

Original

May 18, 2021
Regular Meeting
12:00 Noon



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

Tuesday May 18, 2021

Call to Order

Consent Agenda

Proclamation- Mental Health Month Recognition

Minutes

- **Regular Meeting 5/4/21** **Pages 1-4**
- **Joint City/County Workshop 5/11/21** **Pages 5-6**

City Attorney

- **Ordinance 585 Large Scale Plan Amendment** **Pages 7-41**
 - **Second Reading & Consideration of Adoption**
- **Ordinance 588 Mobile Home on Harbor Street** **Pages 42-45**
 - **Second Reading & Consideration of Adoption**
- **Bond Counsel**
- **Resolution 2020-07 Travel Trailer Policy** **Pages 46-47**

Old Business

- **Current City Projects** **Pages 48-49**

New Business

- **July 4th Events**

Public Works

- **Park Point Sewer** **Page 50**

Surface Water Plant

- **Update**

Wastewater Plant

- **Update**

Finance Director

- **Update**

City Engineer

- **NRDA Stormwater Grant Master Plan**
- **Maddox Park Gazebo- Update**
- **Walking Path FDOT Grant- Update**
- **CDBG Project- Update**
- **First Street Lift Station and Long Ave. Water/Sewer Project**

- **NRCS Debris Removal- Update**

Code Enforcement

- **RFP 2021-05, 203 MLK (Tisha Bell Property) Demo Rebid**
 - **Bids open 5/17/21 (Handout)**

Police Department

- **Update**

City Clerk

- **Grants Update**
 - **City Hall**

Page 51

Citizens to be Heard

Discussion Items by Commissioners

Motion to Adjourn

**MINUTES OF THE REGULAR MEETING OF THE BOARD OF CITY
COMMISSIONERS FOR THE CITY OF PORT ST. JOE, FLORIDA, HELD AT
2775 GARRISON AVENUE, May 4, 2021, at Noon.**

The following were present: Commissioners Ashbrook, Langston, and Lowry. City Manager Jim Anderson, City Clerk Charlotte Pierce, and City Attorney Clinton McCahill were also present. Mayor Buzzett was absent and Mayo Pro tem Ashbrook chaired the meeting. Commissioner Hoffman was also absent.

CONSENT AGENDA

Minutes

A Motion was made by Commissioner Lowry, second by Commissioner Langston, to approve the Minutes of the Regular Meeting of April 20, 2021. All in favor; Motion carried 3-0.

Mayor Pro tem Ashbrook requested that the City Engineer's Report be moved up in the meeting.

City Engineer – Josh Baxley

NRDA Stormwater Grant Update

Dewberry has responded to the NFWFMD on April 28, 2021, and is waiting for a response.

Maddox Park Gazebo

The Gazebo is under design.

Walking Path FDOT Grant Update

The project is under construction.

CDBG Sewer Improvements

The piping has been fused and the contractor is waiting on the sewer lateral saddles to arrive. Bursting is expected to begin on May 10, 2021.

First Street Lift Station and Long Avenue Water / Sewer Projects

Dewberry has scheduled a meeting with the contractor this week to discuss the construction schedule.

NRCS Debris Removal Update

This project is under construction.

City Attorney –

Resolution 2021-05 First Street SCOP Grant Contract Task Order:

A Motion was made by Commissioner Lowry, second by Commissioner Langston, to adopt Resolution 2021-05. All in favor; Motion carried 3-0.

Attorney McCahill read Resolution 2021-05 by Title only.

A Motion was made by Commissioner Langston, second by Commissioner Lowry, to approve the First Street SCOP Grant Contract FPN 446062-1-54-01 in the amount of \$386,214. All in favor; Motion carried 3-0.

A Motion was made by Commissioner Langston, second by Commissioner Lowry, to approve the Professional Services Task Order with Dewberry in the amount of \$29,708. All in favor; Motion carried 3-0.

Ordinance 589 Mobile Home on Avenue E; First Reading and Request to Advertise:

A Motion was made by Commissioner Langston, second by Commissioner Lowry, to have the First Reading of Ordinance 589. All in favor; Motion carried 3-0.

Attorney McCahill read Ordinance 589 by Title only.

LaTonya Gainer asked about the door placement and porch for the mobile home. Mayor Pro tem Ashbrook shared that this Ordinance has to be advertised before anything else is done.

Travel Trailers on Home Sites Destroyed by Hurricane Michael Policy

Attorney McCahill will have the language for this at the next meeting.

Resolution 2021-06 Long Avenue SRF Water Loan (Handout)

A Motion was made by Commissioner Lowry, second by Commissioner Langston, to adopt Resolution 2021-06. All in favor; Motion carried 3-0.

Attorney McCahill read Resolution 2021-06 by Title only.

Old Business –

Coronavirus (COVID-19) Update; Resolution 2020-02 – State of Emergency. Currently still in place.

It was noted that if Governor DeSantis removes the State of Emergency, Resolution 2020-02 would be terminated.

Concerns were expressed that City rental agreements should be changed to following CDC Guidelines since the positivity rate continues to decline.

Commissioner Langston asked about preparation for the July 4th Street Dance and Mr. Anderson asked him to stop by City Hall and they would work on this.

Commissioner Langston also expressed his concerns about a rental request being denied by the Workforce Group.

New Business –

Current City Projects

Mr. Anderson noted all projects are moving well.

Bill Kennedy Dedication – May 10, 2021, at 11:00 A.M.

Mr. Anderson shared with the Commission the dedication of the William "Bill" Kennedy Promenade on Monday, May 10, 2021, at 11 A.M. at the Promenade entrance on Baltzell Avenue.

Annexation Mediation – May 11, 2021, at 9:00 A.M.

Mr. Anderson reminded the Commissioners of the meeting Tuesday with the County at the County Commission Chambers.

Mr. Anderson noted the memorial service for former City Commissioner John Reeves on Saturday, May 8, 2021, at Holly Hill beginning at 11 A.M.

Public Works – John Grantland

Vac Truck Repairs

A Motion was made by Commissioner Lowry, second by Commissioner Langston, to approve the emergency repairs to the Vac Truck in the amount of \$13,500. All in favor; Motion carried 3-0. This is an unexpected repair and is not in the budget. Mr. Lacour will review the accounts to provide funds to make the repairs.

Surface Water Plant – Larry McClamma

Mr. McClamma shared that the Clarifier rehab work ends today, the filters have been installed, and the White City Tank cleanup has been completed.

Wastewater Plant – Kevin Pettis

Mr. Pettis was working on the disfiltration system and was unable to attend the meeting.

Finance Director – Mike Lacour

Mr. Lacour shared that the boat ramp pay station is working. The Tennis Court Contractor began work today and he encouraged the department heads to begin thinking about their budgets for the upcoming year.

Commissioner Lowry requested that consideration be give to the paving of the Dr. Joe Hendrix Parking Lot.

Commissioner Langston noted the awning at the WIG Building is in need of repair.

First Street Lift Station and Long Avenue Water / Sewer Projects

Dewberry has scheduled a meeting with the contractor this week to discuss the construction schedule.

NRCS Debris Removal Update

This project is under construction.

Code Enforcement –

Mr. Anderson noted there will be a Special Master Hearing on May 18, 2021, and two other structures are scheduled for demolition in the next month.

Police Department – Chief Richards

Chief Richards noted the department is monitoring traffic and writing tickets.

City Clerk – Charlotte Pierce

Grants Update

Clerk Pierce shared that City Staff continues to work with the grant writer on possible grants.

Citizens to be Heard –

Christy McElroy provided a packet of information on the Honeyville property that was supposedly given by the St. Joe Company for Affordable Housing in Wewahitchka. She expressed her concerns about the project being used for a sand pit rather than as intended.

Ms. McElroy noted her displeasure with the County trying to establish a Gulf Water District, strongly encouraged the Commission to represent the City, and put relationships aside. She reminded them of the Interlocal Agreement and what the efforts by the County would do to the bills of City customers.

Chester Davis shared his concerns about the ability to use the Washington Gym when it is not being used by Workforce Development.

Eddie Fields asked about adding chips to the playground area, noted the need for more bathrooms at the WIG Building, felt the gym needed improvements, and repairs were needed for the Gazebo. It was noted that most of these items have been already taken care of. He also asked about a Splash Pad and shared the need for after school activities that will keep the kids off the streets.

Discussion Items by Commissioners –

Commissioner Lowry stressed the need for affordable housing and feels the City should start moving forward with this. He asked if a study of the wetlands should be done and if there was anything else that was needed to start moving forward.

 *Commissioner Langston* did not have any other updates for the Commission.

Mayor Pro tem Ashbrook thanked Mr. Fields for mentioning the Splash Pad and suggested that a plan needed to be established to reconsider a Splash Pad.

Motion to Adjourn –

There was no other business to come before the Commission and a Motion was made by Commissioner Lowry, second by Commissioner Langston, to adjourn the meeting at 12:40 P.M.

Approved this _____ day of _____ 2021.

David Ashbrook, Mayor Pro tem

Date

Charlotte M. Pierce, City Clerk

Date

**MINUTES OF THE WORKSHOP FOR THE JOINT CITY / COUNTY
COMMISSION MEETING OF THE BOARD OF CITY COMMISSIONERS FOR
THE CITY OF PORT ST. JOE FLORIDA AND THE GULF COUNTY BOARD OF
COUNTY COMMISSIONERS HELD IN THE GULF COUNTY COMMISSION
CHAMBERS**

May 11, 2021, at 9:00 A.M.

The following were present: Mayor Buzzett, Commissioners Ashbrook, Hoffman, Lowry, and Langston. City Manager Jim Anderson, City Clerk Charlotte Pierce, City Attorney Clinton McCahill, Public Works Director John Grantland, and City Planner Ray Greer were also present. Representing the Gulf County Board of County Commissioners were Chairman Sandy Quinn, Commissioners Phil McCroan, Ward McDaniel, David Rich, Patrick Ferrell, and County Attorney Jeremy Novak. Other County Staff present were: Clay Smallwood, Kari Summers, Leanna Roberts, County Administrator Michael L. Hammond, Mark Cothran, Austin Horton, Matt Herring, Sherry Herring, Kaci Rhodes, and Sheriff Mike Harrison.

This was advertised by the Gulf County Board of County Commissioners as a Conflict Assessment Meeting. Items to be discussed include Gulf County Florida Resolution 2021-16 in response to City of Port St. Joe Ordinance 584 and Gulf County Water Service District Area Ordinance.

Call to Order

The meeting was called to order by Chairman Quinn at 9:00 A.M. He expressed his appreciation for the joint meeting of the Boards and welcomed those present to the meeting.

Mayor Buzzett also expressed his appreciation for the meeting.

Density

Mayor Buzzett shared that he felt the Density issue could be resolved. After hearing from both Boards, consensus was that a total of 172 units would be acceptable to everyone.

Gulf County Water District

Thoughts and opinions were offered on the current water rates of the City and quality of water.

Various County Commissioners reiterated it was not their intention to take customers from the City and were seeking customers that were not covered by the City. Representatives of the Gulf County Board of County Commissioners felt strongly they could produce a quality water product for a better price by using the aquifer as a water source and not deal with chemicals and a plant like the City has.

County Attorney Jeremy Novak stated that he is aware of the Interlocal Agreement concerning the utilities and it is recorded at the Courthouse.

Attorney Novak stated the Ordinance for the County would be on the Agenda for next month's meeting.

Discussion was held about Exhibit A and defining the City's Water Boundaries.

In closing, the Board of County Commissioners asked if there was anything they could do to help the City. The City suggested that the County run a transmission line to the Surface Water Plant including a pumping station to service the Jones Homestead, Cape San Blas, and Indian Pass customers.

The City also recommended utilizing the Pot 3 money to run sewer lines in Beacon Hill which would help with the customer base and potentially lower costs for water and sewer.

Chairman Quinn verified that the quarterly meeting with Mayor Buzzett, City Manager Jim Anderson, County Administrator Michael Hammond, and Chairman Quinn will continue.

After thanking everyone for their attendance, Chairman Quinn adjourned the meeting at 10:33 A.M.

Approved this _____ day of _____ 2021.

Rex Buzzett, Mayor

Date

Charlotte M. Pierce, City Clerk

Date

ORDINANCE NO. 585

AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN FUTURE LAND USE MAP OF THE CITY OF PORT ST. JOE, FLORIDA BY AND THROUGH PROCEDURES REQUIRED FOR LARGE SCALE MAP AMENDMENTS PURSUANT TO AUTHORITY UNDER STATE STATUTES SECTION 163.3184, SPECIFICALLY CHANGING PARCEL ID NO. 03013-001R AND PARCEL ID NO. 03017-005R FROM GULF COUNTY FUTURE LAND USE PUBLIC TO CITY OF PORT ST. JOE FUTURE LAND USE PUBLIC AND FROM GULF COUNTY FUTURE LAND USE AGRICULTURE TO CITY OF PORT ST. JOE FUTURE LAND USE LOW DENSITY RESIDENTIAL (R-1) AND HIGH DENSITY RESIDENTIAL (R-3); PROVIDING FOR THE AMENDMENT OF THE ZONING MAP OF THE CITY OF PORT ST. JOE; AND PROVIDING FOR REPEAL OF ANY CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Section 163.3184, Florida Statutes, provides for the authority and procedure for the City Commission of Port St. Joe, Florida to amend its Comprehensive Plan utilizing procedures applicable to Large Scale Amendments; and

WHEREAS, on March 2, 2021, the Planning and Development Review Board sitting as the local planning agency for the City, recommended approval of the large-scale amendment to the Comprehensive Plan Future Land Use Map of the City for property identified as Parcel ID No. 03013-001R and Parcel ID NO. 03017-005R ("Property") and of the proposed rezoning of the Property; and

WHEREAS, the City Commission desires to adopt the amendment to the current comprehensive plan 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 Comprehensive Plan Future Land Use Map and Zoning Map is hereby amended as set forth on Exhibit "A" and are hereby changed from Gulf County Future Land Use Public To City Of Port St. Joe Future Land Use Public and from Gulf County Future Land Use Agriculture to City of Port St. Joe Future Land Use Low Density Residential (R-1) and High Density Residential (R-3). The application and all documentation submitted in support of the Future Land Use Map amendment and the proposed rezoning of the Property are hereby incorporated by reference.

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

The City Commission hereby finds and determines that the approval of the amendment and the proposed rezoning of the Property is consistent with the goals, objectives and policies of the City of Port St. Joe 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 Future Land Use Map shall be amended as depicted on Exhibit "A" to show the Property as having a land use of Public, Low Density Residential (R-1) and High Density Residential (R-3)

SECTION 5. ZONING

The Zoning Map of the City of Port St. Joe is hereby amended to show the Property described in Exhibit "A" as having a zoning of Public, Low Density Residential (R-1) and High Density Residential (R-3).

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

This ordinance shall become effective upon adoption as provided by law.

This Ordinance was adopted in open regular meeting after its second reading this _____ day of _____, 20121

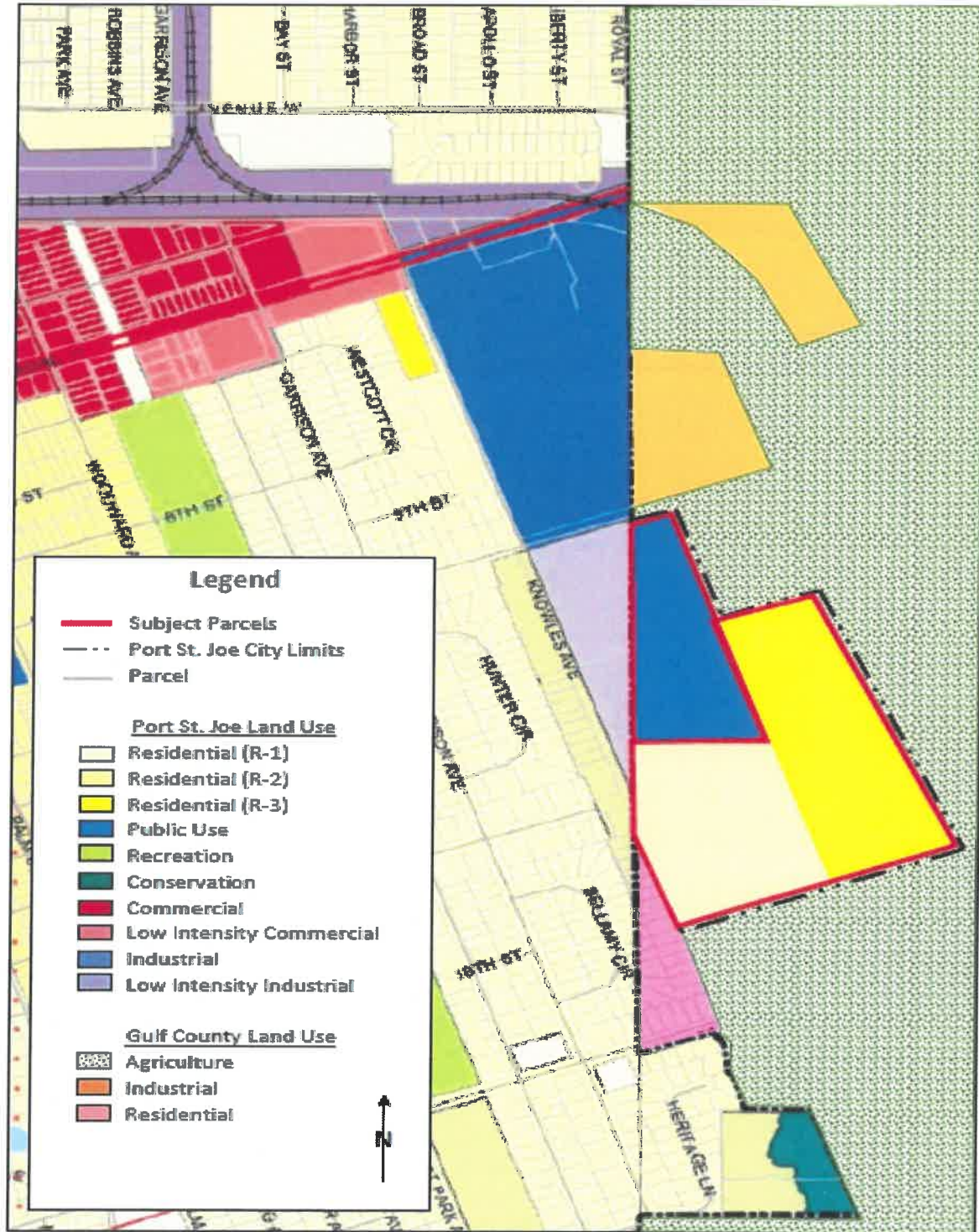
THE CITY COMMISSION OF THE CITY
OF PORT ST. JOE, FLORIDA

By: _____
Rex Buzzett, Mayor-Commissioner

Attest: _____
Charlotte M. Pierce
City Clerk

EXHIBIT "A"

PARCEL ID NO. 03013-001R AND PARCEL ID NO. 03017-005R



Ron DeSantis
GOVERNOR



Dane Eagle
EXECUTIVE DIRECTOR

April 14, 2021

The Honorable Rex Buzzett
Mayor, City of Port St. Joe
Post Office Box 278
Port St. Joe, Florida 32457

Dear Mayor Buzzett:

The Department of Economic Opportunity ("Department") has reviewed the proposed comprehensive plan amendment for the City of Port St. Joe (Amendment No. 21-01ESR) received on March 31, 2021. The review was completed under the expedited state review process. We have no comment on the proposed amendment.

The City should act by choosing to adopt, adopt with changes, or not adopt the proposed amendment. For your assistance, we have enclosed the procedures for adoption and transmittal of the comprehensive plan amendment. In addition, the City is reminded that:

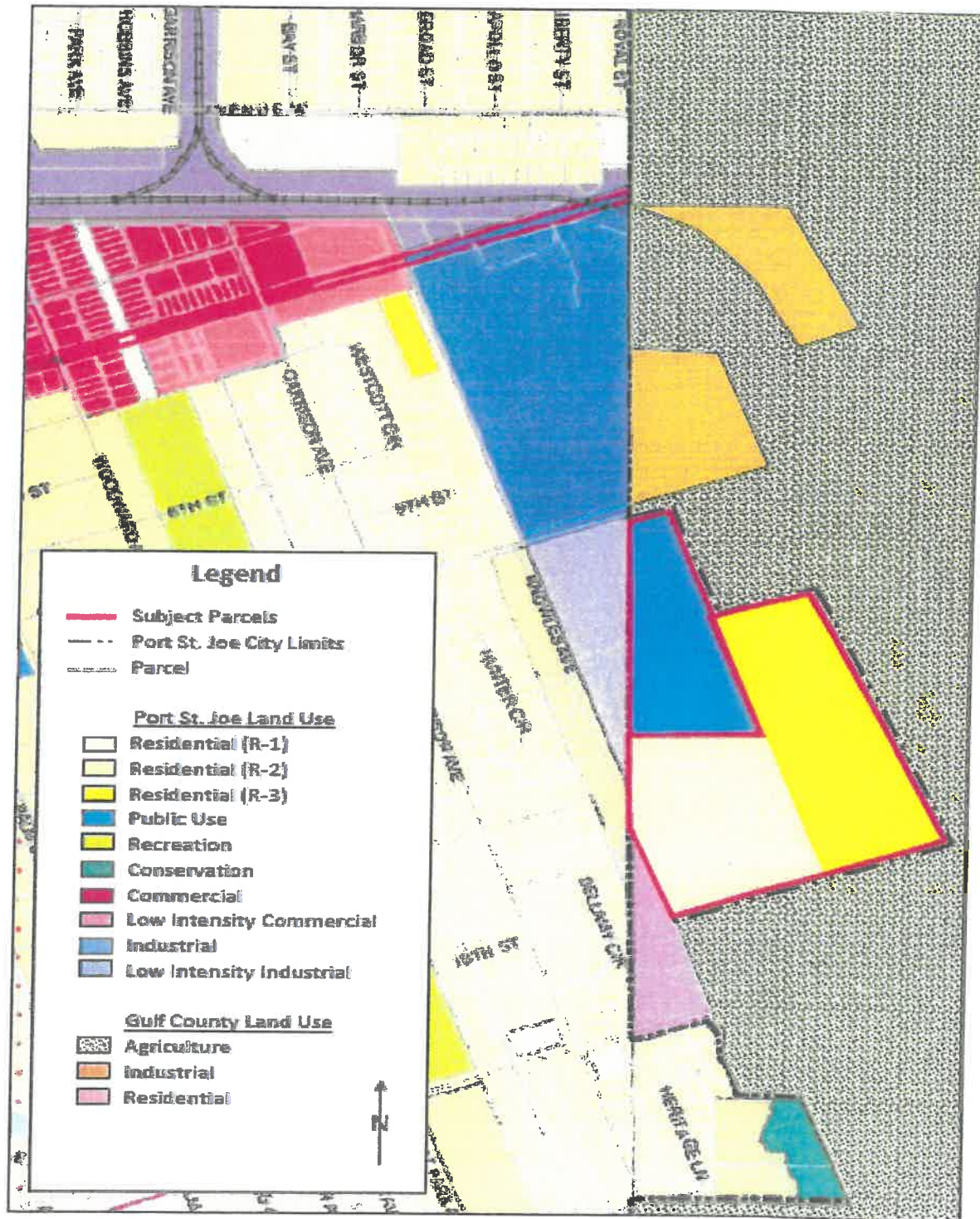
- Section 163.3184(3)(b), F.S., authorizes other reviewing agencies to provide comments directly to the City. **If the City receives reviewing agency comments and they are not resolved, these comments could form the basis for a challenge to the amendment after adoption.**
- **The second public hearing**, which shall be a hearing on whether to adopt one or more comprehensive plan amendments, **must be held within 180 days** of your receipt of agency comments or the amendment shall be **deemed withdrawn** unless extended by agreement with notice to the Department and any affected party that provided comment on the amendment pursuant to Section 163.3184(3)(c)1., F.S.
- **The adopted amendment must be rendered to the Department.** Under Section 163.3184(3)(c)2. and 4., F.S., the **amendment effective date** is 31 days after the Department notifies the City that the amendment package is complete or, if challenged, until it is found to be in compliance by the Department or the Administration Commission.

Florida Department of Economic Opportunity | Caldwell Building | 107 E. Madison Street | Tallahassee, FL 32399
850.245.7105 | www.FloridaJobs.org
www.twitter.com/FLDEO | www.facebook.com/FLDEO

An equal opportunity employer/program. Auxiliary aids and service are available upon request to individuals with disabilities. All voice telephone numbers on this document may be reached by persons using TTY/TTD equipment via the Florida Relay Service at 711.

EXHIBIT "A"

PARCEL ID NO. 03013-001R AND PARCEL ID NO. 03017-005R



City of Port St. Joe

Land Use Amendment



City of Port St. Joe
305 Cecil G. Costin Sr. Blvd.
Port St. Joe, FL 32456

February 2021

I.	Proposed Changes.....	3
A.	Parcel A Development Analysis.....	3
B.	Parcel B Development Analysis.....	3
III.	Public Facilities and Services.....	4
A.	Potable Water	4
B.	Sanitary Sewer	5
C.	Transportation	5
D.	Stormwater	6
E.	Solid Waste	6
D.	Public Schools.....	7
II.	Environmental Analysis.....	8
A.	Wetlands	8

Appendix A: Maps

Appendix B: Parcel B Deed and Development Agreement

I. Proposed Changes

Two land use changes are proposed for two parcels recently annexed into the City of Port St. Joe. These parcels are City-owned and the land use changes are proposed as part of mapping cleanup efforts. The parcels are contiguous and are located along the eastern City boundary. Please see Map 1: Location in Appendix A for the location of the subject parcels.

Parcel A is Parcel # 03013-001R, located along Tenth Street. This parcel is 17.53 acres in size and currently houses part of the City's Public Works operations and has a Gulf County Land Use designation of Public. The proposed land use within the City of Port St. Joe is Public.

The second parcel proposed for a land use change is Parcel #0317-005R. This parcel is 56.65 acres and is currently vacant with a Gulf County Land Use of Agriculture. Approximately 3.24 acres of this parcel were within the City's boundaries prior to the annexation and has a designated Land Use of Light Industrial. The existing land use on this portion of the subject site is not proposed to be changed. The proposed Land Use on the remaining 53.41 acres is City of Port St. Joe Low Density Residential (R-1) (28.41) and High Density Residential (R-3) (25 acres). Please see Map 2 within Appendix A for the location of the proposed land use designations. This parcel was conveyed to the City of Port St. Joe by the St. Joe Company in 2008 as part of a development agreement. The parcel is deed restricted and is only allowed to be used for the provision of affordable housing. Please see Appendix B for the subject parcel's deed and the development agreement.

A. Parcel A Development Analysis

Parcel A is currently developed with offices and warehouses and is used by the City of Port St. Joe's Building and Public Works departments. The City's Building Department has offices here and the Public Works Department use the subject site as a materials and vehicle storage yard. The Gulf County Public land use designation allows 60% lot coverage and has a height limit of three habitable floors. City of Port St. Joe Public/Institutional allows 60% lot coverage with a height limitation of 60 feet. Given that the impervious surface area is the same within the County and the City and the amount of development on the subject site is not expected to change, no development analysis on the proposed land use change is needed.

B. Parcel B Development Analysis

Policies 1.3.5 and 1.3.6 of the Gulf County Comprehensive Plan state that properties with the Agriculture Future Land Use designation that are within a mile of residential, industrial, or mixed use areas have a maximum density of one residential unit per 2.5 acres. Therefore, pursuant to these policies, the maximum density allowed under the current designation is 21 residential units.

The proposed land uses would allow the development of 113 residential units under the Low Density (R-1) Residential Category and 375 units under the High Density Residential Category (R-3). This would increase the development potential from 21 units to 488 units

The following table depicts the change in development potential for the subject site. Given the site constraints a reasonable development scenario is used rather than the maximum

development potential. The site is proposed to be developed with a mixture of single family (100 residential units) and townhomes (200 residential units).

Table 1. Port St. Joe Land Use Amendment Change in Development Potential – Parcel B

Land Use Category	Residential			Non-Residential		
	Existing	Proposed	Change	Existing	Proposed	Change
Gulf County Agriculture	21	0	-21	0 ft ²	0 ft ²	0 ft ²
City of Port St. Joe Low Density Residential	0	100	+100	0 ft ²	0 ft ²	0 ft ²
City of Port St. Joe High Density Residential	0	200	+200	0 ft ²	0 ft ²	0 ft ²
Change			+279			0 ft ²

The proposed land use change would result in a potential increase of 279 dwelling units.

III. Public Facilities and Services

The public facilities analysis is based on the increase in density on Parcel B. Parcel A's use is already established and is not expected to change.

Based on the development scenario shown in the above section, the proposed land use change will result in a net increase of 279 additional residential dwelling units.

The following analysis is based upon the availability of, and actual and anticipated demand on, facilities and services serving or proposed to serve the subject property. The analysis evaluates the effect of the demands on the level of service standards adopted within the City of Port St. Joe Comprehensive Plan and identifies any anticipated facility improvements. Facilities and services include potable water, sanitary sewer, solid waste, transportation, and school facilities.

A. Potable Water

The City of Port St. Joe provides potable water service to the amendment site. The permitted capacity of the City's facility is 6,000,000 gallons per day (gpd). The City withdraws water from the Chipola River through a seventeen-mile freshwater canal and processes the water for drinking and distribution.

The City of Port St. Joe Comprehensive Plan adopted a Potable Water Level of Service (LOS) standard for residential potable water uses of 130 gallons per capita per day. The average household size for Gulf County based on the 2010 U.S. Census data is 2.34 persons per household. The proposed land development change will result in a potable water demand increase of 84,890 gpd. As Table 2 shows, the facility will have adequate capacity to absorb the increase in potable water demand.

Table 2: Potable Water Capacity Analysis

Year	Permitted Capacity (gpd)	Average Demand (gpd)	Project Demand (gpd)	Total Demand (gpd)	Percent Utilized
2018	6,000,000	900,000	84,890	984,890	16.41%

Source: City of Port St. Joe Utilities Department

B. Sanitary Sewer

Development proposed at the amendment site would send their wastewater to the City of Port St. Joe Wastewater Treatment Facility. The City's Wastewater Treatment Facility has a permitted treatment capacity of 3,100,000 gallons per day (gpd) utilizing a 98-acre restricted public access spray field. Flow rates obtained from the City of Port St. Joe Utility Department indicate that the facility is currently running at approximately 830,000 gpd.

The City of Port St. Joe has adopted a Level of Service (LOS) standard for wastewater of 150 gallons per capita per day for residential uses. The average household size for Gulf County based on the 2010 U.S. Census data is 2.34 persons per household. The proposed land use change will result in a residential wastewater demand increase of 97,950 gpd. As Table 3 shows, the facility will have adequate capacity to absorb the increase in wastewater demand.

Table 3: Sanitary Sewer Capacity Analysis

Year	Permitted Capacity (gpd)	Average Demand (gpd)	Project Demand (gpd)	Total Demand (gpd)	Percent Utilized
2018	3,100,000	830,000	97,950	927,950	29.93%

Source: City of Port St. Joe Utilities Department

C. Transportation

Using the development scenario presented in the previous section, the proposed land use change would result in 100 single-family dwelling units and 200 townhouses. The 10th Edition ITE Trip Generation software was utilized to create a trip generation report for the development. This analysis shows trips generated for the development and does not consider the internal capture rate of a mixed-use development or the reduction in trip created by a walkable community.

Table 4: Daily Trip Generation Analysis

Scenario	ITE Land Use Category	Variable	Size	Daily Trip Rate/ Equation	Daily Enter Split	Daily Exit Split	Daily Total Trips		
							Total	Enter	Exit
Existing	Single-Family Detached Housing - 210	Per Unit	21	$\ln(T) = 0.92\ln(x) + 2.71$	50%	50%	247	124	123
EXISTING TOTAL							247	124	123
Existing	Single-Family Detached Housing - 210	Per Unit	100	$\ln(T) = 0.92\ln(x) + 2.71$	50%	50%	1,040	520	520
Proposed	Multifamily Housing (Low-Rise) - 220	Per Unit	200	$T = 7.56(x) - 40.86$	50%	50%	1,471	736	735
PROPOSED TOTAL							2,511	1,256	1,255
NET CHANGE IN TRIP GENERATION POTENTIAL							2,264	1,132	1,132

D. Stormwater

City of Port St. Joe has adopted Level of Service (LOS) standards within the Comprehensive Plan that apply to water quantity and water quality for evaluating impacts associated with developments. The LOS standards for water quantity indicate that post-development runoff shall be no greater than predevelopment runoff.

The City's LOS standards for stormwater management are as follows:

Infrastructure Element Policy 1.1.5: The following level of service Stormwater Management standards shall be used as the basis for determining the availability of facility capacity and the demand generated by a development:

- 25-yr. frequency, 24-hr. duration storm event for those areas designated as residential, commercial, mixed commercial/residential, public, and industrial land use on the Future Land Use Map; and
- 3-yr. frequency, 24-hr. duration storm event for those areas designated as agricultural, conservation, and recreation land use on the Future Land Use Map.
- All new and re-development projects shall comply with the stormwater design and performance standards and stormwater retention and detention standards contained within section 62-346 F.A.C.

Development of the amendment site will comply with the groundwater quality and quantity protection requirements set forth in the Gulf County Comprehensive Plan.

E. Solid Waste

The City of Port St. Joe requires all residential households to have garbage pickup. This service is provided by Waste Pro, Inc in partnership with the City of Port St Joe. Waste Pro, Inc., collects all household solid waste within the City and disposes the solid waste at the Bay County Waste to

Energy Facility (Incinerator). The facility is a 500 Tons per Day Waste to Energy facility located in Bay County (just north of Panama City, Florida). The facility produces about 13 Megawatt per hour of electricity that is utilized throughout the state of Florida and has sufficient long-range capacity.

The City adopted a residential level of service standard for solid waste of 8 pounds per person per day. The proposed land use change will result in a solid waste demand increase of 5,224 pounds per day or 2.61 tons per day. There is more than adequate capacity at the Bay County facility.

D. Public Schools

The proposed amendment site is being planned for 100 single-family and 200 townhouse units. Using a single-family school generation rate of 0.3047, the existing land use would generate 7 students. Using the single-family school generation rate and a multi-family school generation rate of 0.2706, the proposed 300 units would generate a total of 86 school age children, a net increase of 79 students. The amendment site is located within the South Concurrency Service and Attendance Area of the County.

The available capacity along with planned capacity improvements serves as the base for predicting future available capacity. Table 3, below, shows that there is adequate capacity to serve the proposed development through the Public-School Facility 5- year planning time frame.

Table 5: School District Available Capacity, 2020

School Type	FISH Capacity ¹	Actual Enrollment	New Student Capacity	Proposed Amendment	Surplus (+)/ Deficiency (-)
Port Saint Joe Elementary	741	546	195	40	+155
Port Saint Joe Junior Senior High	997	461	536	39	+497
Total	1,757	1,049	708	79	652

1= FISH = Florida Inventory of School Houses

Source: Florida Inventory of School Houses, June 2020 data

II. Environmental Analysis

Parcel A is already developed, and its use is unlikely to change. Parcel B is currently vacant and may house natural resource areas. Any natural resources that are present on Parcel B will be identified and protected at the time of development application approval and consistent with the City's Comprehensive Plan and Land Development Regulations.

A. Wetlands

Wetlands are protected by the following policies within the Conservation Element of the Comprehensive Plan:

Objective 1.7 Wetlands within the City of Port St. Joe shall be conserved through the combined use of the City's Comprehensive Plan standards, and state and federal wetlands permitting programs involving the Florida Department of Environmental Protection (FDEP), Northwest Florida Water Management District, and the United States Army Corps of Engineers (ACOE). Major wetlands and wetland systems are identified on Map 7 of the adopted plan.

Policy 1.7.1 The protection of wetlands shall be accomplished through the use of the Comprehensive Plan, including the Future Land Use Map, and shall take into account the type, intensity or density, extent, distribution and location of allowable land uses and the types, values, functions, sizes, conditions and locations of affected wetlands. Land uses that are incompatible with the protection of wetlands and wetland functions shall be directed away from wetlands.

Policy 1.7.2: The City shall continue to conserve wetlands through the implementation of its Land Development Regulations in accordance with Sec. 4.11 through Sec. 4.16.

Policy 1.7.3: The plan amendment process and the development review process shall require that the location and extent of wetlands (as defined by the Northwest Florida Water Management District [NFWMD], FDEP, and ACOE) within the development site be identified.

Policy 1.7.4: Low quality wetlands shall mean those wetlands that do not have habitat for federally threatened or endangered species or state classified rare, critically imperiled or species of special concern, and that meet at least one of the following criteria:

- a) Any wetland planted in pine or otherwise disturbed by silviculture activities
- b) Any wetland consisting of a ditch, man-made canal or and borrow pit
- c) Any wetland containing timber roads or utility rights-of-way
- d) Any wetlands that are degraded due to the prevalence of exotic vegetation evidenced by the majority of the wetland containing exotic or non-native invasive species.

As of the adoption of Ordinance No. 344, in May 2007, the planting of pines, creation of new timber roads or utility right of ways within wetlands shall not result in a previously classified high-quality wetland from being re-classified as low-quality.

Policy 1.7.5: Impacts to low quality wetlands may be authorized on a case-by-case basis in conjunction with and as approved by applicable regulatory agencies unless such impacts are contrary to the interest of the public. When encroachments, alterations or removal of low-quality wetlands are permitted, it shall be mitigated based on the appropriate regulatory agency including FDEP, NFWFMD, and ACOE. 4

Policy 1.7.6: High quality wetlands shall mean all wetlands that do not qualify as a low-quality wetland. High quality wetlands shall be protected with a 25-foot wide naturally vegetated buffer landward from the identified edge of the wetland except for those wetlands as provided in Policy 1.7.11. High quality wetlands reviewed as part of amendments to the Future Land Use Map shall be designated as Conservation on the Future Land Use Map series.

Policy 1.7.7: Development within high quality wetlands and their associated buffers shall be prohibited except for uses approved by the appropriate permitting agency involving passive recreational trails, water access, wetland maintenance and restoration. All encroachments into the 25-foot buffer shall be those that do not adversely affect the predevelopment hydrology of the wetland including water quality or quantity. Further, impacts to high quality wetlands shall be limited to cases where no other feasible and practicable alternative exists that will permit a reasonable use of the land as described in Policy 1.7.8.

Policy 1.7.8: The Technical Advisory Committee (TAC) or the Local Planning Agency (LPA) may use the site plan and biological assessments performed by a qualified professional to determine that no reasonable alternative (such as clustering development on upland portions of the site, shifting development within the site, using variance of lot and setback requirements etc) is available to avoid proposed impacts to high quality wetlands, and that the nature and degree of disturbance is the minimum possible to achieve development that is otherwise compliant with the goals, objectives, and policies of the Plan. A finding that no reasonable alternative is available shall only be provided when the impact is identified as beneficial to an overriding public interest. Local government approval shall not substitute for state and federal regulatory review or recommendations for preservation and mitigation.

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.

Policy 1.7.10: Wetlands within the current city limits of the City of Port St. Joe, which are located on property which is subject to already approved existing plats, development orders or Planned Unit Developments (P.U.Ds) approved as of January 1, 2007 shall not be subject to Conservation Element policies 1.7.1 -1.7.9.

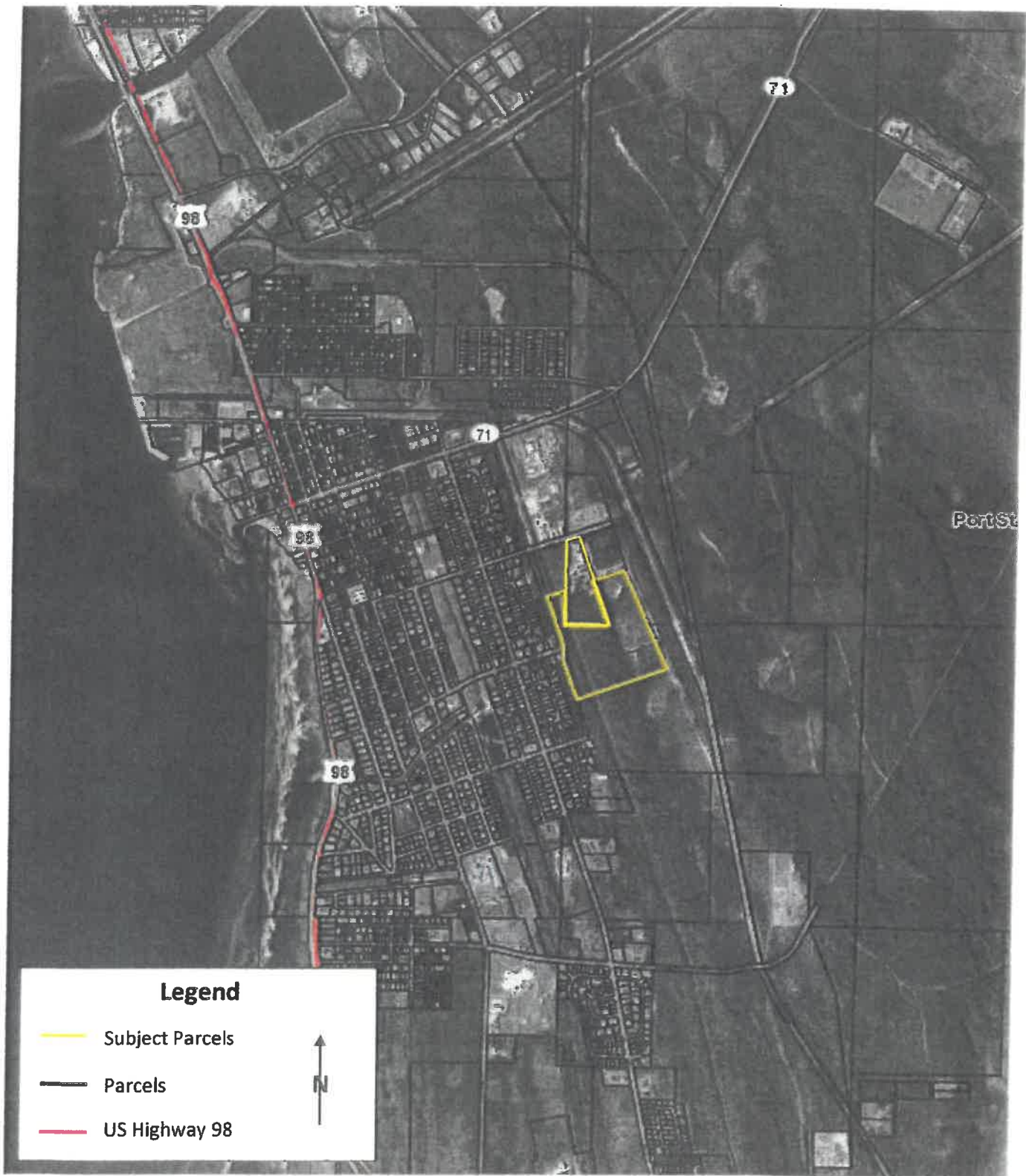
Policy 1.7.11: With the exception of water dependent uses consistent with the master plan of the port of Port St. Joe and water dependent uses that serve as public access, the

required setback or minimum buffer for all areas along St. Joseph Bay and coastal and riverine wetlands shall be a minimum of 50 feet as measured from the mean high water line (MHWL). Predevelopment water flow and quality shall be maintained (see Section 3.15 of the Existing LDRs as of October 1, 2006).

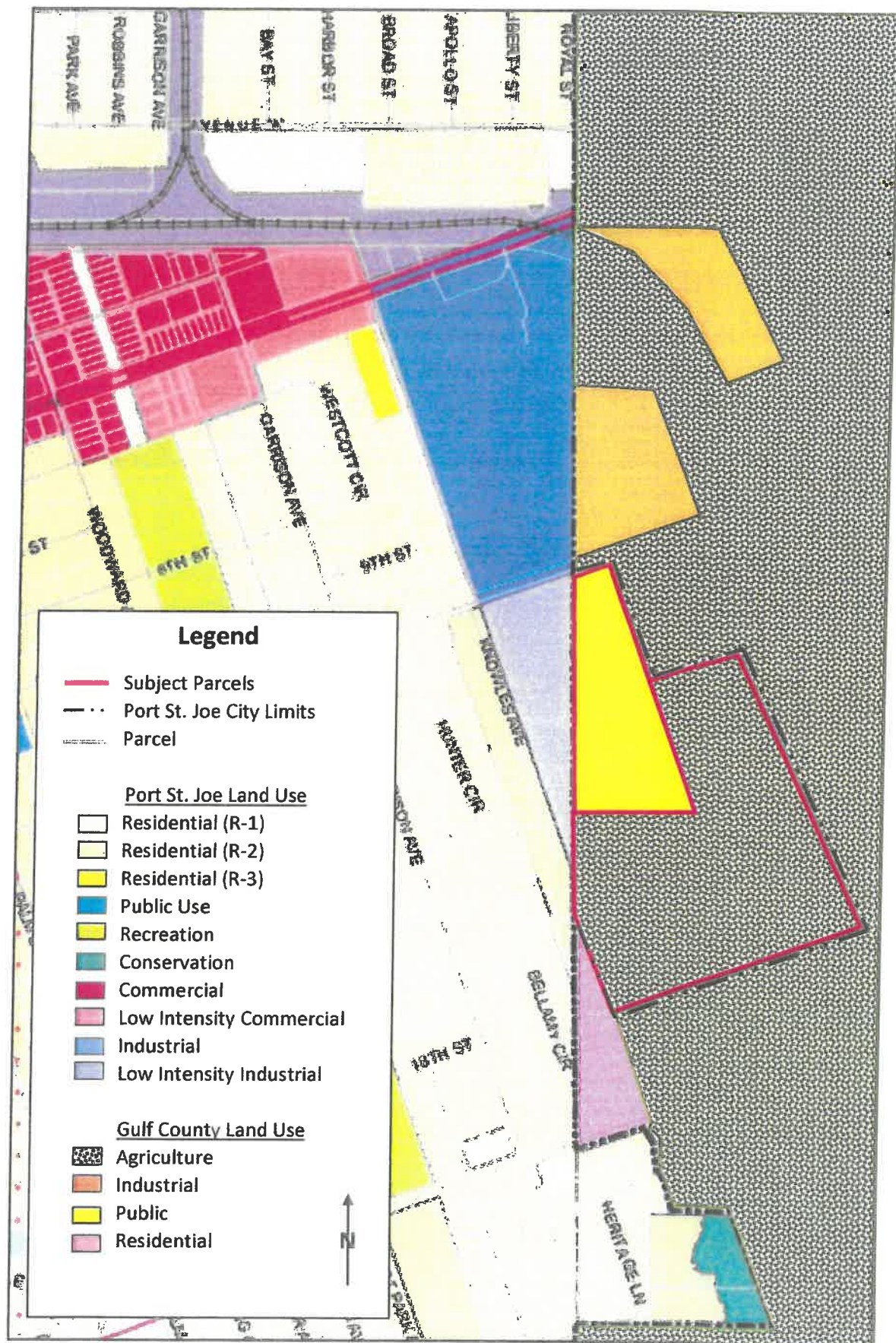
Appendix A:

Maps

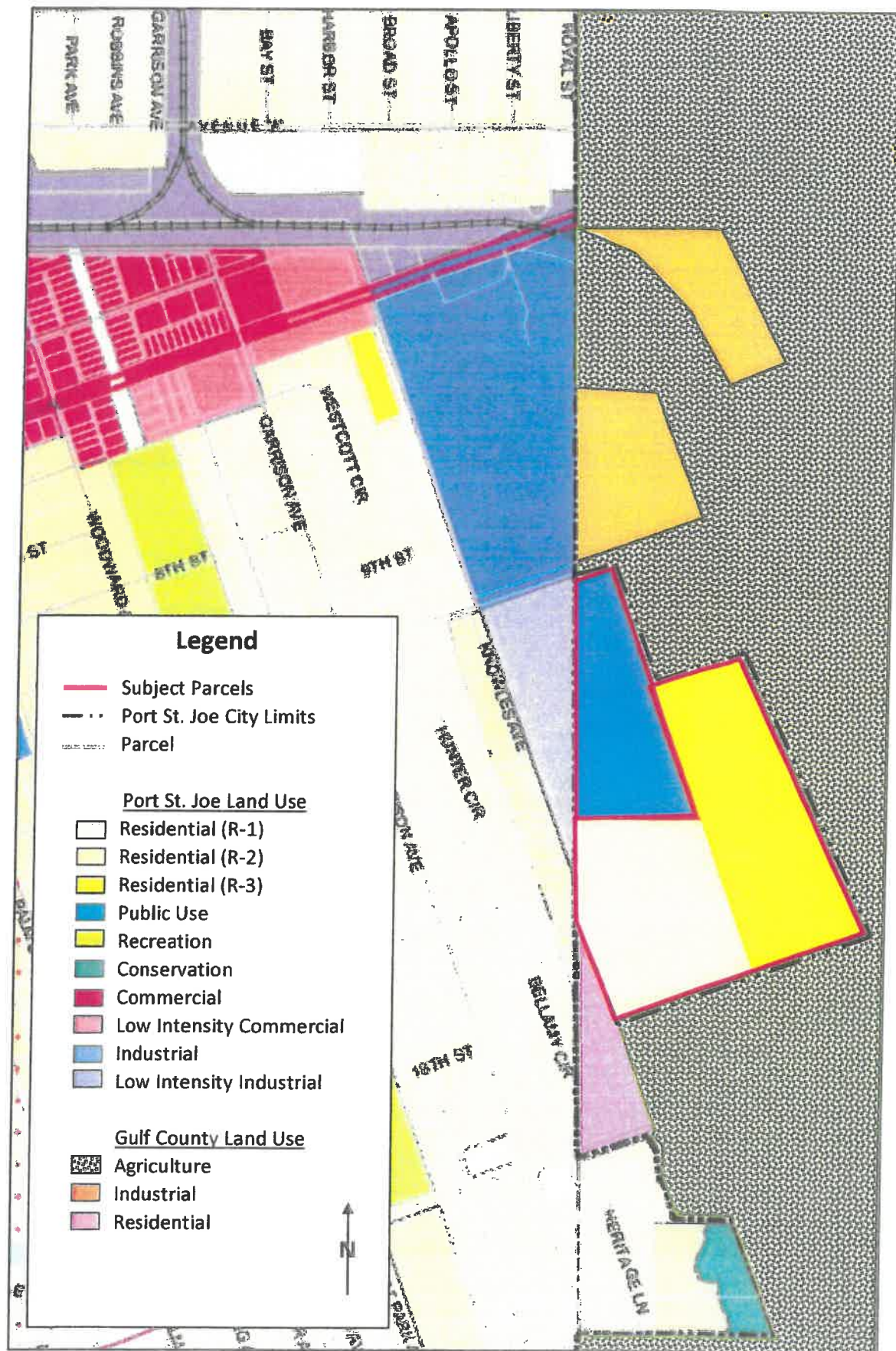
Port St. Joe Land Use Amendment – Location Map



Port St. Joe Land Use Amendment – Existing Future Land Use Map



Port St. Joe Land Use Amendment – Proposed Future Land Use Map



Appendix B:
Parcel B Deed and Development Agreement

THIS INSTRUMENT PREPARED BY:

Bruce I. Wiener
Gardner, Bist, Wiener, Wadsworth & Bowden, P.A.
1300 Thomaswood Drive
Tallahassee, Florida 32308
Matter No.: 08.2535

Inst:200823005375 Date: 12/16/2008 Time: 10:07 AM
Doc Stamp-Deed:0.70

OK DC, Rebecca L. Norris, Gulf County B:468 P:587

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made this 15th day of December, 2008, between
THE ST. JOE COMPANY, a Florida corporation ("Grantor"), whose mailing address is 245
Riverside Avenue, Suite 500, Jacksonville, Florida 32202 and **THE CITY OF PORT ST. JOE**, a
Florida municipal corporation ("Grantee"), whose mailing address is P.O. Box 278, Port St. Joe,
Florida 32457.

WITNESSETH:

The Grantor, for and in consideration of the sum of One Dollar and other valuable
consideration, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell, and
convey unto Grantee, Grantee's successors and assigns forever, the following described land, situate,
lying and being in the **County of Gulf**, State of Florida (the "Property"), more particularly described
as follows:

See Exhibit "A" Attached Hereto

SUBJECT TO THE FOLLOWING:

- (a) Ad valorem taxes for 2009 and subsequent years;
- (b) All rights, dedications, easements, covenants, conditions and restrictions of record,
including, but not limited to, that certain Development Agreement between Grantor and Grantee
dated July 25, 2007, and recorded in Official Records Book 443, Page 170 of the Public Records of
Gulf County, Florida (the "Development Agreement");

(c) All zoning and land development regulations, riparian rights, submerged land rights and oil, gas and mineral rights; and

(d) Any and all rights, dedications, easements, interests or claims which may exist or arise by reason of rights-of-way, dirt roads, trail roads, paths, power or other utility lines, pipelines, fences or improvements of any kind located on the Property, encroaching from the Property onto adjacent lands, or encroaching from adjacent lands onto the Property.

This Special Warranty Deed is further made subject to the following covenants, conditions, and restrictions which are hereby imposed on the Property and which shall run with the title to the Property and shall be binding on Grantee and its successors and assigns and on all parties having any right, title or interest in the Property or any part thereof, including their successors and assigns:

1. Use of Property. Except as otherwise permitted in this Special Warranty Deed, the Property shall be used by Grantee solely for the purposes of providing "affordable" housing for "extremely-low-income persons", "low-income persons", "moderate-income persons" and "very-low-income persons" as such terms are defined by Section 420.0004, Florida Statutes and as provided by the Development Agreement.

2. Prohibited Sales. Each housing unit constructed on the Property shall not be sold at a price that exceeds the threshold for housing that is affordable for low-income persons or moderate-income persons or to a buyer who is not eligible due to his or her income under Chapter 420, Florida Statutes.

3. Additional Permitted Uses. Affordable housing units created by the Development Agreement and pursuant to Section 420.615, Florida Statutes may be rented to extremely-low-income persons, very-low-income persons, low-income persons or moderate-income persons.

AND Grantor does hereby fully warrant the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, its successors and assigns, and not otherwise, and title has been conveyed subject to all covenants, conditions, restrictions, easements and other matters as set forth in this Special Warranty Deed.

IN WITNESS WHEREOF, Grantor has caused these presents to be duly executed in its corporate name by its undersigned officer thereunto lawfully authorized the day and year first above written.

WITNESSES

Dave Caldwell
Print Name: Dave Caldwell

Kim L. Powell
Print Name: Kim L. Powell

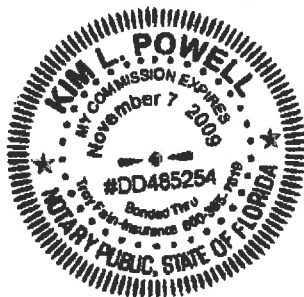
THE ST. JOE COMPANY,
a Florida corporation

By: H. Clay Smallwood
H. Clay Smallwood
Its President-Timberland & Rural Land Sales



STATE OF FLORIDA }
COUNTY OF GULF }

The foregoing instrument was acknowledged before me this 15th day of December, 2008, by H. Clay Smallwood as the President-Timberland & Rural Land Sales of THE ST. JOE COMPANY, a Florida corporation, on behalf of the corporation. He is personally known to me.



Kim L. Powell
Notary Public, State of Florida
Print Name: _____
My Commission Expires: _____

ACCEPTANCE BY GRANTEE

By execution of this Special Warranty Deed, Grantee does hereby accept this conveyance, subject to the foregoing covenants, conditions and restrictions, and agrees that it and the Property are subject to all matters hereinabove set forth. Grantee further agrees to comply with all terms, covenants, conditions and restrictions provided in this Special Warranty Deed.

Dated this 15th day of December, 2008.

WITNESSES

David H. Barnes
Print Name: David H. Barnes

Charles W. Weston
Print Name: Charles W. Weston

THE CITY OF PORT ST. JOE,
a Florida municipal corporation

By: Mel Magidson, Jr.
Mel Magidson, Jr.
Its Mayor

STATE OF FLORIDA }
COUNTY OF GULF }

The foregoing instrument was acknowledged before me this 15 day of December, 2008, by Mel Magidson, Jr. as the Mayor of The City of Port St. Joe, a Florida municipal corporation, on behalf of the municipal corporation. He is personally known to me or has produced a SELF as identification.

Terese H. Kent
Notary Public, State of Florida
Print Name: Terese H. Kent
My Commission Expires:

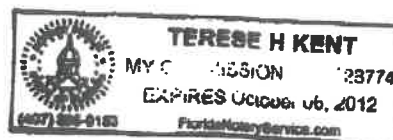


Exhibit "A"

PARCEL I:

Commence at the Southeast corner of Section 36, Township 7 South, Range 11 West, Gulf County, Florida and run thence North 89 degrees 43 minutes 28 seconds West, along the South boundary line of said Section 36 (also being the North right of way line of Clifford Sims Drive, 70 foot right of way) for a distance of 598.56 feet to the Point of Beginning; from said Point of Beginning continue North 89 degrees 43 degrees 28 seconds West, along said South boundary line and said North right of way line, a distance of 1279.72 feet; thence leaving said South boundary line and North right of way line run North 00 degrees 30 minutes 52 seconds East for a distance of 100.00 feet; thence North 89 degrees 43 minutes 28 seconds West, for a distance of 60.00 feet; thence South 00 degrees 30 minutes 52 seconds West for a distance of 100.00 feet to a point on the aforesaid South boundary line and North right of way line; thence North 89 degrees 43 minutes 28 seconds West, along said South boundary line and North right of way line, for a distance of 70.00 feet; thence leaving said North right of way line run North 89 degrees 41 minutes 20 seconds West along said South boundary line for a distance of 370.00 feet; thence leaving said South boundary line run North 00 degrees 30 minutes 52 seconds East, for a distance of 1034.12 feet to a point lying 80 feet South of the centerline of an existing Apalachicola Northern Railroad Company railroad track; thence South 89 degrees 32 minutes 36 seconds East along a line 80 feet South of and parallel with said track, for a distance of 1775.48 feet; thence leaving said line run South 00 degrees 16 minutes 46 seconds West, for a distance of 1028.74 feet to the POINT OF BEGINNING, containing 41.96 acres, more or less.

AND

PARCEL II:

Begin at the Northwest corner of Section 7, Township 8 South, Range 10 West, Gulf County, Florida and run thence South 88 degrees 48 minutes 44 seconds East, along the North boundary line of said Section 7, for a distance of 775.45 feet to the Southeast corner of the City of Port St. Joe property description in Official Records Book 79, Page 107, of the Public Records of Gulf County, Florida; thence leaving said North line run North 19 degrees 15 minutes 36 seconds West, along the East boundary line of said property, for a distance of 859.06 feet to the Southwest corner of Florida Power Corp. property as described in Official Records Book 8, Page 241, of the Public Records of Gulf County, Florida; thence leaving said East boundary line run North 70 degrees 44 minutes 24 seconds East, along said South boundary line, for a distance of 580.00 feet to the intersection of said South boundary line with the Southwesterly boundary of a Florida Power Corp. power line; thence leaving said South boundary line run South 23 degrees 53 minutes 27 seconds East, along said Southwesterly boundary, for a distance of 1911.69 feet; thence leaving said Southwesterly boundary run South 70 degrees 44 minutes 24 seconds West for a distance of 1693.01 feet to a point on the East boundary line of St. Joseph Addition Unit 2, a subdivision recorded in the Public Records of Gulf County, Florida; thence North 18 degrees 38 minutes 51 seconds West, along said East boundary line, for a distance of 674.29 feet to a point marking the intersection of said East boundary

line with the West boundary line of said Section 7; thence leaving said East boundary line run North 00 degrees 00 minutes 52 seconds East along said West boundary line, for a distance of 187.79 feet to the intersection of said West boundary line with the Northeasterly right of way line of Knowles Avenue; thence North 18 degrees 38 minutes 51 seconds West, along said Northeasterly right of way line, for a distance of 1053.99 feet; thence leaving said Northeasterly right of way line run North 70 degrees 44 minutes 24 seconds East, for a distance of 360.55 feet to a point on the West boundary line of said Section 6, Township 8 South, Range 10 West (also being the West boundary of the aforesaid City of St Joe property as recorded in Official Records Book 79, Page 107, of the Public Records of Gulf County, Florida); thence South 00 degrees 17 minutes 51 seconds West along said West boundaries for a distance of 624.16 feet to the POINT OF BEGINNING, containing 58.00 acres, more or less.

DEVELOPMENT AGREEMENT
AFFORDABLE HOUSING DENSITY BONUS

This Development Agreement ("Agreement") is entered into between THE ST. JOE COMPANY ("St. Joe ") and the CITY OF PORT ST. JOE ("City") this 25th day of July, 2007.

WHEREAS, St. Joe, or one of its subsidiaries, is the owner of that certain parcel of property containing approximately 42 acres as depicted in Exhibit "A" as Parcel A; and that certain parcel of property containing approximately 58 acres as depicted in Exhibit "A" as Parcel B (Parcel A and Parcel B shall be collectively referred to as the "Donated Land").

WHEREAS, pursuant to Florida Statute Section 420.615, St. Joe desires to voluntarily donate its fee simple interest in the Donated Land to the City for the purpose of assisting the City in providing affordable housing for its residents; and

WHEREAS, the City, in consideration of St. Joe's donation of the Donated Land agrees to provide St. Joe density bonus incentives on a parcel of property containing approximately nine hundred sixty six (966) acres and depicted in Exhibit "A" as Area A1, Area A2 and Area B (Area A1, Area A2 and Area B shall be collectively referred to as the "Receiving Land"); and

WHEREAS, Whereas the properties depicted Exhibit "A" are currently within the jurisdiction of the City or are subject of a Petition for Voluntary Annexation into the City.

171

NOW THEREFORE, FOR AND IN CONSIDERATION OF THE MUTUAL COVENANTS CONTAINED HEREIN, IT IS HEREBY UNDERSTOOD AND AGREED:

1. The City hereby finds that the Donated Land is appropriate for use as affordable housing and shall be subject to deed restrictions which will ensure that the Donated Land will be used for housing for "extremely-low-income-persons", "low-income-persons", "moderate-income-persons" and "very-low-income-persons" as such terms are defined in Florida Statute Section 420.0004. The deed restrictions shall prohibit any unit on the Donated Land from being sold at a price that exceeds the threshold for housing that is affordable for low-income-persons or moderate-income-persons to a buyer who is not eligible due to his or her income under Chapter 420, Florida Statutes. The deed restrictions may allow affordable housing units created by this Agreement to be rented to extremely-low-income, very-low-income, low-income or moderate-income-persons.

2. The City finds that the density bonus set forth in this Agreement will be applied to land within the City's jurisdiction and that residential use is an allowable use on the Receiving Land.

3. The City agrees that the under the current land use, the Receiving Land is entitled for development of approximately one hundred thirty (130) residential units. The City agrees that in return for the conveyance of the Donated Land, the Receiving Land shall receive entitlements for an additional one thousand nine hundred and ninety five (1,995) residential units ("Density Bonus Units") for a maximum of two thousand one hundred and twenty five (2,125) residential units.

171

4. In order to provide the Density Bonus Units consistent with the City's comprehensive plan, the City agrees to change its future land use map for the Receiving Land to Low Density Residential (R-1), with the limitation that only a maximum of two thousand one hundred and twenty five (2,125) residential units can be developed on the Receiving Land ("Maximum Units"). St. Joe understands that development over time of the Receiving Land may have impacts within the City and that the City has identified a need that infrastructure which will serve such development, such as roads, utilities, schools, etc., be provided commensurate with the development of the Receiving Land. While the Receiving Land will not be a unified plan of development, St. Joe does anticipate that over time, development within the Receiving Land will be planned and development orders will be sought for a series of projects within the Receiving Land. St. Joe understands and agrees that future development within the Receiving Land will be subject to all applicable state and local land development regulations.

5. In accordance with subsection (5) of Florida Statute Section 420.615, the City agrees to initiate, process and consider for adoption, utilizing the small scale amendment process defined in Florida Statute Section 163.3187(1)(c)(2) and (3), a future land use amendment to the Receiving Land which will change the land use on the Receiving Land to Low Density Residential (R-1) and approve for development the Maximum Units.

6. The parties agree that approval of the small scale amendment and finality of all appeal rights, which will provide to St. Joe the right to development the Maximum Units on the Receiving Land, is a condition precedent to St. Joe's obligation to donate the Donated Land.

173

7. The City may transfer all or a portion of the Donated Land to a nonprofit housing organization, such as a community land trust, housing authority, or community redevelopment agency, to be used for the production and preservation of permanently affordable housing.

8. In the event of a breach of this Agreement or failure to comply with any condition of this Agreement, either party may terminate this Agreement or file suit to enforce this Agreement as provided in Sections 380.06 and 380.11, Florida Statutes, including a suit to enjoin all development.

9. The terms and conditions of this Agreement shall inure to the benefit of and be binding upon the heirs, personal representatives, successors and assigns of the parties hereto. This Agreement shall be recorded in the Official Records of Gulf County, Florida.

10. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original but all of which together will constitute one and the same instrument.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the respective days and year noted below.

Witnesses:

Sarah M. Lamberson

Sarah M. Lamberson
Printed Name

[Signature]

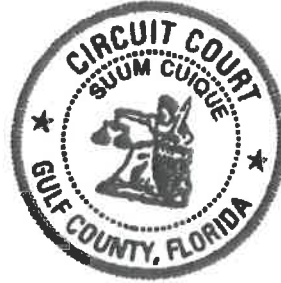
THE ST JOE COMPANY

[Signature]
Name
SR VP & GM
Title



173

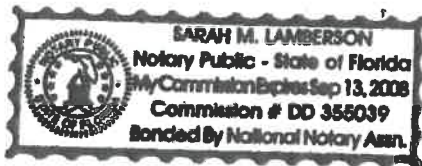
Pollyanna Huie
Printed Name



174

STATE OF FLORIDA
COUNTY OF Gulf

The foregoing instrument was acknowledged before me this 25th day of July, 2007, by Thomas J. Panasen who is personally know to me or has produced _____ as identification.



Sarah M. Lamberson
Notary
Sarah M. Lamberson
Printed Name

174

175

Witnesses:

CITY OF PORT ST. JOE

Pauline Pendarvis

Pauline Pendarvis
Printed Name

Terese Kent

Terese Kent
Printed Name

Approved as to form and legal sufficiency:

[Signature]
City Attorney

Frank Pate, Jr.

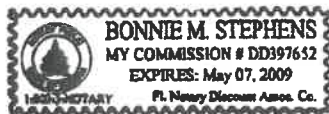
Name

Frank Pate, Jr., Mayor
Title



STATE OF FLORIDA
COUNTY OF GULF,

The foregoing instrument was acknowledged before me this 18th day of June, 2007, by Frank Pate, Jr. who is personally know to me or has produced self as identification.



Bonnie M. Stephens
Notary

Bonnie M. Stephens
Printed Name

175

176

EXHIBIT "A"

MAP OF DONATED LAND AND RECEIVING LAND

176

40

7

Exhibit A

177

Port St. Joe Affordable
Housing Donation
Parcel A - 42 +/- Acres

Port St. Joe Affordable
Housing Donation
Parcel B - 58 +/- Acres

Density Bonus
Receiving
Area B - 637 +/- Acres

Density Bonus
Receiving
Area A2 - 143 +/- Acres

Density Bonus
Receiving
Area A1 - 185 +/- Acres



177

ORDINANCE NO. : 588

AN ORDINANCE OF THE CITY OF PORT ST. JOE, FLORIDA AMENDING THE CITY OF PORT ST. JOE LAND DEVELOPMENT REGULATIONS; PROVIDING FOR LESS RESTRICTIVE LAND USES UNDER ARTICLE III SECTION 3.03, DISTRICT R-1 IN SPECIFICALLY DEFINED AREAS; PROVIDING FOR EXEMPTION FROM ORDINANCE 521 IN SPECIFICALLY DEFINED AREAS PROVIDING FOR REPEAL OF ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith; PROVIDING FOR SEVERALBILITY; PROVIDING FOR APPLICABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the property described in Exhibit A, attached hereto, and made a part hereof, (hereinafter referred to as "Property"), was platted as part of the City of Port St. Joe in 1937; and

WHEREAS, the City Commission having found that less restrictive land use allowances within those specifically identified parcels of Property identified in Exhibit A and located within Article III, Section 3.03, District R-1, of the Land Development Code, is in the best interest of the City; and

WHEREAS, the Property consists of primarily residential property; and

WHEREAS, in the aftermath of Hurricane Michael the current restrictions for the Property creates hardship for the owners of the Property due to certain City Land Development Regulations; and

NOW THEREFORE, be it enacted by the people of the City of Port St. Joe, Florida that:

1. RECITALS. The foregoing whereas clauses are incorporated herein by reference and made a part hereof.
2. From and after the effective date of this ordinance, Land Development Regulation Code, Article III, Section 3.03, District R-1 (11) is amended by adding the following text:

“The properties that are listed in **BOTH** Exhibit A and Article III, Section 3.03, District R-1 (15) are allowed to have a minimum ground or first Floor area, exclusive of porches, terraces, attached garages, carport or unroofed areas, of 700 square feet and are exempt from Ordinance 521.”
3. INCLUSION INTO THE CODE OF ORDINANCES. It is the intent of the City Commission of the City of Port St. Joe that the provisions of this ordinance shall become and be made a part of the City of Port St. Joe’s Code of Ordinances, and that the sections of this Ordinance may be renumbered or re-lettered and the word “ordinance” may be changed to “section”, “article”, “regulation”, or such other appropriate word or phrase in order to accomplish such intentions.
4. SEVERABILITY. If any section, subsection, sentence, clause or phrase of this ordinance is, for any reason, declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the ordinance as a whole, or any part thereof, other than the part so declared.
5. REPEALER. All ordinances or parts of ordinances in conflict herewith are repealed to the extent of such conflict.
6. The appropriate officers and agents of the City are authorized and directed to codify, include, and publish the provisions of this Ordinance within the Code, and unless a contrary ordinance is adopted within ninety (90) days following such publication, the codification of this Ordinance shall become the final and official record of the matters herein ordained.
7. This Ordinance shall take effect immediately upon its adoption.

THIS ORDINANCE ADOPTED this _____ day of _____, 2021.

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

REX BUZZETT
MAYOR-COMMISSSIONER

ATTEST:

CHARLOTTE M. PIERCE
CITY CLERK

EXHIBIT A

Both of the following properties have frontage on Harbor Street, Port St. Joe, Florida and are more specifically described within the following listed parcel identification numbers located in the public records of Gulf County, Florida.

1. 06028-016R
2. 06027-005R

RESOLUTION 2021-07

A RESOLUTION OF THE CITY OF PORT ST. JOE, FLORIDA, IMLEMENTING A TEMPORARY MORITORIAM ON THE CITY'S BAN ON LIVING IN A TRAVEL TRAILER OR RECREATIONAL VEHICLE ON PARCELS OF PROPERTY LOCATED WITHIN THE CITY LIMITS; PROVIDING FOR SPECIFIC CRITERIA FOR THE PARCEL OF PROPERTY TO QUALIFY; PROVIDING FOR SPECIFIC REQUIREMENTS FOR WHICH THE OWNERS OF QUALIFYING PARCELS MUST COMPLY; PROVIDING FOR SPECIFIC TIME DEADLINES; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Port St. Joe suffered a devastating natural disaster on October 10, 2018 when Hurricane Michael made landfall; and

WHEREAS, many homes were totally destroyed as a result of Hurricane Michael leaving behind many vacant parcels where homes once stood;

WHEREAS, the City Commission of Port St. Joe wishes to facilitate the re-building of homes on these vacant parcels; and

WHEREAS, current Port St. Joe zoning prohibits living in travel trailers in all parcels located within the City limits of Port St. Joe; and

WHEREAS, the City Commission believes that a Temporary Resolution allowing the use of travel trailers for living during the construction of homes on these parcels with very specific requirements is in the best interests of the City; and

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

1. Beginning June 1, 2021 and running for a period of one-year(expiring on May 31, 2022) owners of parcels of property that meet the qualifications and requirements listed below may temporarily place on their property for the purpose of living a travel trailer/recreational vehicle (hereinafter referred to as "vehicle").
2. In order to qualify for the temporary placement of the vehicle on the property for the purposes of living the subject parcel of property must have had a home on the property that was destroyed during hurricane Michael. The Port St. Joe Building Department will determine if a particular parcel of property qualifies in its sole discretion.
3. Prior to the temporary placement of the vehicle on the qualifying subject parcel of property, the property owner must perform and comply with the following:
 - A. Present a Florida Driver's License which contains the address of the subject parcel of property; and

B. Present a valid Building Permit issued by the Port St. Joe Building Department for the home to be constructed on the subject parcel of property; and

C. Present a signed contract with a Florida licensed contractor for the construction of the new home on the subject parcel of property; and

D. The vehicle placed on the subject parcel of property must be hooked up to the City Water and Sewer Systems with all fees and charges paid in full and the owner must obtain city garbage service and have a garbage can on the property.

5. The vehicle placed on the subject property must have a valid Florida vehicle tag and valid Florida registration.

6. The vehicle must be placed at the rear of the subject parcel of property.

7. From the date the vehicle is placed on the subject property the owner will have 18(eighteen) months to finish construction of the home and cease living in the subject vehicle.

8. This Resolution will become effective on the date passed by the Board of City Commissioners, however, no vehicle can be placed on any qualifying parcel of property prior to June 1, 2021.

DULY PASSED AND ADOPTED by the Board of City Commissioners of Port St. Joe, Florida, this 18TH day of May 2021.

The City of Port St. Joe

REX BUZZETT, Mayor/Commissioner

ATTEST: _____
Charlotte M. Pierce, City Clerk

Current City Projects 5/18/21

- Washington Gym Bathroom- Legislative Funding Request Submitted
- Keepers' Quarter (Eglin)- Under Construction
- CDBG Sewer Phase III- Under Construction
- Tennis Court Lighting- Scheduled for the week of 5/17/21
- Tennis Court Re-surfacing- Under Construction
- Pickle Ball Court Re-Surfacing- Under Construction
- Walking Bridges- Foundation work is underway
- Bridge Foundations- Under Construction
- **Boat Ramp Pay Machine- Complete**
- Water Plant Clarifier Rehab- Under Construction
- Tree/Stump removal from Parks- Ongoing
- Maddox Park Drainage- Need more info. from engineer to bid and direction from the Board
- **NRCS Grant/Ditch Cleaning- Complete**
- 1st Street SCOP Paving Grant- Contract signed with FDOT
- Fishing Pier at Clifford Sims Park- Working with FEMA
- Utility Mapping- Ongoing
- Maddox Park Gazebo- Working on Engineering & bid Specs
- Splash Pad- Need Direction from the Board
- City Pier Lighting- Being Reviewed by City Electricians
- Hwy 98 & 3rd Street Crosswalk- Ordered thru FDOT
- Centennial Bldg. Rehab- Grant Application Ranked #12
- Core Park Stage- Need Direction from the Board
- Public Safety Fire/Police Bldg. CDBG-DR- Grant Application was not approved
- Sewer Rehab. CDBG-DR- Grant Funding Approved 5/21
- Stormwater Rehab. MLK Corridor CDBG-DR (FAMU)- Grant Application was not approved
- **Water Plant Filter Replacement- Complete**

- City Hall Complex- 5/18/21 agenda. Possible USDA Grant/Loan
- Community Garden- Lease Agreement signed
- Scout Hut Rehab.- AC has been replaced & the carpentry work scheduled
- Park Point Sewer- 5/18/21 Agenda
- Buck Griffin Lake Sidewalk Extension- Concrete has been ordered



LANIER MUNICIPAL SUPPLY CO., INC.
6998 HWY 77
SOUTHPORT, FL 32409
850-769-7006

Quotation

Quote #	
002-02002751	
Date	Expire Date
05/14/2021	06/13/2021

Bill To: PORT100
CITY OF PORT ST. JOE
ATTN: John Grantland
P.O. BOX 278
PORT ST. JOE, FL 32457

Ship To: 01
CITY OF PORT ST. JOE
ATTN: JOHN GRANTLAND
P.O. BOX 278
PORT ST. JOE, FL 32457

Project Name		Terms	Ship Via/Freight		Contact	
PARK POINTE SEWER		(C) NET 30 DAYS	LMSC TRUCK / FULL FREIGHT ALLOWED		JOHN GRANTLAND	
Line	Item #	Description	Quantity	U/M	Unit Price	Ext Price
1	PET-3.00-100-IPS-BK/GN-CH	3" X 100' DR11 IPS PE PIPE BLK W/ GRN-CHARTER	700	FT	3.680	2,576.000
2	PIPE-SDR21-FM-GRN-03	03" PVC PIPE SDR 21 GK FM GRN 20'	120	EA	2.390	286.800
3	PET-2.00-300-IPS-DR11-BKGN-CH	2" X 300' DR11 IPS PE PIPE BLK W/ GRN-CHARTER	600	FT	1.710	1,026.000
4	PIPE-SDR21-FM-GRN-02	02" PVC PIPE SDR 21 GK FM GRN 20'	2,080	EA	1.350	2,808.000
5	HDPE-MJA-DR11-IP-03-LIN	03" HDPE X MJ ADAPTER DR11 IPS NO INSERT LESS ACCY	4	EA	56.120	224.480
6	HDPE-ACC-MJ-03	3" MJ HDPE ACC SET W/GLAND	4	EA	19.980	79.920
7	MLPS-03	3" X 12" MJ SLEEVE	4	EA	39.980	159.920
8	M90-03	3" MJ 90	1	EA	47.360	47.360
9	MC-03	3" MJ CAP	1	EA	18.650	18.650
10	050-MEGA-ONLY-2003-PV	3" 2003 PV MEGA LUG ONLY-PVC	16	EA	22.150	354.400
11	ACC-MJ-TRN-LG-03	3" TRANS MJ ACC SET L/GLAND	16	EA	8.310	132.960
12	010-F202-0380-IP07	F202-380 X IP7 STEEL SADDLE	2	EA	32.030	64.060
13	VALV-AVK-SE-GAT-02	2" AVK SCREWED END GATE VALVES - OP NUT	6	EA	268.000	1,608.000
14	VB-IMP-461-S-COMP-SWR	18-24 IMP V.B. SCREW TYPE W/ SEWER LID	6	EA	35.000	210.000
15	010-S71-206	S71-206 2" X 1-1/2" IP BRASS SADDLE	5	EA	54.830	274.150
16	010-FB1700-6-NL	1-1/2" FB1700-NL MIP X FIP CORP STOP	5	EA	130.480	652.400
17	010-B11-666W-NL	B11-666W-NL FIP X FIP CURB STOP	5	EA	154.620	773.100
18	010-C87-66-NL	C87-66-NL 1-1/2" ADAPT MIP X PJ(IPS)	10	EA	60.650	606.500
19	PET-INS-SS-74-DR11-1.50-IPS	1-1/2" #74-DR11 IPS SS INSERT STIFFNER	10	EA	4.010	40.100
20	BN-1.50-03.00	01-1/2" X 03" BRASS NIPPLE	5	EA	9.670	48.350
21	VALV-MATCO-SW-CHK-01.50	1-1/2" THREADED BRASS SWING CHECK VALVE	5	EA	25.090	125.450
22	MTRBX-JD2101-LO-GRN-SWR	JD-2101 METER BOX LID ONLY SOLID PLASTIC GRN SEWER	5	EA	0.000	0.000
23	MTRBX-JD2101-BX-BLK	JD-2101 METER BOX ONLY	5	EA	21.970	109.850
24	010-C77-77-NL	C77-77-NL 2" COMP X 2" COMP (PVC) BRASS ADAPTER	16	EA	135.000	2,160.000
25	010-C87-77-NL	C87-77-NL 2" ADAPT MIP X PJ(IPS)	16	EA	85.530	1,368.480
26	PET-1.50-100-IP-DR11-BG-CH	1-1/2" X 100' DR11 IPS TUBING BLK W/ GRN STRIPE	200	FT	1.100	220.000
27	WIRE-PT-HF-CCS-PE30-12G-G	12 GAUGE (OT) PRO-TRACE HF-CCS-PE30 TRACER WIRE - GREEN	4,000	EA	0.110	440.000

+ Bores \$16,120

32,534.93 ± total

Material Total:	\$16,414.93
Sales Tax (0.000%) :	\$0.00
Total:	\$16,414.93

This takeoff represents our best interpretation of the plans provided to us and is only meant as a bidding aid to you.

50

Grants Updated- 5/18/21

Title	Amount	Status
NWFWMD/NERDA	\$971,850	Draft Stormwater Master Plan Complete. Water Quality portion is on hold.
FDOT/SCOP	\$397,375	Application for resurfacing of first Street from Hwy 98 to Hwy 71. Approved for 21/22 funding
DEO/CDBG	\$650,000	Sewer Line replacement in North PSJ. Approved 1/19. Under Construction. City Match Required.
Restore Pot 3	\$2,500,000	Sewer Line replacement in North PSJ (County)
Restore Pot 3	\$2,000,000	Beacon Hill Sewer (County)
Restore Pot 3	\$500,000	Sewer System Purchase (County)
Trails Grant	\$250,000	Approved, being worked thru Gulf County. Under Construction.
FEMA PA	\$9,778,787	Damage from Hurricane Michael
FDEM	\$589,220	Hazard Mitigation. Elevation of (12) lift stations and switch gear for Washington Gym Generator Power. Submitted 3/6/20
FRDAP	\$100,000	Applied for (2) grants on 10/15/20. Washington Gym Complex and Dodder Parker Park for exercise equipment.
FDEP/SRF	\$4,537,600	Application submitted for Construction of Long Ave. Sewer Line and Lift Station. Grant \$3,630,080 and Loan \$907,520 Combo 80/20. Approved, Notice of Award has been issued.
Historic Resources/Hurricane Michael	\$497,495	Centennial Bldg. Rehab. Ranked #12
CDBG-DR	\$9,996,000	Sewer Rehab- City Wide. Approved 5/21.
CDBG-DR	\$6,925,962	Police/Fire Station. Application not approved.
CDBG-DR	\$4,987,330	Intelligent Stormwater on MLK-FAMU. Application not approved.
Legislative Approp.	\$150,000	Washington Gym Restrooms. Application submitted 1/21
FDOT/SCOP	TBD	Niles Rd. from Garrison to Long Ave Re-surfacing. Application submitted.
Historic Resources/Hurricane Michael	\$83,000	Washington Gym. Submitted by UF, ranked #10
Historic Resources/Hurricane Michael	\$327,707	Cape San Blas Lighthouse Complex. Ranked #9
USDA	4,000,000	Potential 65% loan/35% grant for a new Government Complex
COVID-19 Rescue Plan	\$1,498,933	Waiting on Details.
Congressman Dunn Legislative Request	\$943,222.50	Commercial District Waterline Replacement