

**GULF BREEZE CITY COUNCIL**  
**REGULAR MEETING AGENDA**

**FEBRUARY 16, 2016**  
**TUESDAY, 6:30 P.M.**  
**COUNCIL CHAMBERS**

1. **ROLL CALL, INVOCATION, AND PLEDGE OF ALLEGIANCE**

2. **APPROVAL OF MINUTES**

January 30, 2016, Informal Workshop  
February 1, 2016, Regular meeting

3. **PROCLAMATIONS AND PRESENTATIONS**

4. **RESOLUTIONS AND ORDINANCES:**

Resolution No. 05-16            Supporting and requesting that the Bay Area Resource Council (BARC) be designated the Estuary Program organization for Pensacola Bay and Perdido Bay

Resolution No. 06-16            Establishing Tourist Development Advisory Committee

5. **CONSENT AGENDA ITEMS\***

A.     Discussion regarding needs analysis for the Public Safety facilities

B.     Approval of Development Review Board Recommendation:

The Soundings Homeowners Association, 1191 Gulf Breeze Parkway  
Request to construct a common pier with seven slips

C.     Authorization for HHH Construction of N.W.F., Inc., to perform grinding services in the amount of \$10,800 on Soundview Trail

D.     Approval of American Diabetes Association's Special Event Application for a family fun ride bicycle event on March 19, 2016

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

6. **ACTION AGENDA ITEMS:**

A.     Consideration of new parking requirements for continuing care retirement communities

7. **NEW ITEMS**
8. **INFORMATION ITEMS**
9. **PUBLIC FORUM**
10. **ADJOURNMENT**

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

MINUTES OF AN INFORMAL WORKSHOP OF THE  
CITY COUNCIL OF THE CITY OF GULF BREEZE, FLORIDA

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The Gulf Breeze City Council met in an informal workshop on Saturday, January 30, 2016, at 9:00 a.m., at Gulf Breeze City Hall.

The following Councilmembers were present: Councilwoman Renee Bookout, Councilwoman Cherry Fitch, Mayor Pro Tem Joseph Henderson, Councilman David G. Landfair, and Mayor Matt Dannheisser.

Mayor Dannheisser started the meeting by explaining the purpose of the meeting was to give the Council a chance to discuss issues that are of concern to them outside of regularly scheduled City Council meetings. The City Manager reviewed goals and accomplishments for 2015. Staff will prepare a list of 2016 goals/projects for consideration at the next informal workshop. Council will prioritize the projects.

Mayor Pro Tem Henderson distributed a draft ordinance that he would like placed on the agenda for the next set of meetings. The ordinance seeks to place limits upon the term of office for the mayor and council seats.

Council asked staff to schedule the meeting workshop for a Saturday in March.

**ADJOURNMENT:** Mayor Dannheisser adjourned the meeting at 11:03 a.m.

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Stephanie D. Lucas, City Clerk

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Matt E. Dannheisser, Mayor

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

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The 1,289<sup>th</sup> Regular Meeting of the Gulf Breeze City Council, Gulf Breeze, Florida, was held at Gulf Breeze City Hall on Monday, February 1, 2016, at 6:30 p.m.

**ROLL CALL, INVOCATION, AND PLEDGE OF ALLEGIANCE:**

Upon call of the roll the following Councilmembers were present: Councilwoman Renee Bookout, Councilwoman Cherry Fitch, Mayor Pro Tem Joseph Henderson, Councilman David G. Landfair, and Mayor Matt Dannheisser.

The City Clerk gave the invocation and led in the Pledge of Allegiance

**APPROVAL OF MINUTES:**

Councilwoman Landfair moved for approval of the minutes of the January 4, 2016, Regular Meeting. Councilwoman Bookout seconded. The vote for approval was unanimous.

**PRESENTATION AND PROCLAMATIONS:**

Chief of Police Robert Randle introduced Investigator Greg Baker and recognized Investigator Baker's dedication to protect and serve citizens of the City of Gulf Breeze. Chief Randle also stated that Investigator Baker, along with Sergeant Stef Neff, was instrumental in solving a murder that happened in the City.

**RESOLUTIONS AND ORDINANCES:** None

**CONSENT AGENDA ITEM(S):**

- A. Approval for Police Department to donate surplus 2009 Ford Crown Vic to George Stone Police Academy

Reference: Chief of Police Memo dated January 19, 2016

Recommendation: That the City Council approve donating the 2009 Crown Vic, Vin#2FAHP71V9X108973, to the George Stone Police Academy.

- B. Approval to accept offer from KGR Ventures LLC, to purchase 417 Fairpoint Drive and authorize the Mayor to execute sales agreement on behalf of the City

Reference: Deputy City Manager memo dated January 19, 2016

MINUTES OF THE REGULAR MEETING OF THE  
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Recommendation: That the City Council accept the offer from KGR Ventures LLC to purchase 417 Fairpoint Drive for a cost of \$73,000 plus closing costs of up to \$3,000 and direct the City Attorney to prepare a sales contract with KGR and further authorize the Mayor to execute said agreement on behalf of the City.

- C. Approval of change order with Utility Service Company for modifications to the stormwater line located on Center Drive

Reference: Director of Public Services memo dated January 13, 2016

Recommendation: That the City Council authorize a change order to Utility Service Company for modifications to the stormwater line located on Center Drive in the amount of \$14,529.66.

- D. Approval for payment of invoice from Galloway/Johnson/Thompkins/Burr and Smith (GJTBS) in the amount of \$11,110.09 for professional services through December 2015

Reference: City Clerk memo dated January 19, 2016

Recommendation: that the City Council approve payment of invoice no. 323930 in the amount of \$11,110.09 to Galloway/ Johnson/Thompkins/Burr and Smith

Councilman Landfair moved for approval of consent agenda items A through D. Mayor Pro Tem Henderson seconded. The vote for approval was unanimous.

**ACTION AGENDA ITEMS:**

- A. Discussion and action regarding street light on Madrid Avenue

Reference: Assistant to the City Manager memo dated January 20, 2016

Recommendation: That the City Council approve staff's recommendation of not eliminating the street light on Madrid Ave.

Karen Owens, 3 Madrid Avenue, spoke in opposition of the street light.

Councilwoman Bookout advised that she has been researching possible solutions and has discussed the issue with Becca Boles with Gulf Power in efforts to resolve the street light issue. Staff has also had ongoing communications with Gulf Power. The Council and staff will continue to look for ways to lessen the impact of the street light at 3 Madrid

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

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Avenue. No action was taken on this item.

- B. Approval of Special Event Application from Adam Guess Consulting Inc., for a 5K run on Saturday, October 15, 2016

Reference: Deputy Chief of Police memo dated January 18, 2016

Recommendation: That the City Council approve the Special Event Application for a 5K run on Saturday, October 15, 2016.

Adam Guess, 1100 Shoreline Drive, advised the Council that he was available if they had any questions.

Councilwoman Fitch made a motion to approve Staff's recommendations. Councilwoman Bookout seconded. The vote for approval was 3-2 with Mayor Dannheisser and Mayor Pro Tem Henderson dissenting.

- C. Approval of dredging/excavation of Gilmore Bayou

Reference: City Manager memo dated January 22, 2016

Recommendation: That the City Council approve a project to dredge/excavate up to 944 cubic yards of soil from within 50 feet of a drainage outfall in Gilmore Bayou to be completed by WR – Alabama Dredge at a cost of \$45,000 and pay Ecological Consulting services \$5,000 for consulting services on this project.

Mayor Pro Tem Henderson move for approval of Staff's recommendation. Councilwoman Bookout seconded. The vote for approval was unanimous.

- D. Approve the concept of forming a Tourist Development Advisory Committee and direct staff to develop an ordinance to establish the committee

Reference: City Manager memo dated January 22, 2016

Recommendation: That the City Council approve the concept of forming a Tourist Development Advisory Committee to provide recommendations to the council concerning expenditure of Tourist Development tax proceeds and direct staff to develop an ordinance to establish the committee for first reading as soon as possible.

Councilwoman Fitch made a motion to approve Staff's recommendations. Councilwoman Bookout seconded. The vote for approval was unanimous.

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

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E. Approval of conditions for the sale of 1198 Gulf Breeze Parkway (Peyton Building)

Reference: Deputy City Manager memo dated January 29, 2016

Recommendation: That the City Council reach a consensus on a range of conditions outlined in the memo for the sale of the property to M&W Properties of Florida and provide a counter offer to M&W and to authorize the City Attorney to prepare a sales agreement in the event the offer is accepted.

Tom Naile, 112 Windsor Place, asked when the time would begin tolling for construction of a new building. Mr. Naile was advised that it would be as of date of closing.

Councilman Landfair made a motion to approve Staff's recommendations. Mayor Pro Tem Henderson seconded. Councilman Landfair amended his motion that Staff change the thirty-six month construction completion reverter clause to liquidated damages in the amount of \$20,000 for defaulting on this provision of the counteroffer. Mayor Pro Tem Henderson seconded. The vote for approval was unanimous.

F. Approval to extend the City's contract with Adjusters International for the April 2015 to April 2017 time period

Reference: City Manager memo dated January 21, 2016

Recommendation: That the City Council approve the extension of the City's contract with Adjusters International for the April 2015 to April 2017

Councilwoman Bookout made a motion to approve Staff's recommendation. Councilwoman Fitch seconded. The vote for approval was unanimous.

**NEW BUSINESS:**

The City Manager advised the Council that Staff would be asking for a conceptual approval to draft an ordinance amending the parking table ratio requirements by adding a new category for senior living facilities that is not currently addressed in the City's Code of Ordinances. The Council requested that Tom Naile be notified when the Ordinance would be on the agenda so he could speak on behalf of St. Ann's regarding potential overflow parking. Staff was also asked to determine what neighboring municipalities parking requirements are for senior living facilities. There being no objections, Staff will move forward with preparation of an ordinance.

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**INFORMATION ITEMS:** None

**PUBLIC FORUM:**

Glynn Brown, 1251 Tall Pine Circle, Gulf Breeze, addressed the Council regarding the Pensacola Bay Bridge landing being to the east of Gulf Breeze. Mr. Brown provided the Council with a letter and map depicting a proposed landing location. Mayor Dannheisser explained that the Council and Staff attempted negotiations with the Florida Department of Transportation for an eastern landing but the City's efforts were not successful.

**COUNCIL COMMENTS:**

Councilwoman Bookout advised that she and the City Manager attended the Bay Area Resource Council (BARC) meeting last week. BARC would like to be designated as the named entity to handle the estuary program for Pensacola and Perdido Bays. She will bring a proposal back to the Council once they have more information.

Mayor Pro Tem Henderson asked the City Attorney to revisit the issue with the Pensacola Bay Bridge landing to make sure all the environmental impact studies were done and that there are no changes where the City would have more input. He also disclosed that he had been contacted by the developer of the senior living facility who wanted to meet with him. He advised the developer to bring the proposal to the Council so the public could have input.

**ADJOURNMENT:** Mayor Dannheisser adjourned the meeting at 7:20 p.m.

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Stephanie D. Lucas, City Clerk

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Matt E. Dannheisser, Mayor

**GULF BREEZE CITY COUNCIL  
EXECUTIVE MEETING AGENDA**

FEBRUARY 10, 2016  
WEDNESDAY, 6:30 P.M.  
COUNCIL CHAMBERS

1. ROLL CALL
2. PROCLAMATIONS AND PRESENTATIONS
3. ACTION AGENDA ITEMS
  - A. Discussion regarding needs analysis for the Public Safety facilities
  - B. Consideration of new parking requirements for continuing care retirement communities
  - C. Approval of Development Review Board Recommendation:  

The Soundings Homeowners Association, 1191 Gulf Breeze Parkway  
Request to construct a common pier with seven slips
  - D. Authorization for HHH Construction of N.W.F., Inc., to perform grinding services in the amount of \$10,800 on Soundview Trail
  - E. Approval of American Diabetes Association's Special Event Application for a family fun ride bicycle event on March 19, 2016
  - F. Authorization to proceed with the Community Redevelopment Agency Master Plan amendments
  - G. Approval of Resolution No. 05-16 supporting the Bay Area Resource Council (BARC) designation as the National Estuary Program for Pensacola and Perdido Bays
  - H. Approval of Resolution No. 06-16 establishing an Tourist Development Advisory Committee
  - I. Consideration of an ordinance to limit the terms of office for the Mayor and City Council
4. NEW ITEMS
5. INFORMATION ITEMS
6. PUBLIC FORUM
7. ADJOURNMENT

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

**RESOLUTION NUMBER 05-16**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GULF BREEZE, FLORIDA, EXPRESSING SUPPORT FOR AND REQUESTING THAT THE BAY AREA RESOURCE COUNCIL (BARC) BE DESIGNATED AS THE ENTITY FOR THE PENSACOLA BAY AND PERDIDO BAY ESTUARY PROGRAMS WHICH WILL MANAGE COMPREHENSIVE PLANS FOR THE RESTORATION AND PROTECTION OF PENSACOLA BAY AND PERDIDO BAY; PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, Pensacola Bay and Perdido Bay and their associated waterways provide boating, fishing, hunting and other outdoor recreational and economic opportunities for citizens and visitors of Florida; and

**WHEREAS**, mismanagement of Pensacola Bay and Perdido Bay may exacerbate flooding and property loss, negatively impact water quality and estuarine habitat, negatively affect the local economy, and threaten the health, safety and welfare of Florida's citizens and visitors; and

**WHEREAS**, the U.S. Environmental Protection Agency (USEPA) is seeking funding to "stand up" and establish one (1) Estuary Program in Perdido Bay, Pensacola Bay, or other bays in Northwest Florida in order to coordinate management and improvement of the water bodies; and

**WHEREAS**, the Bay Area Resource Council (BARC) is an intergovernmental organization established in 1987 with elected officials from five local governments (Escambia County, Santa Rosa County, City of Pensacola, City of Gulf Breeze, and City of Milton); and

**WHEREAS**, the BARC has the purpose of improving Pensacola Bay and Perdido Bay through community coordination and participation from stakeholders including federal, state and local governments, citizens, academia, and the private sector; and

**WHEREAS**, the Bay Area Resource Council (BARC) has the organizational structure, history and experience with local issues pertaining to Pensacola Bay and Perdido Bay to be the entity for the Pensacola Bay and Perdido Bay Estuary Programs.

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

**Section 1.** That the City Council finds the above recitals to be true and correct and incorporates them herein by reference.

**Section 2.** That the City of Gulf Breeze hereby expresses its support for and requests that the Bay Area Resource Council (BARC) be designated as the Estuary Program organization to manage a comprehensive plan for the restoration and protection of Pensacola Bay and Perdido Bay.

**Section 3.** That this resolution shall take effect immediately upon its adoption by the City Council of the City of Gulf Breeze.

**Section 4.** That the Clerk shall forward a copy of this Resolution to Secretary Jonathan P. Steverson of the Florida Department of Environmental Protection in Tallahassee; Director Shawn Hamilton of the Florida Department of Environmental Protection Northwest District in Pensacola; Executive Director Brett Cyphers of the Northwest Florida Water Management District in Havanna; Gulf Coast Ecosystem Restoration Council Chair and Secretary of the Department of Commerce Penny Pritzker in Washington, DC; Gulf Coast Ecosystem Restoration Council Executive Director Justin R. Ehrenwerth in Washington, DC; USEPA Secretary Gina McCarthy in Washington, DC; and USEPA Assistant Administrator for the Office of Water Ken Kopocis in Washington, DC.

**PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF GULF BREEZE, SANTA ROSA COUNTY, FLORIDA ON THIS \_\_\_\_\_ DAY OF FEBRUARY, 2016.**

ATTEST

\_\_\_\_\_  
Matt E. Dannheisser, Mayor

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

**RESOLUTION NUMBER 06-16**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GULF BREEZE, FLORIDA, ESTABLISHING AN ADVISORY COMMITTEE RELATIVE TO EXPENDITURE OF TOURIST DEVELOPMENT TAXES.**

**WHEREAS**, in the 1990s, the City began receiving from Santa Rosa County, tourist development tax proceeds generated within the City; and,

**WHEREAS**, the City Council desires to receive advice, input, and recommendations on expenditure of tourist development revenue received from Santa Rosa County.

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

1. A Tourist Development Advisory Committee consisting of at least five (5) individuals, one of which is to be a City Council member, is hereby authorized.
2. The at large members of the Tourist Development Advisory Committee members will be, to the extent possible, individuals with expertise in the hospitality industry.
3. The committee will meet as needed with the purposes of recommending expenditure of tourist development tax proceeds.

**PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF GULF BREEZE, SANTA ROSA COUNTY, FLORIDA ON THIS \_\_\_\_\_ DAY OF FEBRUARY, 2016.**

CITY OF GULF BREEZE, FLORIDA

By: \_\_\_\_\_  
Matt E. Dannheisser, Mayor

ATTEST

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



# City of Gulf Breeze

Office of City Manager

## MEMORANDUM

To: Mayor and City Council

From:  Edwin A. Eddy, City Manager

Date: February 12, 2016

Subject: Draft of Interlocal Agreement with Santa Rosa County regarding Tourist Development Taxes

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Attached please find a copy of the draft Interlocal Agreement regarding receipt and expenditure of Tourist Development Taxes generated in the City of Gulf Breeze. The Council discussed this agreement at the February 10<sup>th</sup> Executive Session. Mayor Dannheisser asked that it be placed on the agenda for the February 16<sup>th</sup> Regular meeting.

The agreement provides that the City Council will develop an annual budget projecting the expected use of tourist development revenues and a recap of the previous year's activity. The agreement has no termination date. It can be terminated by either party.

### **RECOMMENDATION:**

**THAT THE CITY COUNCIL APPROVE THE INTERLOCAL AGREEMENT WITH SANTA ROSA COUNTY REGARDING TOURIST DEVELOPMENT TAX REVENUES.**

**STATE OF FLORIDA  
COUNTY OF SANTA ROSA**

**INTERLOCAL AGREEMENT BETWEEN SANTA ROSA COUNTY,  
FLORIDA AND THE CITY OF GULF BREEZE, FLORIDA, RELATING TO  
THE ALLOCATION AND THE EXPENDITURE OF TOURIST  
DEVELOPMENT TAXES BY THE CITY OF GULF BREEZE**

**THIS AGREEMENT** is made this \_\_\_\_ day of \_\_\_\_\_, 2016, by and between the County of Santa Rosa, a political subdivision of the State of Florida, (hereinafter, the "County"), acting through its Board of County Commissioners, and the City of Gulf Breeze, Florida, a municipal corporation of the State of Florida ("Gulf Breeze"), acting through its City Council.

**WITNESSETH:**

**WHEREAS**, the County and Gulf Breeze are authorized by Florida law to enter into Interlocal Agreements; and

**WHEREAS**, a tourist development tax is levied pursuant to Section 125.0104, Florida Statutes, to be used for specific tourist related purposes; and

**WHEREAS**, since 1997, at the request of businesses and residents in Gulf Breeze responsible for generating tourist development taxes, the County has agreed that tourist development taxes generated by those businesses in Gulf Breeze should be spent in their geographic district for the purposes contemplated by the statute according to a budget therefore established by the City of Gulf Breeze.

**NOW, THEREFORE**, in consideration of the mutual covenants contained herein and of the mutual benefits to flow each unto the other, and for other good and valuable consideration, the County and the Gulf Breeze agree as follows:

1. The County agrees that it will promptly remit to Gulf Breeze the tourist development taxes generated in Gulf Breeze.
2. Prior to October 1<sup>st</sup> of each year, Gulf Breeze agrees to annually adopt a separate budget for the use of tourist development taxes remitted by the County for specific tourist related purposes ("Budget") and submit the Budget to the County.
3. The City also agrees to provide the County an annual recap of expenditures made the preceding year.
4. The term of this Agreement be indefinite, but may be terminated by either party at any time and for any reason upon thirty (30) days written notice to the other party.

5. This Agreement, after being properly executed by all parties named herein, shall become effective upon its filing with the Clerk of the Circuit Court of Santa Rosa County, Florida. Santa Rosa County shall be responsible for filing this Agreement upon receipt of the executed Agreement from Gulf Breeze.

**IN WITNESS WHEREOF**, the Parties hereto have made and executed this Agreement on the respective dates under each signature: Santa Rosa County, Florida through its Board of County Commissioners, signing by and through its duly authorized Chairman and the City of Gulf Breeze, Florida, signing by and through its duly authorized Mayor.

**Board of County Commissioners  
Santa Rosa County, Florida**

By: \_\_\_\_\_  
Lane Lynchard, Chairman

**ATTEST:**

DONALD C. SPENCER  
Clerk of the Circuit Court

\_\_\_\_\_  
Deputy Clerk

**CITY OF GULF BREEZE, FLORIDA**

[SEAL]

By: \_\_\_\_\_  
Matt E. Dannheisser, Mayor

**ATTEST:**

By: \_\_\_\_\_  
Stephanie D. Lucas, City Clerk



# City of Gulf Breeze

Office of City Manager

## MEMORANDUM

To: Mayor and City Council

From:  Edwin A. Eddy, City Manager

Date: February 12, 2016

Subject: Parking Regulations for Senior Living Facilities

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Based on the presentations at the Executive Session, we expect additional information relative to the above subject to be provided by the developer of the Arbor project. As of noon on Friday, the information has not been received. As soon as the information is received, we will provide a summary to the Council.



# City of Gulf Breeze

## MEMORANDUM

TO: Edwin A. Eddy, City Manager

FROM:  Craig S. Carmichael, Director of Community Services

DATE: February 12, 2016

SUBJECT: OFF-STREET PARKING REGULATIONS

Based on the discussion at Wednesday's Executive City Council meeting, staff has revised the proposed language that would create a new parking classification for senior living facilities.

### **Sec. 24-51. - Off-street automobile parking and storage.**

Off-street automobile storage or parking space shall be provided on every improved lot. Or, where no space is available on the lot, space shall be provided within 500 feet of such uses and such space shall be provided with vehicular access to a street or alley and shall be equal in area to at least the minimum requirements for the specific use as set forth below. For the purpose of this section, a parking or storage space shall not be less than nine feet in width and 18 feet in length (9' x 18'), excluding all driveways, entrances and exits. **Developments containing more than one use shall provide parking spaces in an amount equal to the sum total of the parking requirements applicable to each of the individual uses.**

- (1) Single-family dwellings and duplexes: Two spaces for each family dwelling unit; driveway, carport or garage area may be included in computing required parking space.
- (2) Multifamily dwellings: Two and one-half spaces for each family dwelling unit.
- (3) Hotels, motels: One space per guest unit plus one additional space for each five employees.
- (4) Churches, theaters, other places of public assemblage: One space for each four seats.
- (5) Restaurants and other eating places: One space for each 100 square feet of area devoted to patron use plus one space for every four employees. The term "area devoted to patron use" as used in this subsection (5) shall mean the area available for use as patron seating and shall not include kitchens, lobbies, waiting areas, restrooms and parking.
- (6) Commercial and professional buildings: One space for each 300 square feet of usable floor area except grocery stores which will provide two spaces for each 300

square feet of usable floor area. The term "usable floor area" as used in this subsection (6) shall mean the floor area within the inside perimeter of the outside walls of the building under consideration and shall not include restrooms, areas used principally for the storage of supplies or inventories, areas used principally for the storage of mechanical systems, and common hallways in multi-tenant structures used by multiple tenants for ingress and egress.

- (7) Senior Living Facilities (SLF) that contain one or more of the following housing types within a unified development: independent living units, assisted-care units and/or memory care. SLFs shall provide staff parking equal to one-half (.5) space per employee on the largest shift. In addition to the staff parking requirement, each component of a SLF shall provide additional parking as follows:
- a. Independent living units shall provide one and one-half spaces (1.5) per unit. For purposes of this subsection, an independent living unit is designed as an independent dwelling unit containing sleeping, cooking and bathroom facilities. An independent living unit may contain a full or partial kitchen.
  - b. Assisted care units shall provide one-half (.5) space per unit. For purposes of this subsection, assisted care units are self-contained dwelling units but do not contain a kitchen. Residents of these units are served meals through a central kitchen and dining facility.
  - c. Memory care units shall provide one-quarter (.25) space per unit. For purposes of this subsection, memory or nursing care units are independent/private rooms that are designed to provide residents with a secure and structured environment by trained staff. Residents are not capable or permitted to own or operate private vehicles.

If the City Council approves of the language, staff could put the aforementioned language into ordinance form and have it ready for the March 2/7 meeting cycle.

**RECOMMENDATION: THAT THE CITY COUNCIL EVALUATE THE PROPOSED SLF PARKING REQUIREMENTS AND IF THEY ARE IN AGREEMENT DIRECT STAFF TO PREPARE AN ORDINANCE FOR FIRST READING ON MARCH 7, 2016.**

CSC