

December 17, 2013

**Regular Public Meeting
6:00 p.m.**

**Commission Chamber
City Hall
Port St. Joe, Florida**



City of Port St. Joe

Mel Magidson, Mayor-Commissioner
William Thursbay, Commissioner, Group I
Bo Patterson, Commissioner, Group II
Phil McCroan, Commissioner, Group III
Rex Buzzett, Commissioner, Group IV

[All persons are invited to attend these meetings. Any person who decides to appeal any decision made by the Commission with respect to any matter considered at said meeting will need a record of the proceedings, and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The Board of City Commission of the City of Port St. Joe, Florida will not provide a verbatim record of this meeting.]

BOARD OF CITY COMMISSION

Regular Public Meeting

6:00 p.m.

City Hall

Commission Chamber

Tuesday December 17, 2013

Call to Order

Consent Agenda

Minutes

- Regular Commission Meeting 12/3/13 Pages 1-4

City Attorney

- Legacy Trust Program Pages 5-7
- Resolution 2013-09 WastePro Fees Pages 6-28
- Ordinance 497- Signs
 - 1st Reading
- Ordinances 499 & 500 Economic Development Element Pages 29-49
 - 1st Reading
- Ordinances 501- Five Year Capital Improvement Plan Update Pages 50-86
 - 1st Reading

Old Business

- Centennial Bldg. Roof
- Employee Appreciation Dinner
- Lighthouse- Update

New Business

- Fair Housing Workshop- Bruce Ballister
- Workforce Board- Kim Bodine
- Holiday Schedule
- PDRB Membership Page 87
- Frank Pate Park Boat Ramp Grant- Update

Public Works

- Utility Worker (Water Distribution Vacancy)- Permission to Advertise

Surface Water Plant

- Update

Waste Water Plant

- Surplus Property Page 88

City Engineer

- Traffic Study- Update
- Water Study- Update
- CDBG Water line Replacement Grant- Update
- USDA Sidewalk Replacement- Update

Code Enforcement

- **Update**

Page 89

Police Department

- **New Employees**
- **Surplus Property**

Page 90

PSJRA

- **Phase IV Landscape Status**
- **Request Permission to Create Draft RFQ for “Open- Air Information Center” on Billy Joe Rish Parking Lot**
- **Request Permission to Investigate Potential to add one TODS Sign at SR-71**

City Clerk

- **Update**

Citizens to be Heard

Discussion Items by Commissioners

Motion to Adjourn

MINUTES OF THE REGULAR MEETING OF THE BOARD OF CITY COMMISSIONERS FOR THE CITY OF PORT ST. JOE, FLORIDA, HELD IN THE COMMISSION CHAMBER AT CITY HALL, December 3, 2013, AT 6:00 P.M.

The following were present: Mayor Magidson, Commissioners Buzzett, McCroan, Patterson and Thursbay. City Manager Jim Anderson, City Clerk Charlotte Pierce and Attorney Tom Gibson were also present.

CONSENT AGENDA

Minutes

A Motion was made by Commissioner Thursbay, second by Commissioner Patterson, to approve the Minutes of the Joint Commission / PDRB Workshop on November 18, 2013; Regular Commission Meeting of November 19, 2013 and the Workshop Meeting of November 21, 2013. All in Favor; Motion carried 5-0.

CITY ATTORNEY – Tom Gibson

Legacy Trust Program Update

Mr. Gibson shared that a response has not been received from the Office of Insurance Regulation and that we cannot move forward until that is received.

Resolution 2013-08 Enterprise Zone Expansion

A Motion was made by Commissioner McCroan, second by Commissioner Thursbay, to approve Resolution 2013-08 Enterprise Zone Expansion. All in Favor; Motion carried 5-0. This resolution involves the property on Clifford Sims Drive and makes it more financially viable for the PACES Foundation project.

Ordinances 491, 492 and 493 Comprehensive Plan Update Second Reading and Consideration of Adoption

Ordinances 491, 492 and 493 were reviewed by the Planning Development and Review Board and recommended for adoption. A Motion was made by Commissioner Buzzett, second by Commissioner Thursbay, to read Ordinances 491, 492 and 493 by title only. All in Favor; Motion carried 5-0. Attorney Gibson read each Ordinance by title only.

A Motion was made by Commissioner Thursbay, second by Commissioner Buzzett, to adopt Ordinance 491, 492 and 493. All in Favor; Motion carried.

CITY MANAGER'S REPORT

Old Business

Utility Billing Write-Off Policy

A Motion was made by Commissioner Buzzett, second by Commissioner Patterson, to approve the proposed Utility Billing Write-Off policy (See attached Exhibit A). All in Favor; Motion carried 5-0.

Utility Bill – Michael Mork

After adoption of the Utility Billing Write-Off Policy, Mr. Mork's bill will be adjusted. This will cover the months of September, October and November. Mr. Anderson noted that the original bill was \$4,487.15 and with the new policy it was reduced to \$418.24.

Centennial Building Roof

City staff has cleaned the scuppers, the roof looks very good, and the original contractor will be called concerning the warranty of the roof as there are still some issues that need to be reviewed. Commissioner Buzzett requested that this item remain on the Agenda until it is resolved.

New Business

Employee Appreciation Dinner

Mr. Grantland shared that \$4,920 was received from the sale of scrap metal. A Motion was made by Commissioner Buzzett, second by Commissioner Patterson, to have the dinner on Thursday, January 9, 2014. All in Favor; Motion carried 5-0.

New Year's Eve Fireworks – TDC

A Motion was made by Commissioner McCroan, second by Commissioner Thursbay, to approve the New Year's Eve fireworks. All in Favor; Motion carried 5-0. Jennifer Jenkins, Gulf County TDC, will be coordinating the event. The contract will be signed by the City and all expenses will be paid by the TDC.

Food Pantry Donation – Commissioner Thursbay

Commissioner Thursbay requested that a \$500 donation be made to the Food Pantry from funds generated from the sale of scrap metal.

Mayor Magidson noted his objection to using City funds for a contribution to a private entity. He shared the success of the Gulf County Republican Party's endeavors to raise non-perishable donations and cash contributions for the Food Pantry.

John Parker addressed the Commission and stressed that he felt they were going down a slippery slope with the contribution as they would be giving to one entity and not others.

Lorinda Gingell shared that three truckloads of non-perishable items and \$315 in cash had been collected by the Gulf County Republican Party for the Food Pantry. She also noted the help of the Boy Scouts in collecting 2 truckloads of donations.

John Grantland reminded the Commission that the sale of scrap metal was for the Employee Appreciation Dinner and use of these funds for other projects were not discussed.

A Motion was made by Commissioner Thursbay, second by Commissioner McCroan, to contribute \$500 from the sale of scrap metal to the Food Pantry. Commissioners Thursbay, Patterson and McCroan voted yes with Mayor Magidson and Commissioner Buzzett voting no. Motion carried 3-2.

Public Works – John Grantland

Mr. Grantland noted that unidirectional flushing will begin tomorrow in the Highland View area.

Surface Water Plant – Larry McClamma

Mr. McClamma shared that DEP will be at the Surface Water Plant tomorrow for an annual review. He also noted that a change will be made in the injection points for the chlorine and orthophosphates to combat manganese removal.

Wastewater Plant – Lynn Todd

Wastewater License Requirements

Ms. Todd requested that a change be made to the current license requirements. She did not feel that enough time is given for school and the state exams.

A Motion was made by Commissioner McCroan, second by Commissioner Buzzett, to change our license requirement to allow the state exam to be taken up to 3 times in 24 months; the City will pay for 2 times and if it is necessary for an employee to take the exam a third time, it will be at the employee's expense. All in Favor; Motion carried 5-0.

Ms. Todd noted that Sidney Harris will be taking the state exam Friday and Matt Gannon will sit for his state exam in mid December.

The Grit Kings are still down and Mr. Anderson shared that a letter will be written to Hydro requesting the issued be resolved. He also noted that final payment has not been made to Hydro because of the problems.

Ms. Todd shared that the SolarBee aerators will be installed on December 17 and 18, 2013 and the Wastewater Plant currently has 4 very "iffy" aerators running.

City Engineer – Clay Smallwood, III

Traffic Study Update

A design variance approval has been approved by FDOT in Tallahassee which should free up FDOT in Chipley to issue the permit. Mr. Smallwood noted there are several requirements that will have to be met at the end of one year which are a 12 month crash data summary including actual crash reports for the referenced intersection and an update of the intersection typical average daily traffic volumes and AM / PM peak hours volumes including the number of golf carts traversing the intersection.

Water Study Update

Virginia Tech is in the last phase of testing and he anticipates receiving an update from them the first of February.

CDBG Water and USDA Sidewalk Replacement Update

The Department of Economic Opportunity and USDA are reviewing the projects and Mr. Smallwood expects to hear from both entities shortly.

Mr. Smallwood noted that the FDOT 5 year work plan included approval of the Safe Route to Schools Grant for the City of Port St. Joe. Design funds should be available in FY 2015 which starts in July 2014 and construction money should be in the budget for FY 2018 which starts in July 2017.

Code Enforcement

Mr. Burkett's report was reviewed. No action was taken.

Police Department

No one was present from the Police Department.

Port St. Joe Redevelopment Association (PSJRA) – Gail Alsobrook

Ms. Alsobrook shared that the PSJRA Budget included additional funds for signage on US-98, a Kiosk on Billy Joe Rish Parking Lot deck, updated Downtown Brochure and lights for trees on Reid Avenue.

The Phase IV Landscape Project is on schedule and Ms. Alsobrook shared copies of the PSJRA FY 2013 Stakeholders' Summary Report.

Mayor Magidson requested that Ms. Alsobrook get with George and Dana Boyer on their earlier recommendations for downtown signage.

Commissioner McCroan asked about trash cans as more and more litter is being left on Third Street from a local business. Ms. Alsobrook offered the use of PSJRA trash receptacles to combat the litter issue.

City Clerk – Charlotte Pierce

Mrs. Pierce did not have anything to report.

Citizens to be Heard

Dr. Tim Nelson asked for clarification on the Sign Ordinance regarding the number of signs that can be on the Polarmatic Ice Building. Mr. Anderson noted that 50% of the allowable signage area can be used but he will need to research if signs can be placed on all four sides and get back with Dr. Nelson.

Amy Rogers thanked the Commission for their approval of Resolution 2013-08 Enterprise Zone Expansion and requested information on the following items:

- Boundaries of the Enterprise Zone – Mrs. Rogers was given a map of the Enterprise Zone and Mr. Gibson shared that no publically owned property can be in the Enterprise Zone.
- The area from CVS Pharmacy to Avenue A is an eyesore and needs improving. It was noted that there are issues with boring to provide irrigation because of the number of buried infrastructure lines. Gail Alsbrook will review the area to see if the PSJRA can make any improvements to the area.
- Mrs. Rogers questioned why the North Port St. Joe area was pulled from Phase I of the water improvements. Mr. Anderson noted that different funding sources were used for the project and there is currently a Community Development Block Grant scheduled to begin water system improvements in North Port St. Joe. As funding becomes available, additional improvements will be made to the area.
- Sidewalks on Avenue D – Mr. Grantland has reviewed the area and shared that he needs to meet with Clay Smallwood of PRI because of various issues in the area.

Ann White stated she would only take a second and addressed Mayor Magidson with WAR EAGLE! Mayor Magidson noted she took more than a second.

Linda Tschudi shared her concerns on the following issues:

- Lack of sidewalks, lighting and landscaping on David Langston Drive - Commissioner Patterson shared that FDOT has just approved inclusion of the Safe Route to Schools Grant in their 5 year plan which addresses these issues.
- Problems with drains sinking around pipes on Avenues E and F and Battle Street - These areas were noted and Staff will review the areas for possible improvements.
- Fair and equitable improvements to all Port St. Joe residents - It was noted that funding determines the improvements and the City is continually seeking funding sources to improve our City.

Lorinda Gingell questioned why the Commission took action tonight on the Food Pantry Donation as it was not on the agenda. Mr. Anderson noted that it was on the Amended Agenda that was provided prior to the meeting.

John Parker reminded the Commission of the Christmas Extravaganza that is planned for this weekend. There will be carriage rides, a Chili Cook-off, Poinsettias will be available for purchase, the Farmer's Market will be expanded, a parade has been scheduled and Santa will be arriving. He encouraged all citizens to support the efforts to provide activities for Saturday.

Items by Commissioners

Commissioner Thursbay thanked Gulf County Commissioners Tam Smiley and Warren Yeager for their help with the alleyways in Port St. Joe. He also shared his concerns of additional signage being added to make drivers aware that Fifth Street ends at the Frank Pate Boat Ramp to prevent someone from driving into the water.

Commissioner Patterson asked that the sign on Cecil G. Costin, Sr., Boulevard designating "Downtown" be removed.

Commissioner McCroan feels that the North bound turn lane from Highway 98 to Avenue D is dangerous and is creating a safety issue. He questioned if the site could be revisited to see if changes could be made to improve the traffic flow there.

Commissioner Buzzett expressed his appreciation to Lisa Pickett, Guthrie Groh, Erica Norton and City Staff for their help in decorating the downtown area for the Christmas season.

A Motion was made by Commissioner Buzzett, second by Commissioner Patterson, to adjourn the Meeting at 7:40 P.M.

Approved this _____ day of _____ 2013.

Mel C. Magidson, Jr., Mayor

Charlotte M. Pierce, City Clerk

RESOLUTION 2013-09

A RESOLUTION OF THE CITY OF PORT ST. JOE, FLORIDA, ESTABLISHING A SCHEDULE OF FEES FOR THE COLLECTION OF WASTE AS DETAILED IN ORDINANCE #347, SEC. 54-5, ADOPTED BY THE CITY ON JUNE 20, 2006; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Ordinance #347 having been adopted by the City of Port St. Joe on June 20, 2006, establishes a city code for garbage/trash removal; and

WHEREAS, Sec. 54-5 authorizes the City Commission to set a fee schedule for waste collection by resolution; and

WHEREAS, Waste Pro has negotiated with the City on fees to be charged, and the City has agreed upon the proposed fee schedule;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF PORT ST. JOE, FLORIDA:

1. That the Fee Schedule attached hereto as submitted but Waste Pro and marked as Exhibit A shall be adopted as the schedule of fees allowed by Waste Pro to be charged to the citizens of Port St. Joe.

Effective date: This Resolution shall become effective January 1, 2014.

THIS RESOLUTION ADOPTED this December _____, 2013.

CITY COMMISSION OF THE CITY
OF PORT ST. JOE, FLORIDA

BY: _____

Mel C. Magidson, Jr.
Mayor-Commissioner

Attest:

Charlotte Pierce
Auditor/Clerk



December 12, 2013

Mr. Jim Anderson
City Manager
305 Cecil G Costin Sr. Blvd
Port St Joe, FL 32457

Dear Mr. Anderson,

Enclosed you will find the information regarding Waste Pro's annual increase based on our existing contract. At your earliest convenience please review, and if you have any questions please feel free to contact me at my office.

The current increase was based on the Urban Category for Consumer Pricing Index for the period of October 2012 to October 2013. This represents an annual 1.7% increase in cost.

Mr. Anderson as you know, our relationship with the City of Port Saint Joe has been a favorable one since the beginning of our contract. We appreciate that relationship and will always strive to do the very best for the City of Port Saint Joe. If there is anything that Waste Pro can do for the City, please do not hesitate to contact our office.

Respectfully,

Richard Payne
Division Manager

RP/ag
encl.

Effective 1/1/2014

	1X	1.70%	2X	1.70%	3X	1.70%	4X	1.70%	5X	1.70%	6X	1.70%
W.Pro	\$48.93	\$49.76	\$92.92	\$94.50	\$138.13	\$140.48	\$180.86	\$183.93	\$218.63	\$222.35	\$262.36	\$266.82
City	\$54.24	\$55.16	\$100.56	\$102.27	\$152.52	\$155.11	\$196.15	\$199.48	\$236.93	\$240.96	\$275.82	\$280.51
W.Pro	\$66.96	\$68.10	\$116.61	\$118.59	\$171.18	\$174.09	\$235.24	\$239.24	\$282.81	\$287.62	\$339.15	\$344.92
City	\$72.19	\$73.42	\$124.60	\$126.72	\$179.97	\$183.03	\$249.27	\$253.51	\$302.28	\$307.42	\$359.34	\$365.45
W.Pro	\$96.46	\$98.10	\$164.99	\$167.79	\$247.28	\$251.48	\$300.82	\$305.93	\$393.42	\$400.11	\$472.09	\$480.12
City	\$103.35	\$105.11	\$176.41	\$179.41	\$264.59	\$269.09	\$319.82	\$325.26	\$410.53	\$417.51	\$489.03	\$497.34
W.Pro	\$112.73	\$114.65	\$232.54	\$236.49	\$305.78	\$310.98	\$400.48	\$407.29	\$503.62	\$512.18	\$591.08	\$601.13
City	\$120.17	\$122.21	\$248.10	\$252.32	\$326.38	\$331.93	\$426.75	\$434.00	\$530.63	\$539.65	\$624.03	\$634.64
W.Pro	\$155.49	\$158.13	\$308.44	\$313.68	\$439.81	\$447.29	\$576.58	\$586.38	\$716.11	\$728.28	\$859.32	\$873.93
City	\$163.28	\$166.06	\$319.04	\$324.46	\$469.72	\$477.71	\$617.42	\$627.92	\$764.15	\$777.14	\$897.20	\$912.45
W.Pro	\$205.65	\$209.15	\$368.24	\$374.50	\$511.98	\$520.68	\$662.43	\$673.69	\$913.81	\$929.34	\$1,096.61	\$1,115.25
City	\$221.34	\$225.10	\$393.62	\$400.31	\$545.83	\$555.11	\$705.72	\$717.72	\$975.83	\$992.42	\$1,179.51	\$1,199.56

	W.Pro	1.70%	City	1.70%	Rolloff Customers	1.70%	increase to haul rate
1	96 gallon cart	\$15.26	\$20.57	\$20.92			
1	64 gallon cart	\$13.03	\$18.31	\$18.62	Sacred Heart		
2	96 gallon cart	\$24.94	\$30.25	\$30.76			
2	64 gallon cart	\$19.38	\$24.69	\$25.11			
1	96&64 gallon cart	\$21.62	\$26.93	\$27.39			
1	96 gallon cart low income	\$11.99	\$17.30	\$17.59			
1	64 gallon cart low income	\$10.19	\$15.50	\$15.76			
1	Commercial Carts 1x	\$24.31	\$29.62	\$30.12			
1	Commercial Carts 2x	\$47.05	\$52.36	\$53.25			
2	Commercial Carts 2x	\$74.02	\$79.32	\$80.67			
1	Home Business Cart 1x	\$24.31	\$29.62	\$30.12			

* \$2.00 Senior Citizen Discount

* 5% Franchise Fee on the net revenue of each roll off haul

Haul revenue minus disposal equals net revenue.

ORDINANCE 497

AN ORDINANCE OF THE CITY OF PORT ST. JOE, FLORIDA, REPEALING ARTICLE VI OF THE LAND DEVELOPMENT REGULATIONS OF THE CITY OF PORT ST. JOE; ADOPTING A REVISED ARTICLE VI PROVIDING FOR SIGN REGULATION; PROVIDING FOR THE APPLICATION, PERMITTING AND VARIANCE PROCESS; PROVIDING FOR TYPES OF SIGNS AND REQUIREMENTS FOR CONSTRUCTION AND MAINTENANCE; PROVIDING FOR PENALTIES; PROVIDING FOR REPEAL; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

BE IT ENACTED by the people of the City of Port St. Joe, Florida, as follows:

1. Article VI of the Land Development Regulations of the City of Port St. Joe, amended May 18, 2010as Ordinance 448 Is hereby repealed.
2. Revised Article VI attached hereto and by this reference made a part hereof is hereby adopted.
3. REPEAL: All ordinances or parts of ordinances in conflict herewith are hereby repealed.
4. SEVERABILITY: If any section, subsection, sentence, clause or provision of this ordinance is held invalid, the remainder shall not be affected by such invalidity.
5. EFFECTIVE DATE: This ordinance shall become effective ____, 2013.

DULY PASSED AND ADOPTED by the Board of city Commissioners of Port St. Joe, Florida this _____ day of _____, 2013

THE CITY OF PORT ST. JOE

BY: _____
MEL C. MAGIDSON, JR.
MAYOR-COMMISSIONER

ATTEST:

CHARLOTTE PIERCE
CITY CLERK-AUDITOR

ARTICLE VI. SIGN REGULATIONS

Table of Contents

6.0 General Provisions

- 6.0.1 Purpose
- 6.0.2 General Requirements
- 6.0.3 Prohibited Signs
- 6.0.4 Enforcement of Prohibited Signs
- 6.0.5 Prohibited Sign Locations
- 6.0.6 Penalties for Non-Compliance
- 6.0.7 Size & Height Computation

6.1 Temporary Signs Allowed Without a Permit – Restrictions Apply

- 6.1.1 Construction Signs
- 6.1.2 Temporary Window Signs
- 6.1.3 Portable Menu Signs
- 6.1.4 New Business Signs
- 6.1.5 Real Estate Signs
- 6.1.6 Political Signs
- 6.1.7 Garage Sale Signs

6.2 Permanent Signs Allowed Without a Permit – Restrictions Apply

- 6.2.1 Street Address Signs:
- 6.2.2 Equipment/Machinery Signs
- 6.2.3 Attached Menu Signs
- 6.2.4 Onsite Directional Signs
- 6.2.5 Parking Space Numbers
- 6.2.6 Indoor Signs or Signs within a Stadium
- 6.2.7 Safety Signs
- 6.2.8 Commercial Vessel Slip Signs
- 6.2.9 Permanent Window Signs
- 6.2.10 Memorial Signs

6.3 Event Signs

- 6.3.1 Event Signs
- 6.3.2 Off-Site Event Signs

6.4 Commercial Signs

- 6.4.1 Freestanding Signs
- 6.4.2 Attached Building Signs
- 6.4.3 Projecting and Blade Signs
- 6.4.4 Multiple Business Signs
- 6.4.5 Sign Illumination
- 6.4.6 Changeable Message Signs
- 6.4.7 Electronic Message Boards

- 6.4.8 Murals
- 6.4.9 Tourist Oriented Directional Signs (TODS)
- 6.4.10 Pedestrian Oriented Signs (POS)
- 6.4.11 Commercial District Signs

6.5 Non-Commercial Signs

- 6.5.1 Subdivision Signs
- 6.5.2 Home Based Business Signs
- 6.5.3 School & Park Signs
- 6.5.4 Religious and Non-Profit Signs

6.6 Sign Permitting

- 6.6.1 Permit Application
- 6.6.2 Variance Request
- 6.6.3 Appeal Process

6.7 Phase-out of Existing Non-Conforming Signs

6.8 Sign Maintenance Requirements

6.9 Legal Provisions

6.0 General Provisions

6.0.1 Purpose

1. To promote and protect the public health, safety, and general welfare.
2. To enable the identification of places or residences and businesses.
3. To balance the rights of individuals to convey their messages through their signs and the right of the public to be protected from the unrestricted proliferation of signs.
4. To enhance the economy and the business and industry of the city by promoting the reasonable, orderly and effective display of signs, including the public being able to locate goods, services, and facilities in the city.
5. To maintain and enhance the aesthetics of the city by restricting signs and lights that increase clutter.
6. To maintain and improve traffic safety by preventing and restricting signs that, due to their placement or appearance, increase the probability of traffic accidents by obstructing vision or confusing motorists.
7. To promote signs that are compatible with their surroundings and minimize potential adverse effect of signs on nearby property.
8. To ensure proper maintenance of signs for safety and structural soundness as well as the appearance of signs.
9. To ensure the fair and consistent enforcement of sign regulations.
10. To insure that these sign regulations continue to take into account developments in the law.

6.0.2 General Requirements

1. Any sign erected, placed, reconstructed, expanded or relocated on any property within the City shall conform to the provisions of this Article. The number, location, and size of signs allowed per each property or business is limited by this Article.
2. No signs shall be located, erected, placed, constructed, reconstructed, expanded, altered, or relocated except as provided in this ordinance without securing a permit from the City of Port St. Joe.
3. It is the responsibility of the owner/developer to ensure proper compliance and to repair and maintain the signs.
4. It is the responsibility of the land owner to remove signs from unoccupied spaces and/or buildings, or when the permit has expired.
5. Signs not repaired or maintained, as determined by the City or its designated agent, and duly cited for posing a public safety hazard will be declared derelict and will be removed at owner's expense.
6. Private signs on public property or public right-of-way may be removed by the City or its agents without notice to the sign owner.

6.0.3 Prohibited Signs

1. Bench Signs.
2. Non-Conforming Signs.
3. Off-Premises Signs: Off-premises signs pertain to any sign on any property other than that on which the business is located, including but not limited to billboards, sandwich boards, "A" frame, "T" frame, step signs, "yard" signs, menu signs, "on duty" signs, snipe signs, portable signs, trailer signs, vehicle signs.
4. Advertising Signs on Towers: Advertising signs on any type of water tower, aerial tower or other tower.
5. Signs on Public Right of Way: Signs on public rights-of-way, public property including but not limited to streets, sidewalks, parks, street lights and poles, bridges, in or upon any river, bay, lake, or other body of water, except signs erected, approved or required by law or by public governmental entities or signs erected pursuant to section 6.4.9.
6. Temporary or mobile Changeable Message Signs (except portable menu signs, & signs owned by public entities)
7. Pavement Markings, except official traffic control markings and street addresses.
8. Roof Signs.
9. Piers or Seawalls: Signs attached to or painted on piers or sea walls, other than official regulatory or warning signs.
10. Emissions: Signs that emit sound, vapor, smoke, odor, particles, or gaseous matter.

11. Unshielded Illumination: Signs that have unshielded illuminating devices or which reflect lighting onto public rights-of-way, thereby creating a potential traffic or pedestrian hazard.
12. Moving Signs: Signs that move, revolve, twirl, rotate, flash, including animated signs, multi-prism signs, floodlights and beacon lights, except when required by the Federal Aviation Agency or other governmental agency.
13. Obstructions: Signs that obstruct, conceal, hide, or otherwise obscure from view any official traffic, government sign, signal, or device, or presents a potential traffic or pedestrian hazard, including signs which obstruct visibility.
14. Three-Dimensional Objects: Three-dimensional objects that are used as signs, carried, waved, or otherwise displayed by persons either on public rights-of-way or in a manner visible from public rights-of-way, intended to draw vehicular and pedestrian attention for a commercial purpose (not intended to limit the display of placards, banners, flags, or other signage by persons participating in demonstrations, political rallies and similar events that have been properly permitted).
15. Signs Omitted from the Code: Any sign that is not specifically described or enumerated as permitted within the zoning district classifications in the land development code.
16. Flags and Banners as permanent signage.

6.0.4 Enforcement of Prohibited Signs

1. Any sign that is installed, erected, altered, moved or replaced in violation of this Article is prohibited. The enforcement of sign regulations will be performed by the Code Enforcement Inspector (CEI), the City Manager, or his designee. The owner or person or firm maintaining the sign shall, upon notice either written or verbal from the City Manager, CEI, or his designee, shall remove prohibited signs. Any such sign not removed or properly altered within the time period allotted from 15 days of the date of the notice, may be removed by the City and all costs charged to the property owner, agent, or person having beneficial interest in the sign itself.

2. Derelict Signs

Should any sign become insecure or in danger of falling or otherwise unsafe in the opinion of the City Manager or his designee, the owner or person or firm maintaining the sign shall, upon written nor verbal notice from said enforcement officer, forthwith in the case of immediate danger and in any case within (48 hours), remove such sign or secure it in a manner approved by the enforcement officer. Any such sign not removed or properly secured within the time period allotted from the notice, may be removed by the City and all costs charged to the property owner, agent, or person having beneficial interest in the sign itself.

3. Temporary Signs

Pennants, streamers, banners, wind-blown devices, real estate signs, real estate directional signs, semi-public-use directional signs, signs in the right-of-way, and construction signs that do not conform to the provisions of this Article upon its adoption or amendment shall be removed within ten (10) days.

4. Nonconforming Signs and a new business

A nonconforming freestanding or building sign shall not be reused for a new business or establishment and shall be removed within thirty (30) days after the business or establishment to which the sign initially pertained ceases to operate at the subject location. This includes the replacement of a sign face module for a new business on a sign or sign structure that exceeds the maximum area or height requirements established by this Article.

5. Change or Removal of Discontinued Signs

When a property owner has a lawful and conforming freestanding or building sign that no longer is used by a business or establishment, and the owner desires to retain said sign, this section shall apply in order to retain said freestanding sign as a lawful sign. If the discontinued freestanding sign or building sign contains a sign face that is in the form of a removable sign face module, the removable sign face module containing advertising shall be removed and replaced with a panel of like or similar appearance without advertising until another use is lawfully established. If a discontinued freestanding sign or building sign contains a sign copy area that is not removable, the said sign shall be removed or the copy area shall be painted over to conceal the advertising.

6.0.5 Prohibited Sign Locations

1. No sign shall be placed or located in a manner inconsistent with this Section.
2. Location in right-of-way prohibited. No part of any sign shall be located in, over, or project into a public right-of-way except for awning signs, canopy signs, or projecting signs in the commercial district.
3. Obstructions of buildings and roadways prohibited. No sign shall be erected, located, or maintained in such a manner as to interfere with safe and free ingress and egress of any door, emergency exit, driveway, street, or roadway.
4. Obstruction of utilities prohibited. No sign shall interfere with such utilities as water mains and hydrants, sanitary sewerage, gas, electricity, and communications equipment or lines, and shall not interfere with natural or man-made storm-water drainage facilities.
5. Obstructions of views and confusion with traffic controls. No sign shall be erected or maintained where, by reason of its position, wording, illumination, size, shape or color, it may obstruct the view of oncoming vehicles or impair, obscure, interfere with the view of, or be confused with any authorized traffic control sign, signal, or device. No sign shall contain or be in imitation of an official governmental traffic control sign, signal, or emergency vehicle device.

6. Damage to trees or landscaping. No sign shall be located in a manner that poses a threat to the critical root zone of an existing tree or landscaping.

6.0.6 Penalties for Non-Compliance

1. If a sign is erected either without the required permit (unless no permit is required as per this Article) or erected in violation of this Article, the owner, owner's agent, or person in control of any property where the sign is located shall have the sign immediately removed.
2. Upon receipt of written notification by the City that a sign is illuminated, blinking, moving three-dimensional or sounding in violation of this Article, the owner, owner's agent, or person in control of the premises, shall immediately terminate the prohibited illumination of such sign.
3. In the case of emergency situations, the City is hereby authorized to take such steps that may be necessary to secure or remove signage that poses a threat to the public health, safety, and welfare.
4. Penalties shall be imposed as part of the code enforcement process, which fines shall be paid within thirty (30) days, or liens will be placed on the property in violation. Penalties Shall Be as Follows:

First Offence: Warning-Correction Notice

Second Offence: \$25 Dollars per day

Third Offence: \$50 Dollars per day

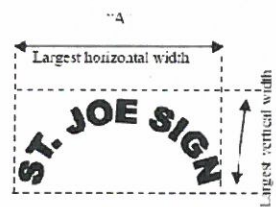
Forth offence: \$250 Dollars per day

Fifth or more \$500Dollars per day

6.0.7 Size & Height Computation

1. Computation of Sign Area:

- a. The area of a sign shall be computed by means of the smallest rectilinear figure (but which shall have a continuous perimeter of not more than eight (8) straight lines) which encompasses all lettering, wording, frame, design or symbols, together with any background and any illuminated part of the sign on which the sign is located, if such background or such illuminated part of the sign is designed as an integral part of and related to the sign.
- b. Support and bracing which are not intended as part of the sign and which contain no message, shall be excluded.



"A" x "B" = Sign Area

- c. In the case of a multi-faced sign, the area of the sign shall be considered to include all faces visible from one direction. The area shall be considered to include all lettering, wording and accompanying designs or symbols together with any background of different color than the natural color of the building.

2. Computation of Height

- a. The height of a sign shall be computed as the distance from the ground directly below the center of the sign or from the grade of the closest point in the traveled way of the road or street the sign is located along, whichever is higher, to the sign or sign structures highest point.

6.1 Temporary Signs Allowed Without a Permit – Restrictions Apply

6.1.1 Construction Signs

1. Safety or warning signs for road work with flashing lights and/or messages are allowed during progress of the work.
2. One construction site identification sign may be placed on a property upon the commencement of construction and shall be removed within Ten (10) days of receiving a final certificate of occupancy for the construction or development project to which it refers, if such sign complies with all of the following:
 - a. Maximum nine (9) square feet in sign face area and a maximum height of four (4) feet in single-family residential zoning districts.
 - b. Maximum thirty-two (32) square feet in sign face area and a maximum height of eight (8) feet nonresidential zoning districts.
 - c. No illuminations shall be permitted.

6.1.2 Temporary Window Signs

6.1.3 Portable Menu Signs

1. Shall be located adjacent to the building wall for the business for which it promotes a product or service
2. Shall allow no less than four (4) feet of open pedestrian space between the outer edge of the sign and the edge of the sidewalk.
3. Shall be removed daily at close of business day.

6.1.4 New Business Signs

1. Banners may be permitted to indicate the grand opening of a new business, the existence of a new business, or a business in a new location.
2. Such banners shall be placed flush upon the wall or window to which they are attached. Banners shall not be hung as canopy sign or flown as flags.

3. Such message may be displayed for a period of not more than thirty (30) calendar days or until installation of permanent signs, whichever shall occur first. An extension of thirty (30) days may be granted by the City for reasonable cause

6.1.5 Real Estate Signs

1. One (1) freestanding real estate sign per parcel of land indicating that a parcel of land or a building located on the parcel of land or part thereof is for sale, for lease or otherwise available for conveyance, provided that such sign does not exceed:
 - a. Maximum nine (9) square feet of total sign face area and (4) feet in height, non-illuminated, on parcels of land designated or used for residential purposes to include riders
 - b. Maximum thirty-two (32) square feet of total sign face area and eight (8) feet in height, non-illuminated on parcels of land designated or used for non-residential purposes (multi-family, commercial and industrial zoning districts).
 - c. In the event that more than one dwelling unit or non-residential space on a single parcel of land is for sale, one (1) attached sign per dwelling or space of no more than two (2) square feet in total sign face area in addition to the permitted freestanding signage.
2. Ten (10) days after sale transaction is recorded with the Gulf County Clerk of the Court, any and all signage accompanying the sale shall be removed.
3. For Rent Signs: One (1) attached sign either affixed to the structure or displayed from a window that a property is for lease or for recurring short-term rental with a maximum square footage of nine (9) square feet.

6.1.6 Political Signs

1. One (1) Temporary yard sign per political candidate or political initiative may be placed per property with permission of the property owner and must be removed within ~~two (2)~~ five (5) days following the election.
2. Penalties for non compliance may be assessed to the property owner and/or the political candidate.

6.1.7 Garage Sale Signs

1. One (1) garage/yard sale/open house sign of no more than two (2) square feet of total sign face area located on the parcel of land where the sale is to be conducted, and displayed only on the dates on which the sale is conducted.

6.2 Permanent Signs Allowed Without a Permit – Restrictions Apply

- 6.2.1 Street Address Signs:** One address sign of no more than (2) two square feet of total sign face area for each parcel of land used for residential purposes, and no more than (3) three

square feet of total sign face for each parcel of land used for commercial purpose and semi-public use purposes.

6.2.2 Equipment/Machinery Signs: Signs which are integral and incidental to equipment or machinery and cover no more than twenty (20) percent of the exterior surface of such equipment or machinery.

6.2.3. Menu Signs: One (1) Attached or freestanding menu sign of no more than six (6) square feet of sign face area located at the entrance of a restaurant. Two (2) freestanding sign no more than sixteen (16) square feet in area and six (6) feet in height located in the rear of the principal building of the restaurant.

6.2.4. Onsite Directional Signs: Onsite directional and traffic control signs of no more than four (4) square feet of sign face area, provided that business logos or other non-traffic control symbols do not exceed twenty-five (25) percent of the sign face area.

6.2.5 Parking Space Numbers: Parking space numbers and marina slip numbers painted on the paved surface or dock not to exceed one-half ($\frac{1}{2}$) square foot of sign face area per sign.

6.2.6 Indoor Signs or Signs within a Stadium: Signs indoors or located within a stadium that are primarily directed at patrons of the facility.

6.2.7 Safety Signs: Safety or warning signs that do not exceed four (4) square feet of sign face area per sign.

6.2.8 Vessel Slip Signs: One (1) sign identifying each individual vessel slip at a marina, provided such sign does not exceed four (4) square feet in area and is placed in the vicinity of the slip. For commercial marinas having separately licensed slips for commercial vessels, each licensed slip shall be permitted one (1) sign containing no more than eight (8) square feet in area placed in the vicinity of the slip to identify the vessel, rate/embarking schedules or other information.

6.2.9 Permanent Window Signs: Signs within windows and doors incidental to the operation of the business (i.e. hours of operation and accepted credit cards) and required signs (i.e. statutory and business regulation signage) shall be permitted in non-residential zoning districts.

6.2.10 Memorial Signs: Memorial signs or tablets, names of buildings and the dates of erections, when cut into any masonry surface or when constructed of bronze or other non-combustible materials so long as the memorial sign or tablet does not exceed four (4) square feet of area.

6.3 Event Signs

6.3.1 Event Signs:

1. The following sign allowance shall be allowed in conjunction with a special temporary event duly permitted pursuant to the Code of Ordinances.
2. Such signage may not interfere with traffic, safety or sight lines and must be erected on the property on which the event is to be held, and shall be allowed for a period of seven (7) days prior to the event, and four (4) days for the duration of the event, and to be removed at the conclusion of the event.

3. One non-illuminated temporary sign, banner, balloon, cold air inflatable, streamer, or pennant announcing the event, not exceeding thirty-two (32) square feet in area nonresidential zoning districts only.

6.3.2 Off-Site Event Signage

1. Any business, church, school, or non-profit located within the limits of the City is eligible to be included in the Off-site event signage locations.
2. Off-site event signage shall be allowed only in common locations as designated by the City Manager or designee.
3. Off-site sign permit application, including a fee based on a fee schedule to be determined by City Commission resolution is required.
4. Shall be allowed for a period of seven (7) days prior to the event, and four (4) days for the duration of the event, and to be removed at the conclusion of the event.
5. Size restrictions for signs in common locations will be determined by the City Manager based on the space available in the common location.
6. Quantity of Off-Site event signage allowed for any one business, church, school or non-profit will be limited to (4) events per year.

6.4 Commercial Signs

6.4.1 Freestanding Signs

1. Principal freestanding signs shall be monument signs or pole signs.
2. Only One (1) principal freestanding sign is allowed per parcel.
3. Maximum size of thirty-two (32) SF of signable area visible from any one direction.
4. There shall be a minimum setback of five (5) feet between any right-of-way and the nearest edge of a freestanding sign along State right-of way, and a minimum setback of three (3) feet along City right-of-way. Signs shall not interfere with any intersection sight triangle.
5. Maximum of fourteen (14) feet high, but in no case above the height of the principal building.
6. Commercial parcels with more than 20,000 square feet of retail and/or office space restricted to thirty (30) feet in height and twelve (12) feet in width.
7. All freestanding signs shall be installed in a landscaped area of not less than twenty five (25) square feet.
8. All freestanding signs shall include the address number of the property on which the sign is to be located
9. Materials used in the structure of the monument sign and any other principal freestanding sign should be architecturally compatible with the principal building or structure on the lot.

10. No free standing sign shall be allowed on any parcel of land located on U.S. Highway 98 between Cecil G. Costin, Sr. Boulevard and First Street unless the parcel has 120 feet or more of frontage on Highway 98.

11. In the event that more than one business is located on a parcel having 120 feet or more of Highway 98 frontage, those businesses may share a free standing sign so long as it meets all the requirements of Ordinance 448.

12. In the event that a free standing sign is located on a parcel of land with 120 feet or more of Highway 98 frontage and because of a sale, operation of law or any other occurrence, the parcel is divided so that it no longer has 120 feet of frontage then the free standing sign must be removed within 30 days of the division of the property.

6.4.2 Attached Building Signs

1. The graphic and the wall on which the attached building sign is displayed shall be correctly proportioned per this Article.
2. The signable area is a continuous portion of a building unbroken by doors or windows. The area is calculated by selecting a continuous façade free of architectural details, then drawing an imaginary rectangle and computing the square footage of this area.
3. The total sign area shall be no more than fifty percent (50%) of the signable area.
4. The allowable size graphics may be located anywhere on the wall.
5. Where individual businesses are located in a single building or in multiple buildings that are connected, attached signs shall be designated according to a common theme but may be sufficiently unique to each individual business.

6.4.3 Projecting and Blade Signs

1. Projecting signs include awning/canopy signs suspended from an overhang or blade signs attached to the wall and perpendicular to the wall and shall be limited to no more than one (1) per tenant on a property.
2. Shall be placed with at least six feet, eight inches (6'8") of clearance above the walking surface when erected over pedestrian walkways.
3. If illuminated, must follow requirements of "Illuminated Signs."

6.4.4 Multiple Business Signs

1. Two (2) one-sided monument signs or one (1) two-sided monument sign may be located at each entrance into a commercial development or into an office or industrial park consisting of two (2) or more buildings.
2. Each development entrance sign shall not exceed thirty-two (32) total square feet in total sign face area.
3. If illuminated, must follow requirements of "Illuminated Signs."

6.4.5 Sign Illumination

1. The light from any illuminated sign shall be shaded, shielded, or directed away from adjoining street rights-of-way and properties.
2. No sign shall have blinking, flashing, or fluttering lights, or other illumination devices which have a changing light intensity, brightness, color, or direction.
3. No colored lights shall be used at any location or in any manner that could be confused with or construed as traffic-control devices.
4. Neither the direct nor the reflected light from primary light sources shall create a traffic hazard to operators of motor vehicles on public thoroughfares.

6.4.6 Changeable Message Signs

1. Gasoline Price Signs: The area of gasoline price signs, whether attached or not, shall be included in determining the cumulative area of signs on a property. Gasoline price signs shall be integrated into the principal sign of the property.
2. Permanently Installed Changeable Message Signs
 - a. Must not be portable or include wheels, axels, or trailers
 - b. Must be integrated into the permanent principal freestanding sign or building sign.
 - c. Must be maintained properly to avoid missing letters, non-matching letters and numbers, and maintain current information.

6.4.7 Electronic Message Boards

1. Notwithstanding any other provision of this code, electronic message boards and/or changeable message signs shall be permitted if it complies with all of the following (signs owned by public entities are exempt):
 - a. It must be located on a multi-tenant commercial center providing not less than 50,000 square feet of retail space.
 - b. It shall not be located within the boundaries of the Port St. Joe Redevelopment Agency or in any area designated residential, recreational or public use on the Port St. Joe Future Land Use Map.
 - c. The PDRB shall make a finding that the sign, as permitted, does not use any flashing or strobe lights, does not emit any sounds, does not present lighting effects that are unusually distracting to vehicles and otherwise complies with the size, location and other requirements of these regulations.
 - d. It may not be located less than nine feet above grade.

2. Time and Temperature Signs

- a. Time and temperature signs shall be allowed in non-residential districts.
- b. Time and temperature changes shall not occur more frequently than once every fifteen (15) seconds.
- c. The maximum area for the time and temperature portion shall be twenty (20) square feet.
- d. The area of a time and temperature signs, whether attached or not, shall be included in determining the cumulative area of signs on a property.

6.4.8 Murals

1. Murals will be allowed; however, the sponsorship or advertisement area shall not exceed ten (10) percent of the total computed area of the mural.

6.4.9 Tourist Oriented Directional Signs (TODS)

1. The TODS signage program shall be in accordance with FDOT rules and regulations regarding size, materials, and locations allowed.
2. TODS signage can only be installed by the City or its Agents.
3. TODS signage program is intended to benefit local businesses that rely on visitors for at least 51% of their annual income.
4. TODS directional signs can direct visitors from State highways to business districts that may be located off of the state highway
5. TODS signs in Port St Joe can identify business districts and tourist activities but will not identify an individual business by name.

6.4.10 Pedestrian Oriented Signs (POS)

1. Any business, church, school, or non-profit located within the limits of the City is eligible to be included in the common location for POS Signs.
2. POS Signs will be allowed only in common areas identified by the City Manager or his designee.
3. POS Signs may identify individual businesses by name, logo, location, and services offered.
4. Size, format, and materials of signs will be strictly controlled with standards as designated by the City Manager based on the space available.
5. Qualified POS signs will be allowed by an annual permit fee. Fees for the installation of POS Signs will be determined by resolution of the City Commission.

6.4.11 Commercial District Signs

1. District Signs can only be installed by the City or its Agents.
2. Locations of District Signs is limited to City property, City right-of-way, or private property leased to the City.

3. District signs can direct patrons from State highways to business districts that may be located off of the state highway
4. District Signs in Port St Joe can identify business districts and business activities but may not identify an individual business by name.
5. Size, locations and materials will be at the discretion of the City, but may not violate any State or Federal regulations.

6.5 Non-Commercial Signs

6.5.1 Subdivision Signs

1. One monument entry sign for each entrance into a platted subdivision of no more than thirty-six square feet of total sign face per sign.
2. The height of a monument sign shall not exceed eight feet.
3. All monument signs shall be installed in a landscape area of not less than twenty-five (25) square feet. If the sign is for a multi family facility, it shall include the address on which the sign is located.

6.5.2 Home Based Business Signs

1. One attached wall sign no more than six (6) square feet except that no signage is allowed for a home based business located in zoning districts VLR, R-1 and R-2A according to Article III of the Land Development Regulations.
2. Non-illuminated.

6.5.3 School & Park Signs

1. One monument entry sign for each major entry into a school or park of no more than thirty-two (32) square feet of sign face.
2. The height of a monument sign shall not exceed eight (8) feet.
3. All monument signs shall be installed in a landscape area of not less than twenty-five (25) square feet and shall include the address number of the property on which the sign is to be located.

6.5.4 Religious and Non-Profit Signs

1. All signs for Religious Facilities, Churches, and Non-Profit Facilities shall follow the same guidelines and have the same restrictions listed under section 6.4 Commercial Signs.

6.6 Sign Permitting

6.6.1 Permit Application

1. A sign permit application for permanent and certain temporary signs as may be required by this Article, or separate City Commission resolution, shall be prepared and submitted on forms available at the Code Enforcement inspector (CEI) office at City Hall, or other office designated by the City Commission. The sign permit

application is in addition to any building permit application required by the Florida Building Code. The applicant shall complete and submit the sign permit application. The required application form is attached hereto as exhibit A.

2. In the event that the building inspector or the CEI determines that the sign is of sufficient complexity as a result of size, location or other components the applicant shall provide three (3) copies of the plans, specifications, calculations and details, signed and sealed by an engineer licensed in Florida, specifications documenting the applicable wind load, and electrical specifications, if applicable, meeting the minimum requirements of the applicable Electric Code.
3. A sign permit fee shall be \$25, which cost may be modified at any time by resolution of the City Commission. All sign permit applications shall be accompanied by the applicable sign permit fee.
4. While this permitting process shall not include major developments, which are addressed in the Land Development Regulations, all the regulations, restrictions, locations and penalties shall be the same. Any signs in major developments that are not approved during the major development process shall adhere to this Article.
5. An applicant shall deliver a sign permit application to the Code Enforcement office at City Hall, or such other office as may be designated by the City.
 - a. The sign permit application shall be reviewed by the CEI for a determination of whether the proposed sign meets the applicable requirements of this Article and any applicable zoning law. The review of the sign permit application shall be completed within seven (7) Business days following receipt of a completed application, and any applicable fees. A sign permit shall either be approved, approved with conditions (meaning legal conditions existing in the Code such as dimensional requirements), or disapproved, and the decision shall be reduced to writing. A disapproval shall include or be accompanied by a statement of the reason(s) for the disapproval. The CEI shall seek review of the City Attorney prior to notice of disapproval. If disapproval is the consequence of a failure to decide upon the application within the deadline set forth herein, the CEI shall upon request refund any applicable fee to the person who paid the fee. In the event that no decision is rendered within seven calendar days following submission due to unforeseen circumstances, the application shall be deemed denied and the applicant may agree to additional time for the CEI to review the application or may appeal to the PDRB. Any appeal shall be heard and a decision rendered within the time frames specified in this Article for appeals.
 - b. For the purpose of appeal to any court of law, an applicant must exhaust the administrative remedies provided by these regulations.
 - c. In the case of an approval with conditions or disapproval, including disapproval by lapse of time as described herein, an applicant may ask for reconsideration of the decision on the grounds that the CEI has overlooked or failed to consider any fact(s) that would support a different decision. A written request for reconsideration accompanied by such additional fact(s) as

the applicant may wish the CEI to consider, shall be filed with the CEI within ten (10) calendar days after receipt of the decision. No fee shall be required for a request for reconsideration. Upon the timely filing of a request for reconsideration, the decision of the CEI shall be deemed stayed and not a final decision, until the request for reconsideration is decided. The request for reconsideration shall be decided within seven (7) Business days of receipt by the City. Such decision shall be in writing and shall include a statement of the reason(s) for the decision. If the disapproval of the request for reconsideration was a consequence of a failure to decide upon the application within the deadline set forth herein, the CEI shall verify upon request that any applicable fee was refunded even if the City Commission or PDRB approves the application upon reconsideration.

- d. All decisions shall be mailed, transmitted electronically, or hand delivered to the applicant. A record shall be kept of the date of mailing, electronic transmittal, or hand delivery. For the purposes of calculating compliance with the seven day deadline for a decision upon an application or the seven (7) day deadline for a decision upon request for reconsideration, the decision shall be deemed made when deposited in the mail, transmitted electronically, or hand delivered to the applicant.
- e. As exceptions to the foregoing, the seven day deadline for approval and the seven (7) day deadline for a decision upon receipt of a request for a reconsideration shall not apply (that is, the time shall be suspended):
 - 1. In any case in which the application requires a variance, rezoning, comprehensive plan amendment or approval from another governmental agency. In such cases, the time shall be suspended until seven (7) days after a final decision is made.
 - 2. If the applicant is required to make any change to the application to obtain an unconditional approval the time shall be suspended until seven (7) days after the changes are made.
 - 3. Time may also be suspended based on written agreement of the applicant and the CEI.
- 6. An application which is materially incomplete or which is not accompanied by the required fee shall not be deemed accepted and the time for review of the application shall not commence until a complete application accompanied by the required fee is filed with the City commission's Designee. However, the CEI shall keep the record of incomplete application or any application not accompanied by the correct fee, as required by applicable public record laws. In addition, the CEI shall within thirty (30) days of receipt of such an application send the applicant a written explanation of the deficiencies in the application and ask that the deficiencies be remedied, explaining that the application cannot proceed forward otherwise and the review will be suspended pending receipt of the required information or documentation. The applicant must then submit a new application with the deficiencies corrected in order

for it to be considered by the CEI.

7. Any person aggrieved by the decision of the City upon his or her sign permit application shall have the right to seek judicial review by the Circuit Court of the Fourteenth Judicial Circuit in and for Gulf County, Florida, or any other court of competent jurisdiction, filed in accordance with the requirements of law, seeking such appropriate remedy as may be available provided that the applicant has exhausted the administrative remedies provided for herein. The City shall not oppose any request of the Court by the applicant for an expedited review of the City's decision.

6.6.2 Variance and/or Special Exception Request

~~1. Any property owner may request a waiver from the provisions of this article by submitting an application, which specifies in detail each provision of this article to which the applicant seeks a variance. The nonrefundable fee to request a variance shall be \$150, which may be revised by the City Commission at any time, and shall be required with the variance request. The variance or special exception application shall be approved or denied in accordance with the criteria and procedures set forth in 2.13 and 2.14 of the City Code except that appeals of PDRB decisions shall be to the City Commission. In general, a variance may be granted when:~~

- a. ~~A written application for a variance (hardship relief) is submitted to the Planning and Development Review Board demonstrating that a hardship exists based on one of the following conditions:~~
- b. ~~special conditions and circumstances exist which are peculiar to the land, structure or buildings involved and which are not involved and which are not applicable to other lands, structures or buildings in the same district;~~
- c. ~~Literal interpretation of the provisions of this Code would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of these regulations;~~
- d. ~~The special conditions and circumstances do not result from the actions of the applicant; or~~
- e. ~~Granting the variance requested will not confer on the applicant any special privilege that is denied by these regulations to other lands, structures or buildings in the same district.~~

Formatted: Outline numbered + Level: 2 + Numbering Style: 1, 2, 3, ... + Start at: 1 + Alignment: Left + Aligned at: 0.5" + Indent at: 0.77"

Formatted: Space Before: 0 pt, Outline numbered + Level: 2 + Numbering Style: 1, 2, 3, ... + Start at: 1 + Alignment: Left + Aligned at: 0.5" + Indent at: 0.77"

6.6.3 Appeal Process

1. Whenever it is alleged that there has been an error in any order, action, decision, determination, or requirement by an administrative official in the enforcement and application of any provision contained within this Article or any other provision of this Code pertaining to sign permits (including any allegation that an administrative official has failed to act within applicable time frames), the aggrieved party may file a written appeal with the PDRB.

2. The written appeal shall be filed with the PDRB within ten days of the date of the alleged error. The written appeal shall describe the alleged error and the applicable provisions of the Code pertaining to the administrative official's order, action, decision, determination, requirement, or failure to act.
3. The PDRB shall hold a hearing within thirty business days.
4. The PDRB shall render a written decision within ~~ten (10)~~thirty (30) days following the hearing.
5. If an administrative appeal is filed by the applicant, and the PDRB fails to meet within the proscribed time, the appeal will be deemed denied and the decision of the CEI regarding the sign application will be deemed a final decision subject to immediate appeal ~~to a court of competent jurisdiction~~to the City Commission.
6. The PDRB shall comply with all applicable rules of conduct and procedures that pertain to land use and zoning and that are not inconsistent with the provisions in this Article.
7. No variance shall be given by the PDRB to any height, size or other dimensional criteria set forth in this Article. No variance shall be given by the PDRB with regard to the number of signs allowed on any parcel of land as set forth in this Article.
- 7.8. A decision of the PDRB may be appealed to the City Commission which appeal shall be conducted in accordance with the rules and time frames set forth herein.
- 8.9. The appellate decisions of the ~~PDRB~~City Commission pursuant to this section shall be deemed final, subject to judicial review by a Circuit Court of the Fourteenth Judicial Circuit in and for Gulf County, Florida, filed in accordance with the requirements of law, seeking such appropriate remedy as may be available.

6.7 Phase-out of Existing Non-Conforming Signs

1. Existing signs deemed non-conforming to this ordinance on the date of its effective date shall be required to conform with this ordinance and any amendments thereof, ~~within a period of five (5) years from October 31, 2008 on or before April 30, 2014;~~ or at the time of re-installation, reconstruction, change of business ownership, change in principal of business, or change of business name, whichever is first.
2. Existing signs deemed non-conforming to this ordinance on the date of its effective date shall not be expanded or relocated within the City limits; but normal maintenance is required.
3. Subject to the following conditions, all existing signs made non-conforming by the passage of this ordinance or by any subsequent amendment, may be continued in operation and maintained during the period of five years of its effective date. Such signs shall not be:

- a. Replaced with another nonconforming sign.
- b. Enlarged, extended, constructed, reconstructed, moved or structurally altered except to bring the sign into conformance with all provisions of this ordinance.
- c. Re-established after damage or destruction if such damage to the sign exceeds fifty percent of its total surface area. The extent of the damage shall be determined by the City of Port St. Joe or its designated agent.
- d. It shall not be re-established after it has been removed or has been discontinued or abandoned.

6.8 Sign Maintenance Requirements

1. Sign Maintenance

All signs, together with all their supports, base, and anchors and required landscaping shall be kept in good repair and, unless constructed of galvanized or non-corroding metal, shall be given a protective coating as necessary to maintain a clean appearance and safe condition.

2. Situations Where Maintenance is required

Upon discovery of a sign in need of maintenance, the code enforcement officer shall give written notice to the owner of the sign or the owner of the property on which the sign is located if the owner of the sign itself cannot be determined. Said notice shall state the items or items requiring repair or maintenance. The owner shall have thirty (30) days in which to repair or maintain the sign before a citation is issued. If the owner has failed to make repairs or the necessary maintenance with that time, the enforcement officer shall initiate enforcement proceedings as required to cure violation of the Article. Situations constituting the need for maintenance include but are not limited to the following (other similar conditions of disrepair or lack of maintenance may be determined):

- a. Lettering or other elements of the sign have become detached or have fallen off the sign or become misaligned.
- b. Painted surfaces on the sign or sign structure have begun to peel, flake over a significant portion of the sign, or have faded or oxidized to an extent that the sign no longer displays the message as originally intended.
- c. A significant number of the bricks, stones, or other materials on the structural base of a sign have become detached or have fallen off, or have become misaligned.
- d. A sign becomes derelict, or insecure or in danger of falling or otherwise unsafe.

6.9 Legal Provisions

- 1 Due to the need for public safety signage, directional signage, and other civic responsibilities of the Government, The City of Port St. Joe is exempt from the

requirements and restrictions of this Article. However, the City will make responsible efforts to comply with the general intent and purposes of this Article.

2 Words and Phrases

Words and phrases used in this Article shall have the meanings defined in this section. Words and phrases not defined in this section but defined in the Land Development Code shall have the meaning defined in that ordinance. Words used in the singular shall include the plural; the plural the singular, and the words used in the present tense shall include the future tense. The word "shall" is mandatory, not discretionary. The word "may" is permissive. The word "erected" includes the words "constructed", "moved", "located" or "relocated." The word "lot" includes the word "plot" or "parcel." The word "person" includes the words "individuals", "firms", "partnerships", "corporations", associations", governmental bodies," and all other legal entities. The words "used" or "occupied" include the words "intended", "arranged", or "designed to be used or occupied."

3. Implied Consent: Any person applying for, and the property owner upon which the sign will be erected, and receiving a permit for any sign hereby consents to the following:

- (1) Consents to complying with all provisions of this Article; and
- (2) Consents for City officials to enter private property to inspect all signage and to remove illegally erected and/or non-conforming signs upon reasonable advance notice by the City.

4. Viewpoint Neutral

Notwithstanding anything in this Article or Code to the contrary, no sign or sign structure shall be subject to any limitation based upon the content (viewpoint) of the message contained on such sign or displayed on such sign structure.

5. Severability

a. General

If any part, section, subsection, paragraph, subparagraph, sentence, phrase, clause, term, or word of this article or any other supplemental sign regulation set forth is declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, the declaration of such unconstitutionality shall not affect any other part, section, subsection, paragraph, subparagraph, sentence, phrase, clause, term, or word of this article or any other supplemental sign regulation.

b. Severability where less speech results

Without diminishing or limiting in any way the declaration of severability set forth above in subsection (1), or elsewhere in this code or any adopting ordinance thereof, if any part, section, subsection, paragraph, subparagraph, sentence, phrase, clause, term, or word of this article or any other supplemental sign regulation is declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, the declaration of such unconstitutionality shall not affect any other part, section, subsection, paragraph, subparagraph, sentence, phrase, clause, term, or word of this article even if such severability would result

in a situation where there would be less speech, whether by subjecting previously exempt signs to permitting or otherwise.

c. Severability of Provisions Pertaining to Prohibited Signs

Without diminishing or limiting in any way the declaration of severability set forth above in subsection (a), or elsewhere in this article or any other supplemental sign regulation set forth, this article or any supplemental sign regulation, or any adopting ordinance thereof, if any part, section, subsection, paragraph, subparagraph, sentence, phrase, clause, term, or word of this article or any other supplemental sign regulation is declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, the declaration of such unconstitutionality shall not affect any other part, section, subsection, paragraph, subparagraph, sentence, phrase, clause, term, or word of this article or any other supplemental sign regulation that pertains to prohibited signs, including specifically those signs and sign-types prohibited and not allowed.

d. Severability of Prohibition on Off-Premises Signs

If any part, section, subsection, paragraph, subparagraph, sentence, phrase, clause, term, or word of this article or any other supplemental sign regulation is declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, the declaration of such unconstitutionality shall not affect the prohibition on off-premises signs as contained in this article and Code.

6. Substitution

Notwithstanding anything contained in this Article or Code to the contrary, any sign erected pursuant to provisions of this Article or Code may, at the option of the owner, contain a non-commercial message in lieu of a commercial message and the non-commercial copy may be substituted at any time in place of the commercial copy. The non-commercial message (copy) may occupy the entire sign face or any portion thereof. The sign face may be changed from commercial to non-commercial messages, or from one non-commercial message to another non-commercial message, as frequently as desired by the owner of the sign, provided that the size, height, setback and other dimensional criteria contained in this Article and Code have been satisfied.

7. Obligation of Owners

The owner and/or lessee shall agree as part of the City's approval to hold harmless and indemnify the City, its officers, agents and employees, against any and all claims of negligence resulting from such work.

8. Comprehensive Sign Program

a. The intent of the comprehensive sign program is to provide private property owners and businesses with flexibility to develop innovative, creative, and effective signage and to improve the aesthetics of the City of Port St. Joe.

b. The city recognizes that in some circumstances, there are innovative and creative alternatives to minimum standard signage that are desirable and attractive and will enhance community character and individual property values.

c. The purpose of the Comprehensive Sign Program is to provide an alternative to minimum standard signage subject to flexible criteria to ensure that alternative signage will not have an adverse impact on the aesthetics, community character, or quality of life in Port St. Joe.

d. The signs proposed as part of a Comprehensive Sign Program shall be designed as a part of the architectural theme of the principal buildings proposed or developed on the parcel(s) proposed for development and shall be constructed of materials and colors that reflect an integrated vocabulary for the parcel(s) proposed for development.

ORDINANCE NO. 499

AN ORDINANCE OF THE CITY OF PORT ST. JOE, FLORIDA AMENDING THE COMPREHENSIVE PLAN OF THE CITY OF PORT ST. JOE, FLORIDA, BY AND THROUGH PROCEDURES REQUIRED FOR LARGE-SCALE MAP AMENDMENTS PURSUANT TO AUTHORITY UNDER STATE STATUTES SECTION 163.3187, SPECIFICALLY APPROVING THE AMENDMENT TO THE PLAN BY THE ADDITION OF THE ECONOMIC DEVELOPMENT ELEMENT ATTACHED HERETO AS EXHIBIT "A"; AND PROVIDING FOR REPEAL OF ANY CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, §163.3187, Florida Statutes, provides for the authority and procedure for the City Commission of Port St. Joe, Florida to amend its Comprehensive Plan utilizing procedures applicable to large scale developments; and

WHEREAS, in accordance with the requirements of Florida Statutes, the City of Port St. Joe provided notice to the public of public hearings to be held December 10, 2013 and December 17, 2013 for the adoption of the economic development element to the City of Port St. Joe Comprehensive Plan; and

WHEREAS, on December 17, 2013 the Port St. Joe City Commission authorized transmittal of the proposed plan amendment to the appropriate state agencies;

NOW, THEREFORE, BE IT ENACTED BY THE PEOPLE OF THE CITY OF PORT ST. JOE, FLORIDA:

SECTION 1. APPROVAL

The goals, objectives and policies of the economic development element attached hereto as Exhibit "A" and incorporated herein, is hereby approved. The application and all documentation submitted by the Applicant in support of it are hereby incorporated by reference.

SECTION 2. CONSISTENCY WITH CITY OF PORT ST. JOE COMPREHENSIVE PLAN

The Board of City Commissioners hereby finds and determines that the approval of the economic development element attached hereto as Exhibit "A" is consistent with the goals, objectives and policies of the City of Port St. Joe Comprehensive Plan as amended.

SECTION 3. ENFORCEMENT

The City may enforce this Ordinance as authorized by law.

SECTION 4. REPEAL

All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 5. SEVERABILITY

The provisions of this Ordinance are hereby declared to be severable. If any provision of this Ordinance, or the application thereof, to any person or circumstance is held to be invalid, such invalidity shall not affect other provisions or applications of this Ordinance that can be given effect without the invalid provision or application.

SECTION 6. EFFECTIVE DATE

The effective date of this plan amendment, if the amendment is not timely challenged, shall be 31 days after the state land planning agency notifies the local government that the plan amendment package is complete. If timely challenged, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective. If a final order of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the state land planning agency.

This Ordinance was adopted in open regular meeting after its second reading this _____ day of _____, 2013.

THE CITY COMMISSION OF THE CITY
OF PORT ST. JOE, FLORIDA

By: _____
Mel Magidson, Jr., Mayor-Commissioner

Attest: _____
Charlotte M. Pierce
City Clerk

The following commissioners voted yea:
The following commissioners voted nay:

CITY OF PORT ST JOE

Economic Development Element

GOAL 1: Create and retain jobs while maintaining and improving the quality of life in the community.

OBJECTIVE 1.1: Expand economic base by promoting a diversified economy that takes full advantage of the City's strategic location, natural resources, public facilities and infrastructure.

Policy 1.1.1: The City will designate an Economic Development Representative/Agency to serve as the lead agency for implementing this Element and the coordination of City economic development activities and initiatives.

Policy 1.1.2: Develop a complete list of assets of the community, including "shovel ready" sites for development and existing vacancies of suitable commercial/industrial properties.

Policy 1.1.3: Enhance the City's website presence to include the following:

- complete list of assets of the community
- an invitation an incentives to attract new businesses,
- clear description of local incentives such as State Enterprise Zone, Ad Valorem Tax Abatement, Expedited Permitting and perhaps a certified industrial and/or commercial site,
- and links to websites of local, regional and economic development organizations.

Policy 1.1.4: Educate elected officials and community leaders on what is needed to promote healthy economic development; help them to understand the role they can play in promoting the community as a business location and motivate them to give economic development issues the highest possible priority.

Policy 1.1.5: Conduct an annual Economic Development Summit in the City with local and regional business leaders and elected officials to seek their ideas and get the community involved in the economic development process and focused on the goal to create and retain jobs.

Policy 1.1.6: Seek designation as a pilot community in the new Competitive Florida Partnership program developed by the Department of Economic Opportunity.

Policy 1.1.7: Work with Duke Energy Business Development Team to market "shovel ready" sites to business prospects.

Policy 1.1.8: Explore and seek opportunities with the Rural and Economic Development Initiative (REDI) and the USDA Rural Development Economic Development Initiatives.

Policy 1.1.9: Coordinate with the Florida Chamber of Commerce to explore funding and technical assistance opportunities for economic development in the City.

Policy 1.1.10: Work with the Florida Chamber or the Apalachee Regional Planning Council to become a participating 'Six Pillars' Community.

Policy 1.1.11: Coordinate with the Apalachee Regional Planning Council on its updates to the Apalachee Region Comprehensive Economic Development Strategy, (CEDS).

Policy 1.1.12: Maintain working partner relationship with the Joe Company in its efforts to develop its holdings along the freshwater canal.

Policy 1.1.13: Coordinate with Florida's Great Northwest Inc, to market the City and the Port of Port St Joe as part of the region as a globally competitive location for business and to work with regional partners to recruit new jobs and investment through Northwest Florida.

OBJECTIVE 1.2: Improve transportation network facilities in order to attract new businesses, create new jobs and increase tax base.

Policy 1.2.1: Support the Port Authority's efforts to obtain funds for dredging of the Ship Channel through continued coordination with Florida Department of Transportation (FDOT), the Governor's office and Legislative delegation.

Policy 1.2.2: Support the Port Authority's efforts to maintain the Port designation as an "emerging Strategic Intermodal System (SIS)" by FDOT which provides a link to federal and state funding for the Port.

Policy 1.2.3: Continue to support the efforts of the Port Authority and the Gulf County Economic Development Alliance (EDA) to market the port as a location for bulk, container or vehicle shipments to and from the region.

Policy 1.2.4: Continue to pursue FDOT's release of grant funds to restore rail service to the City of Port St Joe to serve the Port facilities and promote general economic development in the community.

Policy 1.2.5: Continue to coordinate with FDOT and the Northwest Florida Transportation Corridor Authority (NWFTCA) to ensure alignment of the Gulf Coast Parkway provides the most direct route from the City to I-10.

Policy 1.2.6: Explore and pursue opportunities with FDOT to strengthen the transportation system and grow the economy utilizing Moving Ahead for Progress in the 21st Century Act (MAP-21) and other FDOT funding and support programs.

Policy 1.2.7: Continue to support the operation of the AN Railway as a regionally important Port to Rail component to link the port with the national rail system.

Policy 1.2.8: Participate in Sister City or Sister Port programs with developing ports in South and Central America.

OBJECTIVE 1.3: Provide quality education and responsive workforce training to support and attract new businesses.

Policy 1.3.1: Support the efforts to improve the quality of public education by ensuring schools are providing exceptional education at elementary, middle and high school levels, as well as Adult School Education programs.

Policy 1.3.2: Participate and support the coordination efforts between the economic development organizations, Gulf County Chamber of Commerce, Gulf Coast Workforce Board, Tourism Development Council, the Gulf Coast State College and School Board to respond quickly to demands for workforce training, improved skill levels and positive work ethic of the labor force.

Policy 1.3.3: Increase coordination with the Northwest Florida Manufacturers Council (NFMC) to promote development of a skilled manufacturing workforce in the region.

Policy 1.3.4: Develop and implement training programs that will complement economic diversification efforts.

Policy 1.3.5: Develop a strategy to provide vocational education programs and certificate training programs and strive to attract young students into such programs.

Policy 1.3.6: Explore opportunity to develop educational programs aimed to give students, young people and others the skills to start and effectively manage a business.

Policy 1.3.7: Develop strategy to attract and retain both college graduates and young professionals and foster entrepreneurship.

OBJECTIVE 1.4: Balance economic development while maintaining the quality of life that makes the City of Port St Joe a very unique place to live.

Policy 1.4.1: Promote Tourism as a key component of the City's economic base.

Policy 1.4.2: Conduct brand development exercise in the City to be aligned with Gulf County tourism.

Policy 1.4.3: Support the Gulf County Tourism Development Council's plans to promote tourism in the City and Gulf County and their yearly fiscal goals.

Policy 1.4.4: Protect coastal and environmental resources that support businesses and attract tourist throughout the year.

Policy 1.4.5: Explore opportunities to provide additional recreational access to St Joseph Bay.

Policy 1.4.6: Coordinate with the Small Vessel Initiative to provide tourist amenities such as the BayPark Conceptual Plan to promote the City as a Port of Call for boutique cruise lines and research vessels.

Policy 1.4.7: Maintain and enhance recreational facilities along the waterfront, including the City Pier, Port St Joe Marina, BayPark and the Shipyard Cove/Frank Pate Park as well as other small parcels acquired by the City for recreational purposes.

Policy 1.4.8: Support the Port St. Joe Marina which provides recreational access to St Joseph Bay and the Gulf of Mexico.

Policy 1.4.9: Seek public and/or private funding to develop the Field of Dreams Sports Complex in the City.

Policy 1.4.10: Encourage cooperative efforts between local realtors, hotel/motel owners and restaurants, Tourism Development Council and Chamber of Commerce to market Port St Joe as a Waterfronts Florida tourism destination.

OBJECTIVE 1.5: Improve coordination and communication among local, regional and state economic development organizations to foster a more collaborative business environment and promote the assets of the City as part of the larger Northwest Florida region.

Policy 1.5.1: Hold regular meetings and workshops with representatives from local, regional and state economic development organizations to share information, challenges and opportunities.

Policy 1.5.2: Foster a positive working relationship with Gulf County government to provide a united, business-friendly introduction to the region.

Policy 1.5.3: Explore “Supercouncil” approach to economic development.

Policy 1.5.4: Establish an ongoing communications program to regularly share information among local, regional and state economic development organizations to reinforce the key messages and include success stories, information about the port facilities, railway service, tourism related updates, and other news that impact economic development.

Policy 1.5.5: Identify key LinkedIn groups specific to regional and rural economic development in Northwest Florida and monitor those groups and the discussions posted there. Contribute to discussions as an additional vehicle for sharing the City’s assets and opportunities for new businesses.

Policy 1.5.6: Use social media programs such as facebook and twitter to share information about progress on port redevelopment plans and tourism related activities.

Policy 1.5.7: Enhance relationships with Enterprise Florida, Inc. (EFI) project managers, Duke Energy economic development representatives and other key team members to ensure they are aware of the assets available in the community.

Policy 1.5.8: Work cooperatively with the Tourism Development Council, the Port St Joe Redevelopment Agency, the Port Authority to develop advertising program for the City of Port St Joe that creates a level of awareness of the redevelopment plans of the Port facilities, and promotes the City as a tourist destination.

Policy 1.5.9: Promote cooperation and communication among the Port of Port St Joe, the Port of Panama City and Port of Pensacola as significant assets of the Northwest Florida region.

Policy 1.5.10: Support the efforts of RiverWay South Apalachicola-Choctawhatchee to promote regional tourism within the Northwest Rural Areas of Critical Economic Concern (RACEC) counties.

Policy 1.5.11: Promote or encourage Port St Joe as a location for annual fishing, sports, or other tournaments or festivals that will results in weekend to weeklong visitation for participating families.

Policy 1.5.12: Support development of passive and active use facilities at Highland View beaches.

OBJECTIVE 1.6: Celebrate the history and culture of the region through educational and cultural venues to attract a new demographic of visitor and increase local jobs for local residents.

Policy 1.6.1: Renovate and create a sustainable rental/maintenance program for the Centennial Building.

Policy 1.6.2: Develop the BayPark area to house learning and experiential programs such as museums focused on traditional navigation, city/constitutional history, history of the local fishing/pilot-boat industries, and bay ecology.

Policy 1.6.3: Provide incentives for renovation of the Port Theatre.

ORDINANCE NO. 500

AN ORDINANCE OF THE CITY OF PORT ST. JOE, FLORIDA AMENDING THE COMPREHENSIVE PLAN AND FUTURE LAND USE MAP OF THE CITY OF PORT ST. JOE, BY AND THROUGH THE PROCEDURES REQUIRED FOR LARGE SCALE MAP AMENDMENTS PURSUANT TO AUTHORITY PROVIDED BY FLORIDA STATUTES SPECIFICALLY CHANGING ALL OR PART OF THE PARCELS DESCRIBED IN EXHIBIT "A"; PROVIDING FOR REPEAL OF ANY CONFLICTING ORDINANCE; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, §163.3187, Florida Statutes, provides for the authority and procedure for the City Commission of Port St. Joe, Florida to amend its Comprehensive Plan utilizing procedures applicable to large scale developments; and

WHEREAS, in accordance with the requirements of Florida Statutes, the City of Port St. Joe provided notice to the public of public hearings to be held December 10, 2013 and December 17, 2013 for the adoption of amendments to the Comprehensive Plan and future land use map of the City of Port St. Joe, by and through the procedures required for large scale map amendments pursuant to authority provided by Florida Statutes specifically changing all or part of the parcels described in Exhibit "A.

WHEREAS, on December 17, 2013 the Port St. Joe City Commission authorized transmittal of the proposed plan amendment to the appropriate state agencies;

NOW, THEREFORE, BE IT ENACTED BY THE PEOPLE OF THE CITY OF PORT ST. JOE, FLORIDA:

SECTION 1. APPROVAL:

The application for amendment to the Future Land Use Map for the property described in Exhibit "A" is approved and the new land use designation is hereby changed to those shown in Exhibit "B".

SECTION 2. CONSISTENCY WITH THE CITY OF PORT ST. JOE COMPREHENSIVE PLAN:

The Board of City Commissioners hereby finds and determines that the approval of the application and change in land use as set forth in Section 1 is consistent with the goals, objectives and policies of the City of Port St. Joe Comprehensive Plan.

SECTION 3. ENFORCEMENT:

The City may enforce this Ordinance as authorized by law.

SECTION 4. FUTURE LAND USE MAP:

Upon this Ordinance becoming effective, the City of Port St. Joe Future Land Use Map shall be amended to show the Property as having a land use of as described in Exhibit "B". The City Manager is hereby directed to revise the City of Port St. Joe Future Land Use Map to reflect this designation.

SECTION 5. REPEAL:

All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 6. SEVERABILITY:

The provisions of this Ordinance are hereby declared to be severable. If any provision of this Ordinance, or the application thereof, to any person or circumstance is held to be invalid, such invalidity shall not affect other provisions or applications of this Ordinance that can be given effect without the invalid provision or application.

SECTION 7. EFFECTIVE DATE:

The effective date of this plan amendment, if the amendment is not timely challenged, shall be 31 days after the state land planning agency notifies the local government that the plan amendment package is complete. If timely challenged, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective. If a final order of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the state land planning agency.

This Ordinance was adopted in regular meeting after its second reading this ____ day of _____, 2013.

THE CITY OF PORT ST. JOE BOARD OF
CITY COMMISSIONERS

Mel Magidson, Jr., Mayor-Commissioner

Attest: _____
Charlotte M. Pierce
City Clerk

The following commissioners voted yea:
The following commissioners voted nay:

EXHIBIT "A"

CITY OF PORT ST. JOE

Proposed Comprehensive Plan Amendment - Parcel # 4

Ordinance No. 500

Applicant: City of Port St Joe

Owner: City of Port St Joe

Acres: approximately 41.96 acres

Current FLUM designation: 38.67 acres Open Space and 3.29 acres Industrial Use

Proposed FLUM designation: High Density Residential (R-3)

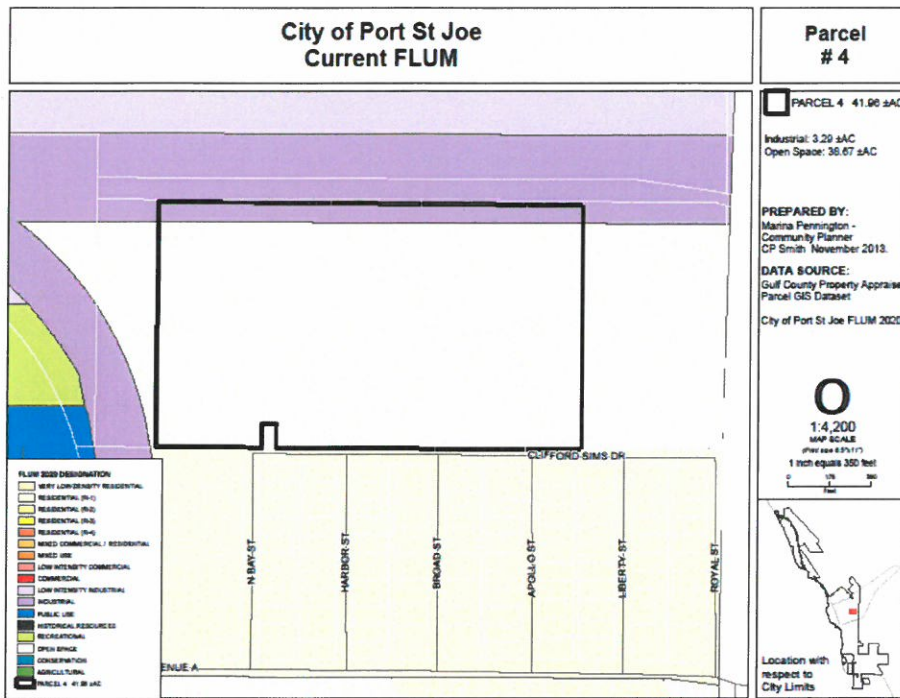
I. SUMMARY

The proposed amendment involves approximately 41.96 acres of land located within the North Port St Joe community (see attached Exhibit A – Legal Description). The subject property is designated mostly as Open Space; as small portion of the northern boundary of the property is designated as Industrial. The City proposes to designate the site as High Density Residential (R-3) use. The site was donated to the City by St Joe Company to be developed for affordable housing. The purpose of this amendment is to recognize the existing Zoning map designation of the site as Residential-3 and provide for affordable single family and multifamily housing opportunities in the North Port St Joe Community.

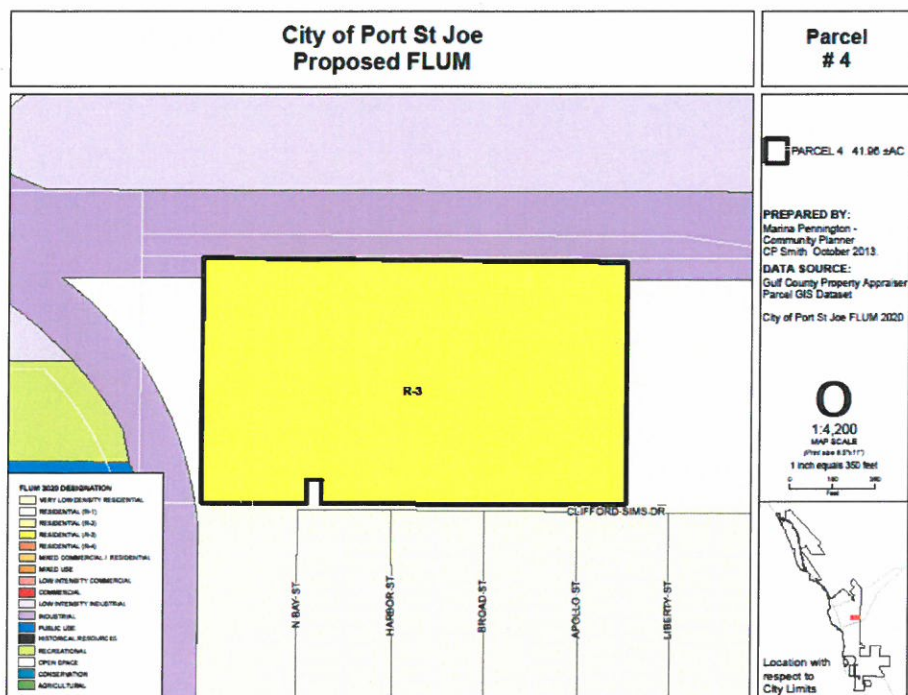
The site is part of the Existing Redevelopment Area which is intended to promote redevelopment of a high quality environment for living, working or visiting consistent with FLUE Objective 1.4 to encourage redevelopment of this area. The proposed amendment includes a site specific policy limiting the maximum number of units to be developed on the site.

Future Land Use Map (FLUM) amendment

The site is currently designated mostly as Open Space with 3.29 acres of the property designated as Industrial (see Current FLUM). The Open Space designation allows no more than 10% lot coverage. The Industrial use designation allows no more than 90% lot coverage with 60 feet building height limitation. Based on these standards, the maximum development potential of the site would currently allow approximately 812,829 square feet of development.



The City proposes to designate this parcel as High Density Residential (R-3) use (see Proposed FLUM). The R-3 designation allows 7-15 dwelling units per acre and could result in approximately 629 residential units. However, as stated earlier, the proposed amendment includes a new site specific policy limiting the number of units to 150 residential dwelling units.



It should be noted that the City recently approved a FLUM amendment for the property immediately adjacent to the subject property, south of Clifford Sims Drive, changing the designation of approximately 53 acres from R-3 to R-1 and reducing the maximum development potential on that site by approximately 530 units. Therefore, the net increase in residential dwelling units within this area of the North Port St Joe Community is approximately 99 units.

II. TEXT AMENDMENT

The R-3 designation allows 7-15 dwelling units per acre and could result in approximately 629 multi-family residential units. However, the City is proposing to limit the number of units allowed on the site to 150 to protect natural resources such as wetlands and vegetation and wildlife habitat on the subject parcel. Therefore, the City proposes to adopt the following text amendment to the Future Land Use Element:

“Policy 1.3.13: In addition to the density restrictions set forth for the High-Density Residential (R-3) future land use category within Policy 1.3.4, the following sub-area policies shall apply to the development of the Property subject to City of Port St Joe Ordinance No. 500:

(a) Development of the Property is limited to a maximum of one hundred and fifty (150) residential dwelling units.

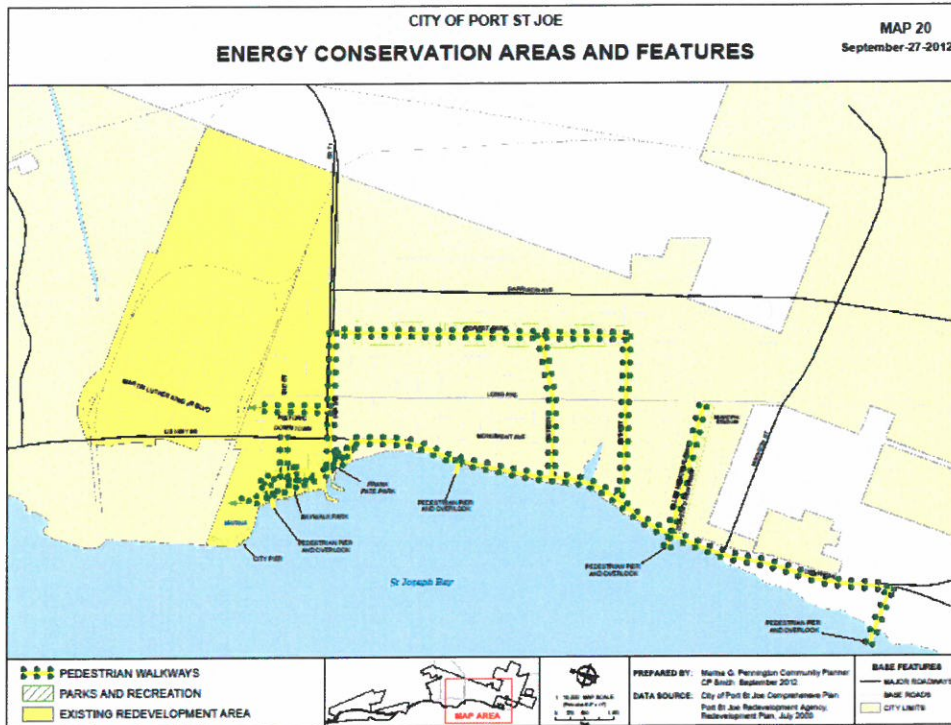
(b) The boundaries of wetlands on the eastern and western portion of the site shall be delineated, classified and protected consistent with Conservation Element Objective 1.7 and implementing policies of the City’s comprehensive plan and Section 4.11, Wetland protection provisions in the Land Development Code.

(c) Vegetation, wildlife and their habitat shall be protected consistent with Conservation Element Objective 1.4 and implementing policies of the City’s comprehensive plan and Section 4.09, Vegetation and Wildlife and their habitat provisions in the Land Development Code”.

III. DATA AND ANALYSIS

a. Location of Subject Property

As previously stated, the proposed amendment site is located in the northeast corner of the Existing Redevelopment Area which includes the North Port St Joe community. The proposed amendment is consistent with FLUE Objective 1.4 to discourage urban sprawl and promote redevelopment and renewal of blighted areas.



b. Site Information

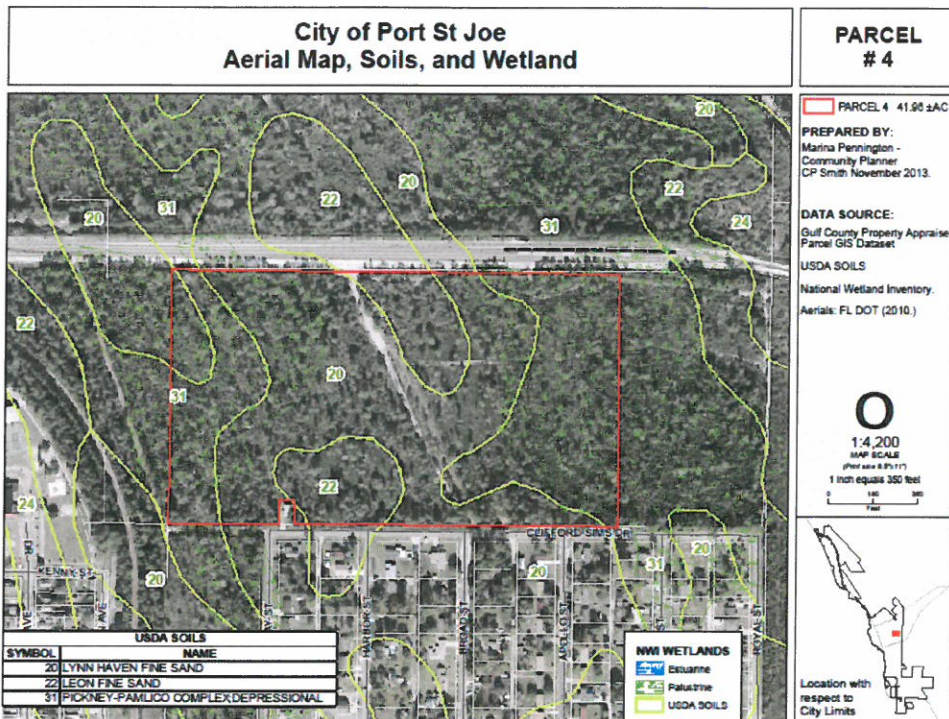
The site is surrounded by the following uses:

NORTH	Industrial
SOUTH	Residential uses
EAST	Vacant lands
WEST	Residential uses

The site is currently undeveloped. The proposed R-3 designation will support affordable housing and promote redevelopment of the North Port St Joe Community.

c. Site Suitability

The subject property is currently undeveloped as shown in the following aerial map.



Soils

As shown in the above map, the site contains Lynn Haven Fine Sand, Leon Fine Sand, and Pickney Pamlico Complex- Depresional. The USDA Soil Survey of Gulf County includes the following comments on the description of these types of soils:

Florida Lynn Haven fine sand - This soil is not suited to urban or recreational development. Wetness is a severe limitation.

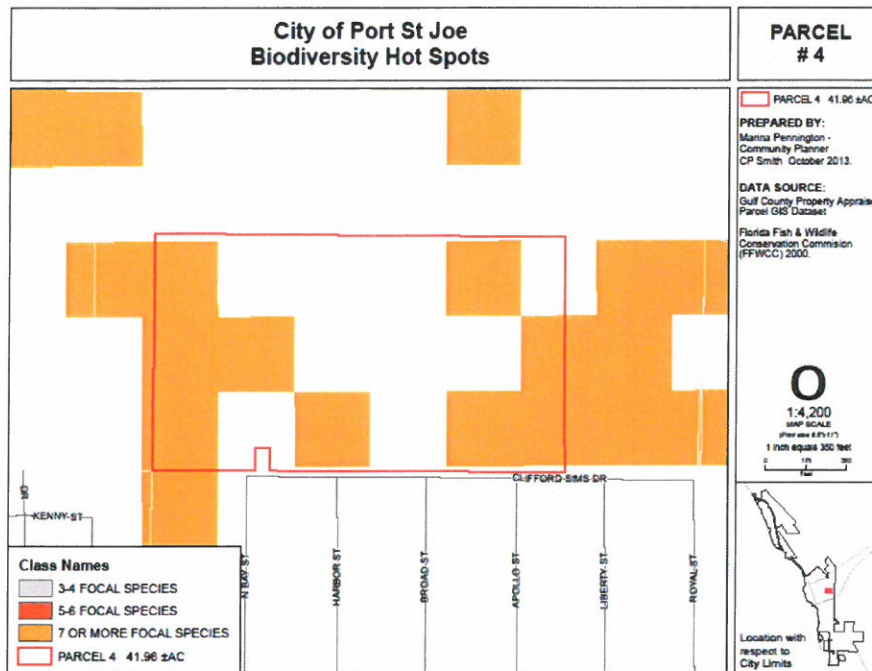
Leon fine sand - This soil is poorly suited to urban development. Wetness is a management concern. Septic tank absorption fields can be mounded to maintain the system above the seasonal high water table. Placement of suitable fill material can elevate building sites. If this soil is used as a site for recreational development, such as playgrounds, picnic areas, and paths or trails, placing suitable topsoil over the soil or resurfacing the sandy areas can minimize erosion and improve trafficability.

Pickney-Pamlico complex, depressional - These soils are not suited to cultivated crops, woodland, pasture, hay, or urban or recreational development. Ponding, wetness, and low bearing strength are severe limitations.

Wetlands

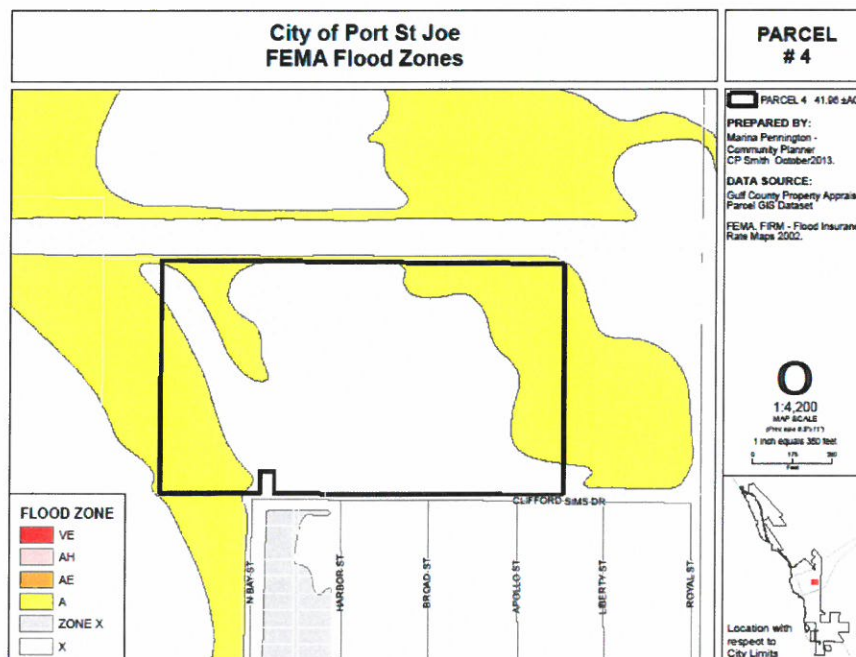
As shown in the previous map, the site contains a significant amount of wetlands in the eastern and western portion of the property. Wetlands shall be delineated and classified as part of the development review process and protected consistent with Objective 1.7 and implementing policies of the City's comprehensive plan and Section 4.11, Wetland protection provisions in the Land Development Code.

Vegetation and Wildlife



The proposed amendment site contains sites identified as Hot Spots with 7 or more Focal Species. Vegetation, wildlife and their habitat shall be protected consistent with the objectives and policies in the Comprehensive Plan and the requirements in the Land Development Code.

Flood Prone Areas



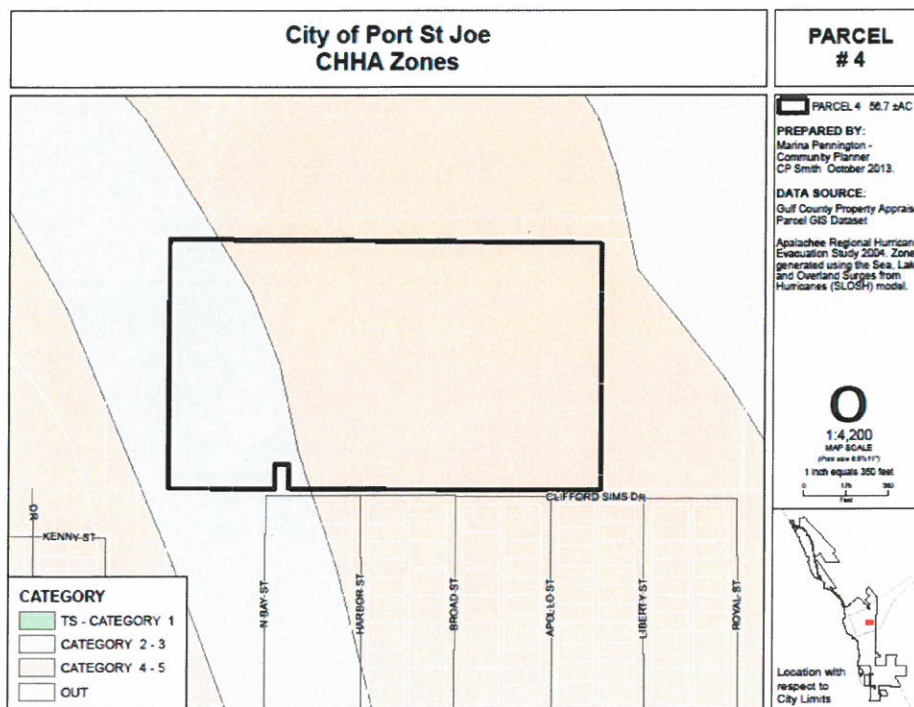
The subject property contains areas designated with the following Flood Zone Codes:

A - An area inundated by 1% annual chance (100-year) flooding, for which BFEs (base flood elevations) have NOT been determined, and in a special flood hazard area. These areas are located on the eastern and western portion of the site. Future development of the site shall be subject to floodplain protection requirements and general standards for flood hazard reduction as described in the City's land development regulations.

X - An area that is determined to be outside the 1% and 0.2% annual chance (100-year and 500-year) flooding, out of a special flood hazard area (X and ZONEX formerly known as C.)

d. Coastal High Hazard Area (CHHA)

As shown in the following map, the subject property is located outside the CHHA. Most of the site is located within the Category 4-5 hurricane evacuation zone; however, there are some areas located within category 2-3 hurricane evacuation zones.



e. Availability of Public Facilities

Potable Water Facilities

The subject property is located within the City of Port St Joe water service area and will be served by the City. The City has a new 6-MGD surface water treatment

facility which utilizes the Fresh Water Canal as its source of water. The new facility has been designed with adequate storage and pumping facilities to meet future demands of residents of the City and surrounding area.

The City's Comprehensive Plan states that the "residential potable water level of service standard for potable water facilities is equal to 130 gallons per capita, per day, and shall be used as the basis for determining the availability of facility capacity and the demand generated by a development".

The following table shows current and projected Water Supply Demand, Capacity and Surplus based on the permit and operation of the new surface water treatment facility:

	2009	2010	2020
Total Population Served	12,642	13,165	13,833
Demand per Capita (GPD)	114	130	130
Average Daily Demand (GPD)	1,443,751	1,711,395	1,798,290
Available Facility Capacity (GPD)	6,000,000	6,000,000	6,000,000
Facility Capacity Surplus (Deficit) *	4,556,249	4,288,605	4,201,710
Permitted Amount (GPD Annual Average)	3,147,000	3,147,000	3,147,000
Permitted Surplus (Deficit) **	1,703,249	1,603,305	1,348,710

Source: City of Port St Joe Water Plant Manager, April 2009.

* Calculated by subtracting Average Daily Demand from Available Facility Capacity

** Calculated by subtracting Average Daily Demand from Permitted Amount

As shown in this table, the City has sufficient capacity to provide central water services to its residents and nearby unincorporated communities through 2020.

Wastewater Treatment Facilities

The subject property will be served by the City central sewer system consistent with the adopted City comprehensive plan which states that the "residential level of service standard for sanitary sewer facilities is equal to 150 gallons per capita per day, and shall be used as the basis for determining the availability of facility capacity and the demand generated by a development".

The existing wastewater treatment facility has capacity to treat 1.25 MGD. Current flows are between 0.8 and 1.0 MGD. Therefore, the City has available capacity to serve the property.

Solid Waste Collection and Disposal Services

In regards to solid waste, the site will be served by the City. The City's Comprehensive Plan states that the "city-wide average solid waste level of service standard shall be 8 pounds per capita per day, and shall be used as the basis for determining the availability of facility capacity and the demand generated by a development".

The City has the responsibility for collection of solid waste and transportation of same to the Gulf County landfill site. This landfill is known as 5 Points Landfill which is a 16.2 acre site located 2 miles northeast of the City.

Stormwater Treatment Facilities

The City's Comprehensive Plan identifies the level of service for stormwater management standards shall be used "25-yr. frequency, 24-hr. duration storm event for those areas designated as residential, commercial, mixed commercial/residential, public, and industrial land use on the Future Land Use Map".

Future development of the property shall comply with the stormwater design and performance standards and stormwater retention and detention standards contained within section 62-25.025 and 62-25.035 Florida Administrative Code (F.A.C.)

f. Transportation

The majority of the site is currently designated as Open Space in the FLUM and would probably generate a very limited number of trips. It is estimated that the portion of the property currently designated as Industrial use would allow approximately 644,905 square feet of Industrial use and may generated the following number of trips:

Average Daily Trips: $644 \times 1.50 = 966$ trips
PM Peak Hour Trips: $644 \times 0.68 = 437$ trips

Category 120 (General Heavy Industrial) trip generation rates from the ITE Trip Generation Manual, 7th Volume, was applied

The proposed High Density Residential (R-3) FLUM designation would allow a maximum of 150 residential dwelling units on the property; the City estimates that there will be a mix of single family and multifamily dwelling units which may generate the following number of trips:

Average Daily Trips: $75 \text{ du} \times 9.57 = 717$ trips
PM Peak Hour Trips: $75 \text{ du} \times 1.01 = 75$ trips

Category 210 (Single Family Detached Housing) trip generation rates from the ITE Trip Generation Manual, 7th Volume, was applied.

Average Daily Trips: $75 \text{ du} \times 6.72 = 504 \text{ trips}$
PM Peak Hour Trips: $75 \text{ du} \times 0.62 = 46 \text{ trips}$

Category 220 (Apartments) trip generation rates from the ITE Trip Generation Manual, 7th Volume, was applied.

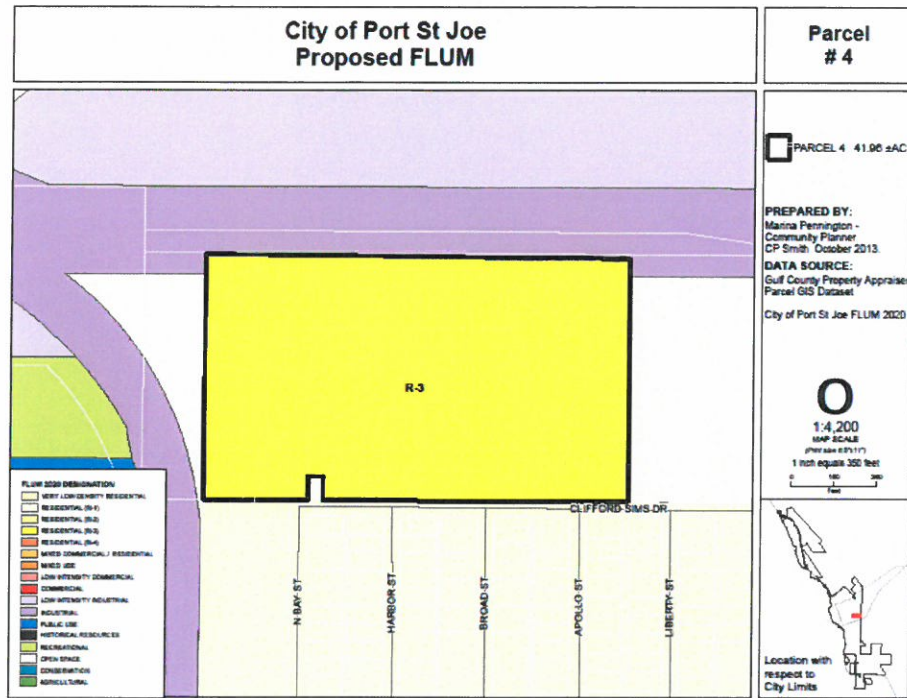
The proposed amendment would result in an increase of approximately 255 average daily trips and a decrease of approximately 316 pm peak hour trips. The proposed amendment will not adversely impact the adopted level of service (LOS) on transportation facilities in the City.

Exhibit A - Legal Description of Subject Property

Commence at the Southeast corner of Section 36, Township 7 South, Range 11 West, Gulf County, Florida and run thence North 89 degrees 43 minutes 28 seconds West, along the South boundary line of said Section 36 (also being the North right of way line of Clifford Sims Drive, 70 foot right of way) for a distance of 598.56 feet to the Point of Beginning; from said Point of Beginning continue North 89 degrees 43 minutes 28 seconds West, along said South boundary line and said North right of way line, a distance of 1279.72 feet; thence leaving said South boundary line and North right of way line run North 00 degrees 30 minutes 52 seconds East for a distance of 100.00 feet; thence North 89 degrees 43 minutes 28 seconds West, for a distance of 60.00 feet; thence South 00 degrees 30 minutes 52 seconds West for a distance of 100.00 feet to a point on the aforesaid South boundary line and North right of way line; thence North 89 degrees 43 minutes 28 seconds West, along said South boundary line and North right of way line, for a distance of 70.00 feet; thence leaving said North right of way line run North 89 degrees 41 minutes 20 seconds West along said South boundary line for a distance of 370.00 feet; thence leaving said South boundary line run North 00 degrees 30 minutes 52 seconds East, for a distance of 1034.12 feet to a point lying 80 feet South of the centerline of an existing Apalachicola Northern Railroad Company railroad track; thence South 89 degrees 32 minutes 36 seconds East along a line 80 feet South of and parallel with said track, for a distance of 1775.48 feet; thence leaving said line run South 00 degrees 16 minutes 46 seconds West, for a distance of 1028.74 feet to the POINT OF BEGINNING, containing 41.96 acres, more or less.

EXHIBIT "B"

Proposed Future Land Use Map Amendment Ordinance No. 500



The City proposes to adopt the following text amendment to the Future Land Use Element to limit the maximum development potential of the property:

"Policy 1.3.13: In addition to the density restrictions set forth for the High-Density Residential (R-3) future land use category within Policy 1.3.4, the following sub-area policies shall apply to the development of the Property subject to City of Port St Joe Ordinance No. 500:

(a) Development of the Property is limited to a maximum of one hundred and fifty (150) residential dwelling units.

(b) The boundaries of wetlands on the eastern and western portion of the site shall be delineated, classified and protected consistent with Conservation Element Objective 1.7 and implementing policies of the City's comprehensive plan and Section 4.11, Wetland protection provisions in the Land Development Code.

(c) Vegetation, wildlife and their habitat shall be protected consistent with Conservation Element Objective 1.4 and implementing policies of the City's comprehensive plan and Section 4.09, Vegetation and Wildlife and their habitat provisions in the Land Development Code".

ORDINANCE NO. 501

AN ORDINANCE OF THE CITY OF PORT ST. JOE, FLORIDA, AMENDING THE CAPITAL IMPROVEMENTS ELEMENT OF THE COMPREHENSIVE PLAN; AMENDING THE FIVE YEAR CAPITAL IMPROVEMENT PLAN; ADOPTING THE UPDATED SCHOOL DISTRICT FIVE YEAR WORK PLAN; PROVIDING FOR REPEAL OF ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH, PROVIDING FOR SEVERABILITY, AND PROVIDING FOR AN EFFECTIVE DATE.

BE IT ENACTED by the people of Port St. Joe, Florida.

1. The five year Capital Improvement Plan shown in Exhibit "A" is hereby amended as set forth in Exhibit "B".
2. The School District Five Year Work Plan as shown in Exhibit "C" is hereby amended as set forth in Exhibit "D".
3. All ordinances or parts of ordinances in conflict herewith are hereby repealed.
4. If any section, subsection, sentence, clause or provision of this ordinance is invalid, the remainder shall not be affected by such invalidity.
5. This ordinance shall become effective as provided by law.

DULY PASSED AND ADOPTED by the Board of City Commissioners of Port St. Joe, Florida, this ____ day of _____, 2013.

The City of Port St. Joe

Mel Magidson, Jr.
Mayor-Commissioner

ATTEST:

Charlotte M. Pierce
City Clerk

EXHIBIT "A" - PROPOSED FIVE-YEAR SCHEDULE OF CAPITAL IMPROVEMENTS

ID #	Project Name General Location	Project Description Yes/No Comp Plan Concurrency	Required to meet LOS	Funding					Project Funding Source
				FY 2012/2013	FY 2013/2014	FY 2014/2015	FY 2015/2016	FY 2016/2017	
1	Remainder Basin 10 gravity sewer rehabilitation Port St. Joe	Gravity Sewer Rehabilitation Yes, Sewer Pg 6 Objective 2.1	No					\$ 1,500,000	Anticipate CDBG Grant
2	Basin 9 gravity sewer rehabilitation Port St. Joe	Gravity Sewer Rehabilitation Yes, Sewer Pg 6 Objective 2.1	No					\$ 2,000,000	Anticipate CDBG Grant
3	Catch Basin 6 PH II Port St. Joe		No					\$ 2,000,000	Anticipate State Revolving Fund
4	1st Street Lift Station Port St. Joe		No					\$ 800,000	Anticipate State Revolving Fund
5	Lift Station Improvements Port St. Joe	Rehabilitate 7 existing lift stations throughout the city	No					\$ 750,000	Anticipate State Revolving Fund
6	Surface Water Discharge Line Port St. Joe	Plug parshall flume	No	\$ 4,600					City Budget
7	WWTF Power Improvements Port St. Joe	Upgrade power at plant to include Emergency Power capabilities to buildings	No		\$ 75,000				City Budget/Grant Opportunities
8	Solar Aeration for Lagoon Port St. Joe	Replace aging aerators in lagoon with solar power	No	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	City Budget/Grant Opportunities
Water				Sewer Total	\$ 125,000	\$ 50,000	\$ 50,000	\$ 7,100,000	
1	Water Distribution System Phase 1 Port St. Joe	Replace aging water pipes throughout city	Yes	\$ 2,400,000					State Revolving Fund
2	Water Distribution System Phase 2 Port St. Joe	Replace aging water pipes throughout city	Yes	\$ 3,000,000					State Revolving Fund
3	CDBG Water Improvements Port St. Joe	Replace aging water pipes throughout city	Yes	\$ 650,000					CDBG Grant
4	Water Distribution System Phase 3 Port St. Joe	Replace aging water pipes throughout city	No				\$ 3,000,000		State Revolving Fund
5	St. Joe Beach Distribution Improvements Beaches	Replace approx. 300 Fire Hydrants and various valves throughout St. Joe Beach and Beacon Hill	No					\$ 1,200,000	City Budget/Grant Opportunities
6	Chipola River Pump Station Wewahatcha	Rehabilitate the Chipola River Pump Station	No	\$ 106,000					NWFWMD
7	Booster Plant Generators White City & Highland View	Install Permanent mounted generators at the Highland View and White City booster stations	No					\$ 400,000	City Budget/Grant Opportunities
8	White City Booster Plant Improvements White City	Upgrade the fill line and Ground Storage Tank	No					\$ 1,000,000	City Budget/Grant Opportunities
9	Lighthouse Utilities Purchase Jones Homestead	Purchase and System Upgrades	No					\$ 5,000,000	City Budget/Grant Opportunities
10	Utility Location Port St. Joe	Re-route utilities under existing buildings between 1st Street & 4th Street	No					\$ 750,000	Grant Opportunities
11	Well Abandonment Old Primary Site	Fully abandon production well at old primary site	No			\$ 30,000			City Budget/Grant Opportunities
12	Well Abandonment SWTP	Abandon #4 production well	No				\$ 10,000		City Budget/Grant Opportunities
13	Booster Plant Improvements White City & Highland View	Add telemetry equipment at the White City and Highland View Booster Plants	No			\$ 50,000			City Budget
Water Total				\$ 6,156,000	\$ -	\$ 80,000	\$ 3,010,000	\$ 8,350,000	

EXHIBIT "A" - PROPOSED FIVE-YEAR SCHEDULE OF CAPITAL IMPROVEMENTS

ID	Project Name	Project Description	Required to meet LOS	FY 2012/2013 Funding	FY 2013/2014 Funding	FY 2014/2015 Funding	FY 2015/2016 Funding	FY 2016/2017 Funding	Project Funding Source
Drainage									
1	Stormwater Master Plan Update	Create a City wide Master stormwater plan including alleyways	No			\$ 50,000			City Budget/Grant Opportunities
2	Stormwater Improvements	Construct stormwater improvements throughout city	No					\$ 1,000,000	City Budget/Grant Opportunities
Drainage Total				\$ -	\$ -	\$ 50,000	\$ -	\$ 1,000,000	
Recreation									
1	Sports Complex	Construct sports facility	No					\$ 2,500,000	Grant Opportunities
2	Frank Pace Park Boat Ramp	Boat Ramp Improvements	No					\$ 750,000	Florida Boating Improvement Grant
3	George Core Park	Construct recreational improvements.	No					\$ 100,000	PSJRA/Grant Opportunities
4	Kayak Boat Launch	Build kayak launch area on bay front	No					\$ 75,000	Florida Boating Improvement Grant
5	Benny Roberts Park	Rehabilitate restrooms, baseball fields, and basketball court.	No					\$ 200,000	Grant Opportunities
6	Dog park	Build dog park for off leash	No					\$ 40,000	City Budget/Grant Opportunities
7	Centennial Building Improvements	Construct improvements to the Centennial Building	No					\$ 650,000	City Budget/Grant Opportunities
8	Community Garden		No					\$ 75,000	City Budget/Grant Opportunities
9	Lighthouse Relocation	Relocate existing lighthouse from the Cape to town	No	\$ 500,000					PSJRA/Grant Opportunities/Donations
Recreation Total				\$ 500,000	\$ -	\$ -	\$ -	\$ 4,390,000	
Transportation									
1	David B. Langston Drive Lights & Sidewalk	Construct lights and sidewalk along Langston Drive	No				\$ 75,000		PSJRA/City Budget/Grant Opportunities
2	City Signs		No				\$ 120,000		PSJRA/Grant Opportunities
3	City Roadway Improvements	Mill and resurface Reid Ave, MLD Blvd, Garrison Ave, Long Ave, & other streets as required	No					\$ 1,000,000	PSJRA/Grant Opportunities
4	Sidewalk Improvements	Rehabilitate aging sidewalks throughout the city	No					\$ 250,000	PSJRA/Grant Opportunities
5	MLK Sidewalk	Construct sidewalk along MLK between Ave A & D	No	\$ 200,000					PSJRA/USDA
6	Golf Cart Crossing	Construct Golf Cart crossing for HWY 71 and 98	No					\$ 10,000	PSJRA/Grant Opportunities
Transportation Total				\$ 200,000	\$ -	\$ -	\$ 195,000	\$ 1,260,000	

ID #	Project Name	Project Description	Required to meet LOS	FY 2013/2014 Funding	FY 2014/2015 Funding	FY 2015/2016 Funding	FY 2016/2017 Funding	FY 2017/2018 Funding	Project Funding Source
A Sewer									
1	Remainder Basin 10 gravity sewer rehabilitation Port St. Joe	Gravity Sewer Rehabilitation Yes, Sewer Pg 6 Objective 2.1	No					\$ 1,500,000	Anticipate CDBG Grant
2	Basin 9 gravity sewer rehabilitation Port St. Joe	Gravity Sewer Rehabilitation Yes, Sewer Pg 6 Objective 2.1	No					\$ 2,000,000	Anticipate CDBG Grant
3	Catch Basin 6 PH II Port St. Joe	No	No					\$ 2,000,000	Anticipate State Revolving Fund
4	1st Street Lift Station Port St. Joe	No	No					\$ 800,000	Anticipate State Revolving Fund
5	Lift Station Improvements Port St. Joe	Rehabilitate 7 existing lift stations throughout the city No	No					\$ 750,000	Anticipate State Revolving Fund
6	WWTF Power Improvements Port St. Joe	Upgrade power at plant to include Emergency Power capabilities to buildings No	No		\$ 75,000				City Budget/Grant Opportunities
7	Solar Aeration for Lagoon Port St. Joe	Replace aging aerators in lagoon with solar power No	No	\$ 83,628	\$ 83,628	\$ 83,628	\$ 83,628	\$ 83,628	City Budget/Grant Opportunities
8	WWTF Lagoon Improvements Port St. Joe	Rehabilitate sprayfield intake No	No			\$ 25,000			City Budget/Grant Opportunities
Sewer Total				\$ 83,628	\$ 158,628	\$ 108,628	\$ 83,628	\$ 7,133,628	
B Water									
1	Water Distribution System Phase II Port St. Joe	Replace aging water pipes throughout city Yes	Yes	\$ 3,000,000					State Revolving Fund
2	CDBG Water Improvements Phase I Port St. Joe	Replace aging water pipes throughout city Yes	Yes	\$ 650,000					CDBG Grant
3	CDBG Water Improvements Phase II Port St. Joe	Replace aging water pipes throughout city Yes	Yes	\$ 650,000					CDBG Grant
4	Water Distribution System Phase III Port St. Joe	Replace aging water pipes throughout city No	No				\$ 3,000,000		State Revolving Fund
5	St. Joe Beach Distribution Improvements Beaches	Replace approx. 300 Fire Hydrants and various valves throughout St. Joe Beach and Beacon Hill No	No				\$ 1,200,000		City Budget/Grant Opportunities
6	Chipola River Pump Station Wewahatcha	Rehabilitate the #2 Chipola River Pump No	No	\$ 195,000					NWFWMD
7	Surface Water Treatment Plant Improvements Port St. Joe	Construct improvements based on the water study results performed by CDM No	No		\$ 250,000				Grant Opportunities
8	Ground Storage Tank SWTP	Add aeration equipment to the ground storage tank No	No		\$ 100,000				Grant Opportunities
9	Booster Plant Generators White City & Highland View	Install Permanent mounted generators at the Highland View and White City booster stations No	No					\$ 400,000	City Budget/Grant Opportunities
10	White City Booster Plant Improvements White City	Upgrade the fill line and Ground Storage Tank No	No					\$ 1,000,000	City Budget/Grant Opportunities
11	Lighthouse Utilities Purchase Jones Homestead	Purchase and System Upgrades No	No					\$ 5,000,000	City Budget/Grant Opportunities
12	Utility Location Port St. Joe	Re-route utilities under existing buildings between 1st Street & 4th Street No	No					\$ 750,000	Grant Opportunities
13	Well Abandonment Old Primary Site	Fully abandon production well at old primary site No	No			\$ 30,000			City Budget/Grant Opportunities
14	Well Abandonment SWTP	Abandon #4 production well No	No				\$ 10,000		City Budget/Grant Opportunities
15	Booster Plant Improvements White City & Highland View	Add telemetry equipment at the White City and Highland View Booster Plants No	No			\$ 50,000			City Budget
Water Total				\$ 3,845,000	\$ 1,000,000	\$ 80,000	\$ 3,010,000	\$ 8,350,000	

ID	Project Name	Project Description	Required for	FY 2013/2014	FY 2014/2015	FY 2015/2016	FY 2016/2017	FY 2017/2018	Project Funding Source
#	General Location	Year/No Comp Plan Concurrency	meets LOS	Funding	Funding	Funding	Funding	Funding	
C Drainage									
1	Stormwater Master Plan Update	Create a City wide Master stormwater plan including alleyways	No			\$ 50,000			City Budget/Grant Opportunities
2	Stormwater Improvements	Construct stormwater improvements throughout city	No					\$1,000,000	City Budget/Grant Opportunities
3	Battles Street Outfall	Construct stormwater facility at north end of Battles St. and improve the upstream collection system	No			\$ 450,000			NWF/WMD
4	Forest Park Stormwater Improvements	Construct stormwater facility in Forest Park and replace the stormwater pipe under 10th St. Ballfields	No			\$ 790,000			NWF/WMD
D Recreation									
Drainage Total				\$ -	\$ -	\$ 50,000	\$ 1,240,000	\$ 1,000,000	
1	Sports Complex	Construct sports facility	No					\$ 2,500,000	Grant Opportunities
2	Frank Pate Park Boat Ramp	Boat Ramp Improvements	No					\$ 750,000	Florida Boating Improvement Grant
3	George Core Park	Construct recreational improvements.	No					\$ 100,000	Other Grant Opportunities
4	Kayak Boat Launch	Build kayak launch area on bay front	No					\$ 75,000	Florida Boating Improvement Grant
5	Benny Roberts Park	Rehabilitate restrooms, baseball fields, and basketball court.	No					\$ 200,000	FRDAP & Other Grant Opportunities
6	Dog park	Build dog park for off leash	No					\$ 40,000	City Budget/Grant Opportunities
7	Centennial Building Improvements	Construct improvements to the Centennial Building	No					\$ 650,000	City Budget/Grant Opportunities
8	Community Garden		No					\$ 75,000	City Budget/Grant Opportunities
9	Lighthouse Relocation	Relocate existing lighthouse from the Cape to town	No		\$ 500,000				PSJRA/Grant Opportunities/Donations
10	Washington High School Complex	Rehabilitate dugouts, bleachers, infield, restrooms, picnic facilities, and playground	No					\$ 50,000	FRDAP & Other Grant Opportunities
Recreation Total				\$ 500,000	\$ -	\$ -	\$ -	\$ 4,440,000	
E Transportation									
1	David B. Langston Drive Lights & Sidewalk	Construct lights and sidewalk along Langston Drive	No					\$ 70,000	PSJRA/City Budget/Grant Opportunities
2	City Signs		No				\$ 120,000		PSJRA/Grant Opportunities
3	City Roadway Improvements	Mill and resurface Reid Ave, MLD Blvd, Garrison Ave, Long Ave, & other streets as required	No					\$ 1,000,000	PSJRA/Grant Opportunities
4	Sidewalk Improvements	Rehabilitate aging sidewalks throughout the city	No					\$ 250,000	PSJRA/Grant Opportunities
5	MLK Sidewalk	Construct sidewalk along MLK between Ave A & D	No			\$ 200,000			PSJRA/USDA
6	HWY 71 Golf Cart Crossing	Construct Golf Cart crossing for HWY 71	No		\$ 5,000				City Budget/Grant Opportunities
7	HWY 98 Golf Cart Crossing	Construct Golf Cart crossing for HWY 98	No					\$ 7,500	PSJRA/Grant Opportunities
Transportation Total				\$ 205,000	\$ -	\$ -	\$ 120,000	\$ 1,377,500	

INTRODUCTION

The 5-Year District Facilities Work Program is a very important document. The Department of Education, Legislature, Governor's Office, Division of Community Planning (growth management), local governments, and others use the work program information for various needs including funding, planning, and as the authoritative source for school facilities related information.

The district's facilities work program must be a complete, balanced capital outlay plan that is financially feasible. The first year of the work program is the district's capital outlay budget. To determine if the work program is balanced and financially feasible, the "Net Available Revenue" minus the "Funded Projects Costs" should sum to zero for "Remaining Funds".

If the "Remaining Funds" balance is zero, then the plan is both balanced and financially feasible.

If the "Remaining Funds" balance is negative, then the plan is neither balanced nor feasible.

If the "Remaining Funds" balance is greater than zero, the plan may be feasible, but it is not balanced.

Summary of revenue/expenditures available for new construction and remodeling projects only.

	2012 - 2013	2013 - 2014	2014 - 2015	2015 - 2016	2016 - 2017	Five Year Total
Total Revenues	\$1,045,961	(\$924,296)	(\$818,226)	(\$582,191)	\$10,069	(\$1,268,683)
Total Project Costs	\$1,045,938	\$0	\$0	\$0	\$0	\$1,045,938
Difference (Remaining Funds)	\$23	(\$924,296)	(\$818,226)	(\$582,191)	\$10,069	(\$2,314,621)

District

GULF COUNTY SCHOOL DISTRICT

Fiscal Year Range**CERTIFICATION**

By submitting this electronic document, we certify that all information provided in this 5-year district facilities work program is accurate, all capital outlay resources are fully reported, and the expenditures planned represent a complete and balanced capital outlay plan for the district. The district Superintendent of Schools, Chief Financial Officer, and the School Board have approved the information contained in this 5-year district facilities work program; they certify to the Department of Education, Office of Educational Facilities, that the information contained herein is correct and accurate; they also certify that the plan has been developed in coordination with the general purpose local governments as required by §1013.35(2) F.S. We understand that any information contained in this 5-year district facilities work program is subject to audit by the Auditor General of the State of Florida.

Date of School Board Adoption	11/8/2012
Work Plan Submittal Date	10/4/2012
DISTRICT SUPERINTENDENT	Jim Norton
CHIEF FINANCIAL OFFICER	Sissy Worley
DISTRICT POINT-OF-CONTACT PERSON	Duane McFarland
JOB TITLE	Assistant Superintendent
PHONE NUMBER	850-229-8256
E-MAIL ADDRESS	dmcfarland@gulf.k12.fl.us

Expenditures

Expenditure for Maintenance, Repair and Renovation from 1.50-Mills and PECO

Annually, prior to the adoption of the district school budget, each school board must prepare a tentative district facilities work program that includes a schedule of major repair and renovation projects necessary to maintain the educational and ancillary facilities of the district.

Item	2012 - 2013 Actual Budget	2013 - 2014 Projected	2014 - 2015 Projected	2015 - 2016 Projected	2016 - 2017 Projected	Total
HVAC	\$40,000	\$40,000	\$40,000	\$40,000	\$40,000	\$200,000
Locations:	DISTRICT ADMINISTRATIVE OFFICES, GULF ADULT SCHOOL, PORT SAINT JOE ELEMENTARY, PORT SAINT JOE JUNIOR SENIOR HIGH, WEWAHITCHKA ELEMENTARY, WEWAHITCHKA JUNIOR SENIOR HIGH					
Flooring	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$250,000
Locations:	DISTRICT ADMINISTRATIVE OFFICES, GULF ADULT SCHOOL, PORT SAINT JOE ELEMENTARY, PORT SAINT JOE JUNIOR SENIOR HIGH, WEWAHITCHKA ELEMENTARY					
Roofing	\$75,230	\$0	\$0	\$0	\$0	\$75,230
Locations:	DISTRICT ADMINISTRATIVE OFFICES, GULF ADULT SCHOOL, PORT SAINT JOE ELEMENTARY, PORT SAINT JOE JUNIOR SENIOR HIGH, WEWAHITCHKA ELEMENTARY, WEWAHITCHKA JUNIOR SENIOR HIGH					
Safety to Life	\$0	\$0	\$0	\$0	\$0	\$0
Locations:	No Locations for this expenditure.					
Fencing	\$0	\$0	\$0	\$0	\$0	\$0
Locations:	No Locations for this expenditure.					
Parking	\$58,000	\$0	\$0	\$0	\$0	\$58,000
Locations:	PORT SAINT JOE ELEMENTARY					
Electrical	\$0	\$0	\$0	\$0	\$0	\$0
Locations:	No Locations for this expenditure.					
Fire Alarm	\$0	\$0	\$0	\$0	\$0	\$0
Locations:	No Locations for this expenditure.					
Telephone/Intercom System	\$0	\$0	\$0	\$0	\$0	\$0
Locations:	No Locations for this expenditure.					
Closed Circuit Television	\$0	\$0	\$0	\$0	\$0	\$0
Locations:	No Locations for this expenditure.					
Paint	\$0	\$0	\$0	\$0	\$0	\$0
Locations:	No Locations for this expenditure.					
Maintenance/Repair	\$59,643	\$60,000	\$60,000	\$60,000	\$70,000	\$309,643
Locations:	DISTRICT ADMINISTRATIVE OFFICES, GULF ADULT SCHOOL, PORT SAINT JOE ELEMENTARY, PORT SAINT JOE JUNIOR SENIOR HIGH, WEWAHITCHKA ELEMENTARY, WEWAHITCHKA JUNIOR SENIOR HIGH					
Sub Total:	\$282,873	\$150,000	\$150,000	\$150,000	\$160,000	\$892,873

PECO Maintenance Expenditures	\$0	\$0	\$119,259	\$139,797	\$154,365	\$413,421
-------------------------------	-----	-----	-----------	-----------	-----------	-----------

1.50 Mill Sub Total:	\$1,301,871	\$300,000	\$180,741	\$160,203	\$5,635	\$1,948,450
----------------------	-------------	-----------	-----------	-----------	---------	-------------

Other Items	2012 - 2013 Actual/Budget	2013 - 2014 Projected	2014 - 2015 Projected	2015 - 2016 Projected	2016 - 2017 Projected	Total
Renovate lunchroom	\$518,608	\$0	\$0	\$0	\$0	\$518,608
Locations	PORT SAINT JOE ELEMENTARY					
technology	\$75,000	\$150,000	\$150,000	\$150,000	\$0	\$525,000
Locations	DISTRICT ADMINISTRATIVE OFFICES, GULF ADULT SCHOOL, PORT SAINT JOE ELEMENTARY, PORT SAINT JOE JUNIOR SENIOR HIGH, WEWAHITCHKA ELEMENTARY, WEWAHITCHKA JUNIOR SENIOR HIGH					
PE Classrooms	\$425,390	\$0	\$0	\$0	\$0	\$425,390
Locations	PORT SAINT JOE JUNIOR SENIOR HIGH					
Total:	\$1,301,871	\$300,000	\$300,000	\$300,000	\$160,000	\$2,361,871

Local 1.50 Mill Expenditure For Maintenance, Repair and Renovation

Anticipated expenditures expected from local funding sources over the years covered by the current work plan.

Item	2012 - 2013 Actual/Budget	2013 - 2014 Projected	2014 - 2015 Projected	2015 - 2016 Projected	2016 - 2017 Projected	Total
Remaining Maint and Repair from 1.5 Mills	\$1,301,871	\$300,000	\$180,741	\$160,203	\$5,635	\$1,948,450
Maintenance/Repair Salaries	\$0	\$0	\$0	\$0	\$0	\$0
School Bus Purchases	\$0	\$200,000	\$220,000	\$0	\$0	\$420,000
Other Vehicle Purchases	\$0	\$0	\$0	\$0	\$0	\$0
Capital Outlay Equipment	\$75,000	\$250,000	\$250,000	\$250,000	\$0	\$825,000
Rent/Lease Payments	\$0	\$0	\$0	\$0	\$0	\$0
COP Debt Service	\$0	\$0	\$0	\$0	\$0	\$0
Rent/Lease Relocatables	\$0	\$0	\$0	\$0	\$0	\$0
Environmental Problems	\$0	\$0	\$0	\$0	\$0	\$0
s.1011.14 Debt Service	\$0	\$0	\$0	\$0	\$0	\$0
Special Facilities Construction Account	\$0	\$0	\$0	\$0	\$0	\$0
Premiums for Property Casualty Insurance - 1011.71 (4a,b)	\$190,000	\$190,000	\$190,000	\$190,000	\$0	\$760,000
Qualified School Construction Bonds (QSCB)	\$0	\$0	\$0	\$0	\$0	\$0
Qualified Zone Academy Bonds (QZAB)	\$0	\$0	\$0	\$0	\$0	\$0
Covered Play	\$10,432	\$0	\$0	\$0	\$0	\$10,432
Local Expenditure Totals:	\$1,577,303	\$940,000	\$840,741	\$600,203	\$5,635	\$3,963,882

Revenue

1.50 Mill Revenue Source

Schedule of Estimated Capital Outlay Revenue from each currently approved source which is estimated to be available for expenditures on the projects included in the tentative district facilities work program. All amounts are NET after considering carryover balances, interest earned, new COP's, 1011.14 and 1011.15 loans, etc. Districts cannot use 1.5-Mill funds for salaries except for those explicitly associated with maintenance/repair projects. (1011.71 (5), F.S.)

Item	Fund	2012 - 2013 Actual Value	2013 - 2014 Projected	2014 - 2015 Projected	2015 - 2016 Projected	2016 - 2017 Projected	Total
(1) Non-exempt property assessed valuation		\$1,406,159,594	\$1,493,258,904	\$1,533,674,256	\$1,578,852,254	\$1,638,945,615	\$7,650,890,623
(2) The Millage projected for discretionary capital outlay per s.1011.71		0.40	0.00	0.00	0.00	0.00	
(3) Full value of the 1.50-Mill discretionary capital outlay per s.1011.71		\$2,362,348	\$2,508,675	\$2,576,573	\$2,652,472	\$2,753,429	\$12,853,497
(4) Value of the portion of the 1.50 -Mill ACTUALLY levied	370	\$539,965	\$0	\$0	\$0	\$0	\$539,965
(5) Difference of lines (3) and (4)		\$1,822,383	\$2,508,675	\$2,576,573	\$2,652,472	\$2,753,429	\$12,313,532

PECO Revenue Source

The figure in the row designated "PECO Maintenance" will be subtracted from funds available for new construction because PECO maintenance dollars cannot be used for new construction.

Item	Fund	2012 - 2013 Actual Budget	2013 - 2014 Projected	2014 - 2015 Projected	2015 - 2016 Projected	2016 - 2017 Projected	Total
PECO New Construction	340	\$0	\$0	\$6,811	\$2,308	\$0	\$9,119
PECO Maintenance Expenditures		\$0	\$0	\$119,259	\$139,797	\$154,365	\$413,421
		\$0	\$0	\$126,070	\$142,105	\$154,365	\$422,540

CO & DS Revenue Source

Revenue from Capital Outlay and Debt Service funds.

Item	Fund	2012 - 2013 Actual Budget	2013 - 2014 Projected	2014 - 2015 Projected	2015 - 2016 Projected	2016 - 2017 Projected	Total
CO & DS Cash Flow-through Distributed	360	\$14,917	\$14,917	\$14,917	\$14,917	\$14,917	\$74,585
CO & DS Interest on Undistributed CO	360	\$787	\$787	\$787	\$787	\$787	\$3,935
		\$15,704	\$15,704	\$15,704	\$15,704	\$15,704	\$78,520

Fair Share Revenue Source

All legally binding commitments for proportionate fair-share mitigation for impacts on public school facilities must be included in the 5-year district work program.

Nothing reported for this section.

Sales Surtax Referendum

Specific Information about any referendum for a 1-cent or ½-cent surtax referendum during the previous year.

Did the school district hold a surtax referendum during the past fiscal year 2011 - 2012?

No

Additional Revenue Source

Any additional revenue sources

Item	2012 - 2013 Actual Value	2013 - 2014 Projected	2014 - 2015 Projected	2015 - 2016 Projected	2016 - 2017 Projected	Total
Proceeds from a s.1011.14/15 F.S. Loans	\$0	\$0	\$0	\$0	\$0	\$0
District Bonds - Voted local bond referendum proceeds per s.9, Art VII State Constitution	\$0	\$0	\$0	\$0	\$0	\$0
Proceeds from Special Act Bonds	\$0	\$0	\$0	\$0	\$0	\$0
Estimated Revenue from CO & DS Bond Sale	\$0	\$0	\$0	\$0	\$0	\$0
Proceeds from Voted Capital Improvements millage	\$0	\$0	\$0	\$0	\$0	\$0
Other Revenue for Other Capital Projects	\$0	\$0	\$0	\$0	\$0	\$0
Proceeds from 1/2 cent sales surtax authorized by school board	\$0	\$0	\$0	\$0	\$0	\$0
Proceeds from local governmental infrastructure sales surtax	\$0	\$0	\$0	\$0	\$0	\$0
Proceeds from Certificates of Participation (COP's) Sale	\$0	\$0	\$0	\$0	\$0	\$0
Classrooms First Bond proceeds amount authorized in FY 1997-98	\$0	\$0	\$0	\$0	\$0	\$0
Classrooms for Kids	\$0	\$0	\$0	\$0	\$0	\$0
District Equity Recognition	\$0	\$0	\$0	\$0	\$0	\$0
Federal Grants	\$0	\$0	\$0	\$0	\$0	\$0
Proportionate share mitigation (actual cash revenue only, not in kind donations)	\$0	\$0	\$0	\$0	\$0	\$0
Impact fees received	\$0	\$0	\$0	\$0	\$0	\$0
Private donations	\$0	\$0	\$0	\$0	\$0	\$0
Grants from local governments or not-for-profit organizations	\$0	\$0	\$0	\$0	\$0	\$0
Interest, Including Profit On Investment	\$0	\$0	\$0	\$0	\$0	\$0
Revenue from Bonds pledging proceeds from 1 cent or 1/2 cent Sales Surtax	\$0	\$0	\$0	\$0	\$0	\$0
Total Fund Balance Carried Forward	\$2,067,595	\$0	\$0	\$0	\$0	\$2,067,595
General Capital Outlay Obligated Fund Balance Carried Forward From Total Fund Balance Carried Forward	\$0	\$0	\$0	\$0	\$0	\$0
Special Facilities Construction Account	\$0	\$0	\$0	\$0	\$0	\$0
One Cent - 1/2 Cent Sales Surtax Debt Service From Total Fund Balance Carried Forward	\$0	\$0	\$0	\$0	\$0	\$0

Capital Outlay Projects Funds Balance Carried Forward From Total Fund Balance Carried Forward	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal	\$2,067,595	\$0	\$0	\$0	\$0	\$2,067,595

Total Revenue Summary

Item Name	2012 - 2013 Budget	2013 - 2014 Projected	2014 - 2015 Projected	2015 - 2016 Projected	2016 - 2017 Projected	Five Year Total
Local 1.5 Mill Discretionary Capital Outlay Revenue	\$539,965	\$0	\$0	\$0	\$0	\$539,965
PECO and 1.5 Mill Maint and Other 1.5 Mill Expenditures	(\$1,577,303)	(\$940,000)	(\$840,741)	(\$600,203)	(\$5,635)	(\$3,963,882)
PECO Maintenance Revenue	\$0	\$0	\$119,259	\$139,797	\$154,365	\$413,421
Available 1.50 Mill for New Construction	(\$1,037,338)	(\$940,000)	(\$840,741)	(\$600,203)	(\$5,635)	(\$3,423,917)

Item Name	2012 - 2013 Budget	2013 - 2014 Projected	2014 - 2015 Projected	2015 - 2016 Projected	2016 - 2017 Projected	Five Year Total
CO & DS Revenue	\$15,704	\$15,704	\$15,704	\$15,704	\$15,704	\$78,520
PECO New Construction Revenue	\$0	\$0	\$6,811	\$2,308	\$0	\$9,119
Other/Additional Revenue	\$2,067,595	\$0	\$0	\$0	\$0	\$2,067,595
Total Additional Revenue	\$2,083,299	\$15,704	\$22,515	\$18,012	\$15,704	\$2,155,234
Total Available Revenue	\$1,045,961	(\$924,296)	(\$818,226)	(\$582,191)	\$10,069	(\$1,268,683)

Project Schedules

Capacity Project Schedules

A schedule of capital outlay projects necessary to ensure the availability of satisfactory classrooms for the projected student enrollment in K-12 programs.

Nothing reported for this section.

Planned Cost:						
Student Stations:						
Total Classrooms:						
Gross Sq Ft:						

Other Project Schedules

Major renovations, remodeling, and additions of capital outlay projects that do not add capacity to schools.

Project Description	Location	2012 - 2013 Actual Budget	2013 - 2014 Projected	2014 - 2015 Projected	2015 - 2016 Projected	2016 - 2017 Projected	Total	Funded
covered outdoor p.e. facility	WEWAHITCHKA ELEMENTARY	\$10,431	\$0	\$0	\$0	\$0	\$10,431	Yes
Remodel Lunchroom	PORT SAINT JOE ELEMENTARY	\$518,608	\$0	\$0	\$0	\$0	\$518,608	Yes
new roof at Wewa Elementary	WEWAHITCHKA ELEMENTARY	\$181,509	\$0	\$0	\$0	\$0	\$181,509	Yes
Remodel dressing area/PE classrooms	PORT SAINT JOE JUNIOR SENIOR HIGH	\$335,390	\$0	\$0	\$0	\$0	\$335,390	Yes
Roof cleaning	PORT SAINT JOE JUNIOR SENIOR HIGH	\$0	\$0	\$0	\$0	\$0	\$0	No
Project description not specified	Location not specified	\$0	\$0	\$0	\$0	\$0	\$0	No
Project description not specified	Location not specified	\$0	\$0	\$0	\$0	\$0	\$0	No
Project description not specified	Location not specified	\$0	\$0	\$0	\$0	\$0	\$0	No
Project description not specified	Location not specified	\$0	\$0	\$0	\$0	\$0	\$0	No
Project description not specified	Location not specified	\$0	\$0	\$0	\$0	\$0	\$0	No
		\$1,045,938	\$0	\$0	\$0	\$0	\$1,045,938	

Additional Project Schedules

Any projects that are not identified in the last approved educational plant survey.

Project Description	Location	Num Classroom s	2012 - 2013 Actual Budget	2013 - 2014 Projected	2014 - 2015 Projected	2015 - 2016 Projected	2016 - 2017 Projected	Total	Funded
Project description not specified	Location not specified		\$0	\$0	\$0	\$0	\$0	\$0	No
			\$0	\$0	\$0	\$0	\$0	\$0	

Non Funded Growth Management Project Schedules

Schedule indicating which projects, due to planned development, that CANNOT be funded from current revenues projected over the next five years.

Nothing reported for this section.

Tracking

Capacity Tracking

Location	2012 - 2013 Sals. Stu. Sta.	Actual 2012 - 2013 FISH Capacity	Actual 2011 - 2012 COFTE	# Class Rooms	Actual Average 2012 - 2013 Class Size	Actual 2012 - 2013 Utilization	New Stu. Capacity	New Rooms to be Added/Removed	Projected 2016 - 2017 COFTE	Projected 2016 - 2017 Utilization	Projected 2016 - 2017 Class Size
WEWAHITCHKA ELEMENTARY	567	567	445	30	15	78.00 %	0	0	0	0.00 %	0
PORT SAINT JOE ELEMENTARY	760	760	557	37	15	73.00 %	0	0	0	0.00 %	0
PORT SAINT JOE JUNIOR SENIOR HIGH	1,108	997	493	47	10	49.00 %	0	0	0	0.00 %	0
HIGHLAND VIEW ELEMENTARY	0	0	0	0	0	0.00 %	0	0	0	0.00 %	0
WEWAHITCHKA JUNIOR SENIOR HIGH	786	707	384	35	11	54.00 %	0	0	0	0.00 %	0
GULF ADULT SCHOOL	72	108	1	3	0	1.00 %	0	0	0	0.00 %	0
	3,293	3,139	1,880	152	12	59.88 %	0	0	0	0.00 %	0

The COFTE Projected Total (0) for 2016 - 2017 must match the Official Forecasted COFTE Total (1,869) for 2016 - 2017 before this section can be completed. In the event that the COFTE Projected Total does not match the Official forecasted COFTE, then the Balanced Projected COFTE Table should be used to balance COFTE.

Projected COFTE for 2016 - 2017	
Elementary (PK-3)	577
Middle (4-8)	754
High (9-12)	537
	1,869

Grade Level Type	Balanced/Projected COFTE for 2016 - 2017
Elementary (PK-3)	577
Middle (4-8)	754
High (9-12)	537
	1,868

Relocatable Replacement

Number of relocatable classrooms clearly identified and scheduled for replacement in the school board adopted financially feasible 5-year district work program.

Location	2012 - 2013	2013 - 2014	2014 - 2015	2015 - 2016	2016 - 2017	Year 5 Total
Total Relocatable Replacements:	0	0	0	0	0	0

Charter Schools Tracking

Information regarding the use of charter schools.

Nothing reported for this section.

Special Purpose Classrooms Tracking

The number of classrooms that will be used for certain special purposes in the current year, by facility and type of classroom, that the district will, 1), not use for educational purposes, and 2), the co-teaching classrooms that are not open plan classrooms and will be used for educational purposes.

School	School Type	# of Elementary K-3 Classrooms	# of Middle 4-8 Classrooms	# of High 9-12 Classrooms	# of ESE Classrooms	# of Combo Classrooms	Total Classrooms
PORT SAINT JOE ELEMENTARY	Educational	0	2	0	0	0	2
PORT SAINT JOE JUNIOR SENIOR HIGH	Educational	0	0	2	0	0	2
WEWAHITCHKA JUNIOR SENIOR HIGH	Educational	0	0	2	0	0	2
Total Educational Classrooms:		0	2	4	0	0	6

School	School Type	# of Elementary K-3 Classrooms	# of Middle 4-8 Classrooms	# of High 9-12 Classrooms	# of ESE Classrooms	# of Combo Classrooms	Total Classrooms
PORT SAINT JOE ELEMENTARY	Co-Teaching	0	2	0	0	0	2
PORT SAINT JOE JUNIOR SENIOR HIGH	Co-Teaching	0	0	2	0	0	2
WEWAHITCHKA JUNIOR SENIOR HIGH	Co-Teaching	0	0	2	0	0	2
Total Co-Teaching Classrooms:		0	2	4	0	0	6

Infrastructure Tracking

Necessary offsite infrastructure requirements resulting from expansions or new schools. This section should include infrastructure information related to capacity project schedules and other project schedules (Section 4).

Not Specified

Proposed location of planned facilities, whether those locations are consistent with the comprehensive plans of all affected local governments, and recommendations for infrastructure and other improvements to land adjacent to existing facilities. Provisions of 1013.33(12), (13) and (14) and 1013.36 must be addressed for new facilities planned within the 1st three years of the plan (Section 5).

Not Specified

Consistent with Comp Plan? No

Net New Classrooms

The number of classrooms, by grade level and type of construction, that were added during the last fiscal year.

List the net new classrooms added in the 2011 - 2012 fiscal year.					List the net new classrooms to be added in the 2012 - 2013 fiscal year.			
"Classrooms" is defined as capacity carrying classrooms that are added to increase capacity to enable the district to meet the Class Size Amendment.					Totals for fiscal year 2012 - 2013 should match totals in Section 15A.			
Location	2011 - 2012 # Permanent	2011 - 2012 # Modular	2011 - 2012 # Relocatable	2011 - 2012 Total	2012 - 2013 # Permanent	2012 - 2013 # Modular	2012 - 2013 # Relocatable	2012 - 2013 Total
Elementary (PK-3)	0	0	0	0	0	0	0	0
Middle (4-8)	0	0	0	0	0	0	0	0
High (9-12)	0	0	0	0	0	0	0	0
	0	0	0	0	0	0	0	0

Relocatable Student Stations

Number of students that will be educated in relocatable units, by school, in the current year, and the projected number of students for each of the years in the workplan.

Site	2012 - 2013	2013 - 2014	2014 - 2015	2015 - 2016	2016 - 2017	5 Year Average
WEWAHITCHKA ELEMENTARY	25	18	18	0	0	12
PORT SAINT JOE ELEMENTARY	0	0	0	0	0	0
PORT SAINT JOE JUNIOR SENIOR HIGH	0	126	126	0	0	50
HIGHLAND VIEW ELEMENTARY	0	0	0	0	0	0
WEWAHITCHKA JUNIOR SENIOR HIGH	0	158	158	0	0	63
GULF ADULT SCHOOL	0	0	0	0	0	0

Totals for GULF COUNTY SCHOOL DISTRICT						
Total students in relocatables by year.	25	302	302	0	0	126
Total number of COFTE students projected by year.	1,822	1,842	1,860	1,867	1,869	1,852
Percent in relocatables by year.	1 %	16 %	16 %	0 %	0 %	7 %

Leased Facilities Tracking

Existing leased facilities and plans for the acquisition of leased facilities, including the number of classrooms and student stations, as reported in the educational plant survey, that are planned in that location at the end of the five year workplan.

Location	# of Leased Classrooms 2012 - 2013	FISH Student Stations	Owner	# of Leased Classrooms 2016 - 2017	FISH Student Stations
WEWAHITCHKA ELEMENTARY	1	25		0	0
PORT SAINT JOE ELEMENTARY	0	0		0	0
PORT SAINT JOE JUNIOR SENIOR HIGH	0	0		0	0
HIGHLAND VIEW ELEMENTARY	0	0		0	0
WEWAHITCHKA JUNIOR SENIOR HIGH	0	0		0	0

GULF ADULT SCHOOL	0	0		0	0
	1	25		0	0

Failed Standard Relocatable Tracking

Relocatable units currently reported by school, from FISH, and the number of relocatable units identified as 'Failed Standards'.

Nothing reported for this section.

Planning**Class Size Reduction Planning**

Plans approved by the school board that reduce the need for permanent student stations such as acceptable school capacity levels, redistricting, busing, year-round schools, charter schools, magnet schools, public-private partnerships, multitrack scheduling, grade level organization, block scheduling, or other alternatives.

Other than hiring new teachers there is space available to meet the requirements for class size reduction. There could possibly be a need for three new classrooms at Port

St. Joe Elementary School. However, projected COFTE numbers are predicted to drop in the next five years reducing the need for new classrooms.

School Closure Planning

Plans for the closure of any school, including plans for disposition of the facility or usage of facility space, and anticipated revenues.

No schools will be closed in Gulf County

Five Year Survey - Ten Year Capacity

GULF COUNTY SCHOOL DISTRICT

10/8/2012

Schedule of capital outlay projects projected to ensure the availability of satisfactory student stations for the projected student enrollment in K - 12 programs for the future 5 years beyond the 5-year district facilities work program.

No items meet the criteria.

Five Year Survey - Ten Year Infrastructure

GULF COUNTY SCHOOL DISTRICT

10/8/2012

Proposed Location of Planned New, Remodeled, or New Additions to Facilities in 6 thru 10 out years (Section 28).

No items meet the criteria.

Plans for closure of any school, including plans for disposition of the facility or usage of facility space, and anticipated revenues in the 6 thru 10 out years (Section 29).

No items meet the criteria.

Five Year Survey - Ten Year Maintenance

GULF COUNTY SCHOOL DISTRICT

10/8/2012

District projects and locations regarding the projected need for major renovation, repair, and maintenance projects within the district in years 6 - 10 beyond the projects plans detailed in the five years covered by the work plan.

No items match the criteria.

Five Year Survey - Ten Year Utilization

GULF COUNTY SCHOOL DISTRICT

10/8/2012

Schedule of planned capital outlay projects identifying the standard grade groupings, capacities, and planned utilization rates of future educational facilities of the district for both permanent and relocatable facilities.

Grade Level Projections	FISH Student Stations	Actual FISH Capacity	Actual COFTE	Actual Utilization	Actual new Student Capacity to be added/removed	Projected COFTE	Projected Utilization
Elementary - District Totals	1,327	1,327	870.60	65.61 %	0	0	0.00 %
Middle - District Totals	0	0	0.00	0.00 %	0	0	0.00 %
High - District Totals	1,918	1,726	1,121.46	64.97 %	0	0	0.00 %
Other - ESE, etc	140	183	5.50	3.01 %	0	0	0.00 %
	3,385	3,236	1,997.56	61.73 %	0	0	0.00 %

Combination schools are included with the middle schools for student stations, capacity, COFTE and utilization purposes because these facilities all have a 90% utilization factor. Use this space to explain or define the grade groupings for combination schools.

No comments to report.

Five Year Survey - Twenty Year Capacity

GULF COUNTY SCHOOL DISTRICT

10/8/2012

Schedule of capital outlay projects projected to ensure the availability of satisfactory student stations for the projected student enrollment in K - 12 programs for the future 11 - 20 years beyond the 5-year district facilities work program.

No items match the criteria.

Five Year Survey - Twenty Year Infrastructure

GULF COUNTY SCHOOL DISTRICT

10/8/2012

Proposed Location of Planned New, Remodeled, or New Additions to Facilities in the 11 through 20 out years (Section 28).

No items meet the criteria.

Plans for closure of any school, including plans for disposition of the facility or usage of facility space, and anticipated revenues in the 11 through 20 out years (Section 29).

No items meet the criteria.

Five Year Survey - Twenty Year Maintenance

GULF COUNTY SCHOOL DISTRICT

10/8/2012

District projects and locations regarding the projected need for major renovation, repair, and maintenance projects within the district in years 11 - 20 beyond the projects plans detailed in the five years covered by the work plan.

No items match the criteria.

Five Year Survey - Twenty Year Utilization

GULF COUNTY SCHOOL DISTRICT

10/8/2012

Schedule of planned capital outlay projects identifying the standard grade groupings, capacities, and planned utilization rates of future educational facilities of the district for both permanent and relocatable facilities.

Grade Level Projections	FISH Student Stations	Actual FISH Capacity	Actual COFTE	Actual Utilization	Actual new Student Capacity to be added/removed	Projected COFTE	Projected Utilization
Elementary - District Totals	1,327	1,327	870.60	65.61 %	0	0	0.00 %
Middle - District Totals	0	0	0.00	0.00 %	0	0	0.00 %
High - District Totals	1,918	1,726	1,121.46	64.97 %	0	0	0.00 %
Other - ESE, etc	140	183	5.50	3.01 %	0	0	0.00 %
	3,385	3,236	1,997.56	61.73 %	0	0	0.00 %

Combination schools are included with the middle schools for student stations, capacity, COFTE and utilization purposes because these facilities all have a 90% utilization factor. Use this space to explain or define the grade groupings for combination schools.

No comments to report.

List of Agency Contacts to Receive Comprehensive Plan Amendments

DEO Mr. Ray Eubanks
Florida Department of Economic Opportunity
Division of Community Planning and Development
107 East Madison Street MSC 160
Tallahassee, Florida 32399
Phone (850) 717-8483
ray.eubanks@deo.myflorida.com

DEP M. Jim Quinn, Administrator
Office of Intergovernmental Programs
Department of Environmental Protection
3900 Commonwealth Boulevard, Mail Section 47
Tallahassee, Florida 32399-3000
(850) 245-2163
jim.quinn@dep.state.fl.us

DOS Susan Harp, Historic Preservation Planner
Bureau of Historic Preservation
500 South Bronough Street
Tallahassee, FL 32399-0250
(850) 245-6333
sharp@mail.dos.state.fl.us

FDOT Dennis Wood, District Planning Manager
P.O. Box 607
Chipley, FL 32428
(850) 638-0250
denny.wood@dot.state.fl.us

ARPC Mr. Keith McCarron
Apalachee Regional Planning Council
Tallahassee office address?
(850)488-6211
Arpcl@gtcom.net

NWFRPC Paul Thorpe
Director, Resources Planning Section
81 Water Management Drive
Havana, FL 32333-9700
(850) 539-5999
paul.thorpe@nwfwmnd.state.fl.us

County Mr. David Richardson, Planner
Planning and Building Department
1000 Costin Blvd., Room 301
Port St Joe, FL 32456
(850) 229-8944
gulfcobuilding@gtcom.net

GULF COUNTY SCHOOL DISTRICT

2013 - 2014 Work Plan

INTRODUCTION

The 5-Year District Facilities Work Program is a very important document. The Department of Education, Legislature, Governor's Office, Division of Community Planning (growth management), local governments, and others use the work program information for various needs including funding, planning, and as the authoritative source for school facilities related information.

The district's facilities work program must be a complete, balanced capital outlay plan that is financially feasible. The first year of the work program is the districts capital outlay budget. To determine if the work program is balanced and financially feasible, the "Net Available Revenue" minus the "Funded Projects Costs" should sum to zero for "Remaining Funds".

If the "Remaining Funds" balance is zero, then the plan is both balanced and financially feasible.

If the "Remaining Funds" balance is negative, then the plan is neither balanced nor feasible.

If the "Remaining Funds" balance is greater than zero, the plan may be feasible, but it is not balanced.

Summary of revenue/expenditures available for new construction and remodeling projects only.

	2013 - 2014	2014 - 2015	2015 - 2016	2016 - 2017	2017 - 2018	Five Year Total
Total Revenues	\$154,480	(\$831,739)	(\$825,990)	(\$673,724)	(\$358,555)	(\$2,535,528)
Total Project Costs	\$132,056	\$0	\$0	\$0	\$0	\$132,056
Difference (Remaining Funds)	\$22,424	(\$831,739)	(\$825,990)	(\$673,724)	(\$358,555)	(\$2,667,584)

District GULF COUNTY SCHOOL DISTRICT

Fiscal Year Range

CERTIFICATION

By submitting this electronic document, we certify that all information provided in this 5-year district facilities work program is accurate, all capital outlay resources are fully reported, and the expenditures planned represent a complete and balanced capital outlay plan for the district. The district Superintendent of Schools, Chief Financial Officer, and the School Board have approved the information contained in this 5-year district facilities work program; they certify to the Department of Education, Office of Educational Facilities, that the information contained herein is correct and accurate; they also certify that the plan has been developed in coordination with the general purpose local governments as required by §1013.35(2) F.S. We understand that any information contained in this 5-year district facilities work program is subject to audit by the Auditor General of the State of Florida.

Date of School Board Adoption	10/8/2013
Work Plan Submittal Date	9/25/2013
DISTRICT SUPERINTENDENT	Jim Norton
CHIEF FINANCIAL OFFICER	Sissy Worley
DISTRICT POINT-OF-CONTACT PERSON	Duane McFarland
JOB TITLE	Assistant Superintendent for Business
PHONE NUMBER	850-229-8256
E-MAIL ADDRESS	dmcfarland@gulf.k12.fl.us

Expenditures

Expenditure for Maintenance, Repair and Renovation from 1.50-Mills and PECO

Annually, prior to the adoption of the district school budget, each school board must prepare a tentative district facilities work program that includes a schedule of major repair and renovation projects necessary to maintain the educational and ancillary facilities of the district.

Item	2013 - 2014 Actual Budget	2014 - 2015 Projected	2015 - 2016 Projected	2016 - 2017 Projected	2017 - 2018 Projected	Total
HVAC	\$40,000	\$40,000	\$40,000	\$40,000	\$40,000	\$200,000
Locations:	DISTRICT ADMINISTRATIVE OFFICES, GULF ADULT SCHOOL, PORT SAINT JOE ELEMENTARY, PORT SAINT JOE JUNIOR SENIOR HIGH, WEWAHITCHKA ELEMENTARY, WEWAHITCHKA JUNIOR SENIOR HIGH					
Flooring	\$125,000	\$50,000	\$50,000	\$50,000	\$50,000	\$325,000
Locations:	DISTRICT ADMINISTRATIVE OFFICES, GULF ADULT SCHOOL, PORT SAINT JOE ELEMENTARY, PORT SAINT JOE JUNIOR SENIOR HIGH, WEWAHITCHKA ELEMENTARY					
Roofing	\$143,545	\$100,000	\$100,000	\$100,000	\$100,000	\$543,545
Locations:	DISTRICT ADMINISTRATIVE OFFICES, GULF ADULT SCHOOL, PORT SAINT JOE ELEMENTARY, PORT SAINT JOE JUNIOR SENIOR HIGH, WEWAHITCHKA ELEMENTARY, WEWAHITCHKA JUNIOR SENIOR HIGH					
Safety to Life	\$0	\$0	\$0	\$0	\$0	\$0
Locations:	No Locations for this expenditure.					
Fencing	\$0	\$0	\$0	\$0	\$0	\$0
Locations:	No Locations for this expenditure.					
Parking	\$0	\$0	\$0	\$0	\$0	\$0
Locations:	No Locations for this expenditure.					
Electrical	\$0	\$0	\$0	\$0	\$0	\$0
Locations:	No Locations for this expenditure.					
Fire Alarm	\$18,860	\$5,000	\$5,000	\$5,000	\$5,000	\$38,860
Locations:	DISTRICT ADMINISTRATIVE OFFICES, GULF ADULT SCHOOL, PORT SAINT JOE ELEMENTARY, PORT SAINT JOE JUNIOR SENIOR HIGH, WEWAHITCHKA ELEMENTARY, WEWAHITCHKA JUNIOR SENIOR HIGH					
Telephone/Intercom System	\$0	\$0	\$0	\$0	\$0	\$0
Locations:	No Locations for this expenditure.					
Closed Circuit Television	\$0	\$0	\$0	\$0	\$0	\$0
Locations:	No Locations for this expenditure.					
Paint	\$0	\$0	\$0	\$0	\$0	\$0
Locations:	No Locations for this expenditure.					
Maintenance/Repair	\$0	\$60,000	\$60,000	\$70,000	\$0	\$190,000
Locations:	DISTRICT ADMINISTRATIVE OFFICES, GULF ADULT SCHOOL, PORT SAINT JOE ELEMENTARY, PORT SAINT JOE JUNIOR SENIOR HIGH, WEWAHITCHKA ELEMENTARY, WEWAHITCHKA JUNIOR SENIOR HIGH					
Sub Total:	\$327,405	\$255,000	\$255,000	\$265,000	\$195,000	\$1,297,405

PECO Maintenance Expenditures	\$0	\$0	\$5,749	\$18,015	\$43,184	\$66,948
1.50 Mill Sub Total:	\$497,405	\$405,000	\$399,251	\$246,985	\$151,816	\$1,700,457

Other Items	2013 - 2014 Actual Budget	2014 - 2015 Projected	2015 - 2016 Projected	2016 - 2017 Projected	2017 - 2018 Projected	Total
technology	\$170,000	\$150,000	\$150,000	\$0	\$0	\$470,000
Locations	DISTRICT ADMINISTRATIVE OFFICES, GULF ADULT SCHOOL, PORT SAINT JOE ELEMENTARY, PORT SAINT JOE JUNIOR SENIOR HIGH, WEWAHITCHKA ELEMENTARY, WEWAHITCHKA JUNIOR SENIOR HIGH					
Total:	\$497,405	\$405,000	\$405,000	\$265,000	\$195,000	\$1,767,405

Local 1.50 Mill Expenditure For Maintenance, Repair and Renovation

Anticipated expenditures expected from local funding sources over the years covered by the current work plan.

Item	2013 - 2014 Actual Budget	2014 - 2015 Projected	2015 - 2016 Projected	2016 - 2017 Projected	2017 - 2018 Projected	Total
Remaining Maint and Repair from 1.5 Mills	\$497,405	\$405,000	\$399,251	\$246,985	\$151,816	\$1,700,457
Maintenance/Repair Salaries	\$0	\$0	\$0	\$0	\$0	\$0
School Bus Purchases	\$0	\$220,000	\$220,000	\$220,000	\$0	\$660,000
Other Vehicle Purchases	\$40,000	\$0	\$0	\$0	\$0	\$40,000
Capital Outlay Equipment	\$114,686	\$100,000	\$100,000	\$100,000	\$100,000	\$514,686
Rent/Lease Payments	\$0	\$0	\$0	\$0	\$0	\$0
COP Debt Service	\$0	\$0	\$0	\$0	\$0	\$0
Rent/Lease Relocatables	\$0	\$0	\$0	\$0	\$0	\$0
Environmental Problems	\$0	\$0	\$0	\$0	\$0	\$0
s.1011.14 Debt Service	\$0	\$0	\$0	\$0	\$0	\$0
Special Facilities Construction Account	\$0	\$0	\$0	\$0	\$0	\$0
Premiums for Property Casualty Insurance - 1011.71 (4a,b)	\$116,091	\$120,000	\$120,000	\$120,000	\$120,000	\$596,091
Qualified School Construction Bonds (QSCB)	\$0	\$0	\$0	\$0	\$0	\$0
Qualified Zone Academy Bonds (QZAB)	\$0	\$0	\$0	\$0	\$0	\$0
Covered Play WEL	\$7,056	\$0	\$0	\$0	\$0	\$7,056
Doors & Restrooms	\$129,998	\$0	\$0	\$0	\$0	\$129,998
Local Expenditure Totals:	\$905,236	\$845,000	\$839,251	\$686,985	\$371,816	\$3,648,288

Revenue

1.50 Mill Revenue Source

Schedule of Estimated Capital Outlay Revenue from each currently approved source which is estimated to be available for expenditures on the projects included in the tentative district facilities work program. All amounts are NET after considering carryover balances, interest earned, new COP's, 1011.14 and 1011.15 loans, etc. Districts cannot use 1.5-Mill funds for salaries except for those explicitly associated with maintenance/repair projects. (1011.71 (5), F.S.)

Item	Fund	2013 - 2014 Actual Value	2014 - 2015 Projected	2015 - 2016 Projected	2016 - 2017 Projected	2017 - 2018 Projected	Total
(1) Non-exempt property assessed valuation		\$1,402,761,204	\$1,439,284,132	\$1,487,395,036	\$1,547,059,348	\$1,621,004,846	\$7,497,504,566
(2) The Millege projected for discretionary capital outlay per s.1011.71		0.45	0.00	0.00	0.00	0.00	
(3) Full value of the 1.50-Mill discretionary capital outlay per s.1011.71		\$2,356,639	\$2,417,997	\$2,498,824	\$2,599,060	\$2,723,288	\$12,595,808
(4) Value of the portion of the 1.50 -Mill ACTUALLY levied	370	\$599,260	\$0	\$0	\$0	\$0	\$599,260
(5) Difference of lines (3) and (4)		\$1,757,379	\$2,417,997	\$2,498,824	\$2,599,060	\$2,723,288	\$11,996,548

PECO Revenue Source

The figure in the row designated "PECO Maintenance" will be subtracted from funds available for new construction because PECO maintenance dollars cannot be used for new construction.

Item	Fund	2013 - 2014 Actual Budget	2014 - 2015 Projected	2015 - 2016 Projected	2016 - 2017 Projected	2017 - 2018 Projected	Total
PECO New Construction	340	\$0	\$0	\$0	\$0	\$0	\$0
PECO Maintenance Expenditures		\$0	\$0	\$5,749	\$18,015	\$43,184	\$66,948
		\$0	\$0	\$5,749	\$18,015	\$43,184	\$66,948

CO & DS Revenue Source

Revenue from Capital Outlay and Debt Service funds.

Item	Fund	2013 - 2014 Actual Budget	2014 - 2015 Projected	2015 - 2016 Projected	2016 - 2017 Projected	2017 - 2018 Projected	Total
CO & DS Cash Flow-through Distributed	360	\$12,497	\$12,497	\$12,497	\$12,497	\$12,497	\$62,485
CO & DS Interest on Undistributed CO	360	\$764	\$764	\$764	\$764	\$764	\$3,820
		\$13,261	\$13,261	\$13,261	\$13,261	\$13,261	\$66,305

Fair Share Revenue Source

All legally binding commitments for proportionate fair-share mitigation for impacts on public school facilities must be included in the 5-year district work program.
Nothing reported for this section.

Sales Surtax Referendum

Specific information about any referendum for a 1-cent or ½-cent surtax referendum during the previous year.

Did the school district hold a surtax referendum during the past fiscal year 2012 - 2013?

No

Additional Revenue Source

Any additional revenue sources

Item	2013 - 2014 Actual Value	2014 - 2015 Projected	2015 - 2016 Projected	2016 - 2017 Projected	2017 - 2018 Projected	Total
Proceeds from a s.1011.14/15 F.S. Loans	\$0	\$0	\$0	\$0	\$0	\$0
District Bonds - Voted local bond referendum proceeds per s.9, Art VII State Constitution	\$0	\$0	\$0	\$0	\$0	\$0
Proceeds from Special Act Bonds	\$0	\$0	\$0	\$0	\$0	\$0
Estimated Revenue from CO & DS Bond Sale	\$0	\$0	\$0	\$0	\$0	\$0
Proceeds from Voted Capital Improvements millage	\$0	\$0	\$0	\$0	\$0	\$0
Other Revenue for Other Capital Projects	\$0	\$0	\$0	\$0	\$0	\$0
Proceeds from 1/2 cent sales surtax authorized by school board	\$0	\$0	\$0	\$0	\$0	\$0
Proceeds from local governmental infrastructure sales surtax	\$0	\$0	\$0	\$0	\$0	\$0
Proceeds from Certificates of Participation (COP's) Sale	\$0	\$0	\$0	\$0	\$0	\$0
Classrooms First Bond proceeds amount authorized in FY 1997-98	\$0	\$0	\$0	\$0	\$0	\$0
Classrooms for Kids	\$0	\$0	\$0	\$0	\$0	\$0
District Equity Recognition	\$0	\$0	\$0	\$0	\$0	\$0
Federal Grants	\$0	\$0	\$0	\$0	\$0	\$0
Proportionate share mitigation (actual cash revenue only, not in kind donations)	\$0	\$0	\$0	\$0	\$0	\$0
Impact fees received	\$0	\$0	\$0	\$0	\$0	\$0
Private donations	\$0	\$0	\$0	\$0	\$0	\$0
Grants from local governments or not-for-profit organizations	\$0	\$0	\$0	\$0	\$0	\$0
Interest, Including Profit On Investment	\$0	\$0	\$0	\$0	\$0	\$0
Revenue from Bonds pledging proceeds from 1 cent or 1/2 cent Sales Surtax	\$0	\$0	\$0	\$0	\$0	\$0
Total Fund Balance Carried Forward	\$447,195	\$0	\$0	\$0	\$0	\$447,195
General Capital Outlay Obligated Fund Balance Carried Forward From Total Fund Balance Carried Forward	\$0	\$0	\$0	\$0	\$0	\$0
Special Facilities Construction Account	\$0	\$0	\$0	\$0	\$0	\$0
One Cent - 1/2 Cent Sales Surtax Debt Service From Total Fund Balance Carried Forward	\$0	\$0	\$0	\$0	\$0	\$0

Capital Outlay Projects Funds Balance Carried Forward From Total Fund Balance Carried Forward	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal	\$447,195	\$0	\$0	\$0	\$0	\$447,195

Total Revenue Summary

Item Name	2013 - 2014 Budget	2014 - 2015 Projected	2015 - 2016 Projected	2016 - 2017 Projected	2017 - 2018 Projected	Five Year Total
Local 1.5 Mill Discretionary Capital Outlay Revenue	\$599,260	\$0	\$0	\$0	\$0	\$599,260
PECO and 1.5 Mill Maint and Other 1.5 Mill Expenditures	(\$905,236)	(\$845,000)	(\$839,251)	(\$686,985)	(\$371,816)	(\$3,648,288)
PECO Maintenance Revenue	\$0	\$0	\$5,749	\$18,015	\$43,184	\$66,948
Available 1.50 Mill for New Construction	(\$305,976)	(\$845,000)	(\$839,251)	(\$686,985)	(\$371,816)	(\$3,049,028)

Item Name	2013 - 2014 Budget	2014 - 2015 Projected	2015 - 2016 Projected	2016 - 2017 Projected	2017 - 2018 Projected	Five Year Total
CO & DS Revenue	\$13,261	\$13,261	\$13,261	\$13,261	\$13,261	\$66,305
PECO New Construction Revenue	\$0	\$0	\$0	\$0	\$0	\$0
Other/Additional Revenue	\$447,195	\$0	\$0	\$0	\$0	\$447,195
Total Additional Revenue	\$460,456	\$13,261	\$13,261	\$13,261	\$13,261	\$513,500
Total Available Revenue	\$154,480	(\$831,739)	(\$825,990)	(\$673,724)	(\$358,555)	(\$2,535,528)

Project Schedules

Capacity Project Schedules

A schedule of capital outlay projects necessary to ensure the availability of satisfactory classrooms for the projected student enrollment in K-12 programs.

Nothing reported for this section.

Planned Cost:						
Student Stations:						
Total Classrooms:						
Gross Sq Ft:						

Other Project Schedules

Major renovations, remodeling, and additions of capital outlay projects that do not add capacity to schools.

Project Description	Location	2013 - 2014 Actual Budget	2014 - 2015 Projected	2015 - 2016 Projected	2016 - 2017 Projected	2017 - 2018 Projected	Total	Funded
covered outdoor p.e. facility	WEWAHITCHKA ELEMENTARY	\$7,056	\$0	\$0	\$0	\$0	\$7,056	Yes
new roof at Wewa Elementary	WEWAHITCHKA ELEMENTARY	\$0	\$0	\$0	\$0	\$0	\$0	Yes
Replace Gym Floor	PORT SAINT JOE ELEMENTARY	\$125,000	\$0	\$0	\$0	\$0	\$125,000	Yes
Project description not specified	Location not specified	\$0	\$0	\$0	\$0	\$0	\$0	No
Project description not specified	Location not specified	\$0	\$0	\$0	\$0	\$0	\$0	No
Project description not specified	Location not specified	\$0	\$0	\$0	\$0	\$0	\$0	No
Project description not specified	Location not specified	\$0	\$0	\$0	\$0	\$0	\$0	No
Project description not specified	Location not specified	\$0	\$0	\$0	\$0	\$0	\$0	No
Project description not specified	Location not specified	\$0	\$0	\$0	\$0	\$0	\$0	No
Project description not specified	Location not specified	\$0	\$0	\$0	\$0	\$0	\$0	No
		\$132,056	\$0	\$0	\$0	\$0	\$132,056	

Additional Project Schedules

Any projects that are not identified in the last approved educational plant survey.

Project Description	Location	Num Classroom s	2013 - 2014 Actual Budget	2014 - 2015 Projected	2015 - 2016 Projected	2016 - 2017 Projected	2017 - 2018 Projected	Total	Funded
Project description not specified	Location not specified		\$0	\$0	\$0	\$0	\$0	\$0	No
			\$0	\$0	\$0	\$0	\$0	\$0	

Non Funded Growth Management Project Schedules

Schedule indicating which projects, due to planned development, that CANNOT be funded from current revenues projected over the next five years.

Nothing reported for this section.

Tracking

Capacity Tracking

Location	2013 - 2014 Satis. Stu. Sta.	Actual 2013 - 2014 FISH Capacity	Actual 2012 - 2013 COFTE	# Class Rooms	Actual Average 2013 - 2014 Class Size	Actual 2013 - 2014 Utilization	New Stu. Capacity	New Rooms to be Added/Removed	Projected 2017 - 2018 COFTE	Projected 2017 - 2018 Utilization	Projected 2017 - 2018 Class Size
WEWAHITCHKA ELEMENTARY	567	567	428	30	14	75.00 %	416	0	0	0.00 %	0
PORT SAINT JOE ELEMENTARY	760	760	571	37	15	75.00 %	590	0	0	0.00 %	0
PORT SAINT JOE JUNIOR SENIOR HIGH	1,108	997	495	47	11	50.00 %	507	0	0	0.00 %	0
HIGHLAND VIEW ELEMENTARY	0	0	0	0	0	0.00 %	0	0	0	0.00 %	0
WEWAHITCHKA JUNIOR SENIOR HIGH	786	707	378	35	11	53.00 %	361	0	0	0.00 %	0
GULF ADULT SCHOOL	72	108	3	3	1	3.00 %	39	0	0	0.00 %	0
	3,293	3,139	1,874	152	12	59.70 %	1,913	0	0	0.00 %	0

The COFTE Projected Total (0) for 2017 - 2018 must match the Official Forecasted COFTE Total (1,887) for 2017 - 2018 before this section can be completed. In the event that the COFTE Projected Total does not match the Official forecasted COFTE, then the Balanced Projected COFTE Table should be used to balance COFTE.

Projected COFTE for 2017 - 2018	
Elementary (PK-3)	599
Middle (4-8)	785
High (9-12)	503
	1,887

Grade Level Type	Balanced Projected COFTE for 2017 - 2018
Elementary (PK-3)	599
Middle (4-8)	785
High (9-12)	503
	1,887

Relocatable Replacement

Number of relocatable classrooms clearly identified and scheduled for replacement in the school board adopted financially feasible 5-year district work program.

Location	2013 - 2014	2014 - 2015	2015 - 2016	2016 - 2017	2017 - 2018	Year 5 Total
Total Relocatable Replacements:	0	0	0	0	0	0

Charter Schools Tracking

Information regarding the use of charter schools.

Nothing reported for this section.

Special Purpose Classrooms Tracking

The number of classrooms that will be used for certain special purposes in the current year, by facility and type of classroom, that the district will, 1), not use for educational purposes, and 2), the co-teaching classrooms that are not open plan classrooms and will be used for educational purposes.

School	School Type	# of Elementary K-3 Classrooms	# of Middle 4-8 Classrooms	# of High 9-12 Classrooms	# of ESE Classrooms	# of Combo Classrooms	Total Classrooms
PORT SAINT JOE ELEMENTARY	Educational	0	2	0	0	0	2
PORT SAINT JOE JUNIOR SENIOR HIGH	Educational	0	0	2	0	0	2
WEWAHITCHKA JUNIOR SENIOR HIGH	Educational	0	0	2	0	0	2
Total Educational Classrooms:		0	2	4	0	0	6

School	School Type	# of Elementary K-3 Classrooms	# of Middle 4-8 Classrooms	# of High 9-12 Classrooms	# of ESE Classrooms	# of Combo Classrooms	Total Classrooms
PORT SAINT JOE ELEMENTARY	Co-Teaching	0	2	0	0	0	2
PORT SAINT JOE JUNIOR SENIOR HIGH	Co-Teaching	0	0	2	0	0	2
WEWAHITCHKA JUNIOR SENIOR HIGH	Co-Teaching	0	0	2	0	0	2
Total Co-Teaching Classrooms:		0	2	4	0	0	6

Infrastructure Tracking

Necessary offsite infrastructure requirements resulting from expansions or new schools. This section should include infrastructure information related to capacity project schedules and other project schedules (Section 4).

Not Specified

Proposed location of planned facilities, whether those locations are consistent with the comprehensive plans of all affected local governments, and recommendations for infrastructure and other improvements to land adjacent to existing facilities. Provisions of 1013.33(12), (13) and (14) and 1013.36 must be addressed for new facilities planned within the 1st three years of the plan (Section 5).

NA

Consistent with Comp Plan? Yes

Net New Classrooms

The number of classrooms, by grade level and type of construction, that were added during the last fiscal year.

List the net new classrooms added in the 2012 - 2013 fiscal year.					List the net new classrooms to be added in the 2013 - 2014 fiscal year.			
"Classrooms" is defined as capacity carrying classrooms that are added to increase capacity to enable the district to meet the Class Size Amendment.					Totals for fiscal year 2013 - 2014 should match totals in Section 15A.			
Location	2012 - 2013 # Permanent	2012 - 2013 # Modular	2012 - 2013 # Relocatable	2012 - 2013 Total	2013 - 2014 # Permanent	2013 - 2014 # Modular	2013 - 2014 # Relocatable	2013 - 2014 Total
Elementary (PK-3)	0	0	0	0	0	0	0	0
Middle (4-8)	0	0	0	0	0	0	0	0
High (9-12)	0	0	0	0	0	0	0	0
	0	0	0	0	0	0	0	0

Relocatable Student Stations

Number of students that will be educated in relocatable units, by school, in the current year, and the projected number of students for each of the years in the workplan.

Site	2013 - 2014	2014 - 2015	2015 - 2016	2016 - 2017	2017 - 2018	5 Year Average
WEWAHITCHKA ELEMENTARY	25	75	0	0	0	20
PORT SAINT JOE ELEMENTARY	0	0	0	0	0	0
PORT SAINT JOE JUNIOR SENIOR HIGH	0	0	0	0	0	0
HIGHLAND VIEW ELEMENTARY	0	0	0	0	0	0
WEWAHITCHKA JUNIOR SENIOR HIGH	0	65	0	0	0	13
GULF ADULT SCHOOL	0	0	0	0	0	0

Totals for GULF COUNTY SCHOOL DISTRICT						
Total students in relocatables by year.	25	140	0	0	0	33
Total number of COFTE students projected by year.	1,884	1,887	1,880	1,881	1,887	1,884
Percent in relocatables by year.	1 %	7 %	0 %	0 %	0 %	2 %

Leased Facilities Tracking

Existing leased facilities and plans for the acquisition of leased facilities, including the number of classrooms and student stations, as reported in the educational plant survey, that are planned in that location at the end of the five year workplan.

Location	# of Leased Classrooms 2013 - 2014	FISH Student Stations	Owner	# of Leased Classrooms 2017 - 2018	FISH Student Stations
WEWAHITCHKA ELEMENTARY	1	25		0	0
PORT SAINT JOE ELEMENTARY	0	0		0	0
PORT SAINT JOE JUNIOR SENIOR HIGH	0	0		0	0
HIGHLAND VIEW ELEMENTARY	0	0		0	0
WEWAHITCHKA JUNIOR SENIOR HIGH	0	0		0	0

GULF ADULT SCHOOL	0	0		0	0
	1	25		0	0

Failed Standard Relocatable Tracking

Relocatable units currently reported by school, from FISH, and the number of relocatable units identified as 'Failed Standards'.

Nothing reported for this section.

Planning

Class Size Reduction Planning

Plans approved by the school board that reduce the need for permanent student stations such as acceptable school capacity levels, redistricting, busing, year-round schools, charter schools, magnet schools, public-private partnerships, multitrack scheduling, grade level organization, block scheduling, or other alternatives.

There is space available to meet the requirements for class size reduction. Projected COFTE numbers are predicted to drop in the next five years reducing the need for new classrooms.

School Closure Planning

Plans for the closure of any school, including plans for disposition of the facility or usage of facility space, and anticipated revenues.

No schools will be closed in Gulf County

Five Year Survey - Ten Year Capacity

GULF COUNTY SCHOOL DISTRICT

9/25/2013

Schedule of capital outlay projects projected to ensure the availability of satisfactory student stations for the projected student enrollment in K - 12 programs for the future 5 years beyond the 5-year district facilities work program.

No items meet the criteria.

Five Year Survey - Ten Year Infrastructure

GULF COUNTY SCHOOL DISTRICT

9/25/2013

Proposed Location of Planned New, Remodeled, or New Additions to Facilities in 6 thru 10 out years (Section 28).

No items meet the criteria.

Plans for closure of any school, including plans for disposition of the facility or usage of facility space, and anticipated revenues in the 6 thru 10 out years (Section 29).

No items meet the criteria.

Five Year Survey - Ten Year Maintenance

GULF COUNTY SCHOOL DISTRICT

9/25/2013

District projects and locations regarding the projected need for major renovation, repair, and maintenance projects within the district in years 6 - 10 beyond the projects plans detailed in the five years covered by the work plan.

No items match the criteria.

Five Year Survey - Ten Year Utilization

GULF COUNTY SCHOOL DISTRICT

9/25/2013

Schedule of planned capital outlay projects identifying the standard grade groupings, capacities, and planned utilization rates of future educational facilities of the district for both permanent and relocatable facilities.

Grade Level Projections	FISH Student Stations	Actual FISH Capacity	Actual COFTE	Actual Utilization	Actual new Student Capacity to be added/removed	Projected COFTE	Projected Utilization
Elementary - District Totals	1,327	1,327	870.60	65.61 %	0	0	0.00 %
Middle - District Totals	0	0	0.00	0.00 %	0	0	0.00 %
High - District Totals	1,918	1,726	1,121.46	64.97 %	0	0	0.00 %
Other - ESE, etc	140	183	5.50	3.01 %	0	0	0.00 %
	3,385	3,236	1,997.56	61.73 %	0	0	0.00 %

Combination schools are included with the middle schools for student stations, capacity, COFTE and utilization purposes because these facilities all have a 90% utilization factor. Use this space to explain or define the grade groupings for combination schools.

No comments to report.

Five Year Survey - Twenty Year Capacity

GULF COUNTY SCHOOL DISTRICT

9/25/2013

Schedule of capital outlay projects projected to ensure the availability of satisfactory student stations for the projected student enrollment in K - 12 programs for the future 11 - 20 years beyond the 5-year district facilities work program.

No items match the criteria.

Five Year Survey - Twenty Year Infrastructure

GULF COUNTY SCHOOL DISTRICT

9/25/2013

Proposed Location of Planned New, Remodeled, or New Additions to Facilities in the 11 through 20 out years (Section 28).

No items meet the criteria.

Plans for closure of any school, including plans for disposition of the facility or usage of facility space, and anticipated revenues in the 11 through 20 out years (Section 29).

No items meet the criteria.

Five Year Survey - Twenty Year Maintenance

GULF COUNTY SCHOOL DISTRICT

9/25/2013

District projects and locations regarding the projected need for major renovation, repair, and maintenance projects within the district in years 11 - 20 beyond the projects plans detailed in the five years covered by the work plan.

No items match the criteria.

Five Year Survey - Twenty Year Utilization

GULF COUNTY SCHOOL DISTRICT

9/25/2013

Schedule of planned capital outlay projects identifying the standard grade groupings, capacities, and planned utilization rates of future educational facilities of the district for both permanent and relocatable facilities.

Grade Level Projections	FISH Student Stations	Actual FISH Capacity	Actual COFTE	Actual Utilization	Actual new Student Capacity to be added/removed	Projected COFTE	Projected Utilization
Elementary - District Totals	1,327	1,327	870.60	65.61 %	0	0	0.00 %
Middle - District Totals	0	0	0.00	0.00 %	0	0	0.00 %
High - District Totals	1,918	1,726	1,121.46	64.97 %	0	0	0.00 %
Other - ESE, etc	140	183	5.50	3.01 %	0	0	0.00 %
	3,385	3,236	1,997.56	61.73 %	0	0	0.00 %

Combination schools are included with the middle schools for student stations, capacity, COFTE and utilization purposes because these facilities all have a 90% utilization factor. Use this space to explain or define the grade groupings for combination schools.

No comments to report.

Planning & Development Review Board Membership

- Patty Blaylock- Her term is up and willing to service an additional three year term
- Phil Earley- His term is up and willing to service an additional two year term
- Two vacancies will need to be filled- Mark Godwin & Aaron Farnsley

MEMO

Date: December 13, 2013

To: Jim Anderson, City Manager

From: Lynn Todd, WWTP Plant Manager

RE: Surplus Items

The leaking Sodium Hypochlorite Tank that was replaced under warranty, needs to be disposed. I would like the commission to declare it surplus property as it has no use or value to us and will cost the city to have it properly disposed of. I have an individual interested in removing the remains of the tank at no cost to the city. The tank has a hole approximately 1 foot square cut out of the lower portion.

PolyProcessing Double Wall Tank 6500 gals

S/Ns L-11-01300 & L-11-01301

Code Enforcement 2013 Activity
As of 12/10/13

	Open	Closed	Total	Increase Since 11/25/2013
Unlawful Accumulation	16	154	170	3
Substandard Structure	8	17	25	2
Abandoned Vechicle	3	8	11	1
Unlawful Sewer				
Land regulation Violation	1	11	12	
Business Lic. Violation	5	5	10	
Special Master Hearings		1	1	
Building Demolition	0	3	3	
Waste Violation	3	226	229	5
Sign Violation	5	105	110	9

Total	41	Total	530	Total	571	Total	20
				2013 Year			
				Cases			



PORT ST. JOE POLICE DEPARTMENT

410 Williams Ave.

Port St. Joe, Florida 32456

(850) 229-8265 (850) 229-1020 Fax

David A. Barnes, Chief of Police

To: Jim Anderson, City Manager

From: Chief David A. Barnes 

Date: December 11, 2013

Ref: Surplus of Police Department Equipment

Jim, we have received our new Service Weapons and all Staff has qualified with them. I am requesting we add the below listed weapons to our next Commission meeting agenda for Surplus. They will then be traded to GTI distributors and almost completely pay for our new weapons.

GLOCK 22 1EPG885 US
GLOCK 22 1EPG889 US
GLOCK 22 1EPG884 US
GLOCK 22 1EPG891 US
GLOCK 22 1EPG888 US
GLOCK 22 1EPG894 US
GLOCK 22 1EPG893 US
GLOCK 22 1EPG890 US
GLOCK 22 1EPG892 US
GLOCK 22 1EPG896 US
GLOCK 22 1EPG895 US
GLOCK 22 1EPG897 US
GLOCK 22 1EPG898 US
GLOCK 22 1EPG887 US
GLOCK 22 1EPG886 US