

RESOLUTION NO. 25-14

**A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AGENCY BOARD
APPROVING A PLAN FOR GULF BREEZE COMMUNITY REDEVELOPMENT
AGENCY EXPENDITURES FOR FISCAL YEAR 2015.**

The Community Redevelopment Agency Board does hereby approve the following plan for expenditures to be made with CRA funds for Fiscal Year 2015.

Community Redevelopment Agency Budget
October, 2014 through September, 2015

REVENUE:

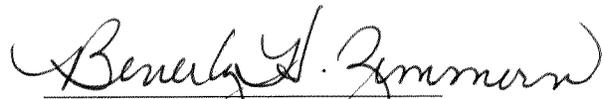
County Contribution	\$ 637,413
Gulf Breeze City Contribution	<u>\$ 206,252</u>
Total Revenue	\$ 843,665

EXPENDITURES:

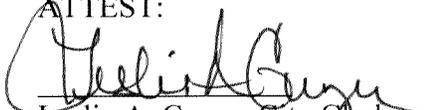
Professional Services (\$90,350)	\$ 200,000
Flower Bed Maintenance & Median Mowing (\$75,000)	
Legal Services (\$8,000)	
Annual Christmas Lighting (\$19,000)	
Street Sweeping (\$7,650)	
Street lighting	\$ 17,000
Utilities	\$ 53,000
Memberships & Ads	\$ 2,000
FRA & State Memberships (\$2,100)	
Capital Improvements	\$ 130,474
Cost Allocation Transfers	\$ 441,191
Andrews Education Foundation (\$175,000)200	
Police Services (\$173,801)	
Median Maintenance supplement (\$12,390)	
CRA Administration Fee (\$ 80,000)	
Total Expense	\$ 843,665

PASSED AND ADOPTED by the Community Redevelopment Board of the City of Gulf Breeze, Santa Rosa County, Florida, on the 6th day of, October, 2014.

Community Redevelopment Board


Beverly H. Zimmern, Mayor

ATTEST:


Leslie A. Guyer, City Clerk or
Stephanie D. Lucas, City Clerk

RESOLUTION NO. 22-13

**A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AGENCY BOARD
APPROVING A PLAN FOR GULF BREEZE COMMUNITY REDEVELOPMENT
AGENCY EXPENDITURES FOR FISCAL YEAR 2014.**

The Community Redevelopment Agency Board does hereby approve the following plan for expenditures to be made with CRA funds for Fiscal Year 2014.

Community Redevelopment Agency Budget
October, 2013 through September, 2014

REVENUE:

County Contribution	\$ 568,112
Gulf Breeze City Contribution	<u>\$ 177,090</u>
Total Revenue	\$ 745,202

EXPENDITURES:

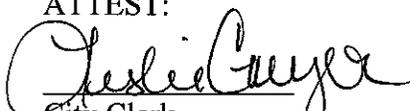
Professional Services (\$75,000)	\$ 184,650
Flower Bed Maintenance & Median Mowing (\$75,000)	
Legal Services (\$8,000)	
Annual Christmas Lighting (\$19,000)	
Street Sweeping (\$7,650)	
Street lighting	\$ 47,300
Utilities	\$ 35,000
Memberships & Ads	\$ 1,100
FRA & State Memberships (\$2,100)	
Capital Improvements	\$ 224,827
Cost Allocation Transfers	\$ 252,325
Police Services (\$165,525)	
Median Maintenance supplement (\$11,800)	
CRA Administration Fee (\$ 75,000)	
Total Expense	\$ 745,202

PASSED AND ADOPTED by the Community Redevelopment Board of the City of Gulf Breeze, Santa Rosa County, Florida, on the 7th day of, October, 2013.

Community Redevelopment Board


Beverly H. Zimmern, Mayor

ATTEST:


City Clerk



City of Gulf Breeze

TO: Edwin A. Eddy, City Manager
FROM: David J. Szymanski, Director of Budget
DATE: September 23, 2014
SUBJECT: Adoption of Resolution #25-14 for FY2015 CRA Budget

On September 15, 2014 in the overall City budget resolution # 22-14, the Community Redevelopment Agency budget was included. The Florida State Auditor General requires all CRA budgets to be approved separately by resolution of the CRA Board. Here is a breakdown of the current CRA budget:

REVENUE:

County Contribution	\$ 637,413
Gulf Breeze City Contribution	<u>\$ 206,252</u>
Total Revenue	\$ 843,665

EXPENDITURES:

Professional Services (\$90,350)	\$ 200,000
Flower Bed Maintenance & Median Mowing, Fertilizing (\$75,000)	
Legal Services (\$8,000)	
Annual Christmas Lighting (\$19,000)	
Street Sweeping (\$7,650)	
Street lighting	\$ 17,000
Utilities	\$ 53,000
Memberships & Ads, Operating Expenses	\$ 2,000
FRA & State Memberships (\$1,100)	
Miscellaneous (900)	
Capital Improvements	\$ 130,474
Cost Allocation Transfers	\$ 441,191
Andrews Education Foundation (\$175,000)	
Police Services (\$173,801)	
Median Maintenance supplement (\$12,390)	
CRA Administration Fee (\$80,000)	
Total Expense	\$ 843,665

It is also important to note that the CRA fund has a balance of \$302,108 as of 08/31/2014.

Enclosed is Resolution No. 25-14.

RECOMMENDATION: The City Council meet as the CRA Board of Directors on October 6, 2014 and adopt Resolution No. 25-14 approving the FY2015 Community Redevelopment Agency budget.

RESOLUTION NO. 22-13

**A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AGENCY BOARD
APPROVING A PLAN FOR GULF BREEZE COMMUNITY REDEVELOPMENT
AGENCY EXPENDITURES FOR FISCAL YEAR 2014.**

The Community Redevelopment Agency Board does hereby approve the following plan for expenditures to be made with CRA funds for Fiscal Year 2014.

Community Redevelopment Agency Budget
October, 2013 through September, 2014

REVENUE:

County Contribution	\$ 568,112
Gulf Breeze City Contribution	<u>\$ 177,090</u>
Total Revenue	\$ 745,202

EXPENDITURES:

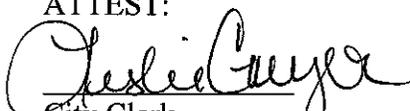
Professional Services (\$75,000)	\$ 184,650
Flower Bed Maintenance & Median Mowing (\$75,000)	
Legal Services (\$8,000)	
Annual Christmas Lighting (\$19,000)	
Street Sweeping (\$7,650)	
Street lighting	\$ 47,300
Utilities	\$ 35,000
Memberships & Ads	\$ 1,100
FRA & State Memberships (\$2,100)	
Capital Improvements	\$ 224,827
Cost Allocation Transfers	\$ 252,325
Police Services (\$165,525)	
Median Maintenance supplement (\$11,800)	
CRA Administration Fee (\$ 75,000)	
Total Expense	\$ 745,202

PASSED AND ADOPTED by the Community Redevelopment Board of the City of Gulf Breeze, Santa Rosa County, Florida, on the 7th day of, October, 2013.

Community Redevelopment Board


Beverly H. Zimmern, Mayor

ATTEST:


City Clerk

RESOLUTION NO. 23-12

**A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AGENCY BOARD
APPROVING A PLAN FOR GULF BREEZE COMMUNITY REDEVELOPMENT
AGENCY EXPENDITURES FOR FISCAL YEAR 2013.**

The Community Redevelopment Agency Board does hereby approve the following plan for expenditures to be made with CRA funds for Fiscal Year 2013.

Community Redevelopment Agency Budget
October, 2012 through September, 2013

REVENUE:

County Contribution	\$ 573,363
Gulf Breeze City Contribution	<u>\$ 178,726</u>
Total Revenue	\$ 752,089

EXPENDITURES:

Professional Services (\$190,350)	\$ 300,000
Flower Bed Maintenance & Median Mowing (\$75,000)	
Legal Services (\$8,000)	
Annual Christmas Lighting (\$19,000)	
Street Sweeping (\$7,650)	
Street lighting	\$ 47,300
Utilities	\$ 35,000
Memberships & Ads	\$ 7,100
Miscellaneous (\$5,000)	
FRA & State Memberships (\$2,100)	
Capital Improvements	\$ 168,952
Cost Allocation Transfers	\$ 193,737
<hr/>	
Police Services (\$150,136)	
Median Maintenance supplement (\$10,668)	
CRA Administration Fee (\$ 23,707)	
Total Expense	\$ 752,089

PASSED AND ADOPTED by the Community Redevelopment Board of the City of Gulf Breeze, Santa Rosa County, Florida, on the 5th day of, Nov. 2012.

Community Redevelopment Board


Beverly H. Zimmern, Mayor

ATTEST:


City Clerk

RESOLUTION NO. 02-08

A RESOLUTION OF THE CITY OF GULF BREEZE APPROVING A PLAN FOR GULF BREEZE COMMUNITY REDEVELOPMENT AGENCY EXPENDITURES FOR FISCAL YEAR 2008.

WHEREAS, The City of Gulf Breeze has established a Community Redevelopment Agency (CRA) in accordance with Part III, Florida statute 163.330; and

WHEREAS, the City Council of Gulf Breeze has designated itself as the Community Redevelopment Agency; and

WHEREAS, the CRA is charged with the responsibility to redevelop, rehabilitate, and conservation of the Gulf Breeze inner City as necessary in the interest of the public health, safety, morals and welfare of the residents of the City to eliminate, remedy and prevent conditions of slum and blight; and

WHEREAS, the City Council of the City of Gulf Breeze has adopted a plan, the "Gulf Breeze Community Redevelopment Plan," to assist the City in addressing the early signs of blight identified in 1989 and to stimulate economic development within the Community Redevelopment Area; and

WHEREAS, the City Council hereby approves a plan for expenditures for Fiscal Year 2008.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Gulf Breeze, Florida, in Regular Session, as follows:

The City Council hereby approves the attached plan for expenditures to be made with CRA funds for Fiscal Year 2008 for the City of Gulf Breeze. The Santa Rosa County and the City is hereby requested to provide funding for this plan from tax increment value of property within the City limits of the City of Gulf Breeze.

PASSED AND ADOPTED by the City Council of the City of Gulf Breeze, Santa Rosa County, Florida, on the 19th day of, February 2008.

CITY OF GULF BREEZE


Mayor

ATTEST:


City Clerk

Resolution No. 02-08

Page Two

City Of Gulf Breeze
Community Redevelopment Agency Budget
October, 2007 through September, 2008

REVENUE:

County Contribution	\$ 630,340
Gulf Breeze City Contribution	\$ 148,100
Total Revenue	\$ 778,440

EXPENDITURES:

Professional Services	\$ 32,000
Flower Bed Maintenance	
Legal Services	
Miscellaneous Services	
Administrative	
Street lighting	\$ 22,000
Memberships & Ads	\$ 1,100
Stormwater Improvements - Sea Shell Collection	\$ 363,340
Daniel Drive Improvements	\$ 240,000
Police Services	\$ 120,000
Total Expense	\$ 778,440

ORDINANCE NO. 02-12

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

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

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

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

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

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

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

**CHAPTER 26
COMMUNITY REDEVELOPMENT AREA DESIGN STANDARDS**

ARTICLE I. GENERAL.

Sec. 26-1. Purpose and Intent.

26-1.1. Purpose.

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

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

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

26-1.2. Intent.

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

Sec. 26-2. Applicability.

- A. The design standards contained in this chapter are applicable to all new development and redevelopment activities within the CRA, except for single-family residential structures, notwithstanding any provision of the Land Development Code (LDC) to the contrary, including sections 21-31 and 21-32 (non-conforming uses). Unless otherwise noted, where LDC provisions from other chapters conflict with the standards established in this chapter, the more restrictive standards of this chapter shall apply.
- ~~B. In the event the City makes a finding that the literal enforcement of the standards of this article would result in an unnecessary or undue hardship, the board of adjustment may grant a special exception or variances pursuant to Chapter 20, Division 5 of the LDC.~~
- B. In the case of redevelopment, the standards set forth in this chapter shall apply if:
 1. The building floor area is being increased by more than 30%;
 2. More than 50% of the building area is being replaced; and/or,
 3. The existing building is being redeveloped and the cost of redevelopment is greater than 50% of the assessed value of the building.
 4. Section 26-11 shall apply in the case of replacement or repair of an existing sign when:
 - a. A sign at an existing business is replaced, even when no changes or only minor changes are contemplated to the existing structure or structures on a site;
 - b. A sign is deemed to be damaged to the point where repairs are equal to or more than 50% of the replacement value of the sign;
 - c. Improvements or modifications to a sign are contemplated that are equal to or more

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

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

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

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

Sec. 26-3. Definitions.

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

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

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

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

Architectural Style

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

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

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

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

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

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

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

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

- a. One-part (generally a one-story building) formed by a storefront and a cornice topped by a parapet. Large show windows are generally placed within this framework to display merchandise and light the interior. The wall area between the windows and the cornice provide a place for advertising and made the façade appear taller.
- b. Two-part (generally a multi-story building) organized into upper and lower zones. The design of the lower zone is essentially the same as the one part façade. The building contains different uses in each zone. The lower zone generally houses public spaces (mentioned above), while the upper zone often provides space for private uses, such as apartments, offices, hotel rooms, and meeting halls.

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

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

Facade, primary means the side of the building facing the *Primary Lot Frontage*. *Facade, secondary* means the side of the building facing the *Secondary Lot Frontage*. *Landscaping* means all areas of the site that consist of, but are not be limited to, grass, ground covers, shrubs, vines, hedges, trees, berms, and architectural landscape features and material.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

ARTICLE II. CRA DISTRICT STANDARDS

Sec. 26-4. Applicability.

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

Sec. 26-5. Block Layout.

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

Commercial/Main Street Building means the type of building typically found along main street existing rights-of-way to form mega/super blocks, unless street/vehicular drives are developed consistent with Paragraph A, above.

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

Sec. 26-6. Building Placement and Orientation.

- A. Building facades shall be oriented toward the right-of-way, which, for the purpose of this chapter, includes a public street or an entrance boulevard to a private development. If there is more than one right-of-way, such as occurs on a corner or double frontage lot, every facade that faces a public right-of-way shall have architectural detail and appearance consistent with the primary facade.
- B. The minimum front yard and side-corner setback for buildings shall be zero feet.
- C. Side yard setbacks shall be a minimum of zero feet, if the adjacent property also has a zero-foot setback, and a maximum of ten feet. In the event the side yard setback is more than ten feet, due to the location of the parking area, the building frontage shall occupy a minimum of 50% of the lot frontage and a street wall shall be installed between the building and the side property line.
- D. Parking garages located adjacent to any rights-of-way must provide a primary façade or liner (buildings) facing the rights-of-way.
- E. Large anchor stores may be located in the rear of a development site only if additional buildings are located along the street frontage meeting the required setbacks and standards of this section. These additional smaller buildings, which may be located within outparcels, shall be designed to frame the street, enclose parking lots, and create entrance boulevards.

Sec. 26-7. Architectural Styles.

- A. New buildings or redevelopment of buildings in the CRA must be built using Italianate, Neo-Classical, or Mediterranean architectural styles. The elements that comprise a building, including the building form, scale, fenestration, materials, and color, must be consistent with the style selected.
- B. Architectural style and details for accessory buildings or structures (i.e., storage buildings, canopies for gasoline pumps) shall match the style of the predominant building.
- C. If a developer/owner submits a design for a building that has an architectural style not listed in Paragraph A, above, the architecture review board shall review the compatibility of the proposed building for consistency with the required styles and adjacent architecture on a case-by case basis. The City may allow use of an alternate architectural style if:
 - 1. Use of one of the required architectural styles listed above would be inconsistent or

incompatible with the architecture in adjacent buildings; and,

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

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

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

26-8.1. Building Facades.

- A. Primary facades shall be enhanced by the use of vertical and horizontal elements. Long, windowless, uninterrupted walls shall not be permitted. Therefore, facades shall not exceed 20 horizontal feet, and ten vertical feet, without including a minimum of three of the following elements:
 1. A change in plane, such as an offset, reveal, or projecting rib with a depth of no less than six inches. Architectural details such as columns, arches, and niches are examples of acceptable variation.
 2. Awnings
 3. Arcades
 4. Changes in compatible colors, materials, and/or texture
 5. Doors
 6. Windows, storefront windows, or display cases
- B. The ground floor of the primary façade shall have at least two of the following elements for at least 60% of the width of the facade:
 1. Public entrances
 2. Arcades
 3. Windows/display windows
 4. Awnings
 5. Landscaping
- C. Secondary building facades shall provide at least two of the design elements required for primary facades, which shall be consistent with the primary facade.
- D. Facades shall not exceed a height-to-width ratio of 1:3 without including at least one of the following elements, in addition to three of the above requirements:
 1. A change in plane, such as an offset, reveal or projecting rib. Such plane projections

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

2. Architecturally prominent public entrance.
 3. Tower or vertical mass, extending above the roof line of the rest of the building.
- E. All exterior facades of outparcel buildings shall be considered either primary facades or secondary façades and shall employ all architectural elements as required by paragraphs A-D, above.
- F. Buildings on corner lots shall include at least one of the following embellishments: cornice details, arches, peaked roof forms, corner towers, clocks, bells, or similar design features at the corner (hardscape design elements, such as pedestrian plazas with artwork or fountains, may substitute for building embellishments on corner lots).
- G. Drive-through windows shall not be placed facing a right-of-way. On lots with frontage on two streets, the drive-through window may be placed facing the secondary street provided that it is screened from the public right-of-way with landscaping. The window and canopy design shall match the overall design of the principal building.

26-8.2. Building Entrances.

A. Primary Building Facades.

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

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

sides of the door

13. Other treatment meeting the intent of this section

B. Primary Entrances to Multi-Tenant Centers.

1. The primary entrances to a multi-tenant center, and the entrances to anchor stores within such a center, shall be highlighted with tower elements, special building materials, and/ or architectural details.
2. Where two major streets intersect, primary entrances shall be provided from both streets. One corner entrance will be a permitted as an exception to this requirement.

C. Secondary Entrances.

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

26-8.3. Fenestration.

- A. Glass shall be transparent, without color, except for appropriate stained or art glass. The use of darkly tinted or reflective glass on windows or doors is prohibited. Reflective glass will be defined as having a visible light reflectance rating of 15% or greater. Darkly tinted glass windows include glass with a visible light transmittance (VLT) rating of 30% or less. All plans submitted to the City shall include the glass manufacturer's VLR and VLT ratings for evaluation. Glass block is not considered transparent and is not permitted in store front windows.
- B. Windows shall be recessed a minimum of one-half inch and shall include visually prominent sills, shutters, stucco reliefs, or other such forms of framing.
- C. Walls that are predominantly mirrored glass or glass curtain walls are prohibited.
- D. Arcades on commercial building facades along US 98/Emerald Coast Parkway shall have a minimum depth of six feet.
- E. Awnings, canopies, and arcades are allowed to project into the building setback, but not into the right-of-way.
- F. The minimum vertical clearance of awnings and arcades shall be eight feet from the lowest point to the sidewalk
- G. Awnings should be made of fabric. High-gloss fabrics, or fabrics that resemble plastic, are not permitted.
- H. Backlit awnings used as mansard or canopy roofs are prohibited.
- I. The highest point of a first floor awning on a multi-story building shall not be higher than the midpoint between the top of the first story window and the bottom of the second-story window sill.

26-8.4. Roofs.

- A. Buildings shall have a rooftop consisting of (but not limited to): cornice treatments, roof overhangs with brackets, steeped parapets, richly textured materials, and/or differently colored materials.
- B. Color bands are not acceptable as the only roof treatment. Bands of color that are typically used for marketing are not allowed.
- C. Cornices are encouraged and should not exceed 24 inches in width.
- D. Mansard roofs are prohibited.
- E. Flat roofs shall be hidden from public view by a parapet of no less than three feet in height.
- F. Roofs shall have no less than two of the following features:
 - 1. Parapets concealing a flat roof and rooftop equipment. The average height of such parapet shall not exceed 15% of the height of the supporting wall. The highest point of the parapet shall not at any point exceed 30% of the height of the supporting wall.
 - 2. A three-dimensional cornice treatment, a minimum of 12 inches in height and having a minimum of three vertical changes in plane, with a variety of thickness in relief ranging from the greatest at the top to the least at the bottom.
 - 3. Overhanging eaves, extending no less than three feet past the supporting walls.
 - 4. Sloping roofs that do not exceed the average height of the supporting walls, with an average slope greater than or equal to one foot of vertical rise for every three feet of horizontal run and less than or equal to one foot of vertical rise for every one foot of horizontal run
 - 5. Three or more roof planes per primary facade.

26-8.5. Building Material.

- A. Cedar shakes, metal or steel walls, unfinished block, textured plywood, plastic siding; corrugated or reflective metal panels, and smooth or rib-faced concrete block are prohibited materials.
- B. Encouraged exterior building materials include stucco over masonry, brick, stone, and concrete masonry units. Masonry unit exteriors shall be textured and tinted and shall not create a smooth monotonous wall.
- C. Encouraged materials for sloping roofs include standing seam metal, terracotta tiles, and architectural dimensional asphalt shingles.
- D. Whenever trellises are used, the support columns shall be brick or stone in keeping with the architectural character of the building.

26-8.6. Building Color.

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

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

- B. Building colors shall be selected based on the architectural style of the building and compatibility with the colors of adjacent buildings. The architectural styles required by this chapter are characterized by earth based pigments and natural stone colors. Shutters and window sashes are usually painted dark colors, primarily green or black.
- C. Building, trim and detail colors must be complementary.
- D. Paint colors shall be selected from the shades recommended by the National Trust for Historic Preservation.
- E. No more than three different colors or color shades (one primary/body color and no more than two accent/trim colors) should typically be used on a single building.

Sec. 26-9. Civic and Institutional Buildings.

- A. Civic and institutional buildings shall not be located within storefronts, shopping centers or malls, without special exception review and approval by the board of adjustment, and shall be designed in a way that stands out from adjacent developments, rather than blending in.
- B. The setbacks for civic and institutional buildings may be modified to accommodate public gathering space in front of the buildings.

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

26-10.1 Access.

- A. The use of shared access driveways is required between adjacent sites. Joint access easements will be required between property owners.
- B. Adjacent parking lots shall be connected to consolidate parking and allow for future shared parking arrangements.
- C. When it is feasible to provide vehicular access to a commercial site from a secondary street, service street or frontage road, without negatively impacting single-family residential uses, it shall be required.

26-10.2. Pedestrian Circulation.

- A. Sidewalks.
 - 1. A minimum six-foot wide sidewalk shall be required along all public rights-of-way adjacent to a development site.
 - 2. Sidewalks located internally within private developments shall be a minimum four feet wide; however, five feet wide sidewalks are encouraged.
 - 3. All sidewalks shall be constructed of concrete, concrete pavers, bricks, or a combination (i.e., concrete sidewalk with concrete paver or brick edging and/or expansion joints) and shall meet City specifications.

4. Internal sidewalks that cross vehicular driveways shall be slightly raised at a different grade than the driveway, incorporated into a speed hump.
5. Sidewalks shall be provided to connect the primary building entrance to public streets, external sidewalks, and outparcels. Whenever feasible, these sidewalks shall be covered or semi-covered (i.e. trellis, canopy, vines).
6. Internal sidewalks shall be provided every 200 feet, at a maximum, to connect rear parking lots to public sidewalks.
7. Covered visitor drop-off areas shall be provided at entrances to institutional and civic buildings.

B. Crosswalks.

1. All street crossings will have six-foot crosswalks of patterned, textured concrete, design and color as specified by the CRA Design Guidelines, edged with transverse white reflective lines.
2. A custom Oak Medallion (stamped asphalt), as specified in the CRA Design Guidelines shall be placed on the pavement in the center of key intersections, other than US 98, as funding allows.

26-10.3. Vehicular Circulation and Parking.

A. Parking Areas.

1. Parking areas shall be located to the rear or side of the primary building face . Parking areas located to the side of a building shall not extend more than 50% of the lot width and a street wall shall be constructed that visually extends the building frontage.
2. Where a commercial use abuts a residential zoning district, the parking area shall not be located within the required building setback abutting the residential area.
3. Parking areas shall be placed and designed to avoid conflicts between vehicular and pedestrian activities to the maximum extent possible.
4. As an incentive to reduce impervious paving and encourage landscaping, the required parking space length in commercial developments may be reduced by two feet if abutting a landscape area. Wheel stops or curbs shall be required to prevent encroachment into the required planting area.
5. Large parking lots shall be visually and functionally segmented into smaller lots with landscaped areas (i.e., landscape strips and/or islands meeting the requirements of Section 26-13).
 - a. No single parking area shall exceed 120 spaces without a landscaped strip that includes a sidewalk connected to the commercial building(s). The width of the landscaped strip shall vary depending on whether vehicles are allowed

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

- b. A continuous landscaped strip shall be provided every other double row of parking and shall extend for the entire length of the row. The width of the landscaped strip shall vary depending on whether vehicles are allowed a two-foot overhang and/or whether a sidewalk is included in the landscaped strip.
6. Parked cars shall be screened from public rights-of-way.
7. Consolidated/shared parking with outparcels is encouraged to reduce the amount of asphalt.
8. Where a mix of uses creates staggered peak periods of parking demand, shared parking may be utilized to reduce the total amount of required parking. The applicant shall demonstrate that the parking supplied will be adequate to meet the needs of the various uses on the site.

B. Drive-through Facilities.

1. A pass-through lane shall be required for all drive-through facilities.
2. The pass-through lane shall be constructed adjacent to the stacking lane(s) in order to provide a way out of, or around, the stacking lane(s).

C. Transit, Pedestrian and Bicycle Facilities.

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

Sec. 26-11. Fences/Walls.

26-11.1. In General.

- A. Fences and walls between commercial uses are discouraged, unless they are necessary to screen a service area from public view.
- B. Large fenced areas such as garden centers and home improvement supply yards visible from the public right-of-way shall be screened with vinyl-coated chain link or other decorative fencing material. The area shall be landscaped and designed to be compatible with the design of the building facade.

26-11.2. Fence/Wall Height.

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

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

26-11.3. Fence/Wall Design and Materials.

- A. Chain link fences shall not be permitted within the CRA, except as noted specifically in this section.
- B. Screen walls and street walls shall be constructed using brick with a limestone (real or dry-cast) or stucco cap. All street walls shall be finished on both sides of the wall. Street walls may also be made of metal fencing between brick piers as long as ornamental vines are planted at 30 feet on-center. The vines shall be a three gallon minimum at planting.
- C. Corner and gate columns must include a cap piece, which may extend up to 12 inches above the allowable wall/fence height.
- D. Cast stone medallion accents are encouraged for brick piers, particularly at entrances and corners. A cast stone frieze may also be used to accent a brick street wall. The design of the medallion and frieze shall be consistent with the style of the building.
- E. Living walls of plant material shall screen electric transformers, back flow preventers, air conditioning units, and other unsightly utilities, to the extent that the operation and maintenance of these items are not jeopardized.
- F. Where slopes for a stormwater management pond are such that fencing is required, only ornamental metal fences shall be allowed. Landscaping shall be required that meets the standards established for parking lot perimeter landscaped areas (see Section 24-?).

Sec. 26-12. Pedestrian Amenities.

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

Sec. 26-13. Landscaping and Buffering.

- A. Existing native trees shall be maintained to the extent possible and protected during construction.
- B. Where landscape strips are located between the public sidewalk and travel lanes a minimum of one-third of the strip shall be sodded with turf grass, another one-third with a vegetative ground cover other than sod turf/grass, and the rest with shrubs.
 - 1. Sod/turf grass shall be installed in solid, staggered panels. Solid coverage of grass areas shall be required at the time of planting.
 - 2. Living groundcover shall be installed at a spacing so as to achieve solid cover within one year of planting under normal conditions.

3. Ornamental shrubs shall be a three-gallon to five-gallon minimum, depending on the species.
- C. A shade tree planted every 40 feet on center or a canopy tree planted every 20 feet on center, depending on the location of overhead utility lines, is required in the landscape strip.
- D. Evergreen shrubs used for screening utilities (AC units, transformers, etc.) within the site shall be five-gallon size, with a four-foot height minimum at planting. The number of shrubs placed along a buffer shall equal one-third of the buffer frontage in feet.
- E. Drive-through lanes shall be screened from the right-of-way as follows:
 1. Shrubs at least 30 inches in height at the time of installation shall be planted 36 inches or less on center.
 2. Within one year of initial installation, shrubs shall have attained a minimum height of four feet to provide an opaque vegetative screen between the street and the drive-through. The shrubs must be maintained at that height and shall continue for the entire length of the drive-through cueing or stacking area. In lieu of a vegetative screen, the use of vegetated berms, with appropriate landscape materials, may be used in a manner that results in the visual separation of street right-of-way and the drive-through.

Sec. 26-14. Irrigation.

- A. All landscape and grassed areas shall be irrigated by an automatic, underground irrigation system. Heads for grass areas shall be on a separate zone from landscape beds.
- B. All plant containers will be irrigated by drip tubes on zones of the irrigation systems that are dedicated to drip lines.
- C. All irrigation systems shall meet the State of Florida rain sensor requirements.

Sec. 26-15. Decorative Street Lighting.

- A. General
 1. The City shall provide specifications for the design, installation, and technical specifications for the decorative street lighting system for the CRA.
 2. All decorative street lights shall be placed within landscape strips.
 3. If bollards are desired in addition to streetlamps, they shall be lighted bollards that match the streetlamp poles.
 4. Alternating street lights shall feature twin banner arms.
- B. Two- to Three-Lane Streets.
 1. Decorative street lamps are to line both sides of the street at a spacing to achieve the City's lighting specifications.

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

C. Four- to Six-Lane Streets.

1. Decorative street lamps are to line both sides of the street at a spacing to achieve the City's lighting specifications.
2. Double head streetlights that meet the City's specifications may be placed in a landscaped median.

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

- A. Utilities shall be placed underground to reduce damage and danger during strong storms. Underground utilities also improve the overall aesthetics of the streetscape.
- B. Loading areas or docks, outdoor storage, waste disposal, mechanical equipment, satellite dishes, truck parking, and other service support equipment shall be located behind the building line and shall be fully screened from the view of adjacent properties.
- C. Areas for outdoor storage, trash collection, and loading shall be incorporated into the primary building design and construction for these areas shall be of materials of comparable quality and appearance as that of the primary building. To the extent possible, areas for outdoor storage, trash collection, and loading shall not be located adjacent to residential areas. However, if necessary to locate adjacent to residential lots, they shall include a visual and solid acoustic buffer. When the loading and/or refuse collection area is adjacent to a residential district, deliveries and collections shall not occur between 10:00 pm and 7:00 am. To the extent possible, commercial vehicular idling shall not be allowed in areas adjacent to residential lots. Signage shall be installed prohibiting vehicular idling in areas adjacent to residential lots.
- D. Shopping cart storage shall be located inside the building or shall be screened by a four-foot high wall consistent with the building architecture and materials.

Sec. 26-17. Stormwater Management Ponds.

- A. Stormwater areas shall be designed as amenities if visible from the public right-of-way.
- B. Native landscaping is required to soften the visual appearance of the ponds edges. No exotic invasive plants are permitted.
- C. The pond edges should be sloped so as to avoid the necessity of fencing. Where slopes require fencing, only ornamental metal fencing will be allowed.
- D. To reduce the size of stormwater ponds that are not designed as amenities, porous concrete, underground storage and exfiltration are encouraged for paved areas.

Sec. 26-18. Signs.

26-18.1. Monument Signs.

- A. The only type of freestanding sign to be allowed is a monument sign.
- B. Monument signs shall only be allowed if the building is setback more than 15 feet from the front property line. Where allowed, the signs shall identify the business (where there is only one business on the site) or the complex (multi-tenant development).
- C. Monument signs may be displayed only if they pertain exclusively to the business carried on within the building or on the premises of the business which designates a business area or section.
- D. All components of the sign shall be architecturally compatible with the style, composition, materials, color and level of detail of the principal structure.
- E. Monument signs shall be limited to eight feet in height.
- F. Monument signs shall have 60 percent or more of the base in contact with the ground.
- G. Each individual business establishment shall have no more than 50 square feet of total sign area (100 square feet including both sides of sign), with an additional 25 square feet (50 square feet including both sides) for use by that business for a sign of the readerboard type. If a readerboard is utilized, the readerboard sign shall be a part of and shall be incorporated within the same assembly as the principal sign. If the readerboard sign is placed parallel or at an angle of not more than 45 degrees to the street, a maximum of two signs, each of not more than 25 square feet, may be utilized as readerboard signs, and the reverse side facing the business shall be blank.
- H. Each unified group of stores may have one monument sign of an area equal to ten square feet per 20 linear feet of building frontage up to a maximum sign area of 200 square feet (400 square feet including both sides).

26-18.2. Application of Chapter 23.

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

Sec. 26-19. Reserved.

ARTICLE III. CENTRAL BUSINESS DISTRICT (CBD) STANDARDS.

Sec. 26-20. General.

26-20.1. Intent.

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

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

26-20.2. Applicability.

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

Sec. 26-21. Building Placement.

- A. New buildings in the CBD District shall be located a minimum two and one half feet (2.5') from the front and side corner property lines. Major renovations and redevelopment of existing projects shall be required to meet this standard to the maximum extent feasible.
- B. Any building set back 20 feet or more from the front and side property lines, for up to 50% of the building frontage, shall provide urban landscaped sidewalks and/or pedestrian courtyards, plazas, cafes, fountains, or other public gathering places within that setback.
- C. A street wall shall be required along those portions of the street frontage where the building is recessed or there is no building, except for openings for pedestrian and vehicular entrances. A street wall shall not be required along the recessed part of a building that has at least 70% of the front building wall meeting the required maximum setback
- D. Minimum side yard setbacks for development in the CBD District shall be zero feet, except:
 - 1. If the adjacent development has a side yard setback of five feet or less, the proposed development shall allow for a ten-foot separation between buildings.
 - 2. If the adjacent development was built to the side property line, the development on the proposed development site shall also be built to the property line.
- E. In no event shall the side setbacks (both sides of the site combined) exceed 50 percent of the street frontage. The area between the building and the side property line shall include a street wall to ensure facade continuity.

Sec. 26-22. Facade Continuity.

- A. The number of gaps between buildings along the block face shall be limited. Street walls are required in the CBD to maintain this continuity (see Section 26-11).
- B. When a gap occurs between two buildings, the following alternatives shall be considered to avoid breaking the facade continuity:
 - 1. Pedestrian passageways/courtyards maybe provided to connect the street front and

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

2. A street wall or low decorative façade connecting the two buildings may be provided along the entire portion of the street frontage not devoted to pedestrian or vehicular access. The street wall shall meet the design requirements as stated in Article II of this Chapter.
3. When vehicular access is necessary to provide access to side or rear parking, a gateway, arch or similar feature may be provided. The width of the driveway shall not exceed 24 feet.
4. Lots that have been vacant for a period of more than six months and are located between development sites that meet the standards of this article shall install a street wall or hedge along the property line/public sidewalk.

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

- A. Outparcels are not appropriate within the CBD, unless the sites are designed to comply with the standards of this Chapter.
- B. Drive-through facilities are discouraged in the CBD, unless they can be accommodated within the parameters of the CBD urban form. The lanes and windows must be screened entirely from the public right-of-way.

Sec. 26-24. Parking.

26-24.1. Shared/joint Parking Facilities.

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

26-24.2. Use of Public Parking Facilities.

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

26-24.3. Parking Lot Landscaping.

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

Sec. 26-25. Building Perimeter Planting.

- A. There shall be a perimeter landscape strip between the public sidewalk and the building. This area shall be landscaped with accent shrubs, ground covers, vines and seasonal color. This area may be paved if containers and/ or planter boxes are used to accent the windows and doors.
- B. All plant containers and the landscape strips shall be irrigated with drip tubes on irrigation zones dedicated to drip systems.

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

26-26.1. Intent and Applicability.

- A. Intent. The intent of the standards in this section is to provide private developers a framework in which to provide formal, on-street parking (parallel or angled) within the right-of-way of two-lane streets located within the CBD District, which accomplishes three purposes:
 - 1. Vehicular traffic is slowed down so that is safer for pedestrians and parking maneuvers;
 - 2. Convenient parking is available close to buildings; and
 - 3. Provides a better design alternative to the typical surface parking lots that can be unsightly from the street.
- B. Applicability. The standards in this section shall apply to all streets located within the CBD except for Gulf Breeze Parkway/US 98 (See Article IV of this chapter). The City shall coordinate with the developer during the development review process to decide whether, and what type of, on-street parking facilities, as described below, are required.

26-26.2. On-Street Parking Requirements.

- A. Parallel and angled parking spaces shall meet the dimensions specified in Section 24-39(10). Landscape islands ("bump outs") as wide as the parking area will be required at the end of each parking row and at street intersections.
- B. Construction of a two-foot wide, Type "F" curb and gutter section is required.
- C. A minimum six-foot to maximum eight-foot wide sidewalk shall be constructed adjacent to the parking spaces comprised of materials and of a construction that meet the City's specifications.
- D. A minimum five-foot to maximum ten-foot wide landscape strip separating the sidewalk from the building or street wall is required.
- E. A shade tree planted every 40 feet on center or a canopy tree planted every 20 feet on center, depending on the location of overhead utility lines, is required in the landscape strip.

Sec. 26-27. Streetscape Furnishings.

- A. Developers within the CBD District are encouraged, and may be required, to provide certain streetscape furnishings as described in this subsection, within the public right-of-way in front of the development site. The location of these furnishings requires coordination with and approval from the City and the FDOT if applicable. The CRA Design Guidelines includes vendors and required streetscape furnishings' styles. A. Sculptures and decorative fountains, if proposed in common areas within the CBD, shall be selected to complement the approved architectural styles.
- B. Newspaper stands, if any are proposed within the development or within the public right-of-way, shall be grouped together in a custom made black metal enclosure in keeping with the Italianate and Neo-classical st approved architectural styles.
- C. Information kiosks, if used within the development or the public right-of-way, shall be designed to coordinate with the newspaper stands.
- D. A water fountain and a bike rack shall be installed within the landscape strip adjacent to the sidewalk, spaced every 1,000 feet minimum along local interior streets.
 - 1. An additional water fountain/bike rack combination shall be installed at each public open space or plaza if not within 50 feet of the one on the public right-of- way.
 - 2. Bike racks shall be constructed of black metal and shall be set perpendicular to the street so that parked bicycles do not impede pedestrian circulation.
- E. Waste receptacles grouped with plant containers shall be installed at each street intersection on opposite corners.
 - 1. Additional waste receptacles shall be spaced every 600 feet at a maximum.
 - 2. All waste receptacles shall be grouped with one or two plant containers of staggered heights.
 - 3. Each plant container shall be planted with a feature plant of colorful foliage or flowers. The remainder of the container shall be planted with seasonal color to be replanted three times per year.
 - 4. All plant containers shall be irrigated by drip tubes on their own zone of an automatic irrigation system or on other zones dedicated to drip systems.
- F. Benches shall be located to one side of the public sidewalk spaced every 300 feet at a maximum. Benches may be located adjacent to the waste receptacle/ planter groupings.

Sec. 26-28. Traffic and Wayfinding Signs.

26-28.1. Traffic and Street Signs.

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

FDOT requirements.

26-28.2. Wayfinding Signs.

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

Sec. 26-29. Reserved

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

Sec. 26-30. Parking.

- A. Due to the speed and volume of traffic, no on-street parking will be permitted on US 98.
- B. Parking lots along US 98 shall be accessed through secondary streets, service roads, or entrance drives perpendicular to US 98.
- C. The use of joint access driveways is required between sites to reduce the number of access points on US 98. Appropriate cross-access easements will be required.
- D. One bay of parking is the maximum amount of parking permitted in front of buildings facing US 98. Additional parking must be located to the rear or side of the building, in shared parking lots, and/or on adjacent local roads.

Sec. 26-31. Streetscape Elements.

- A. The developer shall be responsible for improving existing sidewalks adjacent to the site to include a minimum six-foot wide sidewalk and a minimum five-foot to maximum ten-foot landscape strip separating the building/street wall from the sidewalk.
- B. Depending on the existence of overhead utility lines, a canopy street tree shall be planted every 40 feet on center, or an understory street tree shall be planted every 20 feet on center, in the landscape strip or within tree grates in the sidewalk.
- C. Improvements on US 98 require approval by FDOT.

Sec. 26-32. Fences and Walls.

- A. Street walls are the only types of fences/walls allowed along US 98.
- B. Any parking between the building and US 98 will be screened by a street wall. The street wall will be set in the landscape area adjacent to the public sidewalk.

Sec 2.

Sec 20-41 (C) (2) is hereby amended to read as follows:

- 2. All subdivision platting, non residential development activity involving the addition of 1,000 or more gross square feet of floor area; and all new development within the CRA, except for single – family residential structures.

SECTION 3 - SEVERABILITY

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

SECTION 4 - CONFLICT

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

SECTION 5 - EFFECTIVE DATE

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

PASSED ON THE FIRST READING ON THE 19th DAY OF MARCH, 2012.

ADVERTISED ON THE ON THE 22ND DAY OF MARCH, 2012.

PASSED ON THE SECOND READING ON THE 23rd DAY OF APRIL, 2012.

By: 
Beverly Zimmern, Mayor

ATTESTED TO BY:


Marita Rhodes, City Clerk

RESOLUTION NO. 17-11

**A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AGENCY BOARD
APPROVING A PLAN FOR GULF BREEZE COMMUNITY REDEVELOPMENT
AGENCY EXPENDITURES FOR FISCAL YEAR 2012.**

The Community Redevelopment Agency Board does hereby approve the following plan for expenditures to be made with CRA funds for Fiscal Year 2012.

Community Redevelopment Agency Budget
October, 2011 through September, 2012

REVENUE:

County Contribution	\$ 571,763
Gulf Breeze City Contribution	<u>\$ 178,227</u>
Total Revenue	\$ 749,990

EXPENDITURES:

Professional Services (\$90,350)	\$ 200,000
Flower Bed Maintenance & Median Mowing (\$75,000)	
Legal Services (\$8,000)	
Annual Christmas Lighting (\$19,000)	
Street Sweeping (\$7,650)	
Street lighting	\$ 47,000
Utilities	\$ 35,300
Memberships & Ads	\$ 7,100
Team Santa Rosa (\$5,000)	
FRA & State Memberships (\$2,100)	
CDBG Grant Match	\$ 100,000
Capital Improvements	\$ 176,079
Cost Allocation Transfers	\$ 184,511
Police Services (\$150,136)	
Median Maintenance supplement (\$10,668)	
CRA Administration Fee (\$ 23,707)	
Total Expense	\$ 749,990

PASSED AND ADOPTED by the Community Redevelopment Board of the City of Gulf Breeze, Santa Rosa County, Florida, on the 17th day of October 2001.

Community Redevelopment Board


Chairman

ATTEST:


City Clerk

RESOLUTION NO. 28-10

**A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AGENCY BOARD
APPROVING A PLAN FOR GULF BREEZE COMMUNITY REDEVELOPMENT
AGENCY EXPENDITURES FOR FISCAL YEAR 2011.**

The Community Redevelopment Agency Board does hereby approve the following plan for expenditures to be made with CRA funds for Fiscal Year 2011.

Community Redevelopment Agency Budget
October, 2010 through September, 2011

REVENUE:

County Contribution	\$ 595,922
Gulf Breeze City Contribution	\$ 185,758
Total Revenue	\$ 781,680

EXPENDITURES:

Professional Services (\$30,850)	\$ 120,000
Flower Bed Maintenance & Median Mowing, Fertilizing (\$54,500)	
Legal Services (\$8,000)	
Annual Christmas Lighting (\$19,000)	
Street Sweeping (\$7,650)	
Street lighting	\$ 30,000
Utilities	\$ 30,000
Memberships & Ads, Operating Expenses	\$ 6,100
Team Santa Rosa (\$5,000)	
FRA & State Memberships (\$1,100)	
CDNG Grant Match	\$ 100,000
Capital Improvements	\$ 319,855
Cost Allocation Transfers	\$ 175,725
Police Services (\$142,987)	
Median Maintenance supplement (\$10,160)	
CRA Administration Fee (\$ 22,578)	
Total Expense	\$ 781,680

PASSED AND ADOPTED by the Community Redevelopment Board of the City of Gulf Breeze, Santa Rosa County, Florida, on the 1st day of November, 2010.

Community Redevelopment Board


Beverly H. Zimmern, Mayor

ATTEST:


Marita Rhodes, City Clerk

ORDINANCE NO. 10-09

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GULF BREEZE, FLORIDA, AMENDING SECTION 26-2, APPLICABILITY OF THE CITY'S URBAN DESIGN STANDARDS, RELATIVE TO THE REPLACEMENT, REPAIR OR INSTALLATION OF SIGNS IN THE COMMUNITY REDEVELOPMENT AGENCY DISTRICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City is in the process of making the adopted Urban Design Guidelines part of the City's Code or Ordinances; and,

WHEREAS, Ordinance No. 13-08 established Code Section 26-2, applicability of the Urban Design Standards; and,

WHEREAS, subsequent to the approval of Ordinance No. 13-08 on July 21, 2008, it has become evident to the City Council that the applicability portion of the guidelines section 26-2 needs to be amended as related to the replacement, repair and installation of signs in the Community Redevelopment Agency District,

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

SECTION 1: SECTION 26-2 is hereby amended to read as follows:

Section 26-2 - Applicability

The design standards contained in this document are applicable to all development except for single family residential structures. Notwithstanding, any provision of the Land Development Code to the contrary, including section 21-31 and 21-32. In the case of redevelopment of existing commercial developments, the standards set forth in this chapter shall apply if:

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

- ii improvements or modifications to the sign are contemplated which are equal to or more than 50% of the replacement value of the sign; and
- iii The sign of either the logo, reader board or copy area of the sign is increased by 25% or more.

c. Section 26-11 applies in the installation of a new sign at existing business.

SECTION 2: SEVERABILITY

If any section, paragraph, sentence, clause, phrase, or word of this Ordinance is for any reason held by any court of competent jurisdiction to be unconstitutional, inoperative, invalid or void, then said holding shall in no manner effect the validity of the remaining portions of this ordinance.

SECTION 3: CONFLICT

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

SECTION 4: EFFECTIVE DATE

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

PASSED ON FIRST READING ON THE 15th DAY OF June, 2009.

PUBLISHED ON THE 18th DAY OF June, 2009.

PASSED AND ADOPTED ON THE SECOND READING ON THE 4th DAY OF July, 2009.

CITY OF GULF BREEZE, FLORIDA


BEVERLY H. ZIMMERN, MAYOR PRO TEM

ATTEST:


MARITA RHODES, CITY CLERK



The Gulf Breeze News

Published Weekly
Established in 2001

STATE OF FLORIDA
County of Santa Rosa

Before the undersigned authority personally appeared Victoria Papajohn who is personally known to me and who on oath says that she is Publisher of the Gulf Breeze News, a weekly newspaper published at Gulf Breeze in Santa Rosa County, Florida; that the attached copy of advertisement, being a Notice of Proposed Ordinance:

NOTICE OF PROPOSED ORDINANCE NO. 10-09

Received from the City of Gulf Breeze and was published in said newspaper in the issue of June 18th, 2009

Affiant further says that the said Gulf Breeze News published in Gulf Breeze in said Santa Rosa County, Florida, and that said newspaper has heretofore been continuously published in said county each week and has been entered as second class mail matter at the post office in Gulf Breeze, in said Santa Rosa County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.


Publisher Victoria Papajohn
Sworn to and subscribed before me this
18th Day of June, A.D. 2009

Name Karen Jo Murphy Notary Public



NOTICE OF PROPOSED ORDINANCE NO. 10-09
Please be advised that Proposed Ordinance No. 10-09 was presented to the City Council of the City of Gulf Breeze for first reading on Monday, June 15, 2009, and will be presented for final reading and adoption at a City Council meeting scheduled for Monday, July 6, 2009, at 6:30 p.m. in the Council Chambers of City Hall, 1070 Shoreline Drive, Gulf Breeze, Florida.

The title of the proposed ordinance is as follows:
ORDINANCE NO. 10-09
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GULF BREEZE, FLORIDA, AMENDING SECTIONS 26-2, APPLICABILITY OF THE CITY'S URBAN DESIGN STANDARDS, RELATIVE TO THE REPLACEMENT, REPAIR OR INSTALLATION OF SIGNS IN THE COMMUNITY REDEVELOPMENT AGENCY DISTRICT; PROVIDING FOR SEVERABILITY;

NOTICE OF PROPOSED ORDINANCE NO. 10-09

Please be advised that Proposed Ordinance No. 10-09 was presented to the City Council of the City of Gulf Breeze for first reading on Monday, June 15, 2009, and will be presented for final reading and adoption at a City Council meeting scheduled for Monday, July 6, 2009, at 6:30 p.m. in the Council Chambers of City Hall, 1070 Shoreline Drive, Gulf Breeze, Florida.

The title of the proposed ordinance is as follows:

ORDINANCE NO. 10-09

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GULF BREEZE, FLORIDA, AMENDING SECTIONS 26-2, APPLICABILITY OF THE CITY'S URBAN DESIGN STANDARDS, RELATIVE TO THE REPLACEMENT, REPAIR OR INSTALLATION OF SIGNS IN THE COMMUNITY REDEVELOPMENT AGENCY DISTRICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT; AND PROVIDING AN EFFECTIVE DATE.

A copy of the proposed ordinance may be inspected by the public in the City Clerk's office at City Hall. Interested parties may appear at the Council meetings and be heard with respect to the proposed ordinance. If any person decides to appeal any decision 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 CITY OF GULF BREEZE, FLORIDA

BY: MARITA RHODES
CITY CLERK

Legal # 0501

ORDINANCE NO. 07-09

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GULF BREEZE, FLORIDA, CREATING SECTIONS 26-13 THROUGH 26-14, STREETScape, PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, Section 163.3202, Florida Statutes, and Chapter 9J-24, Florida Administrative Code, provides that design and development standards based on the Comprehensive Plan be included in land development regulations; and,

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

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

WHEREAS, the comprehensive plan and existing land development regulation of the City of Gulf Breeze govern development within the City, and more specific and refined regulation for the Community Redevelopment Agency District are hereby set forth in Chapter 26; and,

WHEREAS, The City's Planning Consultant, Land Design, Inc, developed a set of design guidelines, these guidelines will be evaluated and considered for inclusion into Chapter 26; and,

WHEREAS, City Council determined that the landscaping treatment, known as streetscape, for a project is nearly as important as the overall design;

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

SECTION 1: Section 26-13, Streetscape, is hereby created to read as follows:

26-13-Streetscape- Intent- It is the intent of the City to create a unified urban look with adequate landscape buffers to abate noise and pollution, serve as a visual screen and accentuate building elements and vistas. The following sections of the Community Redevelopment Area Design Standards shall be employed in design to create an improved streetscape:

26-14- Elements of Streetscape-The details and amendments of Streetscape are found and articulated in the Urban Design Guidelines as adopted by the City Council. The following details are provided to add specific examples of what is required to implement the guidelines.

- a) A Landscape Design plan will be submitted for each project. The plan will address all four (4) sides of a project.
- b) Perimeter sidewalks will be required. Each new sidewalk will be eight feet (8') in width. In the case where there is an existing side walk it will be widened, by the developer to eight feet (8'). All sidewalks will be surfaced or constructed with pavers.
- c) Internal sidewalks will be provided connecting the building entrance to public streets, external sidewalks and out parcels. All sidewalks internal to the development will be five feet (5') in width and surfaced or constructed with pavers.
- d) For each two (2) parallel rows of parking spaces provided, a continuous landscape strip will be installed. The strip will be at least six feet (6') wide if an internal sidewalk is included within the strip and at least nine feet (9') wide if no internal sidewalk is located within the strip.
- e) The dimensions of parking spaces found elsewhere in this Code may be reduced in length by two feet (2) if the space abuts a landscape strip.
- f) Any parking between the building and U.S. 98 will be screened by a street wall. The specific requirements for provisions of a street wall are provided in The Urban Design Guidelines.

The landscape design plan will include the elements included in The Urban Design Guidelines. For example, in addition to the foregoing, each landscape island within a parking lot will contain at least one canopy or two understory trees.

The owner or developer of a project may also submit alternates for consideration in streetscape design based on specific site characteristics, economic concerns or compatibility.

SECTION 2: SEVERABILITY

If any section, paragraph, sentence, clause, phrase, or word of this Ordinance is for any reason held by any court of competent jurisdiction to be unconstitutional, inoperative, invalid or void, then said holding shall in no manner effect the validity of the remaining portions of this ordinance.

SECTION 3: CONFLICT

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

SECTION 4: EFFECTIVE DATE

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

PASSED ON FIRST READING ON THE 18th DAY OF May, 2009.

PUBLISHED ON THE 21st DAY OF May, 2009.

PASSED AND ADOPTED ON THE SECOND READING ON THE 1st
DAY OF June, 2009.

CITY OF GULF BREEZE, FLORIDA


MAYOR PRO TEM

ATTEST:


MARITA RHODES, CITY CLERK



The Gulf Breeze News

Published Weekly
Established in 2001

STATE OF FLORIDA
County of Santa Rosa

NOTICE OF PROPOSED ORDINANCE NO. 07-09

Before the undersigned authority personally appeared Victoria Papajohn who is personally known to me and who on oath says that she is Publisher of the Gulf Breeze News, a weekly newspaper published at Gulf Breeze in Santa Rosa County, Florida; that the attached copy of advertisement, being a Notice of Proposed Ordinance

ORDINANCE NO. 07-09

Received from the City of Gulf Breeze and was published in said newspaper in the issue of **May 21, 2009**

NOTICE OF PROPOSED ORDINANCE NO. 07-09

Please be advised that Proposed Ordinance No.07-09 was presented to the City Council of the City of Gulf Breeze for first reading on Monday, May 18, 2009, and will be presented for final reading and adoption at a City Council meeting scheduled for Monday, June 1, 2009, at 6:30 p.m. in the Council Chambers of City Hall, 1070 Shoreline Drive, Gulf Breeze, Florida.

The title of the proposed ordinance is as follows:

ORDINANCE NO. 07-09

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GULF BREEZE, FLORIDA, CREATING SECTIONS 26-13 THROUGH 26-14 STREETScape; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT; AND PROVIDING AN EFFECTIVE DATE

A copy of the proposed ordinance may be inspected by the public in the City Clerk's office at City Hall. Interested parties may appear at the Council meetings and be heard with respect to the proposed ordinance. If any person decides to appeal any decision 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.

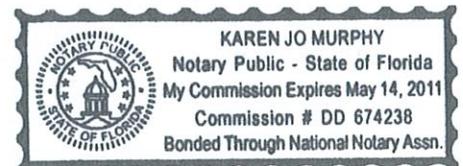
THE CITY OF GULF BREEZE, FLORIDA

BY: MARITA RHODES
CITY CLERK

Affiant further says that the said Gulf Breeze News published in Gulf Breeze in said Santa Rosa County, Florida, and that said newspaper has heretofore been continuously published in said county each week and has been entered as second class mail matter at the post office in Gulf Breeze, in said Santa Rosa County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Victoria Papajohn
Publisher Victoria Papajohn
Sworn to an subscribed before me this
21st Day of May, A.D. 2009

Karen Jo Murphy
Name Karen Jo Murphy Notary Public



ORDINANCE NO. 05-09

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GULF BREEZE, FLORIDA, AMENDING SECTIONS 26-3, COMMUNITY REDEVELOPMENT AREA DESIGN STANDARDS, DEFINITIONS, AND CREATING SECTION 26-4, ENTITLED ARCHITECTURAL STYLES; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, Section 163.3202, Florida Statutes, and Chapter 9J-24, Florida Administrative Code, provides that design and development standards based on the Comprehensive Plan be included in land development regulations; and,

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

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

WHEREAS, the comprehensive plan and existing land development regulation of the City of Gulf Breeze govern development within the City, and more specific and refined regulation for the Community Redevelopment Agency District are hereby set forth in Chapter 26; and,

WHEREAS, The City's Planning Consultant, Land Design, Inc, developed a set design guidelines, these guidelines will be evaluated and considered for inclusion into Chapter 26; and,

WHEREAS, The City Council hereby establishes a requirement that development or re-development of property within the Community Redevelopment Area, as provided for in Section 26-2, must be completed in a particular architectural style; and,

WHEREAS, the predominant architectural styles are hereby defined and included in the Definition Section;

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

SECTION 1: Section 26-3. Definitions-Community Redevelopment Area Design Standards- is hereby amended to include a definition of Italianate-Neoclassical Architecture:

Italianate-Neoclassical Architecture- shall mean a style defined in the City's approved Urban Design Standards, characterized by symmetrical windows, rounded

entryways, columns, cupolas and changes in plane (such as an offset, a reveal or projecting rib.) A developer or owner should consult the City's approved Urban Design Standards for more details.

SECTION 2- Section 26-4, Architectural Standards- is hereby created to read as follows:

“New buildings or redevelopment of buildings in the Community Redevelopment Area must be built using Italianate or Neo-Classical architectural styles as defined herein and in the City's approved Urban Design Standards.

The City may allow use of an alternate architectural style if:

- a. Use of one of the aforementioned styles listed above would be inconsistent or incompatible with the architecture in adjacent buildings, and/or,
- b. Use of one of the aforementioned styles listed above would be detrimental to the economic health of the City and the CRA district.”

SECTION 3: SEVERABILITY

If any section, paragraph, sentence, clause, phrase, or word of this Ordinance is for any reason held by any court of competent jurisdiction to be unconstitutional, inoperative, invalid or void, then said holding shall in no manner effect the validity of the remaining portions of this ordinance.

SECTION 4: CONFLICT

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

SECTION 5: EFFECTIVE DATE

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

PASSED ON FIRST READING ON THE _____ DAY OF _____, 2009.

PUBLISHED ON THE _____ DAY OF _____, 2009.

PASSED AND ADOPTED ON THE SECOND READING ON THE _____ DAY OF _____, 2009.

CITY OF GULF BREEZE, FLORIDA

LANE GILCHRIST, MAYOR

ATTEST:

MARITA RHODES, CITY CLERK

RESOLUTION NO. 17-08

A RESOLUTION OF THE CITY OF GULF BREEZE APPROVING A PLAN FOR GULF BREEZE COMMUNITY REDEVELOPMENT AGENCY EXPENDITURES FOR FISCAL YEAR 2009.

WHEREAS, The City of Gulf Breeze has established a Community Redevelopment Agency (CRA) in accordance with Part III, Florida statute 163.330; and

WHEREAS, the City Council of Gulf Breeze has designated itself as the Community Redevelopment Agency; and

WHEREAS, the CRA is charged with the responsibility to redevelop, rehabilitate, and conservation of the Gulf Breeze inner City as necessary in the interest of the public health, safety, morals and welfare of the residents of the City to eliminate, remedy and prevent conditions of slum and blight; and

WHEREAS, the City Council of the City of Gulf Breeze has adopted a plan, the "Gulf Breeze Community Redevelopment Plan," to assist the City in addressing the early signs of blight identified in 1989 and to stimulate economic development within the Community Redevelopment Area; and

WHEREAS, the City Council hereby approves a plan for expenditures for Fiscal Year 2009.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Gulf Breeze, Florida, in Regular Session, as follows:

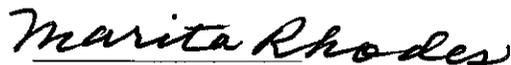
The City Council hereby approves the attached plan for expenditures to be made with CRA funds for Fiscal Year 2009 for the City of Gulf Breeze. The Santa Rosa County and the City is hereby requested to provide funding for this plan from tax increment value of property within the City limits of the City of Gulf Breeze.

PASSED AND ADOPTED by the City Council of the City of Gulf Breeze, Santa Rosa County, Florida, on the 20th day of, October 2009.

CITY OF GULF BREEZE


Mayor

ATTEST:


City Clerk

Resolution No. 17-08

Page Two

City Of Gulf Breeze
Community Redevelopment Agency Budget
October, 2008 through September, 2009

REVENUE:

County Contribution	\$ 619,352
Gulf Breeze City Contribution	\$ 182,900
Total Revenue	\$ 802,252

EXPENDITURES:

Professional Services	\$ 50,000
Flower Bed Maintenance	
Legal Services	
Miscellaneous Services	
Administrative	
Street lighting	\$ 25,000
Memberships & Ads	\$ 1,100
CRA Improvements	\$ 371,152
Daniel Drive Improvements	\$ 200,000
Transfer	\$ 155,000
Cost Allocation fro Police Services -	\$126,000
Median Maintenance supplement -	\$ 9,000
CRA Administration Fee -	\$ 20,000
Total Expense	\$ 802,252

RESOLUTION NO. 02-08

A RESOLUTION OF THE CITY OF GULF BREEZE APPROVING A PLAN FOR GULF BREEZE COMMUNITY REDEVELOPMENT AGENCY EXPENDITURES FOR FISCAL YEAR 2008.

WHEREAS, The City of Gulf Breeze has established a Community Redevelopment Agency (CRA) in accordance with Part III, Florida statute 163.330; and

WHEREAS, the City Council of Gulf Breeze has designated itself as the Community Redevelopment Agency; and

WHEREAS, the CRA is charged with the responsibility to redevelop, rehabilitate, and conservation of the Gulf Breeze inner City as necessary in the interest of the public health, safety, morals and welfare of the residents of the City to eliminate, remedy and prevent conditions of slum and blight; and

WHEREAS, the City Council of the City of Gulf Breeze has adopted a plan, the "Gulf Breeze Community Redevelopment Plan," to assist the City in addressing the early signs of blight identified in 1989 and to stimulate economic development within the Community Redevelopment Area; and

WHEREAS, the City Council hereby approves a plan for expenditures for Fiscal Year 2008.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Gulf Breeze, Florida, in Regular Session, as follows:

The City Council hereby approves the attached plan for expenditures to be made with CRA funds for Fiscal Year 2008 for the City of Gulf Breeze. The Santa Rosa County and the City is hereby requested to provide funding for this plan from tax increment value of property within the City limits of the City of Gulf Breeze.

PASSED AND ADOPTED by the City Council of the City of Gulf Breeze, Santa Rosa County, Florida, on the 19th day of, February 2008.

CITY OF GULF BREEZE


Mayor

ATTEST:


City Clerk

Resolution No. 02-08

Page Two

City Of Gulf Breeze
Community Redevelopment Agency Budget
October, 2007 through September, 2008

REVENUE:

County Contribution	\$ 630,340
Gulf Breeze City Contribution	\$ 148,100
Total Revenue	\$ 778,440

EXPENDITURES:

Professional Services	\$ 32,000
Flower Bed Maintenance	
Legal Services	
Miscellaneous Services	
Administrative	
Street lighting	\$ 22,000
Memberships & Ads	\$ 1,100
Stormwater Improvements - Sea Shell Collection	\$ 363,340
Daniel Drive Improvements	\$ 240,000
Police Services	\$ 120,000
Total Expense	\$ 778,440

RESOLUTION NO. 03-06

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GULF BREEZE, FLORIDA, FINDING THAT THE COMMUNITY REDEVELOPMENT PLAN FOR THE COMMUNITY REDEVELOPMENT AREA LOCATED IN THE CITY NEEDS TO BE UPDATED; FINDING THAT THE UPDATE TO THE PLAN WILL REQUIRE CHANGES TO CODES, ORDINANCES AND LAND USE REGULATIONS IN THE COMMUNITY REDEVELOPMENT AREA; FINDING THAT APPLICATIONS FOR SITE PLAN APPROVALS IN THE COMMUNITY REDEVELOPMENT AREA MAY BE FILED WHILE THE UPDATE TO THE COMMUNITY REDEVELOPMENT PLAN IS PENDING; DIRECTING CITY ADMINISTRATION NOT TO PROCESS APPLICATIONS FOR SITE PLAN APPROVALS, BUILDING PERMITS, ZONING CHANGES, DEVELOPMENT ORDERS, OR OTHER LAND USE REGULATIONS IF THE APPLICATION WOULD BE CONTRARY TO THE CHANGES TO BE MADE TO THE COMMUNITY REDEVELOPMENT PLAN; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

WHEREAS, in December 1989 the City Council of the City of Gulf Breeze, Florida, approved and adopted a community redevelopment plan for that part of the City identified therein; and

WHEREAS, the City has retained a consultant and is in the process of preparing and considering an update to that plan; and

WHEREAS, such plan update will likely require changes to the City's zoning code, building code, and land use regulations necessary to implement the community redevelopment plan; and

WHEREAS, the plan update and the amendments to the City's zoning code, building code, and land use regulations applicable to the community redevelopment plan are "pending" as that term is used in the case of Smith v. City of Clearwater, 383 So. 2d 681 (Fla. App. 2 Dist. April 16, 1980), review dismissed in 403 So. 2d 407 (Fla. Jul. 23, 1981); and

WHEREAS, the City Council desires to not have permits issued and projects approved within the community redevelopment area that are or will be contrary to the community redevelopment plan update and the amendments to the zoning code, building codes and land use regulations that implement the provisions of such plan update.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY Council OF THE CITY OF GULF BREEZE, FLORIDA:

Section 1. The recitals set forth above are hereby adopted, approved and incorporated into this Resolution.

Section 2. The City Council hereby makes the following findings:

- (a) The update of the community redevelopment plan for the community redevelopment area in the City will require amendments to certain City codes, ordinances and land use regulations applicable to the community redevelopment area.
- (b) A consultant retained by the City and the administration of the City is actively pursuing the community redevelopment plan update and such amendments through an active and documented effort on the part of those authorized to do the work, which in the normal course of municipal action, will culminate in the plan update and requisite zoning and other changes to implement the update, so that these amendments are pending.
- (c) The City Council is aware that these efforts are going forward and will result in the community redevelopment plan update and amendments to City codes, ordinances and land use regulations being brought to the City Council for approval.

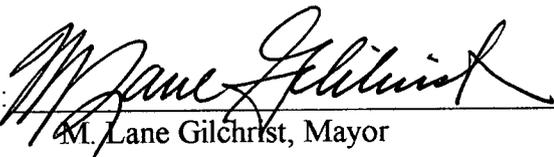
Section 3. The City Council hereby directs the City administration to not issue any permits or project approvals in the community redevelopment area that would conflict with the plan update and the amendments that are now pending. Persons interested in developing property in the community redevelopment area may submit proposed development plans to and otherwise work with the City's consultant in efforts to assure that such development plans do not conflict with the pending updates of and amendments to the community redevelopment plan.

Section 4. In the event any part of this Resolution is determined to be invalid or unlawful, then it is the intent of the City Council that the remaining parts of the Resolution shall remain in full force and effect notwithstanding such determined.

Section 5. This Resolution shall take effect immediately upon its adoption by the City Council.

PASSED AND APPROVED this 6th day of February, 2006 by the City Council of the City of Gulf Breeze, Florida.

CITY OF GULF BREEZE, FLORIDA

By: 

M. Lane Gilchrist, Mayor

Attest to by:



Marita Rhodes, City Clerk



City of Gulf Breeze

OFFICE OF THE CITY MANAGER

MEMORANDUM

TO: Mayor and City Council

FROM:  Edwin A. Eddy, City Manager

DATE: February 3, 2006

SUBJECT: RESOLUTION NO. 03-06, REGARDING THE ADMINISTRATION SITE PLANS IN THE COMMUNITY DEVELOPMENT DISTRICT

Attached please find copy of the Resolution described above. As directed by the Council at the February 1, Executive Session, this Resolution was prepared by the City Attorney and our CRA Legal Advisor, David Cardwell for you consideration.

Also attached is a letter read in to the record of the Executive Session by Mary Moulton.

RECOMMENDATION: That the City Council adopt Resolution No. 03-06, which directs staff in the administration of evaluating site plans for development in the CRA district.

EAE:slb

memo06/0203Res0306

Ladies & Gentlemen:

We suggest, for reasons related to efficiency and particularly timing efficiencies related to our ability to open our project on schedule in May 2007, it would be particularly helpful if any moratorium that you implement this evening be directed to prohibit the issuance of Foundation Building Permits rather than a prohibition on Site Plan Approvals.

As your City staff is aware, we plan to commence working closely with _____, your Community Redevelopment Agency comprehensive plan adviser, to ensure that our new project conforms to the requirements we expect you will adopt. However, since that plan may not be formally adopted for some months we would like to be able to proceed with Site Plan Approval pending your adoption of the new Community Redevelopment Agency guidelines in order not to be significantly delayed.

Of course, we recognize and agree that our Site Plan must conform to the new Community Redevelopment standards and expect that your staff approval will so state. What we mean is that no significant construction will commence nor will the City allow it to commence without our project being in conformance with your pending Community Redevelopment standards. We believe our suggestion fully protects the City's desire and our agreement to have our project conform to the new Community Redevelopment standards while hopefully avoiding delays which might jeopardize the entire project.

We appreciate and thank you for your consideration.

RESOLUTION NO. 07-05

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GULF BREEZE,
FLORIDA URGING THE LEGISLATURE TO VOTE AGAINST
HB 1521 AND SB 2060, IN THAT THIS LEGISLATION WOULD AMEND PART III,
CHAPTER 163, FLORIDA STATUTES, WITH THE EFFECT OF SEVERELY
REDUCING THE ABILITY OF COMMUNITY REDEVELOPMENT
AGENCIES TO ACCOMPLISH THEIR STATUTORY REDEVELOPMENT TASKS.**

WHEREAS, the Bills would significantly revise the funding mechanisms under which municipal CRAs fund capital projects, i.e., by automatically reducing current contributions by county governments.

WHEREAS, the best way to resolve a desire on the part of one local government to address an issue in dispute with another local government is at the local government level; and

WHEREAS, the Bills seek to assist counties in such city-county disputes, but leave little for municipal interests in such disputes; and

WHEREAS, the Bill not only affects community redevelopment agencies that will be created subsequent to the effective date of the proposed legislation but would also apply to community redevelopment agencies now existing and operating; and

WHEREAS, Section 163.410 Florida Statutes, grants all powers of community redevelopment to charter counties which may then delegate those powers to municipalities within such charter counties; and

WHEREAS, the Bill will lead to existing community redevelopment agencies being re-created, making new and specific findings for slum and/or blight that will be subject to challenge, and if challenged successfully, void all prior action of a community redevelopment agency; and

WHEREAS, charter counties have delegated powers to municipalities in the past, but now want, through the Bills to take said powers back; and

WHEREAS, the Bill will undermine the ability of community redevelopment agencies to upgrade their areas and be attractive to developers; and

WHEREAS, the Bill would require community redevelopment agencies to obtain approval from the County for virtually any redevelopment activity.

WHEREAS, the Bill would result in a limited number of projects with finite time limitations and give the County the ability to negotiate its share of tax increment revenue payments; and

WHEREAS, the Bill effectively turns a community redevelopment program designed to

eliminate slum and/or blight conditions for residents and business owners in a community redevelopment area, into an economic development program designed to impact a limited number of fixed projects with discernable cash returns, benefitting only those projects prepared to be immediately undertaken; and

WHEREAS, the Bill would significantly increase the amount of time to get amendment approvals of community redevelopment plans thus destroying the ability of community redevelopment agencies to assist private developers in a timely and opportunistic manner;

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GULF BREEZE FLORIDA:

Section 1. The foregoing recitals are hereby ratified and confirmed as true and correct by the City Council of the City of Gulf Breeze, Florida, and incorporated herein.

Section 2. The City Council of the City of Gulf Breeze urges each member of the Delegation to vote against these Bills.

Section 3: The appropriate City officials are hereby authorized and directed to cause a copy of this resolution to be delivered to each member of the Delegation.

Section 4: This Resolution shall become effective immediately upon its passage.

PASSED AND ADOPTED by the City Council of the City of Gulf Breeze, Santa Rosa County, Florida, on the 21st day of March, 2005.

CITY OF GULF BREEZE


Mayor

ATTEST TO


City Clerk

RESOLUTION NO. 16-04

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GULF BREEZE AMENDING THE CITY'S COMMUNITY REDEVELOPMENT PLAN ENABLING THE COMMUNITY REDEVELOPMENT AGENCY TO ACQUIRE REAL PROPERTY IN ACCORDANCE WITH THE TERMS, GOALS AND OBJECTIVES OF THE COMMUNITY REDEVELOPMENT PLAN

WHEREAS, the City Council established a Community Redevelopment Plan in 1990; and,

WHEREAS, the City Council established a Board of Directors for the Community Redevelopment Agency; and

WHEREAS, the CRA Board has proposed an amendment to the CRA plan; and

WHEREAS, the Local Planning Agency has determined that the proposed amendment is consistent with the City's Comprehensive Plan; and,

WHEREAS, the City Council held a Public Hearing on June 30, 2004 to consider the following amendment to the CRA Plan;

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

The Community Redevelopment Agency of the City of Gulf Breeze (the "CRA") may acquire real property for the purpose of selling or leasing it to public or private persons for redevelopment in accordance with the terms, goals and objectives of the Plan.

The CRA may utilize any of the powers provided in Part III, Chapter 163, Florida Statutes (the "Redevelopment Act"), to acquire or dispose of such real property, including negotiated acquisition and sale of property and the use of the power of eminent domain to acquire property.

Any real property acquired by the CRA for redevelopment shall be disposed of in accordance with the provisions of Section 163.380, Florida Statutes.

The property depicted in Exhibit "A" attached here in immediately adjacent to St. Francis Drive and U.S. 98. The City Council determined that development of this parcel should include vehicular access from St. Francis Drive to Gulf Breeze Hospital to allow local trips to proceed without using U.S. 98. In addition, the development of this parcel should be accomplished recognizing the needs for buffering commercial uses from Plantation Hill. Finally, the development of the majority of commercial property throughout the City as "drive by commercial" has limited stable, long term economic development. The City Council finds that this property shall be developed with uses compatible with the adjacent medical facility, including medical offices, laboratories, rehabilitation facilities and other types of uses adjunct to such uses.

This amendment shall take effect upon adoption of this Resolution by the City Council of the City of Gulf Breeze in accordance with the Redevelopment Act.

PASSED AND ADOPTED by the City Council of the City of Gulf Breeze, Santa Rosa County, Florida, on the 30th day of June, 2004.

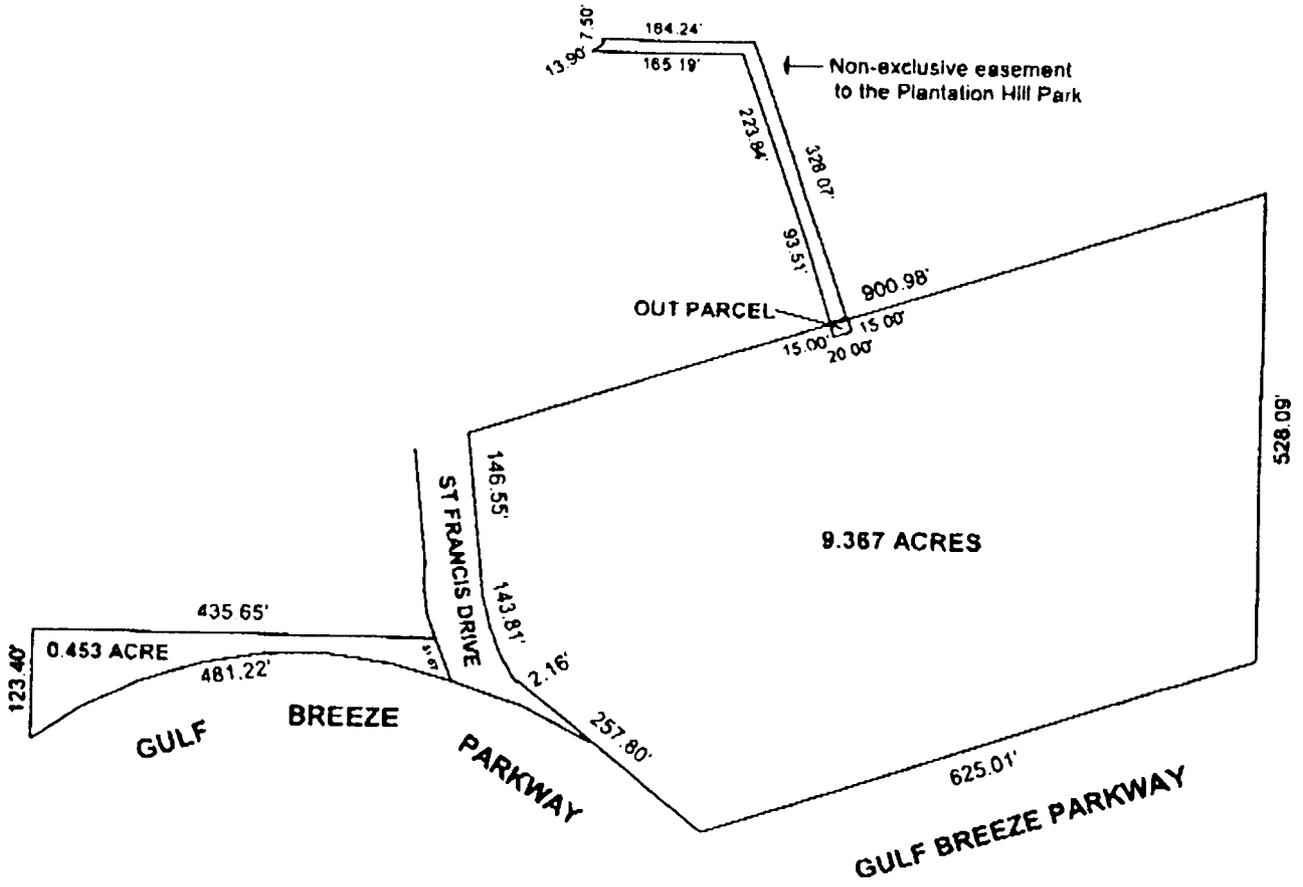
CITY OF GULF BREEZE


MAYOR

ATTEST:


CITY CLERK

EXHIBIT "A"
SKETCH OF PROPERTY DESCRIBED IN
LEGAL DESCRIPTION RECORDED IN OR BK 2110, PG 2004



Sketch by Apex IV Windows™

EXHIBIT "A"

RESOLUTION NO. 13-04

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GULF BREEZE
AS THE CITY'S LOCAL PLANNING AGENCY FINDING THAT THE PROPOSED AMENDMENT TO
THE CITY'S COMMUNITY REDEVELOPMENT PLAN
IS CONSISTENT WITH THE CITY'S COMPREHENSIVE PLAN

WHEREAS, the City Council serves as the City's Local Planning Agency (LPA) in accordance with Chapter 163 of Florida Statutes: and,

WHEREAS, the City Council established a Community Redevelopment Plan in 1990; and

WHEREAS, the Board of Directors of the Community Redevelopment Agency has forwarded to the City Council as the LPA an amendment to the CRA Plan, and

WHEREAS, the LPA has reviewed the proposed amendment to the CRA Plan for consistency with the City's Comprehensive Plan;

NOW THEREFORE be it resolved by the City Council as the City's Local Planning Agency as follows:

The proposed amendment to the City's Community Redevelopment Agency Plan is consistent with the City's Comprehensive Plan. Consistencies with the Comprehensive Plan include but are not limited to the following:

1. The amendment is consistent with the number one goal for the Comprehensive Plan. That being to manage land development in such a way that the health, safety, social and economic well being of current and future citizens of the City of Gulf Breeze are protected and ensured.
2. The Comprehensive Plan calls for the creation of a functioning Community Redevelopment Agency to promote the redevelopment of the Gulf Breeze commercial/multi-family core area. The amendment further defines the commitment by the CRA to promote redevelopment in the core area.
3. The Comprehensive Plan has an established goal of providing a safe and efficient transportation circulation system for all residents. The property depicted in Exhibit "A" is central to this goal and therefore assists the City in maintaining a level of service for U.S. 98 as outlined in the Plan
4. The City primarily a residential community and the City has an excellent record of code enforcement to regulate building, housing and land use. The City has also taken great care to control commercial growth and to restrict it to well defined areas. The amendment to the CRA reinforces the City's commitment to positive redevelopment in the core area.

PASSED AND ADOPTED by the City Council of the City of Gulf Breeze, Santa Rosa County, Florida on the 7th day of June 2004.

CITY OF GULF BREEZE


MAYOR

ATTEST:


CITY CLERK

RESOLUTION NO. 04-02

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF GULF BREEZE, FLORIDA URGING THE SANTA ROSA LEGISLATIVE DELEGATION AND THE FLORIDA LEGISLATURE TO OPPOSE ANY PROPOSED LEGISLATION THAT MODIFIES THE DEFINITION AND/OR FUNDING OF COMMUNITY REDEVELOPMENT AGENCIES IN THE STATE OF FLORIDA

WHEREAS, Florida Cities including the City of Gulf Breeze have utilized the tax increment rules found in Chapter 163 of the Florida Statutes regarding Community Redevelopment Agencies to fund significant local improvements in areas of need; and

WHEREAS, the City of Gulf Breeze has prepared long term plans for major projects within its Community Redevelopment area which will be constructed and then paid for based on the City's reliance on tax increment funding available through its Community Redevelopment Agency; and

WHEREAS, major changes have been proposed in SB 1578 to restrict the expansion and/or continued funding Community Redevelopment Agencies.

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Gulf Breeze as follows:

The City of Gulf Breeze hereby urges the Santa Rosa County Legislative Delegation as well as all members of the Florida Legislature to oppose any legislation proposed that would modify, restrict or alter a City's ability to operate a Community Redevelopment Agency.

APPROVED AND ADOPTED by the City Council of the City of Gulf Breeze, Florida at regular meeting assembled this 19th day of February, 2002.


MAYOR

ATTEST:


CITY CLERK

ORDINANCE NO. 9-90

AN ORDINANCE TO BE ENTITLED:

AN ORDINANCE RELATING TO COMMUNITY REDEVELOPMENT; ESTABLISHING AND PROVIDING FOR THE FUNDING OF A REDEVELOPMENT TRUST FUND PURSUANT TO SECTION 163.387, FLORIDA STATUTES, TO FINANCE OR REFINANCE COMMUNITY REDEVELOPMENT PROJECTS OF THE CITY COUNCIL OF THE CITY OF GULF BREEZE ACTING AS THE COMMUNITY REDEVELOPMENT AGENCY; PROVIDING FOR AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY OF GULF BREEZE, FLORIDA:

SECTION 1. FINDINGS.

A. On December 18, 1989, the City Council of the City of Gulf Breeze (hereinafter called the City Council) adopted Resolution No. 18-89 by which it found and declared that there existed in the City of Gulf Breeze a blighted area more particularly described therein; that the rehabilitation, conservation or redevelopment, or a combination thereof, of said blighted area was necessary in the interest of the public health, safety, morals or welfare of the residents of the City of Gulf Breeze to eliminate, remedy and prevent conditions of slums and blights; that said blighted area was appropriate for community redevelopment projects; and that there existed the need for a community redevelopment agency to function in the City of Gulf Breeze to carry out the community redevelopment purposes pursuant to Part III of Chapter 163, Florida Statutes (hereinafter called the Act). Said resolution designated said blighted areas as a community redevelopment.

B. On December 18, 1989, the City Council adopted Resolution No. 19-89 by which it declared itself the Community Redevelopment Agency in the City of Gulf Breeze and vested in itself all rights, powers, duties, privileges and immunities vested in a community redevelopment agency by the Act.

C. The City Council now finds that the findings, determinations, declarations and actions set forth in Resolution Nos. 18-89 and 19-89 were supported by substantial evidence and were proper, that said findings, determinations, declarations and actions are valid today, and therefore, the City Council does hereby readopt and reaffirm said Resolution Nos. 18-89 and 19-89.

SECTION 2. Establishment of Redevelopment Trust Fund. Pursuant to Section 163.387 of the Act there is hereby established a Redevelopment Trust Fund for the Community Redevelopment Agency of the City of Gulf Breeze (hereinafter called the Agency). Funds allocated to and deposited in this fund shall be used to finance or refinance each community redevelopment project undertaken in the Gulf Breeze Inner City, which is comprised of the Gulf Breeze Community Redevelopment Area pursuant to the Act and when directly related to the financing or refinancing of such a community redevelopment project, may be expended for any purpose authorized by the Act, including:

- A. administration and overhead expenses necessary or incidental to the preparation and implementation of a community redevelopment plan adopted by the Agency;
- B. expenses of redevelopment planning, surveys, and financial analysis;
- C. the acquisition of real property in the Gulf Breeze Community Redevelopment Area;
- D. the clearance and preparation of the Gulf Breeze Community Redevelopment Area for redevelopment and relocation of site occupants as provided in Section 163.370, Florida Statutes;
- E. repayment of principal and interest for loans, advances, bond anticipation notes, bonds, and other forms of indebtedness; and
- F. all expenses incidental or connected with the issuance, sale, redemption, retirement, or purchase of Agency Bonds, Bond anticipation notes, or other forms of indebtedness, including funding of any reserve, redemption or other fund or account provided for in the Ordinance or Resolution authorizing such bonds, notes or other forms of indebtedness.

SECTION 3. Funding of Redevelopment Trust Fund.

A. For the duration of any community redevelopment project undertaken in the Gulf Breeze Community Redevelopment Area pursuant to the Act the annual funding of the Redevelopment Trust Fund established by Section 2 shall be in an amount not less than that increment in the income, proceeds, revenues and funds of the City of Gulf Breeze derived from or held in connection with its undertaking and carrying out of community redevelopment projects pursuant to the Act. Such increments shall be determined annually and shall be that amount equal to ninety-five percent (95%) of the difference between:

- (a) the amount of ad valorem taxes levied each year by each Taxing Authority as defined in Chapter 163, Part III, Florida Statutes, exclusive of any amount from any debt service millage, on taxable real property contained within the geographic boundaries of the Gulf Breeze Inner City and the Gulf Breeze Community Redevelopment Area; and
- (b) the amount of ad valorem taxes which would have been produced by the rate upon which the taxes levied each year by or for each Taxing Authority, exclusive of any debt service millage, upon the total of the assessed value of the taxable real property in the Gulf Breeze Inner City and Gulf Breeze Community Redevelopment Area as shown upon the most recent assessment role used in connection with the taxation of such property by each Taxing Authority prior to the effective date of this Ordinance.

B. Pursuant to Section 163.387(2) of the Act, commencing upon the effective date of this Ordinance and for the duration of any community redevelopment project undertaken pursuant to the Act, each Taxing Authority as defined in Chapter 163, Part III, Florida Statutes, shall annually appropriate and pay on or before January 1 to the Redevelopment Trust Fund a sum which is no less than the increment of ad valorem tax revenues as defined and determined in Paragraph A(a) and (b) above. Any Taxing Authority which does not pay the increment to the Trust Fund by January 1 shall pay to the Trust Fund an amount equal to five percent (5%) of the amount of the increment and shall pay interest on the amount of the increment equal to one percent (1%) for each month the increment is outstanding.

C. The obligation of the City Council to fund the Redevelopment Trust Fund annually shall continue until all loans, advances, and indebtedness, if any, and interest thereon of the Agency incurred as a result of a community redevelopment project, have been paid, but only to the extent that the tax increment described in this section accrues. The City Council covenants that so long as its obligation to fund the Redevelopment Trust Fund continues, it shall take all necessary action to enforce the performance of the obligation of each Taxing Authority to make the annual appropriations required by paragraph B. Provided, however, the obligation of the City Council to fund the Redevelopment Trust Fund shall not be construed to make the City of Gulf Breeze a guarantor of the obligations of other taxing authorities under this ordinance or the Act; nor shall it be construed to require the exercise of the taxing power of the City of Gulf Breeze or the payment to the Redevelopment Trust Fund from any other funds of the City of Gulf Breeze except the incremental revenue provided for in paragraph A.

D. The City Council may, in its discretion, deposit such other legally available funds into the Redevelopment Trust Fund as may be described by resolutions adopted on or after the effective date of this ordinance.

E. The Redevelopment Trust Fund shall be maintained and administered as a separate account of the City of Gulf Breeze for the Agency, and unexpended monies deposited therein shall be invested in any lawful manner in which other City funds may be invested, subject to such direction as may be given by resolutions of the City Council from time to time.

SECTION 4. Independent Financial Audit. The Community Redevelopment Agency shall provide for an independent financial audit of the Trust Fund each fiscal year and a report of such audit. Such report shall describe the amount and source of deposits into and the amount and purpose of withdrawals from, the Trust Fund during such fiscal year and the amount of principal and interest paid during such year on any indebtedness to which is pledged increment revenues and remitting amount of such indebtedness. The Agency shall provide a copy of the report to each Taxing Authority.

SECTION 5. Definitions. The terms contained in this ordinance shall have the meanings set forth in the Act.

SECTION 6. Severability. If any provision of this ordinance is for any reason held to be invalid or unconstitutional by any court of competent jurisdiction, such provision and such holding shall not affect the validity of any other

provision, and to that end the provisions of this ordinance are hereby declared to be severable.

SECTION 7. Repeal of Inconsistent Ordinances. All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 8. Effective Date. This ordinance shall take effect immediately upon its adoption by the City Council and shall be published as required by law.

PASSED AND ADOPTED by the City Council of the City of Gulf Breeze, Santa Rosa County, Florida on this the 17th day of December, 1990.

APPROVED:



MAYOR

ATTEST:



CITY CLERK

PENSACOLA
News Journal

PUBLISHED DAILY
PENSACOLA, ESCAMBIA COUNTY, FLORIDA

State of Florida,
County of Escambia.

Before the undersigned authority personally appeared

~~CINDY VANCE~~

who on oath says that she is Legal Advertising Supervisor of the Pensacola News Journal, a daily newspaper published at Pensacola in Escambia County, Florida; with general circulation in Escambia, Santa Rosa, Okaloosa and Walton Counties that the attached copy of advertisement, being a NOTICE in the matter of

Proposed Ordinance

_____ in the _____ Court,

was published in said newspaper in the issues of _____

December 7, 1990

Affiant further say that the said The Pensacola News Journal is a newspaper published at Pensacola, in said Escambia County, Florida, and that the said newspaper has heretofore been continuously published in said Escambia County, Florida, each day and has been entered as second class mail matter at the post office in Pensacola, in said Escambia County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Cindy Vance

Sworn to and subscribed before me this _____

day of December, A.D., 19 90

[Signature]
NOTARY PUBLIC.

My Commission Expires October 26, 1991

NOTICE OF PROPOSED ORDINANCE

Please be advised that Proposed Ordinance No. 09-90 was presented to the City Council of the City of Gulf Breeze for the first reading on Monday, December 3, 1990 and will be presented for final reading and adoption on Monday, December 17, 1990 at 7:30 P.M. in the Council Chambers of City Hall, 1070 Shoreline Drive, Gulf Breeze, Florida.

The title of the proposed ordinance is as follows:

an ordinance to be entitled:

AN ORDINANCE RELATING TO COMMUNITY REDEVELOPMENT; ESTABLISHING AND PROVIDING FOR THE FUNDING OF A REDEVELOPMENT TRUST FUND PURSUANT TO SECTION 163.387, FLORIDA STATUTES, TO FINANCE OR REFINANCE COMMUNITY REDEVELOPMENT PROJECTS OF THE CITY COUNCIL OF THE CITY OF GULF BREEZE ACTING AS THE COMMUNITY REDEVELOPMENT AGENCY; PROVIDING FOR AN EFFECTIVE DATE.

A copy of the proposed ordinance may be inspected by the public in the City Clerk's office at City Hall, Gulf Breeze, Florida. Interested parties may appear at the Council Meetings and be heard with respect to the proposed ordinance.

If any person decides to appeal any decision 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 CITY OF GULF BREEZE, FLORIDA
BY: MARITA RHODES
CITY CLERK

Legal no. 38750 1t
Dec. 7, 1990

RESOLUTION NO. 18-89

A RESOLUTION TO BE ENTITLED:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GULF BREEZE, FLORIDA, PURSUANT TO PART III, CHAPTER 163, FLORIDA STATUTES, FINDING THAT A BLIGHTED AREA EXISTS IN THE CITY OF GULF BREEZE; FINDING THAT THE REHABILITATION, CONSERVATION, AND REDEVELOPMENT OF SUCH AREA IS NECESSARY IN THE PUBLIC INTEREST; DETERMINING THAT THERE IS A NEED FOR A COMMUNITY REDEVELOPMENT AGENCY TO FUNCTION IN THE CITY OF GULF BREEZE; FINDING THAT THE GULF BREEZE INNER CITY AREA IS APPROPRIATE FOR COMMUNITY REDEVELOPMENT PROJECTS; AND DESIGNATING A COMMUNITY REDEVELOPMENT AREA; PROVIDING AN EFFECTIVE DATE.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GULF BREEZE, FLORIDA:

SECTION 1: AUTHORITY. This Resolution is adopted pursuant to the provisions of Part III, Chapter 163, Florida Statutes, entitled "Community Redevelopment."

SECTION 2: DEFINITIONS. The definition of terms as provided in Section 163.340, Florida Statutes, are hereby adopted by reference whenever used or referred to in this Resolution. The term "Gulf Breeze Inner City" means the area within the territorial boundaries of the City of Gulf Breeze, Florida as outlined on the map attached hereto as Exhibit "A" entitled "Gulf Breeze Community Redevelopment Area."

SECTION 3: FINDINGS AND DETERMINATIONS. The City Council of the City of Gulf Breeze finds and determines as follows:

- A. The City finds that the Gulf Breeze Inner City area is a blighted area which substantially impairs the sound growth of the City and is a threat to the public health, safety, morals and welfare of the residents of the City; and that the existence of blight further creates an economic and social liability by hindering commercial development, reducing employment opportunity, and depressing the tax base. In making said find the City relies upon its study entitled "Proposed Community Redevelopment Area for the City of Gulf Breeze - Factors Determining Blighted Conditions", dated September, 1989.

- B. The City further finds that a combination of rehabilitation, conservation, and redevelopment of the Gulf Breeze Inner City area is necessary in the interest of the public health, safety, morals and welfare of the residents of the City to eliminate, remedy and prevent conditions of slum and blight.
- C. The City further finds and determines that there exists a need for a Community Redevelopment Agency to function in the City of Gulf Breeze to carry out the community redevelopment purposes pursuant to Part III, Chapter 163, Florida Statutes.
- D. The City further finds and determines that the Gulf Breeze Inner City area is appropriate for community redevelopment projects and is hereby designated a community redevelopment area for rehabilitation, conservation and redevelopment by means of community redevelopment projects conducted by the community redevelopment agency.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon its adoption by the City Council and shall be published as required by law.

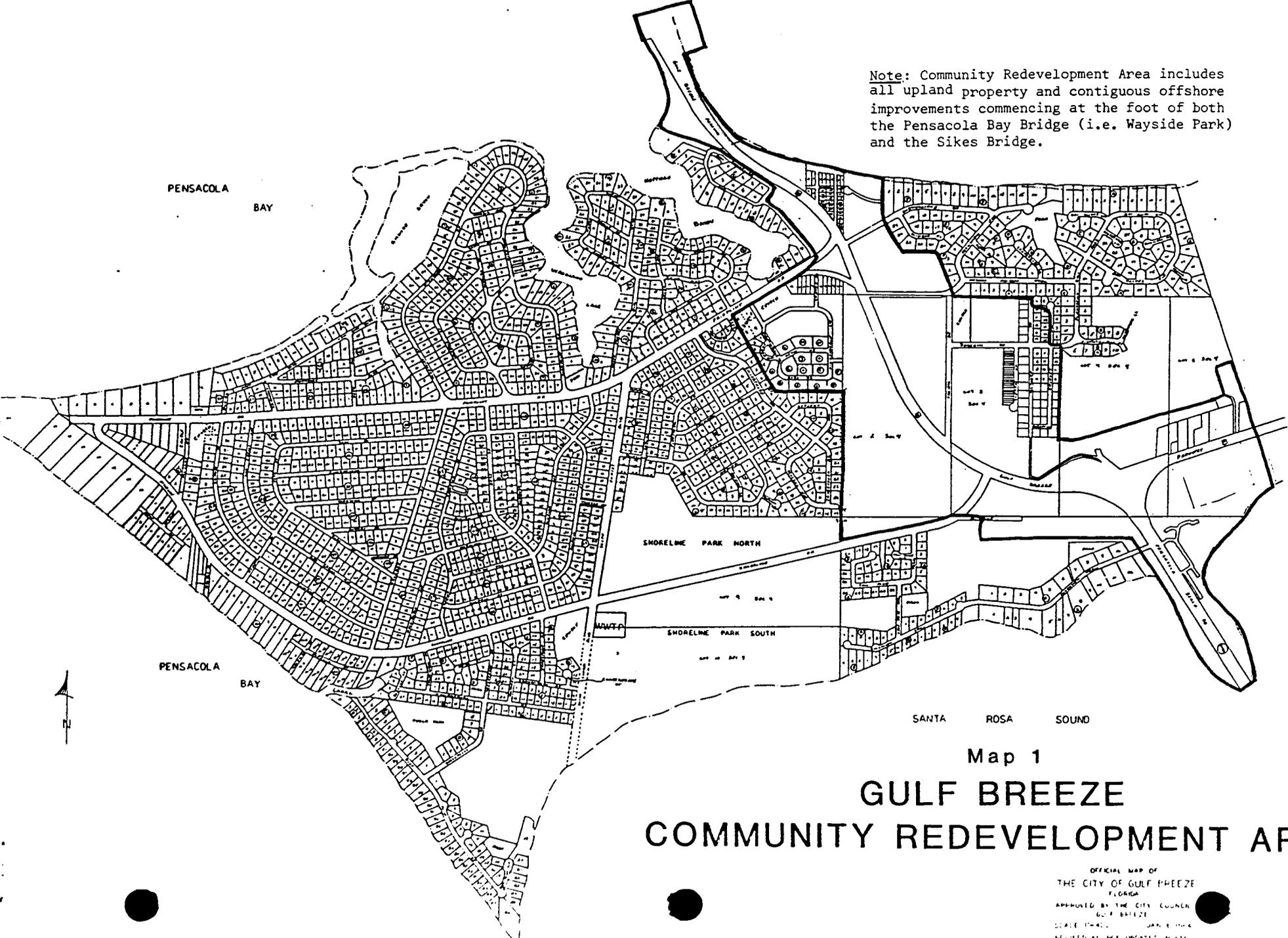
Adopted: December 18, 1989

Approved: Ed Gray
Mayor

Attest:

Marita Rhodes
City Clerk

Note: Community Redevelopment Area includes all upland property and contiguous offshore improvements commencing at the foot of both the Pensacola Bay Bridge (i.e. Wayside Park) and the Sikes Bridge.



Map 1
**GULF BREEZE
COMMUNITY REDEVELOPMENT AREA**

OFFICIAL MAP OF
THE CITY OF GULF BREEZE
FLORIDA
APPROVED BY THE CITY COUNCIL
GULF BREEZE
DATE: 1982 JAN 6 1984
REVISED AS PER COUNCIL ACTION
JAN 31 1988

RESOLUTION NO. 19-89

A RESOLUTION TO BE ENTITLED:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GULF BREEZE PROVIDING FOR THE CREATION OF THE GULF BREEZE COMMUNITY REDEVELOPMENT AGENCY; PROVIDING FOR THE EXERCISE OF POWERS BY SAID AGENCY; ASSIGNING CERTAIN UNDEVELOPED AND UNDERDEVELOPED PROPERTIES TO THE COMMUNITY REDEVELOPMENT AGENCY FOR REDEVELOPMENT; PROVIDING AN EFFECTIVE DATE.

WHEREAS, pursuant to Part III, Chapter 163, Florida Statutes, entitled "Community Redevelopment", the City Council of the City of Gulf Breeze has adopted Resolution No. 18-89; and

WHEREAS, Resolution No. 18-89 finds that the Gulf Breeze Inner City area is a blighted area; and that the rehabilitation, conservation and redevelopment of the Pensacola Inner City is necessary in the public interest; and that there exists a need for a Community Redevelopment Agency to function in the City of Gulf Breeze; and that the Gulf Breeze Inner City area is designated a community redevelopment area and is appropriate for community redevelopment projects; NOW, THEREFORE,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GULF BREEZE, FLORIDA:

SECTION 1. DEFINITIONS. The definition of terms as provided in Section 163.340, Florida Statutes, are hereby adopted by reference whenever used or referred to in this resolution.

SECTION 2. CREATION OF COMMUNITY REDEVELOPMENT AGENCY. Pursuant to Section 163.357, Florida Statutes, the City Council of the City of Gulf Breeze hereby declares itself to be the Community Redevelopment Agency in the City of Gulf Breeze. All rights, powers, duties, privileges, and immunities vested in a community redevelopment agency by Part III, Chapter 163, Florida Statutes, are hereby vested in the City Council of the City of Gulf Breeze, subject to all responsibilities and liabilities imposed or incurred.

SECTION 3. EXERCISE OF POWERS.

- A. In the exercise of the rights, powers, duties, privileges, and immunities of a community redevelopment agency, the City Council of the City of Gulf Breeze hereby authorizes, assigns, permits and directs its duly elected Mayor, City Attorney, and City Manager, and all future incumbents to

said offices, to be the members of the Executive Committee of the Community Redevelopment Agency and to perform the following functions in accordance with by-laws or procedural rules adopted by majority vote of the three aforementioned officers:

1. Employ any agents or employees, permanent or temporary, as may be required, and determine their qualifications, duties and compensation; subject to the limitations on funding as specified in Section 3(B). The City Manager may assign at his sole discretion employees of the City of Gulf Breeze to provide services required by the Community Redevelopment Agency.
2. Prepare community redevelopment plans and modifications thereof for community redevelopment projects in designated community redevelopment areas, subject to approval as specified in Section 3(B).
3. Work with private investors, other governmental agencies, its agents and consultants, employees and community groups and interests to foster the development and redevelopment of properties within the Community Redevelopment Area.
4. Exercise the powers enumerated in Sections 163.370, 163.380 and 163.385, Florida Statutes, except as they may be limited by Section 3(B).
5. Comply with the reporting requirements and other requirements imposed on community redevelopment agencies by Part III, Chapter 163, Florida Statutes.

B. The City Council of the City of Gulf Breeze shall have sole power to :

1. Determine an area to be a slum or blighted area, or combination thereof, to designate such area as appropriate for a community redevelopment project, and to hold any public hearing required with respect thereto.
2. Grant approval to community redevelopment plans and modifications thereof, after receiving recommendation of the Executive Committee.

3. Authorize the issuance of revenue bonds as set forth in Section 163.385, Florida Statutes.
4. Approve the acquisition, demolition, removal or disposition of property as provided in Section 163.370, Florida Statutes, and the power as provided in Section 163.370, Florida Statutes.
5. Appropriate funds deemed necessary for the administration expense and overhead of the agency.
6. Establish a Redevelopment Trust Fund as provided in Section 163.387, Florida Statutes.

SECTION 4. This Resolution shall take effect immediately upon its adoption by the City Council.

Adopted: December 18, 1989

Approved: Ed Gray
Mayor

Attest:

Marita Rhodes
City Clerk