

**January 20, 2015**

**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 January 20, 2015

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## Call to Order

## Consent Agenda

### Minutes

- Regular Commission Meeting 1/6/15 Pages 1-4

### City Attorney

- Port Authority Update
- Ordinance 510 Capital Facility Charge Update
  - First Reading Pages 5-12
- Ordinance 511 Rezoning of Patton Park , Small Scale FLUM Amendment
  - First Reading & Request to Transmit to DEO Pages 13-35

## Old Business

- Gulf Pines Hospital Demolition- Update
- Franchise Fee Agreements- Update
- Benny Roberts Park FRDAP Grant- Update
- CIP Plan Update
- Bike Florida March 25 & 26- Update
- Training Classes Page 36

## New Business

- Funding Request- NFWFMD Page 37-38
- City Transfer Station- DEP Permit
- Affordable Housing (PACES) Request Page 39
- Planning Board Membership Page 40
- Recognition of Calvin Pryor- Comm. Patterson
- Tobacco Free Zone- Mike Lacour
- Fee Waiver Request
  - Forgotten Coast Warrior Weekend Committee Page 41

## Public Works

- Water Distribution Phase II-Update
- FRP 2014-08, Reid Avenue Sidewalk Cleaning Bid Award Page 42

## Surface Water Plant

- Old Water Plant Demo-Update
- Chipola Pump Station- Update

## Waste Water Plant

- Update

**City Engineer**

- Update

**Code Enforcement**

- Update

**Page 43**

**Police Department**

- Update

**PSJRA**

- Update

**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, January 6, 2015, AT 6:00 P.M.**

The following were present: Mayor Magidson, Commissioners McCroan, Patterson and Thursbay. City Manager Jim Anderson, City Clerk Charlotte Pierce and Attorney Tom Gibson were also present. Commissioner Buzzett was absent due to medical appointments but participated by telephone.

## **CONSENT AGENDA**

### **Minutes**

A Motion was made by Commissioner Buzzett, second by Commissioner Patterson, to approve the Regular Minutes of December 16, 2014. All in Favor; Motion carried 5-0.

### **CITY ATTORNEY – Tom Gibson**

*Port Authority Update* – Mr. Gibson shared that the Port St. Joe Port Authority has received the DEP Permit for dredging and the Corps of Engineers is moving in the right direction with their permits.

*Shipyards Cove, LLC Lawsuit* – Attorney Gibson noted that Mayor Magidson has filed a response to the lawsuit and the ball is in their court.

### **CITY MANAGER'S REPORT – Jim Anderson**

#### **Old Business**

*Gulf Aire Sewer Proposal* – A letter from Frank J. Seifert, CFO of ESAD Enterprises, Inc., has been received stating Mr. Seifert has withdrawn his offer to sell the sewer collection system to the City of Port St. Joe.

*Gulf Pines Hospital Demolition Update* – Mr. Anderson shared that the asbestos removal should begin in a week or so and the subcontractor will begin demolition shortly after that.

#### *Gulf Pines Lot Sales – Commissioner McCroan*

A Motion was made by Commissioner McCroan, second by Commissioner Patterson, that sealed bids be received for the lots. All in Favor; Motion carried 5-0. The intent is that the entire process be very transparent; extensive advertising is to be done so that anyone interested in the lots will have the opportunity to bid for the lot of their choosing and all bidders will be given the same opportunity. Mr. Gibson noted that a Subdivision Plat will have to be drawn by Preble Rish and the Commission may want to consider Subdivision Restrictions. The Subdivision Plat will have to be reviewed by the PDRB, pending their approval, it will be returned to the Commission for their vote.

*Benny Roberts Park FRDAP Grant Update* – Mr. Anderson noted that work is progressing nicely, the AAA Field is being refurbished and there is a new T-Ball Field under construction.

*Impact Fees Discussion* – Mr. Gibson shared that he had e-mailed the local developers and had received very little response from them on the issue. The Commissioners were asked to provide their suggestions for the proposed Ordinance.

*CIP Plan Update* – Mr. Anderson requested input from the Commissioners to update the Capital Improvement Plan. He noted that this is the road map the City will use for all Capital Improvements over the next few years.

*Highway 71* – Mr. Anderson has spoken with FDOT about the condition of the Garrison Avenue and Highway 71 Intersection. The contract with C. W. Roberts Construction Company does not expire until April and it was noted that this is the new C. W. Roberts Construction Company rather than the previous owners.



## **New Business**

### *Building Lease / Purchase Agreement – Southerland Family Funeral Homes*

Bart Way, representing Southerland Family Funeral Homes, requested that \$2,561 be deducted from the selling price of \$240,000 for electrical improvements that were made to bring the building up to code. A Motion was made by Commissioner Buzzett, second by Commissioner Patterson, to deny the requested deduction but to terminate the Lease Agreement early rather than the stated September date allowing Southerland Family Funeral Homes to begin the purchase process. All in Favor; Motion carried 5-0.

*Franchise Fee Agreements* – The 30 Year Franchise Agreement (formerly with Florida Power Corporation and currently Duke Energy) will expire in May and a renewal proposal has been submitted. Mr. Anderson noted the draft copy had been reviewed and Staff feels that the agreement is good. A Motion was made by Commissioner Patterson, second by Commissioner McCroan, to have Staff work on the agreement and bring it back to the Commission for approval. All in Favor; Motion carried 5-0. An Ordinance will be required and will be advertised.

It was noted that, currently, neither the telephone nor gas companies are paying a franchise fee. Further discussion will be held concerning these entities.

### *Commercial Cardboard Pickup – Commissioner Patterson*

Due to the changes of ownership of the local Landfill, the City will no longer pick up cardboard as pickups cannot be co-mingled, must be broken out by content or a compactor used.

### *City Commission Chambers – Commissioner Patterson*

Commissioner Patterson feels that more people would attend the Commission Meetings if they did not have to climb stairs. He requested that future meetings be held in the Fire Station.

Mr. Anderson shared that anytime a citizens wants to attend a meeting and cannot climb stairs a phone call to City Hall is all that is needed for the meeting to be held in a location they could attend. He also noted that there is no computer access, sound system, or ability to use a power point presentation in the Fire Station.

After discussion, a Motion was made by Commissioner Patterson, second by Commissioner Buzzett, to hold the March Meetings of the Commission in the Fire Station. All in Favor; Motion carried 5-0.

*Equipment Surplus* – A Motion was made by Commissioner Buzzett, second by Commissioner Patterson, to declare the listed Computer items as Equipment Surplus. All in Favor; Motion carried 5-0.

### *Fee Waiver Request – Gulf County Library Fundraiser*

A Motion was made by Commissioner Thursbay, second by Commissioner McCroan, to grant the waiver requested by Mr. John L. Parker. All in Favor; Motion carried 5-0.

### *Door to Door Solicitation – Mayor Magidson*

The Mayor expressed his concerns about the recent Door to Door Solicitation being done by several individuals that did not have a City License. He noted that the individuals failed to comply with Florida Statutes, were not providing the Right of Rescission information and cautioned citizens to be careful about Door to Door sales people.

*Fee Waiver Request* were received from the following:

Thompson Temple First Born Holiness Church – Youth Event; Church of God in Christ – Damien Byrd Funeral; Church of God in Christ – Annie J. Stallworth Funeral; Dance Kraze Classes.

A Motion was made by Commissioner Thursbay, second by Commissioner Patterson, to grant these request. All in Favor; Motion carried 5-0. It was noted that the individuals will be responsible for cleanup of the facility, a cleaning inspection will be done after each event and if clean up by the City is required there will be a charge to the individual.

#### **Public Works – John Grantland**

*Water Distribution Phase II Update* – Repairs to driveways on Twentieth Street and Palm Boulevard will be poured next week to complete that section of the project.

#### **Surface Water Plant – Larry McClamma**

Mr. McClamma did not have anything to report.

#### **Wastewater Plant – Lynn Todd**

Ms. Todd noted that the Grit Kings are down due to work done on the Kenney's Mill Road, contractor help may be needed to remove the sand but they should be back on line shortly.

Waste Pro will not dump the hopper if there is any water in it. Mr. Anderson will discuss this with Waste Pro.

#### **City Engineer – Clay Smallwood, III**

The Traffic Count on the Golf Cart Crossing has been completed and accepted by FL DOT. If there are no safety issues in the future, additional counts will not be necessary.

#### **Code Enforcement**

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

#### **Police Department – Chief Herring**

Chief Herring shared that his staff had a department meeting at 5:00 P.M., today, everything went well and they are all on the same page.

Commissioner Thursbay asked the Chief to check into the "No Turn on Red" issue at First Street.

Commissioner Patterson shared of problems with U-Turns on Reid Avenue and noted something needed to be done before there was an accident.

#### **Port St. Joe Redevelopment Association (PSJRA) - Gail Alsobrook**

*FRDAP Status* – Bids for the project are due Thursday.

*Phase IV Dead Palms Status* – There were problems with the previously established dates to change the palms and no new date has been established.

Commissioner Patterson questioned if Facade Grants are available for MLK Boulevard. Ms. Alsobrook responded they were not at this time. He also noted that several of the poles with Christmas decorations were not lit during Christmas which is a Duke Energy issue.

*Victor Stanley Benches Warranty Status* - The company has stated the slats in the benches are not under warranty. Ms. Alsobrook will work with Mr. Gibson to draft a letter as the slats were installed according to the company's specifications.



## City Clerk – Charlotte Pierce

Mrs. Pierce shared that the FRDAP Grant Coordinator for Port St. Joe, Mary Ann Lee, retired from DEP today. Mrs. Lee has worked with the City for years on the FRDAP projects and she will be missed.

## Citizens to be Heard

No one wished to address the Commission.

## Discussion Items by Commissioners

*Commissioner Thursbay* noted that a number of the TDC Signs are faded and in need up sprucing up. He asked that Staff follow up on this.

John Grantland will be meeting with the Baseball League this week to coordinated efforts to maximize possibilities for the AAA and T-Ball Fields.

The damaged light on Monument Avenue has not been repaired by Duke Energy and Mr. Anderson was asked to follow up on this.

*Commissioner Patterson* shared that there are a number of street lights out in the City and need to be relit. He asked that Staff follow up with Duke Energy on this issue.

*Commissioner McCroan* suggested contacting the County to see if their truck could be used to patch holes in the streets. Mr. Grantland will follow up on this.

John Rich, long-time resident and former Mayor of Ward Ridge passed away and Commissioner McCroan asked that his family be remembered during this time.

*Commissioner Buzzett* shared that a niece of former City Commissioner Bill Kennedy had passed away and asked that their family be remembered as well.

*Mayor Magidson* did not have anything to discuss.

A Motion was made by Commissioner McCroan, second by Commissioner Thursbay, to adjourn the Meeting at 7:20 P.M.

Approved this \_\_\_\_\_ day of \_\_\_\_\_ 2015.

\_\_\_\_\_  
Mel C. Magidson, Jr., Mayor

\_\_\_\_\_  
Date

\_\_\_\_\_  
Charlotte M. Pierce, City Clerk

\_\_\_\_\_  
Date

ORDINANCE NO. 510

AN ORDINANCE OF THE CITY OF PORT ST. JOE, FLORIDA, REPEALING EXISTING SECTION 70-188, CODE OF ORDINANCES, IN ITS ENTIRETY, ESTABLISHING A CAPITAL FACILITIES CHARGE FOR WATER AND WASTEWATER, ESTABLISHING A WATER AND WASTEWATER TAP FEE, PROVIDING FOR METER PLACEMENT, PROVIDING FOR REPEAL OF ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith, PROVIDING FOR SEVERABILITY, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Port St. Joe operates and maintains a water treatment and distribution system to provide centralized potable drinking water for the community and surrounding area, and

WHEREAS, the City of Port St. Joe operates and maintains a wastewater collection and treatment system to provide centralized treatment of the wastewater generated within the community and surrounding areas, and

WHEREAS, the City of Port St. Joe's water system and wastewater system operate as enterprise funds that operate fiscally utilizing revenues associated with water treatment and wastewater treatment, and

WHEREAS, the City of Port St. Joe generates revenue to fund the construction of surface and groundwater production, water treatment and storage facilities, and a water distribution piping system by charging water capital facilities charges to each new connection; and



WHEREAS, the City of Port St. Joe generates revenue to fund the construction of wastewater collection, pumping, force main, treatment, and disposal facilities by charging wastewater capital facilities charges to each new connection; and

WHEREAS, the City of Port St. Joe has employed Burton and Associates, Inc., to study the water and wastewater capital facilities needs of the city, and

WHEREAS, Burton and Associates, Inc., have determined the current capital facilities charges for water and wastewater are insufficient to meet expenses; and

WHEREAS, Burton and Associates, inc., recommends that capital facilities charges for water and wastewater be increased; and

WHEREAS, the City Commission of the City of Port St. Joe determines the recommendations by Burton and Associates, Inc., are based on the most recent and localized data and that the recommendations are sound and fiscally responsible;

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

1. City of Port St. Joe Ordinance No. 390 (Section 70-188, Code of Ordinances) is repealed in its entirety.

2. Section 70-188, Code of Ordinances is replaced as follows

Section 70-188: Deposit of Capital Facility Charges for water and wastewater,

installation charges, location of meters.

(A) **Water Capital Facilities Charge.** Except for

(1) as of September 18, 2007, any individual or business who either prepaid to the city or made an agreement to pay to the city a water capital facility fee (water tap fee) at an agreed amount, or

(2) the purchaser of any parcel subject to an agreement between the developer and the city to prepay a water capital facility fee (water tap fee) at an agreed amount;

Each applicant for water service shall pay to the city a water capital facility charge, where no water capital facilities charge has been previously paid, prior to issuance of a building permit. This charge is prescribed for various categories of consumers as follows:

<b>Effective Date: 01/01/2011</b>						
Water Meter		Maximum Continuous Flow Rate	Equivalent Residential Connection	Water Capital Facilities Charge		
Size	Type			Treatment Facilities	Distribution Facilities	Total
(in.)		(gpm)	(ERC)			
5/8" X 3/4"	Positive Displacement	10	1.0	\$ 1,400.00	\$ 335.00	\$ 1,735.00
1"	Positive Displacement	25	2.5	\$ 3,500.00	\$ 837.50	\$ 4,337.50
1-1/2"	Positive Displacement	50	5.0	\$ 7,000.00	\$ 1,675.00	\$ 8,675.00
2"	Positive Displacement	80	8.0	\$ 11,200.00	\$ 2,680.00	\$ 13,880.00
3"	Compound	160	16.0	\$ 22,400.00	\$ 5,360.00	\$ 27,760.00
3"	Turbine	350	35.0	\$ 49,000.00	\$ 11,725.00	\$ 60,725.00
4"	Compound	250	25.0	\$ 35,000.00	\$ 8,375.00	\$ 43,375.00
4"	Turbine		100.0	\$ 140,000.00	\$ 33,500.00	\$ 173,500.00

		1,000				
6"	Compound	500	50.0	\$ 70,000.00	\$ 16,750.00	\$ 86,750.00
6"	Turbine	2,000	200.0	\$ 280,000.00	\$ 67,000.00	\$ 347,000.00

<b>Effective Date: 01/01/2012</b>						
Water Meter		Maximum Continuous Flow Rate	Equivalent Residential Connection	Water Capital Facilities Charge		
Size	Type			Treatment Facilities	Distribution Facilities	Total
(in.)		(gpm)	(ERC)			
5/8" X 3/4"	Positive Displacement	10	1.0	\$ 1,608.00	\$ 406.00	\$ 2,014.00
1"	Positive Displacement	25	2.5	\$ 4,020.00	\$ 1,015.00	\$ 5,035.00
1-1/2"	Positive Displacement	50	5.0	\$ 8,040.00	\$ 2,030.00	\$ 10,070.00
2"	Positive Displacement	80	8.0	\$ 12,864.00	\$ 3,248.00	\$ 16,112.00
3"	Compound	160	16.0	\$ 25,728.00	\$ 6,496.00	\$ 32,224.00
3"	Turbine	350	35.0	\$ 56,280.00	\$ 14,210.00	\$ 70,490.00
4"	Compound	250	25.0	\$ 40,200.00	\$ 10,150.00	\$ 50,350.00
4"	Turbine	1,000	100.0	\$ 160,800.00	\$ 40,600.00	\$ 201,400.00
6"	Compound	500	50.0	\$ 80,400.00	\$ 20,300.00	\$ 100,700.00
6"	Turbine	2,000	200.0	\$ 321,600.00	\$ 81,200.00	\$ 402,800.00

(B) Wastewater Capital Facilities Charges: Except for

(1) As of September 18, 2007, any individual and/or businesses who either prepaid to the city or made an agreement to prepay to the city wastewater capital facilities charges (wastewater tap/impact fees) at an agreed amount, or

(2) the purchaser of any parcel subject to an agreement between the developer and the city to prepay a wastewater capital facilities fee (wastewater tap/impact fee) at an agreed amount,

each applicant for wastewater service shall pay to the city a wastewater capital facilities charge, where no wastewater capital facilities charge has been previously paid, prior to issuance of a building permit. This charge is prescribed for various categories of consumers as follows:

<b>Effective Date: 01/01/2011</b>						
Water Meter		Maximum Continuous Flow Rate	Equivalent Residential Connection	Sewer Capital Facilities Charge		
Size	Type			Treatment Facilities	Collection Facilities	Total
(in.)		(gpm)	(ERC)			
5/8" X 3/4"	Positive Displacement	10	1.0	\$ 1,950.00	\$ 620.00	\$ 2,570.00
1"	Positive Displacement	25	2.5	\$ 4,875.00	\$ 1,550.00	\$ 6,425.00
1-1/2"	Positive Displacement	50	5.0	\$ 9,750.00	\$ 3,100.00	\$ 12,850.00
2"	Positive Displacement	80	8.0	\$ 15,600.00	\$ 4,960.00	\$ 20,560.00
3"	Compound	160	16.0	\$ 31,200.00	\$ 9,920.00	\$ 41,120.00
3"	Turbine	350	35.0	\$ 68,250.00	\$ 21,700.00	\$ 89,950.00
4"	Compound	250	25.0	\$ 48,750.00	\$ 15,500.00	\$ 64,250.00
4"	Turbine	1,000	100.0	\$ 195,000.00	\$ 62,000.00	\$ 257,000.00
6"	Compound	500	50.0	\$ 97,500.00	\$ 31,000.00	\$ 128,500.00
6"	Turbine	2,000	200.0	\$ 390,000.00	\$ 124,000.00	\$ 514,000.00

<b>Effective Date: 01/01/2012</b>						
Water Meter		Maximum Continuous Flow Rate	Equivalent Residential Connection	Sewer Capital Facilities Charge		
Size	Type			Treatment Facilities	Collection Facilities	Total
(in.)		(gpm)	(ERC)			
5/8" X 3/4"	Positive Displacement	10	1.0	\$ 2,130.00	\$ 726.00	\$ 2,856.00
1"	Positive Displacement	25	2.5	\$ 5,325.00	\$ 1,815.00	\$ 7,140.00
1-1/2"	Positive Displacement	50	5.0	\$ 10,650.00	\$ 3,630.00	\$ 14,280.00
2"	Positive Displacement	80	8.0	\$ 17,040.00	\$ 5,808.00	\$ 22,848.00
3"	Compound	160	16.0	\$ 34,080.00	\$ 11,616.00	\$ 45,696.00
3"	Turbine	350	35.0	\$ 74,550.00	\$ 25,410.00	\$ 99,960.00



4"	Compound	250	25.0	\$ 53,250.00	\$ 18,150.00	\$ 71,400.00
4"	Turbine	1,000	100.0	\$213,000.00	\$ 72,600.00	\$ 285,600.00
6"	Compound	500	50.0	\$106,500.00	\$ 36,300.00	\$ 142,800.00
6"	Turbine	2,000	200.0	\$426,000.00	\$ 145,200.00	\$ 571,200.00

3. Each applicant for water and/or wastewater service shall pay to the city a service fee covering the installation, materials (including supplies and piping), and labor costs incurred by the city during installation of the water and/or sewer tap. The minimum charge for this service shall be \$400.00 for each tap service.

4. All water meters shall be located where designated by the city's Director of Public Works or his designee.

5. Miscellaneous.

(a) Any change in the calculation of the capital facilities fee must be based on the most recent and localized data.

(b) The city shall account for the revenues and expenditures of such impact fees in a separate accounting fund and shall provide an accounting and report of impact fee collections and expenditures.

(c) The city may charge any actual costs incurred in the collection of any unpaid impact fee.

(d) The city shall give notice no less than 90 days before the effective date of any ordinance imposing a new or increased impact fee, but the city is not required to wait 90 days to decrease, suspend, or eliminate an impact fee.

(e) An individual who installs a sewer line at their own expense will be given a waiver of capital facility fees with the following conditions: From the City Main to the grinder pump, the service line must be accessible by no less than 4 parcels. The service line must be installed in either an existing or dedicated utility easement that provides unrestricted ingress/egress and maintenance rights. The service line shall be the required diameter as determined by the City of Port St. Joe. Should it be determined that the service line be larger than 2" a FDEP permit may be required and it shall be the individual's responsibility to obtain the permit. The City of Port St. Joe will have to be the entity to sign the permit. Any and all materials and/or work required to install the service line must adhere to the City of Port St. Joe's standard low-pressure sewer requirements and shall be paid for by the individual. As-builts of the installed service line shall be provided by the installer to the City prior to the City of Port St. Joe taking ownership. Only one capital facility fee per line is eligible.

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

7. Severability. If any section, subsection, sentence, clause or provision of this ordinance is held invalid, the remainder shall not be affected by such invalidity.

8. Effective date. This ordinance shall become effective on January 1, 2011.

DULY PASSED AND ADOPTED by the Board of City Commissioners of Port St. Joe, Florida, this \_\_\_\_ day of February, 2015.

The City of Port St. Joe

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Mel C. Magidson, Jr., Mayor Commissioner

ATTEST: \_\_\_\_\_

Charlotte Pierce, Clerk

**CITY OF PORT ST. JOE**  
**Rezoning**

**Applicant: City of Port St Joe**

**Acres: Approximately 0.27 acres**

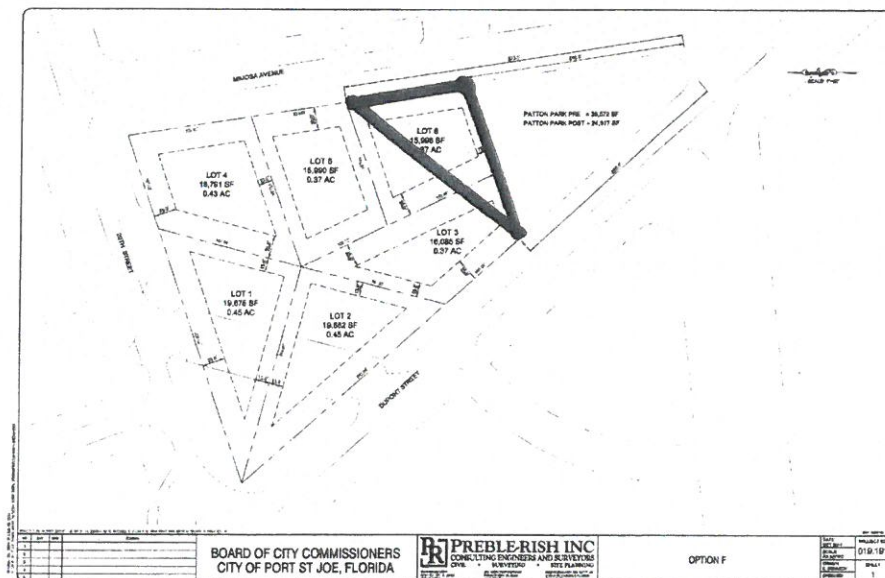
**Current Zoning District: Public Use**

**Proposed Zoning District: R-1 Residential**

**Proposed Ordinance No. S11**

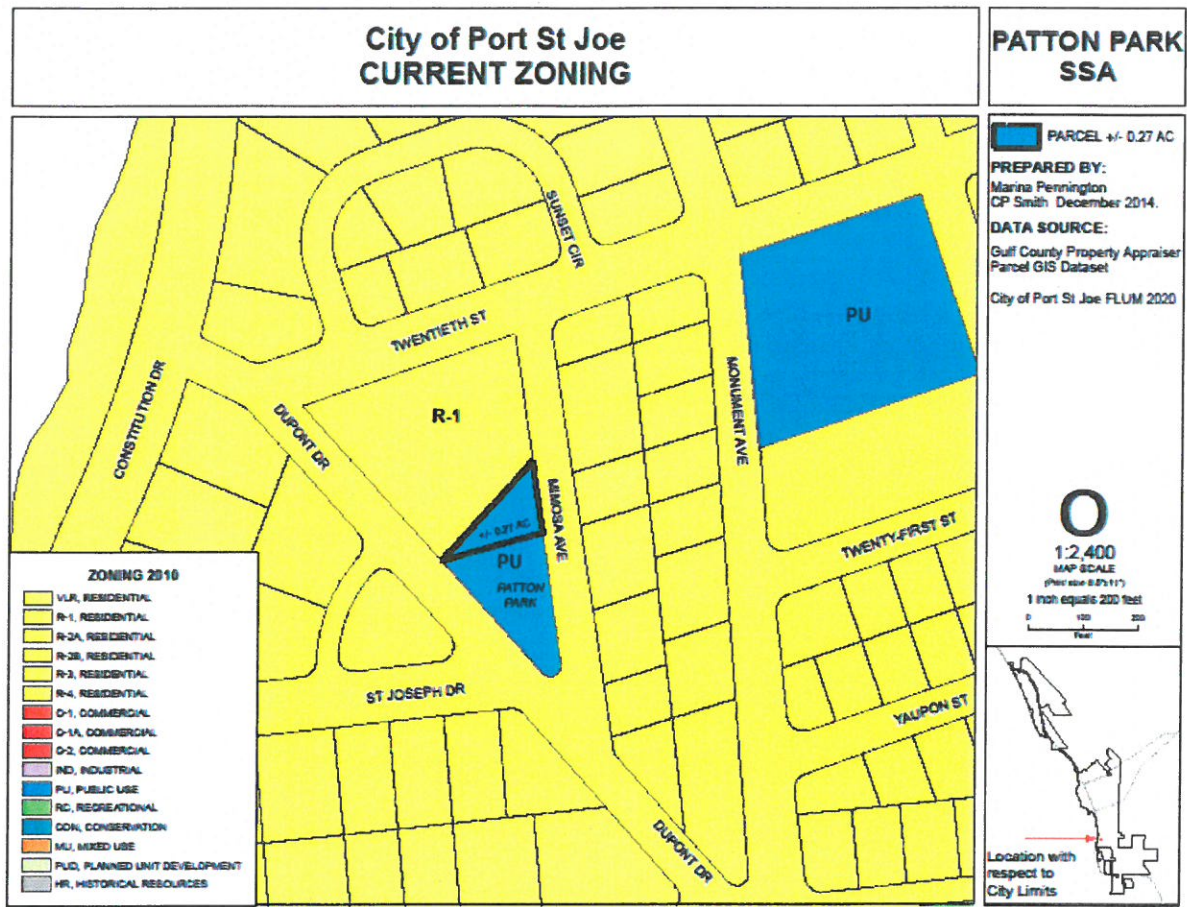
**I. SUMMARY**

The proposed rezoning involves a very small parcel of land, approximately 0.27 acres, which is currently part of Patton Park. The subject property will be added to the 2.17 acres that contain the old Gulf Pines hospital. The old hospital has been closed since 2005 and the city has now taken title to the hospital property. It is the City's intent to demolish the old hospital building, clean up the site and make it available for redevelopment as residential use consistent with the surrounding neighborhood. The additional 0.27 acres will allow the City to create 6 lots as shown in the following graphic.





The current Zoning District designation of the site is Public Use.

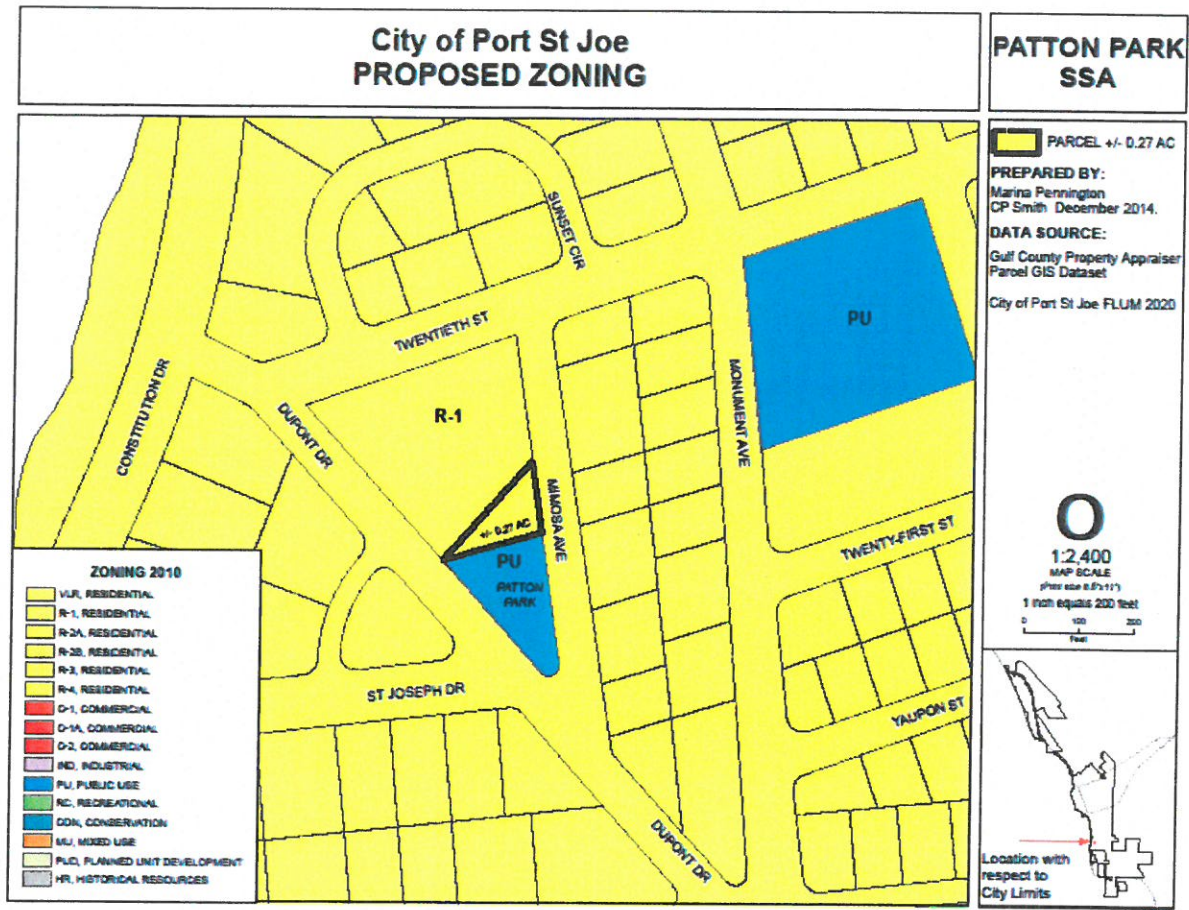


Section 3.12 of the Land Development Regulations describes the uses permitted in the Public Use Zoning District which include:

- Mineral uses.
- Hospitals.
- Churches, including church related activities.
- Public schools.
- Municipal or county facilities including but not limited to parks, recreational facilities or educational facilities.

The uses and the regulations applicable to the Public Use Zoning District are described in attached Exhibit 1.

The City proposes to change the Zoning District designation of the site to allow residential uses. The proposed Zoning District designation of the site is R-1 Residential District.



Section 3.03 of the Land Development Regulations describes the uses permitted in the R-1 Residential Zoning District which include:

- Single-family dwellings.
- Municipally owned or operated parks and playgrounds.
- Municipally owned or operated hospitals, other than an animal hospital.
- Publicly owned and operated libraries, art galleries and museums.
- Medical office buildings if such building was in operation as of October 3, 1995 and within 1,000 feet of the hospital.

The uses and the regulations applicable to the R-1 Residential Zoning District are described in attached Exhibit 2.



## II. DATA AND ANALYSIS

### a. Location of Subject Property

The subject property is located at the corner of Twentieth Street and Dupont Drive, east of Constitution Drive, in the southern part of the City.

### b. Site Information

The subject property is currently undeveloped and, as stated before, it is part of Patton Park.

### c. Adjacent Land Uses

The subject property is bounded on three sides by residential property as shown in the following table:

NORTH	Residential
SOUTH	City Neighborhood Park
EAST	Residential
WEST	Residential

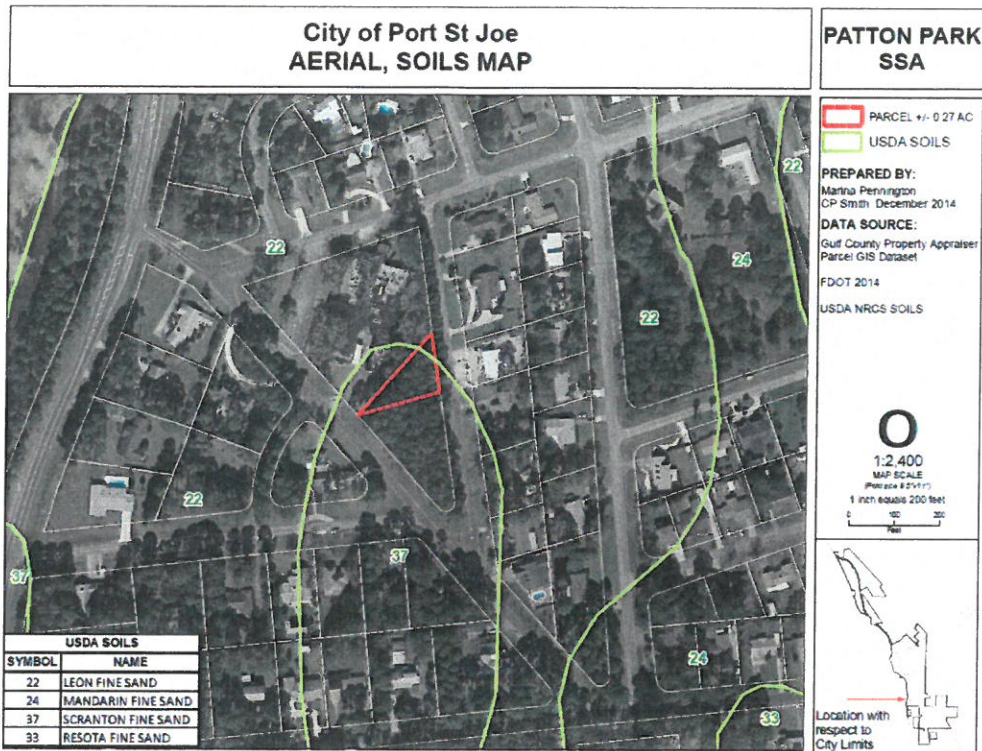
The proposed R-1 Residential Zoning District is compatible with the adjacent residential neighborhood.

### d. Site Suitability

The site is currently undeveloped as it is part of Patton Park.

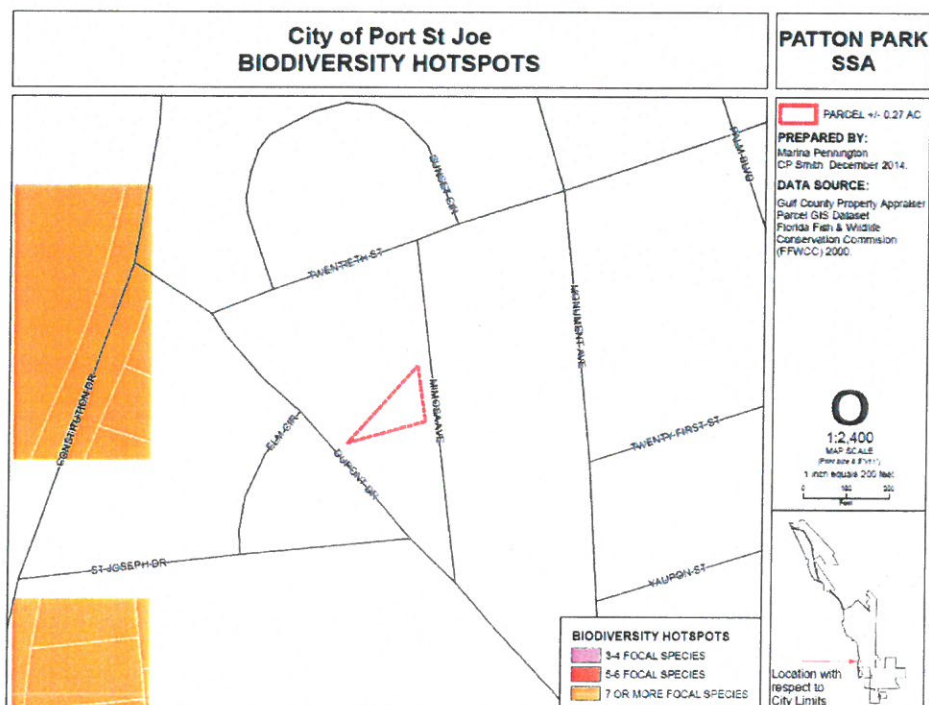
#### *Soils*

The soils of the site are Scranton Fine Sand. According to the descriptions found in the *Soil Survey of Gulf County, Florida* (U.S. Department of Agriculture, Natural Resources Conservation Service, 2001), these soils are poorly suited for urban development. Wetness is a management concern. Placement of suitable fill material can elevate building sites. The ratings are based on the general favorability of the soils for building sites based on the special planning, design and site preparation needed to overcome limitations. The site contains no wetland areas.



### *Vegetation and Wildlife*

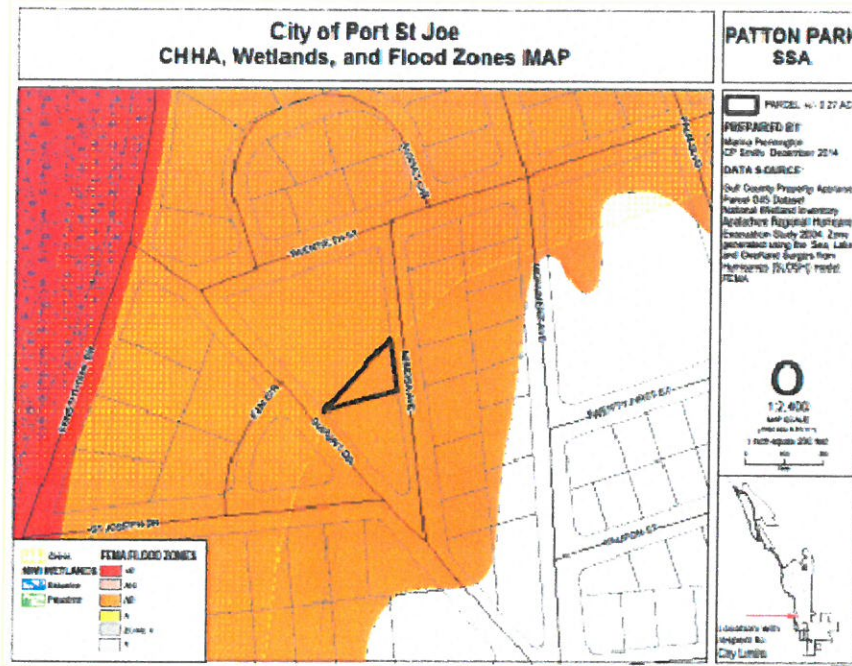
Based on the data available at the Florida Fish and Wildlife Conservation Commission, it appears that the site does not contain listed species. The proposed R-1 Residential Zoning District will not result in additional impacts to vegetation and wildlife resources.





### *Flood Prone Areas*

The property is designated AE, an area inundated by 1% annual chance (100-year) flooding, for which based flood elevations (BFEs) have been determined, and in a special flood hazard area. Development of the site will be subject to floodplain protection requirements and general standards for flood hazard reduction as described in the City's land development regulations.



#### d. Coastal High Hazard Area (CHHA)

As shown in the previous map, the property is located outside the CHHA. Development on the site shall comply with the provisions of the City's comprehensive plan and land development regulations.

#### e. Availability of Public Facilities

##### *Potable Water Facilities*

The subject property is located within the City of Port St Joe water service area and has been 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.

### *Wastewater Treatment Facilities*

The site is currently served by the City central sewer system. 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 continue to be served by the City. 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*

Future redevelopment 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

It is estimated that the current designation of the site as Public Use Zoning District which allows approximately 35,283 square feet (s.f.) of development on the property may generate the following number of trips:

Average Daily Trips:  $35,283 \times 68.93 \text{ trips}/1,000 \text{ sf} = 2,432 \text{ trips}$

PM Peak Hour Trips:  $35,283 \times 5.88 \text{ trips}/1,000 \text{ sf} = 207 \text{ trips}$

*Category 730 (Government Office Building) trip generation rates from the ITE Trip Generation Manual, 7<sup>th</sup> Volume, was applied*

The proposed designation of the site as R-1 Residential Zoning District would allow a maximum of 1 residential dwelling units on the property and may generate the following number of trips:

Average Daily Trips:  $1 \text{ du} \times 9.57 = 9 \text{ trips}$

PM Peak Hour Trips:  $1 \text{ du} \times 1.01 = 1 \text{ trips}$

*Category 210 (Single Family Detached Housing) trip generation rates from the ITE Trip Generation Manual, 7<sup>th</sup> Volume, was applied*

The proposed rezoning would result in a significant decrease of average daily trips and pm peak hour trips; therefore, no additional impacts are anticipated as a result of such

change. The proposed rezoning will not adversely impact the LOS on transportation facilities in the City.

## EXHIBIT 1

### PUBLIC USE ZONING DISTRICT

The following uses and regulations apply in the Public Use District:

- (1) Uses permitted:
  - a. Mineral uses.
  - b. Hospitals.
  - c. Churches, including church related activities.
  - d. Public schools.
  - e. Municipal or county facilities including but not limited to parks, recreational facilities or educational facilities.
- (2) No more than 60 percent lot coverage shall be allowed, except that 100 percent lot coverage shall be allowed in the Central Business District (Blocks 2, 3, 7, 8, 14, 15, 22 and 23).
- (3) Building height limit: No building hereafter erected or structurally altered shall exceed 60 feet in height.
- (4) In the event that any owner of property in this district desires to sell or transfer the property for any use not allowed herein, then upon application to the board of city commissioners of the city, the board shall change the zoning designation from public use to the same designation as the surrounding property.



## EXHIBIT 2

### RESIDENTIAL R-1 ZONING DISTRICT

The following uses and regulations shall apply in R-1 residential districts:

- (1) Single-family dwellings.
- (2) Municipally owned or operated parks and playgrounds.
- (3) Municipally owned or operated hospitals, other than an animal hospital.
- (4) Publicly owned and operated libraries, art galleries and museums.
- (5) Medical office buildings if such building was in operation as of October 3, 1995 and within 1,000 feet of the hospital.
- (6) Building height limit: No building shall exceed 35 feet in height, except as provided in subsection 3.10(3) hereof.
- (7) Building site area required: A minimum frontage at the building line of at least 75 feet. If a lot has less area or width than herein required and was of record at the time of the effective date of any ordinance with this requirement, such lot may be occupied by a single-family dwelling, provided, however, that the minimum side, front and rear yard requirements are conformed with as set out in this section.
- (8) Front yard required: There shall be a front yard having a depth of not less than 25 feet measured to the front line of the main building. Where lots comprising 25 percent or more of the frontage on the same street within the block are developed with buildings having an average yard with a variation in depth of not more than six feet, no building hereafter erected or structurally altered shall project beyond the average front yard so established, but no more than 35 feet shall be required. Where the distance between dwellings on adjacent lots is 200 feet or more, the above front yard requirement will not apply. Where interior lots have a double frontage, the required front yard shall be provided on both streets.
- (9) Side yard required: On lots or parcels of land having a width of 100 feet or more, there shall be a side yard on each side of a building of not less than 15 feet. On lots of record as of October 3, 1995 having widths of more than 50 and less than 100 feet, the side yard on each side of the building shall be no less than ten feet. On lots of record as of October 3, 1995 having widths of 50 feet or less, the side yard on each side of the building shall be no less than seven feet.
- (10) Rear yard required: There shall be a rear yard for the main building having a depth of not less than 25 feet.
- (11) Minimum floor area required: The minimum required ground or first floor area, exclusive of porches, terraces, attached garages, carport or unroofed areas, shall be 1,200 square feet for a single-story dwelling and 850 square feet for two-story dwelling.
- (12) The density allowed in district R-1 shall be no more than five (5) dwelling units per acre.
- (13) Home occupations shall not be allowed in district R-1.

- (14) The maximum intensity shall be no more than 40 percent of lot coverage.
- (15) The east half of block 1020 and the west half of block 1021, all having frontage on Harbor Street.
  - a. Single-family sectional or modular homes shall be allowed so long as they meet any and all state and federal regulations applicable thereto and those state and federal regulations are incorporated herein by reference.

## CITY OF PORT ST. JOE

### Small Scale FLUM Amendment

**Applicant:** City of Port St Joe

**Acres:** Approximately 0.27 acres

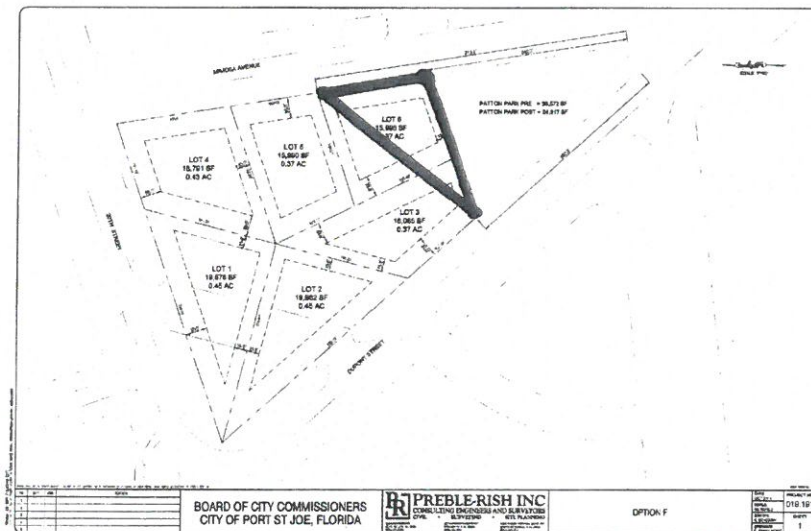
**Current Land Use Designation:** Public Use

**Proposed Land Use Designation:** Low Density Residential (R-1)

**Proposed Ordinance No.** 511

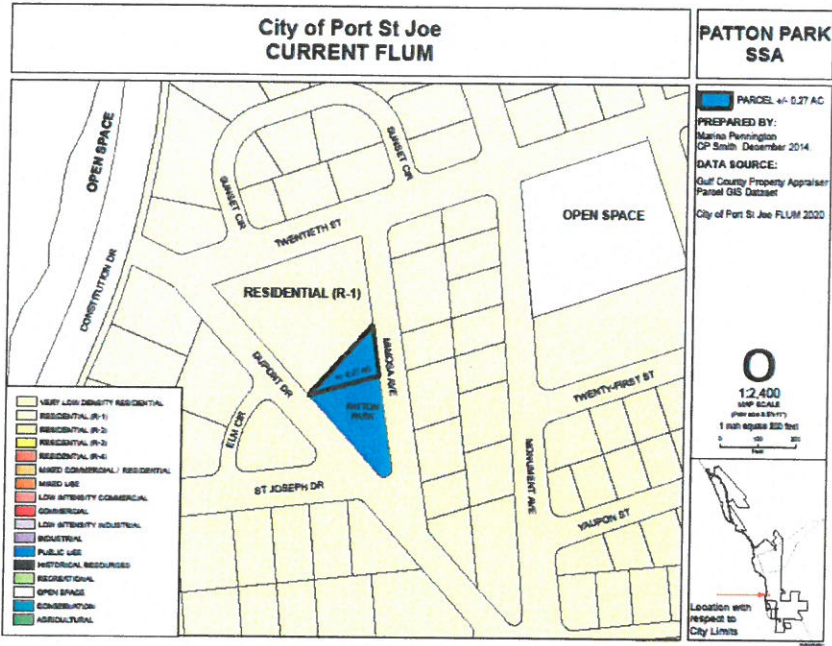
#### I. SUMMARY

The proposed Future Land Use Map (FLUM) amendment involves a very small parcel of land, approximately 0.27 acres which is currently part of Patton Park. The subject property will be added to the 2.17 acres that contain the old Gulf Pines hospital. The old hospital has been closed since 2005 and the city has now taken title to the hospital property. It is the City's intent to demolish the old hospital building, clean up the site and make it available for redevelopment as residential use consistent with the surrounding neighborhood. The additional 0.27 acres will allow the City to create 6 lots as shown in the following graphic.

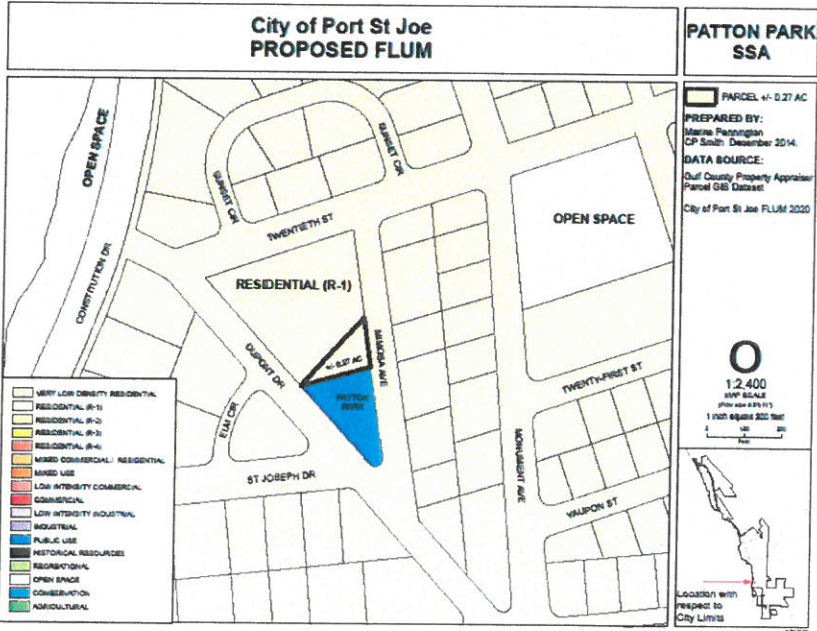




The 0.27-acre site is currently designated Public Use (see Current FLUM) which allows 60% lot coverage and 60 ft building height limitation. The current FLUM designation would allow approximately 35,283 square feet (s.f.) of development on the property.



The City proposes to change the FLUM designation of the 0.27-acre site to Low Density Residential (R-1) which allows no more than 5 dwelling units per acre. The proposed FLUM designation would allow a maximum of 1 dwelling unit on the property (see Proposed FLUM).



The City is also proposing to change the Zoning District designation of the site from Public Use to Residential District R-1.



## II. DATA AND ANALYSIS

### a. Location of Subject Property

The 0.27-acre subject property is located at the corner of Twentieth Street and Dupont Drive, east of Constitution Drive in the southern part of the City.

### b. Site Information

The subject property is currently undeveloped and, as stated before, it is part of Patton Park.

### c. Adjacent Land Uses

The proposed Residential-1 designation is compatible with the adjacent residential and neighborhood park uses as shown in the following table:

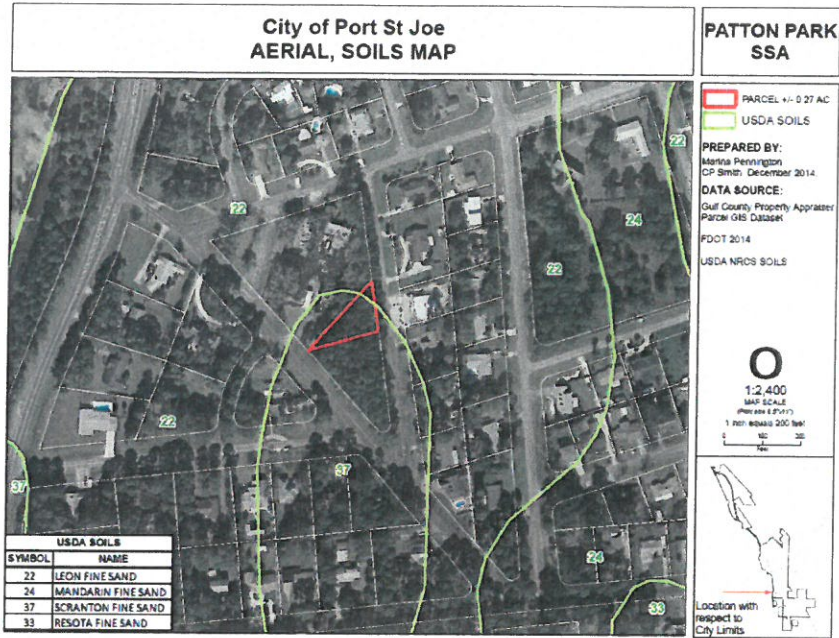
NORTH	Residential
SOUTH	City Neighborhood Park
EAST	Residential
WEST	Residential

### d. Site Suitability

The subject property is surrounded by residential development as shown in the following aerial map and will allow the City to create Lot 6 and redevelop the old Gulf Pines hospital site.

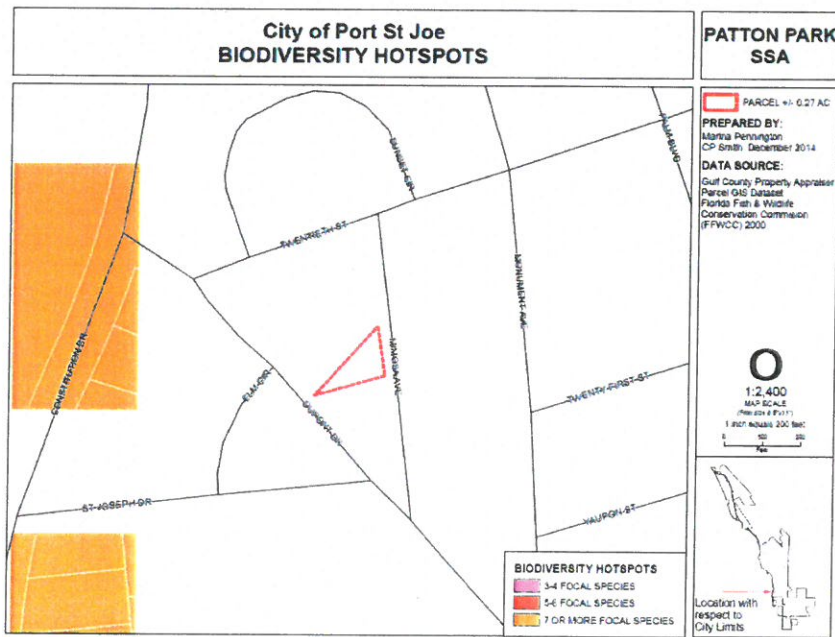
#### *Soils*

The soils of the site are Scranton Fine Sand. According to the descriptions found in the *Soil Survey of Gulf County, Florida* (U.S. Department of Agriculture, Natural Resources Conservation Service, 2001), these soils are poorly suited for urban development. Wetness is a management concern. Placement of suitable fill material can elevate building sites. The ratings are based on the general favorability of the soils for building sites based on the special planning, design and site preparation needed to overcome limitations. The property contains no wetland areas.



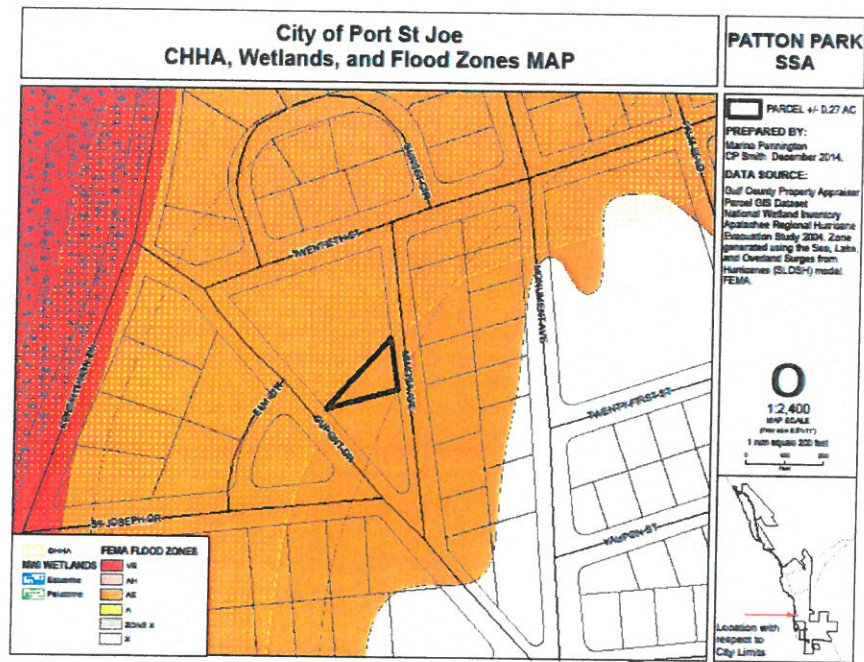
### *Vegetation and Wildlife*

Based on available data from the Florida Fish and Wildlife Conservation Commission, there are no listed species on the property. The proposed amendment will not result in additional impacts to vegetation and wildlife resources.



### *Flood Prone Areas*

The property is designated AE, an area inundated by 1% annual chance (100-year) flooding, for which based flood elevations (BFEs) have been determined, and in a special flood hazard area. Development of the site will be subject to floodplain protection requirements and general standards for flood hazard reduction as described in the City's land development regulations.



#### d. Coastal High Hazard Area (CHHA)

As shown in the above map, the subject property is located outside the CHHA. Any proposed development on the site shall comply with the provisions of the City's comprehensive plan and land development regulations.

#### e. Availability of Public Facilities

##### *Potable Water Facilities*

The subject property is located within the City of Port St Joe water service area and has been 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 site is currently 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 continue to 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 redevelopment 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

It is estimated that the current FLUM designation of Public Use which allows approximately 35,283 square feet (sf) of development on the property may generate the following number of trips:

Average Daily Trips:  $35,283 \times 68.93 \text{ trips}/1,000 \text{ sf} = 2,432 \text{ trips}$   
PM Peak Hour Trips:  $35,283 \times 5.88 \text{ trips}/1,000 \text{ sf} = 207 \text{ trips}$

*Category 730 (Government Office Building) trip generation rates from the ITE Trip Generation Manual, 7<sup>th</sup> Volume, was applied*

The proposed Low Density Residential (R-1) FLUM designation would allow a maximum of 1 residential dwelling unit on the property and may generate the following number of trips:

Average Daily Trips: 1 du x 9.57 = 9 trips

PM Peak Hour Trips: 1 du x 1.01 = 1 trips

*Category 210 (Single Family Detached Housing) trip generation rates from the ITE Trip Generation Manual, 7<sup>th</sup> Volume, was applied*

The proposed FLUM amendment would result in a significant decrease of average daily trips and pm peak hour trips; therefore, no additional impacts are anticipated as a result of such change. The proposed amendment will not adversely impact the LOS on transportation facilities in the City.



# City of Port St Joe CURRENT FLUM

## PATTON PARK SSA



PARCEL +/- 0.27 AC

### PREPARED BY:

Marina Pennington  
CP Smith December 2014.

### DATA SOURCE:

Gulf County Property Appraiser  
Parcel GIS Dataset

City of Port St Joe FLUM 2020

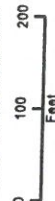


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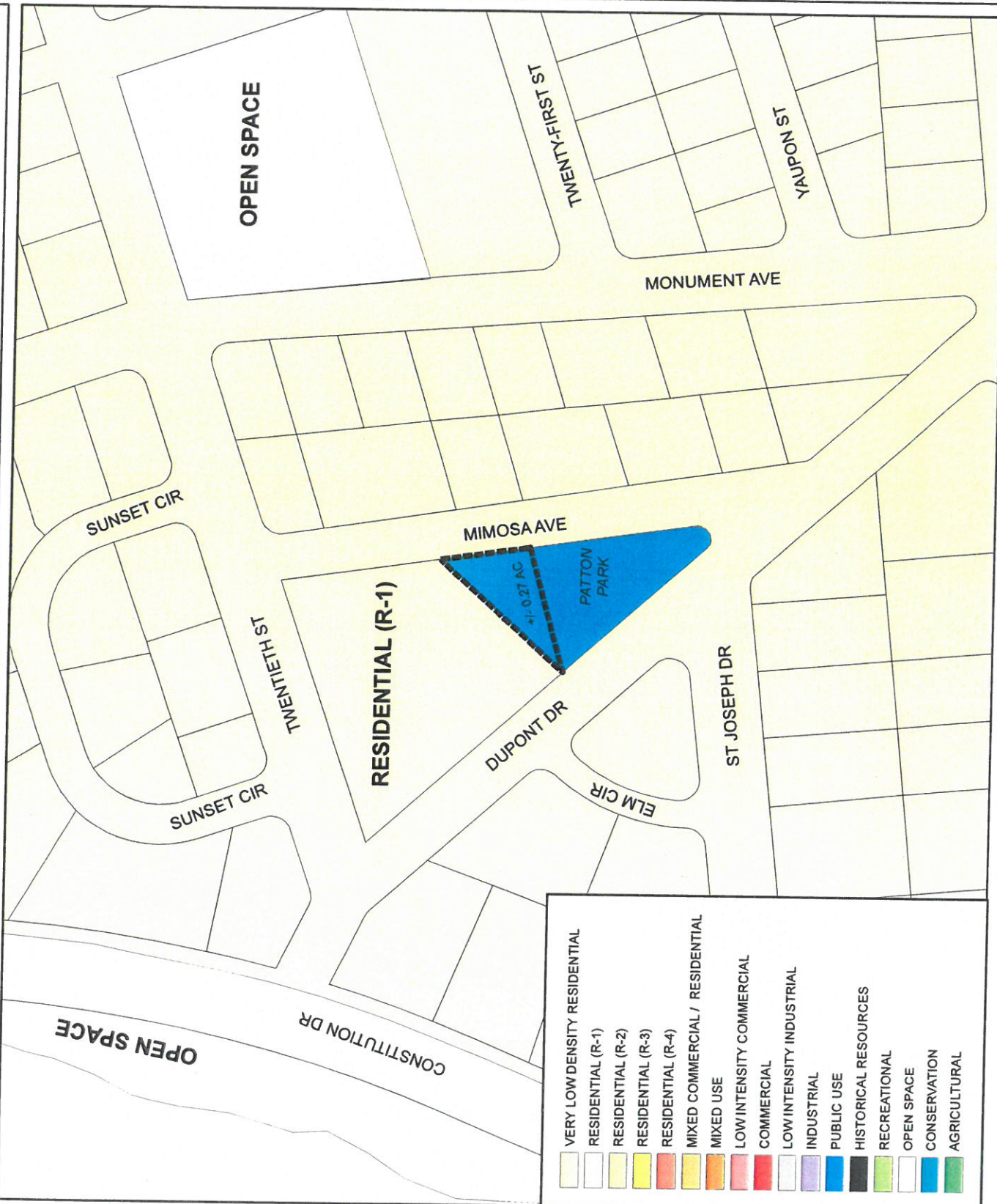
MAP SCALE

(Print size 8.5x11")

1 inch equals 200 feet



Location with  
respect to  
City Limits



VERY LOW DENSITY RESIDENTIAL	MIXED COMMERCIAL / RESIDENTIAL
RESIDENTIAL (R-1)	MIXED USE
RESIDENTIAL (R-2)	LOW INTENSITY COMMERCIAL
RESIDENTIAL (R-3)	COMMERCIAL
RESIDENTIAL (R-4)	LOW INTENSITY INDUSTRIAL
	INDUSTRIAL
	PUBLIC USE
	HISTORICAL RESOURCES
	RECREATIONAL
	OPEN SPACE
	CONSERVATION
	AGRICULTURAL



# City of Port St Joe PROPOSED FLUM

## PATTON PARK SSA



PARCEL +/- 0.27 AC

### PREPARED BY:

Marina Pennington  
CP Smith December 2014.

### DATA SOURCE:

Gulf County Property Appraiser  
Parcel GIS Dataset

City of Port St Joe FLUM 2020

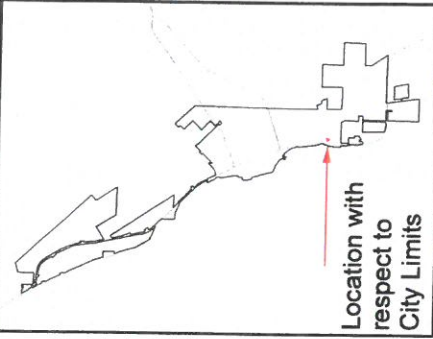
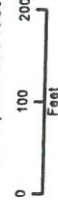


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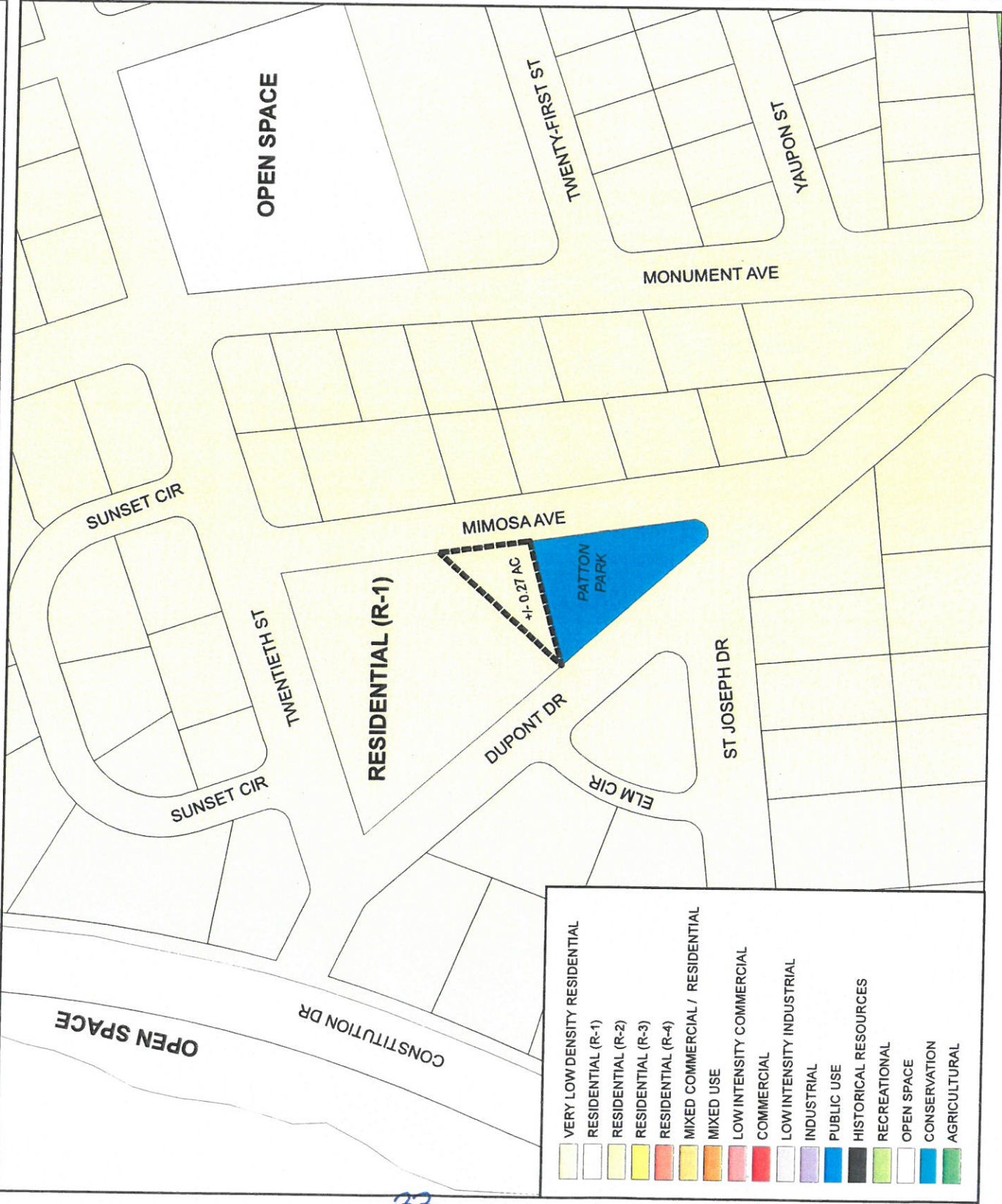
MAP SCALE

(Print size 8.5"x11")

1 inch equals 200 feet



Location with  
respect to  
City Limits



VERY LOW DENSITY RESIDENTIAL	MIXED COMMERCIAL / RESIDENTIAL
RESIDENTIAL (R-1)	MIXED USE
RESIDENTIAL (R-2)	LOW INTENSITY COMMERCIAL
RESIDENTIAL (R-3)	COMMERCIAL
RESIDENTIAL (R-4)	LOW INTENSITY INDUSTRIAL
	INDUSTRIAL
	PUBLIC USE
	HISTORICAL RESOURCES
	RECREATIONAL
	OPEN SPACE
	CONSERVATION
	AGRICULTURAL



# City of Port St Joe CURRENT ZONING

## PATTON PARK SSA



PARCEL +/- 0.27 AC

### PREPARED BY:

Marina Pennington  
CP Smith December 2014.

### DATA SOURCE:

Gulf County Property Appraiser  
Parcel GIS Dataset

City of Port St Joe FLUM 2020

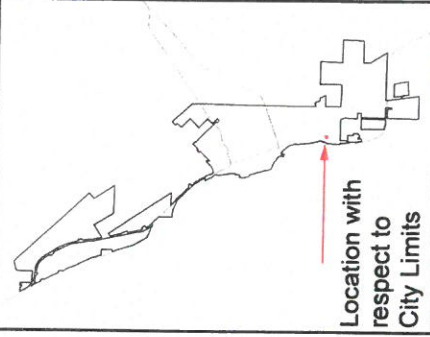
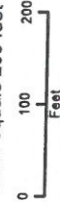


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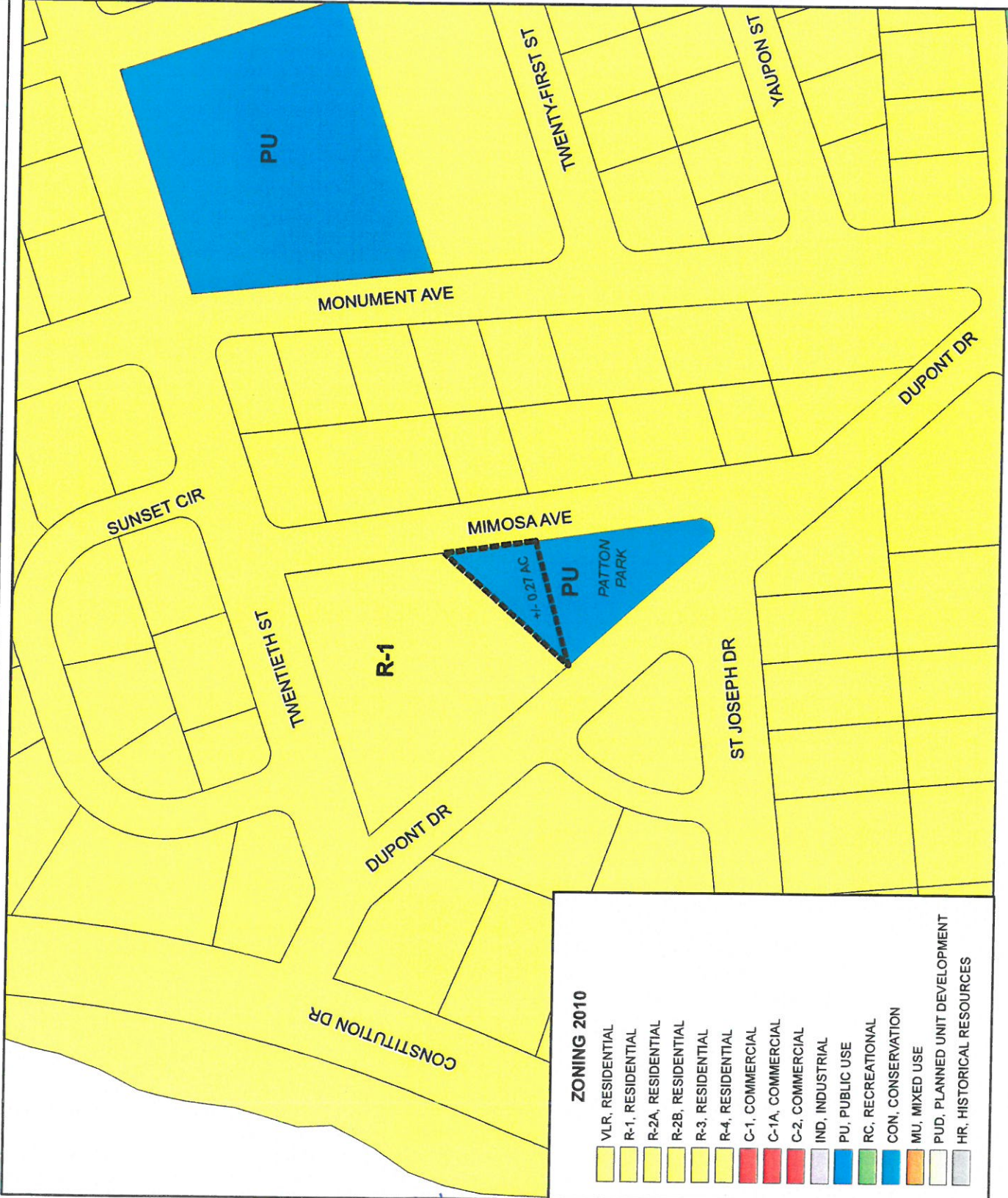
MAP SCALE

(Print size 8.5x11")

1 inch equals 200 feet



Location with  
respect to  
City Limits



### ZONING 2010

- VLR, RESIDENTIAL
- R-1, RESIDENTIAL
- R-2A, RESIDENTIAL
- R-2B, RESIDENTIAL
- R-3, RESIDENTIAL
- R-4, RESIDENTIAL
- C-1, COMMERCIAL
- C-1A, COMMERCIAL
- C-2, COMMERCIAL
- IND, INDUSTRIAL
- PU, PUBLIC USE
- RC, RECREATIONAL
- CON, CONSERVATION
- MU, MIXED USE
- PUD, PLANNED UNIT DEVELOPMENT
- HR, HISTORICAL RESOURCES



# City of Port St Joe PROPOSED ZONING

## PATTON PARK SSA



PARCEL +/- 0.27 AC

### PREPARED BY:

Marina Pennington  
CP Smith December 2014.

### DATA SOURCE:

Gulf County Property Appraiser  
Parcel GIS Dataset

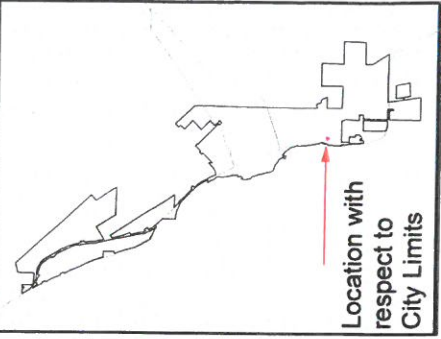
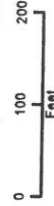
City of Port St Joe FLUM 2020



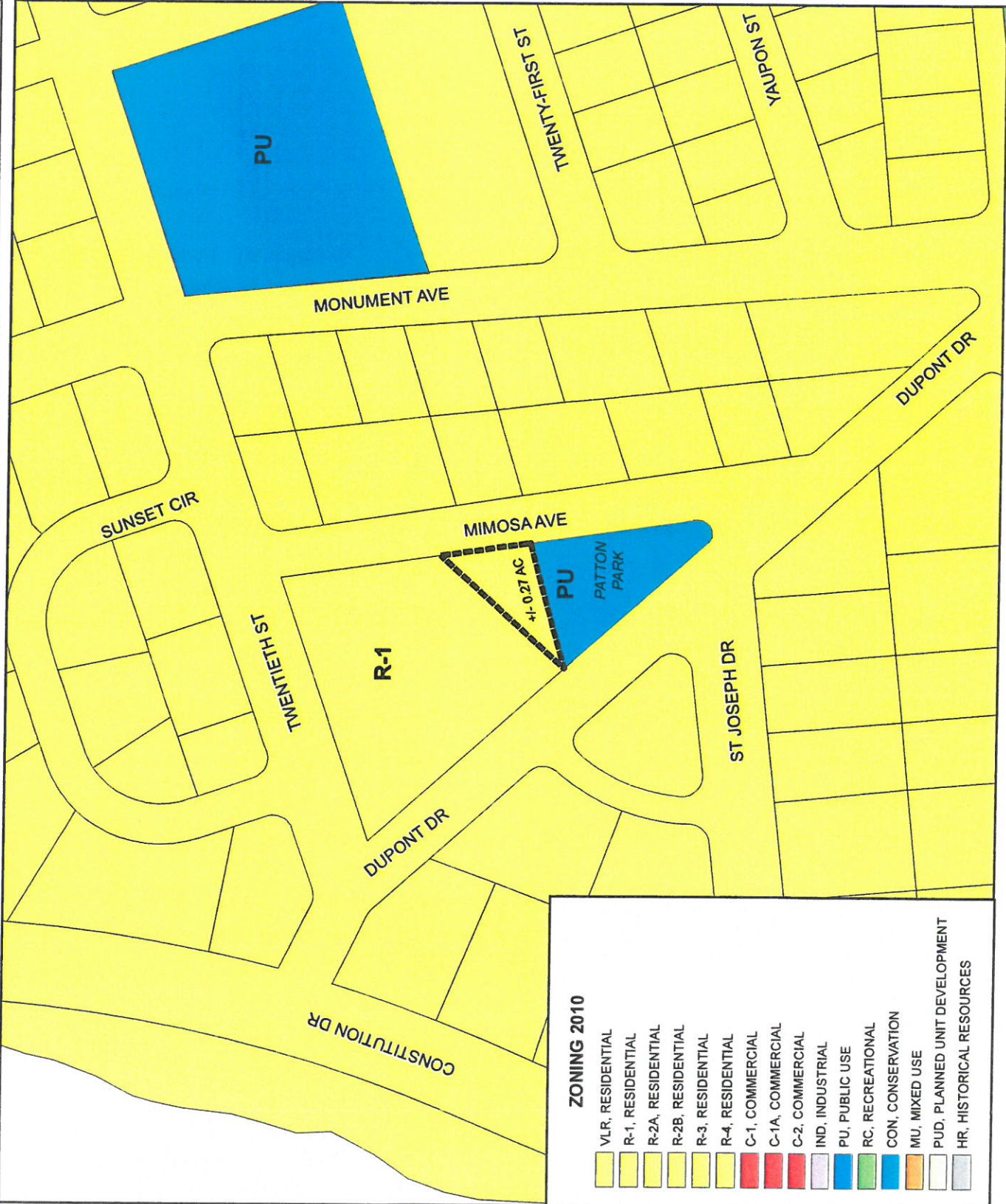
1:2,400

MAP SCALE  
(Print size 8.5"x11")

1 inch equals 200 feet



Location with  
respect to  
City Limits



### ZONING 2010

- VLR, RESIDENTIAL
- R-1, RESIDENTIAL
- R-2A, RESIDENTIAL
- R-2B, RESIDENTIAL
- R-3, RESIDENTIAL
- R-4, RESIDENTIAL
- C-1, COMMERCIAL
- C-1A, COMMERCIAL
- C-2, COMMERCIAL
- IND, INDUSTRIAL
- PU, PUBLIC USE
- RC, RECREATIONAL
- CON, CONSERVATION
- MU, MIXED USE
- PUD, PLANNED UNIT DEVELOPMENT
- HR, HISTORICAL RESOURCES





# Continuing Education in Ethics

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**Getting the training and continuing education you need has never been easier!**

You may be aware of the new state law requiring all elected municipal officers\* to receive four (4) hours of ethics-specific training.

We are pleased to announce that beginning in 2015, **FLC University** will offer the state required **Continuing Education in Ethics** at NO COST to members.

This law goes into effect **January 1, 2015**, and no prior training will be counted. Only training taken after January 1 and within the calendar year will count toward the requirement.

FLC University will be providing both online and in-person courses to meet the requirement. There will be no charge to attend if the individual is an elected official of an FLC-member municipality.

The law specifies that the four hours be taught with these components:

- » **Two** hours of Florida Ethics Law (Chapter 112, Florida Statutes)
- » **One** hour of Open Meetings (Chapter 286, Florida Statutes)
- » **One** hour of Open Records (Chapter 119, Florida Statutes)

FLC University will share a calendar of training dates and locations for the physical classes, as well as a calendar for the online classes.

In the coming months, the FLC University will also be expanding to include an enhanced curriculum of topics, new expert speakers and facilitators, additional webinars, and more in-person training sessions and locations.

If you have any questions, please contact **Carol Westmoreland** or **Lynn Tipton** in the **FLC Tallahassee office** at (850) 222-9684.

\*Elected municipal officers includes the mayor, legislative body (council or commission), elected clerks, elected police chiefs and elected treasurers or other elected posts, per an individual city's charter.

To: Interested Parties

**Subject: FY 2015-2016 Water Project and Capital Improvement Priorities**

In anticipation of the potential for future federal, state and/or water management district funding to address priority water resource needs in our region, we are soliciting information on current priority projects, capital improvement funding needs, and conceptual project needs, to include:

- Projects that will protect and/or restore water quality and/or flows within northwest Florida springs;
- Projects that will improve the treatment of stormwater quality, thus further protecting water quality and aquatic habitats within receiving waters. Such projects may also improve flood protection for affected communities.
- Priority water supply development projects, including both traditional and alternative water supply development.
- Projects that provide for the reuse of reclaimed water.
- Water conservation projects that result in quantifiable savings.
- Wastewater treatment projects that improve the protection of watersheds and receiving waters.

It is requested that the attachment be completed for each current or conceptual project priority. Please forward the attachment(s), as well as any additional supporting information, to Paul Thorpe ([Paul.Thorpe@nwfwater.com](mailto:Paul.Thorpe@nwfwater.com)) no later than January 31.

Thanks very much for your assistance.

Sincerely,

Paul J. Thorpe  
Resource Planning Program Manager  
Northwest Florida Water Management District  
81 Water Management Drive  
Havana, Florida 32333-4712  
(850) 539-5999; (850) 539-2643 (Direct)  
[Paul.Thorpe@nwfwater.com](mailto:Paul.Thorpe@nwfwater.com)

## Northwest Florida: Strategic Priority Water Projects Data

1. Project Name and Location (county, and city, as applicable)
2. Cooperator Name
3. Project Type (drinking water, wastewater, stormwater, surface water improvement, etc.)
4. Project Manager/Cooperator Contact (Include name, email, and phone number)
5. Project Description. Include whether adding new capacity and project design capacity. For stormwater projects, include treatment area and pollutant load reduction estimate. Also, include acreage and other details as applicable.
6. Statewide, regional, or local priority addressed (i.e. spring groundwater contribution area, MFL, alternative water supply, reclaimed water, water conservation, impaired water body, BMAP task)
7. Anticipated dollar amount to be requested for next fiscal year by source (indicate any previous funding by source and year)
8. Status of planning, design, and permitting (specify the percent complete for each phase, i.e. planning, design, construction, and an estimated completion date for each phase). If possible, include the following table:

**Multi-year Project Cost Breakdown**

Fiscal Year (10/1 – 9/30)	FY15	FY16	FY17 and beyond	Project Total
<b>Project Phase (e.g. Phase 1)</b>	Enter value.	Enter value.	Enter value.	Not applicable (N/A)
<b>Major Deliverables (brief description of major tasks to be completed in FY)</b>	Enter text.	Enter text.	Enter text.	Not applicable (N/A)
<b>Yearly Total Cost (\$)</b>	\$Enter value.	\$Enter value.	\$Enter value.	\$Enter value.
<b>Percentage (%) of Total Cost</b>	Enter value.	Enter value.	Enter value.	Enter value.
<b>Planning/design/engineering Cost (\$)</b>	\$Enter value.	\$Enter value.	\$Enter value.	\$Enter value.
<b>Estimated Matching Funds</b>	\$Enter value.	\$Enter value.	\$Enter value.	\$Enter value.



**Zimbra****janderson@psj.fl.gov**

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**Re: Gateway Manor Documents**

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**From :** Rick Haymond  
<[rickhaymond@gmail.com](mailto:rickhaymond@gmail.com)>

Tue, Jan 13, 2015 03:07 PM

**Subject :** Re: Gateway Manor Documents

**To :** Jim Anderson  
<[janderson@psj.fl.gov](mailto:janderson@psj.fl.gov)>

**Cc :** Renee Sandell  
<[Renee@pacesfoundation.org](mailto:Renee@pacesfoundation.org)>

Jim,

We are in the final stages of preparing our Florida Housing tax credit application for submission next week. In that regard we need to show on the "Fee Waiver Form" which you signed for us, a specific fee that will be waived. With your agreement, we would like to indicate that the \$2,500 Fee Waiver approved by the city will be applied to reduce applicable Sewer tap fees at the appropriate time. If you agree, we will add that information to the form you signed prior to submission and send you a copy for your file. Please call or email me if you have any questions or comments. Thanks for your help.

On Fri, Dec 19, 2014 at 9:32 AM, Rick Haymond  
<[rickhaymond@gmail.com](mailto:rickhaymond@gmail.com)> wrote:

Jim,

On the "Fee Waiver Form" could you please indicate the type of fee that would be waived? It doesn't matter which fee but FHFC can get very picky in their scoring. Thanks,

On Fri, Dec 19, 2014 at 8:55 AM, Jim Anderson  
<[janderson@psj.fl.gov](mailto:janderson@psj.fl.gov)> wrote:

Good morning Rick,

39

## **Planning Board Membership**

We currently have three members whose term is up for renewal. Rawlis Leslie, Jay Rish, & Minnie Likley. Staff has contacted all three members and they would like to serve a new three year term if it's the wish of the City Commission.

January 9, 2015

Mr. Jim Anderson, City Manager  
City of Port St. Joe  
P. O. Box 278  
Port St. Joe, FL 32457

RE: Fee waiver request for rental of Centennial Building

Dear Mr. Anderson:

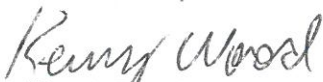
The Executive Committee for the Forgotten Coast Warrior Weekend respectfully requests the City of Port St. Joe waive the fees associated with the rental of the Centennial Building on May 14, 2015.

The Forgotten Coast Warrior Weekend Committee would like to host a banquet on that date to honor our Warriors and their caretakers. The FCWW has been a huge success in the past and as a "Not for Profit" organization we need to keep the expenses as low as possible. The FCWW Committee will ensure the building and premises are cleaned and returned to satisfactory condition after the event.

The City of Port St. Joe has been a great supporter of this event in the past and we would appreciate your help again for 2015.

If you have any questions or concerns, please contact me at 850-227-4082.

Respectfully,



Kenny Wood  
Forgotten Coast Warrior Weekend Committee Chairman



CITY OF PORT ST. JOE

Reid Avenue Cleaning of Sidewalks, Crosswalks and Curbing

RFP #2014-08

January 9, 2015

BID TABULATION FOR BIDS RECEIVED  
AT THE CITY OF PORT ST. JOE

BIDDER	TOTAL BASE BID
1. All N Professional Services, Inc.	\$ 10,000.00
2. Contractors Enterprises, Inc	\$ 1,560.00 (64 sq. ft.)
3. National Wash Authority <sup>DBA</sup> <sub>moderate mobile</sub>	\$ 14,350.00
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**Code Enforcement 2015 Activity**  
**As of 1/15/15**

	Open	Closed	Total	Increase
Unlawful Accumulation	18		18	2
Substandard Structure	9		9	2
Abandoned Vechicle	4		4	
Unlawful Sewer				
Land regulation Violation				
Business Lic. Violation				
Special Master Hearings				
Building Demolition		1	1	1
Waste Violation	17	11	28	17
Sign Violation	11	1	12	12

Total	59	Total	13	Total	72	Total	34