

**April 7, 2020  
Regular Meeting  
12:00 Noon**

**\*\*Teleconference as allowed under Executive Order 20-69\*\***

**App- Zoom  
Phone #1-646-876-9923  
Meeting ID: 266 206 152  
Password 728400**



## City of Port St. Joe

Rex Buzzett, Mayor-Commissioner  
Eric Langston, Commissioner, Group I  
David Ashbrook, Commissioner, Group II  
Brett Lowry, Commissioner, Group III  
Scott Hoffman, 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**

**12:00 Noon**

**\*\*Teleconference as allowed under Executive Order 20-69\*\***

**App- Zoom**

**Phone # 1-646-876-9923**

**Meeting ID: 266 206 152**

**Password 728400**

**Tuesday April 7, 2020**

## **Call to Order**

### **Consent Agenda**

**Resolution 2020-04 Rules for Teleconferencing Public Meetings**

**Pages 1-2**

### **Minutes**

- **Regular Meeting 3/17/20**
- **Emergency Meeting 3/30/20**

**Pages 3-4**

**Pages 5-6**

### **Planning Board Recommendations**

- **Ordinance 569 Voluntary Annexation Request**
  - **All in Favor; Motion carried 4-0 to Recommend Approval**
- **Ordinance 570 Small Scale Plan Amendment**
  - **All in Favor; Motion carried 4-0 to Recommend Approval**

### **City Attorney**

- **Ordinance 569 Voluntary Annexation Request, Venture 258 LLC**
  - **First Reading**
- **Ordinance 570 Small Scale Plan Amendment, Venture 258 LLC**
  - **First Reading**
- **Resolution 2020-03 City Election Results**
- **Ordinance 571 2019-2024 CIP Plan Update**
  - **First Reading**

**Pages 7-13**

**Pages 14-44**

**Page 45**

**Pages 46-69**

### **Old Business**

- **Coronavirus (COVID-19) Update**
  - **Resolution 2020-02 State of Emergency- Recommendation to Keep in Place**

### **New Business**

- **2019 CCR Report**
- **CBDG Bids- Request to Re-bid as a Repair**

**Pages 70-74**

**Page 75**

**Citizens to be Heard**  
**Discussion Items by Commissioners**  
**Motion to Adjourn**

RESOLUTION 2020-04

A RESOLUTION OF THE CITY OF PORT ST. JOE, FLORIDA, SETTING FORTH THE RULES FOR THE IMPLEMENTATION FOR THE TELECONFERENCEING OF THE CITY OF PORT ST. JOE'S PUBLIC MEETINGS AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the State of Florida is currently in a declared Public Health Emergency as a result of the Covid-19 Virus since the Governor issued Executive Order 20-51 on March 1, 2020.

WHEREAS, the State of Florida is currently under a declared State of Emergency as a result of the Covid-19 Virus since the Governor issued Executive Order 20-52 on March 9, 2020.

WHEREAS, the Governor further issued Executive Order 20-69 on March 20, 2020 which suspends any Florida Statute which requires a quorum to be present in person or that requires a government body to meet at a specific public place.

WHEREAS, Executive Order 20-69 allows local governmental bodies to meet via Communications Media Technology (CMT) as provided in Section 120.54(5)(b)2 Florida Statutes, however, it does not waive any other requirement under the Florida Constitution and "Florida's Government in the Sunshine Laws" including Chapter 286 Florida Statutes.

WHEREAS, the City of Port St. Joe in an effort to protect the health and safety of members of the public, city staff and the commission itself wishes to take advantage of Executive Order 20-69 and use CMT to conduct its regular commission meetings and any other public meeting of any other board created by the City Commission.

NOW THEREFORE, be it resolved by the City Commission of the City of Port St. Joe, Florida as follows:

1. All public meetings of the Port St. Joe City Commission and any other public meeting of any other board created by the City Commission shall not be in person at a particular meeting place, but will be held with the use of CMT as provided in Section 120.54(5)(b)2 Florida Statutes.
2. The meetings will be conducted via the use of the CMT platform known as ZOOM.
3. The meetings shall be conducted as follows:
  - a. The Mayor or Chairman of a particular board may be located at either City Hall located at 305 Cecil G. Costin, Sr. Blvd., Port St. Joe, Florida or the Ward Ridge Commission Chamber, 2775 Garrison Ave., Port St. Joe, Florida.

- b. Certain Staff may be located with the Mayor or Chairman.
  - c. All commissioners or board members may call in remotely to participate in the meeting.
  - d. The Notice of the meeting shall provide all information that is currently required by law to be included in the Notice, but will also include a number for members of the public to call in to listen to the meeting and allow them to participate in the meeting by asking questions or making a comment. The three (3) minute comment time limit currently in place will be strictly enforced. A city staff member will be assigned to ensure that the public input number is monitored.
4. The meeting will be recorded and made available to the public on the City website as normal.
5. This Resolution shall become effective on April 7, 2020 and shall terminate upon the termination of the State of Florida's Executive Order 20-69.

DULY PASSED AND ADOPTED by the Board of City Commissioners of Port St. Joe, Florida, this 7th day of April 2020.

The City of Port St. Joe

\_\_\_\_\_  
REX BUZZETT, Mayor/Commissioner

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

**MINUTES OF THE REGULAR MEETING OF THE BOARD OF CITY COMMISSIONERS FOR THE CITY OF PORT ST. JOE, FLORIDA, HELD AT 2775 GARRISON AVENUE, March 17, 2020, at Noon.**

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

Mayor Buzzett shared his concerns about the Coronavirus (COVID-19) and read a letter he has written to the citizens.

Sarah Hinds and Jessie Pippin of the Gulf County Health Department updated the Commission on the latest Coronavirus information.

**CONSENT AGENDA**

**Minutes**

A Motion was made by Commissioner Langston, second by Commissioner Lowry, to approve the Minutes of the Regular Meeting on March 3, 2020. All in favor; Motion carried 3-0.

**Planning Board Recommendations** – Mayor Buzzett read the recommendations below from the PDRB.

*Windmark Village Center East Final Plat Approval – All in favor; Motion carried 4-0 to Recommend Approval.*

*Ordinance 569 Voluntary Annexation Request – All in favor; Motion carried 4-0 to Recommend Approval.*

*Ordinance 570 Small Scale Plan Amendment – All in favor; Motion carried 4-0 to Recommend Approval.*

**City Attorney –**

Attorney McCahill stated that he had received a letter from Attorney David A. Theriaque, representing Teramore Development, LLC requesting a continuance of Ordinances 569 and 570 until the April 7, 2020, meeting.

A Motion was made by Commissioner Lowry, second by Commissioner Langston, to continue Ordinances 569 and 570 until the April 7, 2020, meeting. All in favor; Motion carried 3-0.

*Ordinance 569 Voluntary Annexation Request, Venture 258 LLC - First Reading.*

*Ordinance 570 Small Scale Amendment, Venture 258 LLC – First Reading.*

*Resolution 2020-02 Coronavirus (COVID-19) Declaration of Public Health Emergency (Handout).*

A Motion was made by Commissioner Langston, second by Commissioner Lowry, to adopt Resolution 2020 -02. All in favor; Motion carried 3-0.

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

**New Business**

*Final Plat Approval – Windmark Village Center East:*

John Sklarski of Dewberry and Jason Scarbrough of the St. Joe Company spoke on behalf of the project.

Christy McElroy asked about drainage issues for existing residents.

A Motion was made by Commissioner Lowry, second by Commissioner Langston, for the Final Plat Approval of Windmark Village Center East. All in favor; Motion carried 3-0.

A Motion was made by Commissioner Lowry, second by Commissioner Langston, to approve the purchase of the following items. Each item is in the budget and is also available at the state contract price. All in favor; Motion carried 3-0. *Purchase of 2 Scag Mowers for Public Works total of \$11,278.20; Purchase of 1 Truck for Public Works \$22,387.00; Purchase of 1 Enclosed Godwin Diesel Pump \$45,901.70.*

*2020 Census – Mayor Buzzett:*

Mayor Buzzett stressed the importance of our citizens being counted in the 2020 census as our state and federal funding depends on our numbers for many city projects.

**City Staff Comments**

Mr. Anderson reminded the Commission of the NERDA Workshop Tuesday, March 25, 2020, at 5:00 P.M. in the Ward Ridge Building.

Clerk Pierce noted that Qualifying for the upcoming City Election for Groups III and IV begins tomorrow, Wednesday, March 18, 2020, at noon and concludes at noon, Wednesday, March 25, 2020.

Neither Chief Matt Herring, John Grantland, Larry McClamma, nor Mike Lacour had any updates for the Commission.

**Citizens to be Heard –**

*Christy McElroy* shared her concerns about the increased bill for garbage pickup, the unacceptable level of service from BCC, and the need for disclosure forms when doing work with the City. She feels that there has been a Conflict of Interest between the former City Attorney, Adam Albritton, Gulf County Board of County Commissioners, and their attorney, Jeremy Novak. She provided Public Records Request # 2020-33, a statement from Gulf County showing where Mr. Albritton was paid \$173,915 by the county from October, 2017, to March, 2020. She also provided a document from Sunbiz.org showing that Mr. Albritton and Mr. Novak are registered as Constitution Title, LLC. Ms. McElroy pointed out that Commissioner Lowry has a business relationship with Ralph Rish and believes there should be a formal disclosure of that.

**Discussion Items by Commissioners –**

Neither *Mayor Buzzett*, *Commissioner Langston*, nor *Commissioner Lowry* had anything further to discuss.

A Motion was made by Commissioner Lowry, second by Commissioner Langston, to adjourn the meeting at 12:45 P.M.

Approved this \_\_\_\_\_ day of \_\_\_\_\_ 2020.

\_\_\_\_\_  
Rex Buzzett, Mayor

\_\_\_\_\_  
Date

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

\_\_\_\_\_  
Date

# **MINUTES OF THE EMERGENCY MEETING FOR THE CITY BOAT RAMP, UTILITIES, AND MEETING FORMAT BECAUSE OF THE CORONAVIRUS (COVID-19) OF THE BOARD OF CITY COMMISSIONERS FOR THE CITY OF PORT ST. JOE, FLORIDA, HELD AT 2775 GARRISON AVENUE, March 30, 2020 AT 12 NOON.**

The following were present: Mayor Buzzett, Commissioners Ashbrook, Hoffman, Langston, and Lowry. City Manager Jim Anderson, City Clerk Charlotte Pierce, and Attorney Clinton McCahill were also present.

The Purpose of the meeting was to discuss the operation of the City Boat Ramp, Utilities, and future Meetings Format.

## **Call to Order**

## **Agenda**

### **Coronavirus (COVID-19)**

#### *Boat Ramp*

A lengthy discussion was held about the operation of the City Boat Ramp. Commissioners exchanged ideas concerning their thoughts on what was best for the community.

Mark Howze shared his thoughts on the issue with the Commission and questioned why the boat ramp would be closed and still allow pickle ball and tennis courts, as well as and the golf course, to remain open.

A Motion was made by Commissioner Ashbrook, second by Commissioner Langston, to close the City Boat Ramp for two weeks and readdress the issue then. All in favor; Motion carried 5-0.

#### *Utilities*

Because of the loss of local jobs, uncertainty of an upturn in the economy, and community unmet needs, a Motion was made by Commissioner Hoffman, second by Commissioner Ashbrook, to waive City late fees and reconnection fees for April and not cut anyone off until April 30, 2020. All in favor, Motion carried 5-0.

#### *Meeting Format*

City Manager Jim Anderson reviewed Executive Order 20-69 from Governor DeSantis allowing meetings to be conducted by telephone to prevent large numbers from gathering for meetings. Currently, the Ward Ridge Building is not equipped for digital technology and services would have to be provided to the building. City Staff is currently with Consolidated Communications to upgrade the building.

A Motion was made by Commissioner Ashbrook, second by Commissioner Lowry, to approve future meetings be held via Zoom. All in favor; Motion carried 5-0.

## **Citizens to be Heard**

There was no one from the Public in attendance.

## **Discussion Items by Commissioners**

*Commissioner Lowry* asked if the City had been contacted by anyone from the Census Bureau.

*Commissioner Langston* requested that Attorney Albritton review the Golf Cart Ordinance concerning motorized vehicles.

The Chief also asked for clarification concerning the Highland View Boat Ramp, beaches, and Clifford Sims Park. Clifford Sims Park is to be left open unless there are issues and discretion will be used then. He noted that repeat violators are being given a Notice to Appear rather than a misdemeanor charge.

Mayor Buzzett encouraged citizens to reply on local experts for COVID-19 information and encouraged everyone to verify information given to them before repeating it. He also asked about having a City employee in the Fire Station to help residents file their Census Report.

Mayor Buzzett adjourned the meeting at 1:15 P.M.

Approved this \_\_\_\_\_ day of \_\_\_\_\_ 2020.

\_\_\_\_\_  
Rex Buzzett, Mayor

\_\_\_\_\_  
Date

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

\_\_\_\_\_  
Date

**ORDINANCE NO. 569**

AN ORDINANCE PROVIDING FOR THE VOLUNTARY ANNEXATION OF PARCEL ID NO. 03072-050R; PROVIDING A LEGAL DESCRIPTION OF THE LANDS TO BE ANNEXED, MORE SPECIFICALLY DESCRIBED IN THIS ORDINANCE, AS PETITIONED BY THE PROPERTY OWNER PURSUANT TO SECTION 171.044, FLORIDA STATUTES; PROVIDING FOR THE REDEFINING OF CITY BOUNDARIES TO INCLUDE SAID LANDS; MAKING CERTAIN FINDINGS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE

**WHEREAS**, Chapter 171, Florida Statutes, provides the exclusive method of municipal annexation; and

**WHEREAS**, the City of Port St. Joe has determined the areas to be annexed have met all the requirements of Chapter 171, Florida Statutes, including being contiguous to the City of Port St. Joe and are reasonably compact; and

**WHEREAS**, the City of Port St. Joe has determined it is able to provide certain essential services for the subject properties; and

**WHEREAS**, the owner of the land, which contains approximately 5 acres, described in Exhibit "A" attached and incorporated herein (the "Property"), pursuant to Section 171.044, Florida Statutes, has filed on January 30, 2020, a voluntary petition to the City of Port St. Joe ("City") to annex the Property into the City; and

**WHEREAS**, the metes and bounds description of the Property is as follows:

COMMENCE AT A FOUND LIGHT WOOD POST MARKING THE NORTHEAST CORNER OF SECTION 19, TOWNSHIP 8 SOUTH, RANGE 10 WEST, GULF COUNTY, FLORIDA AND RUN THENCE SOUTH 89 DEGREES 51 MINUTES 32 SECONDS WEST, ALONG THE NORTH BOUNDARY LINE OF SAID SECTION 19 A DISTANCE OF 3148.45 FEET: THENCE LEAVING SAID NORTH BOUNDARY LINE RUN THENCE SOUTH 01 DEGREES 21 MINUTES 21 SECONDS EAST, 248.15 FEET TO A SET IRON PIN (LB #732) ON THE SOUTH RIGHT OF WAY BOUNDARY OF U.S. HIGHWAY NO. 98 (STATE ROAD NO. 30-A) (200 FOOT RIGHT OF WAY) FOR THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING: CONTINUE SOUTH 01 DEGREES 21 MINUTES 21 SECONDS EAST, 330.00 FEET TO A SET IRON PIN (LB #732); THENCE RUN SOUTH 88 DEGREES 38 MINUTES 39 SECONDS WEST, PARALLEL WITH THE SAID SOUTH RIGHT OF WAY BOUNDARY OF U.S. HIGHWAY 98 A DISTANCE OF 660.00 FEET TO A SET IRON PIN (LB #732); THENCE NORTH 01 DEGREES 21 MINUTES 21 SECONDS WEST, 330.00 FEET TO THE SAID SOUTH RIGHT OF WAY OF U.S. 98; THENCE NORTH 88 DEGREES 38 MINUTES 39 SECONDS EAST, ALONG SAID SOUTH RIGHT OF WAY A DISTANCE OF 660.00 FEET TO THE POINT OF BEGINNING.

**WHEREAS**, pursuant to the provisions of Section 171.044, Florida Statutes, notice of this annexation has been provided to the Gulf County Board of County Commissioners, and published once a week for two (2) consecutive weeks in The Star, a newspaper of general circulation in Gulf County, notifying the public of the proposed Ordinance and of the public hearings to be held; and

**WHEREAS**, the property owner having an ownership interest in the property hereinafter described and the same having voluntarily requested the City Limits of the City of Port St. Joe be extended so as to include the land described and depicted in Exhibit "A" and attached hereto; and

**WHEREAS**, it is in the best interest of the public health, safety, and welfare of the citizens of the City of Port St. Joe for the City Commission to annex the real property described in this Ordinance into the municipal boundaries of the City of Port St. Joe.

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

1. The City does hereby annex the Property into the City of Port St. Joe.
2. The City boundaries shall be amended and redefined to include the Property.
3. **REPEAL:** All ordinances or parts of ordinances in conflict herewith are hereby repealed.
4. **SEVERABILITY:** If any provision or portion of this Ordinance is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and portions of this Ordinance shall remain in full force and effect.
5. **EFFECTIVE DATE:** This Ordinance shall become effective upon adoption as provided by law.

**THIS ORDINANCE ADOPTED** in open regular meeting after its second reading on this \_\_\_\_\_ day of \_\_\_\_\_ 2020.

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

By: \_\_\_\_\_  
Rex Buzzett, Mayor-Commissioner

Attest: \_\_\_\_\_  
Charlotte M. Pierce  
City Clerk

**EXHIBIT A**

**APPLICATION FOR ANNEXATION**

**CITY OF PORT ST. JOE**

Date of Application: January 30, 2020

Name of Property Owner (s): Venture 258 LLC

Physical Address of Property to be Annexed: none assigned. Parcel ID #03072-050R

Map Attached YES NO (Utilities to be shown)

**AT TIME OF APPLICATION FOR ANNEXATION**

County Zoning of Property: Gulf County does not have zoning; Agriculture Future Land Use

Corresponding City Zoning: None; the City does not have Agriculture zoning

Proposed City Zoning District: Seeking General Commercial Future Land Use and C-1 zoning

Present Use of Property: Vacant

Number of Living Units on Property: None

Number of People Living on Property: None

Intended Use of Property: Retail store

Signature of Property Owner or Authorized Agent



Mailing Address

460 S. Suddoth Ave, Panama City, FL 32401

**AFFIDAVIT OF OWNERSHIP AND LIMITED POWER OF ATTORNEY**

As the owner of the property located at (no address assigned) the southwest corner of HWY 98 and Field of Dreams Avenue, Port St. Joe, Florida with a property ID number of 03072-050R, I hereby designate Allara Mills-Gutcher of the planning collaborative for the sole purpose of completing an annexation request, Future Land Use Map amendment application, and zoning change application, and act on my behalf during the City of Port St. Joe processing of the Applications on the above referenced property.

This Limited Power of Attorney is granted on this 31<sup>st</sup> day of Jan the year of 2020 and is effective until the City has rendered a decision on these requests and any appeal period has expired. The owner reserves the right to rescind this Limited Power of Attorney at any time with a written, notarized notice to the City of Port St. Joe City Manager.

Nicole M Morrow

Signature of Property Owner

1/31/20  
Date

Nicole M Morrow

Printed Name of Owner

STATE of Florida COUNTY of Bay The forgoing instrument was acknowledged before me this 31<sup>st</sup> day of Jan, 2020 by Nicole M. Morrow who  did ( ) did not take an oath. He/she is  personally known to me, ( ) produced current state issued driver's license, and/or ( ) produced current \_\_\_\_\_ as identification.

Cynthia A. Reimers

Signature of Notary Public

1/31/20  
Date

Cynthia A. Reimers

Printed Name of Notary

2/2/23  
My Commission Expires

Commission Number. (Notary Seal must be affixed)

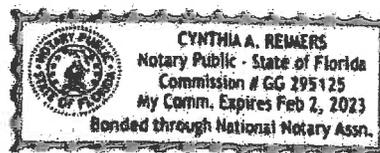


EXHIBIT A



**EXHIBIT A**

S 19 T 8 R 10 S AC M/L 660 FT ON US 98; 330 FT DEPTH ORB 610/324 FR NEW LIFE CHRIST IAN CENTER MAP 69C

Otherwise known as Parcel ID Number 03072-050R

**ORDINANCE NO. 570**

AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN 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 NO. 03072-050R FROM COUNTY AGRICULTURE TO COMMERCIAL (C-1), PROVIDING FOR THE AMENDMENT OF THE ZONING MAP OF THE CITY OF PORT ST. JOE; PROVIDING FOR REPEAL OF ANY CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, Section 163.3187, Florida Statutes, provides for the authority and procedure for the City Commission of Port St. Joe, Florida, to amend its Comprehensive Plan, utilizing procedures applicable to small-scale developments; and

**WHEREAS**, on March 3, 2020, the Planning and Development Review Board, sitting as the local planning agency for the City, recommended approval of the proposed Small-Scale Map Amendment to the City’s Comprehensive Plan for property identified as Parcel Id. No. 03072-050R (“Property”) and of the proposed rezoning of the Property; and

**WHEREAS**, the City Commission desires to adopt the proposed Small-Scale Map Amendment and the proposed rezoning of the Property to guide and control the future development of the City, and to preserve, promote, and protect the public health, safety, and welfare.

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

**SECTION 1. APPROVAL**

The City of Port St. Joe’s Comprehensive Plan Future Land Use Map and the City’s Zoning Map are hereby amended as set forth on Exhibit “A” and are hereby changed from County Agriculture land use to Commercial (C-1). The application and all documentation submitted by the Applicant in support of the proposed Small-Scale Map Amendment and the proposed rezoning of the Property are hereby incorporated by reference.

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

The City Commission hereby finds and determines that the approval of the proposed Small-Scale Map Amendment and the proposed rezoning of the Property is consistent with the goals, objectives, and policies of the City of Port St. Joe’s Comprehensive Plan, as amended.

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’s Future Land Use Map shall be amended as depicted on Exhibit “A” to show the Property as having a land use of Commercial (C-1).

SECTION 5. ZONING

The Zoning Map of the City of Port St. Joe is hereby amended as depicted on Exhibit “A” to show the Property as having a zoning of Commercial C-1.

SECTION 6. REPEAL

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

SECTION 7. 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 8. EFFECTIVE DATE

The Small-Scale Map Amendment shall not become effective until thirty-one (31) days after adoption or, if challenged, upon entry of a final order finding the Small-Scale Map Amendment in compliance. The rezoning of the Property to Commercial C-1 is contingent upon the Small-Scale Map Amendment becoming effective.

This Ordinance was adopted in open regular meeting after its second reading on this \_\_\_\_ day of \_\_\_\_\_ 2020.

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

By: \_\_\_\_\_  
Rex Buzzett, Mayor-Commissioner

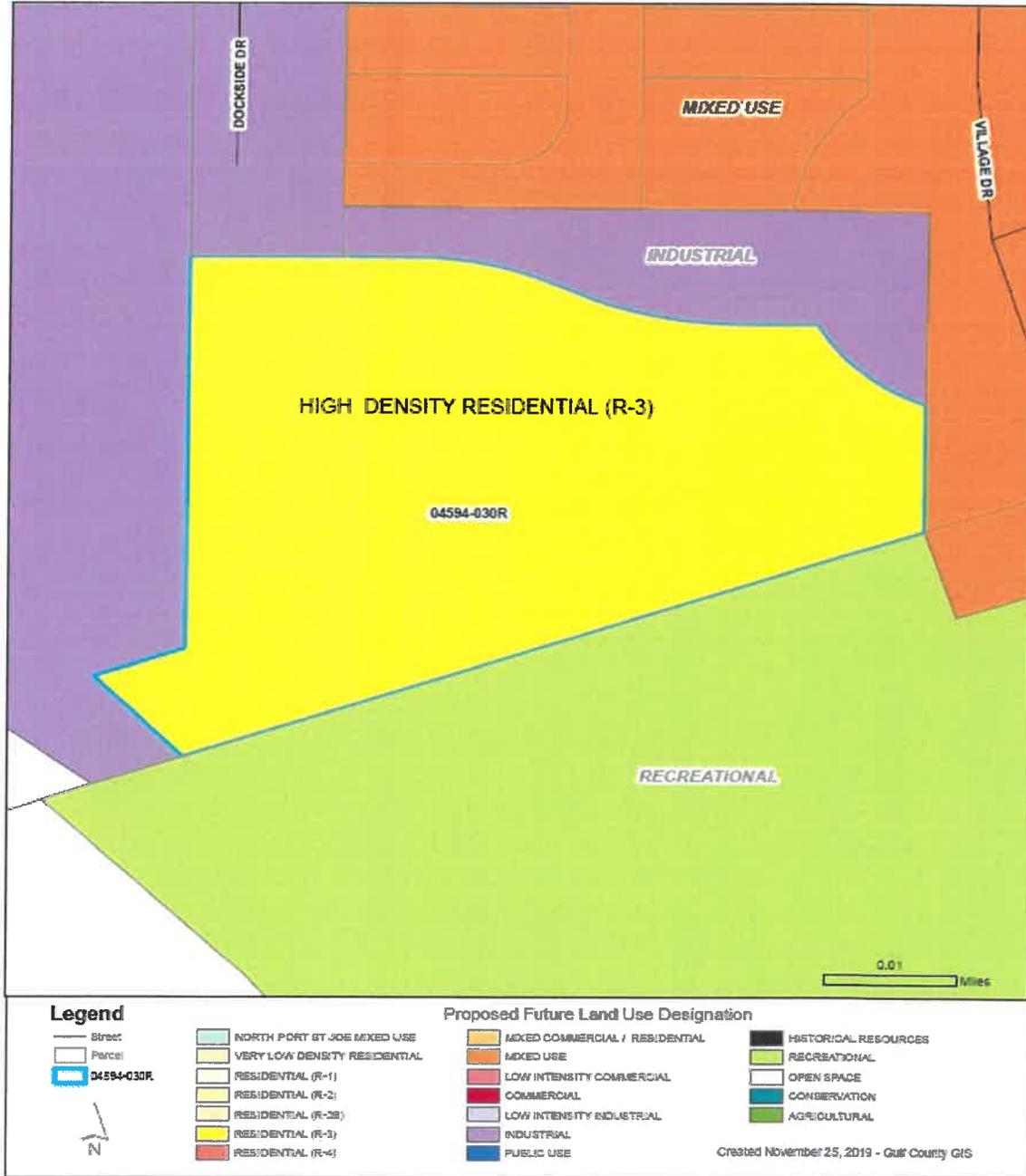
Attest: \_\_\_\_\_  
Charlotte M. Pierce

City Clerk

# EXHIBIT "A"

Future Land Use Map:

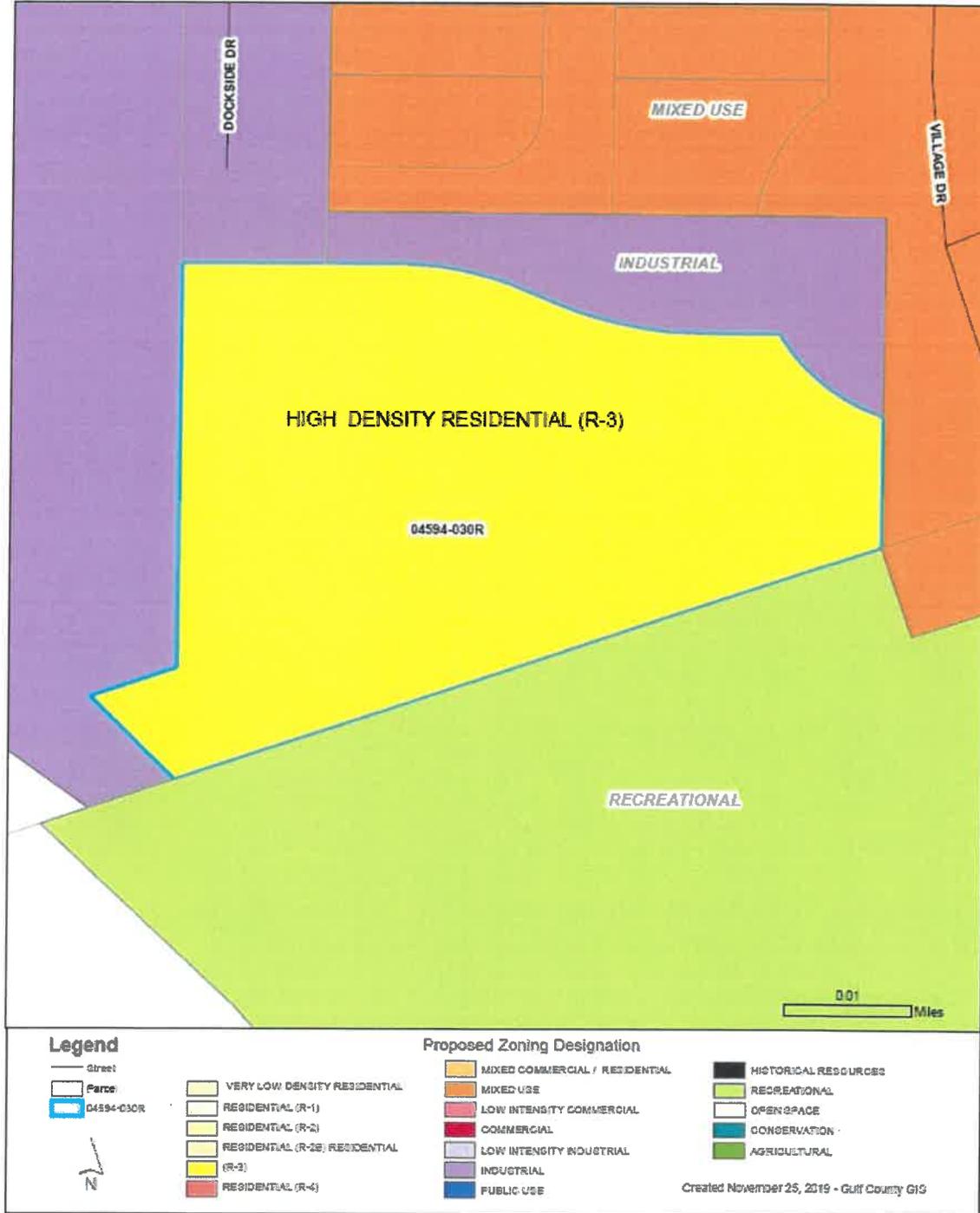
04594-030R - Proposed Future Land Use



# EXHIBIT "A"

Zoning Map:

## 04594-030R - Proposed Zoning



**CITY OF PORT ST. JOE FUTURE LAND USE MAP  
AMENDMENT APPLICATION**

Property Address: None assigned Current Land Use: County Agriculture

Property Owner: Venture 258 LLC Proposed Land Use: Commercial

Mailing Address: 460 Sudduth Avenue, Panama City, FL 32405  
(C-1 zoning)

Phone: 850.319.9180 (agent's phone)

Applicant if Different: Allara Mills-Gutcher, agent

Parcel Number: 03072-050R

(see attached Affidavit)

Owners Signature

Sworn to and subscribed before me this \_\_\_\_\_ day of \_\_\_\_\_, Personally Known  
OR Produced Identification.  
Type Provided \_\_\_\_\_.

\_\_\_\_\_  
Signature of Notary

**PUBLIC NOTICE**

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

**APPLICATION REQUIREMENTS**

Application Fee: Small Scale Amendment - \$500.00 – Large Scale Amendment \$2,000.00

Legal Description of Property

Copy of Deed

Copy of Survey

\_\_\_\_\_  
Owner Signature

Allara Mills-Gutcher  
Applicant Signature

Date: \_\_\_\_\_

Date: February 26, 2020

**AFFIDAVIT OF OWNERSHIP AND LIMITED POWER OF ATTORNEY**

As the owner of the property located at (no address assigned) the southwest corner of HWY 98 and Field of Dreams Avenue, Port St. Joe, Florida with a property ID number of 03072-050R, I hereby designate Allara Mills-Gutcher of the planning collaborative for the sole purpose of completing an annexation request, Future Land Use Map amendment application, and zoning change application, and act on my behalf during the City of Port St. Joe processing of the Applications on the above referenced property.

This Limited Power of Attorney is granted on this 31<sup>st</sup> day of Jan the year of 2020 and is effective until the City has rendered a decision on these requests and any appeal period has expired. The owner reserves the right to rescind this Limited Power of Attorney at any time with a written, notarized notice to the City of Port St. Joe City Manager.

Nicole M. Morrow

Signature of Property Owner

1/31/20  
Date

Nicole M. Morrow

Printed Name of Owner

STATE of Florida COUNTY of Bay The forgoing instrument was acknowledged before me this 31<sup>st</sup> day of Jan, 2020 by Nicole M. Morrow who  did ( ) did not take an oath. He/she is  personally known to me, ( ) produced current state issued driver's license, and/or ( ) produced current \_\_\_\_\_ as identification.

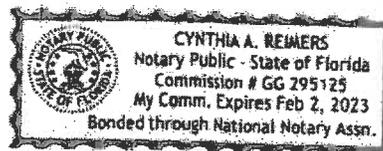
Cynthia A. Reimers  
Signature of Notary Public

1/31/20  
Date

Cynthia A. Reimers  
Printed Name of Notary

2/2/23  
My Commission Expires

Commission Number. (Notary Seal must be affixed)



# Future Land Use Map and Zoning Change Request

For one parcel located at the southwest corner of the intersection of Field of Dreams Ave. and HWY 98

Also referenced as Parcel ID number 03072-050R

**Conducted for:**

Teramore Development, LLC

Ph: 229.516.4286

[develop@teramore.net](mailto:develop@teramore.net)



**Prepared for:**

The City of Port St. Joe

Ph: 850.229.8261

305 Cecil G. Costin Sr. Blvd.

Port St. Joe, FL 32457

**Prepared by:**

The Planning Collaborative

Allara Mills Gutcher, AICP

Ph: 850.319.9180

[allara@theplanningcollaborative.com](mailto:allara@theplanningcollaborative.com)



the planning collaborative

February 26, 2020

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## **PURPOSE AND INTRODUCTION**

This report supports the justification for a Future Land Use Map (FLUM) assignment of Commercial and zoning assignment of Commercial C-1, to a parcel currently outside of the city limits. An annexation request has also been submitted to the City for this parcel. The site is a five (5) acre parcel, in unincorporated Gulf County, Florida. Currently there is no address assigned to the parcel, which is located at the southwest quadrant of the intersection of HWY 98 and Field of Dreams Ave. Both the requested Future Land Use (FLU) and the zoning designations are supported by the findings in this report.

The consultant, Allara Mills-Gutcher, completed the following research in preparation of this report:

- A site visit conducted on Tuesday, January 7, 2020
- Review of the Gulf County Property Appraiser website data and maps
- Review of the Port St. Joe Comprehensive Plan, dated 2007, as amended
- Review of the Port St. Joe Land Development Regulation Code (hereinafter referred to as "Code"), undated and as published to the City's website as of February 12, 2020
- Review of the City of Port St. Joe Zoning Map
- Review of the City of Port St. Joe Future Land Use Map
- Consultation with Teramore Development, LLC and City staff

## **GENERAL LOCATION AND SETTING**

The parcel that comprises the project site is not yet addressed, but lies at the southwest intersection of Field of Dreams Avenue and HWY 98 (Exhibit 1). This parcel is located east of Jones Homestead Road, south of Garrison Avenue. The site is located within Section 19, Township 8S, Range 10W. The Gulf County Property Appraiser's Parcel Identification Number is 03072-050R. The Property Appraiser lists this parcel as five (5) acres.

This project abuts HWY 98, a roadway listed as a Principal Arterial.<sup>1</sup> The other abutting roadway, Field of Dreams Avenue, is a local road (Figure 1).

---

<sup>1</sup> Florida Department of Transportation Gulf County Functional Classifications Map, October 2013

**Figure 1 – Street View from Field of Dreams Avenue looking northwest**



The parcel is currently undeveloped and has a Department of Revenue tax classification of "vacant". The site is vegetated with exception to an area with an off-premise sign for the child development facility located on the southern end of Field of Dreams Ave.

Surrounding the parcel in the general vicinity are primarily vacant uses with some non-residential (Mainstay Suites and Gulf Coast State College, Figure 2). The parcel surrounding the subject site to the south, east and west is under one ownership and has a tax code of "vacant". This parcel has a Future Land Use designation of "Agriculture" assigned by Gulf County.

**Figure 2. Adjacent Uses – North of Subject Parcel Abutting HWY 98**



**Figure 3. Adjacent Uses – At the South end of Field of Dreams Ave.**



**Figure 4. Adjacent Uses –Parcel Surrounding Subject Site on Field of Dreams Avenue, Looking North to HWY 98**



**DATA AVAILABLE SPECIFIC TO THE SITE**

There is an area of wetlands on the site, located in the southwest corner. This wetland is classified as a "Freshwater Emergent Wetland".<sup>2</sup>

Following closely with the wetlands line, the majority of this parcel is in Flood Zone X, Area of Minimal Flood Hazard (Exhibit 2). Flood Zone X is considered to be above of the 500-year flood

<sup>2</sup> U.S. Fish and Wildlife Service National Wetlands Inventory, sourced January 20, 2020

level. The southwest corner of the property is within an unnumbered Flood Zone A, or an area within the Special Flood Hazard Area.<sup>3</sup>

A response from the Florida Master Site File notes a negative result with no findings in a search of the Section, Township and Range where the parcel is located (Exhibit 3).

Existing uses that are adjacent to the subject parcel are classified as "Vacant" by the Gulf County Property Appraiser, to include the area occupied by Gulf Coast State College. Figures 3 and 4 above provide additional views of parcels near the subject property.

According to the Gulf County Property Appraiser's tax classifications, there are no existing commercial uses that abut HWY 98 along a one-mile line of the project boundary with the exception to the Main Stay Suites Hotel. This requires daily trips in excess of a several miles to shop for basic grocery essentials. The location of a small variety store in this location will ease traffic impacts and reduce roadway congestion in the vicinity.

### **APPLICABLE POLICIES AND REGULATIONS**

The site is currently designated with a Future Land Use category of Agriculture in unincorporated Gulf County. The request for a Future Land Use amendment is to the Commercial category. The properties surrounding this site are categorized with various Future Land Uses both inside and outside of the City limits of Port St. Joe. Descriptions of the Future Land Use categories, existing and proposed, are provided in Table 1 and on Figure 5 following.

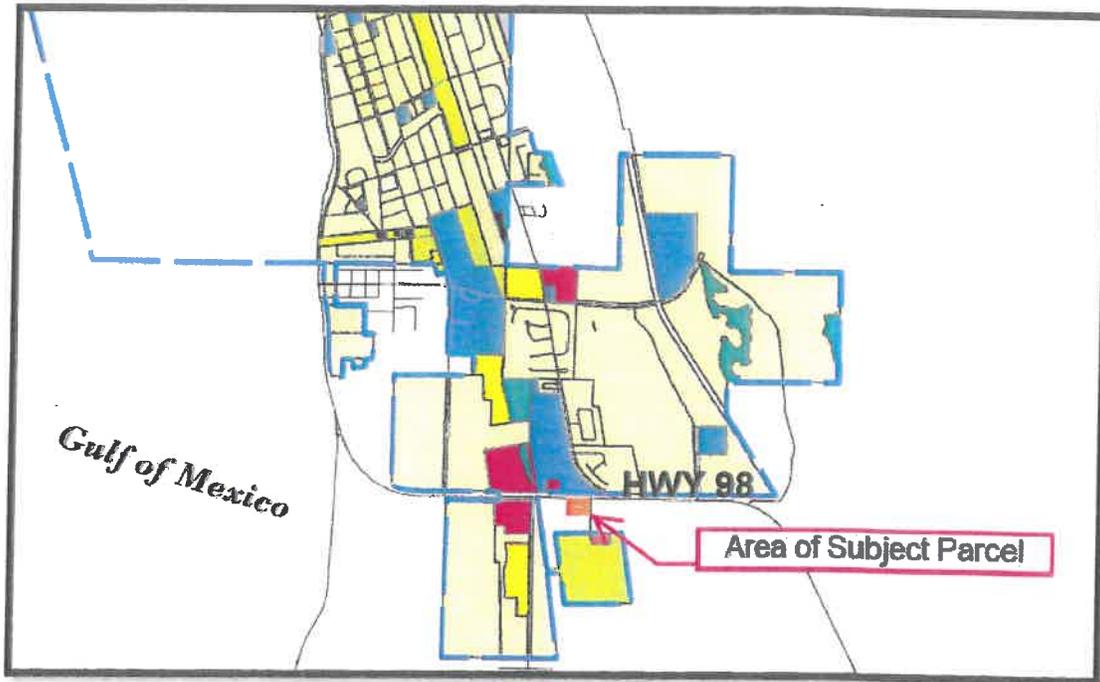
**Table 1. Adjacent Future Land Use Categories and Zoning Districts to the Subject Parcel**

	<b>Direction</b>			
	<b>North</b>	<b>South</b>	<b>East</b>	<b>West</b>
<b>FLU Category</b>	Public Use	County/Agriculture	County/Agriculture	County/Agriculture
<b>Zoning District</b>	C-1	County/None	County/None	County/None

Source: Gulf County Future Land Use Map; City of Port St. Joe Future Land Use Map  
 Note: Gulf County does not have adopted zoning

<sup>3</sup> Flood Insurance Rate Map Panel 12045 C0343G dated April 16, 2009

Figure 5. City of Port St. Joe Future Land Use Map



- |   |  |  |   |
|---|--|--|---|
|  Residential (R-1)  |  Commercial          |  Public Use    |  Conservation |
|  Residential (R-3) |  Low-Intensity Com. |  Recreational |   |

Source: City of Port St. Joe Future Land Use Map

Future Land Use Category (Gulf County, Existing): Agriculture<sup>4</sup>

The purpose of the Agriculture Future Land Use category is to “provide a rural environment for agricultural, silvicultural and mining uses and other uses that are compatible with agricultural activities and the overall rural character of the area.”

Allowable uses in this category include residential, preservation, outdoor recreation, and public utilities and public services. Additionally, some industrial uses which are associated with the primary agriculture use, silvicultural uses, and mining operations are allowed.

Future Land Use Category (Proposed): Commercial (GC)<sup>5</sup>

The Port St. Joe Comprehensive Plan does not list an intent for this category. The Plan also does not list allowable uses. Therefore, the analysis of allowable uses is listed later in the zoning section of this report.

<sup>4</sup> Gulf County Comprehensive Plan, August 2011, Future Land Use Policy 1.3.7

<sup>5</sup> City of Port St. Joe Comprehensive Plan, Future Land Use Map

Other applicable policies in the Comprehensive Plan help guide growth and development in Port St. Joe. The following are presented by Comprehensive Plan Element.

### Future Land Use Element

*Future Land Use Element Policy 1.1.1: Development of vacant lands will require provisions for drainage and stormwater management which are to be in compliance with State regulations.*

The plan for development to be submitted after this amendment process will reflect all requirements of state and local regulations. Therefore, this policy is met.

*Future Land Use Element Policy 1.2.3: The concurrent availability of facilities and services necessary to serve proposed developments at the City's adopted Level of Service (L.O.S.) will be required before development will be approved. L.O.S. standards are listed in the transportation, recreation and open space, public schools facilities, and infrastructure (sewer, waste, drainage, potable water, groundwater, recharge element) elements of the plan.*

The adopted LOS standards are as follows. Although the Comprehensive Plan does not list allowable uses for the various categories, the Commercial District does not list allowable densities, and therefore by default residential uses are not allowed. Those standards below that apply to residential uses are not evaluated and include Recreation and Open Space and Public School Facilities.

Transportation: Transportation Element Policy 1.1.2 adopted a peak hour LOS standard of "D" for a principal arterial.

The segment of roadway adjacent to this parcel is listed from SR-30/US-98 to 0.2 miles east of CR-30A (Section Number 51070000). The FDOT Count Station ID Number is 510316. The two-way Annual Average Daily Traffic (AADT) count in 2018 was 2,394 trips.<sup>6</sup> FDOT has an adopted LOS D for this segment with an AADT of 8,400.<sup>7</sup> In 2018 this segment was operating at 28.5% of maximum volume.

The peak hour/peak directional (ph/pd) estimates using FDOT methodology of a standard 9.5 K factor for a rural arterial and 53.5 D factor total 122 trips in 2018. With a current standard of "D" and an adopted 8,400 AADT, the maximum ph/pd trip volume is 430 before the standard is compromised and lowered.<sup>8</sup> Therefore, there are 308 ph/pd trips available on this segment of HWY 98.

Trip generation is estimated specific to a use. In order to calculate trip generation as a result of the development of the site, an example of a 10,000 square foot general variety retail store is considered. The ITE Trip Generation Manual (10<sup>th</sup> Edition) is used to determine peak hour trips for this project, identified as a "free-standing discount store" (ITE Land Use Code 815) (Exhibit 4). The generation for a 10,000 square foot store is shown in Table 2 below.

<sup>6</sup> Florida Department of Transportation 2018 Annual Average Daily Traffic Report, Gulf County

<sup>7</sup> Florida Department of Transportation District 3 2016 LOS Report, Gulf County

<sup>8</sup> Florida Department of Transportation District 3 LOS Report, Gulf County

**Table 2. Peak Hour Trip Generation of a Free-standing Discount Store**

Gross Floor Area (by 1,000 sq. ft.)	ITE Code 815 trip generation rate (RM peak)	Total Trips (PH/PD)	Pass-by Trips (%) <sup>1</sup>	Total New Trips (PH/PD)
10	4.83	48	29 (60%)	19

Source: International Transportation Engineers Trip Generation Handbook, 10<sup>th</sup> Edition  
<sup>1</sup> From 9<sup>th</sup> Edition, no PM peak hour pass by percentage in 10<sup>th</sup> Edition.

The new trips are then added to the actual trips in Table 3 to show the accumulated trips on HWY 98.

**Table 3. Adopted and Actual Traffic Counts**

Segment	Area Type	County Adopted LOS (PH)	Max Volume (PH/PD)	2018 Actual PH/PD	Trips added (PH/PD)	Total Trips (PH/PD)
HWY 98 from SR 30 to CR 30A	Rural Developed	D	430	112	19	131

Source: FDOT 2018 Annual Average Daily Traffic Report and FDOT District 3, Gulf County 2016 LOS Report.

Note: No LOS data was available more recent than the FDOT District 3 2016 report. Most recent 2018 AADT counts were used.

Therefore, the amendment of this parcel to Commercial on the Future Land Use Map and subsequent rezoning to allow for the development of a commercial use, will not degrade the adopted LOS standard. This policy is met.

Recreation and Open Space: Recreation and Open Space Element Policy 1.3.2 adopted a LOS standard of "0.005 acres per person." This standard is **not applicable** to non-residential development.

Public School Facilities: Capital Improvements Policy 2.1.3 requires 100% of Florida Inventory of School House capacities. This standard is **not applicable** to non-residential development.

Potable Water: Sanitary Sewer, Solid Waste, Stormwater Management Potable Water and Groundwater Aquifer Recharge Element Policy 1.1.9 adopted a potable water LOS standard for commercial uses of 2,000 gallons per acre per day.

The site is five (5) acres. Therefore, the maximum demand for potable water is 10,000 gallons per day.

The City's potable water facility is permitted for a maximum capacity of 3,000,000 gallons per day (gpd). The City of Port St. Joe Utilities Department reports a current average demand of less than 1,100,000 gpd (averaged annually)<sup>9</sup>. Therefore, the amendment of five acres to the Commercial Future Land Use category will not degrade the adopted standard below the current level of service. This policy is met.

Sanitary Sewer: Sanitary Sewer, Solid Waste, Stormwater Management Potable Water and Groundwater Aquifer Recharge Element Policy 1.1.2 adopted a commercial LOS standard of 1,450 gallons per acre per day.

This site is five (5) acres. Therefore, the maximum demand for sanitary sewer is 7,250 gallons per day.

The City's Wastewater Treatment Facility has a permitted treatment capacity of 3,100,000 gpd. The facility is currently treating less than 800,000 gpd.<sup>10</sup> Therefore, the addition of 7,520 gpd will not degrade the level of service below the adopted standard. This policy is met.

Stormwater: Sanitary Sewer, Solid Waste, Stormwater Management Potable Water and Groundwater Aquifer Recharge Element Policy 1.1.5 adopted stormwater LOS standards. At the time of site plan submittal, all stormwater standards shall be met as specific to the site and plan for development. This policy will be met.

Solid Waste: Sanitary Sewer, Solid Waste, Stormwater Management Potable Water and Groundwater Aquifer Recharge Element Policy 1.1.4 adopted a LOS standard for solid waste at eight (8) pounds per capita per day.

The City of Port St. Joe requires garbage pickup. All solid waste is collected by BCC Waste Solutions, LLC in partnership with the City of Port St. Joe who handles the billing. The waste is taken to a transfer station before carried to the Bay County Waste-to-Energy Facility.

The Bay County Waste-to-Energy Facility is currently permitted for 510 tons per day. The current average usage is 477 tons per day. However, if there is an issue with capacity, overage is diverted to the Steelfield Land field which currently has an 80 year capacity.<sup>11</sup>

This policy is met.

*Future Land Use Element Policy 1.6.7: The City will consider the location of the proposed development and the hurricane evacuation level and ensure appropriate mitigation prior to approval of new development. The City will consider mitigation, reduction or elimination of uses that are inconsistent with interagency hazard mitigation report recommendations that the City determines appropriate.*

Hurricane evacuation analysis are conducted in relation to the location and number of residential units. Therefore, an evacuation analysis was not conducted for this non-residential map amendment. However, to show the location of the site in relation to the Coastal High Hazard Area

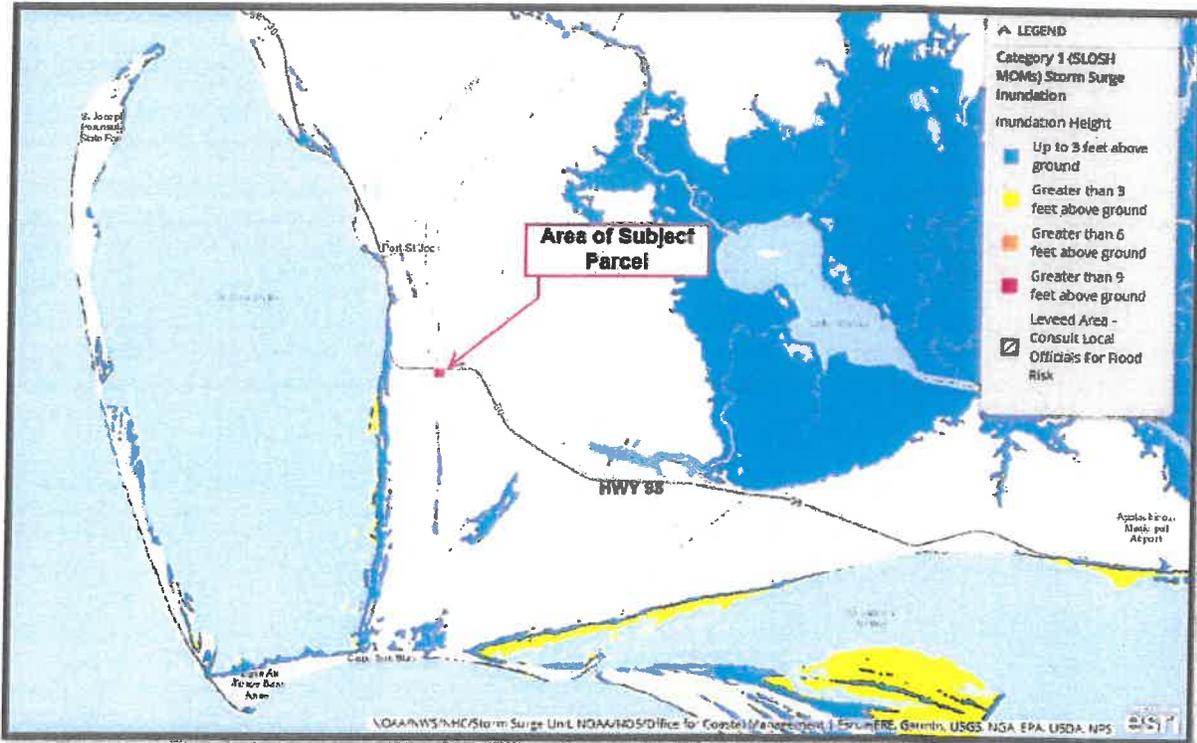
<sup>9</sup> As reported by Larry McClamma, Port St. Joe Water Department Director, February 21, 2020

<sup>10</sup> As reported by, Kevin Pettis, Port St. Joe Wastewater Department Director, February 21, 2020

<sup>11</sup> As reported by Glen Ogborn, Bay County Solid Waste Division Manager, February 21, 2020

(CHHA), Figure 6 is included following. This site is located outside of the CHHA. Coastal Management Element Policy 1.1.2 defines the CHHA as the area within the “Category 1 storm surge line as established by a Sea, Lake, and Overland Surges from Hurricanes (SLOSH) computerized storm surge model.” This policy is met.

Figure 6. Coastal High Hazard Area



*Future Land Use Policy 1.9.1: The City will discourage urban sprawl and promote compact, mixed use development to reduce miles traveled and reduce greenhouse gas emissions.*

This area is already development, and not considered sprawl. A satellite campus of Gulf Coast State College is located directly to the north, with a Mainstay Suites hotel to the northwest. A child development facility (day care) is located south of the subject parcel on Field of Dreams Avenue. Additionally, there is a subdivision north of the subject site, north of Gulf Coast State College. Therefore, this policy is met.

Florida Statute 163.3177(6)(a)(9) provides direction when analyzing sprawl. The analysis below is directly sourced from the 2019 statute, with responses inline.

*a. The primary indicators that a plan or plan amendment does not discourage the proliferation of urban sprawl are listed below. The evaluation of the presence of these indicators shall consist of an analysis of the plan or plan amendment within the context of features and characteristics unique to each locality in order to determine whether the plan or plan amendment:*

*(I) Promotes, allows, or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses.*

The Commercial Future Land Use category listed in the Future Land Use Element does not list allowable uses. We therefore look to the City Land Development Regulation Code for the implementation of the Commercial land use category. The intent of the zoning category sought, C-1, is "to provide for a mixture of compatible commercial and residential uses in areas where such development already exists or has historically occurred or where public water and sewer are available." Generally, the commercial areas of the Future Land Use Map allow for retail, office/services, and lodging and restaurant businesses. The C-2 commercial district also allows for light industrial uses to include manufacturing and storage yards. The variety of uses allowed in the Commercial Future Land Use category allow for an intense development parameter, contrary to the limitation of the statute of "low-intensity, low-density, or single-use development". This statutory provision is met.

*(II) Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development.*

This area is transitioning, as indicated by the development of both residential and non-residential uses. The City of Port St. Joe is an incorporated, urbanized area and not considered rural. Urban amenities and services, including the provision of potable water and sanitary sewer, diminish any argument that this is a rural area. This statutory provision is met.

*(III) Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.*

This site is adjacent to other non-residential uses. Gulf Coast State College is directly across the street to the north. As mentioned, within the immediate vicinity are commercial uses including a lodging establishment and a child care facility. Due to the existing non-residential development, the amendment of this five acre parcel is not considered isolated. This statutory provision is met.

*(IV) Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.*

There are no lakes, rivers, shorelines, beaches, bays, or estuarine systems are on or adjacent to this site. According to the National Wetlands Survey, there potentially are wetlands located on the site, but do not comprise a large area (Exhibit 5). The extent or quality of those wetlands has not yet been determined. All required protective measures will be taken at the time of development. Similarly located, a portion of the site lies within a Special Flood Hazard Area. The majority of the site is outside of the 500-year floodplain (Exhibit 2). This statutory provision is met.

*(V) Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils.*

This area is not used agriculturally. This statutory provision **is met**.

*(VI) Fails to maximize use of existing public facilities and services.*

This site, once developed, will use services and facilities provided by the City of Port St. Joe. This includes potable water, sanitary sewer, and solid waste services. Therefore, this statutory provision **is met**.

*(VII) Fails to maximize use of future public facilities and services.*

Although currently vacant, the planned development will utilize existing public facilities and services. Therefore, this statutory provision **is met**.

*(VIII) Allows for land use patterns or timing which disproportionately increase the cost in time, money, and energy of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government.*

This site is located on existing roadways, including Field of Dreams Avenue and HWY 98. No new roadways are needed to serve the development. Additionally, existing potable water and sanitary sewer lines are available. Stormwater management ponds will be developed concurrently with the construction of the site, as required by state and local regulations. Other services are currently in place as offered by the City of Port St. Joe. This statutory provision **is met**.

*(IX) Fails to provide a clear separation between rural and urban uses.*

The City limits provide the separation between rural and urbanized areas. Development within the City is more intense and developed with higher residential dwelling units to the acre as a result of the provision of potable water and sanitary sewer utilities. This statutory provision **is met**.

*(X) Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.*

This amendment does not discourage or inhibit any infill development, or the redevelopment of existing neighborhoods. This provision is not applicable to the development of this site. This statutory provision **is met**.

*(XI) Fails to encourage a functional mix of uses.*

A mixture of uses is located in close proximity to this site. These include educational, lodging, commercial (child care), and residential. The City also encourages a mixture of uses with the Mixed Use Future Land Use category. This policy **is met**.

*(XII) Results in poor accessibility among linked or related land uses.*

This criterion cannot yet be asserted since the Comprehensive Plan does not address linking related land uses. This criterion will be assessed at the time the plan for development is submitted to the City. This policy is not applicable at this time.

*(XIII) Results in the loss of significant amounts of functional open space.*

The lot coverage requirement of the Commercial District Future Land Use category is ninety (90) percent in this area. This criterion will be met by the proposed development. This policy is met by definition of the Plan requirement.

*b. The future land use element or plan amendment shall be determined to discourage the proliferation of urban sprawl if it incorporates a development pattern or urban form that achieves four or more of the following:*

*(I) Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.*

*(II) Promotes the efficient and cost-effective provision or extension of public infrastructure and services.*

*(III) Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available.*

*(IV) Promotes conservation of water and energy.*

*(V) Preserves agricultural areas and activities, including silviculture, and dormant, unique, and prime farmlands and soils.*

*(VI) Preserves open space and natural lands and provides for public open space and recreation needs.*

*(VII) Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area.*

*(VIII) Provides uses, densities, and intensities of use and urban form that would remediate an existing or planned development pattern in the vicinity that constitutes sprawl or if it provides for an innovative development pattern such as transit-oriented developments or new towns as defined in s. 163.3164.*

The requirement that at minimum, four of the above listed criteria are met. **This is achieved** by the granting of this Comprehensive Plan Future Land Use Map and zoning map amendment. The following points are made as an analysis of the criteria.

- The site does direct economic growth to an area of the City that does not adversely impact any natural resources or ecosystems. The site is located abutting an existing principal arterial roadway, at a juncture with a local road, and therefore is highly accessible under current conditions. The potential wetlands and Special Flood Hazard Area on the site are located in a corner of a parcel that can be avoided or at minimum mitigated by the impacts of future development. There are no waterbodies (rivers, lakes, streams, coastal waters)

adjacent or on the site. This site is located within an area of the community that has already been developed by non-residential uses.

- Public services exist to serve this site. These include potable water, sanitary sewer, and solid waste.
- The development of this site will promote the conservation of energy in that vehicle miles traveled will be reduced as the residential development within close proximity, and even other pass-by trips originating from other portions of Gulf County, will be able to shop for daily necessities without travel into the core of Port St. Joe.
- The conversion of this site to a Commercial use will balance the functional use of land in this area. Currently, there are no opportunities for neighborhood-scale shopping needs to purchase daily necessities within a short distance, or on the way to or from the home. This amendment to Commercial, with a zoning district assignment of one that will allow for retail sales, will provide the opportunity for development of such needs.
- The assignment of the Commercial Future Land Use category and C-1 zoning district will provide a development intensity of an urban form to coincide with the transitioning of the area from a rural to urban form.

#### Traffic Circulation Element

*Traffic Circulation Element Policy 1.1.3: The City adopts the State mandated LOS standards for all roadways within the city limits that are designated as part of the State's Strategic Intermodal System (SIS).*

According to the Florida Department of Transportation's publication "Strategic Intermodal System (SIS) Atlas" produced on October 31, 2019, there are no roadways within Gulf County in the SIS. This policy **is met**.

#### Conservation Element

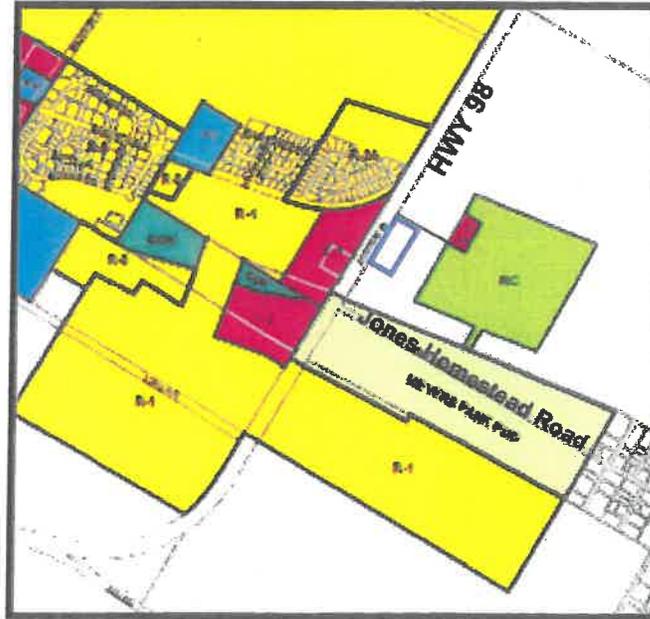
*Conservation Element Policy 1.7.9: New development shall be clustered on upland portions of a development site, which are not otherwise environmentally sensitive. To facilitate the clustering of development out of and away from wetlands, deviations from minimum lot sizes and density transfers on a one-to-one basis (based on density and intensity of the current land use designation) to the buildable portion of the site, may be authorized. In no case shall the density exceed the designated gross density on the future land use map.*

Any development on the site will follow all requirements of the Comprehensive Plan and the Land Development Code. Any environmentally sensitive lands shall be protected as directed by the adopted City documents. This policy **is or will be met**.

Zoning Parameters

There is no assigned zoning to this site by Gulf County. The County uses the Future Land Use category to regulate growth and development. Therefore, the City zoning assignment will be new to this parcel. Figure 7 shows the City's Zoning Map.

Figure 7. City of Port St. Joe Zoning Map of the Area



Source: City of Port St. Joe  
[Blue Outline] Subject Parcel

Zoning District (Existing): None. Gulf County has not adopted zoning.

Zoning District (Proposed): Commercial (C-1)<sup>12</sup>

“District Intent: To provide for a mixture of compatible commercial and residential uses in areas where such development already exists or has historically occurred or where public water and sewer are available.”

Allowable uses within this district include “Any use permitted in C-1A district, trade service establishment, self-services laundries, shop for the sale and repair of batteries, radios, bicycles, guns, shoes, tires, typewriters, watches and jewelry and other mechanisms, bakeries, painters, paper hangers, plumbers, address and mailing, advertising and distributing, multi-graphing, printing and laboratories” in addition to various types of schools,

<sup>12</sup> City of Port St. Joe Land Development Regulation Code, Section 3.09 “C-1 district”, pg. 59

“commercial amusements, games and sports, funeral homes, restaurants, automobile sales rooms and used car sales lots” and “churches”.

Uses permitted in the C-1A district include “retail stores” and other service establishments.<sup>13</sup>

The zoning of this site to a C-1 district is consistent with the Commercial Future Land Use category assignment.

### **FINDINGS AND CONCLUSIONS**

The request to amend the Future Land Use Map from the County designation of Agriculture, and to assign a zoning designation of C-1 Commercial, is consistent with the Goals, Objectives, and Policies of the City of Port St. Joe Comprehensive Plan. Any proposed development as a result of the amendment will comply with all requirements of the City’s Comprehensive Plan and Code. The development of this site as a non-residential use will not create a pattern of urban sprawl, and will be within the City’s adopted level of service standards for transportation, water, sewer, and other services.

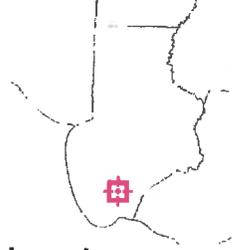
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<sup>13</sup> Ibid, Section 3.08 “C-1A district”, pg. 58

# Exhibit 1 - Aerial Photograph



### Overview



### Legend

-  Parcels
- USA Major Highways**
-  Limited Access
-  Highway
-  Major Road
-  Local Road
-  Minor Road
-  Other Road
-  Ramp
-  Ferry
-  Pedestrian Way
-  Roads
-  Lakes
-  **Subject Parcel**

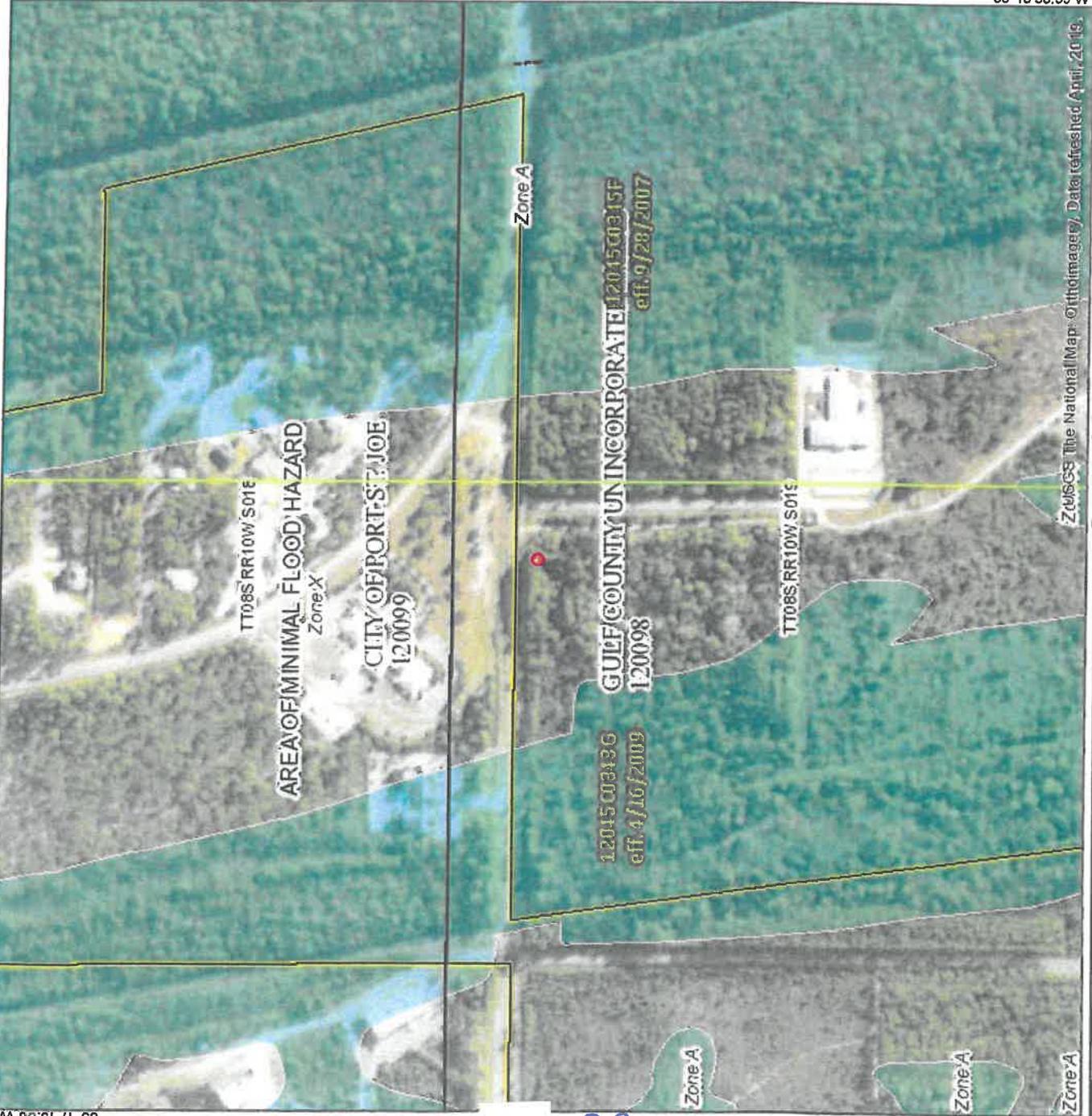
Date created: 2/12/2020  
Last Data Uploaded: 2/12/2020 6:09:24 PM

Developed by  **Schneider**  
GEOSPATIAL

# Exhibit 2 - National Flood Hazard Layer FIRMette



28°46'50.37"N  
85°17'13.80"W



## Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

**SPECIAL FLOOD HAZARD AREAS**

- Without Base Flood Elevation (BFE) Zone A, V, A99
- With BFE or Depth Zone AE, AO, AH, VE, AR
- Regulatory Floodway

**OTHER AREAS OF FLOOD HAZARD**

- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Area with Reduced Flood Risk due to Levee, See Notes, Zone X
- Area with Flood Risk due to Levee Zone D

**OTHER AREAS**

- Area of Minimal Flood Hazard Zone X
- Effective LOMRs
- Area of Undetermined Flood Hazard Zone D

**GENERAL STRUCTURES**

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

**OTHER FEATURES**

- Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline Profile Baseline
- Hydrographic Feature

**MAP PANELS**

- Digital Data Available
- No Digital Data Available
- Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 2/17/2020 at 3:47:38 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

### Exhibit 3 - Master Site File Record



**This record search is for informational purposes only and does NOT constitute a project review. This search only identifies resources recorded at the Florida Master Site File and does NOT provide project approval from the Division of Historical Resources. Contact the Compliance and Review Section of the Division of Historical Resources at 850-245-6333 for project review information.**

February 17, 2020



Allara Mills Gutcher  
The Planning Collaborative  
2311 Lee Street  
Lynn Haven, FL 32444  
Phone: 850.319.9180  
Email: allara@theplanningcollaborative.com

In response to your inquiry of February 17, 2020, the Florida Master Site File lists no previously recorded cultural or historical resources found in the following section of Gulf County:

**T08S, R10W, Sections 19 as shown on the corresponding map.**

When interpreting the results of our search, please consider the following information:

- This search area may contain *unrecorded* archaeological sites, historical structures or other resources even if previously surveyed for cultural resources.
- Because vandalism and looting are common at Florida sites, we ask that you limit the distribution of location information on archaeological sites.
- While many of our records document historically significant resources, the documentation of a resource at the Florida Master Site File does not necessarily mean the resource is historically significant.
- Federal, state and local laws require formal environmental review for most projects. This search **DOES NOT** constitute such a review. If your project falls under these laws, you should contact the Compliance and Review Section of the Division of Historical Resources at 850-245-6333.

Please do not hesitate to contact us if you have any questions regarding the results of this search.

Sincerely,

A handwritten signature in black ink, appearing to read "Cody VanderPloeg".

Cody VanderPloeg  
Archaeological Data Analyst  
Florida Master Site File  
Cody.VanderPloeg@dos.myflorida.com

INSTITUTE OF TRANSPORTATION ENGINEERS  
COMMON TRIP GENERATION RATES (PM Peak Hour)

(Trip Generation Manual, 10th Edition)

Code	Description	Unit of Measure	Trips Per Unit	Setting/Location	
				General Urban/ Suburban	Dense Multi- Use Urban
30	Infermodal Truck Terminal	1,000 SF GFA	1.72		
90	Park-and-Ride Lot with Bus Service	Parking Spaces	0.43		
<b>INDUSTRIAL</b>					
110	General Light Industrial	1,000 SF GFA	0.63		
130	Industrial Park	1,000 SF GFA	0.40		
140	Manufacturing	1,000 SF GFA	0.67		
150	Warehousing	1,000 SF GFA	0.19		
151	Mini-Warehouses	1,000 SF GFA	0.17		
154	High-Cube Transload & Short-Term Storage Warehouse	1,000 SF GFA	0.10		
165	High-Cube Fulfillment Center Warehouse	1,000 SF GFA	1.37		
166	High-Cube Parcel Hub Warehouse	1,000 SF GFA	0.64		
167	High-Cube Cold Storage Warehouse	1,000 SF GFA	0.12		
160	Data Center	1,000 SF GFA	0.09		
170	Utilities	1,000 SF GFA	2.27		
180	Specialty Trade Contractor	1,000 SF GFA	1.07		
<b>RESIDENTIAL</b>					
210	Single-Family Detached Housing	Dwelling Units	0.99		
220	Multifamily Housing (Low-Rise)	Dwelling Units	0.59		
221	Multifamily Housing (Mid-Rise)	Dwelling Units	→ 0.44	0.18	
222	Multifamily Housing (High-Rise)	Dwelling Units	→ 0.39	0.19	
231	Mid-Rise Residential with 1st-Floor Commercial	Dwelling Units	0.30		
232	High-Rise Residential with 1st-Floor Commercial	Dwelling Units	0.21		
240	Mobile Home Park	Dwelling Units	0.48		
251	Senior Adult Housing - Detached	Dwelling Units	0.30		
252	Senior Adult Housing - Attached	Dwelling Units	0.26		
253	Congregate Care Facility	Dwelling Units	0.18		
254	Assisted Living	Dwelling Units	0.48		
255	Continuing Care Retirement Community	1,000 SF GFA	0.18		
260	Recreation Homes	Units	0.18		
265	Timeshare	Dwelling Units	0.28		
270	Residential Planned Unit Development	Dwelling Units	0.63		
<b>LODGING</b>					
310	Hotel	Rooms	0.60		
311	All Suites Hotel	Rooms	→ 0.32	0.17	
312	Business Hotel	Rooms	0.32		
320	Motel	Rooms	0.38		
330	Resort Hotel	Rooms	0.41		
<b>RECREATIONAL</b>					
411	Public Park	Acres	0.11		
416	Campground/Recreation Vehicle Park	Acres	0.98		
420	Marina	Berths	0.21		
430	Golf Course	Acres	0.28		
431	Miniature Golf Course	Holes	0.33		

Code	Description	Unit of Measure	Trips Per Unit	Setting/Location	
				General Urban/ Suburban	Dense Multi- Use Urban
432	Golf Driving Range	Tees/Driving Positions	1.25		
433	Baiting Cages	Cages	2.22		
434	Rock Climbing Gym	1,000 SF GFA	1.64		
455	Multi-Purpose Recreational Facility	1,000 SF GFA	3.58		
436	Tram/Light Rail	1,000 SF GFA	1.50		
437	Bowling Alley	1,000 SF GFA	1.16		
440	Adult Cabaret	1,000 SF GFA	2.83		
444	Movie Theater	1,000 SF GFA	6.17		
445	Multiplex Movie Theater	1,000 SF GFA	4.91		
452	Horse Racetrack	Seats	0.08		
454	Dog Racetrack	Attendees	0.15		
460	Arena	1,000 SF GFA	0.47		
462	Professional Baseball Stadium	Attendees	0.15		
465	Ice Skating Rink	1,000 SF GFA	1.33		
466	Show Show Area	Slopes	26.00		
473	Cashier/Video Lottery Establishment	1,000 SF GFA	13.49		
480	Amusement Park	Acres	3.95		
482	Water Slide Park	Acres	0.28		
489	Soccer Complex	Parking Spaces	16.43		
490	Tennis Courts	Courts	4.21		
491	Recreational/Tennis Club	Courts	3.82		
492	Health/Fitness Club	1,000 SF GFA	3.45		
493	Athletic Club	1,000 SF GFA	6.29		
495	Recreational Community Center	1,000 SF GFA	2.31		
<b>INSTITUTIONAL</b>					
520	Elementary School	1,000 SF GFA	1.37		
522	Middle School / Junior High School	1,000 SF GFA	1.10		
530	High School	1,000 SF GFA	0.97		
534	Private School (K-5)	Students	0.28		
538	Private School (K-12)	Students	0.17		
537	Charter Elementary School	Students	0.14		
538	School District Office	1,000 SF GFA	2.04		
540	Junior / Community College	1,000 SF GFA	1.86		
550	University/College	1,000 SF GFA	1.17		
560	Church	1,000 SF GFA	0.49		
561	Synagogue	1,000 SF GFA	2.92		
562	Mosque	1,000 SF GFA	4.22		
565	Daycare Center	1,000 SF GFA	11.12		
569	Cemetery	Acres	0.46		
571	Prison	1,000 SF GFA	2.91		
575	Fire and Rescue Station	1,000 SF GFA	0.48		
580	Museum	1,000 SF GFA	0.18		
590	Library	1,000 SF GFA	8.16		

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# INSTITUTE OF TRANSPORTATION ENGINEERS COMMON TRIP GENERATION RATES (PM Peak Hour)

(Trip Generation Manual, 10th Edition)

Code Description	Unit of Measure	Trips Per Unit	Setting Location	
			General Urban/ Suburban	Dense Multi- Use Urban
<b>MEDICAL</b>				
610 Hospital	1,000 SF GFA	0.87		
620 Nursing Home	1,000 SF GFA	0.59		
630 Clinic	1,000 SF GFA	→	3.28	5.18
640 Animal Hospital / Veterinary Clinic	1,000 SF GFA	3.53		
650 Free-Standing Emergency Room	1,000 SF GFA	1.52		
<b>OFFICE</b>				
710 General Office Building	1,000 SF GFA	→	1.15	0.87
712 Small Office Building	1,000 SF GFA	2.45		
714 Concrete Headquarters Building	1,000 SF GFA	0.60		
715 Single Tenant Office Building	1,000 SF GFA	1.74*		
720 Medical-Dental Office Building	1,000 SF GFA	3.46		
730 Government Office Building	1,000 SF GFA	1.71		
731 State Motor Vehicles Department	1,000 SF GFA	5.20		
732 United States Post Office	1,000 SF GFA	11.21		
733 Government Office Complex	1,000 SF GFA	2.82		
750 Office Park	1,000 SF GFA	1.07		
760 Research and Development Center	1,000 SF GFA	0.49		
770 Business Park	1,000 SF GFA	0.42		
<b>RETAIL</b>				
810 Tractor Supply Store	1,000 SF GFA	1.40		
811 Construction Equipment Rental Store	1,000 SF GFA	0.99		
812 Building Materials and Lumber Store	1,000 SF GFA	2.09		
813 Free-Standing Discount Superstore	1,000 SF GFA	4.33		
814 Variety Store	1,000 SF GFA	6.84		
815 Free Standing Discount Store	1,000 SF GFA	4.83		
816 Hardware / Paint Store	1,000 SF GFA	2.69		
817 Nursery / Garden Center	1,000 SF GFA	6.94		
818 Nursery (Wholesale)	1,000 SF GFA	5.18		
820 Shopping Center	1,000 SF GFA	3.81	3.81	4.02
823 Factory Outlet Center	1,000 SF GFA	2.29		
840 Automobile Sales (New)	1,000 SF GFA	2.43		
841 Automobile Sales (Used)	1,000 SF GFA	3.75		
842 Recreational Vehicle Sales	1,000 SF GFA	0.77		
843 Automobile Parts Sales	1,000 SF GFA	4.91		
848 Tire Store	1,000 SF GFA	3.88		
849 Tire Superstore	1,000 SF GFA	2.11		
850 Supermarket	1,000 SF GFA	9.24		
851 Convenience Market (Open 24 Hours)	1,000 SF GFA	48.11		
853 Convenience Market with Gasoline/Pumps	1,000 SF GFA	49.29		
854 Discount Supermarket	1,000 SF GFA	8.38		
857 Discount Club	1,000 SF GFA	4.18		
860 Wholesale Market	1,000 SF GFA	1.76		
861 Sporting Goods Superstore	1,000 SF GFA	→	2.02	1.65
862 Home Improvement Superstore	1,000 SF GFA	→	2.33	3.35
863 Electronics Superstore	1,000 SF GFA	4.28		

**Note: All land uses in the 800 and 900 series are entitled to a "pass-by" trip reduction of 60% if less than 50,000ft<sup>2</sup> or a reduction of 40% if equal to or greater than 50,000ft<sup>2</sup>.**

\*From 8th edition, no PM peak hour in 10th

Code Description	Unit of Measure	Trips Per Unit	Setting Location	
			General Urban/ Suburban	Dense Multi- Use Urban
864 Toy/Children's Superstore	1,000 SF GFA	5.00		
865 Baby Superstore	1,000 SF GFA	1.82		
866 Pet Supply Superstore	1,000 SF GFA	3.65		
867 Office Supply Superstore	1,000 SF GFA	2.77		
868 Book Superstore	1,000 SF GFA	15.83		
869 Discount Home Furnishings Superstore	1,000 SF GFA	1.57		
872 Bed and Linen Superstore	1,000 SF GFA	2.22		
875 Department Store	1,000 SF GFA	1.95		
876 Apparel Store	1,000 SF GFA	→	4.12	1.12
879 Arts and Craft Store	1,000 SF GFA	8.21		
880 Pharmacy / Druggists without Drive-Through Window	1,000 SF GFA	8.51		
881 Pharmacy / Druggists with Drive-Through Window	1,000 SF GFA	10.29		
882 Meritane Dispensary	1,000 SF GFA	21.83		
890 Furniture Store	1,000 SF GFA	0.52		
897 Medical Equipment Store	1,000 SF GFA	1.24		
899 Liquor Store	1,000 SF GFA	18.37		
<b>SERVICES</b>				
911 Walk-In Bank	1,000 SF GFA	12.13		
912 Drive-In Bank	1,000 SF GFA	20.45		
918 Hair Salon	1,000 SF GFA	1.45		
920 Copy, Print, and Express Ship. Store	1,000 SF GFA	7.42		
925 Drinking Place	1,000 SF GFA	11.38		
926 Food Cart Pod	Food Carts	3.08		
930 Fast Casual Restaurant	1,000 SF GFA	14.13		
931 Quality Restaurant	1,000 SF GFA	7.80		
932 High-Turnover (Sit-Down) Restaurant	1,000 SF GFA	→	8.77	9.80
933 Fast Food Restaurant without Drive-Through Window	1,000 SF GFA	28.34		
934 Fast Food Restaurant with Drive-Through Window	1,000 SF GFA	→	32.67	78.74
935 Indoor Seating	1,000 SF GFA	42.85		
936 Coffee/Donut Shop without Drive-Through Window	1,000 SF GFA	36.31		
937 Coffee/Donut Shop with Drive-Through Window	1,000 SF GFA	→	43.38	83.10
938 Indoor Seating	1,000 SF GFA	83.33		
939 Bread / Donut / Bagel Shop without Drive-Through Window	1,000 SF GFA	28.00		
940 Bread / Donut / Bagel Shop with Drive-Through Window	1,000 SF GFA	19.02		
941 Quick Lubrication Vehicle Shop	1,000 SF GFA	8.70		
942 Automobile Care Center	1,000 SF GFA	3.11		
943 Automobile Parts and Service Center	1,000 SF GFA	2.26		
944 Gasoline / Service Station	1,000 SF GFA	109.27		
945 Gasoline / Service Station with Convenience Market	1,000 SF GFA	88.35		
947 Self Service Car Wash	Wash Stalls	5.54		
948 Automated Car Wash	1,000 SF GFA	14.20		
949 Car Wash and Detail Center	Wash Stalls	13.00		
950 Truck Stop	1,000 SF GFA	22.73		
960 Super Convenience Market/Gas Station	1,000 SF GFA	66.28		
970 Winery	1,000 SF GFA	7.31		

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An area designated as General Urban/Suburban in the *Trip Generation Manual* is an area associated with almost homogeneous vehicle-centered access. Nearly all person trips that enter or exit a development site are by personal passenger or commercial vehicle.

The area can be fully developed (or nearly so) at low-medium density with a mix of residential and commercial uses. The commercial land uses are typically concentrated at intersections or spread along commercial corridors, often surrounded by low-density, almost entirely residential development. Most commercial buildings are located behind or surrounded by parking.

The mixing of land uses is only in terms of their proximity, not in terms of function. A retail land use may focus on serving a regional clientele or a services land use may target motorists or pass-by vehicle trips for its customers. Even if the land uses are complementary, a lack of pedestrian, bicycling, and transit facilities or services limit non-vehicle travel.

An area designated as Dense Multi-Use Urban in the *Trip Generation Manual* is a fully developed area (or nearly so), with diverse and complementary land uses, good pedestrian connectivity, and convenient and frequent transit. This area type can be a well-developed urban area outside a major metropolitan downtown or a moderate size urban area downtown.

The land use mix typically includes office, retail, residential, and often entertainment, hotel, and other commercial uses. The residential uses are typically multifamily or single-family on lots no larger than one-fourth acre. The commercial uses often have little or no setback from the sidewalk. Because the motor vehicle still represents the primary mode of travel to and from the area, there typically is on-street parking an often public off-street parking.

The complementary land uses provide the opportunity for short trips within the Dense Multi-Use Urban area, made conveniently by walking, biking, or transit. The area is served by significant transit (either rail or bus) that enables a high level of transit usage to and from area development.



U.S. Fish and Wildlife Service

# National Wetlands Inventory

## Exhibit 5 - NWI

### Field of Dreams Ave and HWY 98



February 13, 2020

#### Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond

- Lake
- Other
- Riverine

Approximate area of subject parcel

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

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## RESOLUTION NO. 2020-03

**BE IT RESOLVED** by the City Commission of the City of Port St. Joe, Florida:

**SECTION 1.** It is hereby ascertained, found, determined and declared that the General Election scheduled for the 12th day of May, 2020 A.D., for election of Commissioner Group 1II, and Commissioner Group IV was not held for the City of Port St. Joe as neither Commissioner Brett C. Lowry nor Arthur S. Hoffman received any opposition.

**SECTION 2.**

- (A) No votes were cast.
- (B) There were no votes cast in Commissioner, Group III as Commissioner Brett C. Lowry did not have any opposition and was therefore returned to office.
- (C) There were no votes cast in Commissioner, Group IV as Commissioner Arthur S. Hoffman did not have any opposition and was therefore returned to office.

The City Auditor and Clerk is hereby authorized and directed to furnish said winners a Certificate of Election as follows, City Commissioner Group III, and Group IV, for the City of Port St. Joe, Florida.

**INTRODUCED AND ADOPTED** this 7th day of April 2020.

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

\_\_\_\_\_  
Rex Buzzett, Mayor - Commissioner

ATTEST:

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

ORDINANCE NO. 571

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 \_\_\_\_\_, 2020.

The City of Port St. Joe

\_\_\_\_\_  
Rex Buzzett  
Mayor-Commissioner

ATTEST:

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

EXHIBIT - PROPOSED FIVE-YEAR SCHEDULE OF CAPITAL IMPROVEMENTS

(old)

ID #	Project Name General Location	Project Description Yes/No Comp Plan Concurrent	Required to meet LOS	Funding					Project Funding Source
				FY 2018/2019	FY 2019/2020	FY 2020/2021	FY 2021/2022	FY 2022/2023	
1	Remainder Basin 10 gravity sewer rehabilitation Port St. Joe	Gravity Sewer Rehabilitation Yes Sewer Pr. 6 Objective 2.1	No		511,500				CDBG Grant Approved 2/27/19
2	Basin 9 gravity sewer rehabilitation Port St. Joe	Gravity Sewer Rehabilitation Yes Sewer Pr. 6 Objective 2.1	No					\$ 2,000,000	Anticipate CDBG Grant
3	Catch Basin 6 PH II Port St. Joe		No					\$ 2,000,000	Anticipate State Revolving Fund
4	1st Street Lift Station Port St. Joe	Lift Station Repairs No	No		800,00				Anticipate State Revolving Fund
5	(12) Lift Station repairs due to Hurricane Michael	Lift Station Repairs No	No	\$ 448,000					FDEP/SRF
6	Headworks Repairs due to Hurricane	Headworks Repairs No	No	\$ 110,000					FDEP, SRF
7	Cape Sewer Improvements Port St. Joe	Construct collection system to remove existing septic tanks	No			\$ 75,000		\$ 2,000,000	City Budget/Grant Opportunities/ RESTORE/State Budget
8	WWTF Lagoon Study Port St. Joe	Evaluate modifying the WWTF lagoon	No					\$ 175,000	Grant Opportunities/State Revolving Fund
9	Long Avenue Sewer Rehabilitation Port St. Joe	Gravity Sewer Rehabilitation from First Street to Madison Street	No			\$ 429,000		\$ 500,000	City Budget/Grant Opportunities
10	Beacon Hill Sewer Beacon Hill	Lift Station and Extend sewer lines	No					\$ 4,000,000	City Budget/Grant Opportunities/ RESTORE/State Budget
11	Gulf Aire Sewer Gulf Aire	Purchase Gulf Aire sewer system	No					\$ 900,000	City Budget/Grant Opportunities
12	Jones Homestead Sewer Jones Homestead	Expand Existing Sewer	No	\$ 250,000					Anticipated Legislative Appropriations
13	Biological Dredging Wastewater Plant	Lagoon Dredging	No	\$ 166,000	\$ 130,000	\$ 130,000			City Budget/Grant Opportunities FDEP/SRF
14	CBS Youpon, St Joseph Dr	Youpon & St Joseph Dr Lines	No					\$ 500,000	City Budget/Grant Opportunities
15	WWTP Lab Port St. Joe	Rehab Old MCC Building for Lab No	No		\$ 50,000				City Budget/Grant Opportunities
16	WWTP Shop Port St. Joe	Rehab Old MCC #2 Building for Shop	No		\$ 50,000				City Budget/Grant Opportunities
17	WWTP Disc Filters Port St. Joe	Replace Effluent Filters	No		\$ 50,000	\$ 50,000	\$ 20,000		City Budget/Grant Opportunities
18	Effluent Pipe Modifications Port St. Joe	Extend and Lower Pipe	No				\$ 25,000		City Budget/Grant Opportunities
19	Attachment for John Deere Port St. Joe	Loader to replace old Loader	No			\$ 20,000			City Budget/Grant Opportunities
20	Attachment for John Deere Port St. Joe	Forks for John Deere	No				\$ 6,000		City Budget/Grant Opportunities
21	Sprayfield Elevation Port St. Joe	Add sand and level area 5	No			\$ 60,000			Anticipated Legislative Appropriations
22	Roof Storage Shed Port St. Joe	Large Equipment Storage	No		\$ 50,000				City Budget/Grant Opportunities FDEP/SRF
23	Demo Buildings Port St. Joe	Demolish buildings damaged by Hurricane	No				\$ 6,000		City Budget/Grant Opportunities
24	20th St Lift Station Port St. Joe	Lift Station Repairs	No				\$ 400,000		City Budget/Grant Opportunities
<b>Sewer Total</b>				\$ 974,000	\$ 916,500	\$ 689,000	\$ 457,000	\$ 12,075,000	

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

ID	Project Name	Project Description	Required to meet LOS	FY 2018/2019 Funding	FY 2019/2020 Funding	FY 2020/2021 Funding	FY 2021/2022 Funding	FY 2022/2023 Funding	Project Funding Source
1	Water Distribution System Phase III Port St. Joe	Replace aging water pipes throughout city	Yes				\$ 1,000,000		CDBG Grant/City Budget/NWFWMD
2	St. Joe Beach Distribution Improvements Beaches	Replace fire hydrants and various valves throughout St. Joe Beach and Beacom Hill	Yes					\$ 600,000	City Budget/Grant Opportunities
3	White City Booster Plant Improvements White City	Upgrade the fill line, Ground Storage Tank, and distribution lines, Generator	No			\$ 15,000		\$ 1,000,000	City Budget/Grant Opportunities
4	Old St. Joe Beach Water Line		No			\$ 60,000			City Budget/Grant Opportunities
5	Highland View Watermain Relocation		No			\$ 60,000			City Budget/Grant Opportunities
6	SWTP Improvements Port St. Joe	Sand Filters, Plant Upgrade (Complete Removal)					\$ 750,000		City Budget/Grant Opportunities
7	Well Repair SWTP	Repair #4 production well	No			\$ 50,000			City Budget/Grant Opportunities
8	Shark Tank Port St. Joe	DBP Stripper/Aeration System	No			\$ 50,000			City Budget/Grant Opportunities
9	SWTP Improvements Port St. Joe	Rehabilitate membrane modules	No		\$ 100,000	\$ 100,000	\$ 100,000		City Budget/Grant Opportunities
10	Transmission Main Port St. Joe	Main Line replacement from Plant to Madison	No					\$ 1,000,000	City Budget/Grant Opportunities
9	SWTP Improvements Port St. Joe	Allen Bradley Control Net support System	No				\$ 80,000		City Budget/Grant Opportunities
10	SWTP Improvements Port St. Joe	Chemical Pump Room/Skid Replacement	No		\$ 50,000				City Budget/Grant Opportunities
<b>Water Total</b>				<b>\$ -</b>	<b>\$ 150,000</b>	<b>\$ 415,000</b>	<b>\$ 1,850,000</b>	<b>\$ 2,600,000</b>	

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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	Funding					Project Funding Source
				FY 2018/2019	FY 2019/2020	FY 2020/2021	FY 2021/2022	FY 2022/2023	
<b>C Drainage</b>									
1	Stormwater Master Plan Update Port St. Joe	Create a City wide Master stormwater plan including alleyways No	No			\$ 50,000			City Budget/Grant Opportunities
2	Stormwater Improvements Port St. Joe	Construct stormwater improvements throughout No	No				\$ 1,000,000		City Budget/Grant Opportunities
3	Battles Street Outfall Port St. Joe	Construct stormwater facility at north end of Battles St. and improve the upstream collection	No				\$ 450,000		City Budget/Grant Opportunities
4	Forest Park Stormwater Improvements Port St. Joe	Construct stormwater facility in Forest Park and replace the stormwater pipe under 10th St. Ballfields	No				\$ 790,000		City Budget/Grant Opportunities
5	6th & 7th Street Alley Port St. Joe	Rehabilitate stormwater system between Long & Woodward Ave	No		\$ 25,000				City Budget/Grant Opportunities
<b>Drainage Total</b>				<b>\$ 25,000</b>	<b>\$ -</b>	<b>\$ 50,000</b>	<b>\$ 1,240,000</b>	<b>\$ 1,000,000</b>	

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

ID #	Project Name General Location	Project Description Yes/No Comp Plan Concurrently	Required to meet LOS	FY 2018/2019 Funding	FY 2019/2020 Funding	FY 2020/2021 Funding	FY 2021/2022 Funding	FY 2022/2023 Funding	Project Funding Source
D	Recreation								
1	Sports Complex 10th Street	Construct sports facility No	No					\$ 2,500,000	TDC/Grant Opportunities
2	George Core Park Port St. Joe	Construct recreational improvements. No	No					\$ 100,000	City Budget/Grant Opportunities
3	Kayak Raft Launch Port St. Joe	Build kayak launch area on bay front No	No					\$ 75,000	City Budget/Grant Opportunities
4	Centennial Bldg. Michale	Repair the roof, floors, walls & ceiling No	No	\$ 98,000	\$ 400,000				City Budget/Grant Opportunities
5	Frank Pace Park repairs due to Hurricane Port St. Joe	Repair the Garage, City Pier, Tennis Courts and No	No		\$ 350,000				City Budget/Grant Opportunities
6	Port City Trail repairs due to Hurricane Port St. Joe	Repair Playgrounds, Walking Path Bridges, & No	No		\$ 250,000				City Budget/Grant Opportunities
7	STAC House Repairs due to Hurricane Michale	Playground, Roof, AC System No		\$ 44,800		\$ 100,000			City Budget/Grant Opportunities
8	Washington Gym Complex Repairs due to Hurricane Michale Port St. Joe	Repair of Roof, Floors, Windows, Ballfield & Tennis Court No	No	\$ 58,800			\$ 200,000		City Budget/Grant Opportunities
9	Chifford Sims Park Repairs due to Hurricane Michale	Repair, Road, Sidewalk, Fishing Piers, Restroom, & Lighting No			\$ 350,000				City Budget/Grant Opportunities
<b>Recreation Total</b>				<b>\$ 201,600</b>	<b>\$ 1,350,000</b>	<b>\$ 100,000</b>	<b>\$ 200,000</b>	<b>\$ 2,675,000</b>	

SD

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	Funding					Project Funding Source
				FY 2018/2019	FY 2019/2020	FY 2020/2021	FY 2021/2022	FY 2022/2023	
<b>E Transportation</b>									
1	David B. Langston Drive Sidewalk Port St. Joe	Construct sidewalk along Langston Drive No	No	\$ 70,000					FDOT
2	City Signs Port St. Joe	Replace signage due to Hurricane Michael No	No				\$ 120,000		City Budget/Grant Opportunities
3	City Roadway Improvements Port St. Joe	Mill and resurface Red Ave., MLK Blvd., and other streets as needed No	No	\$ 200,000				\$ 2,000,000	City Budget/Grant Opportunities
4	Sidewalk Improvements Port St. Joe	Rehabilitate aging sidewalks throughout the city No	No					\$ 250,000	City Budget/Grant Opportunities
5	Replace City Hall Complex due to Damage from Hurricane Michael Long Avenue Resurface Port St. Joe	Construct New City Hall/Police Dept./Fire Dept. Resurface Long Ave from 1st Street to Madison Ave	No			\$ 3,500,000			City Budget/Grant Opportunities
6	Garrison Avenue Resurface Port St. Joe	Resurface Long Ave from 16th St to Madison Ave	No		\$ 412,000			\$ 500,000	City Budget/Grant Opportunities
7	8th St Resurface Port St. Joe	Resurface 8th St from Woodward to Marvin	No		\$ 200,000				City Budget/Grant Opportunities
8	Bridge Rehab Port St. Joe	Bridge and Guard Rail rehab, 16th St, Long, Monument Ave, & 20th St	No			\$ 200,000			City Budget/Grant Opportunities
9	<b>Transportation Total</b>			\$ 731,000	\$ 412,000	\$ 3,700,000	\$ 120,000	\$ 2,750,000	

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

(New)

ID #	Project Name General Location	Project Description Yes/No Comp Plan Concurrent	Required to meet LOS	Funding					Project Funding Source
				FY 2019/2020	FY 2020/2021	FY 2021/2022	FY 2022/2023	FY 2023/2024	
1	Water Distribution System Phase III Port St. Joe	Replace aging water pipes throughout city	Yes				\$ 1,000,000		City Budget/Grant Opportunities
2	St. Joe Beach Distribution Improvements Beaches	Replace fire hydrants and various valves throughout St. Joe Beach and Beacon Hill No	Yes				\$ 600,000		City Budget/Grant Opportunities
3	White City Booster Plant Improvements White City	Upgrade the fill line, Ground Storage Tank, and distribution lines, Generator No	No			\$ 15,000		\$ 1,000,000	City Budget/Grant Opportunities
4	Old Highland View Elem. Water Line Demo	Removal of old water-lines No	No			\$ 60,000			City Budget/Grant Opportunities
5	SWTP Improvements Port St. Joe	Sand Filters, Plant Upgrade (Complete Removal)	No			\$ 750,000			City Budget/Grant Opportunities
6	Well Repair SWTP	Repair #4 production well No	No			\$ 50,000			City Budget/Grant Opportunities
7	SWTP Improvements Port St. Joe	Ground Storage Tank Rehab (Paint Outside of Tank)	No			\$ 100,000			City Budget/Grant Opportunities
8	SWTP Improvements Port St. Joe	Rehabilitate membrane modules No	No	\$ 100,000	\$ 100,000	\$ 100,000			City Budget/Grant Opportunities
9	Transmission Main Port St. Joe	Main Line replacement from Plant to Madison No	No					\$ 1,000,000	City Budget/Grant Opportunities
10	SWTP Improvements Port St. Joe	Allen Bradley Control Net support System No	No			\$ 80,000			City Budget/Grant Opportunities
11	SWTP Improvements Port St. Joe	Storage Bldg. No	No				\$ 60,000		City Budget/Grant Opportunities
12	SWTP Improvements Port St. Joe	FRWA Backwash reclaim Project No	No				\$ 125,000		City Budget/Grant Opportunities
13	SWTP Improvements Port St. Joe	Rehabilitate Clarifier's 1&2 No	No				\$ 125,000		City Budget/Grant Opportunities
14	SWTP Improvements Port St. Joe	Chemical Pump Buildings (Storm Proof) No	No				\$ 100,000		City Budget/Grant Opportunities
13	SWTP Improvements Port St. Joe	Chemical Pump Room/Std Replacement No	No				\$ 50,000		City Budget/Grant Opportunities
Water Total				\$ 100,000	\$ 100,000	\$ 305,000	\$ 2,310,000	\$ 2,600,000	

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

ID #	Project Name General Location	Project Description Year/No Comp Plan Concurrently	Required to meet LOS	Funding					Project Funding Source
				FY 2019/2020	FY 2020/2021	FY 2021/2022	FY 2022/2023	FY 2023/2024	
<b>C Drainage</b>									
1	Stormwater Master Plan Update Port St. Joe	Create a City-wide Master stormwater plan including alleyways No	No		\$50,000				City Budget/Grant Opportunities
2	Stormwater Improvements Port St. Joe	Stormwater Improvements Phase III No	No					\$1,000,000	City Budget/Grant Opportunities
3	Battles Street Outfall Port St. Joe	Construct stormwater facility at north end of Battles St. and improve the upstream collection	No				\$ 450,000		City Budget/Grant Opportunities
4	Forest Park Stormwater Improvements Port St. Joe	Construct stormwater facility in Forest Park and replace the stormwater pipe under 10th St. Ballfields	No				\$ 790,000		City Budget/Grant Opportunities
5	Chicken House Branch Port St. Joe	Hurricane Debris Removal						\$250,000	City Budget/Grant Opportunities
6	6th & 7th Street Alley Port St. Joe	Rehabilitate stormwater system between Long & Woodward Ave	No		\$25,000				City Budget/Grant Opportunities
<b>Drainage Total</b>				<b>\$ 25,000</b>	<b>\$ 50,000</b>	<b>\$ -</b>	<b>\$ 1,490,000</b>	<b>\$ 1,000,000</b>	

- County??

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

ID #	Project Name General Location	Project Description Yes/No Comp Plan Concurrently	Required to meet LOS	FY 2019/2020 Funding	FY 2020/2021 Funding	FY 2021/2022 Funding	FY 2022/2023 Funding	FY 2023/2024 Funding	Project Funding Source
1	Recreation Benny Roberts Park Port St. Joe	Revitalization No	No					\$ 2,500,000	TDC/Grant Opportunities
2	George Core Park Port St. Joe	Construct recreational improvements. No	No					\$ 100,000	City Budget/Grant Opportunities
3	Kayak Boat Launch Port St. Joe	Build kayak launch area on bay front No	No					\$ 75,000	City Budget/Grant Opportunities
4	Centennial Bldg. Michael	Repairs due to Hurricane No	No	\$ 98,000	\$ 400,000				City Budget/Grant Opportunities
5	Frank Pate Park repairs due to Hurricane Port St. Joe	Repair the roof, floors, walls & ceiling No	No		\$ 350,000				City Budget/Grant Opportunities
6	Port City Trail repairs due to Hurricane Port St. Joe	Repair the Garzdo, City Pier, Tennis Courts and Dock/kiosk No	No		\$ 250,000				City Budget/Grant Opportunities
7	STAC House repairs due to Hurricane Michael	Repair Playgrounds, Walking Path/Bridges & Storage Playground	No			\$ 100,000			City Budget/Grant Opportunities
8	Washington Gym Complex Hurricane Michael Port St. Joe	Repairs due to Hurricane No	No				\$ 500,000		City Budget/Grant Opportunities
9	Cape San Blas Lighthouse Complex Port St. Joe	Paint Lighthouse, Repair Oil House, Repair Kitchens, Quarters, Trails and Bridges No	No				\$ 750,000		City Budget/Grant Opportunities
10	Maddox House and Bathroom Port St. Joe	Build New Gazebo and Bathroom, Repair Trails No	No			\$ 425,000			City Budget/Grant Opportunities
11	Clifford Sims Park Repairs due to Hurricane Michael Port St. Joe	Repair Road, Sidewalks, Fishing Piers, Restroom, & Lighting No	No		\$ 350,000				City Budget/Grant Opportunities
Recreation Total				\$ 98,000	\$ 1,350,000	\$ 525,000	\$ 500,000	\$ 3,425,000	

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

ID #	Project Name General Location	Project Description Year/No Comp Plan Concurrency	Required to meet LOS	FY 2019/2020 Funding	FY 2020/2021 Funding	FY 2021/2022 Funding	FY 2022/2023 Funding	FY 2023/2024 Funding	Project Funding Source
1	City Signs Port St. Joe	Replace Signage due to Hurricane Michael No	No				\$ 120,000		City Budget/Grant Opportunities
2	City Roadway Improvements Port St. Joe	7th Street, Woodward, Marvin, and others as needed No	No				\$ 2,000,000		City Budget/Grant Opportunities
3	Sidewalk Improvements Port St. Joe	Rehabilitate aging sidewalks throughout the city No	No				\$ 250,000		City Budget/Grant Opportunities
5	Replace City Hall Complex due to Damage from Hurricane Michael Port St. Joe	Construct New City Hall/Police Dept./Fire Dept No	No				\$4,500,000		City Budget/Grant Opportunities
6	Long Avenue Resurface Port St. Joe	Resurface Long Ave from 1st Street to Madison Ave No	No				\$ 500,000		City Budget/Grant Opportunities
7	Garrison Avenue Resurface Port St. Joe	Resurface Long Ave from 16th St to Madison Ave No	No		\$ 412,000				FDOT/SCOP Grant
8	Bridge Rehab Port St. Joe	Bridge and Guard Rail rehab, 16th St, Long, Monument Ave, & 20th St No	No			\$ 200,000			City Budget/Grant Opportunities
<b>Transportation Total</b>				<b>\$ -</b>	<b>\$ 412,000</b>	<b>\$ 200,000</b>	<b>\$ 4,620,000</b>	<b>\$ 2,750,000</b>	

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**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 districts 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.**

	2019 - 2020	2020 - 2021	2021 - 2022	2022 - 2023	2023 - 2024	Five Year Total
Total Revenues	\$396,543	(\$859,879)	(\$664,879)	(\$1,099,879)	(\$1,104,879)	(\$3,332,973)
Total Project Costs	\$0	\$0	\$0	\$0	\$0	\$0
Difference (Remaining Funds)	\$396,543	(\$859,879)	(\$664,879)	(\$1,099,879)	(\$1,104,879)	(\$3,332,973)

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 12/10/2019

Work Plan Submittal Date 12/9/2019

DISTRICT SUPERINTENDENT JIM NORTON

CHIEF FINANCIAL OFFICER SISSY WORLEY

DISTRICT POINT-OF-CONTACT PERSON BILL CARR

JOB TITLE ASSISTANT SUPERINTENDENT

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# 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	2019 - 2020 Actual Budget	2020 - 2021 Projected	2021 - 2022 Projected	2022 - 2023 Projected	2023 - 2024 Projected	Total
HVAC	\$1,048,176	\$45,000	\$40,000	\$250,000	\$250,000	\$1,633,176
Locations:	DISTRICT ADMINISTRATIVE OFFICES, GULF ADULT SCHOOL, PORT SAINT JOE ELEMENTARY, PORT SAINT JOE JUNIOR SENIOR HIGH, WEWAHITCHKA ELEMENTARY, WEWAHITCHKA JUNIOR SENIOR HIGH					
Flooring	\$64,098	\$50,000	\$50,000	\$50,000	\$50,000	\$264,098
Locations:	DISTRICT ADMINISTRATIVE OFFICES, GULF ADULT SCHOOL, PORT SAINT JOE ELEMENTARY, PORT SAINT JOE JUNIOR SENIOR HIGH, WEWAHITCHKA ELEMENTARY, WEWAHITCHKA JUNIOR SENIOR HIGH					
Roofing	\$5,500,000	\$100,000	\$100,000	\$100,000	\$100,000	\$5,900,000
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	\$25,000	\$5,000	\$5,000	\$5,000	\$5,000	\$45,000
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	\$100,000	\$70,000	\$70,000	\$70,000	\$70,000	\$380,000
Locations:	DISTRICT ADMINISTRATIVE OFFICES, GULF ADULT SCHOOL, PORT SAINT JOE ELEMENTARY, PORT SAINT JOE JUNIOR SENIOR HIGH, WEWAHITCHKA ELEMENTARY, WEWAHITCHKA JUNIOR SENIOR HIGH					
<b>Sub Total:</b>	<b>\$6,737,274</b>	<b>\$270,000</b>	<b>\$265,000</b>	<b>\$475,000</b>	<b>\$475,000</b>	<b>\$8,222,274</b>
PECO Maintenance Expenditures	\$150,000	\$0	\$0	\$0	\$0	\$150,000

<b>1.50 Mill Sub Total:</b>	\$6,587,274	\$270,000	\$265,000	\$475,000	\$475,000	\$8,072,274
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No items have been specified.

<b>Total:</b>	<b>\$6,737,274</b>	<b>\$270,000</b>	<b>\$265,000</b>	<b>\$475,000</b>	<b>\$475,000</b>	<b>\$8,222,274</b>
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**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	2019 - 2020 Actual Budget	2020 - 2021 Projected	2021 - 2022 Projected	2022 - 2023 Projected	2023 - 2024 Projected	Total
Remaining Maint and Repair from 1.5 Mills	\$6,587,274	\$270,000	\$265,000	\$475,000	\$475,000	\$8,072,274
Maintenance/Repair Salaries	\$0	\$0	\$0	\$0	\$0	\$0
School Bus Purchases	\$266,304	\$250,000	\$0	\$250,000	\$250,000	\$1,016,304
Other Vehicle Purchases	\$50,000	\$0	\$25,000	\$0	\$0	\$75,000
Capital Outlay Equipment	\$275,000	\$300,000	\$325,000	\$325,000	\$325,000	\$1,550,000
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)	\$105,000	\$120,000	\$125,000	\$125,000	\$130,000	\$605,000
Qualified School Construction Bonds (QSCB)	\$0	\$0	\$0	\$0	\$0	\$0
Qualified Zone Academy Bonds (QZAB)	\$0	\$0	\$0	\$0	\$0	\$0
<b>Local Expenditure Totals:</b>	<b>\$7,283,578</b>	<b>\$940,000</b>	<b>\$740,000</b>	<b>\$1,175,000</b>	<b>\$1,180,000</b>	<b>\$11,318,578</b>

**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	2019 - 2020 Actual Value	2020 - 2021 Projected	2021 - 2022 Projected	2022 - 2023 Projected	2023 - 2024 Projected	Total
(1) Non-exempt property assessed valuation		\$2,225,159	\$1,871,764,366	\$1,934,627,693	\$2,000,912,914	\$2,066,435,608	\$7,875,965,740
(2) The Millege projected for discretionary capital outlay per s.1011.71		0.00	0.00	0.00	0.00	0.00	
(3) Full value of the 1.50-Mill discretionary capital outlay per s.1011.71		\$3,738	\$3,144,564	\$3,250,175	\$3,361,534	\$3,471,612	\$13,231,623
(4) Value of the portion of the 1.50 -Mill ACTUALLY levied	370	\$0	\$0	\$0	\$0	\$0	\$0
(5) Difference of lines (3) and (4)		\$3,738	\$3,144,564	\$3,250,175	\$3,361,534	\$3,471,612	\$13,231,623

**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	2019 - 2020 Actual Budget	2020 - 2021 Projected	2021 - 2022 Projected	2022 - 2023 Projected	2023 - 2024 Projected	Total
PECO New Construction	340	\$0	\$0	\$0	\$0	\$0	\$0
PECO Maintenance Expenditures		\$150,000	\$0	\$0	\$0	\$0	\$150,000
		<b>\$150,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$150,000</b>

**CO & DS Revenue Source**

Revenue from Capital Outlay and Debt Service funds.

Item	Fund	2019 - 2020 Actual Budget	2020 - 2021 Projected	2021 - 2022 Projected	2022 - 2023 Projected	2023 - 2024 Projected	Total
CO & DS Cash Flow-through Distributed	360	\$73,612	\$73,612	\$73,612	\$73,612	\$73,612	\$368,060
CO & DS Interest on Undistributed CO	360	\$1,509	\$1,509	\$1,509	\$1,509	\$1,509	\$7,545
		<b>\$75,121</b>	<b>\$75,121</b>	<b>\$75,121</b>	<b>\$75,121</b>	<b>\$75,121</b>	<b>\$375,605</b>

**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 ½-cent surtax referendum during the previous year.

Did the school district hold a surtax referendum during the past fiscal year 2018 - 2019? No

**Additional Revenue Source**

Any additional revenue sources

Item	2019 - 2020 Actual Value	2020 - 2021 Projected	2021 - 2022 Projected	2022 - 2023 Projected	2023 - 2024 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
Insurance Recovery	\$6,000,000	\$0	\$0	\$0	\$0	\$6,000,000
Interest, Including Profit On Investment	\$5,000	\$5,000	\$0	\$0	\$0	\$10,000
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	\$1,600,000	\$0	\$0	\$0	\$0	\$1,600,000
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
<b>Subtotal</b>	<b>\$7,605,000</b>	<b>\$5,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$7,610,000</b>

**Total Revenue Summary**

Item Name	2019 - 2020 Budget	2020 - 2021 Projected	2021 - 2022 Projected	2022 - 2023 Projected	2023 - 2024 Projected	Five Year Total
Local 1.5 Mill Discretionary Capital Outlay Revenue	\$0	\$0	\$0	\$0	\$0	\$0
PECO and 1.5 Mill Maint and Other 1.5 Mill Expenditures	(\$7,283,578)	(\$940,000)	(\$740,000)	(\$1,175,000)	(\$1,180,000)	(\$11,318,578)
PECO Maintenance Revenue	\$150,000	\$0	\$0	\$0	\$0	\$150,000
<b>Available 1.50 Mill for New Construction</b>	<b>(\$7,283,578)</b>	<b>(\$940,000)</b>	<b>(\$740,000)</b>	<b>(\$1,175,000)</b>	<b>(\$1,180,000)</b>	<b>(\$11,318,578)</b>

Item Name	2019 - 2020 Budget	2020 - 2021 Projected	2021 - 2022 Projected	2022 - 2023 Projected	2023 - 2024 Projected	Five Year Total
CO & DS Revenue	\$75,121	\$75,121	\$75,121	\$75,121	\$75,121	\$375,605
PECO New Construction Revenue	\$0	\$0	\$0	\$0	\$0	\$0
Other/Additional Revenue	\$7,605,000	\$5,000	\$0	\$0	\$0	\$7,610,000
<b>Total Additional Revenue</b>	<b>\$7,680,121</b>	<b>\$80,121</b>	<b>\$75,121</b>	<b>\$75,121</b>	<b>\$75,121</b>	<b>\$7,985,605</b>
<b>Total Available Revenue</b>	<b>\$396,543</b>	<b>(\$859,879)</b>	<b>(\$664,879)</b>	<b>(\$1,099,879)</b>	<b>(\$1,104,879)</b>	<b>(\$3,332,973)</b>

**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.

Nothing reported for this section.

**Other Project Schedules**

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

Project Description	Location	2019 - 2020 Actual Budget	2020 - 2021 Projected	2021 - 2022 Projected	2022 - 2023 Projected	2023 - 2024 Projected	Total	Funded
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
		<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	

**Additional Project Schedules**

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

Project Description	Location	Num Classrooms	2019 - 2020 Actual Budget	2020 - 2021 Projected	2021 - 2022 Projected	2022 - 2023 Projected	2023 - 2024 Projected	Total	Funded
Track	PORT SAINT JOE JUNIOR SENIOR HIGH	0	\$625,000	\$0	\$0	\$0	\$0	\$625,000	No
Parking Lot Paving	PORT SAINT JOE ELEMENTARY	0	\$0	\$225,000	\$0	\$0	\$0	\$225,000	No

Track	WEWAHITCHKA JUNIOR SENIOR HIGH	0	\$575,000	\$0	\$0	\$0	\$0	\$575,000	No
Parking Lot Paving	WEWAHITCHKA ELEMENTARY	0	\$0	\$225,000	\$0	\$0	\$0	\$225,000	No
		<b>0</b>	<b>\$1,200,000</b>	<b>\$450,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,650,000</b>	

**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	2019 - 2020 Satis. Stu. Sta.	Actual 2019 - 2020 FISH Capacity	Actual 2018 - 2019 COFTE	# Class Rooms	Actual Average 2019 - 2020 Class Size	Actual 2019 - 2020 Utilization	New Stu. Capacity	New Rooms to be Added/Removed	Projected 2023 - 2024 COFTE	Projected 2023 - 2024 Utilization	Projected 2023 - 2024 Class Size
WEWAHITCHKA ELEMENTARY	567	567	474	30	16	84.00 %	0	0	0	0.00 %	0
PORT SAINT JOE ELEMENTARY	760	760	554	37	15	73.00 %	0	0	0	0.00 %	0
PORT SAINT JOE JUNIOR SENIOR HIGH	1,108	997	460	47	10	46.00 %	0	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	351	35	10	50.00 %	0	0	0	0.00 %	0
GULF ADULT SCHOOL	72	108	5	3	2	5.00 %	0	0	0	0.00 %	0
	<b>3,293</b>	<b>3,139</b>	<b>1,844</b>	<b>152</b>	<b>12</b>	<b>58.75 %</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0.00 %</b>	<b>0</b>

The COFTE Projected Total (0) for 2023 - 2024 must match the Official Forecasted COFTE Total (1,881) for 2023 - 2024 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 2023 - 2024	
Elementary (PK-3)	600
Middle (4-8)	744

Grade Level Type	Balanced Projected COFTE for 2023 - 2024
Elementary (PK-3)	600
Middle (4-8)	744

High (9-12)	538	High (9-12)	538
	1,881		1,882

**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	2019 - 2020	2020 - 2021	2021 - 2022	2022 - 2023	2023 - 2024	Year 5 Total
<b>Total Relocatable Replacements:</b>	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
<b>Total Educational Classrooms:</b>		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
<b>Total Co-Teaching Classrooms:</b>		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 2018 - 2019 fiscal year.					List the net new classrooms to be added in the 2019 - 2020 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 2019 - 2020 should match totals in Section 15A.			
Location	2018 - 2019 # Permanent	2018 - 2019 # Modular	2018 - 2019 # Relocatable	2018 - 2019 Total	2019 - 2020 # Permanent	2019 - 2020 # Modular	2019 - 2020 # Relocatable	2019 - 2020 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	2019 - 2020	2020 - 2021	2021 - 2022	2022 - 2023	2023 - 2024	5 Year Average
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
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

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.	1,819	1,832	1,860	1,884	1,881	1,855
Percent in relocatables by year.	1 %	0 %	0 %	0 %	0 %	0 %

65

**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 2019 - 2020	FISH Student Stations	Owner	# of Leased Classrooms 2023 - 2024	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**

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**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**

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**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 2018 - 2019 FISH Capacity	Actual 2018 - 2019 COFTE	Actual 2018 - 2019 Utilization	Actual 2019 - 2020 / 2028 - 2029 new Student Capacity to be added/removed	Projected 2028 - 2029 COFTE	Projected 2028 - 2029 Utilization
Elementary - District Totals	1,327	1,327	1,027.56	77.47 %	0	1,028	77.47 %
Middle - District Totals	1,894	1,704	811.46	47.59 %	0	811	47.59 %
High - District Totals	0	0	0.00	0.00 %	0	0	0.00 %
Other - ESE, etc	72	108	5.37	4.63 %	0	5	4.63 %
	<b>3,293</b>	<b>3,139</b>	<b>1,844.39</b>	<b>58.76 %</b>	<b>0</b>	<b>1,844</b>	<b>58.74 %</b>

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 2018 - 2019 FISH Capacity	Actual 2018 - 2019 COFTE	Actual 2018 - 2019 Utilization	Actual 2019 - 2020 / 2038 - 2039 new Student Capacity to be added/removed	Projected 2038 - 2039 COFTE	Projected 2038 - 2039 Utilization
Elementary - District Totals	1,327	1,327	1,027.56	77.47 %	0	1,028	77.47 %
Middle - District Totals	1,894	1,704	811.46	47.59 %	0	811	47.59 %
High - District Totals	0	0	0.00	0.00 %	0	0	0.00 %
Other - ESE, etc	72	108	5.37	4.63 %	0	5	4.63 %
	<b>3,293</b>	<b>3,139</b>	<b>1,844.39</b>	<b>58.76 %</b>	<b>0</b>	<b>1,844</b>	<b>58.74 %</b>

**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.

## 2019 Annual Drinking Water Quality Report The City of Port St. Joe



**We are pleased to report that our drinking water meets all federal and state requirements.**

*We're pleased to present to you this year's Annual Water Quality Report. We are proud to report we had **no** violations of our primary water quality standards in 2019. This report is designed to inform you about the quality water and services we deliver to you every day. Our constant goal is to provide you with a safe and dependable supply of drinking water. We want you to understand the efforts we make to continually improve the water treatment process and protect our water resources. We are committed to ensuring the quality of your water. Our water source is surface water from the Chipola River Canal. This water is pre-treated with lime followed by enhanced coagulation and flocculation, clarification, submerged membrane micro-filtration, disinfection, pH adjustment and dosed with a corrosion inhibitor.*

*If you have any questions about this report or concerning your water utility, please contact Larry McClamma or Chad Mack at 850-229-1421. We encourage our valued customers to be informed about their water utility. If you want to learn more, please attend any of our regularly scheduled City commission meetings. They are held on first and third Tuesdays of the month at 6:00 pm in the Commission meeting room at 2775 Garrison Ave.*

*Drinking water, including bottled water, may reasonably be expected to contain at least small amounts of some contaminants. The presence of contaminants does not necessarily indicate that the water poses a health risk. More information about contaminants and potential health effects can be obtained by calling the Environmental Protection Agency's Safe Drinking Water Hotline at 1-800-426-4791.*

*The City of Port St. Joe routinely monitors for contaminants in your drinking water according to Federal and State laws, rules, and regulations. Except where indicated otherwise, this report is based on the results of our monitoring for the period of January 1 to December 31, 2019. Data obtained before January 1, 2019, and presented in this report are from the most recent testing done in accordance with the laws, rules, and regulations.*

*The sources of drinking water (both tap water and bottled water) include rivers, lakes, streams, ponds, reservoirs, springs, and wells. As water travels over the surface of the land or through the ground, it dissolves naturally occurring minerals and, in some cases, radioactive material, and can pick up substances resulting from the presence of animals or from human activity.*

In the table below, you may find unfamiliar terms and abbreviations. To help you better understand these terms we've provided the following definitions:

**Maximum Contaminant Level or MCL:** The highest level of a contaminant that is allowed in drinking water. MCLs are set as close to the MCLGs as feasible using the best available treatment technology.

**Maximum Contaminant Level Goal or MCLG:** The level of a contaminant in drinking water below which there is no known or expected risk to health. MCLGs allow for a margin of safety.

**Action Level (AL):** The concentration of a contaminant which, if exceeded, triggers treatment or other requirements that a water system must follow.

**Picocurie per liter (pCi/L) -** measure of the radioactivity in water.

“ND” means not detected and indicates that the substance was not found by laboratory analysis.

**Parts per million (ppm) or Milligrams per liter (mg/l) –** one part by weight of analyte to 1 million parts by weight of the water sample.

**Parts per billion (ppb) or Micrograms per liter (µg/l) –** one part by weight of analyte to 1 billion parts by weight of the water sample.

**Maximum residual disinfectant level or MRDL:** The highest level of a disinfectant allowed in drinking water. There is convincing evidence that addition of a disinfectant is necessary for control of microbial contaminants.

**Maximum residual disinfectant level goal or MRDLG:** The level of a drinking water disinfectant below which there is no known or expected risk to health. MRDLGs do not reflect the benefits of the use of disinfectants to control microbial contaminants.

**Nephelometric Turbidity Unit (NTU):** measure of the clarity of water. Turbidity in excess of 5 NTU is just noticeable to the average person.

**Treatment Technique (TT):** A required process intended to reduce the level of a contaminant in drinking water.

## 2019 TEST RESULTS TABLE

Microbiological Contaminants							
Contaminant and Unit of Measurement	Dates of sampling (mo./yr.)	MCL Violation Y/N	The Highest Single Measurement	The Lowest Monthly Percentage of Samples Meeting Regulatory Limits	MCLG	MCL	Likely Source of Contamination
Turbidity (NTU)	1-12/19	N	0.119	100	NA	TT	Soil runoff
Stage 2 Disinfectants and Disinfection By-Products							
Contaminant and Unit of Measurement	Dates of sampling (mo./yr)	MCL Violation (Y/N)	Level Detected	Range of Results	MCLG	MCL	Likely Source of Contamination
Haloacetic Acids (HAA5) (ppb)	1-12/19	N	55.85	27.3-54	NA	60	By-product of drinking water disinfection
Total Trihalomethanes (TTHM) (ppb)	1-12/19	N	75.60	30.5-87.9	NA	80	By-product of drinking water disinfection
Chlorine (ppm) -Stage 1	1-12/19	N	0.87	0.66-1.1	MRDLG 4	MRDL 4.0	Water additive used to control microbes

### Inorganic Contaminants

Contaminant and Unit of Measurement	Dates of sampling (mo./yr.)	MCL Violation Y/N	Level Detected	Range of Results	MCLG	MCL	Likely Source of Contamination
Sodium (ppm)	4/19	N	22	NA	N/A	160	Salt water intrusion, leaching from soil
Cyanide	4/19	N	2.7	NA	200	200	Discharge from steel/metal factories; discharge from plastic and fertilizer factories
Fluoride	4/19	N	0.045	NA	4	4.0	Erosion of natural deposits; discharge from fertilizer and aluminum factories. Water additive which promotes strong teeth when at the optimum level of 0.7 ppm
Barium (ppm)	4/19	N	0.019	NA	2	2	Discharge of drilling wastes; discharge from metal refineries; erosion of natural deposits
Nickel (ppb)	4/19	N	3.1	NA	NA	100	Pollution from mining and refining operations. Natural occurrence in soil
Lead (point of entry) (ppb)	4/19	N	0.1	NA	0	15	Residue from man-made pollution such as auto emissions and paint; lead pipe, casing, and solder

### Synthetic Organic Contaminants including Pesticides and Herbicides

Contaminant and Unit of Measurement	Dates of sampling (mo./yr.)	MCL Violation Y/N	Level Detected	Range of Results	MCLG	MCL	Likely Source of Contamination
2,4-D (ppb)	4/19	N	0.0	NA	70	70	Runoff from herbicide used on row crops
Dalapon (ppb)	10/19	N	1.3	NA	200	200	Runoff from herbicide used on rights of way

### Lead and Copper (Tap Water)

Contaminant and Unit of Measurement	Dates of sampling (mo./yr.)	AL Exceeded Y/N	90th Percentile Result	No. of sampling sites exceeding the AL	MCLG	AL (Action Level)	Likely Source of Contamination
Copper (tap water) (ppm)	6-9/17	N	0.15	0 of 30	1.3	1.3	Corrosion of household plumbing systems; erosion of natural deposits; leaching from wood preservatives
Lead (tap water) (ppb)	6-9/17	N	0.4	0 of 30	0	15	Corrosion of household plumbing systems, erosion of natural deposits

### Radioactive Contaminants

Contaminant and Unit of Measurement	Dates of sampling (mo./yr.)	MCL Violation Y/N	Level Detected	Range of Results	MCLG	MCL	Likely Source of Contamination
Alpha emitters (pCi/L)	5/17	N	0.3	NA	0	15	Erosion of natural deposits
Uranium(ppb)	5/17	N	0.888	NA	0	30	Erosion of natural deposits
Radium 226 + 228 or combined radium (pCi/L)	5/17	N	0.6	NA	0	5	Erosion of natural deposits

## Unregulated Contaminants

Contaminant (Unit of Measurement= ppb)	Dates of sampling (mo/yr)	Level Detected (average)	Range	Likely Source of Contamination
Manganese	4/19-7/19-10/19	4.1	3.9-4.4	Naturally-occurring element; commercially available in combination with other elements and minerals; used in steel production, fertilizer, batteries and fireworks; drinking water and wastewater treatment chemical; essential nutrient
HAA5	4/19-10/19	40.6	27.0-62.5	Unavailable
HAA9	4/19-10/19	50.6	36.8-74.2	Unavailable
Total Organic Carbon (TOC)	4/19-10/19	6975	6680-7270	Unavailable
Bromide	4/19-10/19	33.1	32.5-33.7	Unavailable

*Some people who drink water containing trihalomethanes in excess of the MCL over many years may experience problems with their liver, kidneys, or central nervous systems, and may have an increased risk of getting cancer. However, our system has had no violations of any MCL's in 2019.*

*We monitored for unregulated contaminants (UCs) in 2019 as part of a study to help the U.S. Environmental Protection Agency (EPA) determine the occurrence in drinking water of UCs and whether or not these contaminants need to be regulated. At present, no health standards (for example, maximum contaminant levels) or likely sources have been established for UCs. We are pleased to report that we had no detections of any of the contaminants tested in 2019. If you would like a copy of our 2019 UC, contact Chad Mack at 850-229-6395. If you would like more information on the EPA's Unregulated Contaminants Monitoring Rule, please call the Safe Drinking Water Hotline at (800) 426-4791.*

***If present,** elevated levels of lead can cause serious health problems, especially for pregnant women and young children. Lead in drinking water is primarily from materials and components associated with service lines and home plumbing. The City of Port St. Joe is responsible for providing high quality drinking water, but cannot control the variety of materials used in plumbing components. When your water has been sitting for several hours, you can minimize the potential for lead exposure by flushing your tap for 30 seconds to 2 minutes before using water for drinking or cooking. If you are concerned about lead in your water, you may wish to have your water tested. Information on lead in drinking water, testing methods, and steps you can take to minimize exposure is available from the Safe Drinking Water Hotline or at <http://www.epa.gov/safewater/lead>.*

*Contaminants that may be present in source water include:*

*(A) Microbial contaminants, such as viruses and bacteria, which may come from sewage treatment plants, septic systems, agricultural livestock operations, and wildlife.*

*(B) Inorganic contaminants, such as salts and metals, which can be naturally-occurring or result from urban stormwater runoff, industrial or domestic wastewater discharges, oil and gas production, mining, or farming.*

*(C) Pesticides and herbicides, which may come from a variety of sources such as agriculture, urban stormwater runoff, and residential uses.*

*(D) Organic chemical contaminants, including synthetic and volatile organic chemicals, which are by-products of industrial processes and petroleum production, and can also come from gas stations, urban stormwater runoff, and septic systems.*

*(E) Radioactive contaminants, which can be naturally occurring or be the result of oil and gas production and mining activities.*

*Turbidity is a measure of cloudiness of the water and has no health effects. We monitor it because it is a good indicator of the effectiveness of our filtration system. High turbidity can interfere with disinfection and provide a medium for microbial growth. Turbidity may indicate the presence of disease-causing organisms. These organisms include bacteria, viruses, and parasites that can cause symptoms such as nausea, cramps, diarrhea, and associated headaches. The city had **no** turbidity exceedances in 2019.*

*In order to ensure that tap water is safe to drink, the EPA prescribes regulations, which limit the amount of certain contaminants in water provided by public water systems. The Food and Drug Administration (FDA) regulations establish limits for contaminants in bottled water, which must provide the same protection for public health.*

*In 2019 the Florida Department of Environmental Protection performed a Source Water Assessment on our system. The assessment was conducted to provide information about any potential sources of contamination in the vicinity of our surface water intakes. The surface water system is considered to be at high risk because of the many potential sources of contamination present in the assessment area. The assessment results are available on the FDEP Source Water Assessment and Protection Program website at <https://fldep.dep.state.fl.us/swapp/> or they can be obtained from Larry McClamma @ 850-229-1421.*

*Some people may be more vulnerable to contaminants in drinking water than the general population. Immuno-compromised persons such as persons with cancer undergoing chemotherapy, persons who have undergone organ transplants, people with HIV/AIDS or other immune system disorders, some elderly, and infants can be particularly at risk from infections. These people should seek advice about drinking water from their health care providers. EPA/CDC guidelines on appropriate means to lessen the risk of infection by *Cryptosporidium* and other microbiological contaminants are available from the Safe Drinking Water Hotline (800-426-4791).*

*We at the City of Port St. Joe work diligently to provide top quality water to every tap. We ask that all our customers help us protect our water sources, which are the heart of our community, our way of life and our children's future.*

*The City of Port St. Joe is committed to insuring the quality of your water. If you have any questions or concerns about the information provided, please feel free to call any of the numbers listed.*

3:03 P.M  
RFP 2020-01

CITY OF PORT ST. JOE  
SEWER IMPROVEMENTS PHASE III  
PROJECT #019.000

BID TABULATION FOR BIDS RECEIVED  
AT PORT ST. JOE CITY HALL  
ON MARCH 12, 2020 AT 3:00 P.M. (E.S.T.)

BIDDER	TOTAL BASE BID
1. Weatherington Tractor Service	
2. North Florida Construction	# 742,411.60
3. Gulf Coast Utility Contractors	# 992,975.50
4. GAC Contractors	
5. Marshall Brothers	