

September 2, 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

6:00 p.m.

City Hall

Commission Chamber

Tuesday September 2, 2014

Call to Order

Consent Agenda

DAR Constitution Week Proclamation Sept. 17-23

Minutes

- Regular Commission Meeting 8/19/14
- Commission Workshop Meeting 8/26/14

Pages 1-9

Page 10

City Attorney

- Gulf Pines Hospital
- Ordinance 500 Comp. Plan Amendment, Affordable Housing Property
 - 2nd Reading & Consideration of Adoption
- Port Authority Dredge Basin Request
- Ordinance 507, Golf Carts

Pages 11-24

Pages 25-33

Pages 34-36

Old Business

- Lighthouse- Update
 - Lease Agreement
- Solid Waste Contract- Update
- Gulf Aire Sewer Proposal
- Langston Drive Sidewalks- Update
- Frank Pate Boat Ramp Grant- Update

Pages 37-42

Pages 43-50

Page 51

Page 52

New Business

- Fee Waiver Request
 - Carol Davis & Jerome Brundage
 - St. Joseph Humane Society
- Request to activate the Sick Leave Pool
- Gas Tax Letter of Support- Comm. Buzzett

Page 53

Page 54

Public Works

- Water Distribution Phase II-Update
- Request to advertise for a Service Worker I (City Parks)

Surface Water Plant

- Chipola Pump #2 Rehab Quote

Page 55-58

Waste Water Plant

- Update

City Engineer

- **CDBG Water Line Replacement- Update**
- **USDA Sidewalk Replacement- Update**
- **DOT (SCOP) Grant Application**

Pages 59-60

Code Enforcement

- **Update**

Page 61

Police Department

- **Update**

PSJRA

- **July 15, 2014 Minutes**

Pages 62-64

City Clerk

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, August 19, 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 Thursbay, second by Commissioner McCroan, to approve the Minutes of the Regular Meeting on August 5, 2014 and the Workshop Meeting of August 12, 2014. All in Favor; Motion carried 5-0.

CITY ATTORNEY – Tom Gibson

Gulf Pines Hospital

With the exception of one, all Certificates of Discharge have been received from the IRS. The remaining certificate is forthcoming.

The proposed division for 6 lots on the hospital property was discussed. Mrs. Ann White shared she had looked at the proposal and was concerned about Patton Park. Commissioner Buzzett and Clay Smallwood, III, of PRI will meet onsite with Mrs. White.

Resolution 2014-11 Section 504 Compliance Policy Amendment (Handout)

A Motion was made by Commissioner Buzzett, second by Commissioner Thursbay, to adopt Resolution 2014-11. All in Favor; Motion carried 5-0.

CITY MANAGER'S REPORT

Old Business

Lighthouse Update

Clean up work will be completed this week and it is anticipated that the lighthouse will be available for climbing by the end of August.

Unexpected invoices were received just prior to the move from Broadband Tele Communications and Griffin Traffic Signals. A Motion was made by Commissioner Thursbay, second by Commissioner Buzzett, to use up to \$17,000 in BP Funds to offset one half of these expenses. Voting for the Motion were Mayor Magidson, Commissioners Thursbay and Buzzett. Voting against the Motion were Commissioners Patterson and McCroan. The Motion carried 3-2.

Solid Waste Bids

More discussion was held on whether to bid out the service or not. Attorney Gibson advised that, in his opinion, this should be bid out. A Motion was made by Commissioner Buzzett to request an RFP for service. Mayor Magidson stated there was no reason to pass the chair as he could see where this was going. There was not a second to the Motion. A Motion was made by Commissioner Patterson, second by Commissioner McCroan, for Staff to negotiate a contract with Waste Pro for consideration by the Board. Voting in Favor of the Motion were Commissioners Patterson, McCroan, Thursbay and Buzzett. Mayor Magidson voted against the Motion. The Motion carried 4-1.

Affordable Housing

The PACES Foundation has received approval for funding their project in Port St. Joe. A Motion was made by Commissioner Thursbay, second by Commissioner Patterson, to approve the documents needed by the PACES Foundation for credit underwriting at Florida Housing Finance Corporation. (See Exhibit A). All in Favor; Motion carried 5-0. Commissioner Buzzett noted the City provided the land, that Gulf County has committed \$300,000 in funds and the PACES Foundation has nothing invested in the project.

Commissioner Buzzett asked if the signing of these documents committed the City to any other obligations with the project and Attorney Gibson responded "Nothing past the land already given." This does not obligate the City to any road paving.

Attorney Gibson reminded the Commission that they had sent the Comprehensive Plan Amendment to the State, the State has signed off on it and it will be on the City's September 2, 2014, Agenda for approval by the City Commission.

Town Hall Meeting – County Commissioner Smiley, August 22, 2014 at 5:30 in the City Fire Station

Mr. Anderson noted that there will be a Town Hall Meeting in the Fire Station on Friday, August 22, 2014 and will be hosted by County Commissioner Tan Smiley.

New Business

Fee Waiver Request

Carol Davis and Jerome Brundage – Neither Ms. Davis or Mr. Brundage were present at the Meeting. No action was taken on the request.

Landscape Maintenance Contracts – Highway 98 & Highway 71; City Parks

Highways 98 and 71

Staff has not had any issues with the current provider, Coastal Design and Landscape, Inc. A Motion was made by Commissioner Thursbay, second by Commissioner Buzzett, to continue the contract for an additional year at a cost of \$20,450. All in Favor; Motion carried 5-0.

City Parks

Staff requested that this be tabled to review other options.

Department of Economic Opportunity – 2nd Year Funding

Mr. Anderson shared that DEO has suggested either a Marketing Study or the Branding Study for the next phase. The funds could be used to hire a consultant. The Gulf County TDC has been doing a branding study for Gulf County and would like to partner with the City on this. Commissioner Buzzett emphasized that he did not have a problem with working together but wanted to make it clear that he wanted a separate brand for the City.

Gulf Aire Sewer Proposal

Mr. Anderson noted that the proposal had been reviewed in the Workshop of August 12, 2014 and Staff feels that it is not the best idea to spend a million dollars at this time for the system.

Frank Seifert, owner of the Beaches Sewer System, addressed the Commission and felt that his offer was a good offer.

Commissioners Patterson and Thursbay asked that the proposal be tabled as they wanted more time to review it.

Grant Opportunities

Staff will work with the City Engineer to review these opportunities offered by the Florida Department of Transportation and the Northwest Florida Water Management District.

North Florida Economic Development Academy

Mr. Anderson asked that anyone interested in attending the academy contact him.

City Manager Jim Anderson announced that a Budget Workshop will be held on Tuesday, August 26, 2014, at 5:00 P.M.

Public Works – John Grantland

Water Distribution Phase II Update – The system was cleared last Thursday; all tie ins will be completed in this area next week and the crew will move to the final section starting next week.

2nd and 4th Streets Sealing and Restriping Update – The project was completed last Saturday and many positive comments have been received.

RFP 2014-06 Reid Avenue Sidewalk Cleaning (Handout)

No bids were received for this project. Commissioner Patterson had received a quote from an individual and he will get with Mr. Anderson.

Surface Water Plant – Larry McClamma

Mr. McClamma noted that things are going well at the plant.

Wastewater Plant – Lynn Todd

Ms. Todd shared that the Algae problem is doing better and plants throughout the country have had major Algae problems this summer.

City Engineer – Clay Smallwood, III

CDBG Water Line Replacement and USDA Sidewalk Replacement

Mr. Smallwood reported that all meter connections have been made, tie ins are completed; work remains to be done on a storm inlet; driveways should be completed this week; sidewalks should be done next week and he anticipates that the project will be wrapped up by the end of this month.

Code Enforcement

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

Police Department – Chief Barnes

Mayor Magidson offered congratulations to Chief Barnes and his department for a job well done in solving the recent thefts of fishing equipment.

Chief Barnes noted that the pickup and drop off changes made at St. Joe Elementary School were made by the school and not his department. He felt that after a short adjustment period, the changes will be fine.

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

Minutes June 17, 2014 – Copies of the Minutes were provided for review by the Commissioners.

City Clerk – Charlotte Pierce

Mrs. Pierce did not have anything to report.

Citizens to be Heard

No one asked to address the Commission.

Discussion Items by Commissioners

Commissioners Buzzett, McCroan, Patterson and Mayor Magidson each wished Commissioner Thursbay good luck on this health issues and assured him of their prayer support.

Commissioner Thursbay expressed his appreciation for the well wishes and shared that he would be attending the meetings or participating by telephone.

A Motion was made by Commissioner McCroan, second by Commissioner Thursbay, to adjourn the Meeting at 7:00 P.M.

Approved this _____ day of _____ 2014.

Mel C. Magidson, Jr., Mayor

Date

Charlotte M. Pierce, City Clerk

Date

**FLORIDA HOUSING FINANCE CORPORATION
VERIFICATION OF AVAILABILITY OF INFRASTRUCTURE - ROADS**

FHFC Application Reference: RFA No. 2014-109 - HOME RD

Indicate the name of the application process under which the proposed Development is applying/has applied for funding from the Corporation such as the Request for Proposal/Application number and/or the name of the Request for Proposal/Application.

Name of Development: Gateway Townhomes of St Joe

Broad Street & Clifford Sims Rd

Development Location: Port St. Joe, Florida

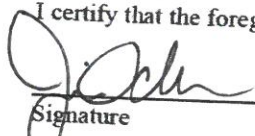
At a minimum, provide the address number, street name and city and/or provide the street name, closest designated intersection and either the city (if located within a city) or county (if located in the unincorporated area of the county).

The undersigned service provider confirms that on or before the submission deadline for the above referenced FHFC Request for Proposal/Application:

1. Existing paved roads provide access to the proposed Development or paved roads will be constructed as part of the proposed Development.
2. There are no impediments to the proposed Development using the roads other than payment of impact fees or providing curb cuts, turn lanes, signalization, or securing required final approvals and permits for the proposed Development.
3. The execution of this verification is not a granting of traffic concurrency approval for the proposed Development.
4. To the best of our knowledge, there are no moratoriums pertaining to road usage which are applicable to the proposed Development.

CERTIFICATION

I certify that the foregoing information is true and correct.

 8/20/14


Signature

Jim Anderson

Print or Type Name

City Manager

Print or Type Title

Approved by C.C. on 8/19/14


City of Port St. Joe

Name of Entity Providing Service

305 Cecil Costin Sr. Blvd

Address (street address, city, state)

Port St Joe, FL 32456

850-229-8261

Telephone Number (including area code)

This certification may not be signed by the Applicant, by any related parties of the Applicant, or by any Principals or Financial Beneficiaries of the Applicant. In addition, signatures from local elected officials are not acceptable. If the certification is applicable to this Development and it is inappropriately signed, the certification will not be accepted.

FLORIDA HOUSING FINANCE CORPORATION
VERIFICATION OF AVAILABILITY OF INFRASTRUCTURE - SEWER CAPACITY,
PACKAGE TREATMENT, OR SEPTIC TANK

FHFC Application Reference: RFA No. 2014-109 - HOME RD

Indicate the name of the application process under which the proposed Development is applying/has applied for funding from the Corporation such as the Request for Proposal/Application number and/or the name of the Request for Proposal/Application.

Name of Development: Gateway Townhomes of St Joe

Broad Street & Clifford Sims Rd

Development Location: Port St Joe, FL

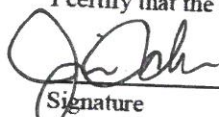
At a minimum, provide the address number, street name and city and/or provide the street name, closest designated intersection and either the city (if located within a city) or county (if located in the unincorporated area of the county).

The undersigned service provider confirms that on or before the submission deadline for the above referenced FHFC Request for Proposal/Application:

1. Sewer Capacity, Package Treatment, or Septic Tank is available to the proposed Development.
2. There are no impediments to the proposed Development for obtaining the specified waste treatment service other than payment of hook-up or installation fees, line extensions to be paid for by the Applicant in connection with the construction of the Development, or other such routine administrative procedure.
3. To the best of our knowledge, no variance or local hearing is required to make this service available to the proposed Development.
4. To the best of our knowledge, there are no moratoriums pertaining to this service, which are applicable to the proposed Development.

CERTIFICATION

I certify that the foregoing information is true and correct.

 8/20/14


Signature

Jim Anderson

Print or Type Name

City Manager

Print or Type Title

Approved by C.C. on 8/19/14


City of Port St. Joe

Name of Entity Providing Service

305 Cecil Costin St. Blvd

Address (street address, city, state)

Port St. Joe, FL 32456

850-229-8261

Telephone Number (including area code)

This certification may not be signed by the Applicant, by any related parties of the Applicant, or by any Principals or Financial Beneficiaries of the Applicant. In addition, signatures from local elected officials are not acceptable. If the certification is applicable to this Development and it is inappropriately signed, the certification will not be accepted.

FLORIDA HOUSING FINANCE CORPORATION
VERIFICATION OF AVAILABILITY OF INFRASTRUCTURE - WATER

FHFC Application Reference: RFA NO. 2014-109 - HOME RD
Indicate the name of the application process under which the proposed Development is applying/has applied for funding from the Corporation such as the Request for Proposal/Application number and/or the name of the Request for Proposal/Application.

Name of Development: Gateway Townhomes of St Joe
Broad Street & Clifford Sims Rd

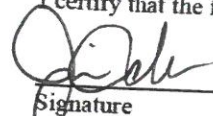
Development Location: Port St. Joe, Florida
At a minimum, provide the address number, street name and city and/or provide the street name, closest designated intersection and either the city (if located within a city) or county (if located in the unincorporated area of the county).

The undersigned service provider confirms that on or before the submission deadline for the above referenced FHFC Request for Proposal/Application:

1. Potable water is available to the proposed Development.
2. There are no impediments to the proposed Development for obtaining potable water service other than payment of hook-up or installation fees, line extensions to be paid for by the Applicant in connection with the construction of the Development, or other such routine administrative procedure.
3. To the best of our knowledge, no variance or local hearing is required to make potable water available to the proposed Development.
4. To the best of our knowledge, there are no moratoriums pertaining to potable water which are applicable to the proposed Development.


CERTIFICATION

I certify that the foregoing information is true and correct.


Signature

Jim Anderson
Print or Type Name

City Manager
Print or Type Title

Approved by CC on 8/19/14


City of Port St. Joe
Name of Entity Providing Service

305 Cecil Costin Sr. Blvd
Address (street address, city, state)

Port St. Joe, FL 32456

850-229-8261
Telephone Number (including area code)

This certification may not be signed by the Applicant, by any related parties of the Applicant, or by any Principals or Financial Beneficiaries of the Applicant. In addition, signatures from local elected officials are not acceptable. If the certification is applicable to this Development and it is inappropriately signed, the certification will not be accepted.

FLORIDA HOUSING FINANCE CORPORATION
LOCAL GOVERNMENT VERIFICATION OF STATUS
OF SITE PLAN APPROVAL FOR MULTIFAMILY DEVELOPMENTS

FHFC Application Reference: RFA No. 2014-109 - HOME RD

Indicate the name of the application process under which the proposed Development is applying/has applied for funding from the Corporation such as the Request for Proposal/Application number and/or the name of the Request for Proposal/Application.

Name of Development: Gateway Townhomes of St Joe

Broad Street & Clifford Sims Rd

Development Location: Port St. Joe, Florida

At a minimum, provide the address number, street name and city and/or provide the street name, closest designated intersection and either the city (if located within a city) or county (if located in the unincorporated area of the county).

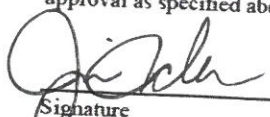
Zoning Designation: R-3

Mark the applicable statement:

1. ☐ The above-referenced Development is (a) new construction, or (b) rehabilitation with new construction, or (c) rehabilitation, without new construction, that requires additional site plan approval or similar process. The final site plan, in the zoning designation stated above, was approved on or before the submission deadline for the above referenced FHFC Request for Proposal/Application by action of the appropriate City/County legally authorized body; e.g. council, commission, board, department, division, etc., responsible for such approval process.
2. ☒ The above-referenced Development is (a) new construction, or (b) rehabilitation with new construction, or (c) rehabilitation, without new construction, that requires additional site plan approval or similar process, and (i) this jurisdiction provides either preliminary site plan approval or conceptual site plan approval which has been issued, or (ii) site plan approval is required for the new construction work and/or the rehabilitation work; however, this jurisdiction provides neither preliminary site plan approval nor conceptual site plan approval, nor is any other similar process provided prior to issuing final site plan approval. Although there is no preliminary or conceptual site plan approval process and the final site plan approval has not yet been issued, the site plan, in the zoning designation stated above, has been reviewed.
- The necessary approval and/or review was performed on or before the submission deadline for the above referenced FHFC Request for Proposal/Application by the appropriate City/County legally authorized body; e.g. council, commission, board, department, division, etc., responsible for such approval process.
3. ☐ The above-referenced Development, in the zoning designation stated above, is rehabilitation without any new construction and does not require additional site plan approval or similar process.

CERTIFICATION

I certify that the City/County of City of Port St. Joe has vested in me the authority to verify status of site plan approval as specified above and I further certify that the information stated above is true and correct.


Signature

8/20/14

Approved by C.C. on 8/19/14

Jim Anderson

Print or Type Name

City Manager

Print or Type Title

This certification must be signed by the applicable City's or County's Director of Planning and Zoning, chief appointed official (staff) responsible for determination of issues related to site plan approval, City Manager, or County Manager/Administrator/Coordinator. Signatures from local elected officials are not acceptable, nor are other signatories. If this certification is applicable to this Development and it is inappropriately signed, the certification will not be accepted.

RFA 2014-109

(Form Rev. 01-14)

Ex(A) V

FLORIDA HOUSING FINANCE CORPORATION
LOCAL GOVERNMENT VERIFICATION THAT DEVELOPMENT IS CONSISTENT WITH ZONING
AND LAND USE REGULATIONS

FHFC Application Reference: RFA No. 2014-109 - HOME RD

Indicate the name of the application process under which the proposed Development is applying/has applied for funding from the Corporation such as the Request for Proposal/Application number and/or the name of the Request for Proposal/Application.

Name of Development: Gateway Townhomes of St Joe

Broad Street & Clifford Sims Rd

Development Location: Port St. Joe, Florida

(At a minimum, provide the address number, street name and city, and/or provide the street name, closest designated intersection and either the city (if located within a city) or county (if located in the unincorporated area of the county).)

The undersigned service provider confirms that on or before the submission deadline for the above referenced FHFC Request for Proposal/Application:

- (1) The zoning designation for the above- referenced Development location is R-3 : and
- (2) The proposed number of units and intended use are consistent with current land use regulations and the referenced zoning designation or, if the Development consists of rehabilitation, the intended use is allowed as a legally non-conforming use. To the best of my knowledge, there are no additional land use regulation hearings or approvals required to obtain the zoning classification or density described herein. Assuming compliance with the applicable land use regulations, there are no known conditions which would preclude construction or rehabilitation (as the case may be) of the referenced Development on the proposed site.

CERTIFICATION

I certify that the City/County of City of Port St. Joe has vested in me the authority to verify consistency with local land use regulations and the zoning designation specified above or, if the Development consists of rehabilitation, the intended use is allowed as a "legally non-conforming use" and I further certify that the foregoing information is true and correct. In addition, if the proposed Development site is in the Florida Keys Area as defined in Rule Chapter 67-48, F.A.C., I further certify that the Applicant has obtained the necessary Rate of Growth Ordinance (ROGO) allocations from the Local Government.

Signature

8/20/14

Approved by CC. on 8/19/14

Jim Anderson

Print or Type Name

City Manager

Print or Type Title

This certification must be signed by the applicable City's or County's Director of Planning and Zoning, chief appointed official (staff) responsible for determination of issues related to comprehensive planning and zoning, City Manager, or County Manager/Administrator/Coordinator. Signatures from local elected officials are not acceptable, nor are other signatories. If the certification is applicable to this Development and it is inappropriately signed, the certification will not be accepted.

RFA

(Form Rev. 01-14)

MINUTES OF THE FY 2014 – 2015 BUDGET WORKSHOP FOR THE BOARD OF CITY COMMISSIONERS FOR THE CITY OF PORT ST. JOE FLORIDA, HELD IN THE COMMISSION CHAMBER AT CITY HALL, August 26, 2014, AT 5:00 P.M.

The following were present: Mayor Magidson and Commissioners Buzzett. City Manager Jim Anderson, City Clerk Charlotte Pierce, Financial Analyst Mike Lacour, Public Works Director John Grantland, Police Chief David Barnes and City Insurance Agent Dwight Van Lierop were also present. Commissioners McCroan and Patterson were working and Commissioner Thursbay was unable to attend due to illness.

The purpose of the Workshop was to discuss the FY 2014 – 2015 Budget with focus being on the General Fund and City Insurance.

Copies of the preliminary 2014 – 2015 Fiscal Year Budget were distributed. Mr. Anderson noted that pages 1 - 6 are the Capital Expenses with pages 1 – 37 being the Projected Budget with line item expenditures.

Mr. Lacour noted that the proposed budget is balanced.

There will be just under a 5% increase from Blue Cross Blue Shield of Florida for Health Insurance for City Employees. Cost for individual coverage will be \$650.15; Employee / Spouse \$1,547.36; Employee / Children \$1,196.29 and Employee / Family \$2,028.48. There will be a total increase to the City of \$18,689. The City cap of \$700 will remain in place for the coming fiscal year.

For Fiscal Year 2014 – 2015, there will also be a Return of Premium in the amount of \$33,061.

The proposed Millage will remain at 3.5914 for FY 2014 -2015 and the first Public hearing will be held on September 11, 2014, at 5:01 P.M.

Also discussed were the proposed platting of lots where Gulf Pines Hospital is and the revenue sources for this.

Mr. Anderson shared an update on the lighthouse facility. Staff is working with the St. Joseph Historical Society, Inc., to get the lighthouse open and several items still need to be addressed before this can happen. Hopes were to have a soft opening on Friday, August 29, 2014, as a test run before the Scallop Festival. Staff will keep the Board updated on the status.

The Workshop was adjourned at 5:50 P.M.

Approved this _____ day of _____ 2014.

Mel C. Magidson, Jr., Mayor

Date

Charlotte M. Pierce, City Clerk

Date

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)

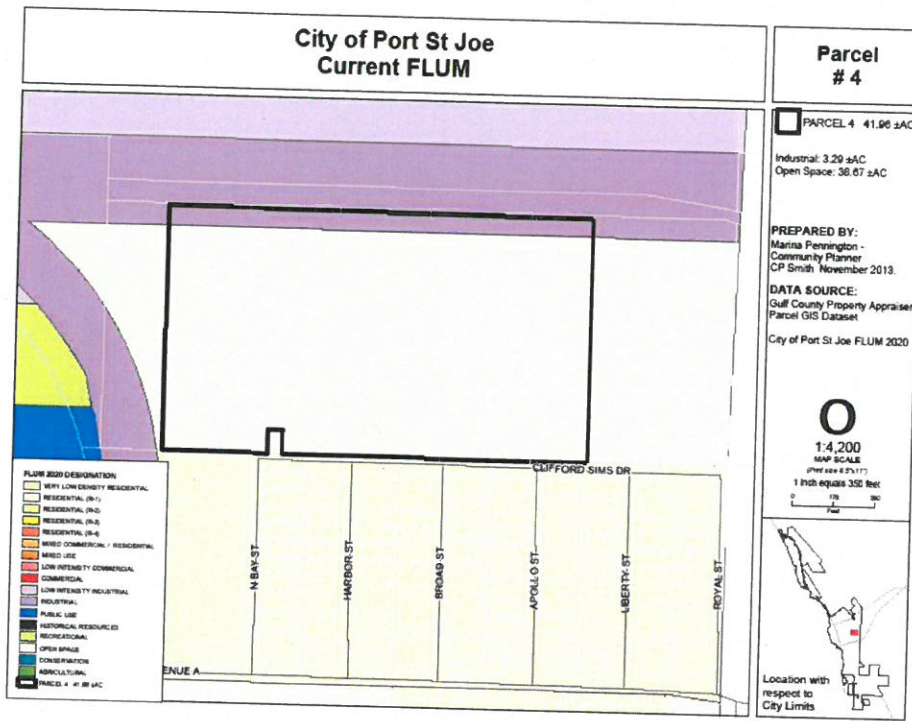
I. SUMMARY

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.

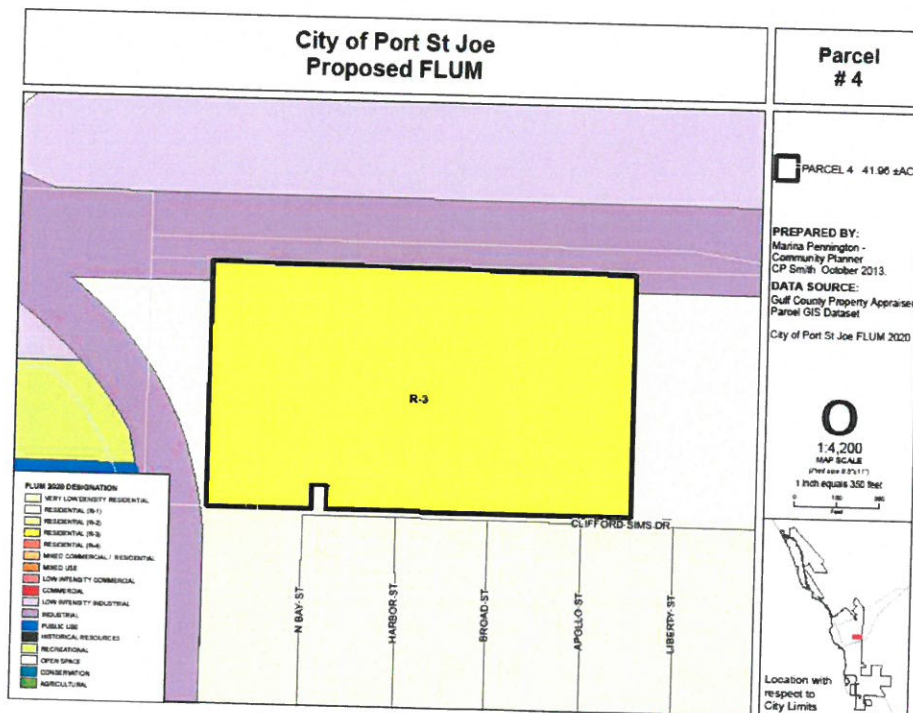
The site is part of the Existing Redevelopment Area which is intended to promote redevelopment of a high quality environment for living, working or visiting consistent with FLUE Objective 1.4 to encourage redevelopment of this area. The proposed amendment includes a site specific policy limiting the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

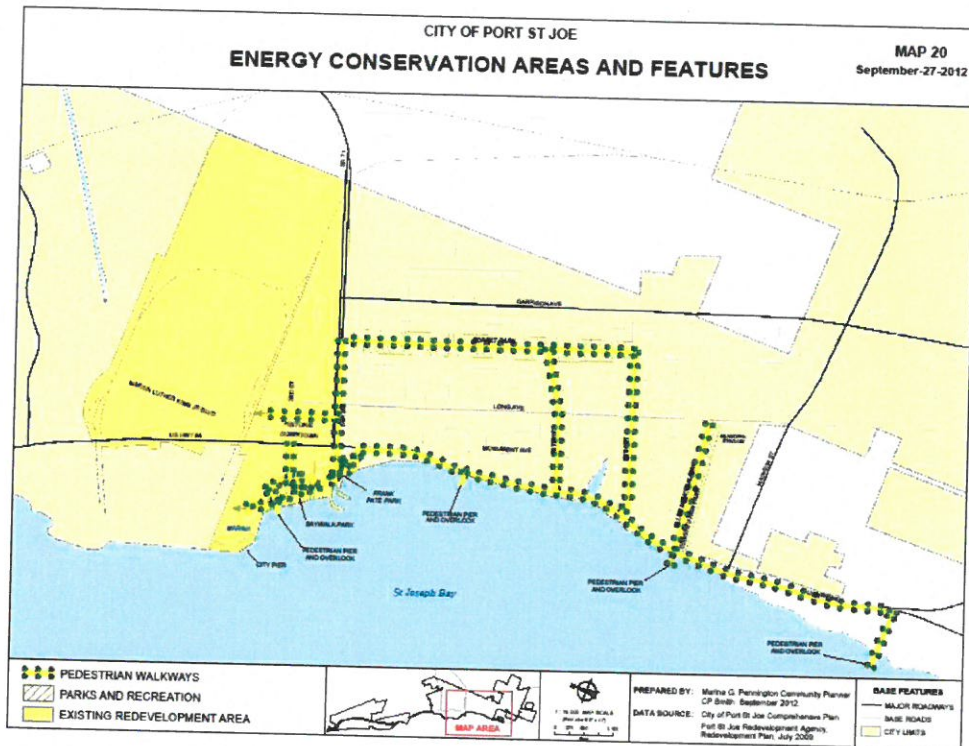
(b) The boundaries of wetlands on the eastern and western portion of the site shall be delineated, classified and protected consistent with Conservation Element Objective 1.7 and implementing policies of the City's comprehensive plan and Section 4.11, Wetland protection provisions in the Land Development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

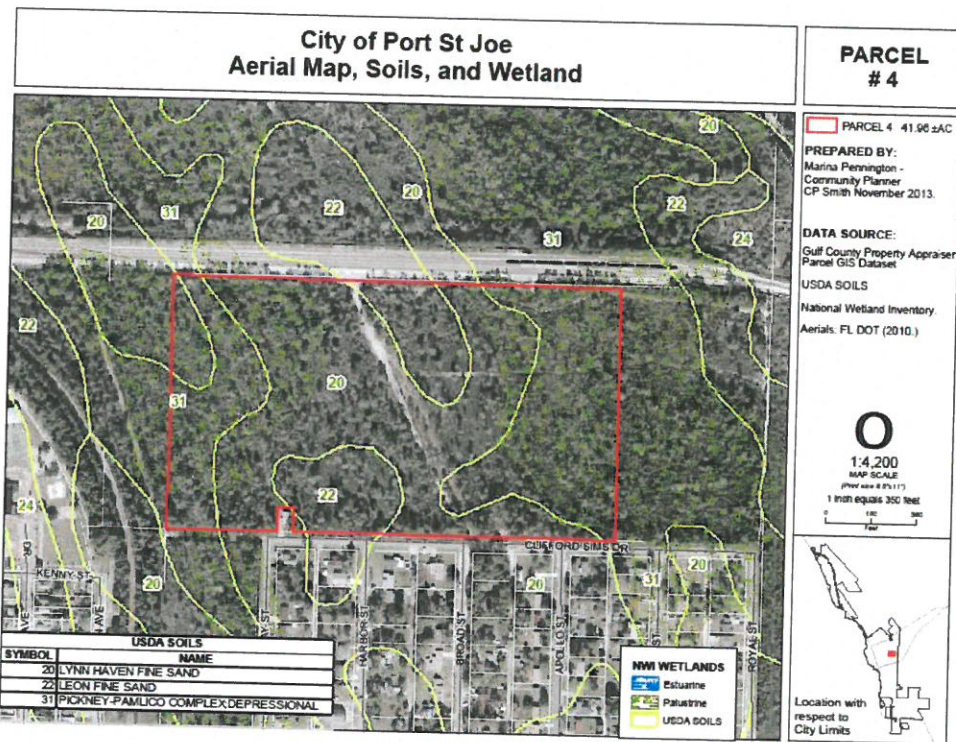
The site is surrounded by the following uses:

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.

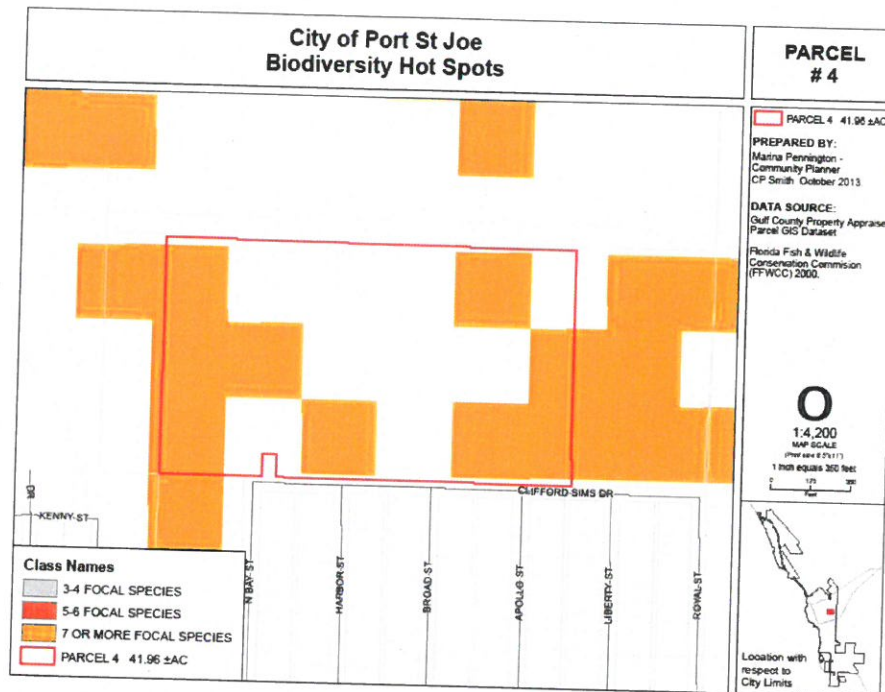
Leon fine sand - This soil is poorly suited to urban development. Wetness is a management concern. Septic tank absorption fields can be mounded to maintain the system above the seasonal high water table. Placement of suitable fill material can elevate building sites. If this soil is used as a site for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

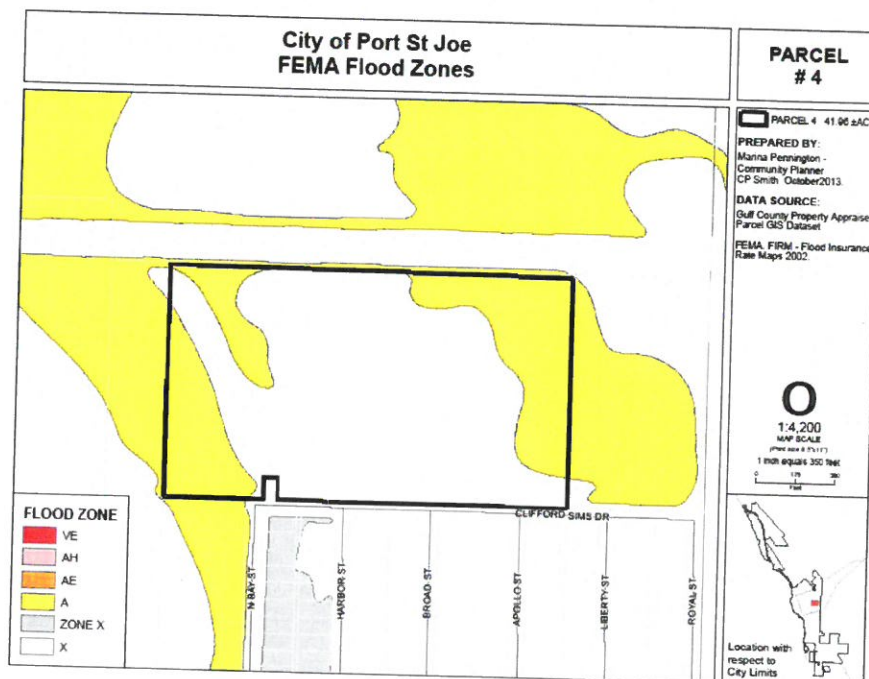
As shown in the previous map, the site contains a significant amount of wetlands in the eastern and western portion of the property. Wetlands shall be delineated and classified as part of the development review process and protected consistent with Objective 1.7 and implementing policies of the City's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



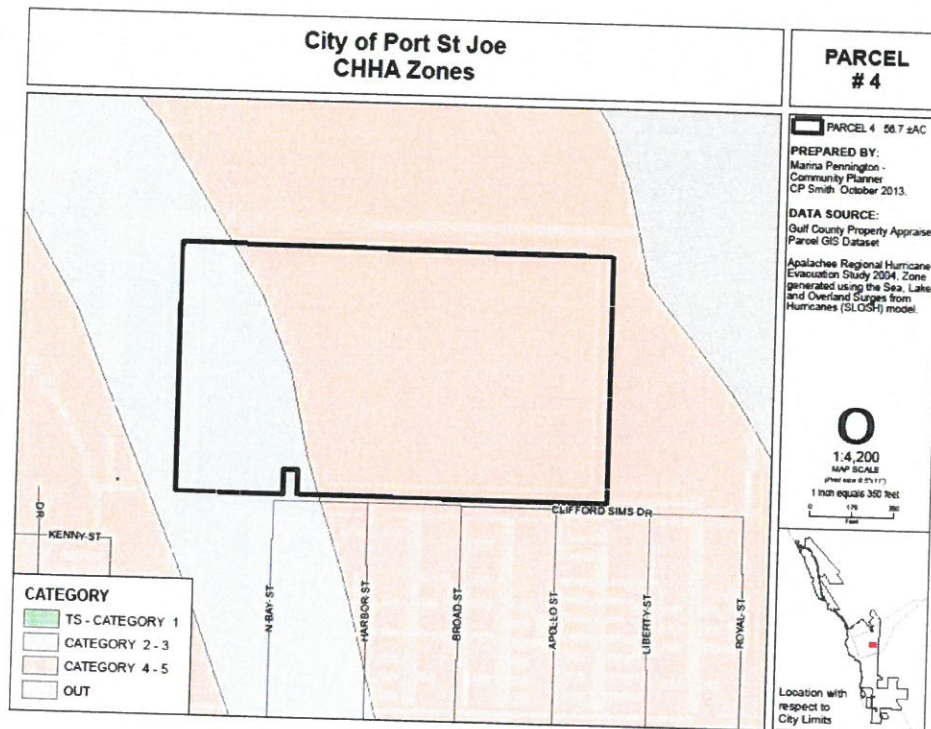
The subject property contains areas designated with the following Flood Zone Codes:

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: $75 \text{ du} \times 0.62 = 46 \text{ trips}$

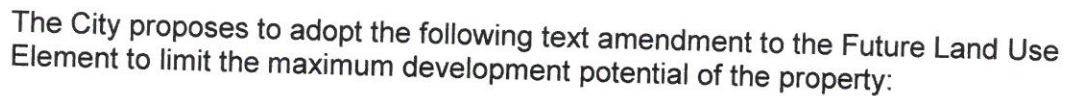
Category 220 (Apartments) trip generation rates from the ITE Trip Generation Manual, 7th Volume, was applied.

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.

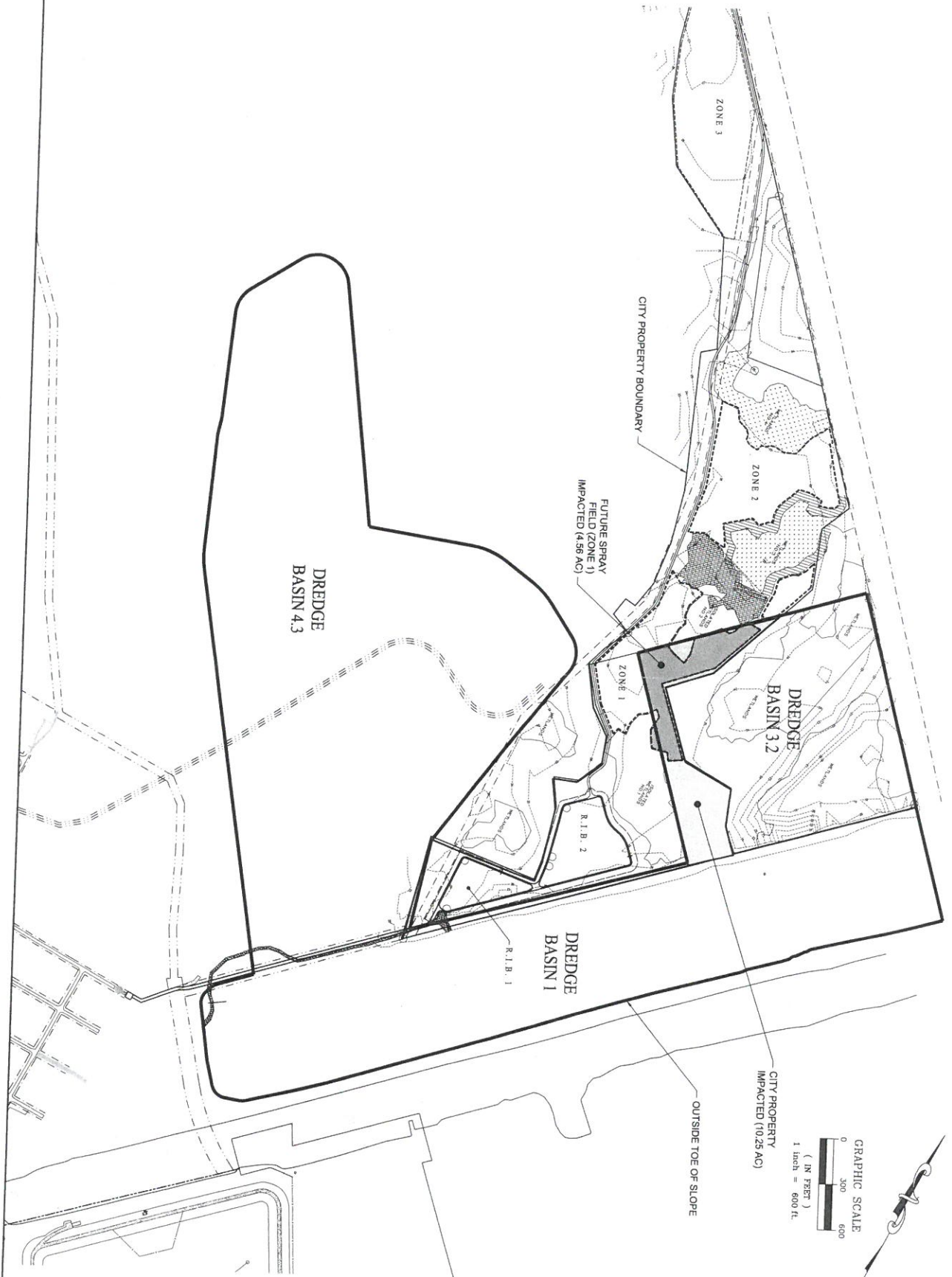
Proposed Future Land Use Map Amendment Ordinance No. 500



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ED# 0006155

PROJECT NO.
672.008

DATE:
AUG 2014
SCALE:
As Shown
DRAWN:
CAK
CHECKED:
PAJ

SHEET
C1

DREDGE IMPACTS TO CITY PROPERTY
 Port of Port St. Joe Channel Dredging
 Gulf County, Florida

PREBLE-RISH INC
 CONSULTING ENGINEERS AND SURVEYORS
 CIVIL • SURVEYING • SITE PLANNING
 324 MANTRA DRIVE
 PORT ST. JOE, FL 32456
 (904) 227-7700
 205 ANDERSEN PARKWAY
 PANAMA CITY, FL 32405
 (904) 522-0644
 877 COUNTRY ROAD 303
 SANTA ROSA BEACH, FL 32459
 (904) 331-3902

NO.	DATE	APPR.	REVISION
1			
2			
3			
4			
5			

25



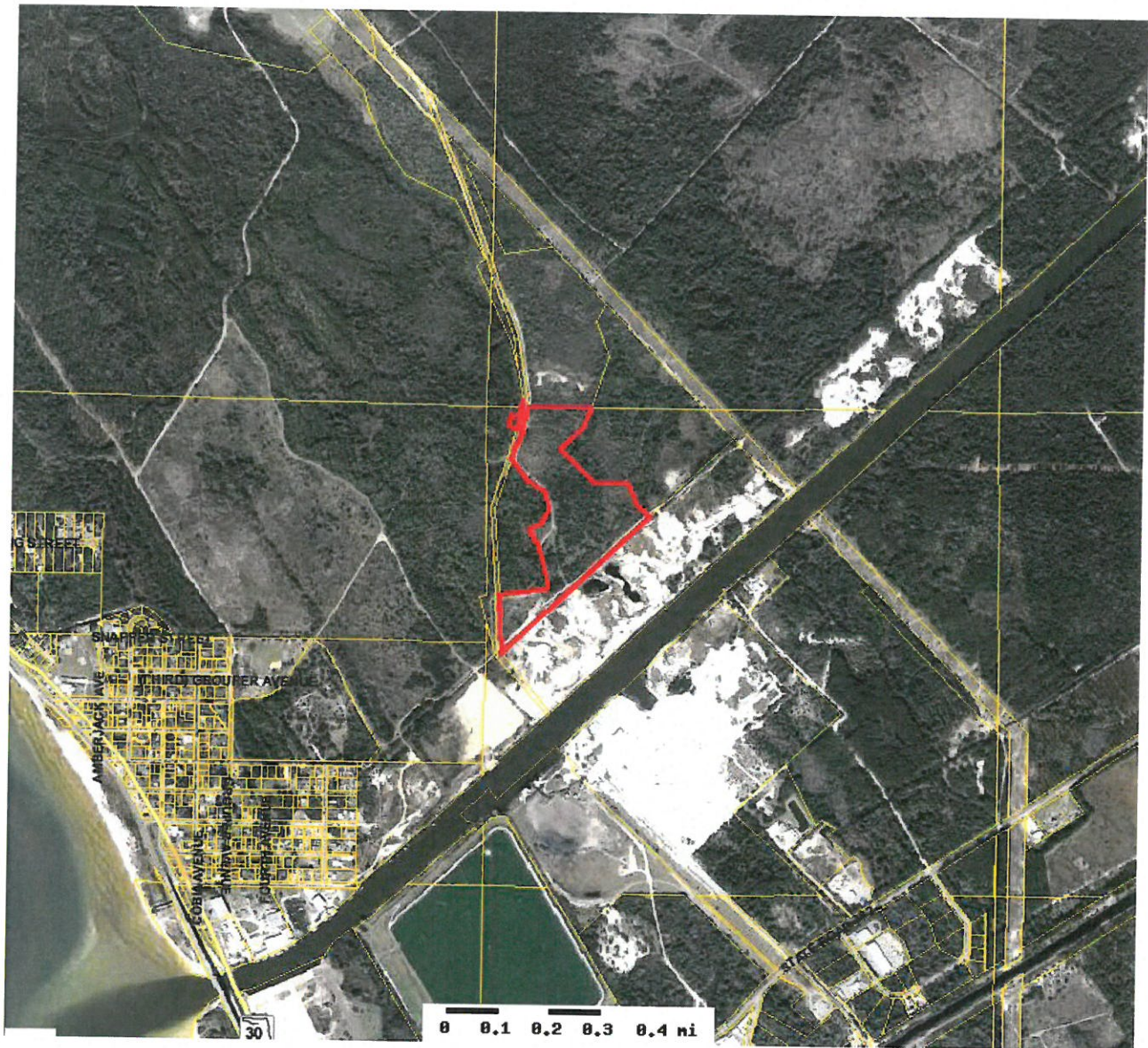
Gulf County Property Appraiser

Mitch Burke, CFA

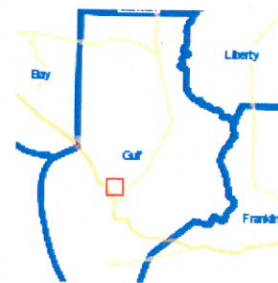
Sales In Area	Previous Parcel	Next Parcel	Field Definitions	Return to Main Search	Gulf Home																																				
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Owner Name	CITY OF PORT ST JOE		Today's Date	August 29, 2014																																					
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Gulf County Property Appraiser			
Parcel: 04267-050R Acres: 40.89			
Name:	CITY OF PORT ST JOE	Land Value	40,890
Site:		Building Value	0
Sale:		Misc Value	0
Mail:	PO BOX 278 PORT ST JOE, FL 32457	Just Value	40,890
		Assessed Value	5,795
		Exempt Value	5,795
		Taxable Value	0



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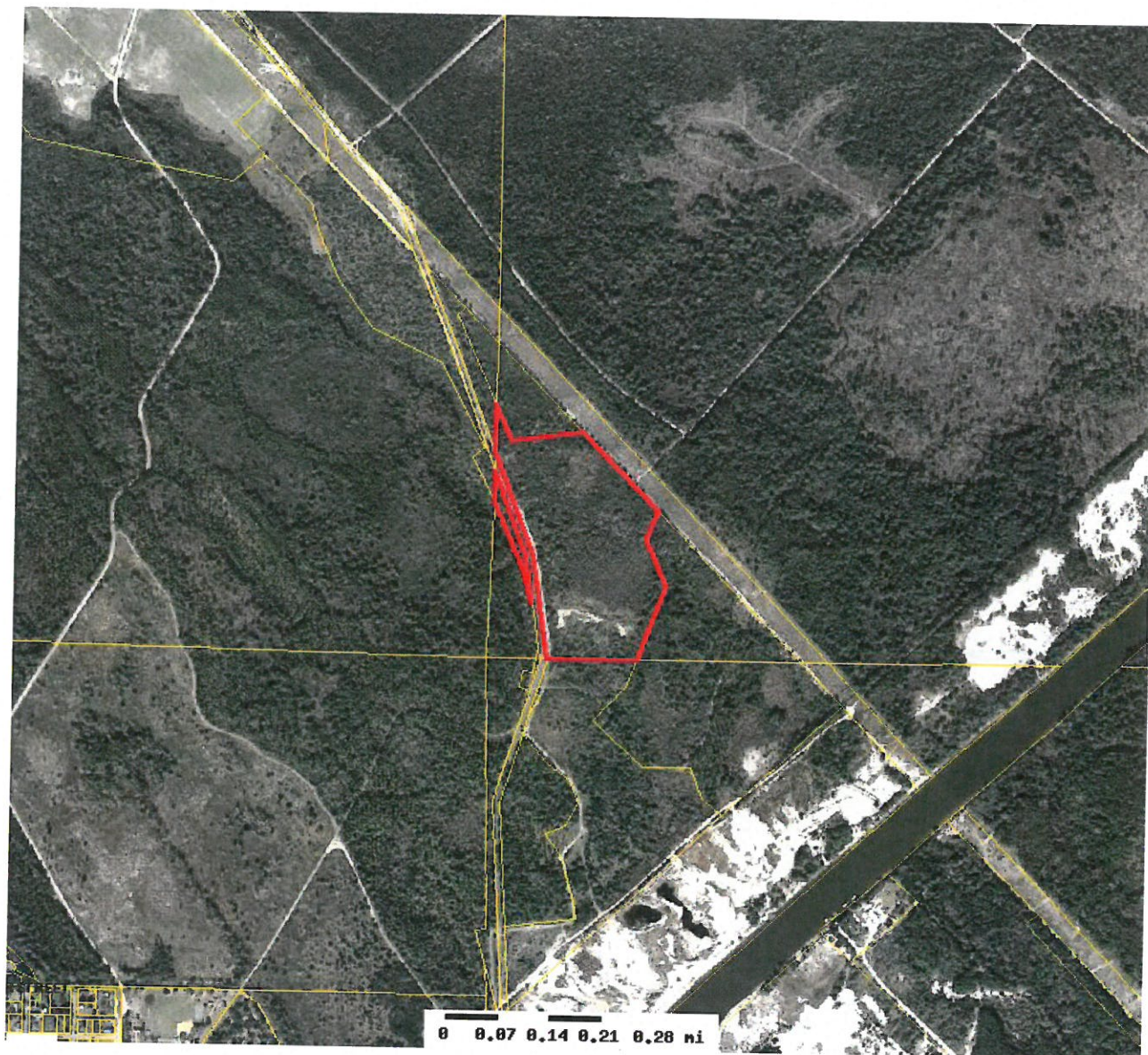
Date printed: 08/29/14 : 13:11:06



Gulf County Property Appraiser

Mitch Burke, CFA

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Gulf County Property Appraiser			
Parcel: 04266-060R Acres: 35.89			
Name:	CITY OF PORT ST JOE	Land Value	2,871
Site:		Building Value	0
Sale:		Misc Value	0
Mail:	PO BOX 278 PORT ST JOE, FL 32457	Just Value	2,871
		Assessed Value	2,871
		Exempt Value	2,871
		Taxable Value	0



The Gulf County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the last certified taxroll. All data is subject to change before the next certified taxroll. PLEASE NOTE THAT THE PROPERTY APPRAISER MAPS ARE FOR ASSESSMENT PURPOSES ONLY NEITHER GULF COUNTY NOR ITS EMPLOYEES ASSUME RESPONSIBILITY FOR ERRORS OR OMISSIONS ---THIS IS NOT A SURVEY---

Date printed: 08/29/14 : 13:14:25



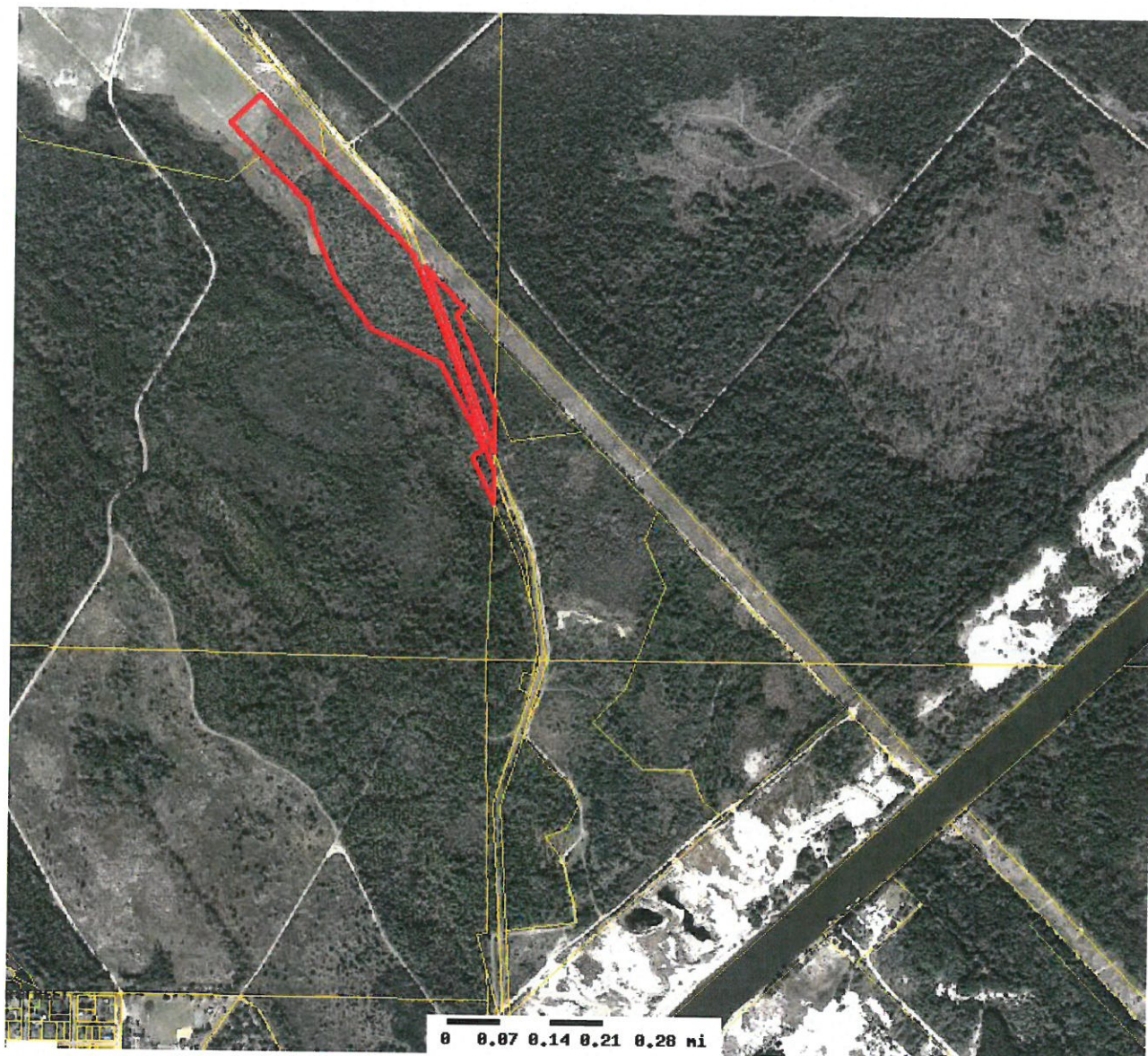
Gulf County Property Appraiser

Mitch Burke, CFA

Sales In Area	Previous Parcel	Next Parcel	Field Definitions	Return to Main Search	Gulf Home																																				
Owner and Parcel Information																																									
Owner Name	CITY OF PORT ST JOE	Today's Date	August 29, 2014																																						
Mailing Address	PO BOX 278	Parcel Number	04264-010R																																						
Location Address	PORT ST JOE, FL 32457	Tax District	St Joe Fire Zone (District 4)																																						
Property Usage	MUNICIPAL (008900)	2013 Millage Rates	14.0638																																						
Section Township Range	23-75-11W	Acreage	24.17																																						
		Homestead	N																																						
Show Parcel Maps Generate Owner List By Radius																																									
Value Information			Legal Information																																						
<table border="1"> <thead> <tr> <th></th> <th>2013 Certified Values</th> <th>2014 Working Values</th> </tr> </thead> <tbody> <tr> <td>Building Value</td> <td>\$0</td> <td>\$0</td> </tr> <tr> <td>Extra Feature Value</td> <td>\$0</td> <td>\$0</td> </tr> <tr> <td>Land Value</td> <td>\$258,619</td> <td>\$258,619</td> </tr> <tr> <td>Land Agricultural Value</td> <td>\$0</td> <td>\$0</td> </tr> <tr> <td>Agricultural (Market) Value</td> <td>\$0</td> <td>\$0</td> </tr> <tr> <td>Just (Market) Value*</td> <td>\$258,619</td> <td>\$258,619</td> </tr> <tr> <td>Assessed Value</td> <td>\$258,619</td> <td>\$258,619</td> </tr> <tr> <td>Exempt Value</td> <td>\$258,619</td> <td>\$258,619</td> </tr> <tr> <td>Taxable Value</td> <td>\$0</td> <td>\$0</td> </tr> <tr> <td>Maximum Save Our Homes Portability</td> <td>\$0</td> <td>\$0</td> </tr> <tr> <td>AGL Amount</td> <td></td> <td></td> </tr> </tbody> </table> <p>*Just (Market) Value* description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.</p>				2013 Certified Values	2014 Working Values	Building Value	\$0	\$0	Extra Feature Value	\$0	\$0	Land Value	\$258,619	\$258,619	Land Agricultural Value	\$0	\$0	Agricultural (Market) Value	\$0	\$0	Just (Market) Value*	\$258,619	\$258,619	Assessed Value	\$258,619	\$258,619	Exempt Value	\$258,619	\$258,619	Taxable Value	\$0	\$0	Maximum Save Our Homes Portability	\$0	\$0	AGL Amount			<p>S 23 T 7 R 11 24.169 AC M/L BEING PORTION OF PARCEL "U" ORB 275/763 FR STONE CONTAINER CORPORATION MAP 48</p> <p>The legal description shown here may be condensed for assessment purposes. Exact description should be obtained from the recorded deed.</p>		
	2013 Certified Values	2014 Working Values																																							
Building Value	\$0	\$0																																							
Extra Feature Value	\$0	\$0																																							
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Maximum Save Our Homes Portability	\$0	\$0																																							
AGL Amount																																									
Tax Information																																									
Building Information																																									
No buildings associated with this parcel.																																									
Extra Features Data																																									
Description	Number of Items	Unit Length x Width x Height	Units	Effective Year Built																																					
No records associated with this parcel.																																									
Land Information																																									
LAND USE	NUMBER OF UNITS	UNIT TYPE	Frontage	Depth																																					
MUNICIPAL	24.17	AC	0	0																																					
Property Information (qualified, unqualified, and multiple sales)																																									
Sale Date	Sale Price	Instrument	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee																																	
02-20-2002	\$ 200,300	SPECIAL WARRANTY DD	275	763	Unqualified	Vacant	STONE CONTAINER CORP	CITY OF PORT ST JOE																																	
01-19-2000		SURVIVORSHIP DEED	239	112	Unqualified	Vacant	FLORIDA COAST	STONE CONTAINER CORP.																																	
05-30-1996	\$ 100,000	SURVIVORSHIP DEED	189	916	Unqualified	Vacant	SJL&D	FCPC																																	
Sales In Area Previous Parcel Next Parcel Field Definitions Return to Main Search Gulf Home																																									

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Gulf County Property Appraiser			
Parcel: 04264-010R Acres: 24.17			
Name:	CITY OF PORT ST JOE	Land Value	258,619
Site:		Building Value	0
Sale:		Misc Value	0
Mail:	PO BOX 278 PORT ST JOE, FL 32457	Just Value	258,619
		Assessed Value	258,619
		Exempt Value	258,619
		Taxable Value	0



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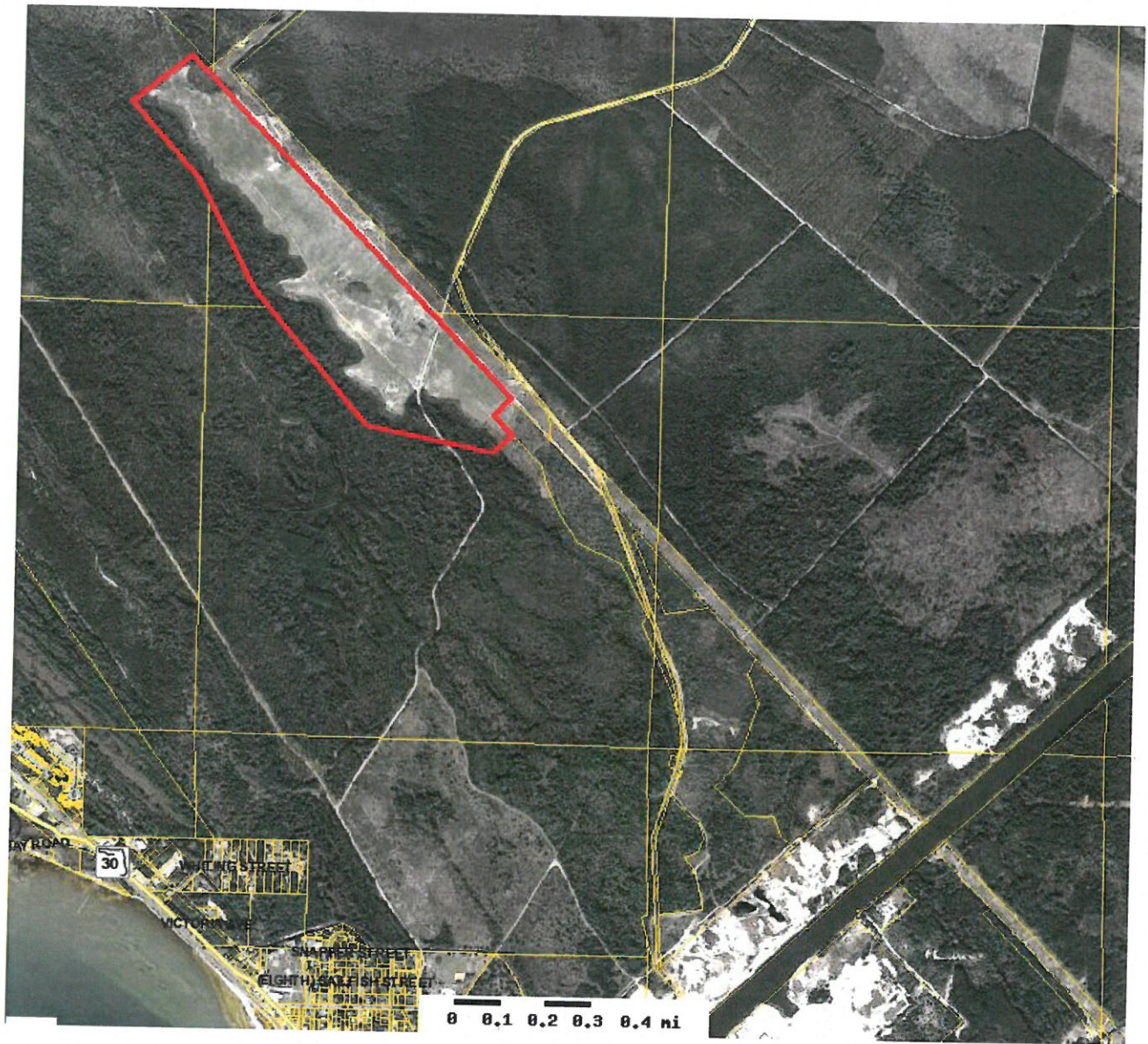
Gulf County Property Appraiser

Mitch Burke, CFA

Sales In Area	Previous Parcel	Next Parcel	Field Definitions	Return to Main Search	Gulf Home
Owner and Parcel Information					
Owner Name	ST JOSEPH LAND & DEV CO ATTN: TAX DEPARTMENT		Today's Date	August 29, 2014	
Mailing Address	133 SOUTH WATERSOUND PRKWY		Parcel Number	04238-050R	
Location Address	WATERSOUND, FL 32413		Tax District	St Joe Fire Zone (District 4)	
Property Usage	LEASEHOLD (009000)		2013 Millage Rates	14.0638	
Section Township Range	14-7S-11W		Acreage	160	
			Homestead	N	
Show Parcel Maps Generate Owner List By Radius					
Value Information			Legal Information		
	2013 Certified Values	2014 Working Values	S 14,15, 23 T7 R 11 160 AC M/LORB 455/89 REAL ESTATE GROUNDSLEASE TO CITY OF PSJ (BEING SPRAY FIELD) MAP 32 & 48 The legal description shown here may be condensed for assessment purposes. Exact description should be obtained from the recorded deed.		
Building Value	\$0	\$0			
Extra Feature Value	\$0	\$0			
Land Value	\$32,000	\$32,000			
Land Agricultural Value	\$0	\$0			
Agricultural (Market) Value	\$0	\$0			
Just (Market) Value*	\$32,000	\$32,000			
Assessed Value	\$32,000	\$32,000			
Exempt Value	\$0	\$0			
Taxable Value	\$32,000	\$32,000			
Maximum Save Our Homes Portability	\$0	\$0			
AGL Amount	\$0	\$0			
Just (Market) Value description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.					
Tax Information					
Building Information					
No buildings associated with this parcel.					
Extra Features Data					
Description	Number of Items	Unit Length x Width x Height	Units	Effective Year Built	
No records associated with this parcel.					
Land Information					
LAND USE	NUMBER OF UNITS	UNIT TYPE	Frontage	Depth	
LEASE INT	160	AC	0	0	
Property Information (qualified, unqualified, and multiple sales)					
Sale Date	Sale Price	Instrument	Deed Book	Deed Page	Sale Qualification
No Sales Information available for this parcel					
Vacant or Improved					
Grantor					
Grantee					
Sales In Area Previous Parcel Next Parcel Field Definitions Return to Main Search Gulf Home					

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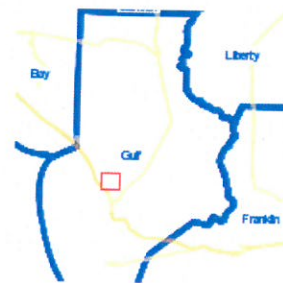
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Gulf County Property Appraiser

Parcel: 04238-050R Acres: 160

Name:	ST JOSEPH LAND & DEV CO	Land Value	32,000
Site:		Building Value	0
Sale:		Misc Value	0
Mail:	ATTN: TAX DEPARTMENT 133 SOUTH WATERSOUND PRKWY WATERSOUND, FL 32413	Just Value	32,000
		Assessed Value	32,000
		Exempt Value	0
		Taxable Value	32,000



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Date printed: 08/29/14 : 13:26:29

Existing Ord.

ORDINANCE NO. 348

AN ORDINANCE OF THE CITY OF PORT ST. JOE PROVIDING FOR THE USE OF GOLF CARTS UNDER CERTAIN CONDITIONS AND RESTRICTIONS PURSUANT TO FLORIDA STATUTES SECTION 316.212 (FLA. STAT. 2003); PROVIDING THOSE RESTRICTIONS AND CONDITIONS; PROVIDING FOR THE DESIGNATION OF STREETS AND ROADS WITHIN THE CITY OF PORT ST. JOE AND CHANGES IN SAID DESIGNATION FOR THE USE OF SAID GOLF CARTS BY THE CITY COMMISSION BY RESOLUTION FROM TIME TO TIME; PROVIDING FOR PENALTIES FOR VIOLATION; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Port St. Joe has been requested by many of the residents to adopt an ordinance to allow the use of golf carts under certain conditions and restrictions on and over designated City streets; and,

WHEREAS, Florida Statutes 316.212 allows golf carts to be driven on City streets that have been designated by a City for use by golf carts under specified conditions; and

WHEREAS, the City of Port St. Joe has determined that golf carts may safely travel and be operated on certain City streets as designated herein and as later changed and designated by resolution of the City of Port St. Joe;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF PORT ST. JOE, FLORIDA AS FOLLOWS:

SECTION 1. INTENT: Pursuant to Florida Statutes, Section 316.212 (2003), it is the intent of the City Commission of the City of Port St. Joe, Florida, to allow golf carts on certain City streets under certain conditions as set forth herein.

SECTION 2. DEFINITION: Pursuant to Section 320.01 (22), Florida Statutes, a ?GOLF CART? is defined as a motor vehicle for sporting or recreational purposes and that is not capable of exceeding speeds of twenty (20) miles per hour.

SECTION 3. AUTHORIZATION: Golf carts meeting the definition set forth in Section 2 above and meeting the minimum equipment standards established by Florida Statutes (presently they must be equipped with efficient brakes, reliable steering apparatus, safe tires, a rear view mirror, windshield, head lights, tail lights, turn signal and reflectorized warning devices on the front and rear) are authorized on all City streets within the City of Port St. Joe, Florida except as set forth below, which designation may be changed or amended by the City of Port St. Joe City Commission by resolution from time to time:


- A. Highway 98 and Highway 71 except at a crossing designated and marked by signage by the City of Port St. Joe.
- B. Garrison Avenue except to get to the nearest approved road.

- C. Long Avenue except to get the nearest approved road.
- D. Avenue A except to get to the nearest approved road.

(PLEASE NOTE: Monument Avenue is approved from Allen Memorial to 9th Street only.)

SECTION 4. STATE ROADS: A golf cart may not be operated on a road or street that is a part of the State of Florida Highway or U.S. Highway System unless specifically authorized by the City and Department of Transportation as provided in Florida Statutes Section 316.212 (2).

SECTION 5. HOURS OF OPERATION: A golf cart may only be operated on the certain streets of the City of Port St. Joe as provided herein during the hours between sunrise and midnight.

 **SECTION 6. AGE:** No golf cart shall be operated by anyone under the age of sixteen (16) years and they must be a licensed driver.

SECTION 7. COMPLIANCE WITH TRAFFIC LAWS: Golf carts shall comply with all applicable local and state traffic laws and may be ticketed for traffic violations in the same manner as a motor vehicle under Florida law and shall be occupied by no more passengers than for whom there are seats in the golf cart.

SECTION 8. OPERATOR TO ASSUME RISK AND INDEMNIFY AND HOLD HARMLESS: Any person operating a golf cart on any town street does so at his own risk and must operate such vehicle with due regard for the safety and convenience of other motor vehicles, bicyclists and pedestrians. The City in so designating certain City streets for the operation of the golf carts extends such operating privileges on the express condition that the operator of such golf carts undertakes such operation at his own risk and assumes sole liability for operating the vehicle on City streets and by such operation shall be deemed to agree to defend, release, indemnify and hold harmless the City of Port St. Joe, its officials and employees for and regarding any and all claims, demands or damages of any nature whatsoever arising from such operation by any person against the City of Port St. Joe. Each owner of a golf cart that is to be operated on the streets of the City of Port St. Joe must register the golf cart with the City, pay an annual registration fee in the amount of \$25.00 and receive and display at all times on the lower left of the front windshield of the golf cart the registration decal issued by the City. The registration decal shall be non-transferable to another golf cart or to another owner. A buyer of a golf cart that is currently registered with the City must register the golf cart in his or her name, pay the registration fee and display the registration decal as prescribed herein prior to operating the golf cart on City streets. A seller of a registered golf cart shall remove any registration decal from the golf cart prior to transferring the golf cart to a new owner. Furthermore, in consideration of and in return for the privilege of operating said golf cart on the permitted streets of the City of Port St. Joe, the owner shall sign a defense release, indemnity and hold harmless agreement as set forth above.

SECTION 9. PENALTIES: A violation of this section is a non-criminal traffic infraction punishable as follows: 1st violation of Ordinance - \$50.00; 2nd violation of Ordinance if violation occurs within 2 years of first violation - \$100.00; 3rd violation of Ordinance if violation occurs within 4 years of second violation - \$200.00. Violations of traffic infraction shall be punishable as per Chapter 318 Florida Statute.

SECTION 10. SIGNS: Upon the City of Port St. Joe's determination and designation as provided herein that golf carts may be safely operated on a designated street or road of the City of Port St. Joe, the City shall post appropriate signs on such crossroads for Hwy 71 and U.S. Hwy 98.

SECTION 11. NO RENTAL: There shall be no operation of golf carts in the City of Port St. Joe on the various streets rights of way, alleys or property of the City of that are rented.

SECTION 12. SEVERABILITY: If any portion of this Ordinance is declared by a Court of competent jurisdiction to be invalid or unenforceable such declaration shall not be deemed to affect the remaining portions of this Ordinance.

SECTION 13. EFFECTIVE DATE: This Ordinance shall be effective 30 days after adoption.

PASSED FIRST READING ON: June 6, 2006.

PASSED SECOND READING ON: June 20, 2006.

**CITY OF PORT ST. JOE
BOARD OF CITY COMMISSIONERS**

BY: Frank Pate
Frank Pate, Mayor

ATTEST:

Laurie L. Sanders
City Clerk

LEASE AGREEMENT

The City of Port St. Joe, Florida (hereinafter "Lessor") hereby leases to St. Joseph Historical Society, Inc., a Florida not for profit corporation (hereinafter "Lessee") the Property (Property) in Port St. Joe, Gulf County, Florida, more specifically described in Exhibit "A" attached hereto and incorporated herein for the sum of One Dollar.

This conveyance is subject to easements, restrictions, limitations and conditions of record if any now exist, but any such interests that may have been terminated are not hereby reimposed.

1. Term of Lease: This lease agreement shall have an initial term of five (5) years, commencing September 3, 2014, and expiring September 30, 2019. The term of lease may be extended for a second term of five (5) years unless written notice is given by either the Lessee or Lessor of its intent not to renew the lease. Said notice must be mailed certified mail, return receipt requested, at least thirty (30) days in advance.
2. Restrictions on the Use of Property: Lessee shall make the buildings available to the general public for either historical education or traditional recreational and park activities.
3. Expenses: All expenses and repairs of less than \$250.00 attributable to the use of the property shall be borne exclusively by the Lessee, including but not limited to utilities. The City of Port St. Joe is responsible for City water, sewer and garbage and the St. Joseph Historical Society, Inc., is responsible for all other utilities. Major repairs will be taken to the City for requested funding.
4. Insurance: The Lessor shall be included as an insured or additional insured on any insurance obtained by the Lessee on the premises and any liability insurance acquired by Lessee in the course of conducting the business of the lessee on the leased property. Lessee shall carry such limits of fire and casualty insurance as are recommended by Lessee's insurance agent and public liability insurance of at least \$1,000,000.00 for as long as the cost is reasonable.
5. Duties. Lessor and Lessee are responsible for the specific actions or activities outlined in the Lessor / Lessee Responsibilities document that is attached as Exhibit "C" and herein incorporated by reference. The Lessor / Lessee Responsibilities document may be amended in writing upon mutual agreement by all parties.
6. Grants. The Lessor agrees to apply for grants which may be available to it from time to time to fund improvements to the property or funds to conduct the not for profit functions of the Lessee. The responsibility and expense preparing grant applications shall be borne exclusively by the Lessee.
7. Termination of Lease: If at any time during the term of this lease the Lessor is required to pay any expense attributable to the leased property or the Lessee fails to pay

such expenses the Lessor shall have the right to automatically terminate this lease agreement and Lessee shall immediately vacate the premises.

8. Notice. Any notice given to the Lessor shall be mailed certified mail, return receipt requested, to City of Port St. Joe, Attn: City Manager, P. O. Box 278, Port St. Joe, Florida 32457. Any notice given to Lessee shall be mailed certified mail, return receipt requested, to St. Joseph Historical Society, Inc., P. O. Box 231, Port St. Joe, FL 32457.

Dated this _____ day of _____, 2014.

LESSOR

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

ATTEST:

_____, Mayor
Mel C. Magidson, Jr.,

_____, City Clerk
Charlotte M. Pierce
(SEAL)

LESSEE

ST. JOSEPH HISTORICAL SOCIETY, INC.

ATTEST:

_____, Vice President
Lynda N. Bordelon

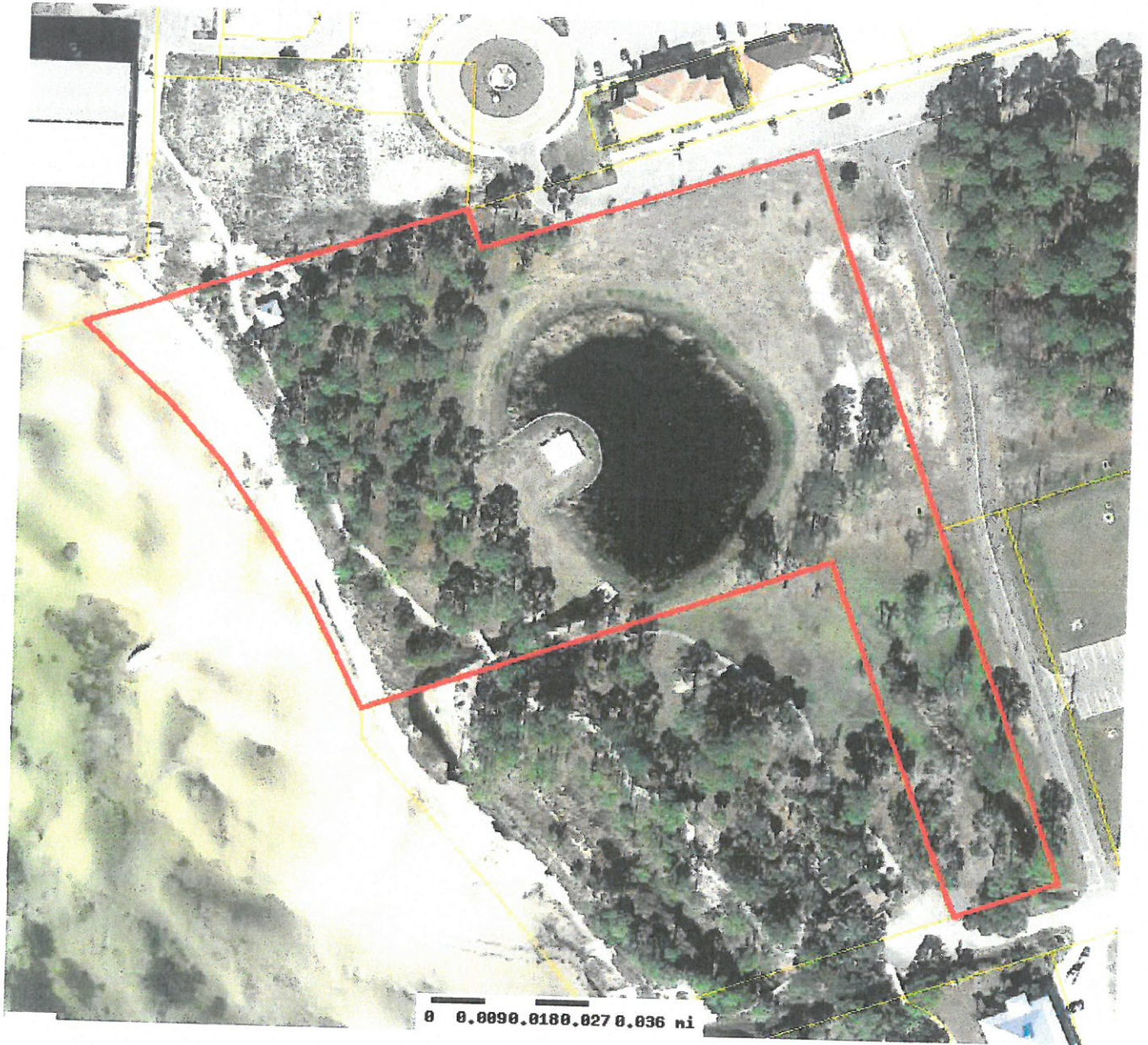
_____, Secretary
Linda M. Wood
(SEAL)

Exhibit "A"

Aerial views of property from www.gulfpa.com website of Parcels 04595-010R and 06056-000R.

Parcel 04595-010R: Only the structures located on this parcel, the Cape San Blas Lighthouse, Oil House and two Keepers' Quarters, will be included in the Lease Agreement and not the surrounding grounds.

Parcel 06056-000R: Only the Maddox House structure will be included in the Lease Agreement and not the surrounding grounds.



Gulf County Property Appraiser			
Parcel: 04595-010R Acres: 10.4			
Name:	CITY OF PORT ST JOE	Land Value	1,036,800
Site:		Building Value	0
Sale:		Misc Value	7,700
Mail:	PO BOX 278 PORT ST JOE, FL 32457	Just Value	1,044,500
		Assessed Value	1,044,500
		Exempt Value	1,044,500
		Taxable Value	0



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Date printed: 08/22/14 : 14:46:08



Gulf County Property Appraiser

Parcel: 06056-000R Acres: 2.07

Name:	CITY OF PORT ST JOE	Land Value	864,000
Site:	155 CAPTAIN FRED'S PLACE	Building Value	34,923
Sale:	268,000 on 02-1996 Reason=Q Qual=N	Misc Value	2,343
Mail:	PO BOX 278 PORT ST JOE, FL 32457	Just Value	901,266
		Assessed Value	901,266
		Exempt Value	901,266
		Taxable Value	0



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Date printed: 08/22/14 : 14:51:08

Exhibit "B"

Statement from the St. Joseph Historical Society, Inc.:

The site shall be operated by the St. Joseph Historical Society, Inc. All funds generated from the site will be maintained in a segregated St. Joseph Historical Society, Inc., account under the name of St. Joseph Historical Society, Inc., DBA as Sleeping Beauty Gift Shop. All funds received will be reinvested in the operation and upkeep of the site.

Proposal to the City of Port St Joe, Florida

for the

Purchase of the Beaches Sewer System

Beaches Sewer System which is owned by ESAD Enterprises, Inc., owned 100% by Frank Seifert is a publicly run utility company. We are regulated by the Florida Public Service Commission.

Beaches Sewer System provides sewer service to Gulf Aire Subdivision, SeaShores Subdivision, Pelican Walk, Seagull Townhouses, and the old Geri-care/Intergras Lots.

Presently we have or will in the next month 307 customers, with two customers in foreclosure. We have four commercial accounts (one has two buildings), with one shut down at present time. In addition we have 47 customers that have paid for tap and pay us a fee each month of \$ 8.82.

Our rate per month is base on a flat rate, with no regard to usage.

Our system has approximately 17,683 feet of collection lines. The size is from six inches to eight inches. We have 52 manholes throughout the system. There are three lift stations. The average usage of the plant varies; high months average 29,000 gallons per day, low month average 17,000 gallons per day.

We propose for the City of Port St Joe to take over all of our collection lines and therefore the customers.

Based on the present customers on sewer paying what a family of two (see copy of bill number A enclosed) pays the city will generate the following:

303 residential customers at average of \$ 48.80 a month for a monthly revenue stream of \$ 14,786.40.

4 commercial customers (one closed) with an estimate billing of \$ 100.00 for a monthly revenue stream of \$ 400.00

47 paid for tap paying \$ 8.82 a month for a monthly revenue stream of \$ 414.54.

We do not know if the city will be able to charge each customers the line item on the bill called CPMAIN of \$ 5.00 a month. If so, this will generate a total of \$ 1,535.00 more each month.

This will generate a total monthly revenue stream to the city of Port St Joe of \$ **15,600.94** with only the minimum water usage. The actual amount will be much higher for a lot of house, see copy of bill number B enclosed. Total could be with CPMAIN of \$ **17,135.94**.

Our asking price for our system is \$ 948,500.00. This amount will be financed 100% by ESAD Enterprises, Inc. at a rate of \$ 7,500.00 per month with 5% interest to be paid for the next 15 years.

We proposed for ESAD to attach our two of our lift stations to your collection line by September 1, 2014. One lift stations flow to another lift station. ESAD will pay for this attachment and pay the city a fee of \$ 2,500.00 a month for six months to process the sewer collection. The next six months will be at a rate of \$ 3,000.00 a month. By this time all government approvals should have occurred and the city will start paying ESAD the \$ 7,500.00 a month and take over the system.

Our proposal is one that enables the city to have a minimum Revenue stream of \$ 8,100.00 a month or \$ **97,200.00 a year**, possibly as high with minimum and CPMAN fee of \$ **115,620.00** a year.



CITY OF PORT ST. JOE
 P.O. BOX 278
 PORT ST. JOE, FLORIDA 32457
 (850) 229-8261

BILL NO.

SERVICE ADDRESS

ACCOUNT NO.

CUSTOMER ID

SERVICE	READ DATE	PRESENT	PREVIOUS	GALLONS USED	AMOUNT
1WATCO	06/03/2014	26730	21380	5350	45.80
3SEWCO				5350	59.73
CPMAIN	06/01/2014				5.00
DO NOT PAY					

Disconnect Fee Will Be Added
 After 5:00 PM on the 20th

\$10 Late Fee will be added after 5:00 on the 10th

Office Hours: Mon. - Fri. 8:00 - 5:00
 For Billing / New Accounts 850-229-8261
 For Water / Sewer Services 850-229-8247
 For After Hours Services 850-229-8265

05/14	04/14	03/14	02/14	01/14	12/13
5960	9230	1500	1450	260	2100

BALANCE FORWARD
 .00

CURRENT CHARGES
 110.53

AMOUNT DUE
 110.53

IF PAID AFTER: 07/10/2014

PAY: 120.53



CITY OF PORT ST. JOE
P.O. BOX 278
PORT ST. JOE, FLORIDA 32457
(850) 229-8261

BILL NO.

SERVICE ADDRESS

ACCOUNT NO.

CUSTOMER ID

SERVICE	READ DATE	PRESENT	PREVIOUS	GALLONS USED	AMOUNT
1WATCO 3SEWCO CPMAIN	07/03/2014	230410	226880	3530 3530	37.47 48.80 5.00
ANNUAL BOAT LAUNCH PERMITS ARE AVAILABLE AT CITY HALL					
DO NOT PAY					

Disconnect Fee Will Be Added
After 5:00 PM on the 20th
\$10 Late Fee will be added after 5:00 on the 10th

Office Hours: Mon. - Fri. 8:00 - 5:00
For Billing / New Accounts 850-229-8261
For Water / Sewer Services 850-229-8247
For After Hours Services 850-229-8265

06/14 6340
05/14 6330

04/14 4450

03/14 4030

02/14 4380

01/14 4270

BALANCE FORWARD
.00

CURRENT CHARGES
91.27

AMOUNT DUE
91.27

IF PAID AFTER: 08/10/2014

PAY: 101.27





Florida Department of Transportation

RICK SCOTT
GOVERNOR

605 Suwannee Street
Tallahassee, FL 32399-0450

ANANTH PRASAD, P.E.
SECRETARY

August 21, 2014

Mr. Jim Anderson, City Manager
City of Port St. Joe
305 Cecil G. Costin Sr. Blvd
Port St. Joe, Florida 32456

Subject: Advancement of Construction
David B. Langston Drive Sidewalks
FPID No. 435344-1-38-01

Dear Mr. Anderson:

We are in receipt of your letter dated August 18, 2014 requesting the advancement of the construction phase of sidewalks along David B Langston Road from Avenue A to First Street.

Before moving forward with the construction, the design phase must be completed. The design phase for this project has been funded by the Department in current fiscal year 2015. The project is to be delivered via the Department's Local Agency Program (LAP) and Gulf County has agreed to be the managing local agency since they are LAP Certified. The LAP Agreement was sent out today via e-mail to Gulf County for their review and execution.

The Department will work with Gulf County to complete the design phase of the project as quickly as possible. However, at this time, we do not have the funds available to advance the construction phase of the project. The Department will be glad to review the request again once the design phase has been completed.

If you have any questions, I can be reached toll free at 1-888-638-0250, extension 1227 or via e-mail at dustin.castells@dot.state.fl.us.

Sincerely,

Dustin Castells
District 3 LAP Administrator

Cc: Regina Battles, D3 Program Manager
Don Butler, Gulf County Administrator
Kari Summers, Deputy Grant Coordinator

From : Patricia Harrell <Patricia.Harrell@MyFWC.com>

Tue, Aug 26, 2014 01:57 PM

Subject : RE: City of Port St. Joe Boat Ramp Funding

To : Jim Anderson <janderson@psj.fl.gov>

Good Afternoon –

The NRDA funding is still pending because final agreements between the federal, state and BP have not been finalized. The state received the spending authority from the Legislature this year, but we cannot enter into agreements until the other is finalized.

I was told the end of August, but now I am being it is estimated somewhere between October-December. I know you are anxious and I apologize for the delays. Feel free to keep checking back!

Thanks, Pat

From: Jim Anderson [mailto:janderson@psj.fl.gov]

Sent: Tuesday, August 26, 2014 1:23 PM

To: Harrell, Patricia

Subject: City of Port St. Joe Boat Ramp Funding

Good afternoon Ms. Harrell,

I'm checking back to see if you have heard any additional information on when funding will become available for improvements to our boat ramp in Port St. Joe?

Thanks,

Jim

Jim Anderson
City Manager
(850)229-8261

Zimbra

tkent@psj.fl.gov

From : <No Address>

Wed, Dec 31, 1969 07:00 PM

Subject : <No Subject>

Ms Kent,

We would like to inquire into using a city building once a week for 6 weeks for approximately an hour each of those days.

The purpose is to hold a smoking cessation class with Gulf County residents interested in quitting their tobacco use. We have not selected beginning date or day as yet. We would prefer to coordinate with the city's calendar first. After dates are secured, we would advertise on the local television station(s) and The Star.

Disability Resource Center is a non-profit organization and the central panhandle's regional center for independent living center for 8 counties including Gulf County. We offer many services to disabled residents including free amplified phones for hard of hearing and deaf persons; a "loan locker" for items such as wheelchairs, walkers, canes, transfer benches and other equipment that insurance sometimes does not cover; advocacy for the rights of the disabled; independent living skills training; and information and referral. For more information on our programs, please visit our website:
www.drcpc.org<<http://www.drcpc.org>>

We are aware that the city has in the past allowed activities such as these that benefit the community to have the use of appropriate city buildings free of charge. We are hoping this is still the case. While the Centennial Building is quite nice, we believe it would be too big for our purposes. It is hoped that the city fire station would be available for our classes.

We look forward to working with you on this matter.

Sincerely,

Carol Davis and Jerome Brundage



St. Joseph Bay Humane Society

1007 Tenth St.

Port St. Joe, FL 32456

850-227-1103 phone

850-227-1191 fax

www.SJBHumaneSociety.org

August / 4, 2014

City of Port St Joe

Melody B. Townsend

Shelter Director

Townsend.hsdirector@gmail.com

850-247-9476 mobile

Dear Sirs,

The St Joseph Bay Humane Society will be conducting our "Bow Wow Bash" fund raising event on October 25, 2014. This event is one of the primary sources for our annual operating funds. We are a not for profit cooperation, and our mission to provide animal control and shelter as well as spay and neuter services. We would like to request the use of the Centennial Building, at no cost, to lower the cost of this event. This event is focused in the City of Port St Joe and Gulf County.

We would like to request the use of the Centennial Building, at no cost. Thank you for your consideration in this matter.

Judy Miick

Co-Director of DAWGS in Prison

Co-Chairperson for the Bow Wow Bash

FSC 509 (a) (1)

Section 501 (c) (3)

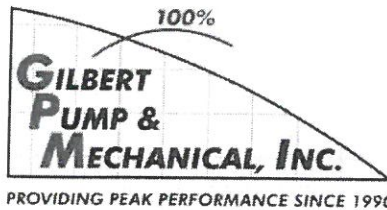
EIN 59-3487791

Registration# CH14164

"A COPY OF THE OFFICIAL REGISTRATION AND FINANCIAL INFORMATION MAY BE OBTAINED FROM CONSUMER SERVICES BY CALLING (800-435-7352) WITHIN THE STATE. REGISTRATION DOES NOT IMPLY ENDORSEMENT, APPROVAL, OR RECOMMENDATION BY THE STATE."

Quotation

632-B Lovejoy Road
Fort Walton Beach, FL 32548
(850) 864-4000, fax: (850) 864-4137



Quote #: 5721

To: Jim Anderson
City of Port St. Joe

Date: 8/22/2014

Project: Chipola Pump Station #2

Location: Port St. Joe, FL

Equipment:	Pump #2 Repair	Terms: NET 30 Days	Lead Time: 8 Weeks
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We are pleased to quote on the following equipment:

Qty:

- 1 - The following proposal includes the mechanical repair to one (1) Goulds model 3080 24" horizontal split case pump (Pump #2). In 1952 the original pump was designed to produce 13,500 GPM @ 25' TDH / 460 RPM / 82% efficiency. All major components shall be made from new material and returned back to the original specifications and factory tolerances.
 - Manufacture & Machine New 416 Stainless Steel Pump Shaft
 - Manufacture & Machine New 660 Bronze Shaft Sleeves
 - Manufacture & Machine New 660 Bronze Impeller & Casing Wear Rings
 - Sandblast Impeller, Coat with (2) Applications of Belzona 1121 (Super XL-Metal) and Belzona 1341 (Supermetalgilde) **The impeller would then be rebalanced after the coating was applied.
 - Provide & Install New Bearings & Graphite Packing
 - Reinstall the Rebuilt Rotating Unit
 - Reinstall Top Casing with New Gasket and Replace Studs

NET PRICE: \$46,870.00

NOTES:

1. To release submittal data, sign and return. The lead time begins once the submittals have been approved and returned.
2. Only the above items are included, other items and installation is to be provided by others.
3. Applicable sales tax not included, sales tax to be added to the invoice.

Additional Notes:

Quotation Prepared By: Brian Widman

BW Brian Widman
2014.08.22
14:53:35 -05'00'

The undersigned agrees to and has the authority to bind the purchaser to the terms and conditions and equipment stated above.

For Gilbert Pump & Mechanical, Inc.

For: City of Port St. Joe

Date

This quote is valid for 45 days from the quote date. The quoted amount excludes applicable sales tax. Past due invoices will be charged interest at 1.5% per month. Should the services of an attorney, collection agency or other legal service become necessary for collection, purchaser will assume responsibility for all expenses accrued in the collection process including fees, court cost, serving charges, lien filing, etc. Since this agreement is between Gilbert Pump & Mechanical, Inc. and the purchaser and not agents, subcontractors, property owners, or any third party, Gilbert Pump Mechanical, Inc. will ultimately depend on the purchaser to insure payment and by signature above, purchaser agrees to guarantee timely payment.

From : Brian Widman <bwidman@gilbertpump.net>

Fri, Aug 22, 2014 03:54 PM

Subject : City of Port St. Joe Chipola River Pump #2 Rehabilitation

2 attachments

To : Jim Anderson (janderson@psj.fl.gov) <janderson@psj.fl.gov>

Jim,

Attached is our proposal for the pump repair and pictures of the impeller.

Essentially, Pump #2 was found to be in similar condition as Pump #1 that we worked on in 2012. The biggest difference that we see is the impeller is worn more, plus this impeller has small cracks and deterioration in high wear areas. Yes, bad news I guess but keep in mind the impeller is 60+ years old and considering it has pumped hundreds of millions of gallons of water....

The good news is, we can extend the life of the impeller and protect the bad spots with what we propose. We had a Representative from Belzona look at the impeller earlier this week and he recommended two (2) products to us that we have included in our proposal. I highly recommend coating the impeller since it is an obsolete part # that Goulds no longer supports. To reproduce this impeller, well it's not a feasible option at this point.

I can compile a report with pictures if you like, but I just wanted to get you the price and impeller pictures to get the review process going. To stay on schedule we would like to know the course of action by the 29th of August so we can plan accordingly. If you want to discuss further, come look at the impeller or if you want more pictures just let me know.

Lastly we have a new Myers 3MW30M4-43 submersible pump that we would like to provide to Port St. Joe to replace the Goulds model WS30D3. The Myers matches the Goulds curve and will produce roughly 140 GPM @ 35' TDH which equals the Goulds.

Brian Widman
Gilbert Pump & Mechanical, Inc.
(850) 864-4000

From: Brian Widman

Sent: Friday, July 18, 2014 1:01 PM

To: 'Jim Anderson'

Subject: RE: City of Port St. Joe Chipola River Pump #2 Rehabilitation

Thanks Jim.

From: Jim Anderson [mailto:janderson@psj.fl.gov]

Sent: Friday, July 18, 2014 12:08 PM

To: Brian Widman

Subject: RE: City of Port St. Joe Chipola River Pump #2 Rehabilitation

Brian,

The City staff is good with ordering the motor.

Thanks,

Jim

----- Original Message -----

From: Brian Widman <bwidman@gilbertpump.net>

To: Philip Jones (jonesp@preble-rish.com) <jonesp@preble-rish.com>, Jim Anderson (janderson@psj.fl.gov) <janderson@psj.fl.gov>

Cc: Corina Wecker <cwecker@gilbertpump.net>

Sent: Thu, 17 Jul 2014 11:55:56 -0400 (EDT)

Subject: RE: City of Port St. Joe Chipola River Pump #2 Rehabilitation

Gentleman,

I would love to cut the motor and transmission loose for production today, are there any comments from PSJ or PR.

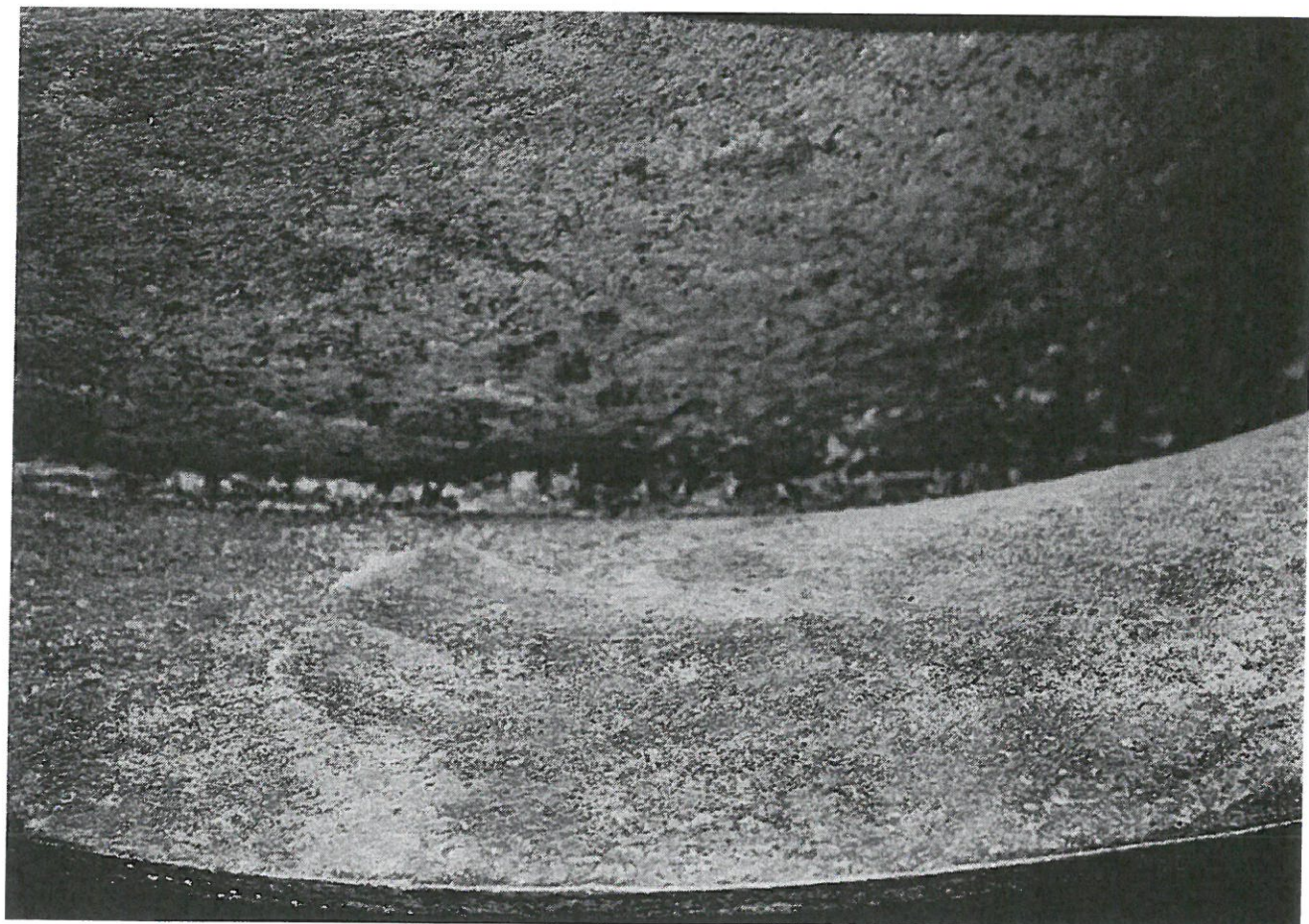
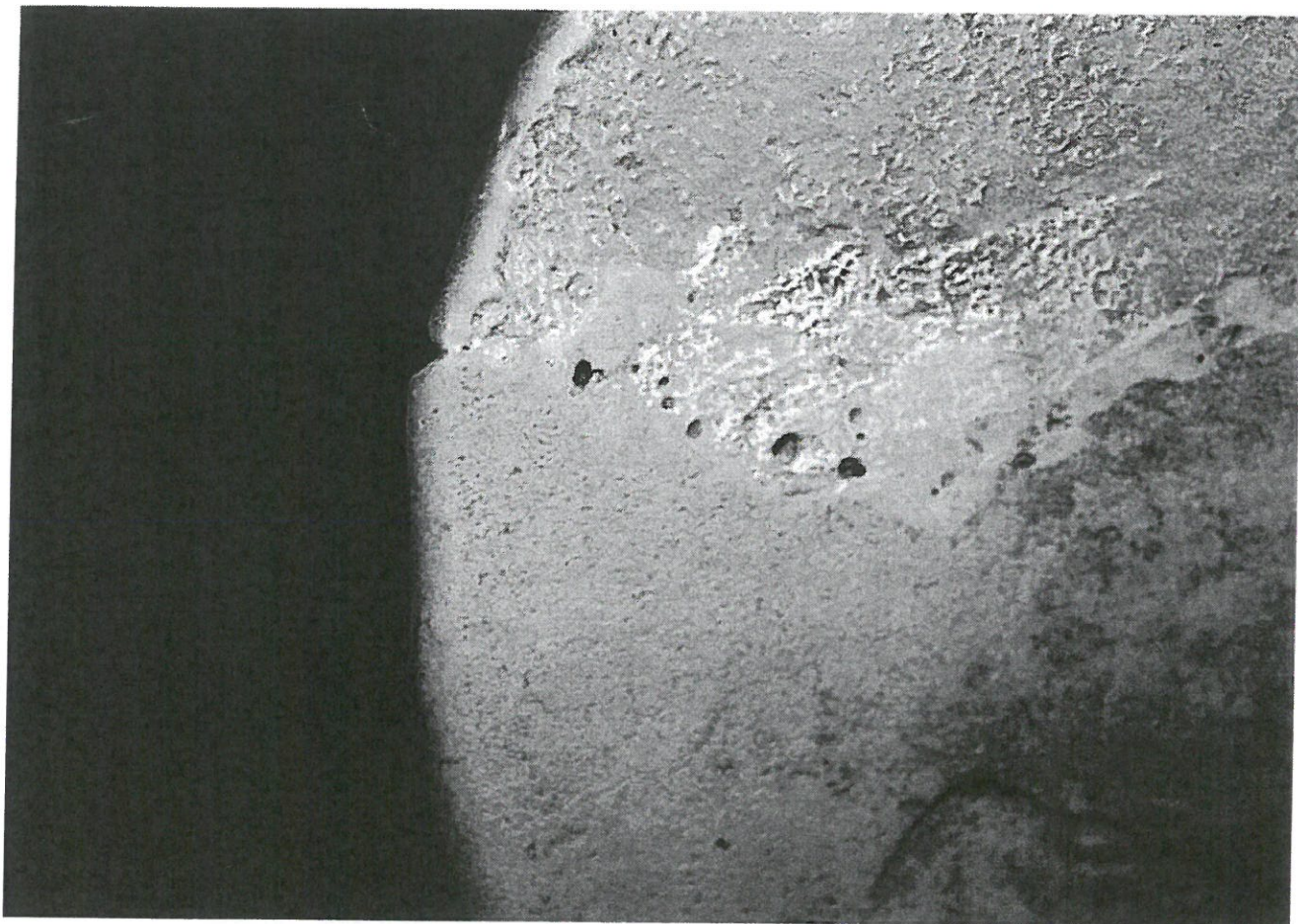
Brian

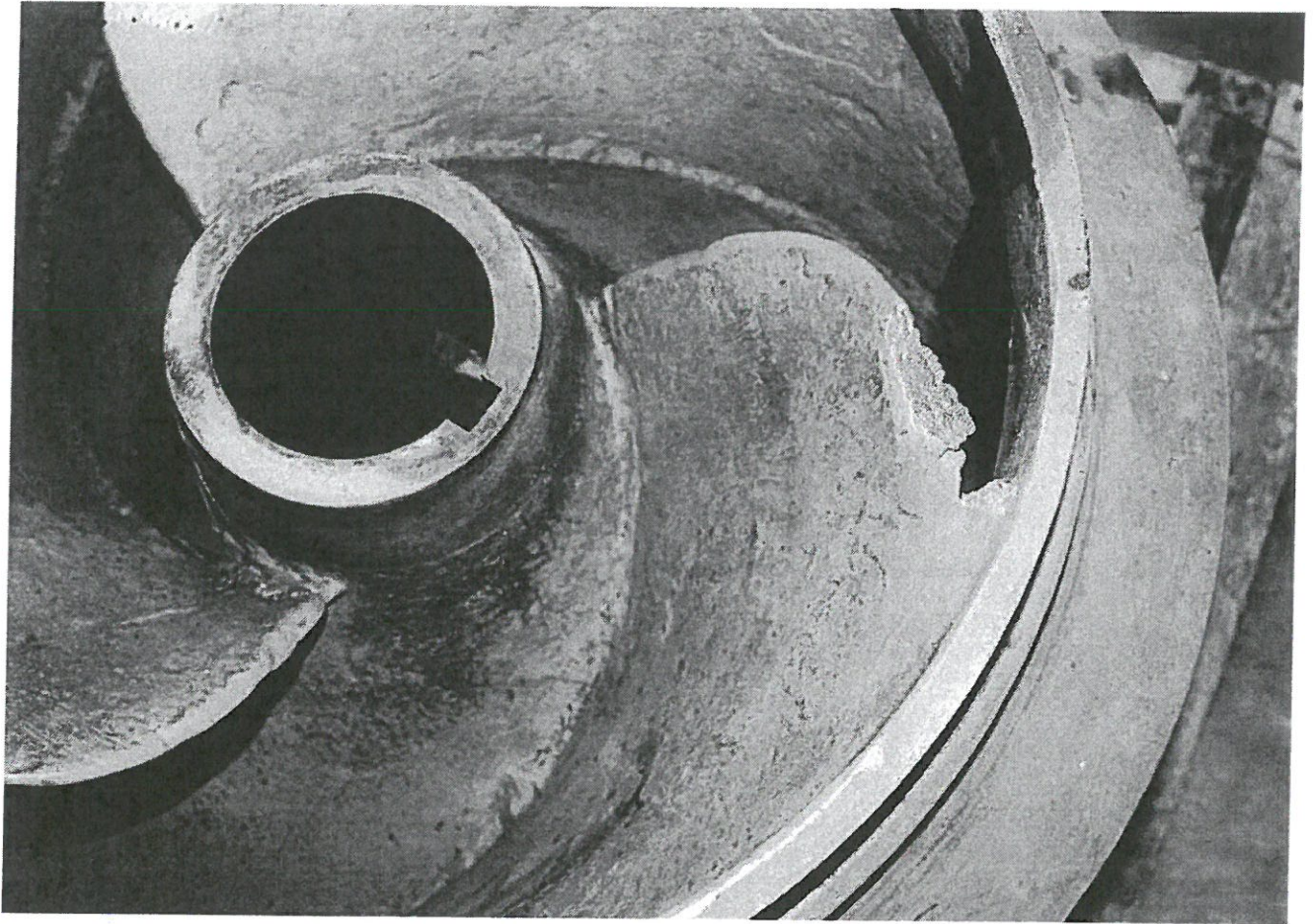
From: Brian Widman

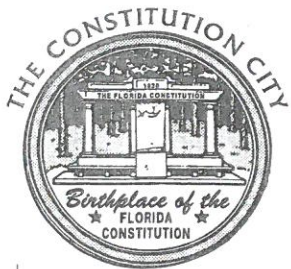
Sent: Wednesday, July 16, 2014 1:54 PM

To: Philip Jones (jonesp@preble-rish.com); Jim Anderson (janderson@psj.fl.gov)

56







The City of Port St. Joe

September 3, 2014

Via email at planning@dot.state.fl.us

SCOP Municipal Application
Attention: Maria Cahill, Office of Policy Planning
Florida Department of Transportation
605 Suwannee Street, M.S. 28
Tallahassee, FL 32399

Re: Small County Outreach Program (SCOP) Rural Areas of Opportunity (RAO) Application
Garrison Avenue Resurfacing Project

Dear Ms. Cahill:

Please find attached the City of Port St. Joe's application for SCOP RAO funding for the resurfacing of Garrison Avenue. This project is consistent with the City's comprehensive plan and would benefit the visitors and residents of our City.

Should you have any questions, please do not hesitate to contact my office.

Sincerely,

Jim Anderson
City Manager

Enclosures



The City of Port St. Joe

September 3, 2014

Via email at planning@dot.state.fl.us

SCOP Municipal Application
Attention: Maria Cahill, Office of Policy Planning
Florida Department of Transportation
605 Suwannee Street, M.S. 28
Tallahassee, FL 32399

Re: Small County Outreach Program (SCOP) Rural Areas of Opportunity (RAO) Application
Long Avenue Resurfacing Project

Dear Ms. Cahill:

Please find attached the City of Port St. Joe's application for SCOP RAO funding for the resurfacing of Long Avenue. This project is consistent with the City's comprehensive plan and would benefit the visitors and residents of our City.

Should you have any questions, please do not hesitate to contact my office.

Sincerely,

Jim Anderson
City Manager

Enclosures

Code Enforcement 2014 Activity
As of 8/28/14

	Open	Closed	Total	Increase
Unlawful Accumulation	22	88	110	12
Substandard Structure	2		2	
Abandoned Vehicle	5	16	21	
Unlawful Sewer				
Land regulation Violation		9	9	
Business Lic. Violation		1	1	
Special Master Hearings				
Building Demolition		5	5	
Waste Violation	4	65	69	2
Sign Violation	3	189	192	41

Total	36	Total	373	Total	409	Total	55

Port St. Joe Redevelopment Agency
Board of Directors
City Commission Chambers

MEETING MINUTES
July 15, 2014

The Mission of the Port St. Joe Redevelopment Agency is to serve the community by guiding redevelopment activities to create a vibrant downtown core and revitalized neighborhood, to improve quality of life, to commemorate history and culture, and to stimulate economic growth within the Agency's District.

ATTENDANCE

Rex Buzzett	Chair	(RB)	Present
Bo Patterson	Vice Chair	(BP)	Present
Ben Carnes	Director	(BC)	Absent
Kaye Haddock	Director	(KH)	Present
Mel Magidson	Director	(MM)	Present
Phil McCroan	Director	(PM)	Present (4:47)
William Thursbay	Director	(WT)	Present
Gail Alsobrook	Executive Director	(GA)	Present

Voting Key – (motion by / second by, votes for – votes against)

I. Call to Order - The meeting was called to order at 4:36 PM by Chair Rex Buzzett.

II. Citizens to Be Heard

A. None.

III. Consent Agenda

A. The minutes of the June 17 regular meeting were approved without revision (WH/BP, 5-0).

IV. Agency Operations

- A. The financial report was presented and approved without modification. (MM/WT, 6-0).
- B. The ED will provide an updated forecast at each regular meeting to ensure availability of adequate funds until receipt of the FY15 TIF.
- C. The Board will address the FY15 budget in detail at the August regular meeting.

V. Governance

- A. The ED employment contract requires two revisions:
 - 1. The ED will be paid to attend County Commission meetings only when providing a report on the PSJRA.
 - 2. The contract will include a loyalty clause.

VI. Grant Program Status Report

A. Grant Report – Existing Grants

1. USDA/RBEG - MLK Sidewalk Grant: Work progressing as overseen by Project Manager Clay Smallwood.
2. Gulf Coast Tourism Promotion - Lighthouse Relocation Documentary: The lighthouse has been moved, which will be reflected in the next quarterly report to the grantor.
3. USDA-RBEG: Open-Air Information Center: The grant for construction of the Open-Air Information Center has passed the preliminary approvals and now requires a detailed and comprehensive amount of additional information.
4. FRDAP: The Board was apprised of the elements included in the grant: level ball field, repair dugouts, add bleachers, create ADA-compliant doorways at the outdoor bathrooms, add playground equipment, and add picnic tables and benches. It was noted that repairs of the dugouts may have been completed by the summer college students.
5. Port Theatre Acquisition: The critical path item in the process is the appraisal, as the grant will pay no more than the appraised value. The appraisal should be completed prior to the next board meeting and will be discussed further at that time.

B. Façade Grant Program

1. A partial application for awning replacement was submitted by Melba Richardson, with intent to perform the work in 2015. No action required.

VII. Project Status Report

- A. Open-Air Information Center: The board agreed to include the top three elements identified at the July 14 the workshop: interactive wayfinding kiosk, “Woody” station wagon photo opportunity, and periscope to link to area webcams. This information will enable Littlejohn to begin design in earnest.
- B. Dr. Joe Deck Repair: Per Building Inspector Bo Creel, the inclusion of joists in the scope of work requires a licensed contractor to perform the work. As such, the bid was awarded to the single licensed contractor who submitted a bid, Combs Construction Inc, for a total of \$3651 (WT/MM, 6-0).
- C. Downtown Brochure: The brochure was delivered on July 14, and distribution will begin immediately.
- D. Small Vessel Committee: No report.

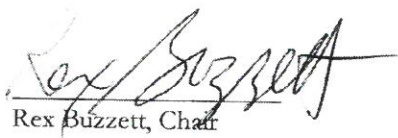
VIII. New Business


- A. Phase IV Landscape Maintenance: The Board reviewed a request from Leake Landscapes to be relieved of his contractual obligations and to reassign the project to a local vendor. The board will consider his request at the August meeting.

IX. Meeting Adjournment

The meeting was adjourned at 5:43 PM (PM/WT, 6-0).

Approved:


Rex Buzzett, Chair


Bo Patterson, Vice Chair