

**GULF BREEZE CITY COUNCIL  
REGULAR MEETING**

MAY 2, 2011  
MONDAY, 6:30 P.M.  
COUNCIL CHAMBERS

**REMINDER: TOWN MEETING - 6:00 P.M.**

1. Roll Call
2. Invocation and Pledge of Allegiance
3. Approval of Minutes of April 18, 2011 (Regular Meeting)
4. Ordinance No. 02-11: Pertaining to Zoning District Regulations - Creating Division 13 - Gateway Overlay District **FIRST READING**  
  
Ordinance No. 04-11: Pertaining to Zoning District Regulations - Creating Division 14 - Commercial Business Overlay District - **FIRST READING**  
  
Resolution No. 06-11: Supporting the Gulf Breeze Elementary School Jazzy Jellyfish Café
5. **CONSENT AGENDA ITEMS:\***
  - A. Discussion and Action Regarding Hwy 98 Traffic Signal at Live Oak Shopping Center
  - B. Discussion and Action Regarding Miscellaneous Drainage Project 2011
  - C. Discussion and Action Regarding South Santa Rosa Utility System Board Recommendation - 11 Tee Lift Station Rehabilitation
  - D. Discussion and Action Regarding Construction Budget - Community Center

**\*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.**

**ACTION AGENDA ITEMS:**

**NEW BUSINESS: DISCUSSION AND ACTION REGARDING REQUEST FOR  
EXTENSION OF TIME FOR DEMOLITION OF FISHING BRIDGE**

6. New Business:
7. Open Forum
8. 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.**

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

The 1,174<sup>th</sup> regular meeting of the Gulf Breeze City Council, Gulf Breeze, Florida was held at the Gulf Breeze City Hall on Monday, April 18, 2011, at 6:30 p.m.

Upon call of the roll the following Councilmen were present: Dana Morris, J. B. Schluter, David Landfair and Joseph Henderson. Mayor Zimmern was not in attendance.

**APPROVAL OF MINUTES:**

Councilman Morris moved for approval of the minutes for the regular meeting held on April 4, 2011. Councilman Henderson seconded. The vote for approval was 4 - 0.

**CONSENT AGENDA ITEMS:**

**RECOMMENDATION:**

**That the City Council approve the following Consent Agenda Items: A, B, C, D, E, F, G, and H:**

- A. SUBJECT: DISCUSSION AND ACTION REGARDING PROCLAMATION PROCLAIMING APRIL 15 - APRIL 30, 2011 AS PAINT THE TOWN PURPLE**

Reference: Proclamation

**RECOMMENDATION:**

**That the City Council approve the Proclamation and authorize the Mayor to execute the document.**

- B. SUBJECT: DISCUSSION AND ACTION REGARDING ORDINANCE NO. 02-11 AND 04-11, DISCUSSION REGARDING PUBLIC HEARINGS**

Reference: Community Services Director memo dated April 11, 2011

**RECOMMENDATION:**

**That the City Council direct staff to prepare the necessary paper work to advertise Ordinance 02-11 and Ordinance 04-11, for Public Hearings on Wednesday, April 27, 2011 and Monday, May 16, 2011.**

**C. SUBJECT: DISCUSSION AND ACTION REGARDING AWARD OF BID, GAS PIPELINE TO PENSACOLA BEACH - FEMA ALTERNATIVE PROJECT #05**

Reference: Public Service Director memo dated April 4, 2011

**RECOMMENDATION:**

**That the City Council award the contract to construct the Natural Gas Pipeline to Pensacola Beach, FEMA Alternative Project #5, to Utility Services Company of Gulf Breeze, FL, in the amount of \$1,422,795.50.**

**D. SUBJECT: DISCUSSION AND ACTION REGARDING AWARD OF BID TO REPLACE THE READER BOARD**

Reference: Assistant Public Services Director memo dated April 7, 2011

**RECOMMENDATION:**

**That the City Council authorize the purchase of the replacement reader board from Plastic Arts Sign Co., at their bid price of \$21,497. Further, that Council authorize Mr. William Bailey to proceed with supporting frame and raised bed, as proposed, for the sum of \$4,900; representing a total project cost of \$26,397.**

**E. SUBJECT: DISCUSSION AND ACTION REGARDING VILLAS' SETTLEMENT - CHANGE ORDER**

Reference: Parks and Recreation Director memo dated February 9, 2011

**RECOMMENDATION:**

**That the City Council approve the change order to the Villas Sewer Service Improvement project of \$9,212.92 for Brown Construction of Northwest Florida.**

**F. SUBJECT: DISCUSSION AND ACTION REGARDING RED LIGHT ENTERPRISE**

Reference: Police Chief memo dated April 5, 2011

**RECOMMENDATION:**

**That the City Council approve the concept of the back office business enterprise project between the City of Gulf Breeze and Sensys, Inc., for the City to process violation notices for other communities and for the creation of the LLC to engage in the necessary contracts and complete the services; also authorization to proceed with contract negotiations with Sensys, Inc., and the development of scope of work documents.**

- G. SUBJECT: DISCUSSION AND ACTION REGARDING ECONOMIC DEVELOPMENT STRATEGY - MASTER PLANNING**

Reference: City Manager memo dated April 8, 2011

**RECOMMENDATION:**

**That the City Council direct staff to draft a scope of work for a planning and real estate development consultant to assist the City in formulating a Master Plan and economic development strategy for certain catalyst sites.**

- H. SUBJECT: DISCUSSION AND ACTION REGARDING APPOINTMENT OF MAYOR PRO TEM J. B. SCHLUTER TO THE TOURIST DEVELOPMENT COUNCIL**

Reference: City Manager memo dated April 5, 2011

**RECOMMENDATION:**

**That Mayor Zimmern appoint Mayor Pro Tem J. B. Schluter to the South Santa Rosa County Tourist Development Council.**

Councilman Morris moved for approval of Consent Agenda Items A - H. Councilman Landfair seconded. The vote for approval was 4 - 0.

**NEW BUSINESS: DISCUSSION AND ACTION REGARDING PAYMENT ON REPLACEMENT OF FENCE BETWEEN CITY HALL AND SAILWIND CONDOMINIUMS**

Reference: City Manager verbal report

**RECOMMENDATION:**

**That the City Council approve paying one half of the cost to replace the fence between City Hall and Sailwind Condominiums.**

Councilman Morris moved for approval. Councilman Henderson seconded. The vote for approval was 4 - 0.

**OPEN FORUM:**

No discussion.

**ADJOURNMENT:**

Mayor Pro Tem Schluter adjourned the meeting at 6:33 p.m.

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CITY CLERK

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MAYOR



# *City of Gulf Breeze*

## RESOLUTION: 06-11

### **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GULF BREEZE, FLORIDA SUPPORTING THE 2011 JAZZY JELLYFISH CAFÉ GRAND OPENING**

**WHEREAS**, the City of Gulf Breeze supports policies that focus on inspiring entrepreneurial efforts within the City and throughout the community; and,

**WHEREAS**, the Jazzy Jellyfish Café, now in its sixth year, is a business entity composed of third grade students from Gulf Breeze Elementary School who are learning the intricacies associated with operating a business; and

**WHEREAS**, the Jazzy Jellyfish Café serves gourmet meals three times during the month of May to raise money for local children's charities; and

**WHEREAS**, the Jazzy Jellyfish Café was honored nationally last year with the Leavey Award for excellence in entrepreneurial education; and

**WHEREAS**, the third grade students running the 2011 Jazzy Jellyfish Café have set a goal this year to raise \$15,000 for ARC-Gateway, Miracle League Pensacola, and Lakeview Center;

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

**SECTION 1:** The City of Gulf Breeze supports the efforts of the 2011 Jazzy Jellyfish Café and, in so doing;

**SECTION 2:** The City of Gulf Breeze encourages all of its citizens and the surrounding community to dine at the Jazzy Jellyfish Café located in the cafeteria of Gulf Breeze Elementary School on May 5, 12, or 19 from 6 to 7 p.m.

**PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF GULF BREEZE, SANTA ROSA COUNTY, FLORIDA on this \_\_\_\_\_ day of May, 2011.**

\_\_\_\_\_  
Mayor, Beverly H. Zimmern

ATTEST

\_\_\_\_\_  
City Clerk, Marita Rhodes

**ORDINANCE NO. 02-11**

**AN ORDINANCE OF THE CITY OF GULF BREEZE FLORIDA, PERTAINING TO ZONING DISTRICT REGULATIONS; CREATING DIVISION 13. GD GATEWAY OVERLAY DISTRICT OF THE CODE OF ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the City of Gulf Breeze had adopted certain rules and regulations relative to land use and zoning; and,

**WHEREAS**, the City Council has recently undertaken steps to revitalize the aesthetic and architectural character of the City of Gulf Breeze; and,

**WHEREAS**, the City Council desires to enhance the quality of the entrances to the City through improved character and safety, pedestrian friendly design, local business stability and diversity and pride of property ownership; and,

**WHEREAS**, the City Council desires to incentivize rehabilitation and new construction through regulatory bonuses and relief and financial assistance when available; and,

**WHEREAS**, the City Council desires to attract new business opportunities through tax base expansion and employment growth.

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

**SECTION 1 – DIVISION 13. GD GATEWAY OVERLAY DISTRICT OF ARTICLE II OF CHAPTER 21 OF THE CODE OF ORDINANCES OF THE CITY OF GULF BEEZE** is hereby created to read as follows:

**DIVISION 13. GD GATEWAY OVERLAY DISTRICT**

**Sec. 21-230. Purpose, intent.**

In order to promote community goals and objectives for character and aesthetics along specified commercial corridors and areas with the Community Redevelopment Area, three "Gateway Overlay Districts" have been created. The gateway overlay districts are established for the purposes and intents outlined herein:

- a) To preserve the aesthetic and architectural character of the entrances to the City of Gulf Breeze in order to promote economic development;
- b) Enhance the building stock of the City's gateways through consistency and quality of site layout and design, consistent with the City of Gulf Breeze CRA and Central Business District Design Guidelines, adopted June 11, 2006, as amended;

- c) Incentivize rehabilitation and new construction through regulatory bonuses and relief and financial assistance when it is deemed appropriate and feasible;
- d) Increase property values and stability through quality of construction, property upgrades and redevelopment;
- e) Attract new business opportunities through tax base expansion and employment growth; and,
- f) Enhance the quality of the entrances to the City through improved character and safety, pedestrian friendly design, local business stability and diversity and pride of property ownership.

**Sec. 21-231. Designation of gateway overlay districts' boundaries.**

The limits and boundaries of the following Gateway Overlay Districts shall be shown on the Official Zoning Map contemplated in Section 21-28:

- a) GD-North: Philip D. Beall Sr. Bridge (Pensacola Bay Bridge) Entrance
- b) GD-South: Bob Sikes Bridge (Pensacola Beach Bridge) Entrance
- c) GD-East: West boundary of the Naval Live Oaks Reservation

**Sec. 21-232. Applicability, conflict with other code sections.**

- a) Unless otherwise noted, the requirements of the Gateway Overlay districts apply to nonresidential Level II Development activity and all Level III Development activity furthermore, the requirements at the Gateway Overlay Districts are in addition to the requirements of the underlying zoning districts. Where the requirements of the underlying districts and the overlay districts conflict, the more restrictive shall apply.
- b) The regulations set forth in this division shall apply solely to the Gateway Overlay Districts. Wherever there is a conflict or inconsistency between the Gateway Overlay Districts' regulations and other regulations of the Land Development Code, the regulations set forth in this section shall control and govern the development and redevelopment within the Gateway Overlay Districts.

**Sec. 21-233. Permitted, prohibited uses.**

- a) Permitted uses. All uses generally permitted in the underlying zoning districts shall be permitted within the gateway overlay districts unless specifically prohibited in this section.

- b) Prohibited uses. The following uses shall not be allowed in the Gateway Overlay Districts:
1. Outdoor storage of any materials, supplies, and/or vehicles, either as a stand-alone business or associated with any business, and whether screened or not;
  2. The following stand-alone uses:
    - a. Dry cleaners;
    - b. Drive-through facilities (including, but not limited to, bank teller machines, ice vending machines, drive through coffee or food shops less than 500 square feet);
    - c. Laundromats;
    - d. Second-hand dealers or consignment shops;
    - e. Personal service shops (including, but not limited to, souvenir shops, beauty salons, tanning parlors, tattoo or piercing businesses);
    - f. Internet Café or Cyber Café;
  3. Building materials and supplies, sales and storage;
  4. Gambling or gaming establishments or facilities (including, but not limited to, online, interactive or internet gambling or gaming),
  5. Car wash facilities;
  6. Flea markets;
  7. Funeral homes and crematoriums;
  8. Gasoline service stations;
  9. Itinerant merchants or vendors;
  10. Machine shops;
  11. Light or heavy industrial or manufacturing businesses;

12. New or used vehicle sales (including, but not limited to, automobiles, trucks, trailers, motorcycle, recreational vehicles, boats);
13. Nursery schools, kindergartens, day care nurseries or nursing homes;
14. Retail or wholesale plant nurseries;
15. Taxicab or limousine company; and
16. Warehouses.

**Sec. 21-234. Design review process.**

The compatible relationship of proposed development in the Gateway Overlay Districts is of critical public concern for any buildings or site improvements. The intent of design review is not to stifle innovative architecture but to assure respect for and reduce incompatible and adverse impacts on existing land use and promote quality development.

- a) Development within the Gateway Overlay Districts will be reviewed by the Architectural Review Board, based on the requirements of this section and on the City of Gulf Breeze Community Redevelopment Agency (CRA) and Central Business District Design Guidelines, where appropriate. The Architectural Review Board shall recommend approval, approval with conditions, or disapproval of the development site plan to the City Council.
- b) The City Council shall review the development site plan with recommendations from the Development Review Board and the Architectural Review Board and vote to approve, approve with conditions, or disapprove the plan.
- c) Conditions the City Council may apply to a development order before granting approval include, but are not limited to, the following:
  1. Increase or decrease in required front, side and rear setbacks;
  2. Maximum building height and/or number of stories;
  3. Addition of enhanced pedestrian or bicycle facilities;
  4. Increase in buffer requirements (i.e., require larger buffer and/or more plants, larger plants, specific types of plants); and,
  5. Require specific stormwater management facilities.

**Sec. 21-235. Design guidelines.**

This section describes the elements of design that shall be used in the review and approval of development plans within the Gateway Overlay Districts. The guidelines for these elements are based on the "City of Gulf Breeze CRA and Central Business District Design Guidelines," adopted June 11, 2006, as amended, specifically as detailed in Chapter III (CRA General Standards), Chapter IV (Gulf Breeze Parkway/US 98 Standards), Appendix A (Architectural Styles), and Appendix B (Definitions).

The following guidelines from Chapter III, CRA General Standards, shall apply:

- a) Block layout
- b) Building placement and orientation
- c) Building form and architecture
  - 1. Architectural style
  - 2. Building façade
  - 3. Building entrance
  - 4. Fenestration
  - 5. Roofs
  - 6. Building material
  - 7. Building color
  - 8. Civic and institutional buildings
- d) Access, circulation and parking
  - 1. Access
  - 2. Pedestrian circulation
  - 3. Vehicular circulation and parking
- e) Pedestrian amenities

- f) Open space
- g) Landscaping and buffering
- h) Irrigation
- i) Service area/utilities
- j) Fences, walls
- k) Stormwater management facilities
- l) Lighting
- m) Signs

The following guidelines from Chapter IV, Gulf Breeze Parkway/US 98 Standards, shall apply:

- a) Parking
- b) Streetscape
- c) Fences and walls
- d) Lighting
- e) Signs

For all buildings proposed at a height over 35 feet, this site plan review for consistency with design guidelines adopted in the City of Gulf Breeze Community Redevelopment Plan and Central Business District Design Guidelines shall include a specific review to mitigate any adverse compatibility impacts caused by the additional building height, including but not limited to:

- a) Enhanced landscape buffering.
- b) Location of service drives and/or parking areas to mitigate noise and vehicular lights.
- c) Location and type of lighting, signage, dumpsters, etc.
- d) Variable buffers, combining land and landscaping to achieve adequate separation of uses, appropriate open space, reduction of potential noise, light and glare, and screening of physical features of a proposed development.

- e) Variable setbacks, based upon degree of difference in proposed density, intensity, scale, mass or height.
- f) Placement and effective screening or shielding of site features such as lights, signs, dumpsters, loading areas, parking areas, outdoor storage or other features with potential negative impacts.
- g) Effective transitions of on-site densities, intensities, scale, mass or height.
- h) Other innovative site design features that strive to achieve compatibility and mitigate potential negative impacts.
- i) In addition to meeting the requirements of this section, within any portion of the GD-North, west of U.S. Highway 98 and north of the Chanteclair Subdivision, no building shall exceed 60 feet in height and any portion of a building exceeding 35 feet in height must be located at least 250-feet from adjacent residential districts. This buffer area cannot be used for another habitable structure or parking garage, except that ancillary uses such as surface parking, open space, swimming pools, landscaping and landscape features, stormwater areas, and ancillary structures (e.g., gazebos, decks, cabanas, lift stations, fire pits, refuse stations, etc.) shall be allowed within the 250-foot buffer; provided, this limitation shall not apply if these are no buildings in excess of 35 feet located on the site.

**SECTION 2 - 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 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 hereof.

**SECTION 4 - EFFECTIVE DATE**

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

PASSED ON THE FIRST READING ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2011.

ADVERTISED ON THE ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2011.

PASSED ON THE SECOND READING ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2011.

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By: \_\_\_\_\_  
Beverly Zimmern, Mayor

ATTESTED TO BY:

\_\_\_\_\_  
Marita Rhodes, City Clerk

**ORDINANCE NO. 04-11**

**AN ORDINANCE OF THE CITY OF GULF BREEZE FLORIDA, PERTAINING TO ZONING DISTRICT REGULATIONS; CREATING DIVISION 14. CBD OVERLAY DISTRICT OF THE CODE OF ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the City of Gulf Breeze had adopted certain rules and regulations relative to land use and zoning; and,

**WHEREAS**, the City Council has recently undertaken steps to revitalize the aesthetic and architectural character of the City of Gulf Breeze; and,

**WHEREAS**, the City Council desires to protect and enhance the quality of the central business district through improved character and safety, pedestrian friendly design, local business stability and diversity and pride of property ownership; and,

**WHEREAS**, the City Council desires to incentivize rehabilitation and new construction through regulatory bonuses and relief and financial assistance when available; and,

**WHEREAS**, the City Council desires to attract new business opportunities through tax base expansion and employment growth.

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

**SECTION 1 – DIVISION 14. CBD OVERLAY DISTRICT OF ARTICLE II OF CHAPTER 21 OF THE CODE OF ORDINANCES OF THE CITY OF GULF BEEZE** is hereby created to read as follows:

**DIVISION 14. CBD OVERLAY DISTRICT**

**Sec. 21-240. Purpose, intent.**

In order to promote community goals and objectives for character and aesthetics along specified commercial corridors and areas with the Community Redevelopment Area, a “Central Business Overlay District” has been created. The Central Business Overlay District is established for the purposes and intents outlined herein:

- a) To preserve the aesthetic and architectural character of the commercial core the City of Gulf Breeze in order to promote economic development;
- b) Enhance the building stock of the City’s s central business district through compatibility, consistency and quality of site layout and design, consistent with the

City of Gulf Breeze CRA and Central Business District Design Guidelines, adopted June 11, 2006, as amended;

- c) Incentivize rehabilitation and new construction through regulatory bonuses and relief and financial assistance when it is deemed appropriate and feasible;
- d) Increase property values and stability through quality of construction, property upgrades and redevelopment;
- e) Attract new business opportunities through tax base expansion and employment growth; and,
- f) Enhance the quality of the central business district in the City through improved character and safety, pedestrian friendly design, local business stability, compatibility and diversity and pride of property ownership.

**Sec. 21-241. Designation of the central business overlay district boundaries.**

The limits and boundaries of the Central Business Overlay District shall be shown on the Official Zoning Map contemplated in Section 21-28:

**Sec. 21-242. Applicability, conflict with other code sections.**

- a) Unless otherwise noted, the requirements of the Central Business Overlay District apply to nonresidential Level II Development activity and all Level III Development activity furthermore, the requirements at the Central Business Overlay District are in addition to the requirements of the underlying zoning districts. Where the requirements of the underlying districts and the overlay districts conflict, the more restrictive shall apply.
- b) The regulations set forth in this division shall apply solely to the Central Business Overlay District. Wherever there is a conflict or inconsistency between the Central Business Overlay District regulations and other regulations of the Land Development Code, the regulations set forth in this section shall control and govern the development and redevelopment within the Central Business Overlay District.

**Sec. 21-243. Permitted, prohibited uses.**

- a) Permitted uses. All uses generally permitted in the underlying zoning districts shall be permitted within the central business overlay district unless specifically prohibited in this section.
- b) Prohibited uses. The following uses shall not be allowed in the Central Business Overlay District:

1. Outdoor storage of any materials, supplies, and/or vehicles, either as a stand-alone business or associated with any business, and whether screened or not.
2. The following stand-alone uses:
  - Dry cleaners;
  - Drive-through facilities (including, but not limited to, bank teller machines, ice vending machines, drive through coffee or food shops less than 500 square feet);
  - Laundromats;
  - Second-hand dealers or consignment shops;
  - Internet Café or Cyber Café.
3. Gambling or gaming establishments or facilities (including, but not limited to, online, interactive or internet gambling or gaming).
4. Tattoo or piercing business.
5. Car wash facilities.
6. Flea markets.
7. Funeral homes and crematoriums.
8. Itinerant merchants or vendors.
9. Machine shops.
10. Light or heavy industrial or manufacturing businesses.
11. New or used vehicle sales (including, but not limited to, automobiles, trucks, trailers, motorcycle, recreational vehicles, boats).
12. Retail or wholesale plant nurseries.
13. Warehouses.

**Sec. 21-244. Design review process.**

The compatible relationship of proposed development in the Central Business Overlay District is of critical public concern for any buildings or site improvements. The intent of design review is not to stifle innovative architecture but to assure respect for and reduce incompatible and adverse impacts on existing land use and promote quality development.

- a) Development within the Central Business Overlay District will be reviewed by the Architectural Review Board, based on the requirements of this section and on the City of Gulf Breeze Community Redevelopment Agency (CRA) and Central Business District Design Guidelines, where appropriate. The Architectural Review Board shall recommend approval, approval with conditions, or disapproval of the development site plan to the City Council.
- b) The City Council shall review the development site plan with recommendations from the Development Review Board and the Architectural Review Board and vote to approve, approve with conditions, or disapprove the plan.
- c) Conditions the City Council may apply to a development order before granting approval include, but are not limited to, the following:
  1. Increase or decrease in required front, side and rear setbacks;
  2. Maximum building height and/or number of stories;
  3. Addition of enhanced pedestrian or bicycle facilities;
  4. Increase in buffer requirements (i.e., require larger buffer and/or more plants, larger plants, specific types of plants); and,
  5. Require specific stormwater management facilities.

**Sec. 21-245. Design guidelines.**

This section describes the elements of design that shall be used in the review and approval of development plans within the Central Business Overlay District. The guidelines for these elements are based on the "City of Gulf Breeze CRA and Central Business District Design Guidelines," adopted June 11, 2006, as amended, specifically as detailed in Chapter III (CRA General Standards), Chapter IV (Gulf Breeze Parkway/US 98 Standards), Appendix A (Architectural Styles), and Appendix B (Definitions).

The following guidelines from Chapter III, CRA General Standards, shall apply:

- a) Block layout

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b) Building placement and orientation

c) Building form and architecture

1. Architectural style
2. Building façade
3. Building entrance
4. Fenestration
5. Roofs
6. Building material
7. Building color
8. Civic and institutional buildings

d) Access, circulation and parking

1. Access
2. Pedestrian circulation
3. Vehicular circulation and parking

e) Pedestrian amenities

f) Open space

g) Landscaping and buffering

h) Irrigation

i) Service area/utilities

j) Fences, walls

k) Stormwater management facilities

l) Lighting

m) Signs

The following guidelines from Chapter IV, Gulf Breeze Parkway/US 98 Standards, shall apply:

- a) Parking
- b) Streetscape
- c) Fences and walls
- d) Lighting
- e) Signs

For all buildings proposed at a height over 35 feet, this site plan review for consistency with design guidelines adopted in the City of Gulf Breeze Community Redevelopment Plan and Central Business District Design Guidelines shall include a specific review to mitigate any adverse compatibility impacts caused by the additional building height, including but not limited to:

- a) Enhanced landscape buffering.
- b) Location of service drives and/or parking areas to mitigate noise and vehicular lights.
- c) Location and type of lighting, signage, dumpsters, etc.
- d) Variable buffers, combining land and landscaping to achieve adequate separation of uses, appropriate open space, reduction of potential noise, light and glare, and screening of physical features of a proposed development.
- e) Variable setbacks, based upon degree of difference in proposed density, intensity, scale, mass or height.
- f) Placement and effective screening or shielding of site features such as lights, signs, dumpsters, loading areas, parking areas, outdoor storage or other features with potential negative impacts.
- g) Effective transitions of on-site densities, intensities, scale, mass or height.
- h) Other innovative site design features that strive to achieve compatibility and mitigate potential negative impacts.

**SECTION 2 - 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 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 hereof.

**SECTION 4 - EFFECTIVE DATE**

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

PASSED ON THE FIRST READING ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2011.

ADVERTISED ON THE ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2011.

PASSED ON THE SECOND READING ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2011.

By: \_\_\_\_\_  
Beverly Zimmern, Mayor

ATTESTED TO BY:

\_\_\_\_\_  
Marita Rhodes, City Clerk

**EXECUTIVE COMMITTEE REPORT**

**APRIL 27, 2011**

Councilmen Present: Dana Morris, Joseph Henderson, David Landfair, Mayor Pro Tem  
J. B. Schluter and Mayor Beverly Zimmern

**ACTION AGENDA ITEMS:**

- A. SUBJECT: **DISCUSSION AND ACTION REGARDING PRESENTATION FROM REYNOLDS, SMITH AND HILLS FOR KICK OFF FOR INFORMATION ON PROJECT, DEVELOPMENT AND ENVIRONMENT STUDY ON THE REPLACEMENT OF THE PENSACOLA BAY BRIDGE**

Reference: City Manager memo dated April 21, 2011

**RECOMMENDATION:**

No recommendation at this time. Council was presented information on the project, development and environment study on the replacement of the Pensacola Bay Bridge.

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- B. SUBJECT: **DISCUSSION AND ACTION REGARDING TOWN HALL MEETING TO BE HELD MONDAY, MAY 2, 2011 AT 6:00 P.M.**

Reference: City Manager memo dated April 20, 2011

**RECOMMENDATION:**

That a town meeting be held on Monday, May 2, 2011 at 6:00 p.m.

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- C. SUBJECT: **DISCUSSION AND ACTION REGARDING RESOLUTION SUPPORTING THE GULF BREEZE ELEMENTARY SCHOOL JAZZY JELLYFISH CAFÉ**

Reference: City Manager memo dated April 20, 2011

**RECOMMENDATION:**

That the resolution supporting the Jazzy Jellyfish Café be placed on the Council Agenda for Monday, May 2, 2011 for adoption.

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- D. SUBJECT: DISCUSSION AND ACTION REGARDING PUBLIC HEARING: ORDINANCE NO. 02-11 - PERTAINING TO ZONING DISTRICT REGULATIONS-CREATING DIVISION 13, GATEWAY OVER-LAY DISTRICT; AND ORDINANCE NO. 04-11 - CREATING DIVISION 14, COMMERCIAL BUSINESS OVERLAY DISTRICT**

Reference: Community Services Director memo dated April 21, 2011

**RECOMMENDATION:**

**That the City Council approve Ordinance No. 02-11 and Ordinance 04-11 at First Reading on May 2, 2011 and schedule Second Reading and Public Hearing for May 16, 2011.**

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- E. SUBJECT: DISCUSSION AND ACTION REGARDING HIGHWAY 98 TRAFFIC SIGNAL AT LIVE OAK SHOPPING CENTER**

Reference: Assistant Public Services Director memo dated April 19, 2011

**RECOMMENDATION:**

**That the City Council direct staff to apply for a permit from the Florida Department of Transportation to make lane configuration changes and to provide a north bound left turn arrow at the shopping center.**

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- F. SUBJECT: DISCUSSION AND ACTION REGARDING MISCELLANEOUS DRAINAGE PROJECTS 2011**

Reference: Assistant Public Services Director memo dated April 19, 2011

**RECOMMENDATION:**

**That the City Council approve the proposed miscellaneous drainage projects to be done in house at a cost not to exceed \$5,000. The projects will include mostly swales and some drainage pipe in the City's right-of-way. Public meetings will be held and residents in the affected areas invited to attend.**

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**G. SUBJECT: DISCUSSION AND ACTION REGARDING SOUTH SANTA ROSA UTILITY SYSTEM BOARD RECOMMENDATION: 11 TEE LIFT STATION REHABILITATION**

Reference: Assistant Public Services Director memo dated April 19, 2011

**RECOMMENDATION:**

**That the City Council approve the 11 Tee Lift Station Rehabilitation to be awarded to Brown Construction of Northwest Florida for the amount of \$34,753.64.**

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**H. SUBJECT: DISCUSSION AND ACTION REGARDING CONSTRUCTION BUDGET - COMMUNITY CENTER**

Reference: City Manager memo dated April 21, 2011

**RECOMMENDATION:**

**That the City Council approve the final cost estimates for the Community Center provided by Bay Design and staff and establish a final budget of \$5.2 million for the project with funding from the original \$4,689,906 and savings from other projects on the alternate project list.**

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**I. SUBJECT: DISCUSSION AND ACTION REGARDING PROGRESS PAYMENT TO LAVASH AND ASSOCIATES**

Reference: Assistant City Manager memo dated April 20, 2011

**RECOMMENDATION:**

**That the City Council meet as the Community Redevelopment Agency Board of Directors on Monday, May 2, 2011 and approve for payment in the amount of \$7,512.65 to Lavash and Associates.**

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**J. NEW BUSINESS: DISCUSSION AND ACTION REGARDING EXTENSION OF TIME REQUEST FOR OLD FISHING BRIDGE FROM VIRGINIA WRECKING**

Reference: City Manager verbal report

**RECOMMENDATION:**

**That the City Council place this item on the agenda for the regular meeting to be held on Monday, May 2, 2011, for discussion and action.**

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**INFORMATION ITEMS**

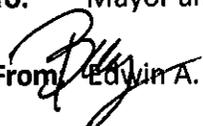


# City of Gulf Breeze

OFFICE OF THE CITY MANAGER

## Memorandum

To: Mayor and City Council

From:  Edwin A. Eddy, City Manager

Date: 4/28/2011

**Subject: Community Center Construction**

Architects from Bay Design advised the City Council during the April 27<sup>th</sup> Executive Session that the budget for the renovation and expansion of the Community Center should be adjusted upward or the list of items to be included in the project should be reduced. We previously established a budget for the project of \$4,200,000 based on the following:

Amount Included in FEMA List	\$4,698,906
Architectural Engineering and Consulting (Estimate)	\$ 489,906
<hr/>	
Available for Construction	\$4,200,000

In order to provide for complete renovation of the existing building, adequate paved parking, a tennis pro shop, new tennis courts, a tennis observation/outdoor covered space and new energy efficient geo thermal systems and contingency, we need a budget of \$5,200,000. We propose to fund this budget as follows:

Original Estimate	\$4,200,000
Fund Architectural, Engineering and Consultant fees from A&E Costs	
Line Item on FEMA List	\$ 489,906
<hr/>	
Savings Utilized From Other Projects (FEMA)	\$ 510,094
<hr/>	
New Budget	\$5,200,000

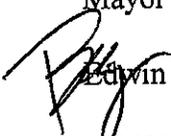
**RECOMMENDATION: THAT THE CITY COUNCIL ESTABLISH THE BUDGET FOR THE COMMUNITY CENTER PROJECT AS PRESENTED.**



# City of Gulf Breeze

OFFICE OF THE CITY MANAGER

April 21, 2011

TO: Mayor and City Council  
FROM:  Edwin A. Eddy, City Manager  
SUBJ: **CONSTRUCTION BUDGET - COMMUNITY CENTER**

Bay Design, the City's architectural and engineering consultants for the design of the Community Center, have advised the Mayor and staff that the project will likely result in bids that exceed the budget. You will recall that we have used a figure of \$4.2 million as an estimated construction cost. Based on input from the community and the Council that have resulted in adds such as a deck and overhang adjacent to the tennis courts, added parking, and a complete overhaul of the exterior of the existing building, the City should plan for a construction cost of \$5.2 million.

The architects will present their findings to the Council during the April 27 Executive Session. In order to offer the Council a plan for funding this project completely, we have attached the "approved alternate project list". As you can see, we established the \$4.2 million budget by using the \$4,689,906 figure with the idea that design and engineering costs would be paid from this amount. If design and engineering costs are paid from Line 7, "A & E Costs", then we can establish a full budget of \$4,689,906 for the project. Further, we suggest that a portion of the savings of \$792,563 be added to this project or we fund the remaining \$500,000 from Reserve Funds.

## **RECOMMENDATION:**

**That the Council discuss the final cost estimates for the Community Center with Bay Design and staff and establish a final budget of \$5.2 million for the project with funding from the original \$4,689,906 and savings from other projects on the alternate project list.**

**Approved Alternative Project List**

**Project List Proposed for Alternative Projects**

	Est Value	Actual/Bid	Savings
01	\$ 4,689,906		
02	\$ 964,700		
03	\$ 1,135,581	<i>In Process</i> 1,135,581.28	-
04	\$ 3,300,000		
05	\$ 2,083,000	1,442,795.50	640,204.50
06	\$ 449,558	449,558.00	-
07	\$ 713,309		
08	\$ 185,000	120,246.93	64,753.07
09	\$ 145,000	149,006.00	(4,006.00)
10	\$ 300,000		
11	\$ 233,000	<i>Partial</i> 36,039.00	(11,039.00)
12	\$ 25,000		
13	\$ 220,000		
14	\$ 240,000	39,000.00	21,000.00
15	\$ 60,000	178,350.00	81,650.00
16	\$ 260,000		
	\$ 15,004,054		\$ 792,563

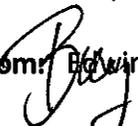


# City of Gulf Breeze

OFFICE OF THE CITY MANAGER

## Memorandum

To: Mayor and City Council

From:  Edwin A. Eddy, City Manager

Date: 4/28/2011

Subject: Extension of Time Request, Virginia Wrecking

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Virginia Wrecking is doing a great job on the demolition of the old fishing bridge. All the decks have been removed and nearly all the pilings have also been removed. When this project was awarded to Virginia Wrecking, they agreed to a six month time frame for substantial completion as a best guess without detailed estimates of the work effort required. We and they believed final completion would be achieved within eight months.

The six month deadline was April 19, 2011. Virginia Wrecking has requested via the attached correspondence that both the six month deadline for substantial completion and the eight month deadline for final be extended by 45 days to Friday, June 3<sup>rd</sup> and Wednesday, August 3<sup>rd</sup>.

### RECOMMENDATION:

THAT THE CITY COUNCIL APPROVE THE REQUEST BY VIRGINIA WRECKING TO EXTEND THE DATE FOR SUBSTANTIAL COMPLETION OF THE DEMOLITION OF THE FISHING BRIDGE TO JUNE 3<sup>RD</sup> AND THE DATE FOR FINAL COMPLETION TO AUGUST 3<sup>RD</sup>.



April 22, 2011

City of Gulf Breeze  
1070 Shoreline Dr.  
Gulf Breeze, FL 32561

Re: Gulf Breeze Fishing Bridge Deconstruction  
Gulf Breeze, FL

Attn: Steve Milford

Dear Steve,

Please let this letter serve as a request for an extension of the substantial completion date for the above mentioned project. We are hereby requesting a forty five day time extension. We are requesting this time extension due to inclement weather, rough water, coordination with towing company and coordination with Escambia County Marine Resources. We hold the right to request an extension of the final completion date, although we are not requesting any additional days at this time. We appreciate your consideration in this matter.

If you have any questions or if I could be of assistance please do not hesitate to call.

Sincerely,

Kyle M. Maddox  
Project Manager

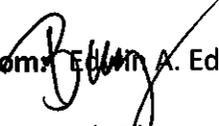


# City of Gulf Breeze

OFFICE OF THE CITY MANAGER

## Memorandum

To: Mayor and City Council

From:  Edwyn A. Eddy, City Manager

Date: 4/28/2011

**Subject: Modifications to Striping / Lane Configuration – Hospital Signal**

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At the Wednesday, April 27<sup>th</sup>, Executive Session, the City Council decided to take an interim step to improve lane striping and configuration at the traffic signal at the hospital. The Council decided to modify the lanes on the shopping center sign as shown on the attached sketch. A sketch of the current condition is also attached for reference.

In addition, the Council discussed adding a "Left Turn Only" arrow for northbound turns from the shopping center westbound to U.S. 98. This is the only signal change recommended.

The next step will be to apply for a permit from FDOT to make these changes.

### RECOMMENDATION:

**THAT THE CITY COUNCIL DIRECT STAFF TO APPLY FOR A PERMIT FROM FDOT TO MAKE THE FOLLOWING CHANGES TO THE LANES AND SIGNAL AT THE HOSPITAL SIGNAL.**

- 1. Change the lane currently striped for northbound traffic for straight and lefts to left only.**
- 2. Change the lane currently striped for northbound traffic for east bound right turns to straight and right turns.**
- 3. Add a arrow that would provide a protected left for northbound left turns onto westbound U.S. 98.**

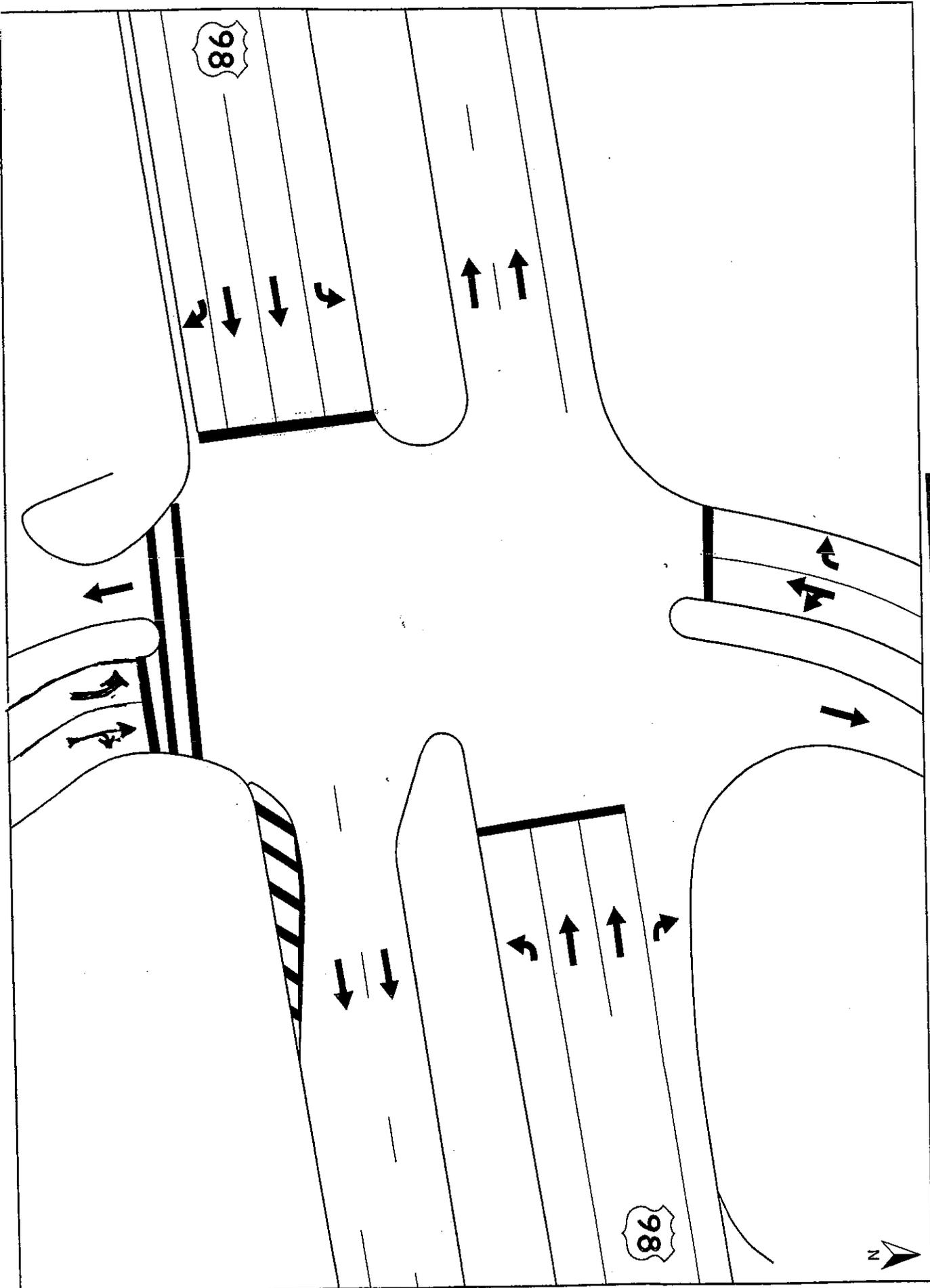
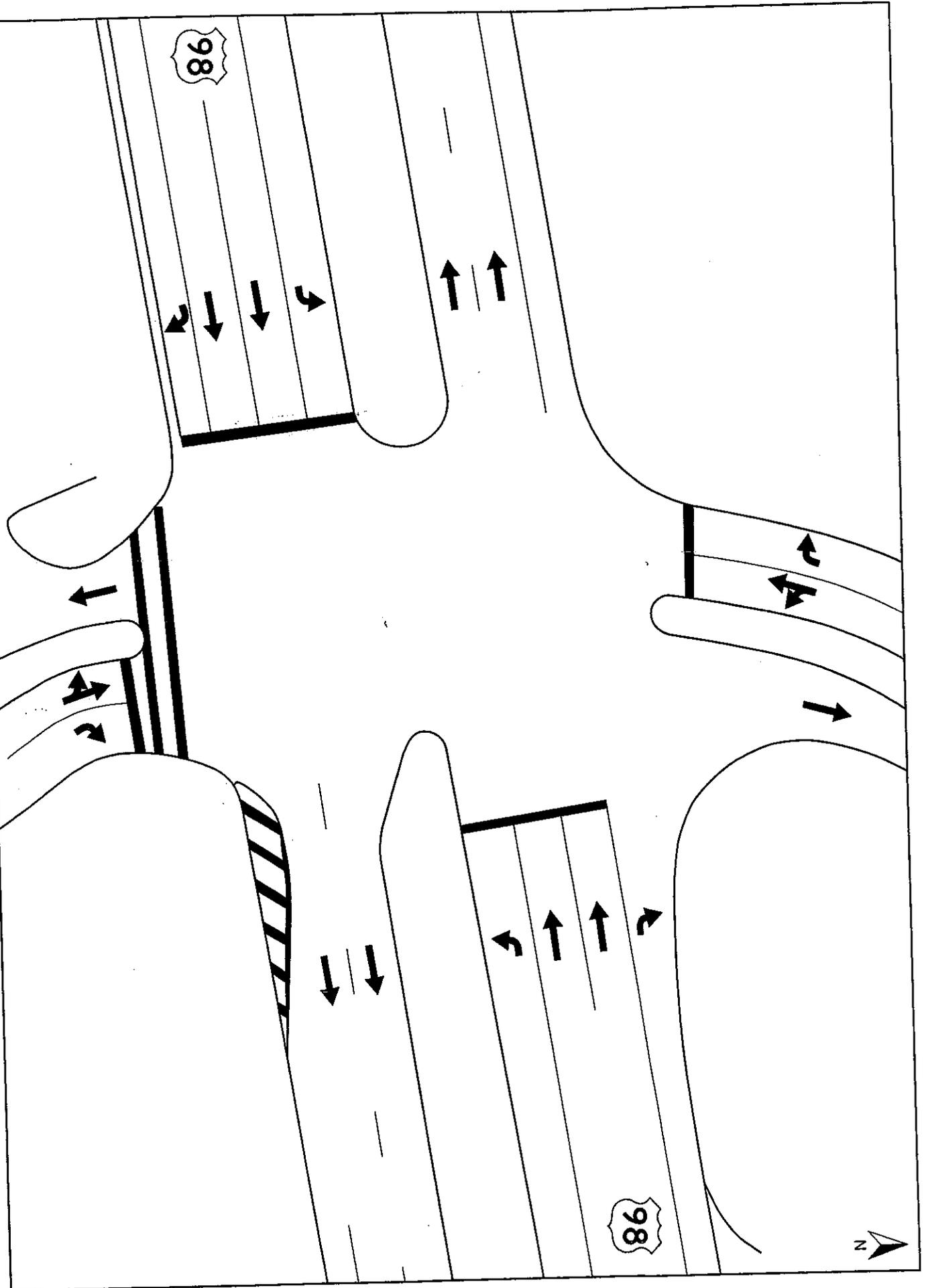


FIGURE 1  
EXISTING LANE CONFIGURATION



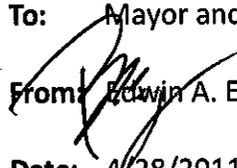


# *City of Gulf Breeze*

OFFICE OF THE CITY MANAGER

## Memorandum

To: Mayor and City Council

From:  Edwin A. Eddy, City Manager

Date: 4/28/2011

**Subject: Identification of Lightweight Truss Construction**

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Attached is a copy of a letter we are sending in accordance with a state mandate to owners of commercial structures built with light-frame truss construction. The purpose of the law which has been in effect now for some time is to require a sign on the outside of buildings constructed with light frame trusses to inform emergency personnel if a fire is underway.

The process may result in calls to you as to why the City is requiring these signs. This is a state mandate. We would be happy to answer questions as they arise.



# City of Gulf Breeze

February 13, 2011

**RE: LIGHTWEIGHT TRUSS CONSTRUCTION IDENTIFICATION**

To Whom It May Concern:

Your building has been found to utilize light-frame truss-type construction in the roof and/or floor construction. This type of construction has been determined to present a risk of early failure and collapse in a fire situation, thereby posing a great risk to firefighters entering the structure during firefighting operations. In accordance with Florida Statute 633.027 and Florida Administrative Code Chapter 69A-60.0081 (attached), you are required to mark the building with approved signage to provide a warning to any persons conducting fire control and other emergency operations. Such signage shall consist of one red reflective "Maltese Cross" measuring 8 inches by 9 inches permanently affixed to a white circular background, and shall be attached to the building at a location within 24 inches to the left of the main entry door and between 48 and 72 inches above grade, so as to be visible to approaching emergency service personnel upon arrival. Such signage shall further contain the following designation (circled):

**R**

**F**

**RF**

indicating roof, floor, or roof and floor assemblies constructed of light-frame truss-type construction. One such sign shall be installed at the main entry to each building or separate tenant space within the building. In accordance with the provisions of this rule, you must comply with this requirement within ninety 90 days or receipt of this notification.

Please feel free to contact us if you should have any questions regarding this requirement.

Yours in fire safety,

A handwritten signature in black ink that reads "Craig S. Carmichael".

Craig S. Carmichael  
Fire Chief

**F.S. 633.027 Buildings with light-frame truss-type construction; notice requirements; enforcement.--**

- (1) The owner of any commercial or industrial structure, or any multiunit residential structure of three units or more, that uses light-frame truss-type construction shall mark the structure with a sign or symbol approved by the State Fire Marshal in a manner sufficient to warn persons conducting fire control and other emergency operations of the existence of light-frame truss-type construction in the structure.
- (2) The State Fire Marshal shall adopt rules necessary to implement the provisions of this section, including, but not limited to:
  - (a) The dimensions and color of such sign or symbol.
  - (b) The time within which commercial, industrial, and multiunit residential structures that use light-frame truss-type construction shall be marked as required by this section.
  - (c) The location on each commercial, industrial, and multiunit residential structure that uses light-frame truss-type construction where such sign or symbol must be posted.
- (3) The State Fire Marshal, and local fire officials in accordance with s. 633.121, shall enforce the provisions of this section. Any owner who fails to comply with the requirements of this section is subject to penalties as provided in s. 633.161.

**F.A.C. 69A-60.0081 Notice Required for Structures with Light-frame Truss-type Construction.**

- (1) Purpose: The purpose of this rule is to require the placement of an identifying symbol on structures constructed with a light-frame truss component in a manner sufficient to warn persons conducting fire control and other emergency operations of the existence of light-frame truss-type construction in the structure.
- (2) Definitions.
  - (a) "Light-frame truss-type construction" means a type of construction whose primary structural elements are formed by a system of repetitive wood or light gauge steel framing members.
  - (b) "Approved symbol" means a Maltese Cross measuring 8 inches horizontally and 8 inches vertically, of a bright red reflective color, designed in accordance with Figure 1.
- (3) Any commercial, industrial, or multiunit residential structure of three units or more, which uses horizontal or vertical light-frame truss-type construction in any portion shall be marked with an approved symbol. Townhouses are not multiunit residential structures and therefore not subject to this rule. Each approved symbol shall include within the center circle one of the following designations:
  - (a) Structures with light-frame truss roofs shall be marked with the letter "R".
  - (b) Structures with light-frame truss floor systems shall be marked with the letter "F".
  - (c) Structures with light-frame truss floor and roof systems shall be marked with the letters "RF".
- (4) The approved symbol shall be placed within 24 inches to the left of the main entry door and:
  - (a) Be permanently attached to the face of the structure on a contrasting background, or
  - (b) Be mounted on a contrasting base material which is then permanently attached to the face of the structure.
- (5) The distance above the grade, walking surface or the finished floor to the bottom of the symbol shall be not less than 4 feet (48 in.).
- (6) The distance above the grade, walking surface or the finished floor to the top of the symbol shall be not more than 6 feet (72 in.).
- (7) In single tenant structures with multiple main entry doors, such as big box retail stores, department stores and grocery stores, the authority having jurisdiction is authorized to require that other main entry doors of the structure be marked with an approved symbol to carry out the purpose in subsection (1) above.
- (8) In Multiple tenant structures and covered mall structures with multiple main entry doors, the authority having jurisdiction is authorized to require that other main entry doors of the structure be marked with an approved symbol to carry out the purpose in subsection (1) above.
- (9) In multiple tenant structures and covered malls with multiple main entry doors, the authority having jurisdiction is authorized to require that other main entry doors be marked with an approved symbol to carry out the purpose in subsection (1) above. In such structures, approved symbols shall be marked on one side of the structure only and spaced not closer than 100 feet or at each end of the structure when such structure is less than 100 feet in length.
- (10) The owner of each new structure required to comply with this section shall mark the structure with the approved symbol prior to receiving a certificate of occupancy.
- (11) The owner of each existing structure required to comply with this section shall mark the structure with the approved symbol within 90 days of the effective date of this rule.
- (12) Where the owner of the structure and the authority having jurisdiction disagree as to the use of light-frame truss-type construction within the structure, the owner shall be granted not more than 45 days to provide written verification from a licensed engineer or licensed architect; otherwise, the owner shall comply with the rule.

**Design of Signs:**

Light-frame "Roof" only



Light-frame "Floor" only

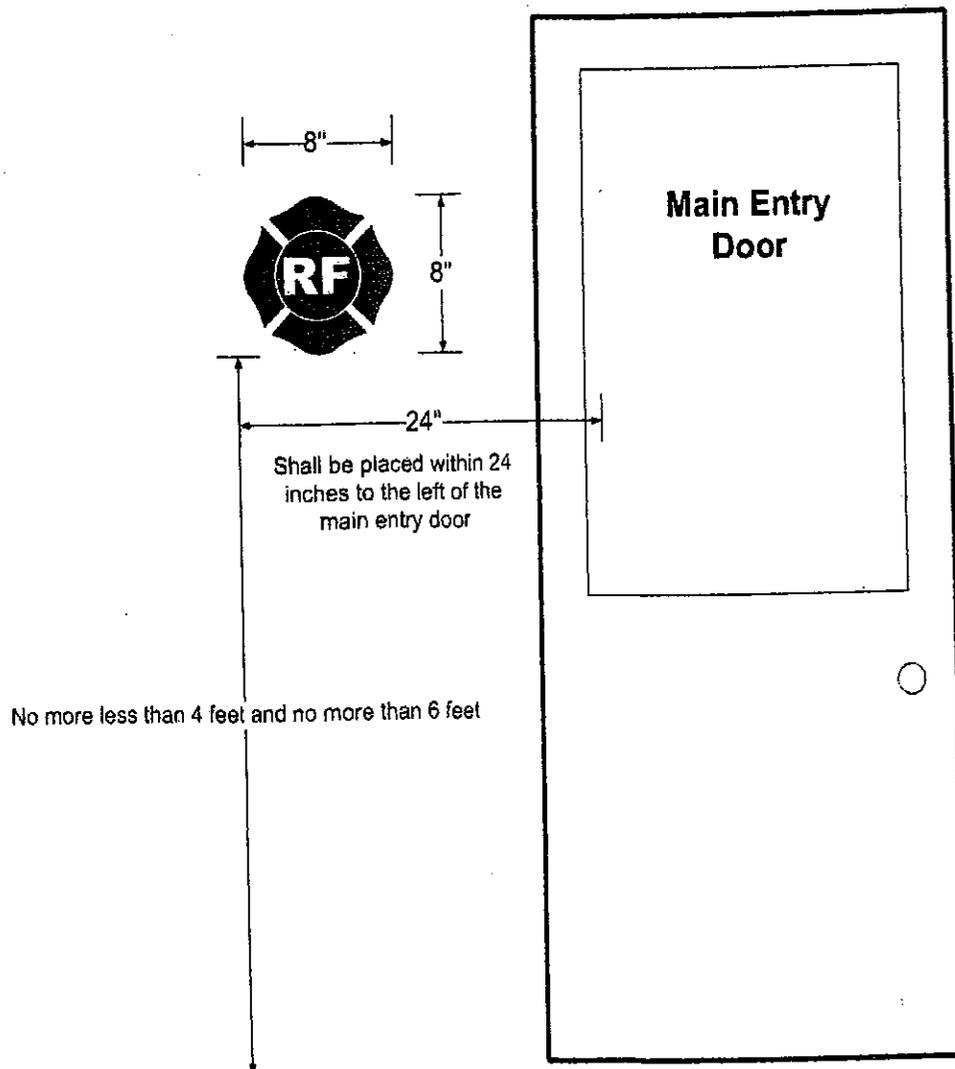


Light-frame "Floor & Roof"



*Rulemaking Authority 633.01(1), 633.022, 633.0215, 633.027(2) FS. Law Implemented 633.01, 633.022, 633.021, 633.027 FS. History—New 12-13-09*

**Placement of Signs**





# City of Gulf Breeze

OFFICE OF THE CITY MANAGER

March 30, 2011

Dan Kristoff, P.E.  
Project Manager  
Reynolds, Smith & Hills  
10748 Deerwood Park Blvd., South  
Jacksonville, FL 32256

Dear Dan,

Thank you for attending our Executive Session last night in order to provide our Council with a "Kick-Off" presentation on the PD&E Study. We had a few questions or requests for additional information that came up:

1. We would like a copy of the letter FDOT received from FHWA approving the scope of work for the study.
2. You mentioned that traffic count data was, for the most part, collected. Could you share the methodology for data collection with us to help us understand it?
3. You mentioned that FDOT agreed to include an "operational analysis" of the roadway network in Gulf Breeze beyond the project area. Could we have a copy of the scope of this work?

It is imperative to the City Council that current levels of service be maintained through the City, the construction of a much larger bridge facility notwithstanding. It would be helpful to us and to the study for you to share the ways you intend to address this issue as soon as possible.

Sincerely,

A handwritten signature in black ink, appearing to read "Eddy".

Edwin A. Eddy  
City Manager

EAE:lg

Cc: Mayor & City Council  
Matt Dannheisser, City Attorney  
Morris Clark  
Brandon Bruner, FDOT, District 3, Chipley

**COMMUNITY REDEVELOPMENT AGENCY  
BOARD OF DIRECTORS**

MARCH 21, 2011  
MONDAY - 6:30 P.M.  
COUNCIL CHAMBERS

- A. Discussion and Action Regarding Progress Payment to Lavash and Associates in the Amount of \$7,512.65

**If any person decides to appeal any decisions made with respect to any matter considered at this meeting or public hearing, such person may need to insure that a verbatim record of the proceedings is made, which record includes the testimony and any evidence upon which the appeal is to be based.**

**The public is invited to comment on matters before the City Council upon seeking and receiving recognition from the Chair.**



# City of Gulf Breeze

TO: Edwin A. Eddy, City Manager  
FROM:  David J. Szymanski, Assistant City Manager  
SUBJECT: Progress Payment to Lavash and Associates

On January 3, 2011, the City Council in a meeting of the Board of Directors of the Community Development Agency, agreed to hire Thomas Lavash to begin preparing a study on the economic value of certain parcels in the City.

We have received a third invoice in the amount of \$5,950 for professional services and \$1,562.65 in reimbursable expenses. The project is 92.1% complete. We are waiting to receive their final report. The total amount paid previously is \$10,664.

The budget for this project is \$17,400 plus reimbursable expenses and is funded by the CRA.

**RECOMMENDATION:** That the City Council meet as the Community Redevelopment Agency Board of Directors on Monday, May 2, 2011 and approve for payment in the amount of \$7,512.65 to Lavash and Associates.



15-Apr-11

Mr. Edwin Eddy, City Manager  
City of Gulf Breeze  
2070 Shoreline Drive  
Gulf Breeze, FL 32561-4702

**INVOICE: 2011.2.3**

Progress Invoice #3 for professional services associated with the Live Oak Village Opinion Letter of Value and Development Potentials Study, from March 1, 2011 through April 15, 2011.

No.	Task	Fee By Task	% Complete	Previously Billed	Fee This Invoice
<b>TOTAL PROFESSIONAL FEE:</b>		<b>\$ 17,400</b>			
1	Project Initiation/Kick-off	\$ 750	100%	750	\$ -
2	Existing Operating Performance	\$ 1,200	100%	1,200	\$ -
3	Financial Feasibility Analysis	\$ 3,500	100%	3,500	\$ -
4	Demographic & Economic Profile	\$ 2,000	100%	2,000	\$ -
5	Real Estate Market Overview	\$ 3,500	100%	2,625	\$ 875
6	Preliminary Market/Development Potentials	\$ 2,500	100%	-	\$ 2,500
7	Project Meeting	\$ 1,200	100%	-	\$ 1,200
8	Project Deliverable/Final Report	\$ 2,750	50%	-	\$ 1,375
<b>Subtotal:</b>		<b>\$ 17,400</b>	<b>92.1%</b>	<b>\$ 10,075</b>	<b>\$ 5,950</b>

**REIMBURSABLE EXPENSES (See Attached Receipts):**

Airfare (RT: DCA-PNS)		\$ 671.80
Car Rental		\$ 94.67
Hotel		\$ 225.44
Taxi/Parking		\$ 57.00
Meals/Food		\$ 37.74
Research Data (Demographic & Economic)		\$ 475.00
- STR Global (Hotel Data)	\$ 475.00	
Other (Gas/Tolls)		\$ 1.00

**Subtotal-Reimbursable Expenses:**

**\$ 1,562.65**

**AMOUNT DUE:**

Current Amount Due:

**\$ 7,512.65**

**Payable within 10 days to:**

**W. Thomas Lavash Sole Prop dba WTL +Associates**  
4235 South Dakota, NE  
Washington, D.C. 20017-3030  
202.636.4002/301.502.4171