



## Memorandum

**To:** Samantha Abell, City Manager  
**From:** C. Shane Carmichael, Director of Community Services  
**Date:** April 16, 2025  
**Subject:** Approval of Ordinance 01-2025 Revising Section 22-142(3) of the City's Land Development Code Relative to Coastal Protection Structures

---

### REQUEST:

That the City Council approve Ordinance No. 01-2025, revising Section 22-142(3) of the City's Land Development Code (LDC), on First Reading, and set the Second Reading and Public Hearing for May 5, 2025.

### BACKGROUND:

At the March 3, 2025, Regular City Council Meeting, the Mayor and Council directed staff to revise Section 22-142(3) of the Land Development Code (LDC) to require that when concrete rubble or similar materials are used as riprap, they must be capped with quarry stone to ensure a neat and uniform appearance.

This directive was prompted by a report received by the City regarding the use of repurposed concrete as riprap in front of a deteriorating wall structure. Upon review of the existing LDC, it was noted that any proposed rigid coastal protection structure must be designed to minimize erosive and scour effects. The selection of materials and the design of revetments, rubble-mound structures, or similar systems must adhere to the guidelines established in the U.S. Army Corps of Engineers' Shore Protection Manual (1984). These guidelines allow the use of concrete rubble and similar materials, provided they are clean and free of contaminants such as rebar, welded wire mesh, dirt, and other debris.

(850) 934-5100 • FAX (850) 934-5114  
POST OFFICE BOX 640 • 1070 SHORELINE DRIVE • GULF BREEZE, FLORIDA 32562-0640

"GULF BREEZE WILL PRESERVE AND ENHANCE ITS HOMETOWN CHARACTER AND  
NATURAL ENVIRONMENT TO FOSTER A HIGH QUALITY OF FAMILY LIFE."

**DISCUSSION:**

The purpose of riprap is to absorb wave energy and disperse water, thereby reducing its force before it reaches a vertical wall. Without this protective barrier, the wall absorbs the full impact of the waves, resulting in increased turbulence and scour at its base—conditions that can compromise the structural integrity over time. Staff acknowledges that riprap armoring is essential in areas of the City experiencing shoreline erosion and is therefore proposing the following revision to Section 22-142(3) of the LDC:

(3) Any proposed rigid coastal protection structure shall be designed to minimize erosive and scour effects. The selection of materials and the design of revetments, rubble-mound structures, or similar structures shall follow the guidelines established by the U.S. Army Corps of Engineers Shore Protection Manual (1984). The structural design guidelines, including the typical cross-sections for shoreline protection structures outlined in the Coastal Structures Guidelines for the City of Gulf Breeze (1991), shall serve as a general guide for designing shoreline protection structures. In the event of a conflict between the requirements in the Shore Protection Manual and the Coastal Structures Guidelines for the City of Gulf Breeze, the more restrictive or protective requirement shall apply. Coastal protection shall be limited to a maximum of two vertical feet above the landward grade and four vertical feet above the seaward grade of the coastal protection structure. When concrete rubble or similar materials are used as riprap, they must be clean, free of contaminants, and range from one to three feet in average diameter, with no protruding reinforcing rods or similar materials. Additionally, these materials must be capped with an adequate layer of quarry stone to ensure a neat and uniform appearance.

**RECOMMENDATION:**

That the City Council approve Ordinance No. 01-2025, revising Section 22-142(3) of the City's Land Development Code (LDC), on First Reading, and set the Second Reading and Public Hearing for May 5, 2025.

**ATTACHED:**

[Ordinance 01-2025](#)

## **ORDINANCE NO. 01-2025**

**AN ORDINANCE OF THE CITY OF GULF BREEZE, FLORIDA, AMENDING CHAPTER 22, ARTICLE IV, DIVISION 3, SECTION 22-142(3) REALTIVE TO COASTAL PROTECTION STRUCTURES; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES AND RESOLUTIONS OR PORTIONS THEREOF; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT; PROVIDING FOR CODIFICATION AND CORRECTION OF SCRIVENOR'S ERRORS; AND, PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the City of Gulf Breeze, Florida, has the responsibility to enhance beach preservation; and,

**WHEREAS**, the City of Gulf Breeze, Florida, has the responsibility to encourage the preservation and enhancement of natural systems which promote shoreline stabilization; and,

**WHEREAS**, the City of Gulf Breeze, Florida, has the responsibility to maintain an aesthetic beach front; and,

**WHEREAS**, the City of Gulf Breeze, Florida, has the responsibility to protect property from erosion while striving to minimize environmental degradation; and,

**WHEREAS**, the City of Gulf Breeze, Florida, has the responsibility to provide specific structural design guidelines for coastal protection structures; and

**WHEREAS**, the City of Gulf Breeze desires to amend the provisions of its Land Development Code relating to design guidelines for coastal protection structures to accomplish these goals.

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

### **SECTION 1. – RECITALS**

The foregoing recitals are hereby ratified and confirmed as true and correct and are incorporated herein by this reference.

### **SECTION 2. – AMENDING CHAPTER 22, ARTICLE IV, DIVISION 3, SECTION 22-142(3).**

- A.** Words with underlined type shall constitute additions to the original text and ~~strike through~~ shall constitute deletions to the original text.

**B.** Chapter 22, Article IV, Division 3, Section 22-142(3) of the City of Gulf Breeze Code of Ordinances is hereby amended to read as follows:

Sec. 22-142 – Coastal protection structures.

\* \* \*

- (3) Any proposed rigid coastal protection structure shall be designed to minimize erosive and scour effects. The selection of materials and the design of revetments, rubble-mound structures, or similar structures shall follow the guidelines established by the U.S. Army Corps of Engineers Shore Protection Manual (1984). The structural design guidelines, including the typical cross-sections for shoreline protection structures outlined in the Coastal Structures Guidelines for the City of Gulf Breeze (1991), shall serve as a general guide for designing shoreline protection structures. In the event of a conflict between the requirements in the Shore Protection Manual and the Coastal Structures Guidelines for the City of Gulf Breeze, the more restrictive or protective requirement shall apply. Coastal protection shall be limited to a maximum of two vertical feet above the landward grade and four vertical feet above the seaward grade of the coastal protection structure. When concrete rubble or similar materials are used as riprap, they must be clean, free of contaminants, and range from one to three feet in average diameter, with no protruding reinforcing rods or similar materials. Additionally, these materials must be capped with an adequate layer of quarry stone to ensure a neat and uniform appearance.

### **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, resolution, policy, or portion thereof in conflict with the terms hereof.

### **SECTION 5 – CODIFICATION AND CORRECTION OF SCRIVENOR'S ERRORS.**

It is the intention of the City Council that the provisions of this Ordinance shall be codified and that sections of this Ordinance may be renumbered or re-lettered and the word ordinance may be changed to section, article, or such other appropriate word or

phrase in order to accomplish such intentions; and regardless of whether such inclusion in the Code is accomplished, sections of this Ordinance may be renumbered or re-lettered and typographical errors which do not affect the intent may be authorized by the City Manager or their designee without need of public hearing, by filing a corrected or recodified copy of same with the City Clerk.

**SECTION 6 - EFFECTIVE DATE.**

This Ordinance shall take effect upon its adoption by the City Council.

PASSED ON THE FIRST READING ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

ADVERTISED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

PASSED ON THE SECOND READING ON \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

City of Gulf Breeze

By: \_\_\_\_\_  
JB Schluter, Mayor

ATTESTED TO BY:

\_\_\_\_\_  
Leslie Guyer, CMC, City Clerk