

**January 21, 2020
Regular Meeting
12:00 Noon
2775 Garrison Avenue
Port St. Joe, Florida**



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
2775 Garrison Avenue
Tuesday, January 21, 2020

Call to Order

Consent Agenda

Minutes

- Regular Meeting 1/7/20

Pages 1-4

Bldg. Department

- Update (Quarterly)

Long Term Recovery Committee- First Meeting of Each Month

PSJRA- Update

City Attorney

- Ordinance 568 Small Scale- Sheriff's Office
 - First Reading
- School Tennis Court Lease- Update

Pages 5-34

Old Business

- Government Complex Grant-Update
- Police Department Building- Mayor Buzzett
- Gateway Apartments Phase II- Comm. Ashbrook

Pages 35-57

New Business

- Commissioner Terms
- Commissioner Qualifying Fee/Petition Process
- Ship Program Request
- Conveyance of Property Request
- Indie Dwell- Comm. Ashbrook

Pages 58-59

Pages 60-62

Pages 63-64

Pages 65-67

Public Works

- Hwy 98 Delineators

Pages 68-71

Surface Water Plant

- Request to purchase Vehicle on State Contract

Page 72

Waste Water Plant

- Request to Purchase Vehicle on State Contract (Same as Above)

Finance Director

- Update

City Engineer

- **Trail Lighting/Upgrades Grant- Duke Energy Quotes**
- **Clifford Sims Park Paving**

Code Enforcement

- **Update**

Police Department

- **Update**

City Clerk

- **2020 City Election Schedule**

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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, January 7, 2020, at Noon.**

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

CONSENT AGENDA

Minutes

A Motion was made by Commissioner Ashbrook, second by Commissioner Hoffman, to approve the Minutes of the Regular Meeting on December 17, 2019. All in favor; Motion carried 5-0.

Mayor Buzzett welcomed the new City Attorney, Clinton McCahill.

Attorney McCahill thanked Mayor Buzzett for his remarks.

As required by Form 8B – Memorandum of Voting Conflict for County, Municipal, and Other Local Public Officers, Attorney McCahill noted that at the December 17, 2019, City Commission Meeting, Commissioner David Ashbrook abstained from voting on Ordinance 566 and Ordinance 567 because he is employed by Tapper and Company Properties Management, Inc., which David and Patricia Warriner own. A copy of his Form 8B is attached to the Minutes of the December 17, 2019, Meeting.

Attorney McCahill also noted that at the December 17, 2019, City Commission Meeting Commissioner Brett Lowry abstained from voting on Ordinance 565 because of his business relationship with Ralph Rish. A copy of his Form 8B is attached to the Minutes of the December 17, 2019, Meeting.

Building Department Update – Quarterly

Mayor Buzzett noted that he was pleased to see that permits for 27 new family structures and 30 residential re-roofs had been applied for between October 1, 2019 and January 1, 2020.

Long Term Recovery Committee - No committee member was present for the meeting.

PSJRA Update – Due to the illness of Executive Director, Bill Kennedy, the monthly meeting of the PSJRA was not held today. PSJRA Chairman, David Ashbrook, reminded the committee of their Workshop next Tuesday at noon.

City Attorney –

Ordinance 565 Small Scale Plan Amendment – SRS Land Co., LLC; Parcel ID No. 04594-030R: 2nd Reading and Consideration of Adoption:

Motion was made by Commissioner Ashbrook, second by Commissioner Langston, to have the Second Reading of Ordinance 565. Commissioner Lowry stated that he was abstaining from voting on the issue as he has a business relationship with Ralph Rish. Motion carried 4-0 with Commissioner Lowry abstaining. A copy of his Form 8B is attached to the Minutes.

Attorney McCahill read ordinance 565 in its entirety.

A Motion was made by Commissioner Langston, second by Commissioner Hoffman, to Adopt Ordinance 565. Commissioner Lowry stated that he was abstaining from voting on the issue as he has a business relationship with Ralph Rish. Motion carried 4-0 with Commissioner Lowry abstaining. A copy of his Form 8B is attached to the Minutes.

CITY MANAGER'S REPORT – Jim Anderson

Old Business

Government Complex Grant Update – Mayor Buzzett shared that he spoke with Dave Harrelson of the St. Joe Company this morning. They ordered appraisals in November and are still waiting on them. Mr. Harrelson expects to have something soon on this.

New Business –

FDEM Grant Award – Mr. Anderson noted that the City has been notified that FDEM is providing a \$1,000,000 Revenue Loss Grant to the City. Several other grant applications are ongoing and Mr. Anderson feels that all grants should be reviewed to see what the best use of funds is.

Cell Tower Request on City Property – Vertex Development

City Staff could not recommend this request at this time due to a sewer lift station being on the property and it is in the Windmark DRI.

Public Works – John Grantland shared that lights have been installed at the Washington Gym, the traffic cabinet on First Street is being replaced today, he anticipates the walking bridge will be completed within two weeks, repair of driveways in Jones Homestead and the Oak Grove Lift Station will begin shortly. He also noted a tap will be made for Danny Raffield at Captain's Cove Marina, and work on the Seventh Street Alley will begin in the next several weeks.

Mr. Grantland requested that he be allowed to advertise for five vacancies in his department. There were no objections to his request.

Surface Water Plant – Larry McClamma was running the plant today and could not attend the meeting. Mr. Anderson shared that the plant is working on the reuse pilot program and all new filters are installed.

Wastewater Plant – Kevin Pettis noted that all stainless filters have been installed, the Grit Kings are running, and spraying is being done at the Spray Fields.

Finance Director – Mike Lacour continues to work with our insurance carrier and FEMA on hurricane damage. The playground at Frank Pate Park has been repaired, and he suggested that the STAC House Playground repairs might qualify for grants.

Commissioner Langston requested that quotes be obtained for windows at the Washington Gym, for repairing of the Washington Gym Tennis Court, and that a fence be installed at the tennis court.

City Engineer – Clay Smallwood, III

Trail Lighting / Upgrades Grant Update – Duke Energy Quotes

A Motion was made by Commissioner Ashbrook, second by Commissioner Lowry, to reduce the number of lights on the trail to 15. All in favor; Motion carried 5-0. The grant will cover the \$7,880.66 for the lights and the City will be responsible for the estimated rental of \$154.31 per month.

Clifford Sims Park Paving – No starting date has been given as there have been some changes in company personnel.

Code Enforcement – No report necessary.

Mayor Buzzett shared that he would like to see all maps of the City digitized and he will be working with Dewberry to provide a cost for this service.

Police Department – Chief Matt Herring did not have anything on the Agenda to discuss.

City Clerk - Charlotte Pierce

Newspaper Ad – Clerk Pierce noted the ad from the City that ran in the January 2, 2020, edition of the Star and thank Robin Hoxie for help with the ad.

Citizens to be Heard –

Christy McElroy wished the Commissioner a Happy 2020 and shared her concerns about lights on the walking trail, issues with animal control, and dogs running loose. She thanked Chief Herring for having diversity in the Port St. Joe Police Department.

Joe Whitmer introduced himself as the Executive Director of the Gulf County Chamber of Commerce. He noted the chamber is in the process of rebuilding and rebranding, they will be assisting with the Scallop Festival. The event, Blues in the Lot, has been renamed Blues on Reid, and he invited the Commissioners to an upcoming seminar.

Marvin Davis asked about the status of the Gateway Expansion Project. Mayor Buzzett replied that the City has not received anything from Gateway addressing the issues the City has with the expansion.

Mr. Davis also noted that trash is piling up on Avenues A and G. Mr. Anderson shared that charges are being added to the water bills for trash pickup. He noted there is a \$25 charge for Code Enforcement plus the cost of dumping and encouraged everyone to take their trash to the landfill.

Commissioner Langston requested that a break be given to seniors that have no way of transporting trash.

Letha Mathews invited the Commissioners to the annual MLK Parade and festivities on Monday, January 20, 2020. Mayor Buzzett asked that the flyer with this information be added to the City's website and Facebook Page.

Discussion Items by Commissioners –

Commissioner Hoffman requested that City Staff check into qualifying by petition rather than paying a fee when seeking election to the City Commission. He also asked about 4 year terms for Commissioners rather than 2 and stressed that it would not extend the term of the current Commissioners but begin with the next term. This is to be on the Agenda for the next Commission Meeting.

Commissioner Hoffman would like for the City to request the TDC pay for the following improvements in the City. Washington Gym and Softball Field and a new Tennis Court \$150,000; lights for a new Tennis Court \$150,000.

He asked about TRIUMP Funding for the Commercial District and Mr. Anderson responded that most of the work has already been done but he is working with City Engineer, Clay Smallwood on the project.

Commissioner Lowry inquired about the status of the bathroom at the WIG Building. It was noted that the repairs required the expertise of a plumber and one had been hired to resolve the issues.

Commissioner Ashbrook shared that he understood there could possibly be TRIUMP Funding to offset AD Taxes and Impact Fees. He noted complaints about trash pickup times. Mr. Anderson responded that the contract sets 5 A.M. as the earliest pickup time. He also wished everyone a Happy New Year.

Commissioner Langston asked about the process to have the railroad tracks on Highway 71 and on Avenue A declared exempt so busses and other service vehicles would not be required to stop there.

Commissioner Langston also inquired as to what can be done to stop illegal turns being made into McDonald's and Hungry Howie's areas to avoid an accident. Chief Herring and John Grantland will work on this issue.

He also noted that yard debris pickups by BCC is an issues and asked for help with this.

Mayor Buzzett shared that citizens are asking that the Police Department be housed back at City Hall. He noted it has been remediated, given a clean bill of health, and the possibility of a new City Hall complex is a long way off. He requested that this be on the next Agenda to allow staff to go out for bid.

Motion to Adjourn

A Motion was made by Commissioner Hoffman, second by Commissioner Langston, to adjourn the meeting at 1:05 P.M.

Approved this _____ day of _____ 2020.

Rex Buzzett, Mayor

Date

Charlotte M. Pierce, City Clerk

Date

ORDINANCE NO. 568

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 PURSUIT TO AUTHORITY UNDER STATE STATUTES SECTION 163.3187, SPECIFICALLY CHANGING PARCEL ID NO. 04842-100R FROM COMMERCIAL TO PUBLIC USE AND PARCEL ID NO. 04842-200R FROM RESIDENTIAL TO PUBLIC USE, AND 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 January 7, 2020, the Planning and Development Review Board sitting as the local planning agency for the City, recommended approval of the small scale amendment to the comprehensive plan of the City; and

WHEREAS, the City Commission desires to adopt the amendment to the current comprehensive plan 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 are hereby amended as set forth on Exhibit "A" and are hereby changed from Industrial to Mixed Use. The application and all documentation submitted by the Applicant in support of it are hereby incorporated by reference.

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

The Board of City Commissioners hereby finds and determines that the approval of the amendment 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 to show the Property as having a land use of Public Use.

SECTION 5. REPEAL

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

SECTION 6. SEVERABILITY

The provisions of this Ordinance are hereby declared to be severable. If any provision of this Ordinance, or the application thereof, to any person or circumstance is held to be invalid, such invalidity shall not affect other provisions or applications of this Ordinance that can be given effect without the invalid provision or application.

SECTION 7. EFFECTIVE DATE

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

This Ordinance was adopted in open regular meeting after its second reading this _____ day of _____, 2020.

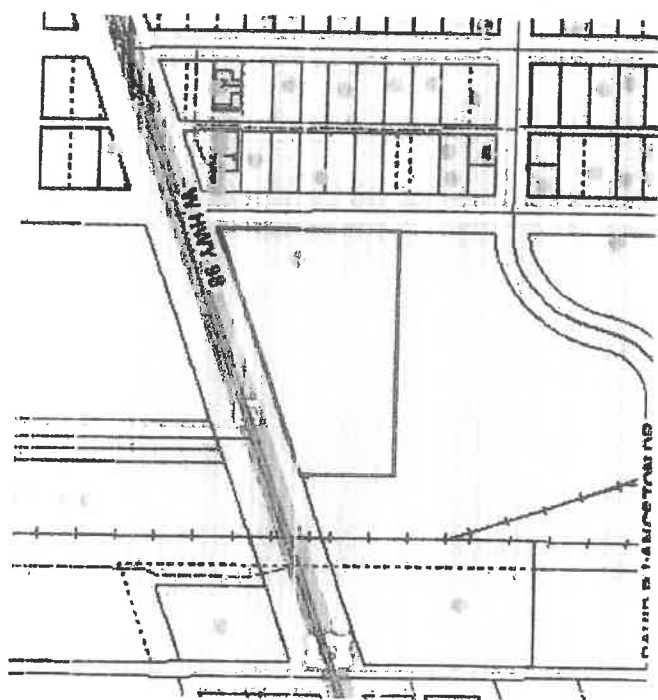
THE CITY COMMISSION OF THE CITY
OF PORT ST. JOE, FLORIDA

By: _____
Rex Buzzett, Mayor-Commissioner

Attest: _____
Charlotte M. Pierce
City Clerk

EXHIBIT "A"

Proposed Future Land Use Map:



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

Property Address: 418 Cecil G. Costin Sr. Blvd.

Current Land Use: R-2B, C-1A

Property Owner: Gulf County BOCC

Proposed Land Use: PU

Mailing Address: 100 Cecil G. Costin Sr. Blvd., Port St. Joe, FL 32456

Phone: _____

Applicant if Different: _____

Parcel Number: 04842-100R, 04842-200R

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

Date: _____

Applicant Signature

Date: _____

City of Port St. Joe
Comprehensive Plan Future Land Use Map
Small Scale Amendment for the
Gulf County Sheriff's Office

Gulf County Sheriff's Office
418 Cecil G. Costin Sr. Blvd.
Port St. Joe, FL 32456

November 15, 2019

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Appendix A: Future Land Use Map Amendment Application

I. Proposed Changes

The proposed small-scale amendment changes the land use designation on the parcel id #04842-100R from C1-A, Commercial to Public Use and parcel id #04842-200R from R-2B, Residential to Public Use. The parcels are located at the intersections of Cecil G. Costin Sr. Blvd and Long Avenue as well as Long Avenue and 6th Street. The Gulf County Sheriff's Office building is located on parcel id #04842-100R and parking for the Sheriff's Office, as well as vacant land, is located on parcel id #04842-200R.

A. Development Analysis

The current land use designations do not properly suit the existing governmental agency on-site. The proposed land use amendment change would not only allow for the proper land use designation to be applied to the property, but would also allow for expansion of the current facility on parcel id #04842-200R due to an increase in the impervious surface ratio allowance (40% to 60%). The Public Use land use designation will help to promote the desired facility expansion as well as foster development flexibility within the area.

II. Public Facilities and Services

The public facilities analysis is based on the increase in density and intensity on the site. Both existing and proposed land uses were evaluated.

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

Development proposed at the amendment site would not impact the potable water system.

B. Sanitary Sewer

Development proposed at the amendment site would not impact the sanitary sewer system.

C. Transportation

The proposed development scenario for the site will not result in a net change in trip generation potential as additional office space is not proposed.

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 City's Comprehensive Plan.

E. Solid Waste

The City of Port St. Joe requires all residential households to have garbage pickup. This service is provided by BCC in partnership with the City of Port St Joe. BCC, 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 not result in a solid waste demand increase.

D. Public Schools

The proposed amendment site is being planned for additional parking area. The proposed land use change will not result in an increase of school age children.

III. Environmental Analysis

The entirety of the site is within a previously developed residential and commercial area. There are minimal previously undeveloped areas to house natural resources.

A. Wetlands

There appear to be no wetlands on the subject site. Please see the Wetlands and Flood Zones Map in Appendix A. 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 [NFWFMD], 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).

IV. Urban Sprawl and Consistency Analyses

A. Urban Sprawl Analysis

Chapter 163.3177(6)(9)(a), Florida Statutes, provides a thirteen-point list of indicators to help in the evaluation of whether a proposed FLU change would constitute urban sprawl. An analysis of the thirteen points as applied to the City of Port St. Joe Comprehensive Plan amendment is provided below:

163.3177(6)(9)(a)(I): Promotes, allows or designates for development of substantial areas of the jurisdiction to develop as low-intensity, low density, or single-use development or uses in excess of demonstrated need.

The proposed amendment is located within the urbanized area of the City of Port St. Joe and will actually limit development opportunities for the proposed parcels.

The proposed amendment will be more appropriate for the existing and future developments of the property as the site of the Gulf County Sheriff's Office. Therefore, the proposed amendment will not promote, allow or designate for development of substantial areas of the jurisdiction to develop as low-intensity, low density, or single-use development or uses in excess of demonstrated need.

163.3177(6)(9)(a)(II): Promotes, allows or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while leaping over undeveloped lands which are available and suitable for development.

The proposed amendment does not promote, allow or designate significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while leaping over undeveloped lands which are available and suitable for development. The proposed amendment is located within an urbanized area of the City of Port St. Joe on a previously developed site.

163.3177(6)(9)(a)(III): Promotes, allows or designates urban development in radial, strip, isolated or ribbon patterns generally emanating from

existing urban development.

The proposed amendment does not promote, allow, or designate urban development in radial, strip, isolated or ribbon patterns generally emanating from existing urban development. The proposed development will be adjacent to other Public Use zoned parcels.

163.3177(6)(9)(a)(IV): As a result of premature or poorly planned conversion of rural land or other uses, 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.

The proposed amendment is not located within a rural area and does not fail to adequately protect and conserve natural resources. The amendment site does not contain any wetlands or known endangered or protected species.

163.3177(6)(9)(a)(V): Fails adequately to protect adjacent agricultural areas and activities, including silviculture, and including active agricultural and silvicultural activities as well as passive agricultural activities and dormant, unique and prime farmlands and soils.

The amendment site is located within the incorporated and urbanized area of the City of Port St. Joe and does not consist of any significant agriculture or silvicultural areas. Therefore, the proposed amendment does not fail to adequately protect adjacent agricultural areas and activities, including silviculture.

163.3177(6)(9)(a)(VI): Fails to maximize use of existing public facilities and services.

The proposed amendment will maximize the use of public facilities by making both parcels zoned public use.

163.3177(6)(9)(a)(VII): Fails to maximize use of future public facilities and services.

The proposed amendment will maximize the use of future public facilities by making both parcels zoned public use.

163.3177(6)(9)(a)(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.

The proposed map amendment does not allow for land use patterns or timing which disproportionately increase the cost in time, money, and energy of providing and maintaining facilities and services. Municipal services are available to the proposed amendment area including, roads, central potable water and sewer services, law enforcement, education, health care, fire and emergency response, and general government of the City.

163.3177(6)(9)(a)(IX): Fails to provide clear separation between rural and urban uses.

The proposed amendment area is already within an urban area that is not adjacent to rural areas.

163.3177(6)(9)(a)(X): Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.

The proposed amendment area is not within an existing neighborhood and lot 484592-200R is previously undeveloped, and therefore will not inhibit infill development or redevelopment of existing neighborhoods.

163.3177(6)(9)(a)(XI): Fails to encourage an attractive and functional mix of uses.

The proposed amendment will introduce a Public Use into an area of Commercial and Residential, therefore encouraging an attractive and functional mix of uses.

163.3177(6)(9)(a)(XII): Results in poor accessibility among linked or related land uses.

The proposed land use change does not result in poor accessibility among linked or related land uses.

163.3177(6)(9)(a)(XIII): Results in loss of significant amounts of functional open space.

The proposed amendment will allow for an additional 20 % impervious surface on one parcel which would not be considered a significant amount of open space. The existing Stormwater Management Facility will remain open space.

In addition to 163.3177(6)(9)(a), F.S., Chapter 163.3177(6)(9)(b) of the Florida Statutes provides an eight-point list of development patterns and urban forms. If the proposed amendment incorporates four or more of the development patterns or urban forms, it is determined to discourage the proliferation of urban sprawl. The four patterns and/or forms that best describes the proposed amendment are listed below.

163.3177(6)(9)(b)(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.

The proposed amendment does not have an adverse impact on natural resources and ecosystems. Development of the site will not impact any environmentally sensitive areas such as wetlands or protected and endangered species.

163.3177(6)(9)(b)(II): Promotes the efficient and cost-effective provision or extension of public infrastructure and services.

The proposed map amendment promotes the efficient and cost-effective provision or extension of public infrastructure and services by changing the parcels to Public Use.

163.3177(6)(9)(b)(V): Preserves agricultural areas and activities, including silviculture, and dormant, unique, and prime farmlands and soils.

The proposed map areas are not near any agricultural areas or activities and therefore will not fail to preserve agricultural areas.

163.3177(6)(9)(b)(VII): Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area.

The site currently exists as public use and is balancing the nonresidential needs of the area. Therefore the amendment to Public Use will continue to balance the nonresidential needs.

B. Consistency Analysis

The proposed FLUM amendment is consistent with the Future Land Use Element and other affected elements of the City of Port St. Joe Comprehensive Plan. The following is a specific description of how the proposed FLUM amendment is consistent with the significant subject areas of Future Land Uses, Natural Resources, and Public Facilities and Services of the Comprehensive Plan:

FUTURE LAND USE ELEMENT

Policy 1.2.1: New development within the City will be in areas within or immediately adjacent to existing areas of public services (sanitary sewer, solid waste, drainage and potable water).

The amendment area is located within the City of Port St. Joe and has public services available to serve the site.

Policy 1.2.4: As with public services, projected growth will occur along the existing traffic circulation network, owing to the availability and accessibility of vacant/undeveloped land within this network. The City will enforce land development regulations which address abutting incompatible land uses by requiring vegetative screening to create buffer zones between incompatible land uses if they occur.

The amendment area is located along Cecil G. Costin Blvd. which is part of the City's overall street grid network and is within walking distance to public parks, schools and churches.

Policy 1.7.2: Approval of annexation will require that there are provisions to insure that infrastructure be in place at or above adopted levels of service at the time of development.

The City of Port St. Joe has available public services available with adequate capacity to serve the amendment site.

CONSERVATION ELEMENT

Policy 1.3.2: The City shall minimize land use disturbance, clearing of native vegetation and removal of top soil. The City shall encourage utilization of Low Impact Design (LID) strategies and techniques and construction best management practices (BMPs), such as use of silt fences and sediment basins to retain sediment onsite during development.

Policy 1.3.3: The following general requirements shall apply to stormwater management systems throughout the City: a) No direct discharge of stormwater to waterways or waterbodies; b) When soil and water table conditions allow, require the use of offsite retention systems for stormwater treatment. c) Promote the use of BMPs and the "Treatment Train" concept by promoting the use of swales and landscape infiltration systems; d) Swale conveyances shall be used to the greatest extent possible; e) Projects in areas zoned for Industrial land uses shall assure that industrial pollutants do not enter the stormwater system or come in contact with the surface or ground water.

Development of the proposed amendment area will adhere to the above requirements.

SANITARY SEWER, SOLID WASTE, STORMWATER MANAGEMENT POTABLE WATER AND GROUNDWATER AQUIFER RECHARGE ELEMENT

Policy 1.1.6: All future development and re-development shall protect the functions of natural Stormwater Management features by complying with the level of service as listed within this Plan and by obtaining proper approved Stormwater Management permits from the Florida Department of Environmental Protection, Northwest Florida Water Management District, and requirements of Policy 1.1.5.

Development of the proposed amendment area will adhere to the above requirement.

Policy 1.1.16: Consistent with the urban growth policies of the Future Land Use element of this plan, provision of centralized sanitary sewer and potable water service shall be limited to the service areas shown for these facilities in the support documents of this plan and to areas where the City has legal commitments to provide facilities and services as of the date of adoption of this plan.

The amendment site is located within an area of the City that has existing public services available to serve the site with adequate capacity. The proposed amendment will assist the City in implementing a more efficient development pattern by implementing a land use category that is more appropriate the parcels current use.

TRANSPORTATION ELEMENT

Policy 1.2.4: The City shall adopt design standards in the Land Development Regulations relating to control of connections and access points of driveways to roads and roadways. The standards need to address issues such as access control, number of access points and location of access points.

Policy 1.7.2: The City shall require through development regulations the dedication of needed right-of-way and necessary improvements from all new developments.

Policy 1.7.3: All building setbacks shall be measured from the new right-of-way lines for all new construction including the setbacks for additions to existing structures.

Development of the proposed amendment area will adhere to the above requirements.

CAPITAL IMPROVEMENTS ELEMENT

Policy 2.1.1: Development orders or permits will not be issued, or they will be specifically conditioned, upon the availability of public facilities which meet the LOS standards and must be available concurrent with the impact of the development.

Policy 2.1.2: The availability of public facilities shall be determined and measured for the required public facility types using the adopted Level of Service (LOS) standards contained in the following elements of the Comprehensive Plan: Traffic Circulation Infrastructure, including Solid Waste, Drainage, Potable Water and Sanitary Sewer Recreation and Open Space Public School Facilities Element

A complete public facilities analysis is included in Section II of this report.

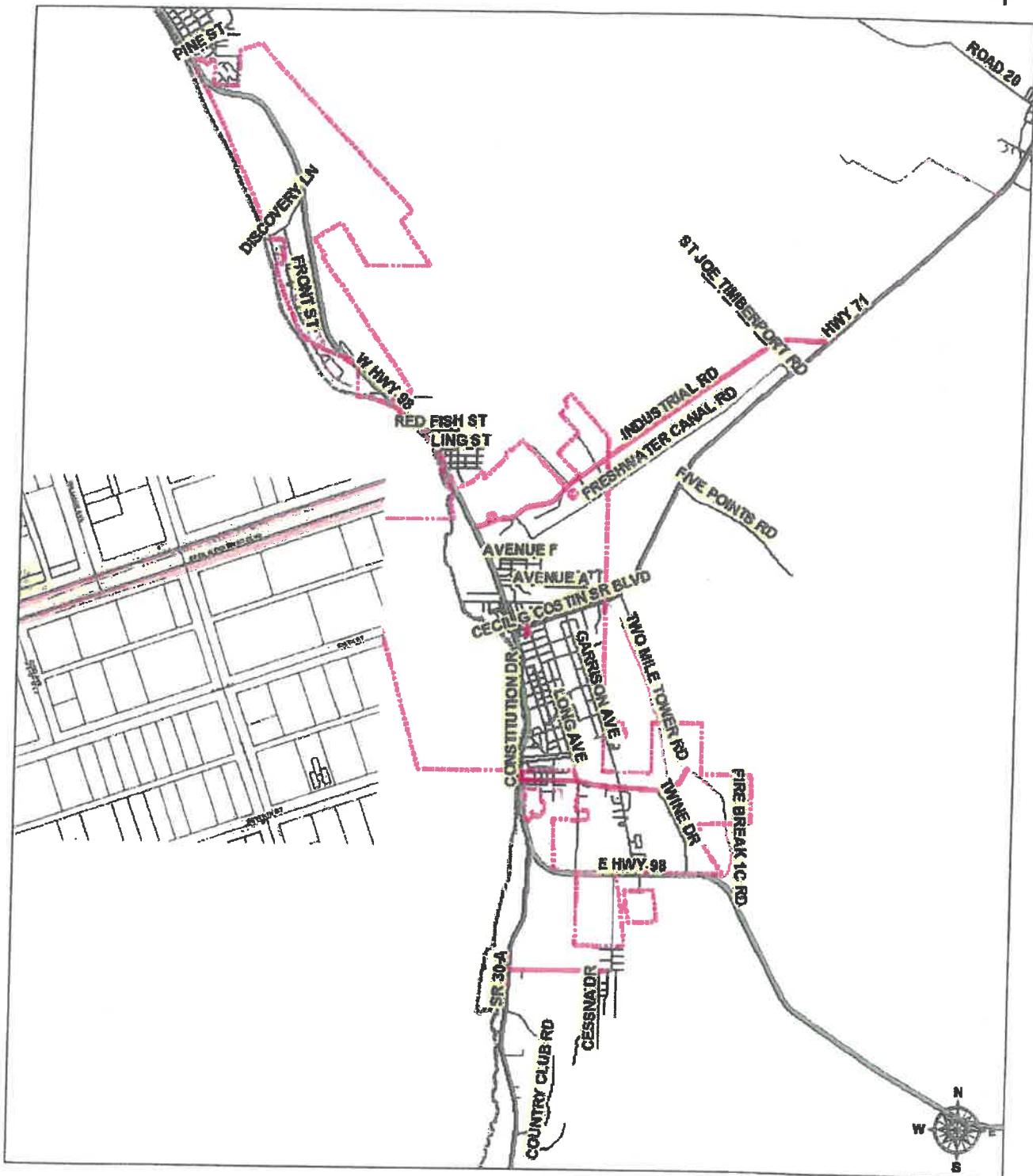
V. Figures

1. Location Map
2. Existing Future Land Use Map
3. Proposed Future Land Use Map
3. Proposed Zoning Map
4. Floodplains/ Wetlands

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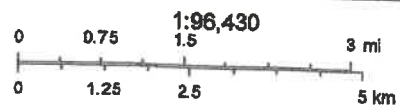
Figure 1:
Location Map

Gulf County Sheriff's Office Land Use Amendment - Location Map



November 15, 2019

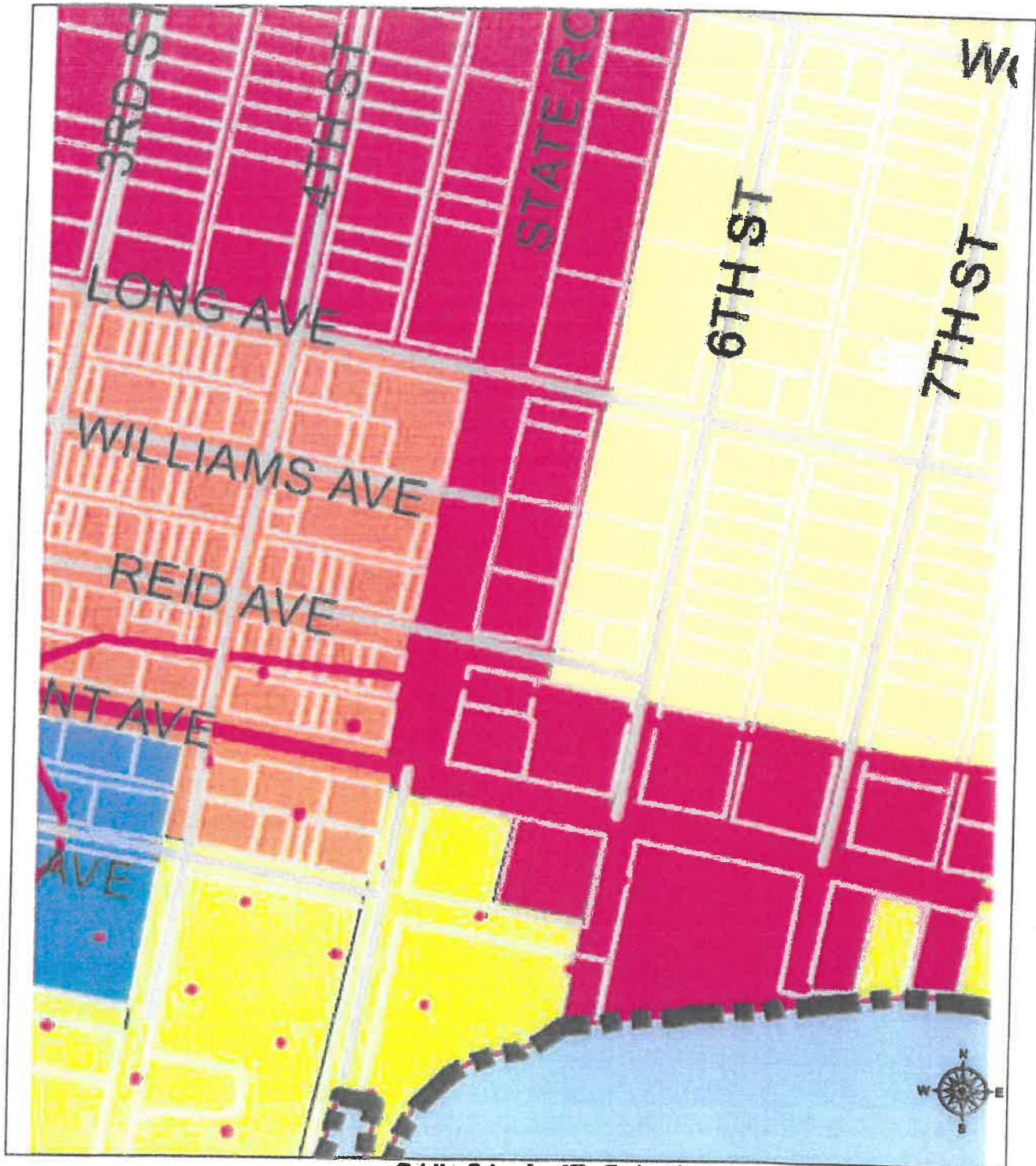
- City Limits of Port St Joe
- City Limits of Wewahitchka
- Gulf County



25

Figure 2:
Existing Future Land Use Map

Gulf Co. Sheriff's Office Land Use Amendment - Existing Future Land Use

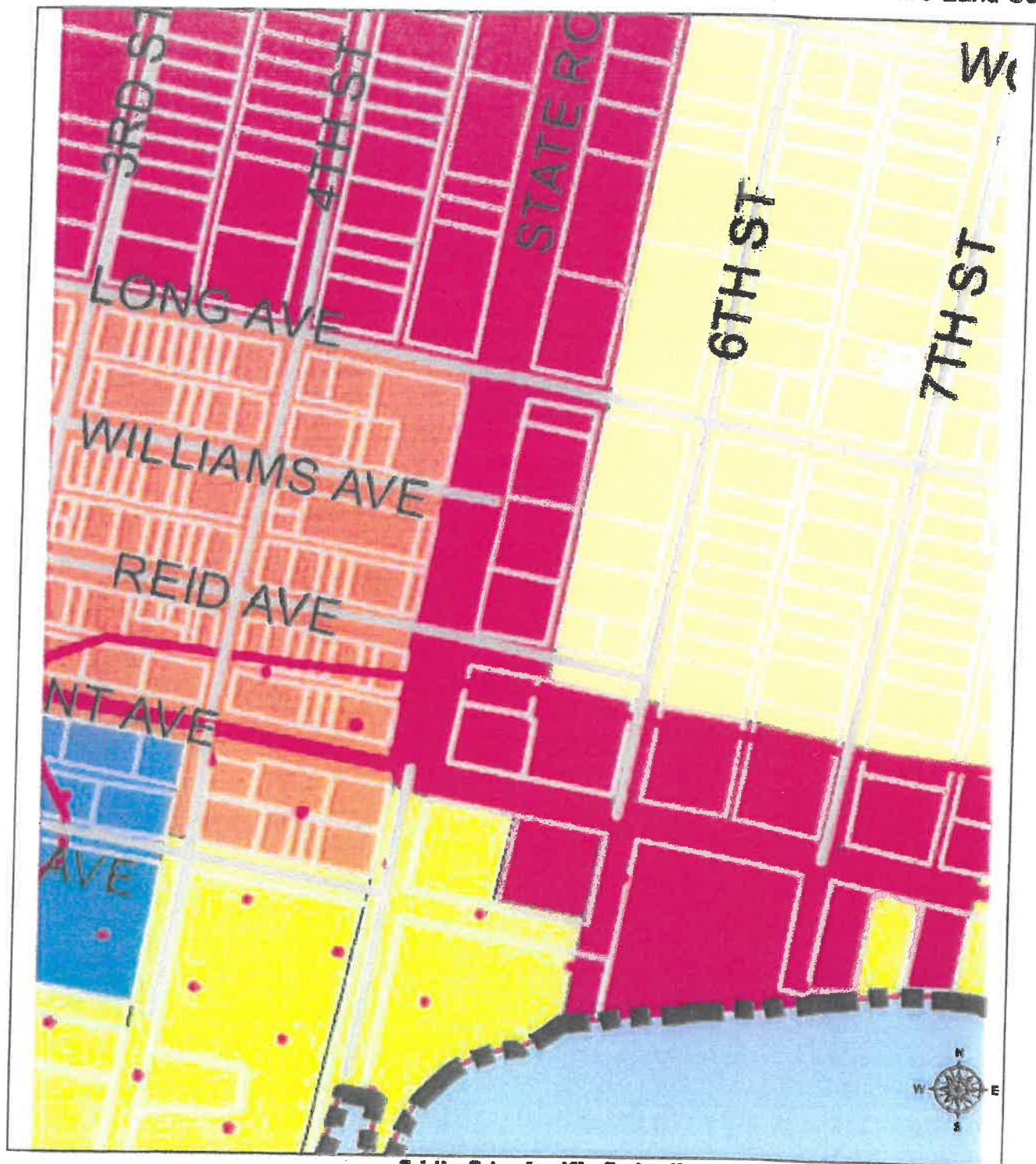


Existing Future Land Use Designation

VERY LOW DENSITY RESIDENTIAL	MIXED COMMERCIAL /	PUBLIC USE
RESIDENTIAL (R-1)	RESIDENTIAL MIXED USE	HISTORICAL RESOURCES
RESIDENTIAL (R-2)	LOW INTENSITY COMMERCIAL	RECREATIONAL
RESIDENTIAL (R-3)	COMMERCIAL	OPEN SPACE
RESIDENTIAL (R-4)	LOW INTENSITY INDUSTRIAL	CONSERVATION
RESIDENTIAL (R-5)	INDUSTRIAL	AGRICULTURAL
RESIDENTIAL (R-6)		Created May 2, 2019 - Gulf County CEM

Figure 3:
Proposed Future Land Use Map

Gulf Co. Sheriff's Office Land Use Amendment - Proposed Future Land Use



Existing Future Land Use Designation

- | | | |
|-------------------------------|---|---------------------------------------|
| VERY LOW DENSITY RESIDENTIAL. | MIXED COMMERCIAL / RESIDENTIAL, MIXED USE | PUBLIC USE |
| RESIDENTIAL (R-1) | LOW INTENSITY COMMERCIAL | HISTORICAL RESOURCES |
| RESIDENTIAL (R-2) | COMMERCIAL | RECREATIONAL |
| RESIDENTIAL (R-3) | LOW INTENSITY INDUSTRIAL | OPEN SPACE |
| RESIDENTIAL (R-4) | INDUSTRIAL | CONSERVATION |
| RESIDENTIAL (R-5) | | AGRICULTURAL |
| RESIDENTIAL (R-6) | | Created May 2, 2009 - Gulf County GIS |

Figure 4:
Proposed Zoning Map

Gulf County Sheriff's Office Land Use Amendment - Proposed Zoning

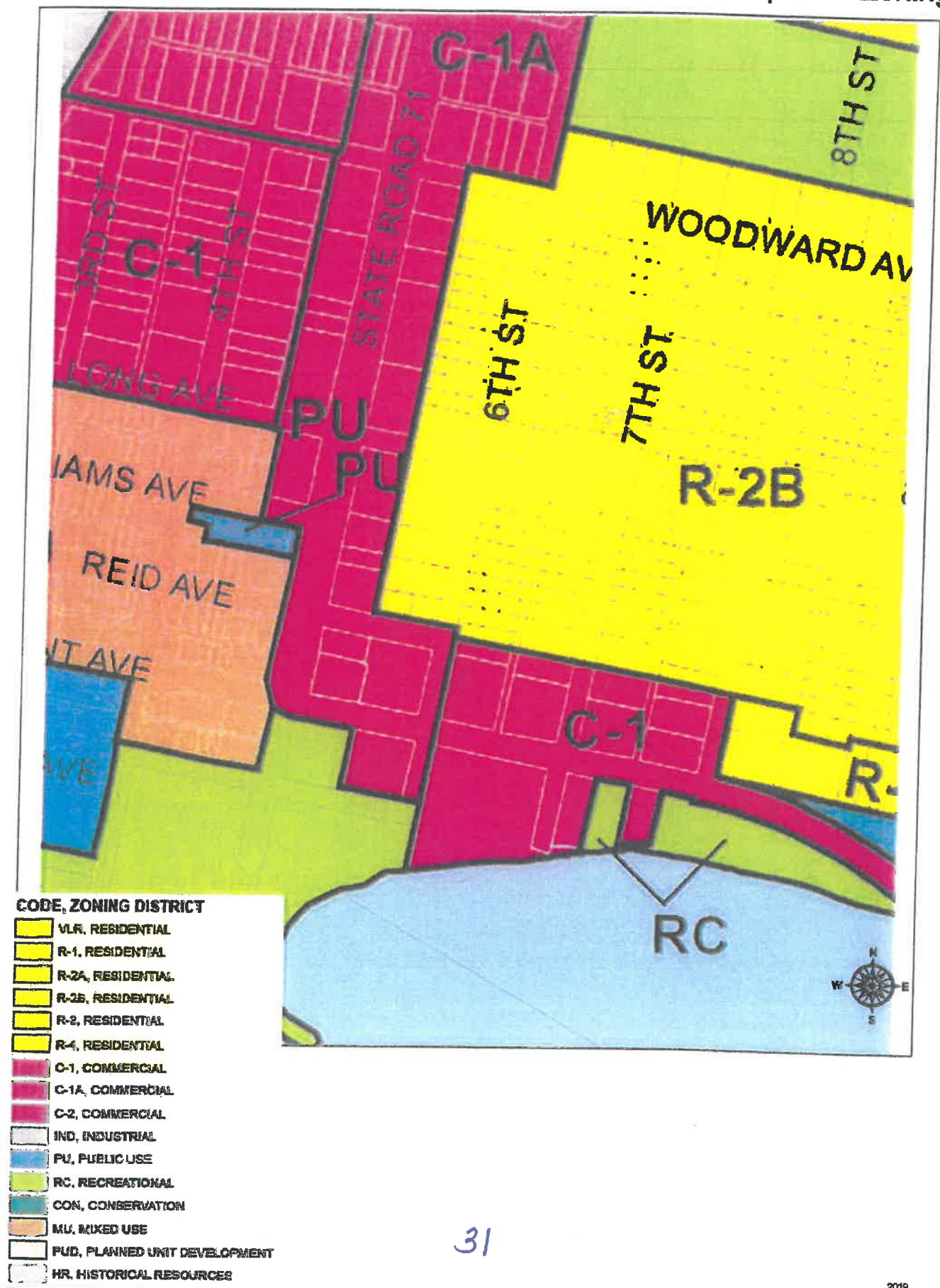


Figure 5:
Wetlands & Flood Zones Map

Gulf Co. Sheriff's Office Land Use Amendment - Wetlands & Flood Zones



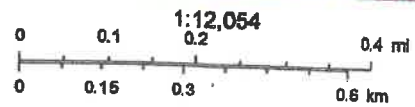
November 15, 2019

□ Parcels

Flood Zones

A
 AE
 AO
 VE

33



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

Appendix A:
Future Land Use Map Amendment Application
Form

Jim Anderson

From: David Ashbrook <dashbrook@tcpmi.com>
Sent: Tuesday, January 7, 2020 5:47 PM
To: Jim Anderson
Subject: FW: Gateway Apartments - additional 26 apartments
Attachments: gatewayjan212020councilrequest.zip

David Ashbrook

Chief Operations Officer
Tapper & Company Properties Management, Inc.
418 Reid Ave, Port St. Joe, FL 32456
W 850-227-1111
C 850-227-4068

From: Rick Haymond <rickhaymond@gmail.com>
Sent: Tuesday, January 7, 2020 5:46 PM
To: David Ashbrook <dashbrook@tcpmi.com>
Cc: Michael Bauer <Michael@pacesfoundation.org>; Mark Du Mas <mark@pacesfoundation.org>; Renee Sandell <Renee@pacesfoundation.org>
Subject: Gateway Apartments - additional 26 apartments

David,

Pursuant to our discussion yesterday, attached is our letter detailing what we are requesting from the the city to allow us to proceed with the development of the additional 26 apartments at Gateway. Also attached is a copy of the traffic study we provided earlier. Please confirm that we will be on the agenda for the council meeting on January 21st. We are trying to engage the traffic engineer to attend the meeting to answer any questions related to the traffic study. Thanks again for all your help!

--

Rick Haymond
706-464-2649
rickhaymond@gmail.com



THE PACES FOUNDATION

Sustainable Affordable Housing Developers

Mr. David Ashbrook
Commissioner
City of Port St. Joe
1002 10th Street
Port St. Joe, Florida 32456

January 7, 2020

Regarding: Hurricane Michael Recovery Project; Gateway Manor, 26 Family Affordable Housing Apartments

Dear Commissioner Ashbrook:

Soon after our community & neighborhoods were severely damaged by Hurricane Michael and in response to your request, The Paces Foundation applied to Florida Housing Finance Corporation and received funding to add 26 new residential apartment units on Clifford Sims Drive.

There are presently 36 qualified families on our waiting list at Gateway Apartments I. Demand is extremely high where these additional affordable housing residential units are proposed to be constructed. We expect lease up to be completed immediately after construction.

The funding approved by Florida Housing Finance Corporation is finite. No additional funding is available and the entire cost of these new apartments must come from the funds. To accomplish this we ask the City of Port St Joe to approve the following cost savings measures:

1. Reduce the parking requirements to 1.5 spaces per unit.
2. Waive the requirement placed on Gateway Apartments I, "Development Order" to allow the use of the existing single entrance off Clifford Sims Drive to serve the additional 26 apartments.
3. Reduce the normal impact and/or utility connection fees to an amount consistent with the approximate 30% reduction the city approved for a similar Florida Housing Finance Corporation funded apartment complex in Port St Joe the fall of 2019; "Barry's Bungalow", which we understand is not moving forward.

We have also attached a copy of a professional traffic study (requested by the city) supporting the reduction of the parking space requirements by detailing the minimum impact of the existing traffic in the area, and a common single entrance shared with Gateway Apartments I.

Not only will your approval vote add needed Hurricane Michael replacement housing, it will also provide a positive property tax impact for the local jurisdiction of \$21,997 per year, yielding at least \$658,431 over the term of 30 years.

We would appreciate this request being placed on the agenda for your January 21, 2020 council meeting and we will have a representative in attendance to answer any questions council may have.

Thank you,

Mark du Mas, President

Traffic Impact Study

Gateway Apartments (Phase II)

Port St Joe, FL

Prepared for:

LandTecCo Consulting, LLC
for use by
The Paces Foundation, Inc.

Prepared by:

HSA Consulting Group
1315 Country Club Road
Gulf Breeze, FL 32563

August 1, 2019



Traffic Impact Study
Gateway Apartments – Phase II
HSA Consulting Group, Inc.
August 1, 2019

INTRODUCTION

Gateway Apartments is an affordable multi-family housing project located on Clifford Sims Drive in Port St Joe, FL. **Exhibit 1** illustrates the project location and **Exhibit 2** presents the preliminary site plan. Phase I of the project included 50 apartment units and was constructed in 2017. The proposed Phase II will include 26 additional units to be located southeast of Phase I, with a connection to the existing Phase I driveway just north of Clifford Sims Drive. This study will estimate the project trip generation and distribution, and will evaluate the traffic impact on roadways in the area of the project. Additionally, the project driveway will be analyzed to ensure that the Phase II connection can be accommodated. The demand for parking at the existing Phase I units will also be evaluated, and a recommendation will be made regarding necessary parking spaces for Phase II.

PROJECT TRIP GENERATION

Trip Generation (ITE 10th edition) was used to estimate project trip generation and was the source for trip rates and enter/exit percentages. Land Use Category 221 (Mid-Rise Multi-Family Housing) was used for the analysis. (The proposed Phase II building will be three stories, which is consistent with the Mid-Rise definition in Trip Generation.) The calculations for AM and PM peak hour trips are shown below:

AM Peak Hour Trips (peak hour of adjacent street)

Trip rate = 0.36 per dwelling unit

Total AM peak hour trips = 9

Total entering (26%) = 2 Total exiting (74%) = 7

PM Peak Hour Trips (peak hour of adjacent street)

Trip rate = 0.44 per dwelling unit

Total PM peak hour trips = 11

Total entering (61%) = 7 Total exiting (39%) = 4

PROJECT TRIP DISTRIBUTION

Figures 1 and 2 illustrate the anticipated distribution of the AM and PM peak hour project volumes. Trips were distributed based on surrounding development and known traffic patterns. An AM and PM peak hour turning movement count conducted at the project entrance (the Clifford Sims Dr / Broad St intersection) also was used to estimate the initial split of project trips. Trips were assigned to significant roadways within a one-mile radius, consistent with the previous Phase I analysis. These roadways include Avenue A (from US 98 to SR 71), US 98 (from the Port St Joe north city limits to Avenue A, and from Avenue A to SR 71), and SR 71 (from US 98 to Avenue A, and north of Avenue A).

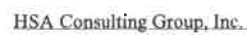




FIGURE 1
Distribution of AM Peak Hour Project Trips
Gateway Apartments - Phase II

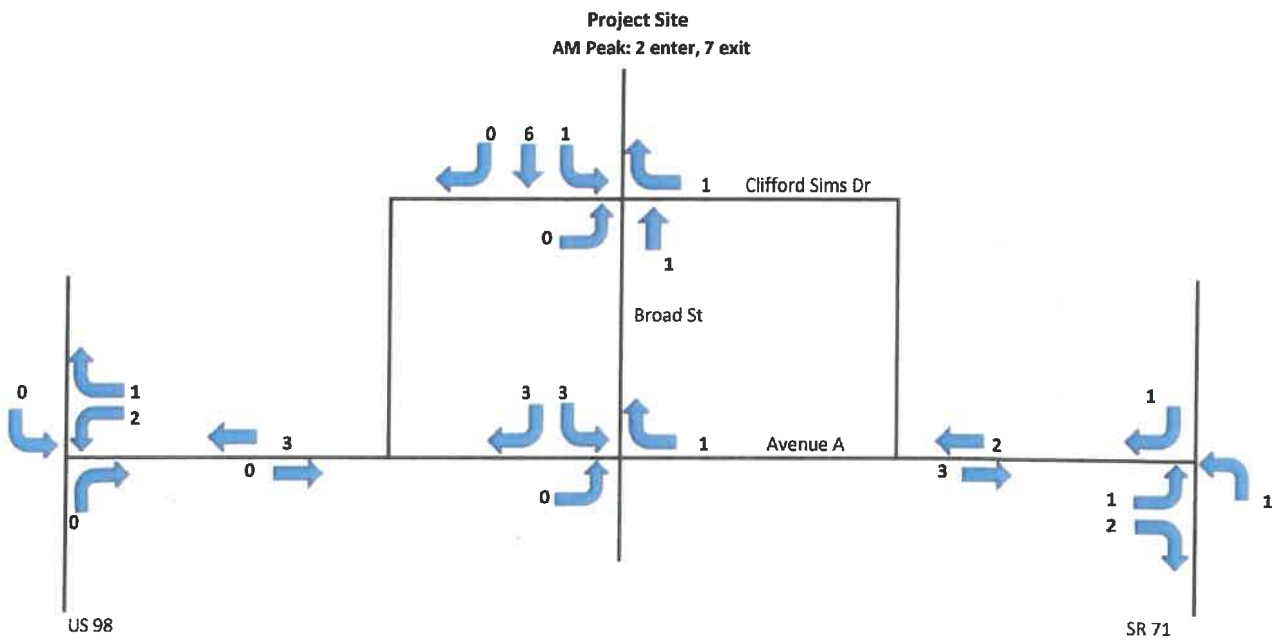
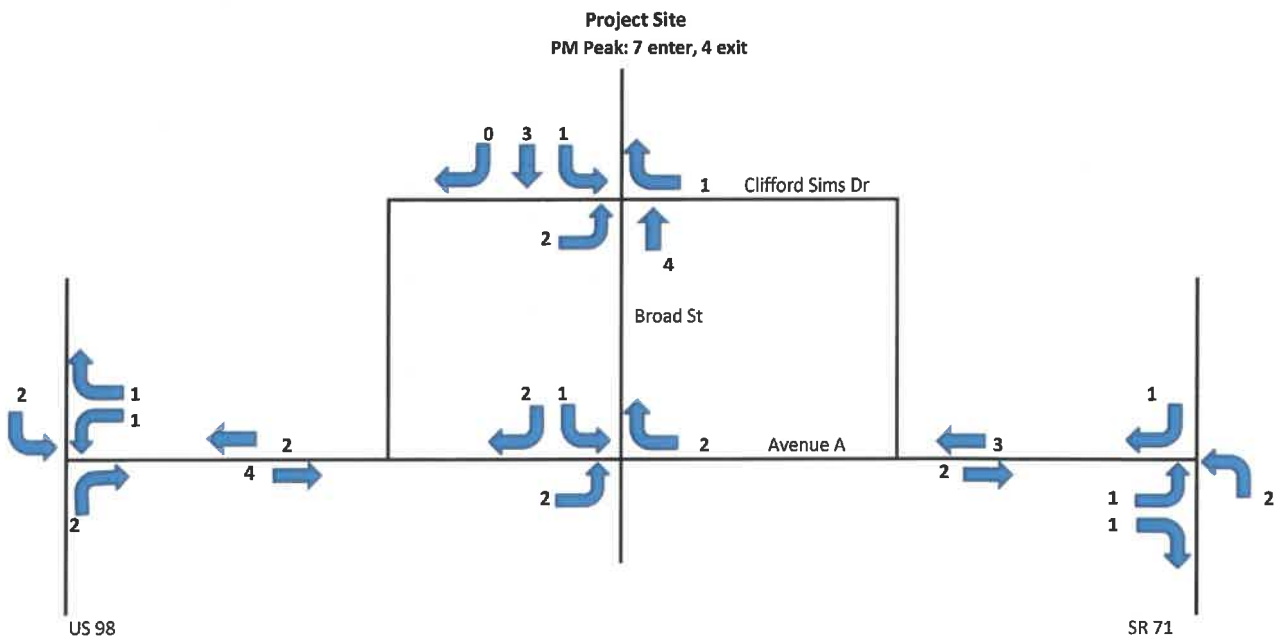


FIGURE 2
Distribution of PM Peak Hour Project Trips
Gateway Apartments - Phase II



EXISTING PEAK HOUR CONDITIONS

Existing AM and PM peak hour traffic conditions were analyzed for the roadway segments noted in the previous section. **Table 1** presents the existing AM and PM peak hour two-way volumes (raw and with FDOT seasonal and axle factors applied), peak hour two-way maximum allowable volume, and level of service (LOS). Existing volumes were obtained from the most recent FDOT traffic counts (printouts of the counts are presented in **Appendix A**), with the exception of the Avenue A count. Avenue A does not have an FDOT count station, so counts were obtained from the turning movement count conducted for the Phase I impact study. The maximum allowable volumes were obtained from the 2018 FDOT Quality / Level of Service Handbook, Table 6 – Generalized Peak Hour Two-Way Volumes for Florida’s Developed Areas Less Than 5000 Population. The FDOT recommended LOS target of C for all roadways outside of urbanized areas was assumed (although the city’s comprehensive plan refers to an adopted standard of D).

As **Table 1** shows, none of the maximum volumes were exceeded in the AM or PM peak hour. The existing LOS for all segments is B, with the exception of SR 71 from US 98 to Avenue A, which has an LOS of C.

County: 51
 Station: 1508
 Description: SR 30(US98) - 325' W OF D AVE (@ E END OF RR OVER
 Start Date: 10/23/2017
 Start Time: 0600

Time	Direction: E					Direction: W					Combined Total
	1st	2nd	3rd	4th	Total	1st	2nd	3rd	4th	Total	
0000	1	2	1	4	8	3	1	2	1	7	15
0100	2	2	2	0	6	1	3	0	1	5	11
0200	5	3	2	5	15	1	1	0	2	4	19
0300	3	0	1	2	6	1	2	3	1	7	13
0400	0	2	2	3	7	1	1	2	8	12	19
0500	4	3	7	11	25	7	5	7	7	26	51
0600	14	16	28	35	93	15	11	32	41	99	192
0700	42	102	138	96	378	45	46	73	109	273	651
0800	56	85	71	79	291	74	63	71	71	279	570
0900	63	73	49	71	256	71	63	82	79	295	551
1000	84	57	73	69	283	81	77	89	69	316	599
1100	73	75	57	97	302	75	77	83	73	308	610
1200	89	94	89	92	364	84	96	72	86	338	702
1300	91	89	105	90	375	98	91	84	91	364	739
1400	117	86	90	79	372	102	79	74	104	359	731
1500	107	92	61	96	356	102	76	97	104	379	735
1600	91	89	86	90	356	120	135	99	107	461	817
1700	112	74	66	70	322	92	120	101	85	398	720
1800	67	69	56	92	284	81	73	52	60	266	550
1900	51	60	63	33	207	54	43	59	59	215	422
2000	37	36	33	29	135	35	30	28	30	123	258
2100	24	27	18	15	84	18	12	13	10	53	137
2200	23	10	9	10	52	11	20	14	10	55	107
2300	9	13	8	0	30	11	8	2	5	26	56

24-Hour Totals: 4607 4668 9275

Direction: E			Direction: W			Combined Directions		
Hour	Volume		Hour	Volume		Hour	Volume	
A.M.	715	392	730	319		715	694	
P.M.	1315	401	1600	461		1545	820	
Daily	1315	401	1600	461		1545	820	

Truck Percentage 8.86 7.95 8.40

Classification Summary Database																
Dir	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	TotTrk TotVol
E	27	2714	1458	25	266	18	0	49	47	0	0	0	3	0	0	408 4607
W	21	2829	1447	26	237	17	0	39	47	3	0	0	2	0	0	371 4668

Generated by SPS 5.0.53P

County: 51
 Station: 1508
 Description: SR 30(US98) - 325' W OF D AVE (@ E END OF RR OVER
 Start Date: 10/24/2017
 Start Time: 0600

Time	Direction: E					Direction: W					Combined Total
	1st	2nd	3rd	4th	Total	1st	2nd	3rd	4th	Total	
0000	5	2	8	3	18	1	1	3	3	8	26
0100	2	3	0	3	8	4	0	1	5	10	18
0200	1	3	3	5	12	1	1	0	6	8	20
0300	4	0	1	0	5	2	0	4	1	7	12
0400	3	1	5	3	12	0	2	3	1	6	18
0500	4	4	10	11	29	7	4	7	10	28	57
0600	12	19	26	42	99	9	12	31	46	98	197
0700	49	95	133	98	375	37	51	73	94	255	630
0800	70	84	65	103	322	101	83	73	74	331	653
0900	53	56	74	81	264	73	56	70	61	260	524
1000	83	74	66	83	306	80	53	65	94	292	598
1100	84	97	94	103	378	76	82	88	92	338	716
1200	94	82	90	90	356	111	83	84	96	374	730
1300	112	75	86	90	363	97	90	78	105	370	733
1400	84	100	93	84	361	81	79	96	100	356	717
1500	89	79	83	93	344	97	105	90	91	383	727
1600	80	104	78	117	379	93	118	100	104	415	794
1700	102	78	83	86	349	109	98	138	100	445	794
1800	56	83	69	71	279	80	66	69	80	295	574
1900	56	73	43	47	219	61	59	54	46	220	439
2000	27	37	34	13	111	27	29	26	36	118	229
2100	24	23	20	19	86	29	24	28	28	109	195
2200	18	18	9	14	59	20	8	17	9	54	113
2300	9	14	10	9	42	12	2	3	10	27	69

24-Hour Totals: 4776 4807 9583

Direction: E			Direction: W			Combined Directions		
Hour	Volume		Hour	Volume		Hour	Volume	
A.M.	715	396	730	351	730	730	736	
P.M.	1615	401	1645	449	1615	1615	832	
Daily	1615	401	1645	449	1615	1615	832	

Truck Percentage 9.05 7.84 8.44

Classification Summary Database

Dir	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	TotTrk	TotVol
E	31	2833	1480	32	250	20	5	57	57	1	0	0	10	0	0	432	4776
W	31	3054	1345	28	203	32	3	44	58	3	0	0	6	0	0	377	4807

County: 51
 Station: 1502
 Description: SR 30 (US98) - 225' W OF SR 71 (E OF 4TH ST)
 Start Date: 10/05/2016
 Start Time: 1000

Time	Direction: E					Direction: W					Combined Total	
	1st	2nd	3rd	4th	Total	1st	2nd	3rd	4th	Total		
0000	9	3	10	5	27	10	6	4	3	23	50	
0100	9	5	4	4	22	2	2	3	3	10	32	
0200	4	1	5	2	12	3	0	2	1	6	18	
0300	0	0	1	2	3	5	4	4	3	16	19	
0400	2	0	5	6	13	4	5	8	4	21	34	
0500	7	5	6	10	28	5	6	7	14	32	60	
0600	8	14	31	37	90	17	32	43	59	151	241	
0700	38	100	127	114	379	43	55	92	120	310	689	
0800	68	71	94	75	308	109	94	86	71	360	668	
0900	68	73	83	90	314	83	92	78	100	353	667	
1000	85	75	109	99	368	103	94	86	116	399	767	
1100	89	114	130	92	425	117	104	98	111	430	855	
1200	117	113	95	114	439	115	80	98	119	412	851	
1300	104	86	88	111	389	113	95	96	96	400	789	
1400	90	134	102	94	420	113	118	99	113	443	863	
1500	135	76	93	121	425	147	94	108	124	473	898	
1600	116	106	103	70	395	101	97	128	115	441	836	
1700	158	132	158	93	541	136	97	122	90	445	986	
1800	135	111	91	88	425	105	90	76	58	329	754	
1900	89	84	106	87	366	76	99	72	62	309	675	
2000	67	61	53	64	245	63	42	39	29	173	418	
2100	45	46	33	35	159	23	25	16	23	87	246	
2200	28	32	27	21	108	18	17	12	7	54	162	
2300	24	13	9	9	55	16	13	7	3	39	94	
24-Hour Totals:					5956						5716	11672

		Peak Volume Information					
		Direction: E		Direction: W		Combined Directions	
	Hour	Volume	Hour	Volume	Hour	Volume	
A.M.	715	409	730	415	730	795	
P.M.	1700	541	1415	477	1645	988	
Daily	1700	541	1415	477	1645	988	

Generated by SPS 5.0.53P

County: 51
 Station: 1502
 Description: SR 30 (US98) - 225' W OF SR 71 (E OF 4TH ST)
 Start Date: 10/06/2016
 Start Time: 1000

Time	Direction: E					Direction: W					Combined Total
	1st	2nd	3rd	4th	Total	1st	2nd	3rd	4th	Total	
0000	17	5	16	5	43	11	7	14	10	42	85
0100	8	6	4	6	24	8	3	4	8	23	47
0200	6	3	5	3	17	2	5	7	3	17	34
0300	4	3	5	3	15	1	2	6	3	12	27
0400	3	5	3	2	13	3	2	5	9	19	32
0500	8	6	7	9	30	7	6	11	9	33	63
0600	17	22	22	37	98	22	31	23	55	131	229
0700	54	111	113	147	425	70	60	76	106	312	737
0800	73	87	92	108	360	116	81	83	100	380	740
0900	97	72	85	75	329	88	103	104	100	395	724
1000	96	72	83	93	344	91	106	92	114	403	747
1100	94	131	96	105	426	90	109	119	121	439	865
1200	118	128	115	115	476	127	135	150	136	548	1024
1300	137	124	126	105	492	125	122	106	125	478	970
1400	119	110	132	88	449	121	122	101	141	485	934
1500	111	145	107	126	489	125	109	122	114	470	959
1600	107	129	117	147	500	116	130	122	130	498	998
1700	178	111	108	122	519	133	114	115	120	482	1001
1800	120	112	94	131	457	117	102	99	88	406	863
1900	119	76	101	89	385	98	75	90	72	335	720
2000	62	70	51	62	245	70	68	57	54	249	494
2100	51	46	54	33	184	57	47	25	20	149	333
2200	33	22	26	15	96	18	28	21	8	75	171
2300	28	17	18	20	83	9	8	18	13	48	131
24-Hour Totals:					6499						6429 12928

		Peak Volume Information					
Direction: E		Direction: W		Combined Directions			
	Hour	Volume	Hour	Volume	Hour	Volume	
A.M.	715	444	845	395	715	802	
P.M.	1615	571	1200	548	1615	1086	
Daily	1615	571	1200	548	1615	1086	

County: 51
 Station: 5013
 Description: SR 71 - 450' S OF GARRISON AVE, PORT ST. JOE
 Start Date: 10/23/2017
 Start Time: 0600

	Direction: N					Direction: S					Combined	
Time	1st	2nd	3rd	4th	Total	1st	2nd	3rd	4th	Total	Total	
0000	0	1	1	0	2	2	1	0	0	3	5	
0100	1	0	0	0	1	0	1	0	2	3	4	
0200	3	2	0	1	6	0	3	0	1	4	10	
0300	0	4	0	1	5	0	2	0	0	2	7	
0400	0	0	0	4	4	0	2	2	5	9	13	
0500	0	1	1	4	6	4	0	6	6	16	22	
0600	6	5	12	13	36	11	5	14	31	61	97	
0700	18	13	16	27	74	28	31	50	35	144	218	
0800	25	23	25	23	96	36	41	28	39	144	240	
0900	42	42	33	35	152	51	34	39	41	165	317	
1000	50	35	49	54	188	47	44	28	35	154	342	
1100	38	33	39	36	146	47	42	53	48	190	336	
1200	33	38	49	48	168	48	41	29	39	157	325	
1300	45	36	56	48	185	35	38	32	35	140	325	
1400	49	47	41	47	184	41	30	42	35	148	332	
1500	47	42	51	43	183	40	31	35	37	143	326	
1600	42	38	38	40	158	45	37	35	32	149	307	
1700	44	34	33	28	139	27	45	33	24	129	268	
1800	26	29	27	17	99	14	22	19	12	67	166	
1900	23	20	24	21	88	12	11	19	10	52	140	
2000	21	12	12	12	57	9	8	10	3	30	87	
2100	14	5	8	3	30	9	6	3	2	20	50	
2200	9	4	5	11	29	5	5	2	3	15	44	
2300	6	3	3	4	16	1	0	1	2	4	20	
24-Hour Totals:					2052						1949	4001

		Peak Volume Information					
		Direction: N		Direction: S		Combined Directions	
	Hour	Volume	Hour	Volume	Hour	Volume	
A.M.	845	140	845	163	845	303	
P.M.	1330	200	1200	157	1330	338	
Daily	1330	200	1115	191	1000	342	

County: 51
 Station: 5013
 Description: SR 71 - 450' S OF GARRISON AVE, PORT ST. JOE
 Start Date: 10/24/2017
 Start Time: 0600

Time	Direction: N					Direction: S					Combined Total	
	1st	2nd	3rd	4th	Total	1st	2nd	3rd	4th	Total		
0000	1	2	4	3	10	2	1	4	3	10	20	
0100	1	2	2	1	6	4	1	1	2	8	14	
0200	0	1	0	2	3	2	0	2	0	4	7	
0300	1	3	0	0	4	0	1	0	0	1	5	
0400	0	0	0	5	5	3	0	0	1	4	9	
0500	4	5	5	2	16	2	2	5	8	17	33	
0600	13	7	12	12	44	3	18	19	21	61	105	
0700	11	9	28	31	79	34	38	36	41	149	228	
0800	26	15	20	41	102	41	25	41	37	144	246	
0900	27	35	36	38	136	31	31	36	55	153	289	
1000	32	52	37	40	161	41	39	44	46	170	331	
1100	43	39	40	39	161	32	45	46	41	164	325	
1200	42	40	45	47	174	48	31	43	50	172	346	
1300	52	33	44	49	178	40	30	43	43	156	334	
1400	51	46	36	55	188	40	49	36	35	160	348	
1500	48	44	47	44	183	34	38	27	31	130	313	
1600	49	44	34	34	161	29	31	31	41	132	293	
1700	52	39	42	31	164	39	35	15	32	121	285	
1800	21	23	21	26	91	19	13	17	23	72	163	
1900	18	15	28	18	79	28	7	8	12	55	134	
2000	10	11	10	6	37	9	15	5	2	31	68	
2100	11	7	14	12	44	6	4	10	0	20	64	
2200	3	3	7	2	15	4	4	2	4	14	29	
2300	5	4	0	6	15	1	1	3	2	7	22	
24-Hour Totals:					2056						1955	4011

		Peak Volume Information					
		Direction: N		Direction: S		Combined Directions	
	Hour	Volume	Hour	Volume	Hour	Volume	
A.M.	845	139	715	156	845	274	
P.M.	1445	194	1330	175	1330	365	
Daily	1445	194	1115	180	1330	365	

County: 51
 Station: 1504
 Description: SR 71 - 1250' N OF RR TRACKS (N OF ARENA RD)
 Start Date: 10/05/2016
 Start Time: 1000

Time	Direction: N					Direction: S					Combined Total
	1st	2nd	3rd	4th	Total	1st	2nd	3rd	4th	Total	
0000	1	1	0	1	3	3	4	1	3	11	14
0100	1	1	1	1	4	0	4	4	2	10	14
0200	1	1	3	0	5	1	0	1	0	2	7
0300	1	0	0	1	2	0	2	0	1	3	5
0400	0	0	0	4	4	1	1	6	0	8	12
0500	1	1	2	5	9	0	3	4	4	11	20
0600	6	10	11	9	36	12	10	20	21	63	99
0700	5	13	24	27	69	28	39	64	55	186	255
0800	22	12	19	14	67	24	23	30	37	114	181
0900	9	25	19	23	76	20	19	22	29	90	166
1000	20	20	31	16	87	26	15	22	30	93	180
1100	14	20	24	24	82	17	16	30	11	74	156
1200	20	23	19	21	83	14	17	22	28	81	164
1300	18	15	19	32	84	31	19	20	20	90	174
1400	35	32	24	30	121	17	35	29	11	92	213
1500	37	44	37	29	147	14	22	25	24	85	232
1600	34	31	35	30	130	28	18	27	26	99	229
1700	57	37	46	27	167	28	32	13	14	87	254
1800	24	22	23	15	84	14	10	16	14	54	138
1900	19	9	13	8	49	9	6	11	7	33	82
2000	9	4	6	11	30	9	9	10	7	35	65
2100	10	4	5	8	27	7	5	4	7	23	50
2200	5	7	1	3	16	11	4	4	5	24	40
2300	2	4	6	3	15	2	2	2	5	11	26

24-Hour Totals: 1397 1379 2776

	Direction: N		Direction: S		Combined Directions	
	Hour	Volume	Hour	Volume	Hour	Volume
A.M.	715	86	700	186	715	268
P.M.	1645	170	1630	113	1630	272
Daily	1645	170	700	186	1630	272

Truck Percentage 9.31 9.50 9.40

Classification Summary Database

Dir	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	TotTrk	TotVol
N	11	838	418	20	47	21	2	27	13	0	0	0	0	0	0	130	1397
S	6	826	416	13	58	17	5	28	10	0	0	0	0	0	0	131	1379

Generated by SPS 5.0.53P

County: 51
 Station: 1504
 Description: SR 71 - 1250' N OF RR TRACKS (N OF ARENA RD)
 Start Date: 10/06/2016
 Start Time: 1000

Time	Direction: N					Direction: S					Combined Total	
	1st	2nd	3rd	4th	Total	1st	2nd	3rd	4th	Total		
0000	1	1	1	2	5	5	6	5	6	22	27	
0100	1	0	1	3	5	6	2	2	5	15	20	
0200	0	2	0	1	3	1	0	1	8	10	13	
0300	1	2	0	0	3	0	0	0	0	0	3	
0400	0	0	0	0	0	2	0	4	2	8	8	
0500	0	2	0	3	5	1	2	5	10	18	23	
0600	4	12	9	4	29	10	6	10	18	44	73	
0700	14	7	25	17	63	22	40	55	56	173	236	
0800	14	15	19	11	59	24	28	26	29	107	166	
0900	30	19	19	14	82	18	27	19	25	89	171	
1000	17	10	12	15	54	25	17	22	16	80	134	
1100	15	13	25	18	71	23	19	27	22	91	162	
1200	26	20	20	21	87	21	25	21	15	82	169	
1300	18	26	22	26	92	22	26	23	23	94	186	
1400	21	20	23	41	105	19	24	22	17	82	187	
1500	28	15	29	27	99	23	23	21	20	87	186	
1600	34	44	17	30	125	28	26	32	21	107	232	
1700	55	32	35	26	148	33	37	13	26	109	257	
1800	23	14	23	22	82	17	31	23	22	93	175	
1900	22	19	18	11	70	25	30	20	14	89	159	
2000	13	25	15	14	67	13	12	10	5	40	107	
2100	27	21	9	11	68	17	7	6	9	39	107	
2200	7	4	5	3	19	8	4	10	6	28	47	
2300	2	2	5	5	14	3	4	2	4	13	27	
24-Hour Totals:					1355						1520	2875

	Direction: N		Peak Volume Information		Direction: S		Combined Directions	
	Hour	Volume	Hour	Volume	Hour	Volume	Hour	Volume
A.M.	830	79	715	175	715	238		
P.M.	1645	152	1630	123	1615	258		
Daily	1645	152	715	175	1615	258		

Truck Percentage 9.37 10.39 9.91

Classification Summary Database

Dir	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	TotTrk	TotVol
N	7	803	418	18	52	23	4	22	7	1	0	0	0	0	0	127	1355
S	6	905	451	15	73	24	1	32	12	0	0	0	1	0	0	158	1520

APPENDIX B

AM and PM Peak Hour Turning Movement Count

Clifford Sims Drive / Broad Street – Gateway Apt Driveway

HSA CONSULTING GROUP, INC.
1315 COUNTRY CLUB RD.
GULF BREEZE, FLA. 32563

ALL VEHICLES

INTERSECTION OF

Clifford Sims Drive

&

Broad Street - Gateway Apartments

COUNT DATE:

30-Jul-19

FILE NAME:

CSims&Broad tnc.xls

Time	Gateway Apartments Southbound			Clifford Sims Dr Westbound			Broad St Northbound			Clifford Sims Dr Eastbound			TOTAL
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
7:00	1	1	0	0	2	1	0	0	0	0	0	0	5
7:15	0	4	0	0	0	0	0	2	0	0	0	0	6
7:30	1	2	1	0	1	0	0	0	0	1	0	0	6
7:45	0	6	0	0	1	1	0	2	0	0	0	0	10
TOTAL	2	13	1	0	4	2	0	4	0	1	0	0	27
8:00	0	3	0	0	0	0	0	0	0	0	1	0	4
8:15	0	3	0	0	1	0	0	1	0	0	0	0	5
8:30	0	1	0	0	0	0	0	0	0	0	0	1	2
8:45	1	1	0	0	0	0	0	2	0	0	0	0	4
TOTAL	1	8	0	0	1	0	0	3	0	0	1	1	15
16:00	0	3	0	1	0	0	0	3	0	0	1	0	8
16:15	0	1	0	1	2	1	0	2	0	0	0	1	8
16:30	2	5	0	0	1	0	1	3	1	1	2	0	16
16:45	1	0	0	1	2	2	0	1	1	1	0	0	9
TOTAL	3	9	0	3	5	3	1	9	2	2	3	1	41
17:00	0	1	0	0	2	2	1	4	0	1	0	0	11
17:15	0	1	1	1	3	0	0	2	0	1	1	1	11
17:30	0	1	0	0	3	2	0	4	0	0	1	0	11
17:45	0	2	1	1	1	1	0	2	0	0	0	0	8
TOTAL	0	5	2	2	9	5	1	12	0	2	2	1	41

PEAK HOUR DATA 7:00 TO 9:00

PEAK HR START TIME

7:00

	Gateway Apartments Southbound			Clifford Sims Dr Westbound			Broad St Northbound			Clifford Sims Dr Eastbound			TOTAL
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
PEAK HR TOTALS	2	13	1	0	4	2	0	4	0	1	0	0	27
% OF APPROACH	12.5%	81.3%	6.3%	0.0%	66.7%	33.3%	0.0%	100.0%	0.0%	100.0%	0.0%	0.0%	
PEAK HR FACTOR	0.667			0.500			0.500			0.250			

PEAK HOUR DATA 16:00 TO 18:00

PEAK HR START TIME

16:30

	Gateway Apartments Southbound			Clifford Sims Dr Westbound			Broad St Northbound			Clifford Sims Dr Eastbound			TOTAL
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
PEAK HR TOTALS	3	7	1	2	8	4	2	10	2	4	3	1	47
% OF APPROACH	27.3%	63.6%	9.1%	14.3%	57.1%	28.6%	14.3%	71.4%	14.3%	50.0%	37.5%	12.5%	
PEAK HR FACTOR	0.393			0.700			0.700			0.667			

APPENDIX C

AM and PM Peak Hour Synchro Analysis (with Phase II trips)

Clifford Sims Drive / Broad Street – Gateway Apt Driveway

Clifford Sims at Broad St
AM Peak

08/01/2019

Intersection

Int Delay, s/veh 0.2

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	1	0	0	0	4	3	0	5	0	3	19	1
Future Vol, veh/h	1	0	0	0	4	3	0	5	0	3	19	1
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	1	0	0	0	4	3	0	5	0	3	21	1

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	7	0	0	0	0	0	19	9	0	11	8	6
Stage 1	-	-	-	-	-	-	2	2	-	6	6	-
Stage 2	-	-	-	-	-	-	17	7	-	5	2	-
Critical Hdwy	4.12	-	-	4.12	-	-	7.12	6.52	6.22	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Follow-up Hdwy	2.218	-	-	2.218	-	-	3.518	4.018	3.318	3.518	4.018	3.318
Pot Cap-1 Maneuver	1614	-	-	-	-	-	995	886	-	1007	887	1077
Stage 1	-	-	-	-	-	-	1021	894	-	1016	891	-
Stage 2	-	-	-	-	-	-	1002	890	-	1017	894	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	1614	-	-	-	-	-	975	885	-	-	886	1077
Mov Cap-2 Maneuver	-	-	-	-	-	-	975	885	-	-	886	-
Stage 1	-	-	-	-	-	-	1020	893	-	1015	891	-
Stage 2	-	-	-	-	-	-	978	890	-	1010	893	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	7.2	0		
HCM LOS			-	-

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	-	1614	-	-	-	-	-	-
HCM Lane V/C Ratio	-	0.001	-	-	-	-	-	-
HCM Control Delay (s)	-	7.2	0	-	0	-	-	-
HCM Lane LOS	-	A	A	-	A	-	-	-
HCM 95th %tile Q(veh)	-	0	-	-	-	-	-	-

Clifford Sims at Broad St
PM Peak

08/01/2019

Intersection

Int Delay, s/veh 6.2

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	6	3	1	2	8	5	2	14	2	4	10	1
Future Vol, veh/h	6	3	1	2	8	5	2	14	2	4	10	1
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	7	3	1	2	9	5	2	15	2	4	11	1

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	14	0	0	4	0	0	40	36	4	42	34	12
Stage 1	-	-	-	-	-	-	18	18	-	16	16	-
Stage 2	-	-	-	-	-	-	22	18	-	26	18	-
Critical Hdwy	4.12	-	-	4.12	-	-	7.12	6.52	6.22	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Follow-up Hdwy	2.218	-	-	2.218	-	-	3.518	4.018	3.318	3.518	4.018	3.318
Pot Cap-1 Maneuver	1604	-	-	1618	-	-	964	856	1080	961	859	1069
Stage 1	-	-	-	-	-	-	1001	880	-	1004	882	-
Stage 2	-	-	-	-	-	-	996	880	-	992	880	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	1604	-	-	1618	-	-	951	852	1080	943	855	1069
Mov Cap-2 Maneuver	-	-	-	-	-	-	951	852	-	943	855	-
Stage 1	-	-	-	-	-	-	997	876	-	1000	881	-
Stage 2	-	-	-	-	-	-	982	879	-	969	876	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	4.4	1	9.2	9.1
HCM LOS			A	A

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	883	1604	-	-	1618	-	-	889
HCM Lane V/C Ratio	0.022	0.004	-	-	0.001	-	-	0.018
HCM Control Delay (s)	9.2	7.3	0	-	7.2	0	-	9.1
HCM Lane LOS	A	A	A	-	A	A	-	A
HCM 95th %tile Q(veh)	0.1	0	-	-	0	-	-	0.1

following territory in Gulf County: [The descriptions are not codified herein, but are on file in the city clerk's office.]

(Laws of Fla., ch. 67-1956, § 1)

Sec. 10. Powers of city—Generally.

The City of Port St. Joe shall have full power and authority:

[(1) *Property.*] To acquire, take, hold and control property, real, personal and mixed, both within and without its corporate limits for the use, benefit, welfare and best interest of said municipality, by purchase, lease, grant, gift, devise, condemnation or otherwise, and to sell, lease or otherwise dispose of such property for the benefit of said municipality to the same extent that a natural person might or could do; to issue and sell bonds, debentures and certificates of indebtedness or other obligations, upon its property within and without its corporate limits, or on the earnings thereof, or both for any lawful municipal purpose;

[(2) *Buildings.*]

Editor's note—This subsection which has not been amended by referendum after July 1, 1973 and which is not an extra-territorial power has been editorially deleted as unnecessary as home rule powers of a municipality are derived from the constitution and F.S. ch. 166.

[(3) *Zoning.*]

Editor's note—This subsection which has not been amended by referendum after July 1, 1973 and which is not an extra-territorial power has been editorially deleted as unnecessary as home rule powers of a municipality are derived from the constitution and F.S. ch. 166 and F.S. § 163.3161 et seq.

[(4) *Police, sanitary and other regulations.*]

Editor's note—This subsection which has not been amended by referendum after July 1, 1973 and which is not an extra-territorial power has been editorially deleted as unnecessary as home rule powers of a municipality are derived from the constitution and F.S. ch. 166.

[(5) *Safety, health, convenience, general welfare, power of local government.*]

Editor's note—This subsection which has not been amended by referendum after July 1, 1973 and which is not an extra-territorial power has been editorially deleted as unnecessary as home rule powers of a municipality are derived from the constitution and F.S. ch. 166.

[(6) *Borrow money.*]

Editor's note—This subsection which has not been amended by referendum after July 1, 1973 and which is not an extra-territorial power has been editorially deleted as unnecessary as home rule powers of a municipality are derived from the constitution and F.S. ch. 166.

[(7) *Powers under any other law.*] The enumeration of particular powers by this charter shall not be deemed or held to be exclusive, but in addition to the powers hereby expressly granted, and those implied therefrom, or appropriate to the exercise thereof, the said city shall have and may exercise all other powers which, under the constitution and laws of Florida, it would be competent and appropriate for this paragraph to specifically enumerate.

(Laws of Fla., ch. 27833(1951), § 7)

Sec. 11. Same—Granted by general law.

All general laws of the state applicable to municipal corporations, now or which may hereafter be enacted, and which are not in conflict with the provisions of this charter or with the ordinances and resolutions hereafter enacted by the city commission shall be applicable to this city; provided, however, that nothing contained in this charter shall be construed as limiting the power of the city commission to enact any ordinance or resolution not in conflict with the constitution of the state or with the express provisions of this charter.

(Laws of Fla., ch. 27833(1951), § 152)

Sec. 12. Suits against city.

(Laws of Fla., ch. 27833(1951), § 151)

Editor's note—This section has been editorially deleted as superseded by F.S. § 768.28.

State law reference—Limitation of liability, F.S. § 768.28.

ARTICLE II. CITY COMMISSION, OFFICERS AND DEPARTMENTS

DIVISION 1. GENERALLY

Sec. 13. Commission created; time of election; terms of office; runoff; maximum salary.

A city commission is hereby created to consist of a mayor-commissioner and four (4) commission-

ers who shall be qualified as hereinafter prescribed, and whose terms of office shall begin on the second Tuesday in June following their election in 1971. The commission shall qualify and be elected in groups designated as:

Commissioner Group 1

Commissioner Group 2

Commissioner Group 3

Commissioner Group 4

The first election under this charter shall be held the second Tuesday in May 1971, and every year thereafter, a mayor-commissioner and two (2) commissioners shall be elected at this first election. The mayor-commissioner, commissioner group 1 and commissioner group 2 shall be elected at this first election for a term of two (2) years or until their successors are duly elected and qualified, the present mayor-commissioner, commissioner group 1 and commissioner group 2 under Laws of Florida, ch. 61-2720 shall serve in their respective office until their successors are duly elected and qualified after the May 1971 election; commissioner group 3 and commissioner group 4, heretofore elected and holding office under the present charter, whose terms do not expire until September, 1971, shall serve until their respective successors are elected and qualified after May 1972 elections. Thereafter, the term of the mayor-commissioner and the terms of all the commissioners shall be for two (2) years. The candidate receiving the largest number of votes cast in the mayor-commissioner race shall be elected, and the candidates receiving the largest numbers of votes cast in each commissioner group as hereinabove designated shall be elected. Provided, however, that in the event there are more than two (2) candidates for any one (1) office and neither shall receive a majority of the total votes cast for such office, then another election shall be held two (2) weeks from the date of the first election at which the two (2) candidates that receive the largest number of votes in the former election shall be voted on again. The mayor-commissioner and the commissioners shall be elected at large in the city. The incumbent shall hold office until a successor is elected and qualified as herein provided. The mayor-commissioner

and the commissioners shall receive such compensation as the city commission may fix and designate by ordinance.

(Laws of Fla., ch. 27833(1951), § 9; Laws of Fla., ch. 29458(1953), § 1; Laws of Fla., ch. 57-1758, § 1; Laws of Fla., ch. 61-2720, § 1; Laws of Fla., ch. 70-912, § 1)

Editor's note—The limitation on salary in this section has been editorially deleted as all limitations on the exercise of certain home rule powers in a Charter adopted prior to July 1, 1973 and not subsequently amended have been repealed by operation of F.S. § 166.021(4).

Sec. 14. Commissioner qualifications; multiple offices may be held; interest in contracts; qualifying fee.

(Laws of Fla., ch. 27833(1951), § 11; Laws of Fla., ch. 57-1758, § 2; Laws of Fla., ch. 61-2720, § 2)

Editor's note—This section has been editorially transferred to the Code of Ordinances as certain provisions of a Charter adopted prior to July 1, 1973 and not subsequently amended by referendum have been converted to ordinances by operation of F.S. § 166.021(5). This section is section 2-26 in the Code of Ordinances.

Sec. 15. Commission judge of own election and qualification; forfeiture of office for crime conviction.

(Laws of Fla., ch. 27833(1951), § 13)

Editor's note—This section has been editorially transferred to the Code of Ordinances as certain provisions of a Charter adopted prior to July 1, 1973 and not subsequently amended by referendum have been converted to ordinances by operation of F.S. § 166.021(5). This section is section 2-27 in the Code of Ordinances.

Sec. 16. Term "mayor" means mayor-commissioner.

Whenever the term "mayor" is used in this charter, it is understood to refer to the mayor-commissioner.

(Laws of Fla., ch. 27833(1951), § 15)

Sec. 17. Mayor's functions, powers, duties; naming acting mayor.

The mayor shall preside at all meetings of the commission and perform such other duties consistent with his office as may be imposed upon him by the commission; and he shall have a voice and a vote in the proceedings of the commission, but no veto power. He shall use the title of mayor in any case in which the execution of legal instru-

ARTICLE I. IN GENERAL**Secs. 2-1—2-25. Reserved.****ARTICLE II. CITY COMMISSION*****DIVISION 1. GENERALLY***** Sec. 2-26. Commissioner qualifications; qualifying fee.**

(a) Members of the commission shall be qualified electors and residents of the city.

(b) All candidates upon presenting their qualifications to become a candidate for city office must pay a fee of \$35.00.

(Laws of Fla., ch. 27833(1951), § 11; Laws of Fla., ch. 57-1758, § 2; Laws of Fla., ch. 61-2720, § 2)

Sec. 2-27. Commission judge of own election and qualification; forfeiture of office for crime conviction.

The commission shall be the judge of the election and qualification of its own members subject to review by the courts. Any member of the commission who shall be convicted of crime while in office shall thereby forfeit his office.

(Laws of Fla., ch. 27833(1951), § 13)

Charter reference—City commission, election, etc., § 13.

Sec. 2-28. Time for qualifying; qualifications of commissioner candidate.

(a) Time for qualifying. Any candidate for the office of city commissioner or mayor commissioner shall qualify in the year of the election at any time between noon on the 7th Wednesday preceding the election date and noon on the 6th Wednesday preceding the election date.

(b) Any person who is a resident of the city and a qualified elector under the laws of the state, may become a candidate for the election of office of city commissioner by paying a qualification fee of \$35.00 to the city auditor and clerk and by taking

***Charter references**—City commission, art. II; elections, art. IV.

State law reference—Code of ethics, F.S. § 112.311 et seq.

and subscribing to an oath or affirmation in substantially the following form and filing the same with the city auditor and clerk not less than 20 days prior to the day of holding such election:

"State of Florida
County of Gulf
City of Port St. Joe

Before me, an officer authorized to administer oaths and take acknowledgements, personally appeared _____, who being duly sworn says that he/she is a candidate for election for the office of _____ in the municipal election to be held in the year _____, that he/she is a qualified elector and resident of the City of Port St. Joe; that he/she is a qualified voter under the laws of Florida; that he/she is duly qualified to hold office under the constitution and laws of the State of Florida, and that he/she has not violated any of the laws of the city or state relating to primary or general elections or the registration of voters therefor.

Sworn to and subscribed before me, this _____ day of _____, A.D. 19____.

City Auditor and Clerk of the
City of Port St. Joe, Florida"

(Code 1969, § 8-2; Ord. No. 366, § 1, 2-20-07)

Sec. 2-29. Ballot positions alphabetical; high vote wins; runoff.

The names of all candidates qualified in accordance with the provisions of section 2-28 shall be placed upon the ballot in alphabetical order under each commissioner group, and the candidate receiving the largest number of votes cast in the mayor-commissioner race shall be elected. The candidate receiving the largest number of votes cast in each commissioner group shall be elected; provided, however, that if there are more than two candidates for any one office and neither shall

Select Year:

The 2019 Florida Statutes

[Title IX](#)
ELECTORS AND ELECTIONS

[Chapter 99](#)
CANDIDATES

[View Entire Chapter](#)

99.092 Qualifying fee of candidate; notification of Department of State.—

(1) Each person seeking to qualify for nomination or election to any office, except a person seeking to qualify by the petition process pursuant to s. [99.095](#) and except a person seeking to qualify as a write-in candidate, shall pay a qualifying fee, which shall consist of a filing fee and election assessment, to the officer with whom the person qualifies, and any party assessment levied, and shall attach the original or signed duplicate of the receipt for his or her party assessment or pay the same, in accordance with the provisions of s. [103.121](#), at the time of filing his or her other qualifying papers. The amount of the filing fee is 3 percent of the annual salary of the office. The amount of the election assessment is 1 percent of the annual salary of the office sought. The election assessment shall be transferred to the Elections Commission Trust Fund. The amount of the party assessment is 2 percent of the annual salary. The annual salary of the office for purposes of computing the filing fee, election assessment, and party assessment shall be computed by multiplying 12 times the monthly salary, excluding any special qualification pay, authorized for such office as of July 1 immediately preceding the first day of qualifying. No qualifying fee shall be returned to the candidate unless the candidate withdraws his or her candidacy before the last date to qualify. If a candidate dies prior to an election and has not withdrawn his or her candidacy before the last date to qualify, the candidate's qualifying fee shall be returned to his or her designated beneficiary, and, if the filing fee or any portion thereof has been transferred to the political party of the candidate, the Secretary of State shall direct the party to return that portion to the designated beneficiary of the candidate.

(2) The supervisor of elections shall, immediately after the last day for qualifying, submit to the Department of State a list containing the names, party affiliations, and addresses of all candidates and the offices for which they qualified.

History.—s. 24, ch. 6469, 1913; RGS 328; CGL 385; s. 3, ch. 26870, 1951; s. 12, ch. 29934, 1955; s. 4, ch. 65-378; s. 1, ch. 67-531; ss. 10, 35, ch. 69-106; s. 6, ch. 69-281; s. 1, ch. 74-119; s. 1, ch. 75-123; s. 1, ch. 75-247; s. 6, ch. 77-175; s. 28, ch. 79-400; s. 4, ch. 81-105; s. 1, ch. 83-242; s. 8, ch. 89-338; s. 1, ch. 91-107; s. 537, ch. 95-147; s. 11, ch. 97-13; s. 2, ch. 99-140; s. 10, ch. 99-318; s. 13, ch. 2005-277; s. 2, ch. 2010-16; s. 16, ch. 2011-40.

Note.—Former ss. 102.31, 99.031.

Select Year: 2019 ▾ Go

The 2019 Florida Statutes

[Title IX](#)
ELECTORS AND ELECTIONS

[Chapter 99](#)
CANDIDATES

[View Entire Chapter](#)

99.095 Petition process in lieu of a qualifying fee and party assessment.—

(1) A person who seeks to qualify as a candidate for any office and who meets the petition requirements of this section is not required to pay the qualifying fee or party assessment required by this chapter.

(2)(a) Except as provided in paragraph (b), a candidate must obtain the number of signatures of voters in the geographical area represented by the office sought equal to at least 1 percent of the total number of registered voters of that geographical area, as shown by the compilation by the department for the immediately preceding general election. Signatures may not be obtained until the candidate has filed the appointment of campaign treasurer and designation of campaign depository pursuant to s. [106.021](#) and are valid only for the qualifying period immediately following such filings.

(b) A candidate for a special district office shall obtain 25 signatures of voters in the geographical area represented by the office sought.

(c) The format of the petition shall be prescribed by the division and shall be used by candidates to reproduce petitions for circulation. If the candidate is running for an office that requires a group or district designation, the petition must indicate that designation and, if it does not, the signatures are not valid. A separate petition is required for each candidate.

(d) In a year of apportionment, any candidate for county or district office seeking ballot position by the petition process may obtain the required number of signatures from any registered voter in the respective county, regardless of district boundaries. The candidate shall obtain at least the number of signatures equal to 1 percent of the total number of registered voters, as shown by a compilation by the department for the immediately preceding general election, divided by the total number of districts of the office involved.

(3) Each petition must be submitted before noon of the 28th day preceding the first day of the qualifying period for the office sought to the supervisor of elections of the county in which such petition was circulated. Each supervisor shall check the signatures on the petitions to verify their status as voters in the county, district, or other geographical area represented by the office sought. No later than the 7th day before the first day of the qualifying period, the supervisor shall certify the number of valid signatures.

(4)(a) Certifications for candidates for federal, state, multicounty district, or multicounty special district office shall be submitted to the division no later than the 7th day before the first day of the qualifying period for the office sought. The division shall determine whether the required number of signatures has been obtained and shall notify the candidate.

(b) For candidates for county, district, or special district office not covered by paragraph (a), the supervisor shall determine whether the required number of signatures has been obtained and shall notify the candidate.

BOARD OF COUNTY COMMISSIONERS
GULF COUNTY, FLORIDA
SHIP ADMINISTRATOR'S OFFICE

William J. (Joe) Paul, SHIP Administrator

Naomi L. (Lynn) Lanier, SHIP Administrator

1000 CECIL G. COSTIN SR. BLVD., ROOM 311, PORT ST. JOE, FLORIDA 32456

PHONE (850) 229-6125 • FAX (850) 229-7180 EMAIL: jpaul@gulfcounty-fl.gov; llanier@gulfcounty-fl.gov

DATE AND TIME OF MEETINGS • FOURTH TUESDAY AT 9:00 A.M.. E.

December 11, 2019

City of Port St. Joe Commission
c/o Jim Anderson, City Manager
P.O. Box 278
Port St. Joe, Florida 32457

City of Wewahitchka Commission
c/o Michael Gortman, City Manager
P.O. Box 966
Wewahitchka, FL 32465

RE: WATER AND SEWER TAP & RECONNECT FEES

Dear Sir's;

The BOCC requested that our office contact you in reference to the existing tap fees and reconnection fees required for homeowners.

The SHIP Program has been given a Legislative Appropriation to assist victims of Hurricane Michael. We have initiated the Hurricane Housing Recovery Program (HHRP) in order to spend the funding from this appropriation. We have taken applications, vetted the applicants and qualified them for the program. The BOCC used a lottery system to choose which applicants are to be funded first.

The program affords rehabilitation for very low-income families at \$20,000, and \$25,000 for low-income families. The program will also purchase a one-bedroom mobile home for very low-income households, if the person owns land in which to put a mobile home. There is a purchase assistance program for low and moderate-income families as well.

As I am sure you are aware, in order to assist as many families as possible with this appropriation, this isn't sufficient to repair everything that the storm did to a lot of homes in Gulf County. It certainly will not be enough to pay water, sewer tap and reconnect fees. In order to bring these homes back into compliance with building codes and regulations, or to place a one-bedroom mobile home on a lot, our staff believes we will need the most funding possible to complete these jobs.

Our request is that your City will waive all tap or reconnect fees, with the exception of actual equipment costs, for the HHRP program only. We believe that if the City of Wewahitchka, the City of Port St. Joe and the County work as a joint, county-wide program, our constituents affected by Hurricane Michael, will recognize a significant benefit. This will also expedite these applicants' property tax

DAVID RICH

WARD MCDANIEL

JIMMY ROGERS

SANDY QUINN

PHIL McCROAN

District 1

District 2

District 3

District 4

District 5

63

collections to be realized for all our organizations as well. Together we will be better than ever in spite of the storm.

Sincerely,

GULF COUNTY BOARD OF COUNTY COMMISSIONERS


William J. Paul

SHIP Director

DAVID RICH

District 1

WARD MCDANIEL

District 2

JIMMY ROGERS

District 3

SANDY QUINN

District 4

PHIL McCROAN

District 5

Costin and Costin

ATTORNEYS AT LAW
413 WILLIAMS AVENUE
PORT ST. JOE, FLORIDA 32456
TELEPHONE (850) 227-1159
FAX: (850) 227-3373

Charles A. Costin

Cecil G. Costin, Jr.
(1923 - 1990)

Mailing Address:
Post Office Box 98
Port St. Joe, FL 32457-0098

January 13, 2020

City of Port St. Joe
Attn: Jim Anderson
305 Cecil G. Costin, Sr. Blvd.
Port St. Joe, FL 32456

Via Email: janderson@psj.fl.gov

RE: Parcel 04786-000R, Norton Family Investments et.al.

Dear Jim:

Jim Norton, Steve Newman and Zach Childs have discussed obtaining a narrow strip of property situated between parcel 04786-000R and H.W. 98.

They would like to make a formal request that the City vacate or convey title as the case may be to that narrow strip.

Please present this request to the Commission.

Sincerely,

Charles A. Costin





Overview



Legend

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

Parcel ID	04786-000R	Alternate ID	04786000R	Owner Address	NORTON FAMILY INVSMT ET AL
Sec/Twp/Rng	1-8S-11W	Class	VACANT		103 ST JOSEPH DRIVE
Property Address	MONUMENT AVE	Acreage	0.165		PORT ST JOE, FL 32456
	PORT ST JOE				
District	5				
Brief Tax Description	CITY OF PORT ST. JOE LOTS 2, (Note: Not to be used on legal documents)				

Date created: 1/13/2020
Last Data Uploaded: 12/27/2019 5:46:53 PM

Developed by  **Schneider**
GEOSPATIAL

Parcel Summary

Parcel ID 04786-000R
Location Address MONUMENT AVE
 PORT ST JOE 32456
Brief Tax Description* CITY OF PORT ST. JOE LOTS 2, 4 & 6, LESS 15 FT OFF E END ORB 658/577 FR ARNOLD BLK 22 MAP 50A
**The Description above is not to be used on legal documents.*
Property Use Code VACANT (000000)
Sec/Twp/Rng 1-8S-11W
Tax District City of Port St Joe (District 5)
Millage Rate 17.1631
Acreage 0.165
Homestead N

[View Map](#)

Owner Information

Primary Owner
 Norton Family Invsmt Et AL
 103 St Joseph Drive
 Port St Joe, FL 32456

Land Information

Code	Land Use	Number of Units	Unit Type	Frontage	Depth
516000	PSJCOM-98 FRONT	3.00	LT	90	80

Sales

Multi Parcel	Sale Date	Sale Price	Instrument	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
N	03/18/2019	\$115,000	WD	658	577	Qualified (Q)	Vacant	ARNOLD HARRY K	NORTON FAMILY INVST,MB SALES,GS NEWMAN DEV
N	10/05/2015	\$100	QC	584	40	Unqualified (U)	Vacant	ARNOLD HARRY K	ARNOLD HARRY K (TRUSTEE)
N	04/19/2006	\$450,000	WD	407	303	Qualified (Q)	Vacant	DUREN GEORGE	ARNOLD HARRY
N	06/28/1994	\$100	CT	172	71	Unqualified (U)	Improved	CLERK	DUREN

Valuation

	2019 Certified Values	2018 Certified Values
Building Value	\$0	\$0
Extra Features Value	\$0	\$0
Land Value	\$94,500	\$94,500
Land Agricultural Value	\$0	\$0
Agricultural (Market) Value	\$0	\$0
Just (Market) Value	\$94,500	\$94,500
Assessed Value	\$94,500	\$94,500
Exempt Value	\$0	\$0
Taxable Value	\$94,500	\$94,500
Maximum Save Our Homes Portability	\$0	\$0

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

No data available for the following modules: Residential Buildings, Commercial Buildings, Extra Features, Sketches.

John Grantland

From: Pettis, Brian <Brian.Pettis@dot.state.fl.us>
Sent: Tuesday, January 14, 2020 10:26 AM
To: John Grantland
Cc: Matthew Herring; Moore, William
Subject: RE: Left Turns on Hwy 98

It has delineators that attach to a curbing system. This product holds up better when standard flex posts delineators continue to get knocked down. We can extend the curbing at Piggly Wiggly. We will modify and send the task work order out. The below pic is what is used here in Chipley near McDonalds. If you have any additional questions, please feel free to contact me. Thanks.



Brian Pettis
Traffic Operations
Designer/Project Manager
(850) 330-1275
Fax (850) 330-1637
Cell (850) 703-3127
brian.pettis@dot.state.fl.us

From: John Grantland [mailto:jgrantland@psj.fl.gov]
Sent: Tuesday, January 14, 2020 9:13 AM
To: Pettis, Brian <Brian.Pettis@dot.state.fl.us>
Cc: Matthew Herring <mherring@psj.fl.gov>
Subject: RE: Left Turns on Hwy 98

Brian – Thanks for your quick response yesterday, I did have a couple of questions regarding the curbing. Does the Quick-curb have delineators built in or is it just curbing? Would it be possible to extend the Piggly Wiggly curbing North by an additional 40' to ensure that folks do not attempt to still make that left turn once they've cleared the end of the curb?

John

From: Pettis, Brian [<mailto:Brian.Pettis@dot.state.fl.us>]

Sent: Monday, January 13, 2020 3:51 PM

To: John Grantland <jgrantland@psj.fl.gov>

Cc: Matthew Herring <mherring@psj.fl.gov>; Moore, William <William.Moore@dot.state.fl.us>

Subject: RE: Left Turns on Hwy 98

Mr. Grantland,

Please see the below proposals to install "quick curb". Let me know if you have any questions. Thanks.





Brian Pettis
Traffic Operations
Designer/Project Manager
(850) 330-1275
Fax (850) 330-1637
Cell (850) 703-3127
brian.pettis@dot.state.fl.us

From: John Grantland [<mailto:jgrantland@psj.fl.gov>]
Sent: Wednesday, January 08, 2020 9:52 AM
To: Pettis, Brian <Brian.Pettis@dot.state.fl.us>
Cc: Matthew Herring <mherring@psj.fl.gov>
Subject: Left Turns on Hwy 98

EXTERNAL SENDER: Use caution with links and attachments.

Brian – It was good speaking to you this morning regarding our issues on folks turning left where they shouldn't on Hwy 98. Attached are two pictures of the areas we discussed at Hungry Howies and Piggly Wiggly. Let me now if you need anything else and I appreciate you helping us on this matter.

Thanks,
John

FLORIDA SHERIFFS ASSOC CONTRACT

DELAND NISSAN
2600 SOUTH WOODLAND BLVD
DELAND, FL 32720
Ph: 386-734-3003
Fax: 386-734-5743
Cell 386-801-4187

Attention: Kevin Pettis , Manager

To: City of St. Joe WWTP

Phone #: (850) 229-6395 (850) 340-1316 cell

Fax #:

Re: Pathfinders for Staff

E-mail Kevin Pettis <kpettis@psj.fl.gov>

Bid #: **FSA19-VEL27.0**

District: Western

From: Howard Williams

E-mail howardwilliams@cfl.rr.com

Pages: _____ 1

Date: 1/7/2019

Item: #301

Model #: 25010

[illegible]

Total Vehicle Quote:	\$ 25,695.00
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The City of Port St. Joe

January 10, 2020

Mr. John Hanlon
Gulf County Supervisor of Elections
401 Long Avenue
Port St. Joe, FL 32456

RE: 2020 City of Port St. Joe General Election

Dear Mr. Hanlon:

The City of Port St. Joe is requesting your assistance in the upcoming 2020 City General Election. We would like to hold the Election on Tuesday May 12, 2020, in the Supervisor of Elections Office with the poles open from 7:00 A.M., ET through 7:00 P.M., ET. Should a Run-Off Election be necessary, it will be held on Tuesday, June 16, 2020.

The City has two seats up for election: Commissioner Group III, and Commissioner Group IV. Candidate qualifying begins Wednesday, March 18, 2020, at Noon and ends on Wednesday March 25, 2020, at Noon. Registration Books are to close on Monday, April 13, 2020, at 5:00 P.M.

Early voting is to be held at the Supervisor of Elections Office from 9:00 A.M., ET to 5:00 P.M., ET and will run May 2, 2020, through May 9, 2020, including the Saturdays of May 2nd and May 9th. There will be no Sunday voting on May 3, 2020.

The Qualifying Fee for Commissioner Group III, and Commissioner Group IV, in the 2020 City of Port St. Joe General Election is \$516.00 per seat.

As always, we look forward to working with your office and the professional manner in which the City Elections have been conducted. If I can be of more assistance or if any changes need to be made, please give me a call.

Sincerely,

Charlotte M. Pierce
City Clerk