

June 3, 2014

**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

****Amended****

6:00 p.m.

City Hall

Commission Chamber

Tuesday June 3, 2014

Call to Order

Consent Agenda

Minutes

- Regular Commission Meeting 5/20/14

Pages 1-5

City Attorney

- Gulf Pines Hospital- Update
- Competitive Florida Partnership- Update
- Advisory Board Application

Page 6

Old Business

- Centennial Building Roof- Update
- **Protecting the Bay- Dusty May**
- Washington Gym Adult Sports Program- Update
- PSJRA Relocation- Comm. Patterson

New Business

- Accounting Engagement Letter- Roberson & Associates
- Fourth of July Celebration- Update
- Budget Workshop Reminder- June 10th at 6:00 P.M.
- Joint City/County/Port Authority Workshop Reminder- June 11th at 10:00 A.M.
- Hwy 98 Golf Cart Crossing- Comm. Patterson
- Paces Foundation, Affordable Housing- Comm. Patterson
- Commercial District One Way Streets- Comm. Patterson

Pages 7-8

Pages 9-22

Public Works

- Water Distribution Phase II-Update

Surface Water Plant

- Chipola Pump Station House- Update

Waste Water Plant

- Update

City Engineer

- CDBG Water Line Replacement Grant- Update
- USDA Sidewalk Replacement- Update

Code Enforcement

- Update

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Police Department

- **Update**

PSJRA

- **Phase IV Landscape- Update**
- **Main Street Coordinator 7 DEO Meeting-Report**
- **Dr. Joe Park Deck- Report**
- **Open- Air Information Center Workshop Reminder- June 10th at 5:00 P.M.**

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, May 20, 2014, 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 Buzzett, second by Commissioner McCroan, to approve the Minutes of the Regular Meeting on May 6, 2014, and the May 13, 2014, Workshop. All in Favor; Motion carried 5-0.

Recognition Odyssey of the Mind Students

Mayor Magidson recognized Port St. Joe Jr. – Sr. High School Odyssey of the Mind "Team A" Coaches Sharon Hoffman and Courtney Cummings and team members Sydney O'Donnell, Jack Cummings and Rebecca Kerigan for winning First Place at the Florida Odyssey of the Mind State Competition. The team will be traveling to Ames, Iowa on May 27, 2014, to compete in the World Finals.

Public Hearing

Community Development Block Grant (CDBG) Public Hearing - Bruce Ballister

Mayor Magidson opened the Public Hearing for CDBG. This is the first Public Hearing as advertised in the Star on May 8, 2014, for the 2014 cycle. Mr. Ballister informed the City Commission that the ARPC had been under contract to submit an application for the 2013 cycle but due to the unusual circumstances in the funding of the most recent project, the Notice to Proceed date was delayed and the 2013 cycle was unavailable. The first Public Hearing is intended to be a public forum to allow citizens and interested parties to make suggestions as to possible uses of the \$650,000 that the City would be able to request. Mayor Magidson asked for suggestions and none were forthcoming. Mr. Ballister indicated that the next step would be to convene a meeting of the Citizens Advisory Task Force to see which direction the next application should take. The current membership was discussed and no changes were made.

Mr. Ballister also indicated that since the prior Apalachee Regional Planning Council's contract with the City specifically mentioned the 2013, grant cycle that a new contract had been prepared that was updated to reflect the current year and grant cycle. It is hoped that CDBG will be back on schedule with its new rules and accepting grant applications in the fall of this year.

A Motion was made by Commissioner Thursbay, second by Commissioner Buzzett, to sign a new contract that will reflect the current year and grant cycle. All in Favor; Motion carried 5-0.

CITY ATTORNEY – Tom Gibson

Jetty Park Lease Agreement

A Motion was made by Commissioner Thursbay, second by Commissioner McCroan, to accept the Agreement between St. Joe Resort Operations and the City of Port St. Joe for dockage fees at the Port St. Joe Marina for the vessel Fish N Xpress. The City's portion will be \$600 per month. All in Favor; Motion carried 5-0.

Commissioner Buzzett suggested that funds derived from this agreement be segregated and used for up-keep and maintenance of Jetty Park. No action was taken.

Gulf Pines Hospital Update

Mr. Gibson shared that the Gulf County Board of County Commissioners voted to enter into discussion with the City concerning Tax Liens on the hospital property. Mr. Gibson will also contact the current certificate owners to see if they are willing to sell their certificates.

Competitive Florida Partnership Contract Update

Deliverables have been provided to the Department of Economic Opportunity and the committee continues to review and prioritize data that has been collected.

Marina Pennington Contract

Mrs. Pennington's contract as the City Planner expires in June. Mr. Anderson suggested that the annual renewal be moved to October to coincide with the fiscal year. The contract with Mrs. Pennington will be handled on a monthly basis until renewal.

Advisory Board Application

Mr. Gibson provided an Advisory Board Application and noted that it was patterned after several from Bay County. The Commission is to review the application and talk with Mr. Anderson if there are any concerns or suggestions.

Attorney Gibson noted that the Port St. Joe Port Authority has requested a joint meeting with the City Commission and Gulf County Board of County Commissioners. A time and date for the Workshop will be established.

CITY MANAGER'S REPORT

Old Business

Centennial Building Roof Update

Mr. Anderson shared that Jerry Wilson will be mobilizing his crew this week and work will begin next week.

Trash Bid Update

Another Workshop will be held prior to the expiration of the current contract in October with Waste Pro.

Mr. Anderson noted that there will be a Budget Workshop June 10, 2014, at 6:00 P.M. and asked that the Commissioners begin preparing their Wish List.

New Business

RFP 2014-02 Ferric

Only one bid was received and it was from the current vendor. No action was taken.

Protecting the Bay – Dr. Dusty May

Dr. May shared his concerns about the damage being done to the bottom of St. Joseph Bay and offered to spearhead a move to protect the bay bottom. He felt that FWC should be contacted, more education should be offered, signs should be erected and penalties enforced for damage. Dr. May noted the success of the damn at Buck Griffin Lake and suggested an additional damn for the drainage system emptying into St. Joseph Bay.

A Motion was made by Commissioner Buzzett, second by Commissioner Thursbay, for Dr. May to begin working on this project and report back to the Commission on his progress. All in Favor; Motion carried 5-0.

RFP 2014-03 Chipola Pump #2 (Handout)

Mr. Anderson noted that one bid, in the amount of \$164,000 was received from Gilbert Pump. He will contact the Northwest Florida Water Management District about the bid.

A Motion was made by Commissioner Thursbay, second by Commissioner Patterson, to approve the bid pending approval by the Northwest Florida Water Management District. All in Favor; Motion carried 5-0.

Washington Gym – Adult Sports

A request has been received from Career Source Gulf Coast to open the Washington Gym for adult sports. Mr. Anderson and Mr. Gibson cautioned that the City would share some liability in opening the facility. The Commission requested more detailed information as to the hours of operation, who would be operating the facility and the need for this to be adult centered.

A Motion was made by Commissioner Thursbay, second by Commissioner Patterson, to proceed when the program while additional information is being received.

Fishing Charter Captains – Commissioner Thursbay

Commissioner Thursbay requested that a letter of support be written on behalf of the local boat captains hurt by the recent Snapper fishing regulations. Mayor Magidson offered to write the letter.

Public Works

Water Distribution Phase II Update

Mr. Grantland noted that work continues to progress on the project and driveways are being repaired that were damaged when the lines were replaced. He anticipates that lines will be pressure tested and all connections made shortly. Substantial completion is expected in the next 45 days.

Commissioner Thursbay asked about repairs to the Washington Gym Track. This will be on the June 3, 2014, Agenda for discussion.

Commissioner Buzzett shared his concerns about sidewalks around town that are not level.

Mayor Magidson suggested that all paint be refreshed marking the areas of concern.

Surface Water Plant – Larry McClamma

Chipola Pump Station House

Substantial termite damage has been noted at the house. Staff will review the options for repairs.

Sterling Carroll, P. E., with Florida Rural Water will be here Thursday to begin the preliminary work for the lime pre-treatment pilot study.

Wastewater Plant – Lynn Todd

Ms. Todd was in class and was unable to attend the meeting.

Mr. Anderson noted that levels at the lagoon continue to come down which will allow inspection of the pipes that lower the levels in the lagoon.

City Engineer – Clay Smallwood, III

CDBG Water Line and USDA Sidewalk Replacement Update

A meeting is scheduled for tomorrow on the project. GAC will be flushing the lines, valves will need to be closed to test the lines and the storm box on MLK Boulevard will be checked. Original substantial completion date was June 16, 2014, but due to the inclement weather several weeks ago the new projected substantial completion date is June 30, 2014.

Code Enforcement

Mr. Burkett's report was reviewed, no action was taken.

Police Department – Chief Barnes

Chief Barnes expressed his concerns about the hours of operation for the adult sports program at the Washington Gym. He reminded the Commission of the officers' schedules and the need to coordinate the times.

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

May 15, 2014, Draft Minutes were provided for review of the Commission.

April 17, 2014, Approved Minutes were also provided for the Commission.

PSJRA Additional Directors: The names of Kaye Haddock and Ben Carnes were offered as new members for the PSJRA Board. Ms. Haddock would serve for a two year term and Mr. Carnes would serve for a term of four years.

A Motion was made by Commissioner Buzzett, second by Commissioner Thursbay, to approve Ms. Haddock and Mr. Carnes as new members of the PSJRA Board. All in Favor; Motion carried 5-0.

PSJRA Board Chair and Vice Chair

A Motion was made by Commissioner McCroan, second by Commissioner Thursbay, for Commissioner Rex Buzzett to serve as Chairman and Commissioner Bo Patterson to serve as Vice-Chairman of the PSJRA Board. All in Favor; Motion carried 5-0.

PSJRA Office Relocation

After discussion, a Motion was made by Commissioner Patterson to relocate the PSJRA Office to City Hall. The Motion died for the lack of a second.

Dr. Joe Hendrix Park Deck

Some of the boards in the decking are in need of repair. The area of concern has been roped off until emergency repairs can be made. This issue will be taken up at the next PSJRA Meeting.

There continues to be issues with Leake Landscape and their work on the Phase IV Landscape Project. The recommendation is to monitor the situation and review it in two weeks.

City Clerk – Charlotte Pierce

Mrs. Pierce did not have anything to report.

Citizens to be Heard

No citizens asked to be heard.

Discussion Items by Commissioners

Commissioner Thursbay shared that the first PSJRA Meeting went well and he is looking forward to serving on the Board.

Commissioner Patterson thanked John Grantland for helping resolve several issues for citizens.

Commissioner McCroan did not have anything to discuss.

Commissioner Buzzett stated he was excited about the pre-treatment process at the Surface Water Plant. He also complimented John Grantland and his employees on the work that has been done installing the new water lines.

Mayor Magidson reminded everyone of the 4th of July Celebration Fund Raiser to be held, Friday, May 23, 2014, at the Centennial Building. The Villagers will be providing the music which begins at 8:00 P.M.

County Commissioner Warren Yeager asked to share information on road paving opportunities. Rural Areas of Critical Economic Concern (RACEC) Counties are eligible to seek road paving funds. Small County Road Assistance Programs (SCRAP) and Small County Outreach Program (SCOP) each have funds that may be applied for.

A Motion was made by Commissioner Thursbay, second by Commissioner McCroan, to adjourn the Meeting at 7:30 P.M.

Approved this _____ day of _____ 2014.

Mel C. Magidson, Jr., Mayor

Date

Charlotte M. Pierce, City Clerk

Date



City of Port St. Joe
P. O. Box 278
Port St. Joe, Florida 32456

Office of City Manager
(850) 229-8261
(FAX) (850) 227-7522

BOARD/ADVISORY COMMITTEE APPLICATION

PLEASE PRINT OR TYPE

1. Name: _____
Home Address: _____
City/Zip: _____ Phone: _____
 2. Business: _____
Address: _____
City/Zip: _____ Phone: _____
E-mail: _____
 3. **A BRIEF RESUME of your experience and qualifications is recommended.**
Please attach resume to your application.
 4. Are you a registered voter in Gulf County? Yes ☐ No ☐ If not, where?: _____
 5. Do you hold public office? Yes _____ No _____
 6. Are you employed by the City? Yes _____ No _____
 7. Are you a full time resident of the City? Yes _____ No _____
 8. Position Applied For (example: Planning & Development Review Board) _____
 9. Currently, do you serve on a City or County Board? Yes _____ No _____
 10. Current Board Memberships in City of Port St. Joe or Gulf County: _____
 11. Previous Board Memberships in City of Port St. Joe or Gulf County: _____
 12. Have you ever been convicted of a felony? Yes ☐ No ☐
- SIGNATURE: _____ DATE: _____

MEMBERS OF ANY BOARD OR ADVISORY COMMITTEE APPOINTED BY THE CITY OF PORT ST. JOE ARE SUBJECT TO FLORIDA SUNSHINE AND PUBLIC RECORDS LAWS AND MAY BE SUBJECT TO FLORIDA FINANCIAL DISCLOSURE STATUTES.



**ROBERSON &
ASSOCIATES, P.A.**
CERTIFIED PUBLIC ACCOUNTANTS

Port St. Joe, Florida
Apalachicola, Florida

May 27, 2014

Mr. Jim Anderson, City Manager
City of Port St. Joe
Port St. Joe, Florida

**Re: Engagement Letter
Accounting Consulting Services**

This letter is to confirm our understanding of the terms and objectives of our engagement that commenced October 1, 2009, and the nature and limitations of the services we will continue to provide in accordance with the proposal for consulting services (RFP09-001) accepted by the City Commission.

We will provide the following services:

We will assist with guidance and solutions for financial reporting, analysis, and internal control issues.

We will monitor and assist payroll tax and reporting compliance, and report issues to City management.

We will assist in training staff regarding general ledger maintenance, financial reporting, subsidiary ledger controls, bank reconcilements, and compliance with sound accounting procedures.

We will assist with and monitor adjusting journal entries on a monthly basis.

We will review bank reconcilements for all accounts, and assist staff in the preparation of monthly financial reports and schedules as required.

We will assist staff in the accounting for the water and sewer plants, including rate and cost analysis.

We will be available for meetings and workshops as needed.

We will assist City management in other financial matters as needed.

We will perform a monthly review and/or sign-off of bank reconciliation reports, profit & loss reports, balance sheets, and payable reports of the Port St. Joe Redevelopment Agency (PSJRA).

The City is responsible for all management decisions, and performing all management functions, and for designating an individual with suitable skill and knowledge, or experience to oversee the accounting services we provide. The City is responsible for evaluating the adequacy and results of the services performed, and accepting responsibility for such services. The City is responsible for maintaining internal controls and monitoring ongoing activities.

City of Port St. Joe
Engagement letter, *continued*

Our engagement cannot be relied upon to disclose errors, fraud, or illegal acts that may exist. However, we will inform you of any material errors, and any evidence of information that comes to our attention during the performance of our engagement that fraud or other illegal acts may have occurred.

Our revised fees for these services will be \$1,125 for all services (\$1,050 per month for the City's activity and \$75 per month for the PSJRA's activity) commencing July 1, 2014. We will review with you, on a quarterly basis, the level of services required and the time necessary to complete these services to determine if the monthly fee amount should be adjusted. This agreement is a continuation of and a part of the original agreement commencing on October 1, 2009, and may be renewed or continued with the mutual agreement of the two parties in accordance with the original RFP proposal. Our invoices will be rendered monthly, and are payable upon receipt.

We appreciate the opportunity to be of service, and believe this letter accurately summarizes the significant terms of our engagement. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Our reporting responsibility will be to the City Manager.

Sincerely,

Roberson + Associates, PA

Roberson & Associates, P.A.
Ralph C. Roberson, CPA

Accepted By:
City of Port St. Joe

*December 17, 2013. Did not pass.
Died for lack of a second to Commissioner
Buzgetti's motion.*

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)

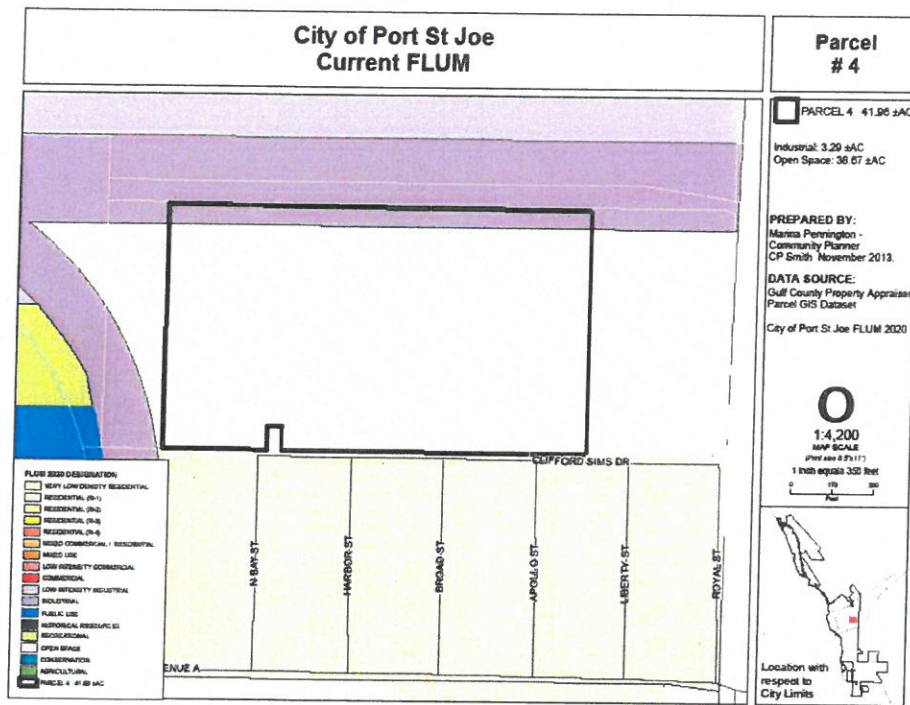
I. SUMMARY

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.

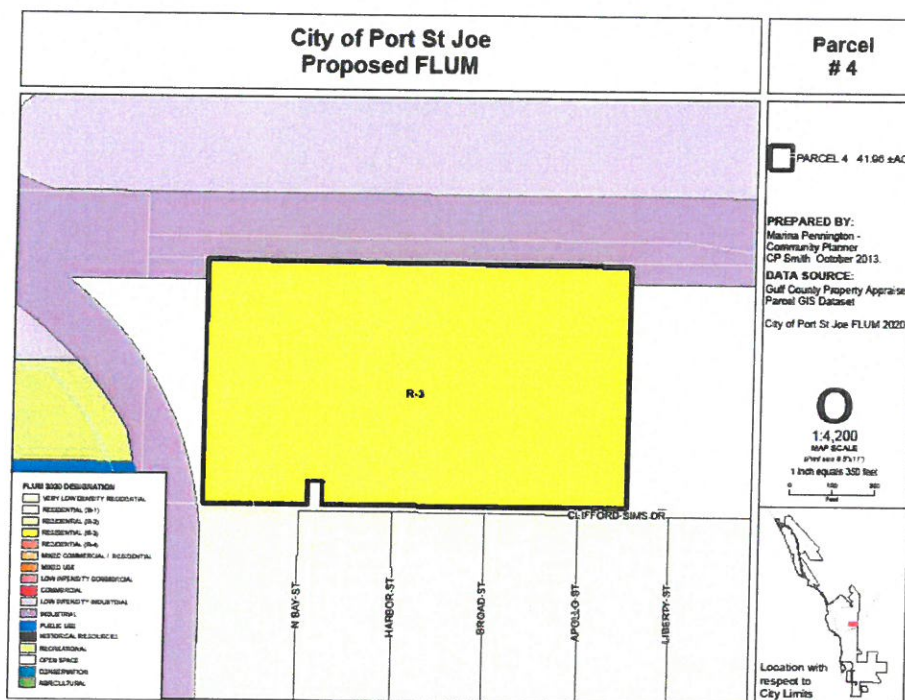
The site is part of the Existing Redevelopment Area which is intended to promote redevelopment of a high quality environment for living, working or visiting consistent with FLUE Objective 1.4 to encourage redevelopment of this area. The proposed amendment includes a site specific policy limiting the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

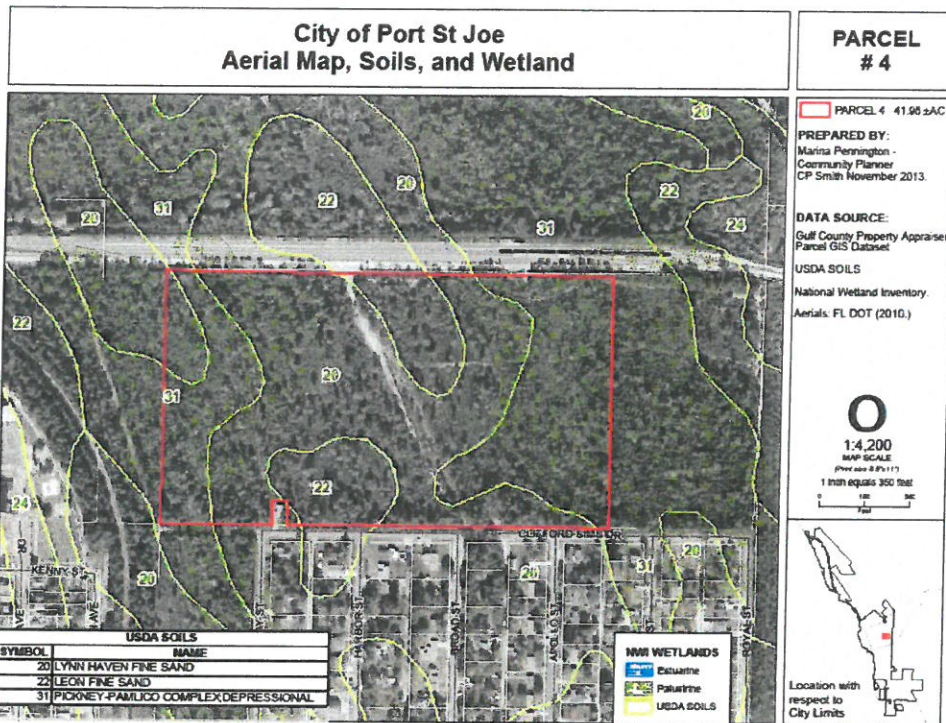
(b) The boundaries of wetlands on the eastern and western portion of the site shall be delineated, classified and protected consistent with Conservation Element Objective 1.7 and implementing policies of the City's comprehensive plan and Section 4.11, Wetland protection provisions in the Land Development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



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.

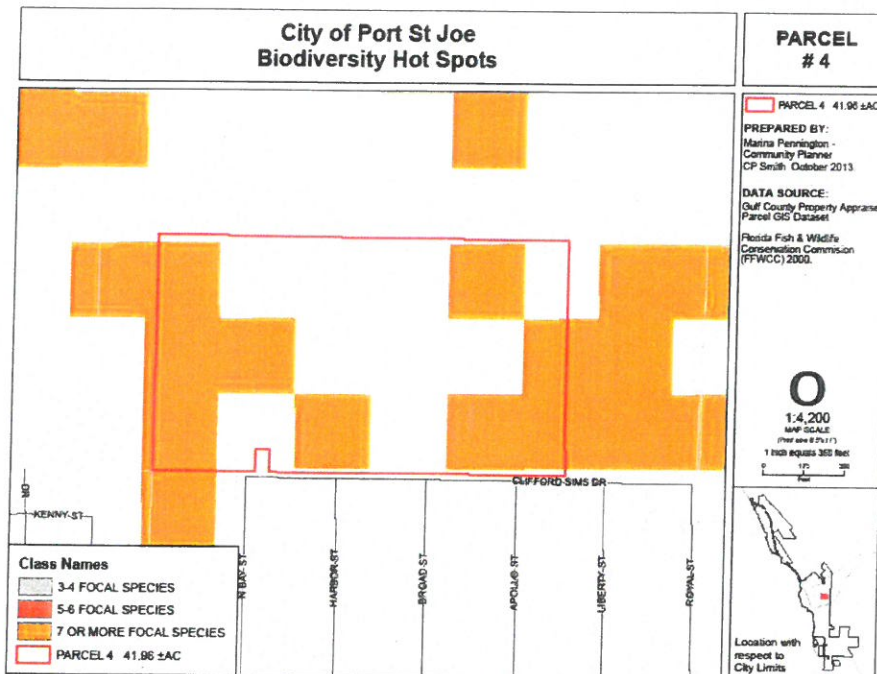
Leon fine sand - This soil is poorly suited to urban development. Wetness is a management concern. Septic tank absorption fields can be mounded to maintain the system above the seasonal high water table. Placement of suitable fill material can elevate building sites. If this soil is used as a site for 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

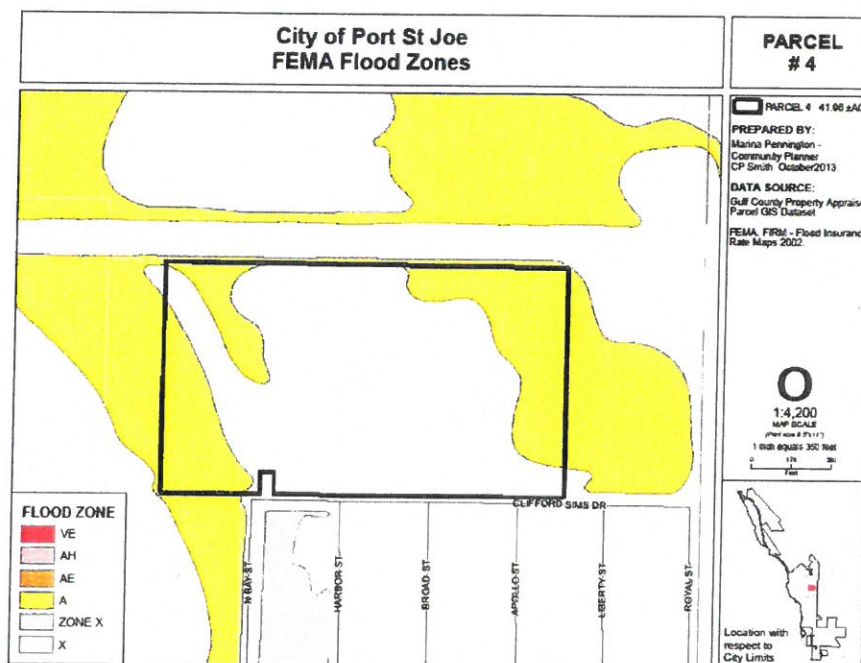
As shown in the previous map, the site contains a significant amount of wetlands in the eastern and western portion of the property. Wetlands shall be delineated and classified as part of the development review process and protected consistent with Objective 1.7 and implementing policies of the City's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



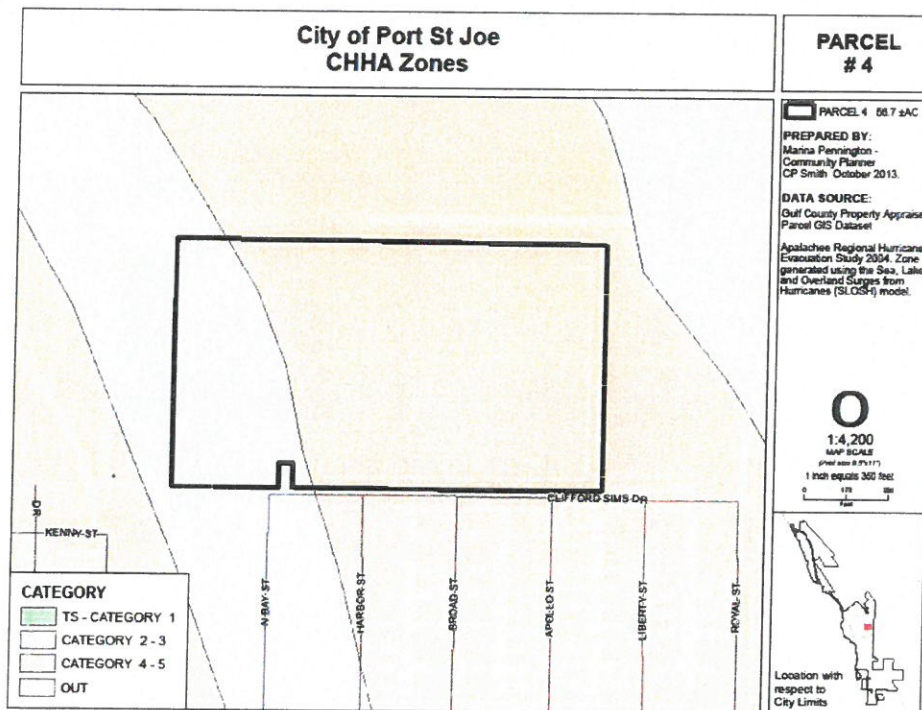
The subject property contains areas designated with the following Flood Zone Codes:

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.

**Proposed Future Land Use Map Amendment
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".

**Code Enforcement 2014 Activity
As of 5/30/14**

	Open	Closed	Total	Increase
Unlawful Accumulation	8	20	28	3
Substandard Structure	2		2	
Abandoned Vechicle	6	5	11	3
Unlawful Sewer				
Land regulation Violation	0	8	8	
Business Lic. Violation		1	1	
Special Master Hearings				
Building Demolition	1		1	
Waste Violation	3	47	50	5
Sign Violation		118	118	5

Total	20	Total	199	Total	219	Total	16