

February 17, 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 February 17, 2015

Call to Order

Consent Agenda

Minutes

- Regular Commission Meeting 2/3/15 Pages 1-4

City Attorney

- Port Authority Update
- Ordinance 510 Capital Facility Charge Amendment Pages 5-6
 - Public Hearing, 2nd Reading & Consideration of Adoption
- Ordinance 511 Patton Park Rezoning Small Scale FLUM Amendment Pages 7-31
 - Public Hearing, 2nd Reading & Consideration of Adoption
- Ordinance 512 Capital Improvement Plan Update Pages 32-65
 - Public Hearing & First Reading

Old Business

- Gulf Pines Hospital Demolition- Update
- Benny Roberts Park- Update
- Fire Station Roof Quotes Pages 66-67
- Centennial Bldg. Roof
- Boat Ramp Repairs
- WIG Building Lease Agreement

New Business

- Community Champion Certificate- Gulf Co. Health Dept.
- Listing of City Property for Sale- Comm. Patterson

Public Works

- Water Distribution Phase II-Update

Surface Water Plant

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

Waste Water Plant

- Update

City Engineer

- Update

Code Enforcement

- Update

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Police Department

- Surplus Property

Page 69

PSJRA

- Update

City Clerk

- City Election Time Line

Page 70

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, February 3, 2015, 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 Russ Scholz were also present.

CONSENT AGENDA

Minutes

A Motion was made by Commissioner McCroan, second by Commissioner Patterson, to approve the Regular Minutes of January 20, 2015 and the Special Meeting January 27, 2015. All in Favor; Motion carried 5-0.

CITY ATTORNEY – Russ Scholz

Port Authority Update – The Corps of Engineers permit should be received in about two weeks.

Ordinance 512 Capital Improvement Plan Update – Public Hearing and First Reading

No one from the public addressed the Commission and Ordinance 512 was tabled for further research and discussion.

Ordinance 513 Franchise Fee Agreement, Duke Energy – Public Hearing and First Reading

No one from the Public addressed the Commission. Discussion was held on the length of the lease and Bobby Pickels of Duke Energy explained that the longevity of the lease allowed Duke Energy to better plan for infrastructure in the area. A Motion was made by Commissioner Buzzett, second by Commissioner Thursbay, to grant Duke Energy a twenty years lease and eliminated the renewal option at the end of the lease. All In favor; Motion carried 5-0.

Workers Comp Settlement Agreement

A Motion was made by Commissioner Thursbay, second by Commissioner Buzzett, to settle the Workers Comp Claim with William Haney in the amount of \$7,500. All in Favor; Motion carried 5-0.

CITY MANAGER'S REPORT – Jim Anderson

Gulf Pines Hospital Demolition – Mr. Anderson anticipates it will take another week to a week in a half to complete the removal of the asbestos. Once completed, demolition of the building will begin.

Benny Roberts Park - Commissioner Thursbay

Commissioner Thursbay requested that BP Funds be used, if necessary, to complete the project. After discussion, staff feels there is sufficient funds for the project. Should there be a need for additional funding, the issue will be brought back to the Commission.

New Business

WIG Building Lease Agreement

WIG President, Letha Mathews, shared that their legal counsel was reviewing the lease and she would get back with Mr. Anderson.

Boat Ramp Rub Rail – Commissioner Patterson

A Motion was made by Commissioner Patterson, second by Commissioner Thursbay, to spend up to \$2,000 from the Boat Ramp launching fees to provide rub rails for the boat launch area. All in Favor; Motion carried 5-0.

Surplus Property

A Motion was made by Commissioner McCroan, second by Commissioner Buzzett, to declare the listed Computers as surplus. All in Favor; Motion carried 5-0.

Fire Station Roof

Staff has reviewed the issue and feels the necessary repairs are under the bid threshold. Quotes are currently being gathered for review.

Public Works – John Grantland

Water Distribution Phase II – Staff is completing the work in the Oak Grove area and will be moving to Bridgeport to complete the project. The sidewalks on Monument Avenue will be poured when this project is completed.

Auto Purchase on State Contract –

Inmate Van – State contract price is \$26,150 which is slightly over the budgeted price of \$25,000.

F150 – The state contract price per truck is \$17,502 which is over the budgeted amount of \$15,864.

A Motion was made by Commissioner McCroan, seconded by Commissioner Thursbay, to purchase the Inmate Van and two F150 trucks. All in Favor; Motion carried 5-0. The additional funds for the purchase will come from the sale of scrap.

Surface Water Plant – Larry McClamma

Old Water Plant Demo – Demolition is in progress, the sale of scrap metals is paying for rental of the equipment and the project should be completed in about a month.

Chipola Pump Station – Mr. Anderson shared that Gilbert Pump is working on the pump rehabilitation.

Wastewater Plant – Lynn Todd

Ms. Todd did not have anything to share.

City Engineer – Clay Smallwood, III

Mr. Smallwood noted that two grants have been submitted to Northwest FL Water Management for stormwater.

Code Enforcement

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

Commissioner Buzzett shared his concerns of the accumulation of items on property and noted that the portion of the Ordinance addressing this needs to be strengthened.

Commissioner Thursbay questioned how things were coming concerning collecting cardboard in residential areas. Mr. Anderson has not received any more calls on this.

Commissioner Patterson is concerned about the unsightly area to the right as you come down the Highland View Bridge into town. Vehicles for sale, as well as those left unattended, are collecting there and he would like to see this addressed.

Police Department – Chief Herring

Auto Purchase on State Contract

Dodge Charger Patrol Car - Chief Herring noted that the state contract price for a full Police Package vehicle is \$28,090. A more basic package, with an added spotlight and the rear doors and windows disabled is \$21,999. His department can equip the patrol car by installing the law enforcement equipment and providing a savings of \$3,500. Currently, there is \$13,220 available through an FDLE Grant and \$7,000 in the department budget.

Surplus Property – A request was made to declare the 2001 Nissan Xterra, currently used by City Hall, as surplus and take the vehicle to auction. It is anticipated that \$2,000 - \$3,000 will be generated from the sale. Revenue from the sale of the Xterra could be used to offset the difference in funds for the new police car.

A Motion was made by Commissioner Buzzett, second by Commissioner McCroan, for Chief Herring to purchase the vehicle, have his department install the additional equipment at a cost of \$24,500 and take the 2001 Xterra to auction. All in Favor; Motion carried 5-0.

John Grantland noted that additional surplus property from his shop could be used if funds were a little short.

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

Draft Meeting Minutes January 27, 2015 were included for review.

A Motion was made by Commissioner Thursbay, second by Commissioner Patterson, to accept the Bid from BSN in the amount of \$3,325.70 for Bleachers / Benches for the Washington Ball Field and from Combs Construction in the amount of \$2,350 to upgrade the ADA Restrooms there. All in Favor; Motion carried 5-0.

Playground equipment for the Washington Site will be rebid.

The Satisfaction of Mortgage has been received on the William J. Rish Parking lot.

Ms. Alsobrook requested that she be included in the next FRDAP Meeting to discuss repairs to the Walking Track at the Washington Site.

City Clerk – Charlotte Pierce

Clerk Pierce did not have anything to report.

Citizens to be Heard

No one wished to address the Commission.

Discussion Items by Commissioners

Commissioner Buzzett noted that the Centennial Building continues to be the community civic center and he would like to see improvements made. He has several volunteers, Ben Gibson working on the acoustics and Bill Kennedy resolving roof issues, offering their expertise to begin a plan for the improvements.

Commissioner McCroan asked the status of the sale of the Ward Ridge Building. Mr. Anderson responded

Mr. Way is working with the City Attorney to complete the transaction.

With the growing popularity of Pickle Ball, Commissioner McCroan asked if the old Tennis Courts by the STAC House could be converted to Pickle Ball Courts. Staff will research the cost and possibilities.

Commissioner Patterson shared that the Port St. Joe High School Boys' Basketball Team will be hosting their District Games Friday Night and he encouraged the community to support the team.

He also noted that the Port St. Joe High School Girls' Basketball Team won their District Game and will be hosting their Regional Game next Tuesday and asked for the communities support for the girls' game.

Commissioner Thursbay noted that his plea for new faces at Commission Meetings has gone unanswered but recognized Curtis Little and thanked him for attending the meeting.

Roadways in Port St. Joe are in terrible shape and Commissioner Thursbay asked if funds could be earmarked for road repair. Prior to roads being repaired, sewer and water lines that are located under the road need to be inspected and if necessary, replaced before road repairs are undertaken. Funding sources will be sought.

Mayor Magidson did not have anything to discuss.

A Motion was made by Commissioner McCroan, second by Commissioner Thursbay, to adjourn the Meeting at 7:01 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
AMENDING ORDINANCE 455, PROVIDING FOR AN
EXCEPTION TO THE CAPITAL FACILITY CHARGE;
PROVIDING FOR REGULATIONS; PROVIDING FOR REPEAL
OF ORDINANCES IN CONFLICT, PROVIDING FOR
SEVERABILITY AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Port St. Joe adopted Ordinance 455 on September 21, 2010 requiring Capital Facility Fees for connection to City water and sewer lines, and

WHEREAS, the City provides services in areas where there is some distance from the municipal service lines to the property owner connection and a service line must cross multiple properties to provide service to one owner, and

WHEREAS, it is in the best interest of the City and its citizens to encourage consolidated use of service lines in situations described herein,

NOW, THEREFORE, be it enacted by the citizens of the city of Port St. Joe, Florida,

Section 1. An individual property owner who installs a water and/or sewer line connecting to city water or sewer services, at their own expense, will be given a waiver of Capital Facility Fees with the following conditions:

- a. Any line from the City main line to the property owner's property line must be accessible by no fewer than four additional, buildable parcels.
- b. Any such service line must be installed in either an existing or dedicated utility easement that provides unrestricted ingress, egress and maintenance rights.
- c. 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 Florida Department of Environmental Protection 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.
- d. 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.
- e. As-built drawings of the installed service line shall be provided by the installer to the City prior to the City of Port St. Joe taking ownership of the lines.
- f. Only one water Capital Facility Fee and one sewer Capital Facility Fee shall be allowed per line.

Section 2. Repeal. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 3. Severability. If any section, subsection, sentence, clause or provision of this ordinance is invalid, the remainder shall not be affected by such invalidity.

Section 4. Effective date. This ordinance shall become effective as provided by law.

The City of Port St. Joe

By: _____
Mel Magidson, Jr.
Mayor-Commissioner

ATTEST:

Charlotte M. Pierce
City Clerk

ORDINANCE NO. : 511

AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN AND THE FUTURE LAND USE MAP OF THE CITY OF PORT ST. JOE, FLORIDA, BY AND THROUGH PROCEDURES REQUIRED FOR SMALL-SCALE MAP AMENDMENTS PURSUANT TO AUTHORITY UNDER STATE STATUTES SECTION 163.3187, SPECIFICALLY CHANGING A PORTION OF PARCEL ID#06065-000R, FROM PUBLIC USE TO LOW DENSITY RESIDENTIAL; PROVIDING FOR THE AMENDMENT OF THE ZONING MAP OF THE CITY OF PORT ST. JOE; AND PROVIDING FOR REPEAL OF ANY CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING 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 Future Land Use Map utilizing procedures applicable to small scale developments; and

WHEREAS, in accordance with §163.3187(1)(f)(2) Florida Statutes and §166.041(3)(c) Florida Statutes, notice was duly provided to the public of public hearing to be held on January 13, 2015, for the adoption of the amendment to the Future Land Use Map;

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

SECTION 1. APPROVAL

The application for the small scale amendment to the Future Land Use Map for the Property described as a portion of Block 117, St. Joseph's Addition, Unit 9, Gulf County, Florida, Parcel I. D. No. 06065-000R and more particularly described in Exhibit "A", attached and incorporated herein (the "Property"), is hereby approved and the land use designation for the Property on the City of Port St. Joe Future Land Use Map is hereby changed from Public Use to **Low Density Residential**. The application and all documentation submitted by the Applicant in support of it are hereby incorporated by reference. Specifically approved is the sub area policy related to allowable density as set forth in the application

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

The Board of City Commissioners hereby finds and determines that the approval of the 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 **Low Density Residential**. The City Manager is hereby directed to revise the City of Port St. Joe Future Land Use Map to reflect this designation.

SECTION 5. ZONING

The Zoning map of the City of Port St. Joe is hereby amended to show the property described in Exhibit "A" as Low Density Residential.

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

This Ordinance shall become effective as provided by law.

This Ordinance was adopted in open regular meeting after its second reading this _____ day of _____, 2015.

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

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

Attest : _____
Charlotte M. Pierce
City Clerk

CITY OF PORT ST. JOE
Rezoning

Applicant: City of Port St Joe

Acres: Approximately 0.27 acres

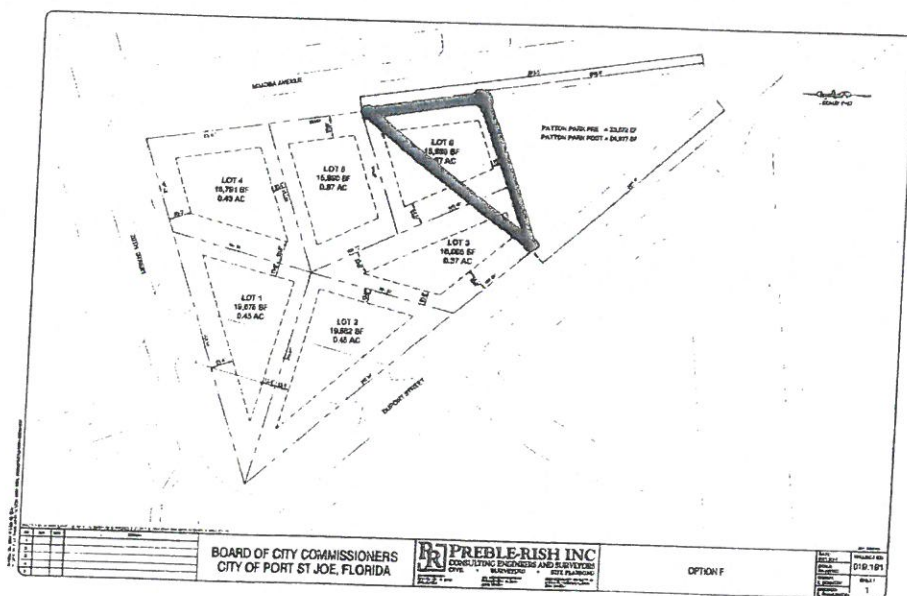
Current Zoning District: Public Use

Proposed Zoning District: R-1 Residential

Proposed Ordinance No. 511

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.

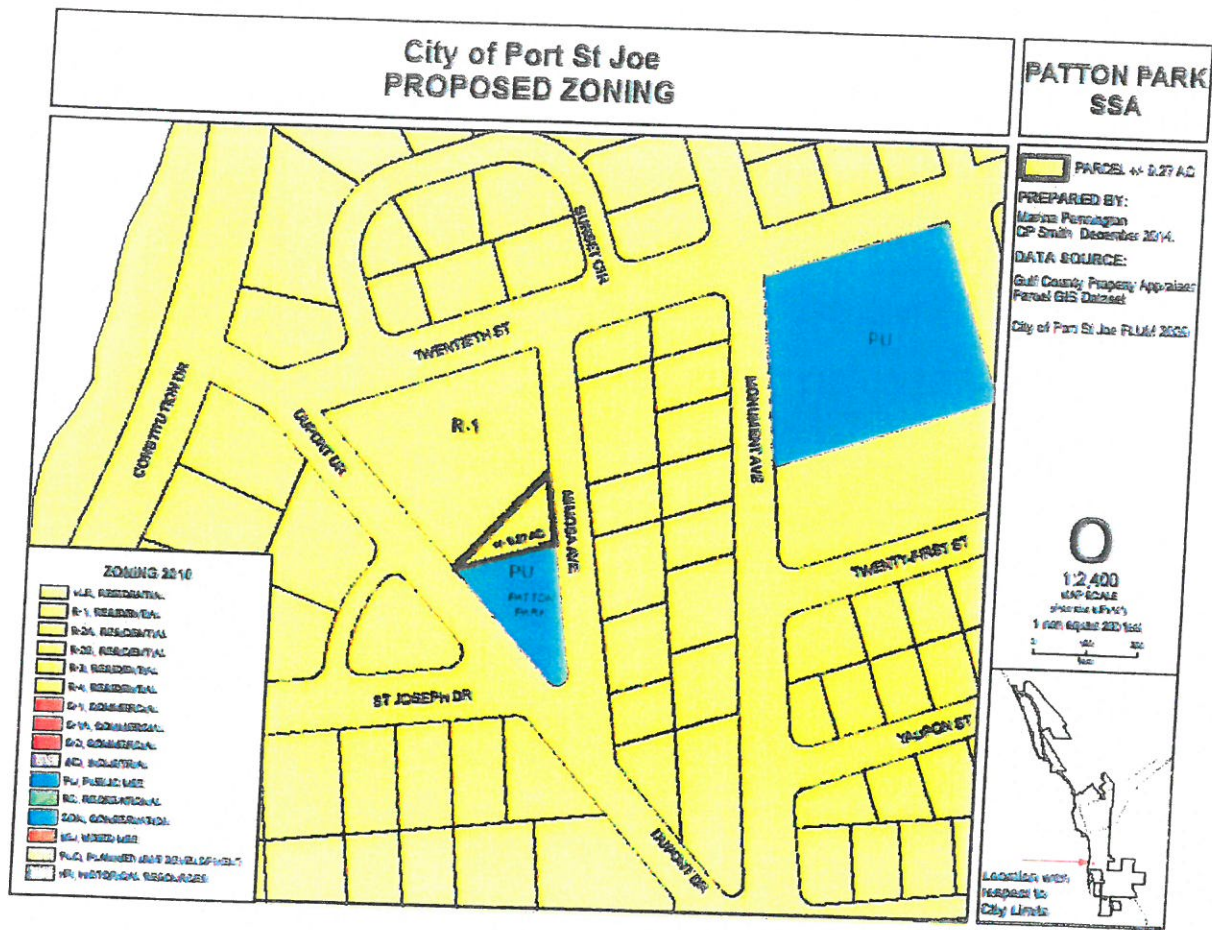


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- Mineral uses.
- Hospitals.
- Churches, including church related activities.
- Public schools.
- Municipal or county facilities including but not limited to parks, recreational facilities or educational facilities.

10

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

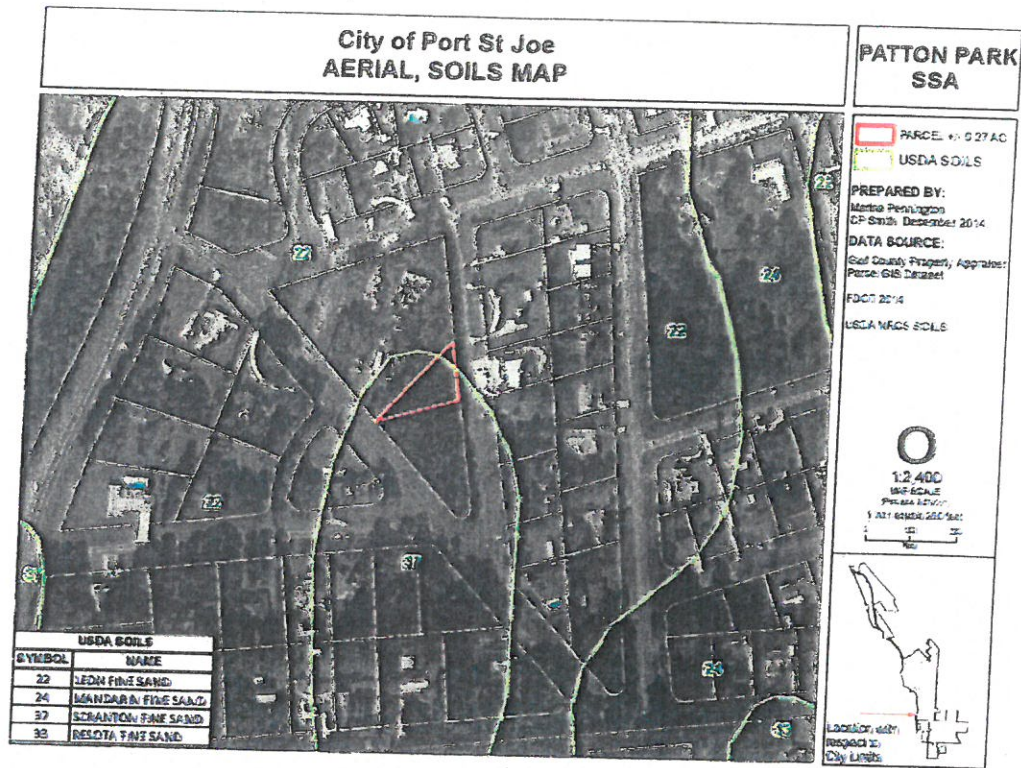
The proposed R-1 Residential Zoning District is compatible with the adjacent residential neighborhood.

d. Site Suitability

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

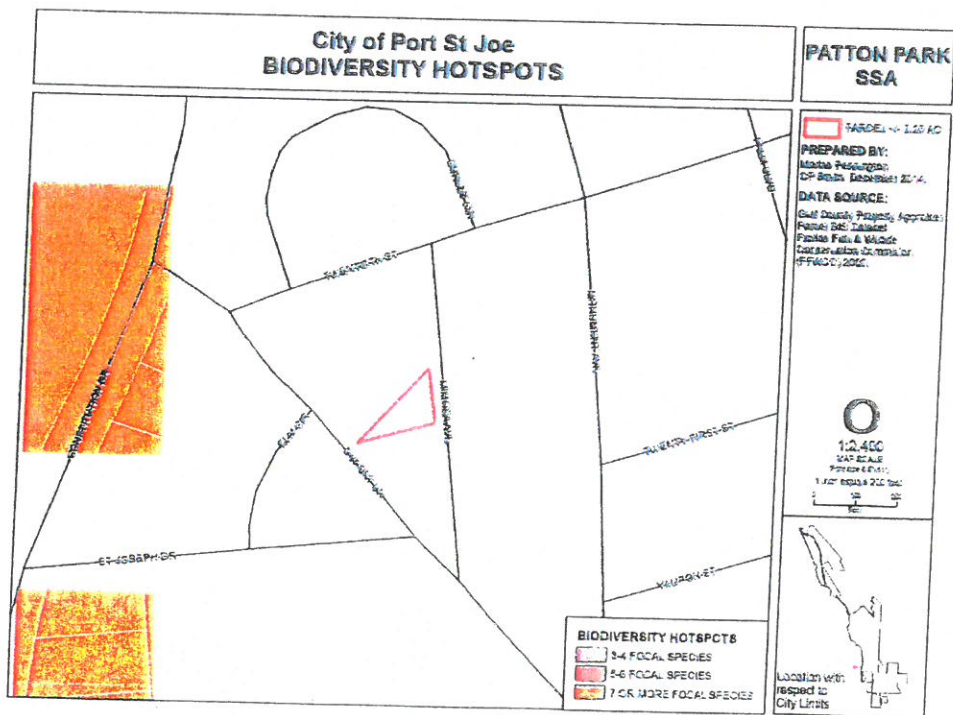
Soils

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.



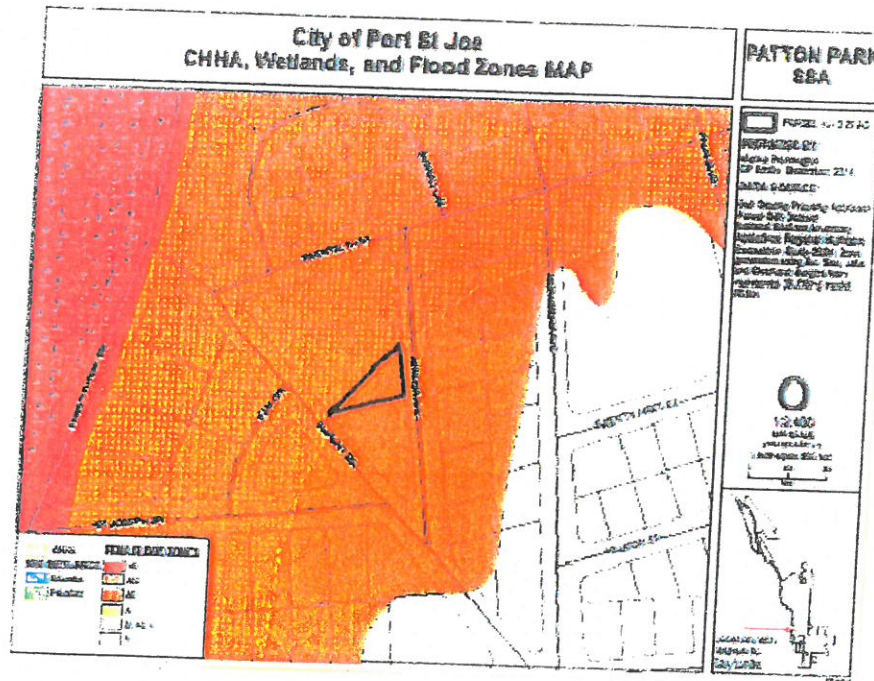
Vegetation and Wildlife

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, 7th 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, 7th 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

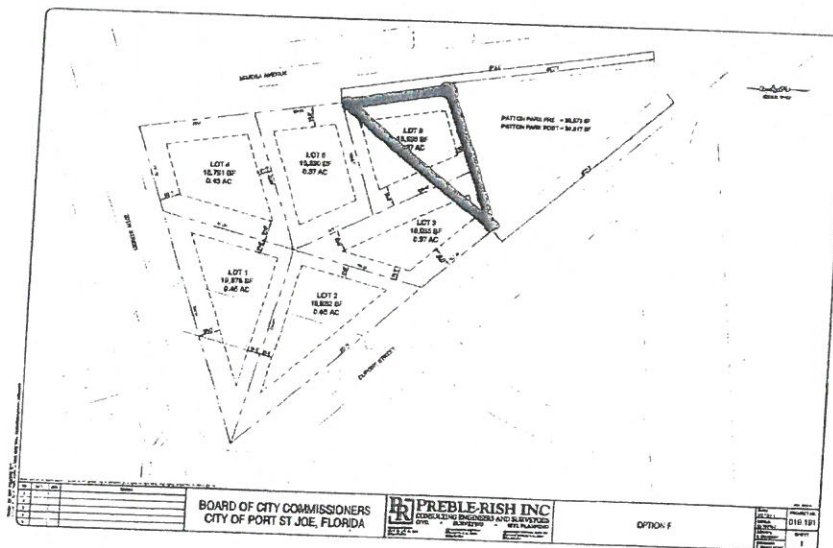
Current Land Use Designation: Public Use

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.



[illegible]

21

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:

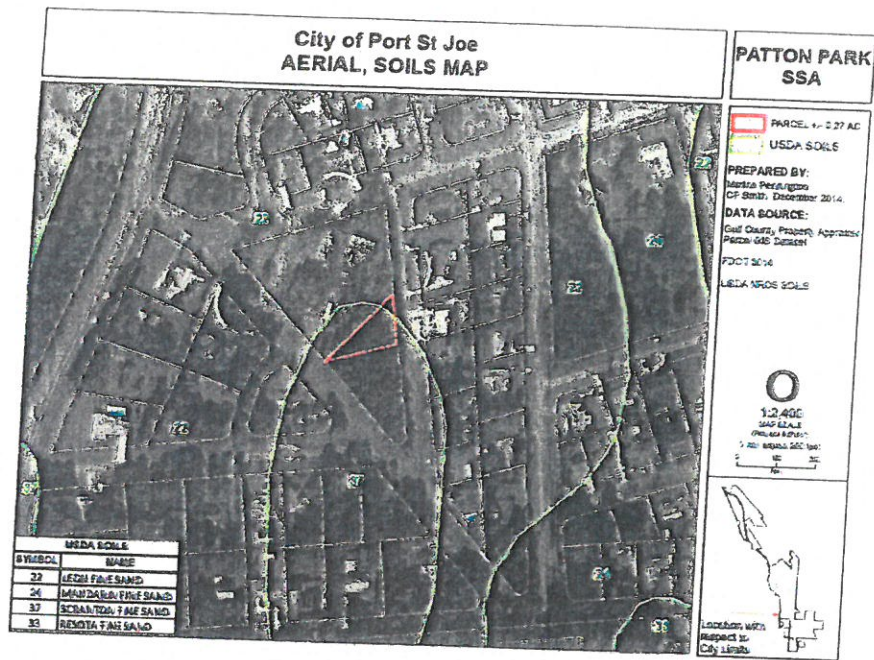
NORTH	Residential
SOUTH	City Neighborhood Park
EAST	Residential
WEST	Residential

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.

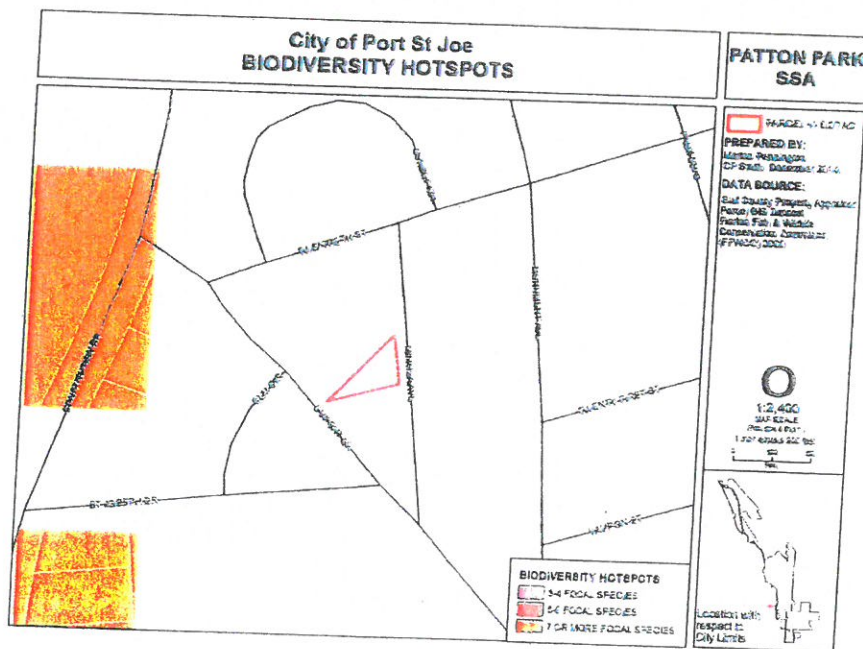
Soils

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.



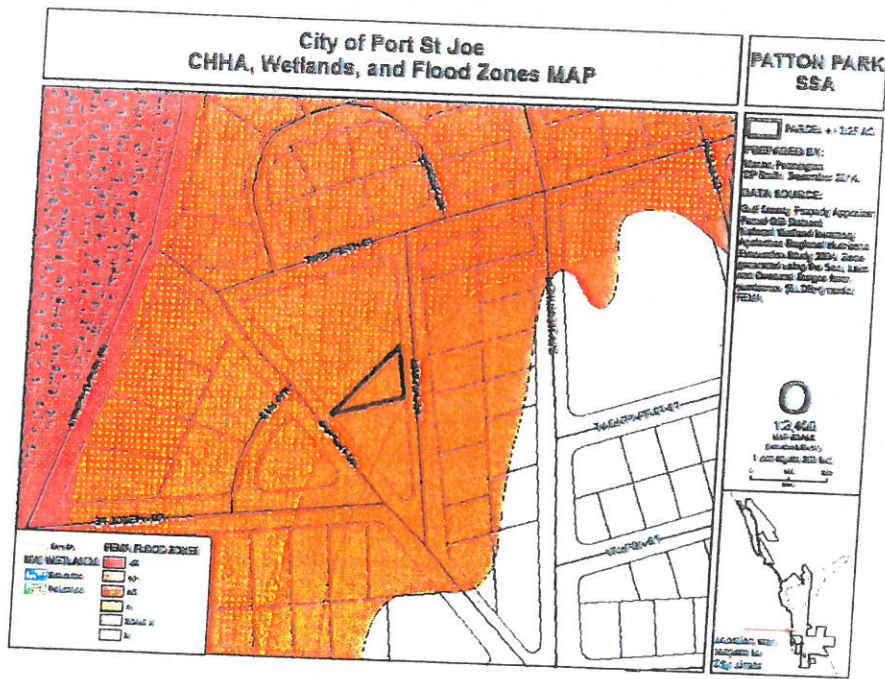
Vegetation and Wildlife

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, 7th 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: $1 \text{ du} \times 9.57 = 9 \text{ trips}$
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, 7th 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 PAR
SSA**



PARCEL +/- 0.27 A

PREPARED BY:

Marina Pennington
CP Smith December 2014.

DATA SOURCE:

Gulf County Property Appraisals
Parcel GIS Dataset

City of Port St Joe FLUM 2021

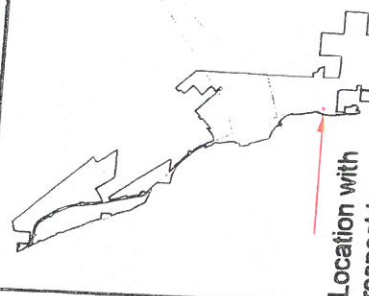


1:2,400

MAP SCALE

(Print size 8.5x11")

1 inch equals 200 feet



Location with
Parcel



- VERY LOW DENSITY RESIDENTIAL
- RESIDENTIAL (R-1)
- RESIDENTIAL (R-2)
- RESIDENTIAL (R-3)
- RESIDENTIAL (R-4)
- MIXED COMMERCIAL / RESIDENTIAL
- MIXED USE
- LOW INTENSITY COMMERCIAL
- COMMERCIAL
- 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 Appraisal
Parcel GIS Dataset

City of Port St Joe FLUM 2020

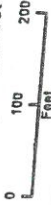


1:2,400

MAP SCALE

(Print size 8.5x11")

1 inch equals 200 feet



Location with



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

City of Port St Joe CURRENT ZONING

**PATTON PAR
SSA**



PARCEL +/- 0.27 AC

PREPARED BY:

Marina Pennington
CP Smith December 2014.

DATA SOURCE:

Gulf County Property Appraisal
Parcel GIS Dataset

City of Port St Joe FLUM 2021



1:2,400

MAP SCALE

(Print size 8.5x11")

1 inch equals 200 feet



Location with respect to...



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 PAR
SSA**



PARCEL +/- 0.27 AC

PREPARED BY:

Marina Pennington
CP Smith December 2014.

DATA SOURCE:

Gulf County Property Appraisal
Parcel GIS Dataset

City of Port St Joe FLUM 2020



1:2,400

MAP SCALE

(Print size 8.5x11")

1 inch equals 200 feet



Location with respect to



ZONING 2010

- V.L.R. 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

ORDINANCE NO. 512

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

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

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

DULY PASSED AND ADOPTED by the Board of City Commissioners of Port St. Joe, Florida, this ____ day of _____, 2015.

The City of Port St. Joe

Mel Magidson, Jr.
Mayor-Commissioner

ATTEST:

Charlotte M. Pierce
City Clerk

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

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

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

ID	Project Name	Project Description	Required to meet LOS	FY 2013/2014 Funding	FY 2014/2015 Funding	FY 2015/2016 Funding	FY 2016/2017 Funding	FY 2017/2018 Funding	Project Funding Source
#	General Location	Yes/No	Camp Plan Concurrency						
C Drainage									
1	Stormwater Master Plan Update	Create a City wide Master stormwater plan including alleysways	No			\$ 50,000			City Budget/Grant Opportunities
2	Stormwater Improvements	Construct stormwater improvements throughout city	No					\$1,000,000	City Budget/Grant Opportunities
3	Battles Street Outfall	Construct stormwater facility at north end of Battles St. and improve the upstream collection system	No				\$ 450,000		NWFWMD
4	Forest Park Stormwater Improvements	Construct stormwater facility in Forest Park and replace the stormwater pipe under 10th St. Ballfields	No				\$ 790,000		NWFWMD
D Recreation				Drainage Total \$ - \$ - \$ 50,000 \$ 1,240,000 \$ 1,000,000					
1	Sports Complex	Construct sports facility	No					\$ 2,500,000	Grant Opportunities
2	Frank Pace Park Boat Ramp	Boat Ramp Improvements	No					\$ 750,000	Florida Boating Improvement Grant
3	George Core Park	Construct recreational improvements	No					\$ 100,000	Other Grant Opportunities
4	Kayak Boat Launch	Build kayak launch area on bay front	No					\$ 75,000	PSIRA Grant Opportunities
5	Bruny Roberts Park	Rehabilitate restrooms, baseball fields, and basketball court.	No					\$ 200,000	Florida Boating Improvement Grant
6	Dog park	Build dog park for off leash	No					\$ 40,000	FRDAP & Other Grant Opportunities
7	Centennial Building Improvements	Construct improvements to the Centennial Building	No					\$ 650,000	City Budget/Grant Opportunities
8	Community Garden		No					\$ 75,000	City Budget/Grant Opportunities
9	Lighthouse Relocation	Relocate existing lighthouse from the Cape to town	No		\$ 500,000				PSIRA Grant Opportunities
10	Washington High School Complex	Rehabilitate dugouts, bleachers, infield, restrooms, picnic facilities, and playground	No					\$ 50,000	FRDAP & Other Grant Opportunities
E Transportation				Recreation Total \$ 500,000 \$ - \$ - \$ - \$ 4,440,000					
1	David B. Langston Drive Lights & Sidewalk	Construct lights and sidewalk along Langston Drive	No					\$ 70,000	PSIRA/ City Budget/Grant Opportunities
2	City Signs		No					\$ 120,000	PSIRA Grant Opportunities
3	City Roadway Improvements	Mill and resurface Reid Ave, MLD Blvd, Garrison Ave, Long Ave, & other streets as required	No					\$ 1,000,000	PSIRA Grant Opportunities
4	Sidewalk Improvements	Rehabilitate aging sidewalks throughout the city	No					\$ 250,000	PSIRA Grant Opportunities
5	MLK Sidewalk	Construct sidewalk along MLK between Ave A & D	No						PSIRA/USDA
6	HWY 71 Golf Cart Crossing	Construct Golf Cart crossing for HWY 71	No			\$ 5,000			City Budget/Grant Opportunities
7	HWY 98 Golf Cart Crossing	Construct Golf Cart crossing for HWY 98	No					\$ 7,500	PSIRA Grant Opportunities
Transportation Total \$ 205,000 \$ - \$ - \$ 120,000 \$ 1,337,500									

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

ID	Project Name General Location	Project Description Yes/No Comp Plan Concurrency	Required to meet LOS	FY 2014/2015 Funding	FY 2015/2016 Funding	FY 2016/2017 Funding	FY 2017/2018 Funding	FY 2018/2019 Funding	Project Funding Source
A Sewer									
1	Remainder Basin 10 gravity sewer rehabilitation Port St. Joe	Gravity Sewer Rehabilitation Yes, Sewer Pg 6 Objective 2.1	No					\$ 1,500,000	Anticipate CDBG Grant
2	Basin 9 gravity sewer rehabilitation Port St. Joe	Gravity Sewer Rehabilitation Yes, Sewer Pg 6 Objective 2.1	No					\$ 2,000,000	Anticipate CDBG Grant
3	Catch Basin 6 PH II Port St. Joe	No	No					\$ 2,000,000	Anticipate State Revolving Fund
4	1st Street Lift Station Port St. Joe	No	No					\$ 800,000	Anticipate State Revolving Fund
5	Lift Station Improvements Port St. Joe	Rehabilitate 7 existing lift stations throughout the city No	No	\$ 60,000				\$ 750,000	Anticipate State Revolving Fund
6	W WTP Power Improvements Port St. Joe	Upgrade power at plant to include Emergency Power capabilities to buildings No	No		\$ 75,000				City Budget/Grant Opportunities
7	Solar Aeration for Lagoon Port St. Joe	Replace aging aerators in lagoon with solar power No	No	\$ 83,628	\$ 83,628	\$ 83,628	\$ 83,628	\$ 83,628	City Budget/Grant Opportunities
8	Cape Sewer Improvements Port St. Joe	Construct collection system to remove existing septic tanks No	No	\$ 75,000					City Budget/Grant Opportunities
9	W WTP Lagoon Improvements Port St. Joe	Rehabilitate spray field intake No	No	\$ 25,000					City Budget/Grant Opportunities
Sewer Total				\$ 243,628	\$ 158,628	\$ 83,628	\$ 83,628	\$ 7,133,628	
B Water									
1	CDBG Water Improvements Phase II Port St. Joe	Replace aging water pipes throughout city No	Yes	\$ 650,000					CDBG Grant
2	Water Distribution System Phase III Port St. Joe	Replace aging water pipes throughout city No	Yes				\$ 1,000,000		State Revolving Fund
3	St. Joe Beach Distribution Improvements Beaches	Replace fire hydrants and various valves throughout St. Joe Beach and Beacon Hill No	No					\$ 600,000	City Budget/Grant Opportunities
4	Chipola River Pump Station Wewahatcha	Rehabilitate the #2 Chipola River Pump No	No	\$ 225,000					NWFWMD
5	Surface Water Treatment Plant Improvements Port St. Joe	Construct lime addition improvements No	No	\$ 271,780					NWFWMD
6	Hwy 71/Hwy 98 Water Improvements Port St. Joe	Replace aging water pipes along HWY 71 & HWY 98 No	No	\$ 87,140					NWFWMD
7	White City Booster Plant Improvements White City	Upgrade the fill line, Ground Storage Tank, and distribution lines No	No					\$ 1,000,000	City Budget/Grant Opportunities
8	Lighthouse Utilities Purchase Jones Homestead	Purchase and System Upgrades No	No					\$ 5,000,000	City Budget/Grant Opportunities
9	Utility Location Port St. Joe	Re-route utilities under existing buildings between 1st Street & 4th Street No	No					\$ 750,000	Grant Opportunities
10	Well Abandonment Old Primary Site	Fully abandon production well at old primary site No	No		\$ 30,000				City Budget/Grant Opportunities
11	Well Abandonment SWTP	Abandon #4 production well No	No						City Budget/Grant Opportunities
12	Booster Plant Improvements White City	Add telemetry equipment at the White City Booster Plant No	No	\$ 12,000					City Budget
13	SWTP Improvements Port St. Joe	Rehabilitate membrane module No	No					\$ 600,000	City Budget
Water Total				\$ 1,245,920	\$ 30,000	\$ -	\$ 1,000,000	\$ 7,950,000	

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

ID	Project Name	Project Description	Required to meet LOS	FY 2014/2015 Funding	FY 2015/2016 Funding	FY 2016/2017 Funding	FY 2017/2018 Funding	FY 2018/2019 Funding	Project Funding Source
#	General Location	Yes/No Comp Plan Concurrency							
C Drainage									
1	Stormwater Master Plan Update	Create a City wide Master stormwater plan including alleyways	No			\$ 50,000			City Budget/Grant Opportunities
2	Stormwater Improvements	Construct stormwater improvements throughout city	No					\$1,000,000	City Budget/Grant Opportunities
3	Battles Street Outfall	Construct stormwater facility at north end of Battles St. and improve the upstream collection system	No				\$ 450,000		NWFWMD
4	Forest Park Stormwater Improvements	Construct stormwater facility in Forest Park and replace the stormwater pipe under 10th St. Battlefield	No				\$ 790,000		NWFWMD
				Drainage Total \$					
				- \$	- \$	50,000 \$	1,240,000 \$	1,000,000 \$	
D Recreation									
1	Sports Complex	Construct sports facility	No					\$ 2,500,000	Grant Opportunities
2	Frank Paic Park Boat Ramp	Boat Ramp Improvements	No					\$ 750,000	Florida Boating Improvement Grant
3	George Core Park	Construct recreational improvements.	No					\$ 100,000	City Budget/Grant Opportunities
4	Kayak Boat Launch	Build kayak launch area on bay front	No					\$ 75,000	Florida Boating Improvement Grant
5	Benny Roberts Park	Rehabilitate restrooms, baseball fields, and basketball court.	No	\$ 50,000				\$ 50,000	FRDAP & Other Grant Opportunities
6	Dog park	Build dog park for off leas	No					\$ 40,000	City Budget/Grant Opportunities
7	Centennial Building Improvements	Construct improvements to the Centennial Building	No					\$ 650,000	City Budget/Grant Opportunities
8	Community Garden		No					\$ 75,000	City Budget/Grant Opportunities
9	Lighthouse Complex Improvements	Construct improvements to Lighthouse complex	No	\$ 125,000					City Budget/Grant Opportunities/Donations
10	Washington High School Complex	Rehabilitate dugouts, bleachers, infield, restrooms, picnic facilities, and playground	No	\$ 50,000					FRDAP & Other Grant Opportunities
11	Forest Park South	Rehabilitate restrooms, picnic, and playground	No	\$ 50,000					FRDAP & Other Grant Opportunities
12	Frank Paic Park Tennis Courts	Rehabilitate tennis court	No					\$ 50,000	FRDAP & Other Grant Opportunities
				Recreation Total \$					
				225,000 \$	50,000 \$	- \$	- \$	4,290,000 \$	
E Transportation									
1	David B. Langston Drive Sidewalk	Construct sidewalk along Langston Drive	No	\$ 9,000			\$ 70,000		FDOT
2	City Signs		No				\$ 120,000		City Budget/Grant Opportunities
3	City Roadway Improvements	MHI and resurface Reid Ave, MLK Blvd, Garrison Ave, Long Ave, & other streets as required	No				\$ 2,000,000		City Budget/Grant Opportunities/FDOT
4	Sidewalk Improvements	Rehabilitate aging sidewalks throughout the city	No				\$ 250,000		City Budget/Grant Opportunities
5	HWY 98 Golf Cart Crossing	Construct Golf Cart crossing for HWY 98	No				\$ 7,500		City Budget/Grant Opportunities
6	Gateway Boulevard	Create master plan for connector road from affordable housing development to industrial par	No	\$ 40,000					DEO Planning Grant
7	City Hall ADA Improvements	Construct ADA improvements to City Hal	No				\$ 100,000	\$ 100,000	City Budget/Grant Opportunities
				Transportation Total \$					
				49,000 \$	- \$	- \$	290,000 \$	2,357,500 \$	

INTRODUCTION

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

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

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

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

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

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

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

District

GULF COUNTY SCHOOL DISTRICT

Fiscal Year Range

CERTIFICATION

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

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

E. enditures**Expenditure for Maintenance, Repair and Renovation from
1.50-Mills and PECO**

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

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

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

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

Local 1.50 Mill Expenditure For Maintenance, Repair and Renovation

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

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

Revenue

1.50 Mill Revenue Source

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

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

PECO Revenue Source

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

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

CO & DS Revenue Source

Revenue from Capital Outlay and Debt Service funds.

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

Fair Share Revenue Source

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

Sales Surtax Referendum

Specific information about any referendum for a 1-cent or 1/2-cent surtax referendum during the previous year.

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

No

Additional Revenue Source

Any additional revenue sources

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

GULF COUNTY SCHOOL DISTRICT

2013 - 2014 Work Plan

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

Total Revenue Summary

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

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

Project Schedules

Capacity Project Schedules

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

Nothing reported for this section.

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

Other Project Schedules

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

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

Additional Project Schedules

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

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

Non Funded Growth Management Project Schedules

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

Nothing reported for this section.

Tracking

Capacity Tracking

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

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

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

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

Relocatable Replacement

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

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

Charter Schools Tracking

Information regarding the use of charter schools.

Nothing reported for this section.

Special Purpose Classrooms Tracking

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

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

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

Infrastructure Tracking

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

Not Specified

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

NA

Consistent with Comp Plan?

Yes

Net New Classrooms

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

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

Relocatable Student Stations

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

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

Totals for GULF COUNTY SCHOOL DISTRICT						
Total students in relocatables by year.	25	140	0	0	0	33
Total number of COFTE students projected by year.	1,884	1,887	1,888	1,881	1,887	1,884
Percent in relocatables by year.	1 %	7 %	0 %	0 %	0 %	2 %

Leased Facilities Tracking

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

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

GULF ADULT SCHOOL	0	0		0	0
	1	25		0	0

Failed Standard Relocatable Tracking

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

Nothing reported for this section.

Planning**Class Size Reduction Planning**

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

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

School Closure Planning

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

No schools will be closed in Gulf County

Five Year Survey - Ten Year Capacity

GULF COUNTY SCHOOL DISTRICT

9/25/2013

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

No items meet the criteria.

Five Year Survey - Ten Year Infrastructure

GULF COUNTY SCHOOL DISTRICT

9/25/2013

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

No items meet the criteria.

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

No items meet the criteria.

Five Year Survey - Ten Year Maintenance

GULF COUNTY SCHOOL DISTRICT

9/25/2013

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

No items match the criteria.

Five Year Survey - Ten Year Utilization

GULF COUNTY SCHOOL DISTRICT

9/25/2013

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

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

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

No comments to report.

Five Year Survey - Twenty Year Capacity
GULF COUNTY SCHOOL DISTRICT

9/25/2013

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

No items match the criteria.

Five Year Survey - Twenty Year Infrastructure
GULF COUNTY SCHOOL DISTRICT

9/25/2013

Proposed Location of Planned New, Remodeled, or New Additions to Facilities in the 11 through 20 out years (Section 26,

No items meet the criteria.

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

No items meet the criteria.

Five Year Survey - Twenty Year Maintenance

GULF COUNTY SCHOOL DISTRICT

9/25/2013

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

No items match the criteria.

Five Year Survey - Twenty Year Utilization

GULF COUNTY SCHOOL DISTRICT

9/25/2013

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

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

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

No comments to report.

INTRODUCTION

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

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

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

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

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

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

	2014 - 2015	2015 - 2016	2016 - 2017	2017 - 2018	2018 - 2019	Five Year Total
Total Revenues	\$5,277	(\$690,387)	(\$503,192)	(\$260,269)	(\$514,272)	(\$1,962,843)
Total Project Costs	\$0	\$50,000	\$0	\$0	\$0	\$50,000
Difference (Remaining Funds)	\$5,277	(\$740,387)	(\$503,192)	(\$260,269)	(\$514,272)	(\$2,012,843)

District

GULF COUNTY SCHOOL DISTRICT

Fiscal Year Range

CERTIFICATION

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

Date of School Board Adoption	10/7/2014
Work Plan Submittal Date	10/3/2014
DISTRICT SUPERINTENDENT	Jim Norton
CHIEF FINANCIAL OFFICER	Sissy Worley
DISTRICT POINT-OF-CONTACT PERSON	Bill Carr
JOB TITLE	Assistant Superintendent of Business
PHONE NUMBER	850-229-8256
E-MAIL ADDRESS	bcarr@gulf.k12.fl.us

Expenditures

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

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

Item	2014 - 2015 Actual Budget	2015 - 2016 Projected	2016 - 2017 Projected	2017 - 2018 Projected	2018 - 2019 Projected	Total
HVAC	\$45,000	\$40,000	\$40,000	\$40,000	\$45,000	\$210,000
Locations:	DISTRICT ADMINISTRATIVE OFFICES, GULF ADULT SCHOOL, PORT SAINT JOE ELEMENTARY, PORT SAINT JOE JUNIOR SENIOR HIGH, WEWAHITCHKA ELEMENTARY, WEWAHITCHKA JUNIOR SENIOR HIGH					
Flooring	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$250,000
Locations:	DISTRICT ADMINISTRATIVE OFFICES, GULF ADULT SCHOOL, PORT SAINT JOE ELEMENTARY, PORT SAINT JOE JUNIOR SENIOR HIGH, WEWAHITCHKA ELEMENTARY					
Roofing	\$50,000	\$100,000	\$100,000	\$100,000	\$100,000	\$450,000
Locations:	DISTRICT ADMINISTRATIVE OFFICES, GULF ADULT SCHOOL, PORT SAINT JOE ELEMENTARY, PORT SAINT JOE JUNIOR SENIOR HIGH, WEWAHITCHKA ELEMENTARY, WEWAHITCHKA JUNIOR SENIOR HIGH					
Safety to Life	\$0	\$0	\$0	\$0	\$0	\$0
Locations:	No Locations for this expenditure.					
Fencing	\$0	\$0	\$0	\$0	\$0	\$0
Locations:	No Locations for this expenditure.					
Parking	\$0	\$0	\$0	\$0	\$0	\$0
Locations:	No Locations for this expenditure.					
Electrical	\$0	\$0	\$0	\$0	\$0	\$0
Locations:	No Locations for this expenditure.					
Fire Alarm	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$25,000
Locations:	DISTRICT ADMINISTRATIVE OFFICES, GULF ADULT SCHOOL, PORT SAINT JOE ELEMENTARY, PORT SAINT JOE JUNIOR SENIOR HIGH, WEWAHITCHKA ELEMENTARY, WEWAHITCHKA JUNIOR SENIOR HIGH					
Telephone/Intercom System	\$0	\$0	\$0	\$0	\$0	\$0
Locations:	No Locations for this expenditure.					
Closed Circuit Television	\$0	\$0	\$0	\$0	\$0	\$0
Locations:	No Locations for this expenditure.					
Paint	\$0	\$0	\$0	\$0	\$0	\$0
Locations:	No Locations for this expenditure.					
Maintenance/Repair	\$37,069	\$60,000	\$70,000	\$70,000	\$70,000	\$307,069
Locations:	DISTRICT ADMINISTRATIVE OFFICES, GULF ADULT SCHOOL, PORT SAINT JOE ELEMENTARY, PORT SAINT JOE JUNIOR SENIOR HIGH, WEWAHITCHKA ELEMENTARY, WEWAHITCHKA JUNIOR SENIOR HIGH					
Sub Total:	\$187,069	\$255,000	\$265,000	\$265,000	\$270,000	\$1,242,069

PECO Maintenance Expenditures	\$37,069	\$189,440	\$186,635	\$209,558	\$216,857	\$839,559
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1.50 Mill Sub Total:	\$365,000	\$215,560	\$78,365	\$55,442	\$53,143	\$767,510
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Other Items	2014 - 2015 Actual Budget	2015 - 2016 Projected	2016 - 2017 Projected	2017 - 2018 Projected	2018 - 2019 Projected	Total
technology	\$100,000	\$150,000	\$0	\$0	\$0	\$250,000
Locations	DISTRICT ADMINISTRATIVE OFFICES, GULF ADULT SCHOOL, PORT SAINT JOE ELEMENTARY, PORT SAINT JOE JUNIOR SENIOR HIGH, WEWAHITCHKA ELEMENTARY, WEWAHITCHKA JUNIOR SENIOR HIGH					
lighting	\$115,000	\$0	\$0	\$0	\$0	\$115,000
Locations	PORT SAINT JOE JUNIOR SENIOR HIGH					
Total:	\$402,069	\$405,000	\$265,000	\$265,000	\$270,000	\$1,607,069

Local 1.50 Mill Expenditure For Maintenance, Repair and Renovation

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

Item	2014 - 2015 Actual Budget	2015 - 2016 Projected	2016 - 2017 Projected	2017 - 2018 Projected	2018 - 2019 Projected	Total
Remaining Maint and Repair from 1.5 Mills	\$365,000	\$215,560	\$78,365	\$55,442	\$53,143	\$767,510
Maintenance/Repair Salaries	\$0	\$0	\$0	\$0	\$0	\$0
School Bus Purchases	\$292,959	\$220,000	\$220,000	\$0	\$250,000	\$982,959
Other Vehicle Purchases	\$60,000	\$0	\$0	\$0	\$0	\$60,000
Capital Outlay Equipment	\$121,832	\$100,000	\$100,000	\$100,000	\$125,000	\$546,832
Rent/Lease Payments	\$0	\$0	\$0	\$0	\$0	\$0
COP Debt Service	\$0	\$0	\$0	\$0	\$0	\$0
Rent/Lease Relocatables	\$0	\$0	\$0	\$0	\$0	\$0
Environmental Problems	\$0	\$0	\$0	\$0	\$0	\$0
s.1011.14 Debt Service	\$0	\$0	\$0	\$0	\$0	\$0
Special Facilities Construction Account	\$0	\$0	\$0	\$0	\$0	\$0
Premiums for Property Casualty Insurance - 1011.71 (4a,b)	\$101,302	\$120,000	\$120,000	\$120,000	\$101,302	\$562,604
Qualified School Construction Bonds (QSCB)	\$0	\$0	\$0	\$0	\$0	\$0
Qualified Zone Academy Bonds (QZAB)	\$0	\$0	\$0	\$0	\$0	\$0
Doors & Restrooms	\$31,325	\$0	\$0	\$0	\$0	\$31,325
Covered Play WEL	\$0	\$50,000	\$0	\$0	\$0	\$50,000
Local Expenditure Totals:	\$972,418	\$705,560	\$518,365	\$275,442	\$529,445	\$3,001,230

Revenue

1.50 Mill Revenue Source

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

Item	Fund	2014 - 2015 Actual Value	2015 - 2016 Projected	2016 - 2017 Projected	2017 - 2018 Projected	2018 - 2019 Projected	Total
(1) Non-exempt property assessed valuation		\$1,440,593,495	\$1,504,069,511	\$1,573,067,600	\$1,645,268,196	\$1,725,353,257	\$7,888,352,059
(2) The Millege projected for discretionary capital outlay per s. 1011.71		0.58	0.00	0.00	0.00	0.00	
(3) Full value of the 1.50-Mill discretionary capital outlay per s. 1011.71		\$2,420,197	\$2,526,837	\$2,642,754	\$2,764,051	\$2,898,593	\$13,252,432
(4) Value of the portion of the 1.50-Mill ACTUALLY levied	370	\$796,591	\$0	\$0	\$0	\$0	\$796,591
(5) Difference of lines (3) and (4)		\$1,623,606	\$2,526,837	\$2,642,754	\$2,764,051	\$2,898,593	\$12,455,841

PECO Revenue Source

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

Item	Fund	2014 - 2015 Actual Budget	2015 - 2016 Projected	2016 - 2017 Projected	2017 - 2018 Projected	2018 - 2019 Projected	Total
PECO New Construction	340	\$0	\$0	\$0	\$0	\$0	\$0
PECO Maintenance Expenditures		\$37,069	\$189,440	\$186,635	\$209,558	\$216,857	\$839,559
		\$37,069	\$189,440	\$186,635	\$209,558	\$216,857	\$839,559

CO & DS Revenue Source

Revenue from Capital Outlay and Debt Service funds.

Item	Fund	2014 - 2015 Actual Budget	2015 - 2016 Projected	2016 - 2017 Projected	2017 - 2018 Projected	2018 - 2019 Projected	Total
CO & DS Cash Flow-through Distributed	360	\$14,810	\$14,810	\$14,810	\$14,810	\$14,810	\$74,050
CO & DS Interest on Undistributed CO	360	\$363	\$363	\$363	\$363	\$363	\$1,815
		\$15,173	\$15,173	\$15,173	\$15,173	\$15,173	\$75,865

Fair Share Revenue Source

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

Sales Surtax Referendum

Specific information about any referendum for a 1-cent or 1/2-cent surtax referendum during the previous year.

Did the school district hold a surtax referendum during the past fiscal year 2013 - 2014?

No

Additional Revenue Source

Any additional revenue sources

Item	2014 - 2015 Actual Value	2015 - 2016 Projected	2016 - 2017 Projected	2017 - 2018 Projected	2018 - 2019 Projected	Total
Proceeds from a s.1011.14/15 F.S. Loans	\$0	\$0	\$0	\$0	\$0	\$0
District Bonds - Voted local bond referendum proceeds per s.9, Art VII State Constitution	\$0	\$0	\$0	\$0	\$0	\$0
Proceeds from Special Act Bonds	\$0	\$0	\$0	\$0	\$0	\$0
Estimated Revenue from CO & DS Bond Sale	\$0	\$0	\$0	\$0	\$0	\$0
Proceeds from Voted Capital Improvements millage	\$0	\$0	\$0	\$0	\$0	\$0
Other Revenue for Other Capital Projects	\$0	\$0	\$0	\$0	\$0	\$0
Proceeds from 1/2 cent sales surtax authorized by school board	\$0	\$0	\$0	\$0	\$0	\$0
Proceeds from local governmental infrastructure sales surtax	\$0	\$0	\$0	\$0	\$0	\$0
Proceeds from Certificates of Participation (COP's) Sale	\$0	\$0	\$0	\$0	\$0	\$0
Classrooms First Bond proceeds amount authorized in FY 1997-98	\$0	\$0	\$0	\$0	\$0	\$0
Classrooms for Kids	\$0	\$0	\$0	\$0	\$0	\$0
District Equity Recognition	\$0	\$0	\$0	\$0	\$0	\$0
Federal Grants	\$0	\$0	\$0	\$0	\$0	\$0
Proportionate share mitigation (actual cash revenue only, not in kind donations)	\$0	\$0	\$0	\$0	\$0	\$0
Impact fees received	\$0	\$0	\$0	\$0	\$0	\$0
Private donations	\$0	\$0	\$0	\$0	\$0	\$0
Grants from local governments or not-for-profit organizations	\$0	\$0	\$0	\$0	\$0	\$0
Interest, Including Profit On Investment	\$6,510	\$0	\$0	\$0	\$0	\$6,510
Revenue from Bonds pledging proceeds from 1 cent or 1/2 cent Sales Surtax	\$0	\$0	\$0	\$0	\$0	\$0
Total Fund Balance Carried Forward	\$159,421	\$0	\$0	\$0	\$0	\$159,421
General Capital Outlay Obligated Fund Balance Carried Forward From Total Fund Balance Carried Forward	\$0	\$0	\$0	\$0	\$0	\$0
Special Facilities Construction Account	\$0	\$0	\$0	\$0	\$0	\$0
One Cent - 1/2 Cent Sales Surtax Debt Service From Total Fund Balance Carried Forward	\$0	\$0	\$0	\$0	\$0	\$0

Capital Outlay Projects Funds Balance Carried Forward From Total Fund Balance Carried Forward	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal	\$165,931	\$0	\$0	\$0	\$0	\$165,931

Total Revenue Summary

Item Name	2014 - 2015 Budget	2015 - 2016 Projected	2016 - 2017 Projected	2017 - 2018 Projected	2018 - 2019 Projected	Five Year Total
Local 1.5 Mill Discretionary Capital Outlay Revenue	\$796,591	\$0	\$0	\$0	\$0	\$796,591
PECO and 1.5 Mill Maint and Other 1.5 Mill Expenditures	(\$972,418)	(\$705,560)	(\$518,365)	(\$275,442)	(\$529,445)	(\$3,001,230)
PECO Maintenance Revenue	\$37,069	\$189,440	\$186,635	\$209,558	\$216,857	\$839,559
Available 1.50 Mill for New Construction	(\$175,827)	(\$705,560)	(\$518,365)	(\$275,442)	(\$529,445)	(\$2,204,639)

Item Name	2014 - 2015 Budget	2015 - 2016 Projected	2016 - 2017 Projected	2017 - 2018 Projected	2018 - 2019 Projected	Five Year Total
CO & DS Revenue	\$15,173	\$15,173	\$15,173	\$15,173	\$15,173	\$75,865
PECO New Construction Revenue	\$0	\$0	\$0	\$0	\$0	\$0
Other/Additional Revenue	\$165,931	\$0	\$0	\$0	\$0	\$165,931
Total Additional Revenue	\$181,104	\$15,173	\$15,173	\$15,173	\$15,173	\$241,796
Total Available Revenue	\$5,277	(\$690,387)	(\$503,192)	(\$260,269)	(\$514,272)	(\$1,962,843)

Project Schedules

Capacity Project Schedules

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

Nothing reported for this section.

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

Other Project Schedules

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

Project Description	Location	2014 - 2015 Actual Budget	2015 - 2016 Projected	2016 - 2017 Projected	2017 - 2018 Projected	2018 - 2019 Projected	Total	Funded
covered outdoor p.e. facility	WEWAHITCHKA ELEMENTARY	\$0	\$50,000	\$0	\$0	\$0	\$50,000	Yes
Project description not specified	Location not specified	\$0	\$0	\$0	\$0	\$0	\$0	No
Project description not specified	Location not specified	\$0	\$0	\$0	\$0	\$0	\$0	No
Project description not specified	Location not specified	\$0	\$0	\$0	\$0	\$0	\$0	No
Project description not specified	Location not specified	\$0	\$0	\$0	\$0	\$0	\$0	No
Project description not specified	Location not specified	\$0	\$0	\$0	\$0	\$0	\$0	No
Project description not specified	Location not specified	\$0	\$0	\$0	\$0	\$0	\$0	No
Project description not specified	Location not specified	\$0	\$0	\$0	\$0	\$0	\$0	No
		\$0	\$50,000	\$0	\$0	\$0	\$50,000	

Additional Project Schedules

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

Project Description	Location	Num Classroom s	2014 - 2015 Actual Budget	2015 - 2016 Projected	2016 - 2017 Projected	2017 - 2018 Projected	2018 - 2019 Projected	Total	Funded
Project description not specified	Location not specified		\$0	\$0	\$0	\$0	\$0	\$0	No
			\$0	\$0	\$0	\$0	\$0	\$0	

Non Funded Growth Management Project Schedules

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

Nothing reported for this section.

Tracking

Capacity Tracking

Location	2014 - 2015 Satis. Stu. Sta.	Actual 2014 - 2015 FISH Capacity	Actual 2013 - 2014 COFTE	# Class Rooms	Actual Average 2014 - 2015 Class Size	Actual 2014 - 2015 Utilization	New Stu. Capacity	New Rooms to be Added/Removed	Projected 2018 - 2019 COFTE	Projected 2018 - 2019 Utilization	Projected 2018 - 2019 Class Size
WEWAHITCHKA ELEMENTARY	567	567	396	30	13	70.00 %	0	0	196	35.00 %	7
PORT SAINT JOE ELEMENTARY	760	760	544	37	15	72.00 %	0	0	300	39.00 %	8
PORT SAINT JOE JUNIOR SENIOR HIGH	1,108	997	498	47	11	50.00 %	0	0	660	66.00 %	14
HIGHLAND VIEW ELEMENTARY	0	0	0	0	0	0.00 %	0	0	0	0.00 %	0
WEWAHITCHKA JUNIOR SENIOR HIGH	786	707	347	35	10	49.00 %	0	0	439	62.00 %	13
GULF ADULT SCHOOL	72	108	0	3	0	0.00 %	0	0	0	0.00 %	0
	3,293	3,139	1,785	152	12	56.86 %	0	0	1,595	50.81 %	10

The COFTE Projected Total (1,595) for 2018 - 2019 must match the Official Forecasted COFTE Total (1,595) for 2018 - 2019 before this section can be completed. In the event that the COFTE Projected Total does not match the Official forecasted COFTE, then the Balanced Projected COFTE Table should be used to balance COFTE.

Projected COFTE for 2018 - 2019	
Elementary (PK-3)	496
Middle (4-8)	650
High (9-12)	449
	1,595

Grade Level Type	Balanced Projected COFTE for 2018 - 2019
Elementary (PK-3)	0
Middle (4-8)	0
High (9-12)	0
	1,595

Relocatable Replacement

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

Location	2014 - 2015	2015 - 2016	2016 - 2017	2017 - 2018	2018 - 2019	Year 5 Total
Total Relocatable Replacements:	0	0	0	0	0	0

Charter Schools Tracking

Information regarding the use of charter schools.

Nothing reported for this section.

Special Purpose Classrooms Tracking

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

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

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

Infrastructure Tracking

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

Not Specified

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

Not Specified

Consistent with Comp Plan?

No

Net New Classrooms

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

List the net new classrooms added in the 2013 - 2014 fiscal year.					List the net new classrooms to be added in the 2014 - 2015 fiscal year.			
"Classrooms" is defined as capacity carrying classrooms that are added to increase capacity to enable the district to meet the Class Size Amendment.					Totals for fiscal year 2014 - 2015 should match totals in Section 15A.			
Location	2013 - 2014 # Permanent	2013 - 2014 # Modular	2013 - 2014 # Relocatable	2013 - 2014 Total	2014 - 2015 # Permanent	2014 - 2015 # Modular	2014 - 2015 # Relocatable	2014 - 2015 Total
Elementary (PK-3)	0	0	0	0	0	0	0	0
Middle (4-8)	0	0	0	0	0	0	0	0
High (9-12)	0	0	0	0	0	0	0	0
	0	0	0	0	0	0	0	0

Relocatable Student Stations

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

Site	2014 - 2015	2015 - 2016	2016 - 2017	2017 - 2018	2018 - 2019	5 Year Average
WEWAHITCHKA ELEMENTARY	25	0	0	0	0	5
PORT SAINT JOE ELEMENTARY	0	0	0	0	0	0
PORT SAINT JOE JUNIOR SENIOR HIGH	0	0	0	0	0	0
HIGHLAND VIEW ELEMENTARY	0	0	0	0	0	0
WEWAHITCHKA JUNIOR SENIOR HIGH	0	0	0	0	0	0
GULF ADULT SCHOOL	0	0	0	0	0	0

Totals for GULF COUNTY SCHOOL DISTRICT						
Total students in relocatables by year.	25	0	0	0	0	5
Total number of COFTE students projected by year.	1,734	1,691	1,652	1,625	1,595	1,659
Percent in relocatables by year.	1 %	0 %	0 %	0 %	0 %	0 %

Leased Facilities Tracking

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

Location	# of Leased Classrooms 2014 - 2015	FISH Student Stations	Owner	# of Leased Classrooms 2018 - 2019	FISH Student Stations
WEWAHITCHKA ELEMENTARY	1	25		0	0
PORT SAINT JOE ELEMENTARY	0	0		0	0
PORT SAINT JOE JUNIOR SENIOR HIGH	0	0		0	0
HIGHLAND VIEW ELEMENTARY	0	0		0	0
WEWAHITCHKA JUNIOR SENIOR HIGH	0	0		0	0

GULF ADULT SCHOOL	0	0	0	0
	1	25	0	0

Failed Standard Relocatable Tracking

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

Nothing reported for this section.

Planning**Class Size Reduction Planning**

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

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

School Closure Planning

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

No schools will be closed in Gulf County

Long Range Planning

Ten-Year Maintenance

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

Nothing reported for this section.

Ten-Year Capacity

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

Nothing reported for this section.

Ten-Year Planned Utilization

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

Grade Level Projections	FISH Student Stations	Actual 2013 - 2014 FISH Capacity	Actual 2013 - 2014 COFTE	Actual 2013 - 2014 Utilization	Actual 2014 - 2015 / 2023 - 2024 new Student Capacity to be added/removed	Projected 2023 - 2024 COFTE	Projected 2023 - 2024 Utilization
Elementary - District Totals	1,327	1,327	870.60	65.64 %	0	871	65.64 %
Middle - District Totals	0	0	0.00	0.00 %	0	0	0.00 %
High - District Totals	1,918	1,726	1,121.46	64.95 %	0	1,121	64.95 %
Other - ESE, etc	140	183	5.50	3.28 %	0	6	3.28 %
	3,385	3,236	1,997.56	61.73 %	0	1,998	61.74 %

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

No comments to report.

Ten-Year Infrastructure Planning

Proposed Location of Planned New, Remodeled, or New Additions to Facilities in 06 thru 10 out years (Section 28).

Nothing reported for this section.

Plans for closure of any school, including plans for disposition of the facility or usage of facility space, and anticipated revenues in the 06 thru 10 out years (Section 29).

Nothing reported for this section.

Twenty-Year Maintenance

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

Nothing reported for this section.

Twenty-Year Capacity

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

Nothing reported for this section.

Twenty-Year Planned Utilization

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

Grade Level Projections	FISH Student Stations	Actual 2013 - 2014 FISH Capacity	Actual 2013 - 2014 COFTE	Actual 2013 - 2014 Utilization	Actual 2014 - 2015 / 2033 - 2034 new Student Capacity to be added/removed	Projected 2033 - 2034 COFTE	Projected 2033 - 2034 Utilization
Elementary - District Totals	1,327	1,327	870.60	65.64 %	0	871	65.64 %
Middle - District Totals	0	0	0.00	0.00 %	0	0	0.00 %
High - District Totals	1,918	1,726	1,121.46	64.95 %	0	1,121	64.95 %
Other - ESE, etc	140	183	5.50	3.28 %	0	6	3.28 %
	3,385	3,236	1,997.56	61.73 %	0	1,998	61.74 %

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

No comments to report.

Twenty-Year Infrastructure Planning

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

Nothing reported for this section.

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

Nothing reported for this section.

DUPREE'S CUSTOM METAL ROOFING

1806 Garrison Avenue
Port St. Joe, FL 32456-1632
850-527-5144

No. 535

NAME: City of Port St Joe, FL
ADDRESS:

DATE 1 '27' 2015

Quantity	Description	Price	Amount
	Proposal		
	Job: Repair roof at Fire Station in Port St. Joe, FL		
	• Remove old gutter and end of roof panels		
	• Remove old screws		
	• Install new gutter		
	• Install new 5' panels near gutter		
	• Install new screws		
	Material and Labor Total \$ 4850.00		
		TOTAL	

Thank You!

Received by: 66

Richard D. Barfield Roofing, INC.

RC0050793
216 Williams Ave.
Port St. Joe, FL 32456

barfieldroofing@hotmail.com

office: 850-229-7788
cell: 850-340-0472
Mail:

Proposal

TO:
City of Port St. Joe
Fire Department
410 Williams Avenue
527-2221

Today's Date: 2/12/2015

Valid To: 3/12/2015

JOB DESCRIPTION	
Removal of metal siding on standing walls (only on north and south ends)	\$9,490.00
Removal of existing gutter system	
Installation of new, 26 gauge Galvalume gutter	
Installing of pads where necessary to reduce friction between gutter and concrete	
Remove and replace screws in entire roof	
Some repairs to metal around rusting areas of fasteners in roof	
Reattachment of scuppers and downspouts	
Any unforeseen rotten or damaged wood or insulation will be in addition to below cost.	
One half of proposal due when material is ordered. Balance due on day of completion.	
There is a 1.5% charge on any balance 5 days past due, and any and all fees due to collections.	
	AMOUNT
Total material and labor.	
TOTAL ESTIMATED JOB COST NOT INCLUDING DECKING	\$9,490.00

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. All work performed in accordance to manufacture recommendations and local code requirements. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance. We are a drug free workplace and random drug screen our employees.

Two year workmanship warranty

Acceptance of Proposal

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Richard D. Barfield

PREPARED BY

Accepted By

Date

2 Corinthians 5:7 "We walk by faith, not by sight."

Code Enforcement 2015 Activity
As of 2/10/15

	Open	Closed	Total	Increase
Unlawful Accumulation	19	2	21	
Substandard Structure	12		12	2
Abandoned Vehicle	5		5	
Unlawful Sewer				
Land regulation Violation				
Business Lic. Violation				
Special Master Hearings				
Building Demolition		1	1	
Waste Violation	27	29	56	14
Sign Violation	11	1	12	

Total	74	Total	33	Total	107	Total	16

Police Department Equipment to Surplus:

Type/Gun	Serial #	
RUGER LC9	320-01559	9MM (Handgun)
RUGER MINI 14	183-66297	223 (Rifle)
RUGER MINI 14	184-34825	223 (Rifle)
RUGER MINI 14	183-44900	223 (Rifle)
RUGER MINI 14	184-34347	223 (Rifle)
REMINGTON 550-1	983445	22CAL (Rifle)

- Two (2) In-Car Camera Recording Systems –Not used and Outdated
- Three Police Bicycles purchased by Chief Leffert
- One Radar Unit, not used and out dated

2015 Election Notice

Notice is hereby given that the City of Port St. Joe's Primary Election will be held Tuesday, May 12, 2015, in the Fire Station. Polls open at 7:00 A.M., ET, and close 7:00 P.M., ET.

Registration books are now open at the office of John Hanlon, Gulf County Supervisor of Elections and will remain open thru Monday April 13, 2015, at 5:00 P.M., ET.

Candidate qualifying begins Wednesday, March 25, 2015, at 12:00 Noon Eastern Time and ends on Wednesday, April 1, 2015, at Noon Eastern Time. The following offices will be up for election: Mayor / Commissioner; Commissioner Group I and Commissioner Group II.

Beginning May 2, 2015 – May 9, 2015, (includes Saturdays of May 2nd and May 9th). Early Voting will be held at the Supervisor of Elections office located at 401 Long Avenue from 9:00 A.M., ET to 5:00 P.M., ET. There will be no Sunday voting on May 3, 2015. Also, Absentee Ballots may be requested now but will be mailed after received from printer.

The City of Port St. Joe

Charlotte M. Pierce
City Clerk

Publish two times:	Please run as a Display Ad
	March 12 and 19, 2015
	Furnish proof of publication and bill the City
	POB 278, Port St. Joe, FL 32457