

July 6, 2017

Special Public Meeting
6:00 P.M.
2775 Garrison Avenue
Port St. Joe, Florida



City of Port St. Joe

Bo Patterson, Mayor-Commissioner
William Thursbay, Commissioner, Group I
David Ashbrook, Commissioner, Group II
Brett Lowry, 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

Special Public Meeting

6:00 P.M.

2775 Garrison Avenue

Tuesday July 6, 2017

Call to Order

Consent Agenda

Minutes

- Special Commission Meeting 6/13/17

Pages 1-4

PSJRA

- Update

City Attorney

- Small Scale Plan Amendment Ordinance 533- Zoning Change Request for Knowles Avenue, Parcel 04865-005R from R-1 to R-3 Kelli Newman
 - Public Hearing
 - 2nd Reading and Consideration of Adoption

Pages 5-24

Old Business

- Commerce Park Lot Utilities – Update
- 2017-2018 Budget- Update

New Business

- Impact Fees
- Lighthouse Keepers Quarters
- Mimosa Ave. Lighting
- Planning Board Membership
- Police Dept. Policy & Procedure Manuel- Comm. Ashbrook

Pages 25-28

Pages 29-31

Page 32

Public Works

- Update

Surface Water Plant RFP 2017-05, St. Joe Beach Tank Lid

Page 33

Waste Water Plant

- Update

Finance Director

- Update

City Engineer

- Projects Update
 - Frank Pate Park Boat Ramp Improvements
 - Long Avenue Water/Sewer/Road Paving
 - Jones Homestead Sewer

Code Enforcement

- Update

Police Department

- Update

City Clerk

- Update

Citizens to be Heard

Discussion Items by Commissioners

Motion to Adjourn

**MINUTES OF THE SPECIAL MEETING OF THE BOARD OF CITY
COMMISSIONERS FOR THE CITY OF PORT ST. JOE, FLORIDA, HELD AT
2775 GARRISON AVENUE, June 13, 2017, at 6:00 P.M.**

The following were present: Mayor Patterson, Commissioners Ashbrook, Lowry, and Thursbay. City Manager Jim Anderson, City Clerk Charlotte Pierce, and Attorney Clinton McCahill were also present. Commissioner Buzzett was out of town.

CONSENT AGENDA

Swearing In of Elected Officials, Mayor Patterson, Commissioners Thursbay, and Ashbrook

Attorney Clinton McCahill administered the Oath of Office to returning Mayor/Commissioner James "Bo" Patterson. Mayor Patterson's son, Keith, held the Bible for the ceremony and Jennifer Anderson joined them for the ceremony.

Attorney McCahill also administered the Oath of Office to Commissioner William Thursbay. Commissioner Thursbay's wife, Teresa, held the Bible for the ceremony and their family joined them for the ceremony.

Attorney McCahill administered the Oath of Office to Commissioner Ashbrook. Commissioner Ashbrook's son, Dave, held the Bible for the ceremony and Mrs. Ashbrook joined them for the ceremony.

June 6, 2017 Regular Meeting Minutes

A Motion was made by Commissioner Ashbrook, second by Commissioner Lowry, to approve the Minutes of the Regular Meeting on June 6, 2017. All in favor; Motion carried 4-0.

Ordinance 534 Parking Regulations for Development – First Reading and Request to Advertise

Public Hearing: No one from the Public spoke.

A Motion was made by Commissioner Thursbay, second by Commissioner Ashbrook, to have the First Reading and Advertise Ordinance 534. All in favor; Motion carried 4-0.

Attorney McCahill read Ordinance 534 by Title only.

CDBG Procurement Policy

A Motion was made by Commissioner Ashbrook, second by Commissioner Lowry, to approve the CDBG Procurement Policy. All in favor; Motion carried 4-0.

Resolution 2017-09 Local Preference

A Motion was made by Commissioner Ashbrook, second by Commissioner Thursbay, to approve Resolution 2017-09. All in favor; Motion carried 4-0.

RFP 2017-07 City Pier

A Motion was made by Commissioner Lowry, second by Commissioner Ashbrook, to award RFP 2017-07 to Palmetto Plantation, LLC in the amount of \$29,300. The owner, Mr. George Hamm, will have to obtain a City Business License and provide proof of Longshoreman's Insurance for the project.

Since repairs for the Pier are not a budgeted item, a Motion was made by Commissioner Thursbay, second by Commissioner Ashbrook, to take one-half of the cost from the Boat Ramp Funds and the other half from BP Funds. All in favor; Motion carried 4-0.

Commerce Park Lot Update

Attorney McCahill feels that the owner of the line will grant an Abandonment of Easement. The current prospective buyer is still interested in the lot but would like to have the line removed. Due to the cost already expended on this project, consensus of the Commission was to crush the line in place and put a For Sale Sign on the property.

R & R Entertainment Iceberg Concert – Mayor Patterson

Mayor Patterson stated he was concerned about the lyrics used by the entertainer, security for the event, and issues that could arise at the event.

Cedrick Bailey, who has rented the Washington Gym for the event, assured Mayor Patterson he has taken care of issues. Mr. Bailey's handout is attached as Exhibit A.

Rezoning of Martin Luther King, Jr., Blvd., Discussion

Chester Davis, Letha Mathews, Amy Rogers and Reverend Walter P. Henry shared their thoughts and concerns on this issue.

Mr. Anderson shared that currently the highest zoning in the Land Development Regulations is R-4 which allows for 30 Units per acre and a height restriction of 60'.

Mr. Davis asked that the PSJRA release the \$20,000 designated for the NPSJ PAC. It was noted that the current NPSJ CRA does not generate any TIF monies and the \$20,000 amount is in the second designated boundary for downtown Port St. Joe.

Ms. Mathews thanked the Commission for the new AC Unit in the WIG Building, and Ms. Rogers thanked them for the sidewalks on Avenue D.

Citizens to be Heard –

Phillip and Renee Carroll shared their concerns about parking on Reid Avenue, the inability of customers to find a parking space due to employees of businesses parking on Reid all day, Skateboard and Bicycles being ridden on Reid, lack of Handicapped Parking, and elderly people having to walk too far because of employees being inconsiderate of guests.

Public Works – John Grantland shared the flushing program is going well and he anticipates it will be finished at the end of next week.

Surface Water Treatment Plant – Larry McClamma noted the Electrician has taken another job and will be leaving on June 23, 2017. Mr. McClamma is in the process of advertising for the position.

Finance Director – Mike Lacour anticipates the playground equipment for Dooder Parker Park will be installed starting on June 26, 2017.

Wastewater Treatment Plant – Kevin Pettis noted the DEP Audit was fine and the plant is running well.

Reverend Walter P. Henry asked why lift stations were above ground on Avenues E and F. John Grantland explained they were required as the sewer lines were not gravity lines and the stations have been there for many years.

City Clerk Charlotte Pierce did not have anything to share.

Port St. Joe Police Department – Sgt. Jake Richards did not have any additional information to discuss.

Discussion Items by Commissioners –

Commissioner Lowry congratulated the Mayor and returning Commissioners on their re-election.

Commissioner Thursbay thanked the citizens for coming tonight, and for the opportunity to serve again.

Commissioner Ashbrook advised that he is a supporter of the NPSJ PAC, reminded everyone that the DRA will be sun setting in 2 years and those funds will not be available.

Mayor Patterson stated he was happy to be serving for two more years.

Motion to Adjourn

A Motion was made by Commissioner Thursbay, second by Commissioner Lowry, to adjourn the Meeting at 7:05 P.M.

Approved this _____ day of _____ 2017.

James "Bo" Patterson, Mayor

Date

Charlotte M. Pierce, City Clerk

Date

Exhibit A
Cedrick Bailey

TO: Port St. Joe City Commission

FROM: R & R Entertainment Productions, LLC

DATE: 6/13/2017

RE: July 3rd Concert at Washington Gym

- Age restrictions are 18+ so there will be legal adults in the building during the time of the performance
- Pat downs and thorough purse searches will be implemented at the time of entry
- No Backpacks will be allowed into the vicinity
- Ice "billion" berg has had absolutely **NO** reports of concert riots nor does he have an arrest record
- No re-entry will be permitted during the time of the concert performance
- There will be 14 security personnel's on site during the event including off duty county patrol
- All Security Personnel are **OVER** the age 25 and have done security type events for our company in the past
- Absolutely **NO** alcohol will be on the premises or served to concert-goers
- Bottled water and canned drinks will be served
- No open cups will be given out or allowed at the event
- The demographic of listeners are accustomed to the this genre and cultural style of music
- This event is forming a safe environment for people who have experienced a not so safe environment over the past few years during the street dance
- This is creating a block between young kids enjoying music at the street dance and young adults who enjoy their style and genre of music
- Ice "billion" berg does not promote violence, instead he's a motivational artist who encourages young adults to get out of the streets
- 2008 song research does not reflect the music he exports to his fans now
- "closer to my dreams" "god is good" "be great" good songs to research
- Vulgar language is inevitable in today's society especially in this generation and demographic that has been targeted for this event

List of Security:

- | | |
|--------------------|---|
| 1. Terry Williams | 12. Darrion Thomas |
| 2. Thomas Sims | 13. Perez Davis |
| 3. Willie Quinn | 14. Troy Thomas |
| 4. Lorenzo Roberts | 15. *Two off duty gulf county deputies* |
| 5. Davin Baxter | |
| 6. Chris Brady | |
| 7. Des Baxter | |
| 8. Sidney Harris | |
| 9. Dusty Crews | |
| 10. Desmond Quinn | |
| 11. Johnny Gainer | |

ORDINANCE NO. : 533

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 PARCEL ID#04865-005R, FROM LOW DENSITY RESIDENTIAL TO HIGH 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 _____, 2017, 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 LOTS 15-22 ORB 577/427 FR FIRST ALLIANCE BLK 35 MAP 50A, Gulf County, Florida, Parcel I. D. No. 04865-005R 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 Low Density Residential (R-1) to **High Density Residential (R-3)**. 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 **High Density Residential(R-3)**. 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 High 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 _____, 2017.

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

By: _____
James "Bo" Patterson, Mayor-Commissioner

Attest : _____
Charlotte M. Pierce
City Clerk

Exhibit "A"
(Property Description and Map)

Property Description:

CITY OF PORT ST. JOE
ZONING CHANGE APPLICATION

Property Address: KNOWLES AVENUE Current: R-1
Property Owner: KELLI NEWMAN Zoning: R-3
Mailing Address: Box 501 Proposed: R-3
Phone: 850-227-8282 / 527-5117 Zoning: PORT ST JOE FL 32457

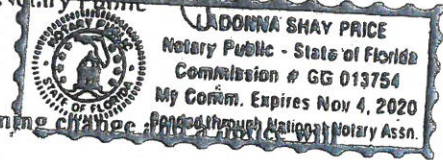
Applicant if different: _____

Parcel Number: 04865-005

Owners Signature: Kelli H Newman

Sworn to and subscribed before me this 22nd day of February 2017. Personally Known
OR Produced Identification
Type Provided: personally known

Signature of Notary Public



PUBLIC NOTICE

1. A sign will be posted for two weeks on the property seeking the zoning change and will be published in the local newspaper.

APPLICATION REQUIREMENTS

Application Fee - \$300.00

Legal Description of Property

Copy of Deed

Copy of the Survey

Owner Signature: Kelli H Newman

Date: 2/21/17

Applicant Signature: _____

Date: _____

Prepared by and return to:
Novak Law Group PLLC
402 Reid Avenue
Port St. Joe, FL 32456
850-229-4700
File Number: 085-15661

Parcel Identification No. 04565-085R

Inst: 201523003306 Date: 7/7/2015 Time: 4:16 PM
Doc Stamp-Deed: 245.00

JE DC, Rebecca L. Norris, Gulf County B: 577 P: 427

[Space Above This Line For Recording Date]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 26 day of June, 2015 between **FIRST ALLIANCE HOLDINGS LLC**, a Florida Limited Liability Company whose post office address is: 17114 Ericane Court, Boca Raton, FL 33494 of the County of Palm Beach, State of Florida, grantor, and **KELLI H. NEWMAN**, a married person whose post office address is: 1409 Constitution Drive, Port St. Joe, FL 32456 of the County of Gulf, State of Florida, grantees,

Witnesseth, that said grantor, for and in consideration of the sum of **THIRTY FIVE THOUSAND DOLLARS AND NO/100 (\$35,000.00)** and other good and valuable considerations to said grantor in hand paid by said grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantees, and grantees' heirs and assigns forever, the following described land, situate, lying and being in Gulf County, Florida, to-wit:

Lot 15, 16, 17, 18, 19, 20, 21 and 22, Block 35, SAINT JOSEPH'S ADDITION TO THE CITY OF PORT ST. JOE, Unit Number Three, according to the map or plat thereof as recorded in Plat Book 1 at Page 32 of the Public Records of Gulf County, Florida.

THIS IS VACANT LAND

and said grantor does hereby fully warrant the title in said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

KM Kuntz
Witness
KATHI M. KUNTZ
Printed Name of Witness

C. Hickman
Witness
Cortene Hickman
Printed Name of Witness

FIRST ALLIANCE HOLDINGS, LLC
a Florida Limited Liability Company
By: PAUL SCHNEIDER, its Manager



STATE OF FLORIDA

COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me this 26 day June, 2015 by **PAUL SCHNEIDER**, as the Manager of **FIRST ALLIANCE HOLDINGS, LLC** a Florida Limited Liability Company and () who is personally known to me or () who has produced a valid driver's license as identification.



K. M. KUNTZ
NOTARY PUBLIC
STATE OF FLORIDA
Comm# EE158925 PRINTED NAME:
Expires 1/29/2016 MY COMMISSION EXPIRES:

KM Kuntz

CITY OF PORT ST. JOE

Small Scale Future Land Use Map (FLUM) Amendment Application

Applicant: Ms. Kelli Newman

Parcel Number: 04865-005R

Acres: 2.479 acres

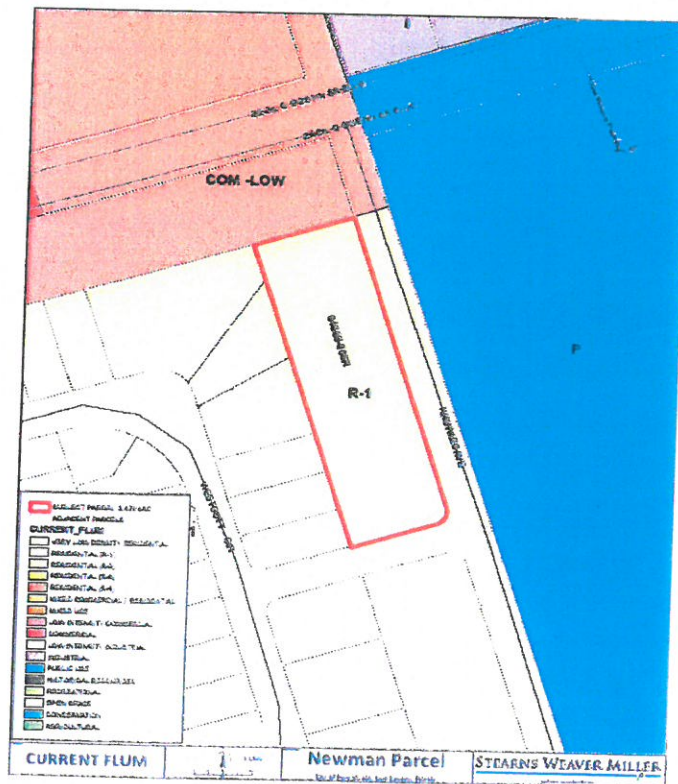
Current FLUM Designation: Low Density Residential (R-1)

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

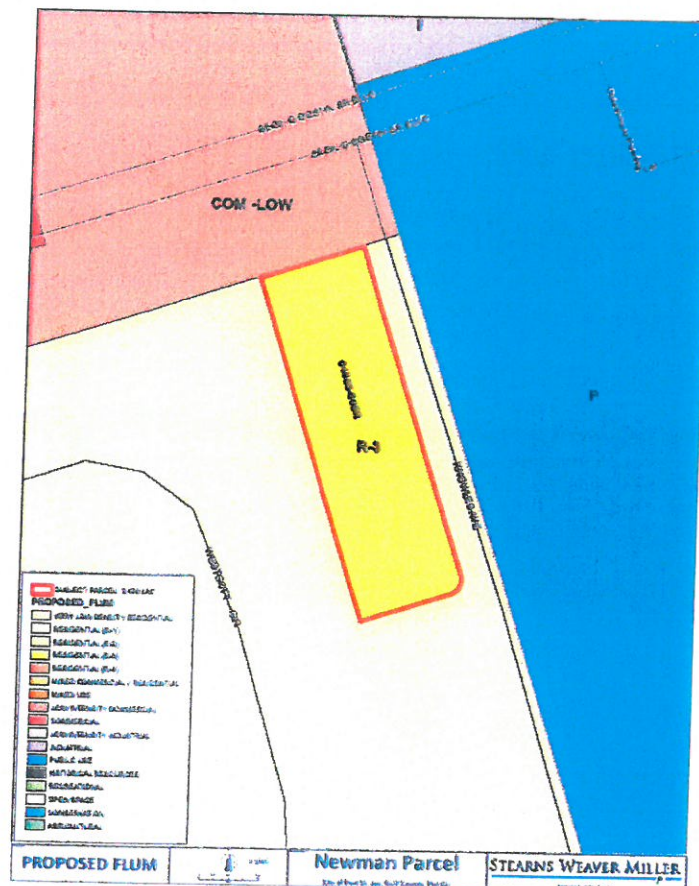
Proposed Ordinance No.

I. SUMMARY

The proposed Future Land Use Map (FLUM) amendment involves a small parcel of land, approximately 2.479 acres, located on Knowles Avenue adjacent to the Gulf County Courthouse. The property is currently designated Low Density Residential R-1 which allows no more than 5 dwelling units per acre. The current FLUM designation would allow approximately 12 dwelling units on the property (see Current FLUM).



The applicant proposes to change the FLUM designation of the 2.479-acre site to High Density Residential (R-3) which allows 7 to 15 dwelling units per acre. The proposed FLUM designation would allow a maximum of 37 dwelling unit on the property (see Proposed FLUM).



The applicant is also seeking to change the Zoning District designation of the site from Residential District R-1 to Residential District R-3 to allow higher density residential development.

II. DATA AND ANALYSIS

a. Site Information

The subject property is located near the eastern boundary of the City, south of SR 71, and it is currently undeveloped as shown in the following aerial:



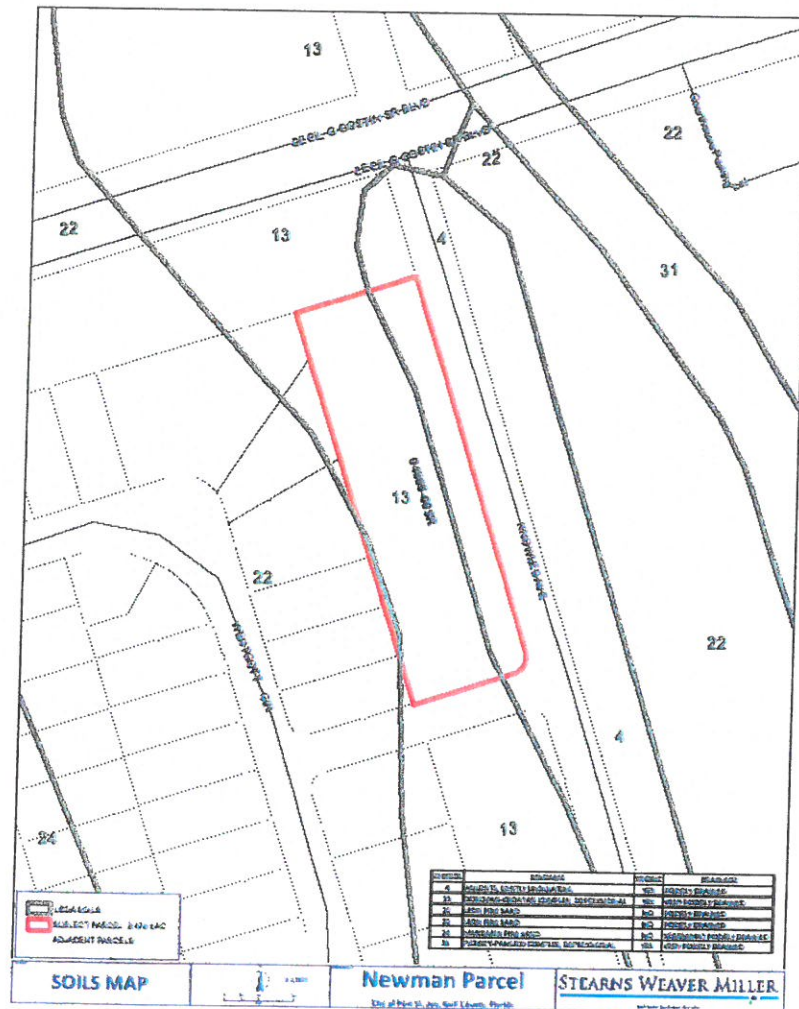
The site backs up to a residential subdivision on the west side of the property where it is buffered by vegetation and fences. The following table shows adjacent future land use map designations:

NORTH	Low Intensity Commercial
SOUTH	Low Density Residential R-1
EAST	Public Use
WEST	Low Density Residential R-1

b. Site Suitability

Soils

The soils of the site are Dorovan-Croatan complex, depressional and Aquent, gently undulating. 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 not suited to urban development. The client has indicated that the parcel was filled over 10 years ago and now is primarily uplands with exception of a sliver on the back that parallels the boundary line.



Dorovan-Croatan complex, depressional

These very deep, very poorly drained soils are in depressions. Slopes range from 0 to 2 percent. This map unit consists of about 55 percent Dorovan soil and 40

percent Croatan soil. Individual areas of these soils are so intermingled on the landscape that it was impractical to separate them at the scale selected for mapping. Mapped areas are irregular in shape and range from 10 to 500 acres in size. Typically, the upper part of the surface layer of the Dorovan soil, to a depth of 2 inches, is very dark brown mucky peat. The lower part, to a depth of 54 inches, is black and very dark gray muck.

The underlying material is gray sand to a depth of 80 inches or more. Typically, the upper part of the surface layer of the Croatan soil, to a depth of 42 inches, is dark brown, very dark brown, and very dark grayish brown muck. The lower part of the surface layer, to a depth of 46 inches, is very dark grayish brown mucky sandy loam. The substratum extends to a depth of 80 inches. It is grayish brown sandy clay loam in the upper part and gray clay loam in the lower part. Dorovan, Croatan, and similar soils make up 85 to 100 percent of the map unit in 90 percent of the areas mapped as Dorovan-Croatan complex, depressional. Included in mapping are very poorly drained Pantego and Surrency soils on slight rises, commonly near the edges of the mapped areas.

The seasonal high water table is 12 inches above the surface to a depth 6 inches year around in the Dorovan soil and at the surface to a depth of 12 inches from November through May in the Croatan soil. Permeability is moderate in the Dorovan soil and moderately slow in the Croatan soil. These soils are in the Swamp Hardwoods ecological community (USDA, 1989). In most areas the natural vegetation includes blackgum, cypress, sweetbay, swamp tupelo, black titi, sawgrass, and scattered slash pine. Most areas still support the natural vegetation. Areas of these soils provide cover for deer and excellent habitat for wading birds and other wetland wildlife. These soils are not suited to cultivated crops, woodland, pasture, hay, or urban or recreational development. Ponding, wetness, and low bearing strength are severe limitations.

Aquents, gently undulating

These somewhat poorly drained to very poorly drained, modified soils are on low landscapes adjacent to canals, coastal bays, and marshes and in shallow excavated areas. These soils formed in loamy and sandy dredge spoil, reworked natural soils, and fill of variable composition. In some areas they formed in the subsoil and underlying material where fill material had been excavated. Slopes generally range from 0 to 5 percent.

The underlying material, to a depth of 28 inches, is very pale brown and light brownish gray fine sand that contains shell fragments and woody debris. A buried surface layer of black sandy muck extends to a depth of 39 inches. Below this to a depth of 80 inches are buried underlying layers of very dark gray and gray sand. Included in mapping are gently undulating to steep, well drained soils on dikes and levees.

This map unit cannot be categorized into an ecological community. In many areas, the vegetation includes species that typically occur in abandoned sites in North Florida or it resembles that of plant communities on adjacent landscapes. Most areas of this map unit are idle. This map unit is not suited to cultivated crops, pasture, hay, or woodland. Wetness is a severe limitation. This map unit is not suited to urban or recreational development. Wetness is a severe limitation.

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.



Wetlands

According to the National Wetlands Inventory, the entire site appears to contain wetlands. As stated earlier, the client has indicated that the parcel was filled over 10 years ago and now is primarily uplands with exception of a sliver on the back that parallels the boundary line. Wetlands shall be

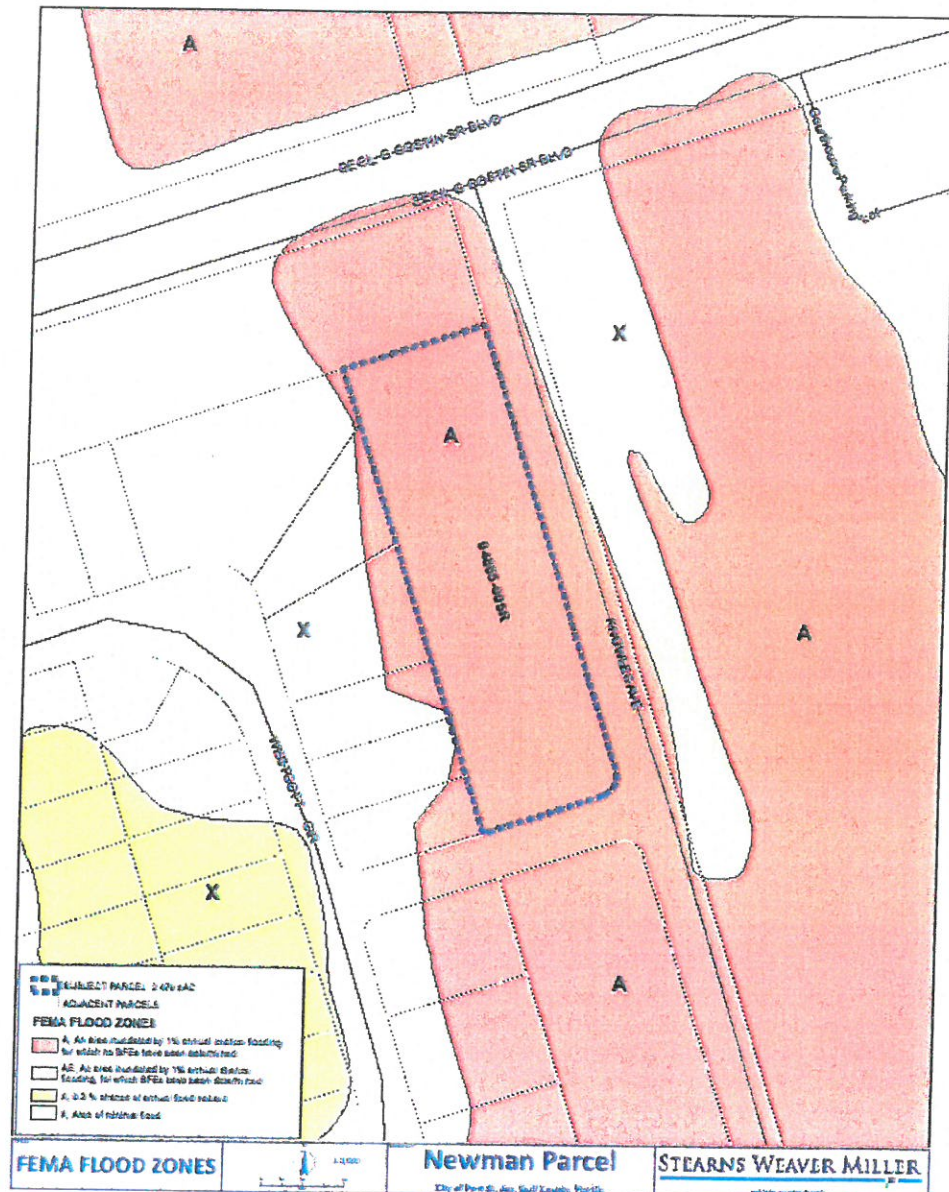
delineated and classified as part of the development review process and protected consistent with Objective 1.7 and implementing policies of the City's comprehensive plan and Section 4.11, Wetland protection provisions in the Land Development Code. Prior to undertaking any development on the site, the necessary federal and state permits and approvals will be required.



Flood Prone Areas

The property is designated A, an area inundated by 1% annual chance (100-year) flooding, for which based flood elevations (BFEs) have NOT been determined, and in a special flood hazard area. Development of the site will be subject to specific standards, floodplain protection requirements and general

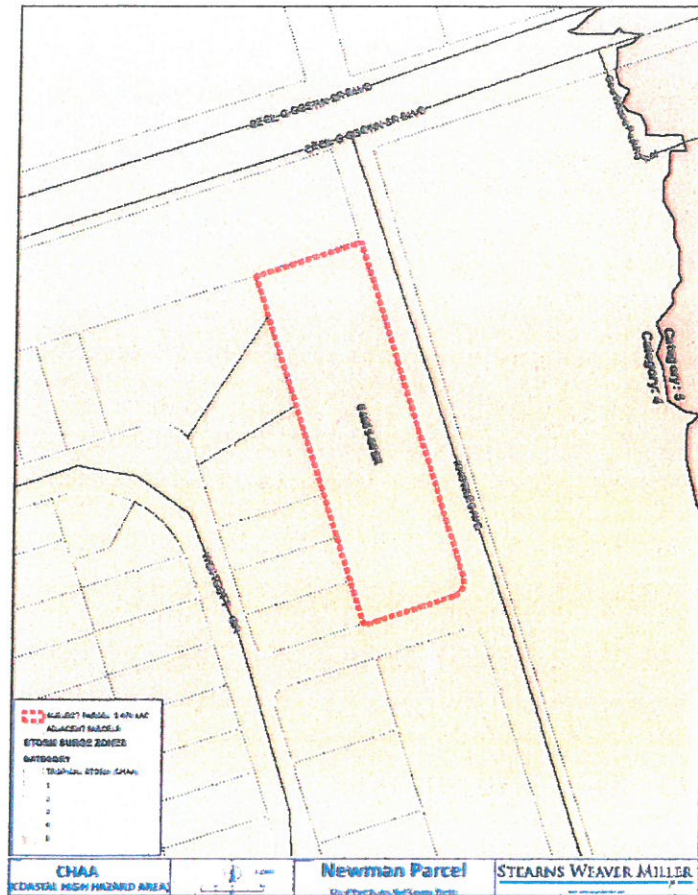
provisions for flood hazard reduction as described in the City's land development regulations.



c. Coastal High Hazard Area (CHHA)

The subject property is located outside the Coastal High Hazard Area. The following map shows that the site is located within a Category 4 hurricane evacuation zone. As described in the Regional Evacuation Study prepared by the Apalachee Regional Planning Council, a Category 4 hurricane has winds

between 131 and 155 mph and would usually be expected to cause 100 times the damage of the Category 1 storm.



d. Availability of Public Facilities

Potable Water Facilities

The subject property is located within the City of Port St Joe water service area. The City has a 6-MGD surface water treatment facility which utilizes the Fresh Water Canal as its source of water. The 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 projected Water Supply Demand, Capacity and Surplus based on the permit and operation of the new surface water treatment facility:

	2010	2017	2020
Total Population Served	13,165	13,836	2% Change 14,111
Demand per Capita (GPD)	130	111	111
Average Daily Demand (GPD)	1,711,395	1,540,000	2% Change 1,570,800
Available Facility Capacity (GPD)	6,000,000	6,000,000	6,000,000
Facility Capacity Surplus (Deficit) *	4,288,605	4,460,000	4,429,200
Permitted Amount (GPD Annual Average)	3,147,000	3,000,000	3,000,000
Permitted Surplus (Deficit) **	1,603,305	1,460,000	1,429,200

Source: City of Port St Joe Water Plant Manager, April 2017.

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

The existing wastewater treatment facility has capacity to treat 10 MGD and permitted to treat 3.1 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

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

The City has the responsibility for collection of solid waste and currently contracts out to WastePro USA.

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".

Treatment of the storm water runoff will be in accordance with the Department of Environmental Protection (DEP)/Northwest Florida Water Management District (NFWFMD) criteria for Environmental Resource Permitting (ERP) (Chapter 62-330 F.A.C and Chapter 62-312 F.A.C) and comply with applicable provisions of Chapters 62-4 and 62.520 F.A.C.

e. Transportation

It is estimated that the current FLUM designation of Low Density Residential R-1, which allows approximately 12 dwelling units on the property, may generate the following number of trips:

Average Daily Trips: $12 \text{ du} \times 9.57 = 115 \text{ trips}$

PM Peak Hour Trips: $12 \text{ du} \times 1.01 = 12 \text{ trips}$

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

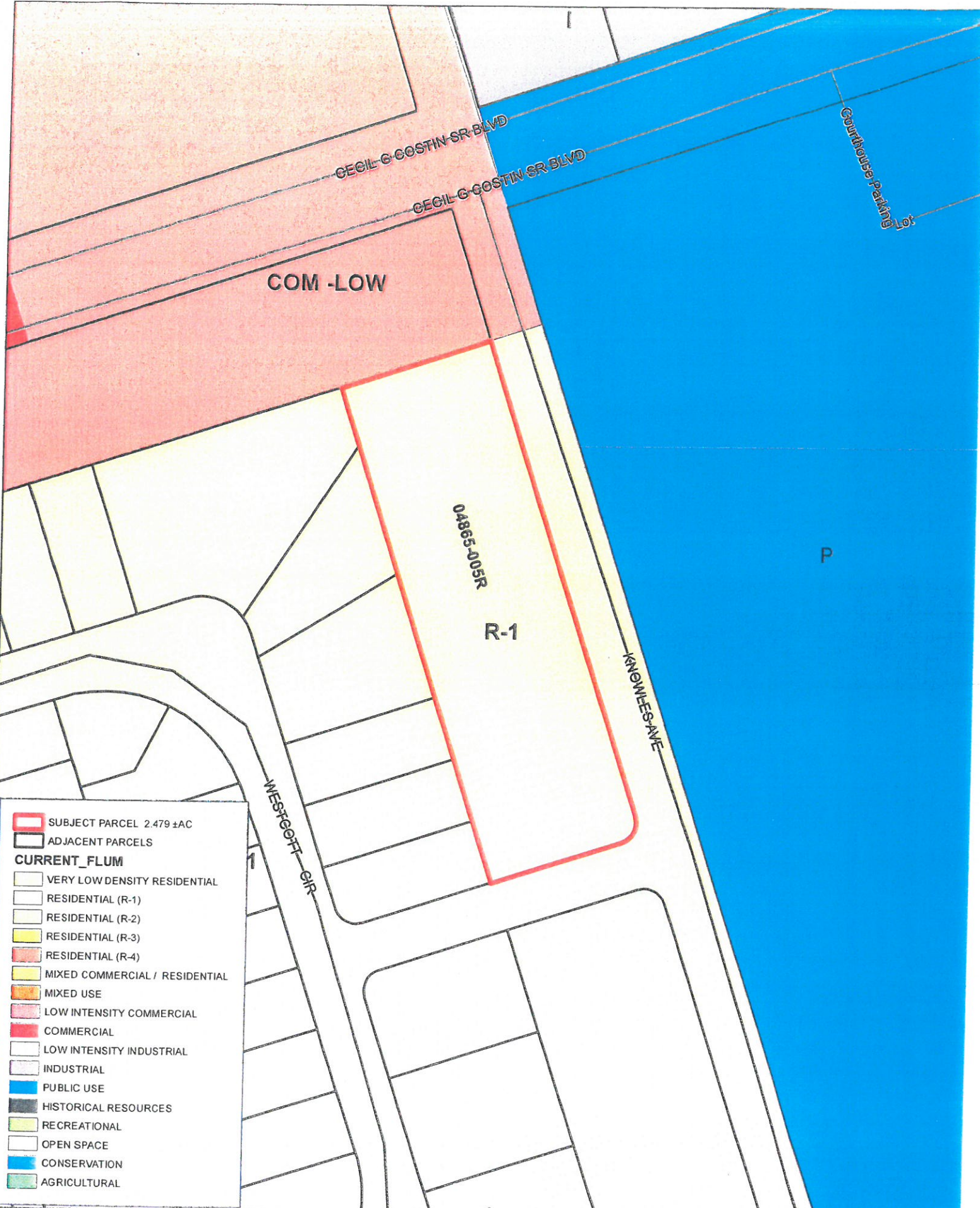
The proposed High Density Residential (R-3) which would allow a maximum of 37 dwelling unit on the property, may generate the following number of trips:

Average Daily Trips: $37 \text{ du} \times 6.72 = 248 \text{ trips}$

PM Peak Hour Trips: $37 \text{ du} \times 0.62 = 22 \text{ trips}$

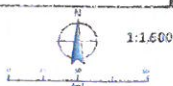
Category 220 (Apartment) trip generation rates from the ITE Trip Generation Manual, 7th Volume, was applied

The proposed FLUM amendment would result in an increase of 133 average daily trips and 10 additional 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.



- SUBJECT PARCEL 2.479 ±AC**
- ADJACENT PARCELS**
- CURRENT FLUM**
- 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

CURRENT FLUM



Newman Parcel

City of Port St. Joe, Gulf County, Florida

STEARNS WEAVER MILLER

MAP DATE: April 2011 BY: CPO

CECIL G GOSTIN SR BLVD

CECIL G GOSTIN SR BLVD

Courthouse Parking Lot

COM -LOW

04865-005R

R-3

KNOWLES AVE

WESTGOTT CIR

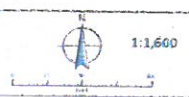
P

SUBJECT PARCEL 2.479 ±AC

PROPOSED FLUM

- 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

PROPOSED FLUM



Newman Parcel

City of Port St. Joe, Gulf County, Florida

STEARNS WEAVER MILLER

FLUE Policy 1.3.14: In addition to the density restrictions set forth for the High-Density Residential (R-3) future land use category within Policy 1.3.4, the following sub-area policies shall apply to the development of the Property subject to City of Port St Joe Ordinance No. 533:

- (a) Development of the property is limited to a maximum of 24 townhouses. No density bonus allowable pursuant to the City of Port St. Joe Land Development Regulations shall be allowed on the property described herein.
- (b) Stormwater facilities will be designed to meet and exceed level of service standards and protect the functions of natural stormwater management features consistent with Infrastructure Policies 1.1.5 and 1.1.6 of this Plan.
- (c) The boundaries of wetlands on the western portion of the site shall be delineated, classified and protected consistent with Conservation Element Objective 1.7 and implementing policies of the City's comprehensive plan and Section 4.11, Wetland protection provisions in the Land Development Code.
- (d) Building heights of the property shall be limited to 35 ft. The developer of the subject property will maintain a 40 ft undisturbed natural vegetative buffer on the western boundary of the property.

RESOLUTION 2015-06

A RESOLUTION OF THE CITY OF PORT ST. JOE, FLORIDA, MODIFYING ORDINANCE 455, PROVIDING FOR A TEMPORARY REDUCTION IN ITS CAPITAL FACILITIES CHARGE FOR WATER AND WASTEWATER, AND PROVIDING FOR AN EFFECTIVE DATE.

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

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

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

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

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

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

WHEREAS, Burton and Associates, Inc., have determined the current capital facilities charges for water and wastewater imposed by Ordinance 455 are in excess of charges necessary for the proper operation of the system; and

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

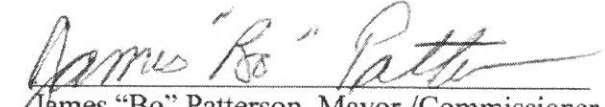
NOW THEREFORE, BE IT RESOLVED BY THE CITY Commission of the city of Port St. Joe, Florida as follows:

1. The capital facility charges identified in Ordinance 455 are hereby modified as set forth in Exhibit A attached hereto.
2. The capital facility charges set forth herein shall be effective September 15, 2015. They shall remain in effect unless changed by further action of this board.

3. Effective date. This Resolution shall become immediately effective.

DULY PASSED AND ADOPTED by the Board of City Commissioners of Port St. Joe, Florida, this 15th day of September, 2015.

The City of Port St. Joe


James "Bo" Patterson, Mayor /Commissioner


ATTEST: 
Charlotte M. Pierce, City Clerk

Exhibit A

Water Capital Facilities Charge Schedule for Ordinance per 10/6/15 Commission Meeting

Effective Date: 10/1/2014						
Water Meter		Maximum Continuous Flow Rate	Equivalent Residential Connection	Water Capital Facilities Charge		
Size	Type			Treatment Facilities	Distribution Facilities	Total
(in.)		(gpm)	(ERC)			
5/8" X 3/4"	Positive Displacement	10	1.0	\$ 1,608.00	\$ 406.00	\$ 2,014.00
1"	Positive Displacement	25	2.5	\$ 4,020.00	\$ 1,015.00	\$ 5,035.00
1-1/2"	Positive Displacement	50	5.0	\$ 8,040.00	\$ 2,030.00	\$ 10,070.00
2"	Positive Displacement	80	8.0	\$ 12,864.00	\$ 3,248.00	\$ 16,112.00
3"	Compound	160	16.0	\$ 25,728.00	\$ 6,496.00	\$ 32,224.00
3"	Turbine	350	35.0	\$ 56,280.00	\$ 14,210.00	\$ 70,490.00
4"	Compound	250	25.0	\$ 40,200.00	\$ 10,150.00	\$ 50,350.00
4"	Turbine	1,000	100.0	\$ 160,800.00	\$ 40,600.00	\$ 201,400.00
6"	Compound	500	50.0	\$ 80,400.00	\$ 20,300.00	\$ 100,700.00
6"	Turbine	2,000	200.0	\$ 321,600.00	\$ 81,200.00	\$ 402,800.00

Effective Date: 10/1/2015						
30% Reduction for one year, 10/1/2015-10/1/2016						
Water Meter		Maximum Continuous Flow Rate	Equivalent Residential Connection	Water Capital Facilities Charge		
Size	Type			Treatment Facilities	Distribution Facilities	Total
(in.)		(gpm)	(ERC)			
5/8" X 3/4"	Positive Displacement	10	1.0	\$ 1,125.60	\$ 284.20	\$ 1,409.80
1"	Positive Displacement	25	2.5	\$ 2,814.00	\$ 710.50	\$ 3,524.50
1-1/2"	Positive Displacement	50	5.0	\$ 5,628.00	\$ 1,421.00	\$ 7,049.00
2"	Positive Displacement	80	8.0	\$ 9,004.80	\$ 2,273.60	\$ 11,278.40
3"	Compound	160	16.0	\$ 18,009.60	\$ 4,547.20	\$ 22,556.80
3"	Turbine	350	35.0	\$ 39,396.00	\$ 9,947.00	\$ 49,343.00
4"	Compound	250	25.0	\$ 28,140.00	\$ 7,105.00	\$ 35,245.00
4"	Turbine	1,000	100.0	\$ 112,560.00	\$ 28,420.00	\$ 140,980.00
6"	Compound	500	50.0	\$ 56,280.00	\$ 14,210.00	\$ 70,490.00
6"	Turbine	2,000	200.0	\$ 225,120.00	\$ 56,840.00	\$ 281,960.00

Exhibit A

Sewer Capital Facilities Charge Schedule for Ordinance per 10/6/15 Commission Meeting

Effective Date: 10/1/2014

Water Meter		Maximum Continuous Flow Rate	Equivalent Residential Connection	Sewer Capital Facilities Charge		
Size	Type			Treatment Facilities	Collection Facilities	Total
(in.)		(gpm)	(ERC)			
5/8" X 3/4"	Positive Displacement	10	1.0	\$ 2,130.00	\$ 726.00	\$ 2,856.00
1"	Positive Displacement	25	2.5	\$ 5,325.00	\$ 1,815.00	\$ 7,140.00
1-1/2"	Positive Displacement	50	5.0	\$ 10,650.00	\$ 3,630.00	\$ 14,280.00
2"	Positive Displacement	80	8.0	\$ 17,040.00	\$ 5,808.00	\$ 22,848.00
3"	Compound	160	16.0	\$ 34,080.00	\$ 11,616.00	\$ 45,696.00
3"	Turbine	350	35.0	\$ 74,550.00	\$ 25,410.00	\$ 99,960.00
4"	Compound	250	25.0	\$ 53,250.00	\$ 18,150.00	\$ 71,400.00
4"	Turbine	1,000	100.0	\$ 213,000.00	\$ 72,600.00	\$ 285,600.00
6"	Compound	500	50.0	\$ 106,500.00	\$ 36,300.00	\$ 142,800.00
6"	Turbine	2,000	200.0	\$ 426,000.00	\$ 145,200.00	\$ 571,200.00

Effective Date: 10/1/2015

30% Reduction for one year, 10/1/2015-10/1/2016

Water Meter		Maximum Continuous Flow Rate	Equivalent Residential Connection	Sewer Capital Facilities Charge		
Size	Type			Treatment Facilities	Collection Facilities	Total
(in.)		(gpm)	(ERC)			
5/8" X 3/4"	Positive Displacement	10	1.0	\$ 1,491.00	\$ 508.20	\$ 1,999.20
1"	Positive Displacement	25	2.5	\$ 3,727.50	\$ 1,270.50	\$ 4,998.00
1-1/2"	Positive Displacement	50	5.0	\$ 7,455.00	\$ 2,541.00	\$ 9,996.00
2"	Positive Displacement	80	8.0	\$ 11,928.00	\$ 4,065.60	\$ 15,993.60
3"	Compound	160	16.0	\$ 23,856.00	\$ 8,131.20	\$ 31,987.20
3"	Turbine	350	35.0	\$ 52,185.00	\$ 17,787.00	\$ 69,972.00
4"	Compound	250	25.0	\$ 37,275.00	\$ 12,705.00	\$ 49,980.00
4"	Turbine	1,000	100.0	\$ 149,100.00	\$ 50,820.00	\$ 199,920.00
6"	Compound	500	50.0	\$ 74,550.00	\$ 25,410.00	\$ 99,960.00
6"	Turbine	2,000	200.0	\$ 298,200.00	\$ 101,640.00	\$ 399,840.00

Zimbra

janderson@psj.fl.gov

Street Lighting Proposal fo Mimosa Ave.**From :** Dewayne Butler <Dewayne.Butler@duke-energy.com>**Subject :** Street Lighting Proposal fo Mimosa Ave.**To :** Jim Anderson <janderson@psj.fl.gov>

Jim, I have attached a proposal that indicates the monthly fees that will be added to your existing lighting account. If you would like to proceed please sign the proposal and email it back to i invoice if you decide to move forward with this proposal. I have also attached a screen shot from Google Maps to give you an idea of the facilities that we will install. If there are any change for you. Look forward to hearing from you soon.

Thanks,

Dewayne Butler***Duke Energy***

Sr. Engineering Technologist

10011 E US Highway 98

Port Saint Joe, FL 32456

OD-14

 850-229-5501  850-227-4561

62

6-25-04 PM 6/22/2017





DE Contact: Dewayne Butler

Address: 10011 E US Highway 98 Port St. Joe, FI 32456

Phone: 850-227-4561

Lighting Proposal

WR 1533010

June 22, 2017

Project Details	
Customer:	City of Port Saint Joe
Account:	94543-43553
Site:	103 Mimosa Ave Port Saint Joe, Gulf County
Contact:	Jim Anderson
Phone:	850-229-8261

Scope of Request
Install One 35' wood pole, and Three 48w LED street lights

Quantity Required	Product Description Fixtures and Poles	Per Unit				Sub-Total
		Rental	Maint.	Fuel & Energy	Unit Total	
1	30/35' WOOD PLBW30 /35	\$2.17	\$0.00	\$0.00	\$2.17	\$2.17
3	48W LED Roadway, OH L156	\$6.22	\$1.39	\$1.05	\$8.66	\$25.98
					\$0.00	\$0.00
					\$0.00	\$0.00
					\$0.00	\$0.00
					\$0.00	\$0.00
					\$0.00	\$0.00
					\$0.00	\$0.00
Rental, Maintenance, F&E Totals:		\$20.83	\$4.17	\$3.15		
<i>Estimates valid for 30 days and subject to change.</i>		Project Summary Totals		Estimated Monthly Rental		\$28.15
				† Deposit		\$0.00
				◇ CIAC		TBD

Estimated Monthly Rental excludes any applicable taxes, franchise fees or customer charge.

† **Deposit** - The required deposit (applied separately to your lighting bill) will equal approximately two months of the monthly rental bill, but no less than \$25.00 and subject to change upon review of the account's existing deposit.

◇ **CIAC** - The invoice for the Contribution in Aid of Construction will be mailed to you separately upon approval of this proposal and payment is due before the work can be released to scheduling of construction.

In order for us to proceed with the above proposed lighting design we will need an authorized signature on this proposal and any other required documents enclosed. Do not remit any payment with this form and do not fax.

Return these signed documents to the mailing address above or email the color scanned PDF if instructed.

The CIAC charge is subject to change after 30 days or in the event you request or cause any changes to this proposal.

Duke Energy will call for locate of all public facilities. Any customer owned utilities would need to be located and marked at your expense.

If any or all of these lighting facilities will eventually be submitted to a governmental agency for inclusion into a taxing district, MSTU or MSBU special assessment program, please verify that these facilities meet the requirements within that jurisdiction. Should the agency not accept these facilities into their program, the entity who signs the Lighting Service Contract will remain responsible for payment.

Thank you for your lighting request. We look forward to working with you on this project.

Authorized Signature _____ Date _____

(Please sign and date to approve this proposal and return via email or the mailing address above)

June 27, 2017

To The Honorable Mayor and Board of City Commissioners
City of Port St. Joe, Florida
305 Cecil G. Costin Sr. Blvd.
Port St. Joe, Florida 32456

Please accept this letter as notice of my resignation from the Planning & Development Review Board as of this date.

I sincerely appreciate your show of confidence in me by allowing me to serve as a member of the Planning & Development Review Board of the City of Port St. Joe for the past three years.

Respectfully submitted,



Alice J. Martin

602 Marvin Avenue

Port St. Joe, Florida

Cc: Jay Rish, Chairman
Planning & Development Review Board

Jim Anderson, Manager
City of Port St. Joe

Code Enforcement 2017 Activity
As of 6/29/2017

	Open		Closed		Total		Increase
Unlawful Accumulation	77		130		207		57
Substandard Structure	11		6		17		1
Abandoned Vehicle	4		1		5		
Unlawful Sewer							
Land regulation Violation	0		2		2		
Business Lic. Violation	0						
Special Master Hearings							
Building Demolition	6		1		7		
Waste Violation	22		145		167		24
Sign Violation			77		77		
Total	120	Total	362	Total	482	Total	82