of analysis was \$4,100.

Two subsequent issues arose that caused me to delay presenting this to the City Council. The first was a determination that CRA design requirements would not be circumvented by this approach. Any improvements to the exterior of the building would have to take into account the CRA standards because the total of the build-out costs would exceed the CRA threshold. It ran contrary to prior determinations by the City and attempting to avoid this requirement by parceling out the improvement cost to individual leaseholders was the wrong approach if the City were to lead by example. The second issue was the evolving plan to use the property as the location for the CNG station.

One of the original reasons for the purchase of the property was to use a portion of it for the CNG filling station. About the time we received this later proposal from Pinder-Martin, the City took delivery of equipment that would be used for the CNG station. That equipment was approximately \$432,000 and was paid for from the Alternative Projects Funding. Preliminary designs for the CNG filling station on this site required the demolition of most of the existing building to accommodate setback requirements, on-site traffic circulation, access and adjustments for an existing easement on the property. Staff was concerned that any attempt to leave a portion of the existing building on the site would not be cost effective and would inhibit good design of the CNG station.

Another point of concern was whether or not the CNG filling station would be permitted on the property under the City's LDC. This property is in the CRA and Gateway Overlay district. The Gateway Overlay district prohibits gasoline service stations. Gasoline service stations are defined in Section 21-1 of the City Code as a lot where gasoline or other flammable *liquids* used as motor fuels are stored and dispensed. The specific reference to gasoline and flammable liquids could be sufficient to avoid a technical conflict with the Gateway Overlay District. It is dissimilar and does not present the same intense use that is typical of a traditional gasoline service station. While I could argue this, I think it is also fair to state that the concept of a CNG station was not on the intellectual horizon when the code was written. Therefore, I think the City Council should give some direction on this issue before staff proceeds too far down this road.

Natural Gas staff has worked with a consultant to prepare the enclosed site plan for the property that provides proper access, location of the improvements and good traffic circulation. As you can see from the enclosed, the equipment and storage vessels are located in the northeast corner of the lot in an area that is approximately 55' by 22'. The dispensing area is situated at the southwest corner of where the existing building is located. The canopy for this unit is 24' by 24'. The existing entrance on Highway 98 would be closed and located at the eastern edge of the site. A new driveway would be constructed from Water Plant Road to provide a second means of access to the site. The layout conforms to required zoning and CNG setback requirements and

acknowledges an easement over the western 20 feet of the property benefiting the property to the north. If the Council desires to move ahead with the CNG station at this location and believes that there is not a conflicting land use provision, then I would recommend that the City pursue the demolition of the building in its entirety.

I would recommend that this matter be presented to the Council for their direction. If they concur with the interpretation that the CNG station is a permissible use in the Gateway Overlay District and that CRA requirements apply, then I would suggest that we proceed with the demolition of the existing building and move ahead with the station design. Construction would be budgeted in FY16.

Any questions, please do not hesitate to contact me.

Recommendation: That the City Council make a determination on the CNG station use in the Gateway Overlay District and authorize staff to solicit proposals for the demolition of the Peyton Office Building and proceed with the design for the CNG station on this site.

Enclosures

PINDER-MARTIN ASSOCIATES, INC.
Architecture Consulting
1001 N. 12th Avenue
Pensacola, FL 32501
AA26000896
IB26000688
Phone 850-439-9110
Fax 850-439-9108
pindermartin@bellsouth.net

October 23, 2014

Mr. Curt Carver
Deputy City Manager
1070 Shoreline Drive
Gulf Breeze, FL 32561

RE: Study - Peyton Office Building
1198 Gulf Breeze Parkway
Gulf Breeze, FL 32561

Mr. Carver:

Pinder-Martin Associates, Inc. is pleased to present our proposal to the City of Gulf Breeze for architectural services related to evaluating the Peyton Office Complex building envelope and site.

We propose to provide the following:

ASSESSMENT OF EXISTING FACILITIES

- Field measure building conditions,
- Investigate existing building conditions,
- Compliance with applicable codes to the exterior,
- Evaluations for exterior ADA regulations,
- General repair considerations to the building envelope,

OUR APPROACH

Generate a report listing anticipated repairs to the building envelope and parking lot. This list will include an estimate of cost.

Recommended upgrades may be in a form of limited repair/replacement or full replacement of a building element. The analysis will not be bound by a maximum or minimum dollar amount. Our report will be submitted electronically for your use.

To enable our assessment report access to all existing tenant spaces and activated building power will be required.

Peyton Office Complex
Gulf Breeze
10-23-14

PROFESSIONAL FEES:

PINDER-MARTIN ASSOCIATES, INC.

\$4,100.00

Thank you for considering Pinder-Martin Associates, Inc. as a resource for your Peyton Office Building project. If you have any questions, please contact us at 439-9110.

Respectfully submitted,

David J. Pinder

**DAVID J. PINDER, RA
PINDER-MARTIN ASSOCIATES, INC.**



30' Setback

Driveway

CNG Equipment

CNG Canopy



Gulf Breeze Police Department

**311 Fairpoint Drive
Gulf Breeze, FL 32561**

**Office 850-934-5121
Fax 850-934-5127**

To: Edwin Eddy, City Manager

From: Rick Hawthorne, Deputy Chief *RA*

Ref: Special Event Application

Date: March 31, 2015

Gulf Breeze Elementary Physical Education Coaches have submitted an application for its annual Elementary School Run. The run will be held on April 15, 2015 from 3:45pm to 4:45PM. The run is a two mile course that does not interfere with traffic and is never on the roadway. It is staffed with parents and no additional support is needed. The school resource officer will assist as needed.

RECOMMENDATION: That the City Council approve the Elementary School application.



Gulf Breeze Police Department

**311 Fairpoint Drive
Gulf Breeze, FL 32561**

**Chief Robert Randle
Deputy Chief Rick Hawthorne**

**Office 850-934-5121
Fax 850-934-5127**

City of Gulf Breeze Special Event

Packet Includes:

1. Copy of Requirements to conduct special events.
2. Application to conduct special events.

The above documents must be signed, dated and returned to:

**The Gulf Breeze Police Department
311 Fairpoint Drive
Gulf Breeze, FL 32561**

At least (30) days prior to the special event



Applicant's Signature

3/31/15
Date



Gulf Breeze Police Department

**311 Fairpoint Drive
Gulf Breeze, FL 32561**

**Chief Robert Randle
Deputy Chief Rick Hawthorne**

**Office 850-934-5121
Fax 850-934-5127**

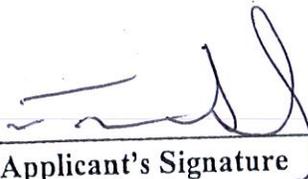
City of Gulf Breeze

REQUIREMENTS TO CONDUCT SPECIAL EVENT ON CITY PROPERTY OR IN THE CITY OF GULF BREEZE

Applicant must provide the following information at least 30 days prior to the Special Event:

- (a) The name, address and telephone number of the person requesting the permit.
- (b) The name and address of the organization or group he or she is representing.
- (c) The name, address and the telephone number of the person(s) who will act as chairman of the Special Event and be responsible for the conduct thereof.
- (d) The purpose of the event, a general description of the activities to take place, the estimated number of persons to participate or otherwise attend, and the number and types of vehicles (if any) to participate.
- (e) The date the event is to be conducted and the hours it will commence and terminate.
- (f) The specific location(s) where the event is to take place.
- (g) Sponsors of the Special Events will be responsible for all costs incurred by the city in providing required public safety personnel. Cost for public safety personnel will include FICA, retirement and overtime. We will attempt to use auxiliary and part-time officers to keep the expense down, but should we have to utilize full-time personnel, the cost will increase considerably.
- (h) Assurance that the applicant will conform to the necessary fire prevention rules, regulations and guidelines.

- (i) Assurance of indemnification and insurance coverage. The applicant shall agree to indemnify and hold harmless the City, its servants agents and employees for any and all claims caused by or arising out of the activities permitted. The applicant shall provide certification of an appropriate policy of insurance to protect the City from liability which might arise from the special event. The policy occurrence limits shall not be less than \$1,000,000. A Copy of the policy shall be submitted at the time of application.
- (j) Sponsors shall be required to submit a detailed map illustrating the location of the event and the streets which may be affected by the event. Per City Council action, no event will be allowed on U.S. Highway 98.
- (k) Such other information as the Chief of Police and/or the City Manager may deem necessary in order to provide for traffic control, street and property maintenance and the protection of the public health, safety and welfare.
- (l) Event sponsors will be responsible for cleanup of the event site and/or route. Failure by the sponsor to cleanup the site will result in the city doing the cleanup and billing the sponsor for the actual cost.



Applicant's Signature 3/31/15
Date



Police Department's Approval 3-31-15
Date

APPLICATION TO CONDUCT SPECIAL EVENT ON
CITY PROPERTY OR RIGHT-OF-WAY

3/31/15
Date Submitted

1. ORGANIZATION BEING REPRESENTED:

Name Golf Breeze Elementary
Address _____

2. PERSON REQUESTING PERMIT:

Name Tom Aldridge
Address _____
Phone _____

3. PERSON ACTING AS CHAIRMAN AND RESPONSIBLE FOR CONDUCT THEREOF:

Name Tom Aldridge
Address _____
Phone 384-7562

4. DATE, HOURS AND LOCATION OF EVENT:

April 15th 2015 3:45 to 4:45

5. GENERAL DESCRIPTION OF ACTIVITIES, ESTIMATED ATTENDANCE, NUMBER AND TYPE OF VEHICLES, IF ANY. IF A FUND-RAISING EVENT, INDICATE PROPOSED USE OF FUNDS:

Race (see Attached)

[Signature] 3/31/15
Applicant's Signature/Date

[Signature] 3-31-15
Police Department's Approval/Date

City Manager's Approval/Date

2015 G.B.E. Ms. "D" Dash



Two color "Blue and Yellow" race shirt design.

TIME & Date: The starting time will be 3:45 PM on 4/15/15 for 4th-5th with a one minute delay for 3rd-2nd and 1st-K. Please be at the school by 3:30 PM.

Location and Course: The approximate 2 mile course will start on the elementary school soccer field and follow the bus ramp behind all three schools. Runners will turn right and go behind city hall then into the recreation center where runners will circle the disc golf course and ball fields. They will then start back running behind city hall and then turn left on the bike path and return to the soccer field. The course will be marked with signs and volunteers will keep runners on course. There will be a water station at the half way point.

Parking: Gulf Breeze Elementary and Gulf Breeze Middle School

Entry fee: \$10.00 per runner. This price includes a dry-fit race t-shirt and a popsicle. Teachers should collect money and consent forms from students prior to race day. **Please make check payable to GBE Running Club Fund #442.**

Awards: Participation ribbons will be awarded to all runners. Also 1-10 place ribbons will be awarded in each grade to both boys and girls. The awards will be given 15 minutes after all runners have crossed the finish line. Cards and tickets will be given out at the finish. Cards should be filled out and put in the correct grade box. Race packets will be delivered to all participants who pre-register for the event. On race day one half of the ticket should be turned in for a t-shirt/popsicle. The other half will be used for door prizes.

Deadline: All permission slips and entry fees should be submitted by Monday, April 6th, 2015 to guarantee a race shirt. We will also have race day registration under the P.E. pavilion from 3:00 - 3:30.

Please send registrations by 4/6/15 to Gulf Breeze Elementary School at 549 Gulf Breeze Pkwy., Gulf Breeze, Fl. 32561 "Attention PE Dept.", or fax to GBES at 934-5189 or e-mail at aldridget@sanatarosa.k12.fl.us

Please cut along the dotted line and return to GBE by 4/6/15

I hereby give my consent for (student name) _____ o participate in the GBES Ms. "D" Dash on **April 15th, 2015** .
 Teacher's name _____ Grade level _____
 School name _____ Parent's signature _____

Please choose a T-Shirt size for your runner.

SHIRT SIZE: YOUTH S _____ YOUTH MED _____ YOUTH L _____
 ADULT S _____ ADULT MED _____ ADULT L _____ ADULT XL _____

This year we are dedicating the run to Robby Rushing. For more info go to his Facebook page RobbyStong.

PARENTS please help your child fill out the card that they will receive when they cross the finish line. Put it in the box that matches their grade level. The awards will take place as soon as everyone has signed and returned their card.