

**March 23, 2021
Regular Meeting
12:00 Noon**



City of Port St. Joe

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

[All persons are invited to attend these meetings. Any person who decides to appeal any decision made by the Commission with respect to any matter considered at said meeting will need a record of the proceedings, and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The Board of City Commission of the City of Port St. Joe, Florida will not provide a verbatim record of this meeting.]

BOARD OF CITY COMMISSION

Regular Public Meeting

12:00 Noon

Tuesday March 23, 2021

Call to Order

Consent Agenda

Minutes

- Regular Meeting 3/2/21 Pages 1-4

City Attorney

- Ordinance 579 Election Qualifying Process Pages 5-6
 - 2nd Reading & Adoption
- Ordinance 582 Sunset Shores Small Scale Plan Amendment Pages 7-9
 - Parcel #04561-400R & 04280-000R
 - 1st Reading
- Ordinance 584 Annexation of Parcel #'s 03013-001R Pages 10-13
 - & 03017-005R- City Owned Property
 - 2nd Reading & Adoption
- Ordinance 585 Large Scale Plan Amendement Pages 14-46
 - Parcel 303013-001R & 03017-005R, Owner- City of Port St. Joe
 - 1st Reading & Request to Transmit to DEO
- Ordinance 586 Long Ave. North a/k/a Palmetto Bluff Page 47-51
 - Parcel #06076-015R, Owner- Long Ave/. Partners LLC-PUD
 - 1st Reading
- Ordinance 587 City Election Date Pages 52-53
 - 2nd Reading & Adoption
- Resolution 2021-02 CIP Plan Update Pages 54-92

Old Business

- Coronavirus (COVID-19) Update
 - Resolution 2020-02 - State of Emergency, Currently Still in Place

New Business

- Development Order Request Taco Bell Pages 93-123
 - Parcel #05724-000R, Owner- DJ Enterprises of Panama City
- Current City Projects Pages 124-125
- Scout Hut Bldg.
- Senior Citizens Bldg.
- Mobile Homes for Discussion – Joe Paul Pages 126-127

Public Works

- RFP 2021-02, Tennis Court Lighting Bids Page 128
- Request to Bid Additional City Warehouse Bldg.
- Buck Griffin Lake Sidewalk

Surface Water Plant

- **2020 Annual Drinking Water Quality Report**

Pages 129-133

Wastewater Plant

- **Update**

Finance Director

- **FEMA Project Closeout**

Page 134

City Engineer

- **NRDA Stormwater Grant- Update**
- **Walking Path FDOT Grant- Update**
- **CDBG Project- Update**
- **First Street Lift Station and Long Ave. Water/Sewer Project**
- **RFP 2021-01, NRCS Debris Removal Bids**

Page 135

Code Enforcement

- **Update**

Police Department

- **Sale & trade of City Property with the Sheriff's Office**

Page 136

City Clerk

- **Grants Update**
- **Cemetery Layout**
- **City Election Schedule**

Page 137

Page 138

Page 139

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, March 2, 2021, at Noon.**

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

Mayor Buzzett thanked Mayor Pro tem Ashbrook for chairing the meeting and stated that he would be on the telephone for discussion, but would not be voting.

CONSENT AGENDA

Minutes

A Motion was made by Commissioner Hoffman, second by Commissioner Langston, to approve the Minutes of the Regular Meeting of February 16, 2021. All in favor; Motion carried 4-0.

The City Engineers Report was moved forward in the meeting.

City Engineer – Josh Baxley

NRDA Stormwater Grant / Stormwater Master Plan

Comments have been received from NFWFMD and work is being done to address the questions.

Walking Patch FDOT Grant Update

This project is under construction.

CDBG Grant Update

The Contractor is working on the CIPP lining.

First Street Lift Station and Long Avenue SRF Application Update

The City has received approval to complete bid documents and advertise for project.

A Motion was made by Commissioner Hoffman, second by Commissioner Lowry, to approve a Task Order in the amount of \$197,000 to Dewberry for the Construction Engineering and Inspection. All in favor; Motion carried 4-0.

NRCS Grant

Bids were received on March 1, 2021, and the apparent low bidder is KaiserKane. Dewberry will be reviewing the bid packages and make a recommendation to the Commission.

RFP 2021-01, NRCS Debris Removal Bids (Handout)

The bid is being reviewed for completeness.

City Attorney –

Ordinance 584 Annexation of Parcels #03013-001R and 03017-005R – City Owned

Mayor Pro tem Ashbrook called for Pubic Discussion.

Attorney McCahill shared that he and City Manager Jim Anderson had been notified by the County that they objected to the City's annexation of the property.

Ray Greer, City Planner, noted that both parcels are adjacent to the City, the City Warehouse is located on one parcel, and the other was donated to the City by the St. Joe Company for affordable housing. The City is trying to clean up the Land Use Map and have all City property inside the City Limits.

Jeremy Novak, Gulf County Attorney, requested that the meeting with Mayor Buzzett, City Manager Jim Anderson, County Commission Chairman Sandy Quinn, and County Administrator Michael Hammond be moved up from the agreed upon date of March 25, 2021. Mayor Buzzett stated that he would be available on Friday morning at 9 A.M. to meet in the City Manager's office.

Mr. Novak also stated that all the annexation advertising requirements were properly noticed, and everything has been done by statute thus far.

A Motion was made by Commissioner Hoffman, second by Commissioner Langston, to have the First Reading of Ordinance 584. All in favor; Motion carried 4-0.

Attorney McCahill read Ordinance 584 by Title only.

Resolution 2021-02 CIP Plan Update

This was Tabled until the next meeting.

Resolution 2021-03 Water and Sewer Asset Plan

A Motion was made by Commissioner Lowry, second by Commissioner Langston, to approve Resolution 2021-03. All in favor, Motion carried 4-0.

Attorney McCahill read Resolution 2021-03 by Title only.

City Manager Jim Anderson expressed his appreciation to FL Rural Water for their help with this project.

Old Business –

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

Mr. Anderson noted that the positivity rate for Gulf County is down to 10%.

Moratorium on Building Rentals

A Motion was made by Commissioner Langston, second by Commissioner Lowry, to remove the Moratorium. All in favor; Motion carried 4-0. If the positivity rate goes high, the issue will be revisited.

COVID-19 Leave Time

A Motion was made by Commissioner Hoffman, second by Commissioner Lowry, to approve COVID-19 Leave for employees through the end of this Fiscal Year.

New Business –

July 4th Fireworks

A Motion was made by Commissioner Lowry, second by Commissioner Langston, to approve the contract with Pyro Shows, Inc., in the amount of \$15,000. All in favor; Motion carried 4-0. This will be the same show as last year.

Current City Projects

Mr. Anderson encouraged the Commissioners to ride around, look at things, and noted the projects are moving fast.

Public Works – John Grantland

RFP 2021-02 Tennis Court Lighting Bids (Handout)

Mr. Grantland noted that the contractor is state certified, Staff is waiting on submittals, and this will be on the next Agenda.

Surface Water Plant – Larry McClamma

Mr. McClamma shared that the First Quarter Disinfectant By Products Report was in and the City's numbers were very good.

Wastewater Plant – Kevin Pettis

Mr. Pettis shared that he is still waiting on parts from Germany. Plant Staff continues to work on the spray fields and equipment.

RFP 2021-03 Wastewater Treatment Plant Welding Shop Project (Handout)

A Motion was made by Commissioner Hoffman, second by Commissioner Langston, to award RFP 2021-03 to Monolith Construction in the amount of \$6,500. All in favor; Motion carried 4-0.

Finance Director – Mike Lacour

Mr. Lacour noted that the final payment, with adjustments, had been received from FEMA on the \$418,000.

The pay station for the boat ramp has been shipped and will be installed when bores are made and electricity provided.

A Motion was made by Commissioner Lowry, second by Commissioner Hoffman, to approve a \$3,196 expenditure to install a fence between the two Pickle Ball courts. All in favor; motion carried 4-0.

Code Enforcement –

Mr. Anderson stated there are upcoming hearings with the Code Enforcement Magistrate.

Police Department – Chief Richards

Chief Richards shared that he is currently advertising for a Police Officer.

City Clerk – Charlotte Pierce

Clerk Pierce shared that Staff continues to work with the Ferguson Group on grants.

Citizens to be Heard –

William Morrison, 202 St. Joseph Drive and *Roy Broughton*, 302 DuPont Drive, shared their concerns about drainage issues in their neighborhood. City Staff will look at the area.

Willie Mae Williams and *Ly Tonya Gainer* asked for permission to place a house trailer at 233 Avenue E. It was noted that there are steps to follow for this request that includes changing the Land Development Regulations.

Chester Davis asked that a new CRA Board be established and that it include more citizens from the CRA area. He also shared the NPSJ PAC will be working to bring new businesses to their community.

Discussion Items by Commissioners –

Commissioner Hoffman shared that he took exception to several statements by Attorney Novak in that the annexation of City property does not compare to the Highland View Annexation request and the City will be offering affordable housing not homes offered by private contractors.

He also asked about purchasing benches at the cemeteries and if additional acreage is available to expand.

Commissioner Langston stated he was pleased with the Washington Pavilion, thought it was in a good location, and good for the community.

Commissioner Lowry shared that he was good, glad to be back, and didn't have anything.

Mayor pro tem *Ashbrook* noted phone calls have been received about the installation of the golf cart crossing. Mr. Grantland shared that all work has been halted until issues could be resolved.

He also noted the AC does not work at the Scout Hut and there is a hole in the ceiling. Quotes will be requested for the AC and dry wall.

Motion to Adjourn –

There was no other business to come before the Commission and Mayor Pro tem Ashbrook adjourned the meeting at 1:20 P.M.

Approved this _____ day of _____ 2021.

David Ashbrook, Mayor Pro tem

Date

Charlotte M. Pierce, City Clerk

Date

ORDINANCE NO. : 579

AN ORDINANCE OF THE CITY OF PORT ST. JOE, FLORIDA ALLOWING CANDIDATES FOR THE OFFICES OF MAYOR-COMMISSIONER AND COMMISSIONER THE OPTION OF QUALIFYING FOR THE ELECTION FOR THOSE CITY OFFICES BY OBTAINING SIGNATURES VIA PETITION IN LIEU OF PAYING THE QUALIFYING FEE PURSUANT TO CHAPTER 99 FLORIDA STATUTES; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, election qualifying fees and assessments are set forth in Chapter 99 Florida Statutes; and

WHEREAS, Chapter 99.095 Florida Statutes allows for a petition process in lieu of a qualifying fee if the candidate submits a petition with the signatures of at least 1% of the registered voters in the geographical area represented by the office sought; and

WHEREAS, it is believed that allowing candidates to qualify via petition will increase the number of citizens running for office, which is in the best interests of the people of Port St. Joe; and

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

1. That the candidates in all city elections for the offices of Mayor-Commissioner and City Commissioner occurring after the effective date of this Ordinance may qualify via the petition process in Lieu of a qualifying fee.
2. The petition submitted must contain the signatures of at least 10% (ten percent) of the

City's registered voters at the closing of the books of the preceding election.

3. Each candidate must submit their petition to the Gulf County Supervisor of Elections Office in the time frame set forth in Chapter 99.095(3).

4. All Ordinances or parts of Ordinances in conflict herewith are hereby repealed to the extent of such conflict.

5. This Ordinance shall take effect on August 1, 2021.

THIS ORDINANCE ADOPTED this ____ day of _____, 2021.

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

REX BUZZETT
MAYOR-COMMISSSIONER

ATTEST:

CHARLOTTE M. PIERCE
CITY CLERK

ORDINANCE NO. 582

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. 04561-400R & 04280-000R FROM HIGH DENSITY RESIDENTIAL R-3 TO MIXED USE, PROVIDING FOR THE AMENDMENT OF THE ZONING MAP OF THE CITY OF PORT ST. JOE; AND PROVIDING FOR REPEAL OF ANY CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, on March 2, 2021, the Planning and Development Review Board sitting as the local planning agency for the City, recommended approval of the small-scale amendment for property identified as Parcel ID No. 04561-400R and Parcel ID No. 04280-000R ("Property") to the Comprehensive Plan Future Land Use Map and Zoning Map 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 Residential R-3 use to Mixed Use. The application and all documentation submitted by the Applicant in support of the Future Land Use Map amendment and the proposed rezoning of the Property are hereby incorporated by reference.

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

The 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 as depicted on Exhibit "A" to show the Property as having a land use of Mixed Use.

SECTION 5. ZONING

The Zoning Map of the City of Port St. Joe is hereby amended to show the property described in Exhibit "A" as Mixed Use.

SECTION 6. REPEAL

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

SECTION 7. SEVERABILITY

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

SECTION 8. EFFECTIVE DATE

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

This Ordinance was adopted in open regular meeting after its second reading this _____ day of _____, 2021.

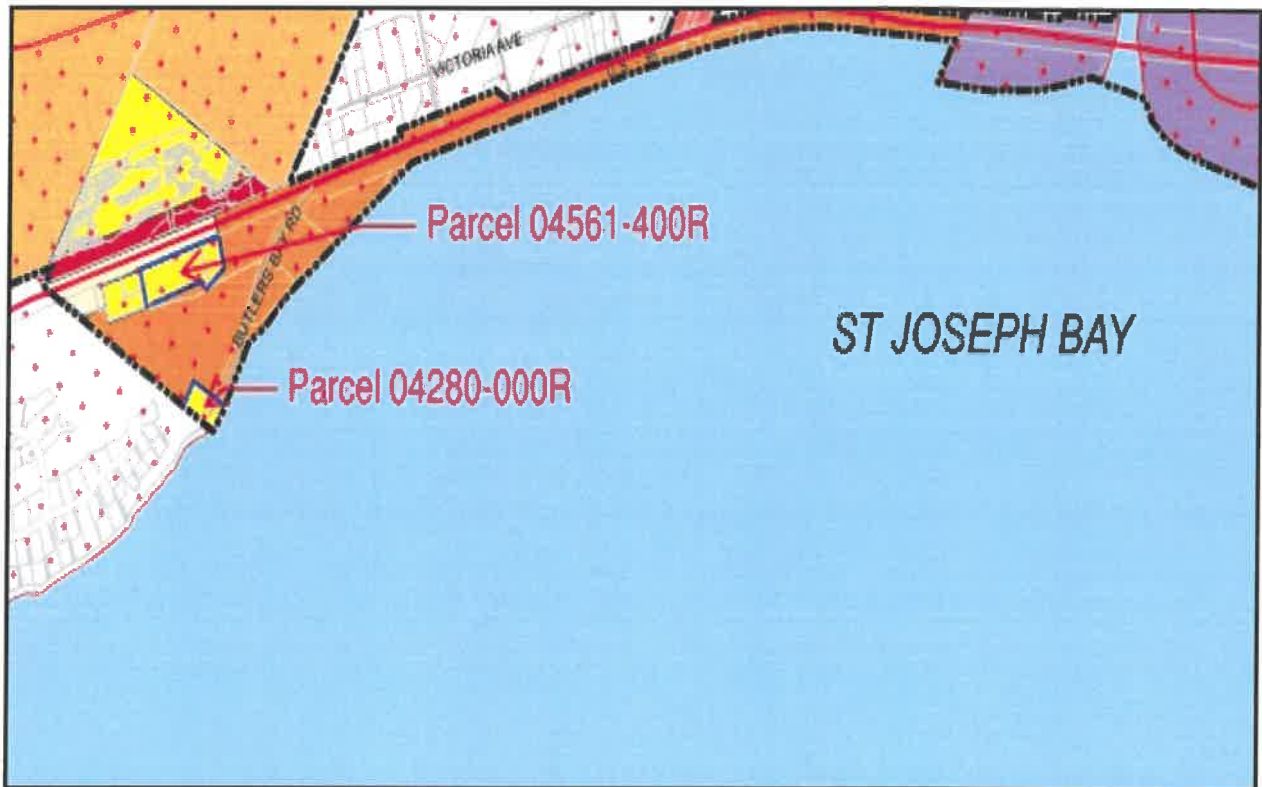
THE CITY COMMISSION OF THE CITY
OF PORT ST. JOE, FLORIDA

By: _____
Rex Buzzett, Mayor-Commissioner

Attest: _____
Charlotte M. Pierce
City Clerk

EXHIBIT "A"

PARCEL ID NO. 04561-400R & 04280-000R



ORDINANCE NO. 584

AN ORDINANCE PROVIDING FOR THE VOLUNTARY ANNEXATION OF PARCEL ID NO. 03013-001R AND PARCEL ID NO. 03017-005R; PROVIDING A LEGAL DESCRIPTION OF THE LANDS TO BE ANNEXED, MORE SPECIFICALLY DESCRIBED IN THIS ORDINANCE, AS PETITIONED BY THE PROPERTY OWNER PURSUANT TO SECTION 171.044, FLORIDA STATUTES; PROVIDING FOR THE REDEFINING OF CITY BOUNDARIES TO INCLUDE SAID LANDS; MAKING CERTAIN FINDINGS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE

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

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

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

WHEREAS, the owner of the land, which contains approximately 75 acres, described in Exhibit "A" attached and incorporated herein (the "Property"), pursuant to Section 171.044, Florida Statutes, has filed on January 30, 2020, a voluntary petition to the City of Port St. Joe ("City") to annex the Property into the City; and

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

PARCEL I: (PARCEL ID NO. 03017-005R)

Begin at the Northwest corner of Section 7, Township 8 South, Range 10 West, Gulf County, Florida and run thence South 88 degrees 48 minutes 44 seconds East, along the North boundary line of said Section 7, for a distance of 775.45 feet to the Southeast corner of the City of Port St. Joe property description in Official Records Book 79 , Page 107, of the Public Records of Gulf County, Florida; thence leaving said North line run North 19 degrees 15 minutes 36 seconds West, along the East boundary line of said property, for a distance of 859.06 feet to the Southwest corner of Florida Power Corp. property as described in Official Records Book 8, Page 241, of the Public Records of Gulf County, Florida; thence leaving said East boundary line run North 70 degrees 44 minutes 24 seconds East, along said South boundary line, for a distance of 580.00 feet to the intersection of said South boundary line with the Southwesterly boundary of a Florida Power Corp. power line; thence leaving said South boundary line run South 23 degrees 53 minutes 27 seconds East, along said Southwesterly boundary, for a distance of 1911.69 feet; thence leaving said Southwesterly boundary run South 70 degrees 44 minutes 24 seconds West for a distance of 1693.01 feet to a point on the East boundary line of St. Joseph Addition Unit 2, a subdivision recorded in the Public Records of Gulf County, Florida; thence North 18 degrees 3 8 minutes 51 seconds West, along said East boundary line, for a distance of 674.29 feet to a point marking the intersection of said East boundary line with the West boundary line of said Section 7; thence leaving said East boundary line run North 00 degrees 00 minutes 52 seconds East along

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

And;

Parcel II: (PARCEL ID NO. 03013-001R)

Begin at the Southwest corner of Section 6, Township 8 South, Range 10 West; thence North 00 degrees 04 minutes 28 seconds West; 1489.67 feet to the South right-of-way line of Tenth Street; thence Northeasterly along the South right of way line of Tenth Street 233.45 feet; thence South 19 degrees 14 minutes 00 East 1658.13 feet to the South boundary of said Section 6; thence South 89 degrees 55 minutes 32 seconds West 764.70 feet to the Point of Beginning, said lands having an area of 17.519 acres in Section 6, Township 8 South, Range 10 West, Gulf County, Florida.

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

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

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

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

1. The City does hereby annex the Property into the City of Port St. Joe.
2. The City boundaries shall be amended and redefined to include the Property.
3. **REPEAL:** All ordinances or parts of ordinances in conflict herewith are hereby repealed.
4. **SEVERABILITY:** If any provision or portion of this Ordinance is declared by any court

of competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and portions of this Ordinance shall remain in full force and effect.

5. **EFFECTIVE DATE:** This Ordinance shall become effective upon adoption as provided by law.

THIS ORDINANCE ADOPTED in open regular meeting after its second reading on this ____ day of _____ 2021.

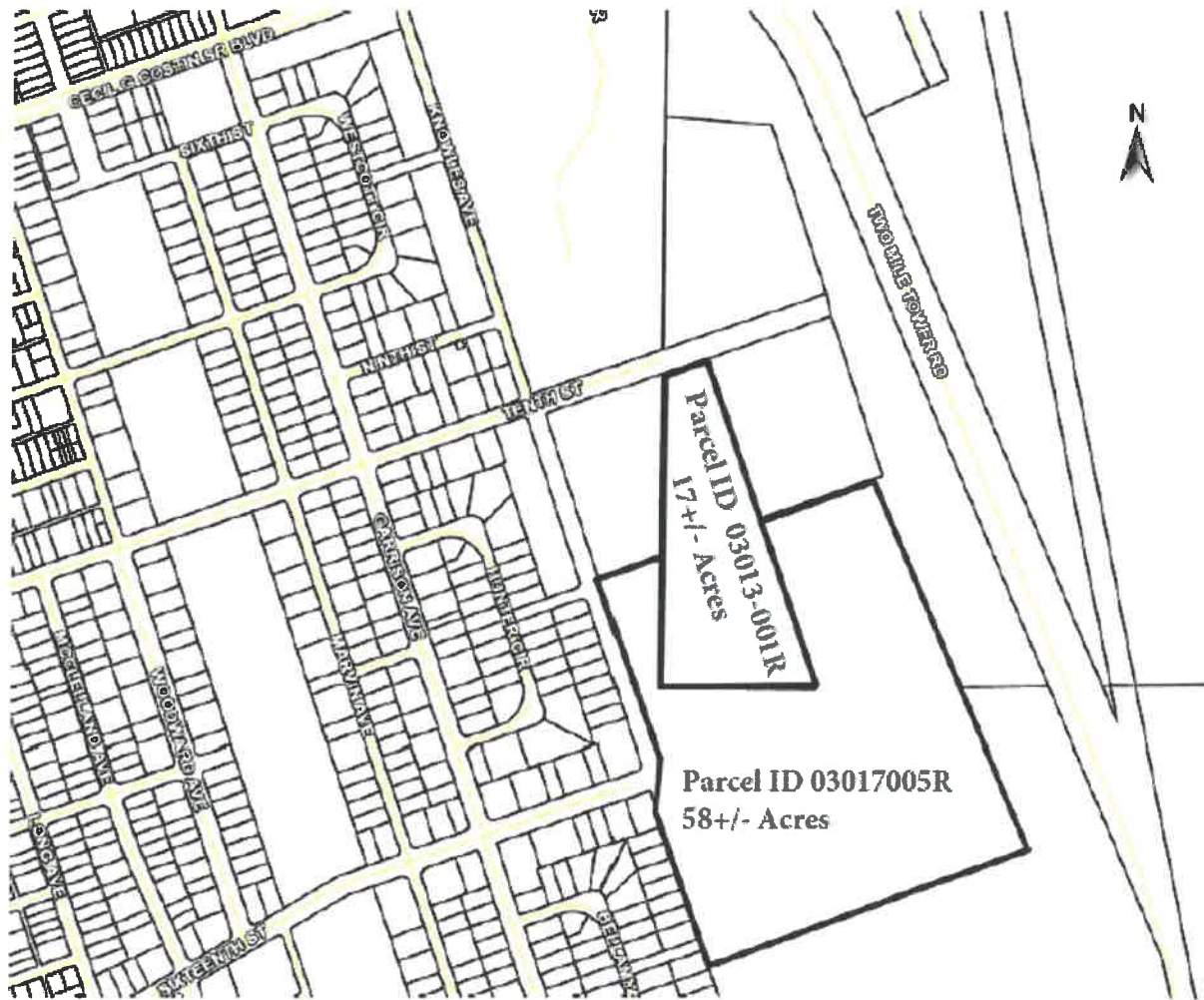
THE CITY COMMISSION OF THE CITY
OF PORT ST. JOE, FLORIDA

By: _____
Rex Buzzett, Mayor-Commissioner

Attest: _____
Charlotte M. Pierce
City Clerk

EXHIBIT A

Parcel ID 03013-001R and Parcel ID 03017005R



ORDINANCE NO. 585

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

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

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

WHEREAS, the City Commission desires to adopt the amendment to the current comprehensive plan and the proposed rezoning of the Property to guide and control the future development of the City, and to preserve, promote, and protect the public health, safety, and welfare.

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

SECTION 1. APPROVAL

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

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

The City Commission hereby finds and determines that the approval of the amendment and the proposed rezoning of the Property is consistent with the goals, objectives and policies of the City of Port St. Joe Comprehensive Plan as amended.

SECTION 3. ENFORCEMENT

The City may enforce this Ordinance as authorized by law.

SECTION 4. FUTURE LAND USE MAP

Upon this Ordinance becoming effective, the City of Port St. Joe Future Land Use Map shall be amended as depicted on Exhibit "A" to show the Property as having a land use of Public, Low Density Residential (R-1) and High Density Residential (R-3)

SECTION 5. ZONING

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

SECTION 6. REPEAL

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

SECTION 7. SEVERABILITY

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

SECTION 8. EFFECTIVE DATE

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

This Ordinance was adopted in open regular meeting after its second reading this _____ day of _____, 2012

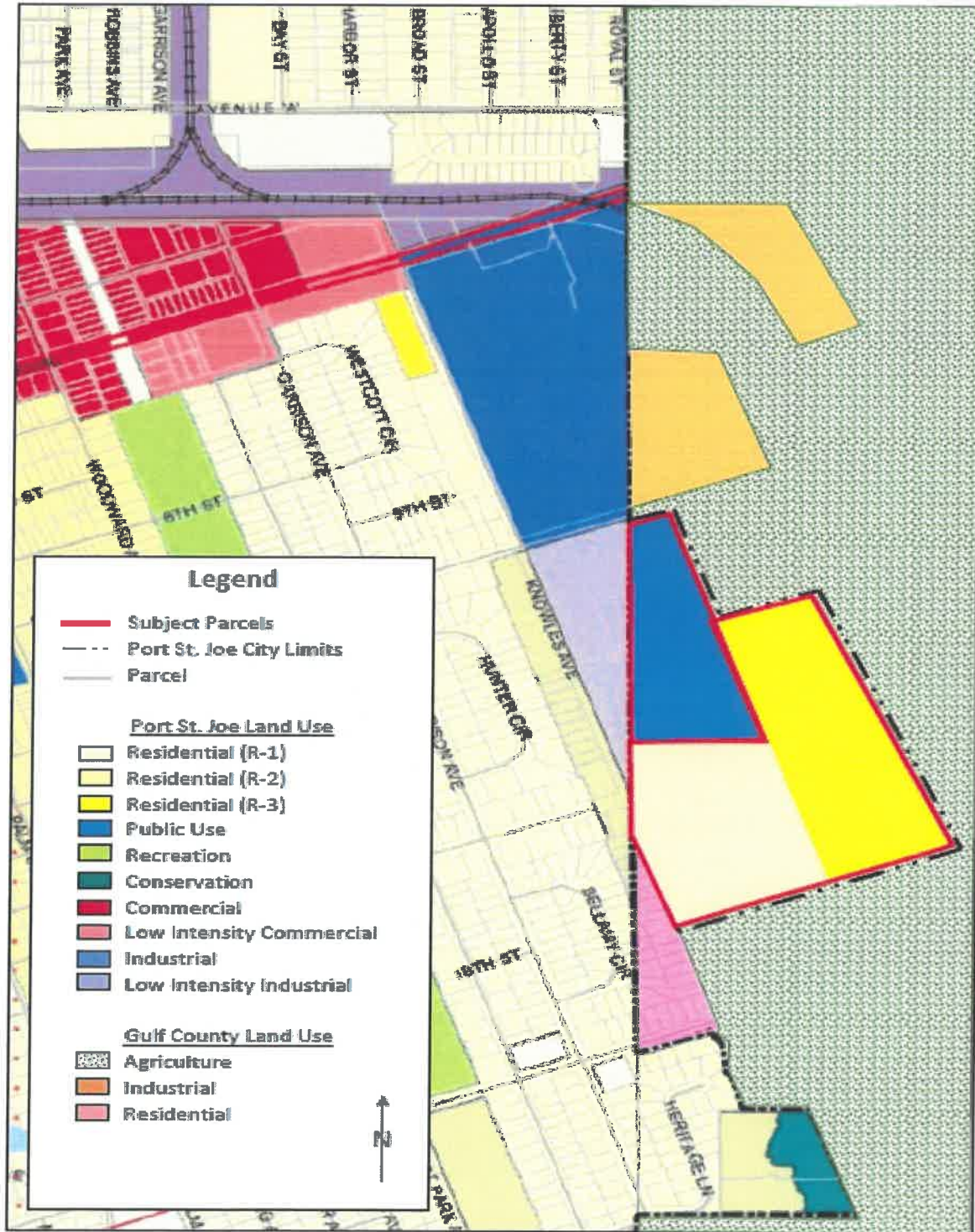
THE CITY COMMISSION OF THE CITY
OF PORT ST. JOE, FLORIDA

By: _____
Rex Buzzett, Mayor-Commissioner

Attest: _____
Charlotte M. Pierce
City Clerk

EXHIBIT "A"

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



City of Port St. Joe

Land Use Amendment



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

February 2021

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

Appendix A: Maps

Appendix B: Parcel B Deed and Development Agreement

I. Proposed Changes

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

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

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

A. Parcel A Development Analysis

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

B. Parcel B Development Analysis

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

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

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

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

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

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

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

III. Public Facilities and Services

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

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

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

A. Potable Water

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

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

Table 2: Potable Water Capacity Analysis

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

Source: City of Port St. Joe Utilities Department

B. Sanitary Sewer

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

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

Table 3: Sanitary Sewer Capacity Analysis

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

Source: City of Port St. Joe Utilities Department

C. Transportation

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

Table 4: Daily Trip Generation Analysis

Scenario	ITE Land Use Category	Variable	Size	Daily Trip Rate/ Equation	Daily Enter Split	Daily Exit Split	Daily Total Trips		
							Total	Enter	Exit
Existing	Single-Family Detached Housing - 210	Per Unit	21	$\ln(T) = 0.92\ln(x) + 2.71$	50%	50%	247	124	123
EXISTING TOTAL							247	124	123
Existing	Single-Family Detached Housing - 210	Per Unit	100	$\ln(T) = 0.92\ln(x) + 2.71$	50%	50%	1,040	520	520
Proposed	Multifamily Housing (Low-Rise) - 220	Per Unit	200	$T = 7.56(x) - 40.66$	50%	50%	1,471	736	735
PROPOSED TOTAL							2,511	1,256	1,255
NET CHANGE IN TRIP GENERATION POTENTIAL							2,264	1,132	1,132

D. Stormwater

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

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

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

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

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

E. Solid Waste

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

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

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

D. Public Schools

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

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

Table 5: School District Available Capacity, 2020

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

1= FISH = Florida Inventory of School Houses

Source: Florida Inventory of School Houses, June 2020 data

II. Environmental Analysis

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

A. Wetlands

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

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

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

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

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

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

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

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

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

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

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

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

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

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

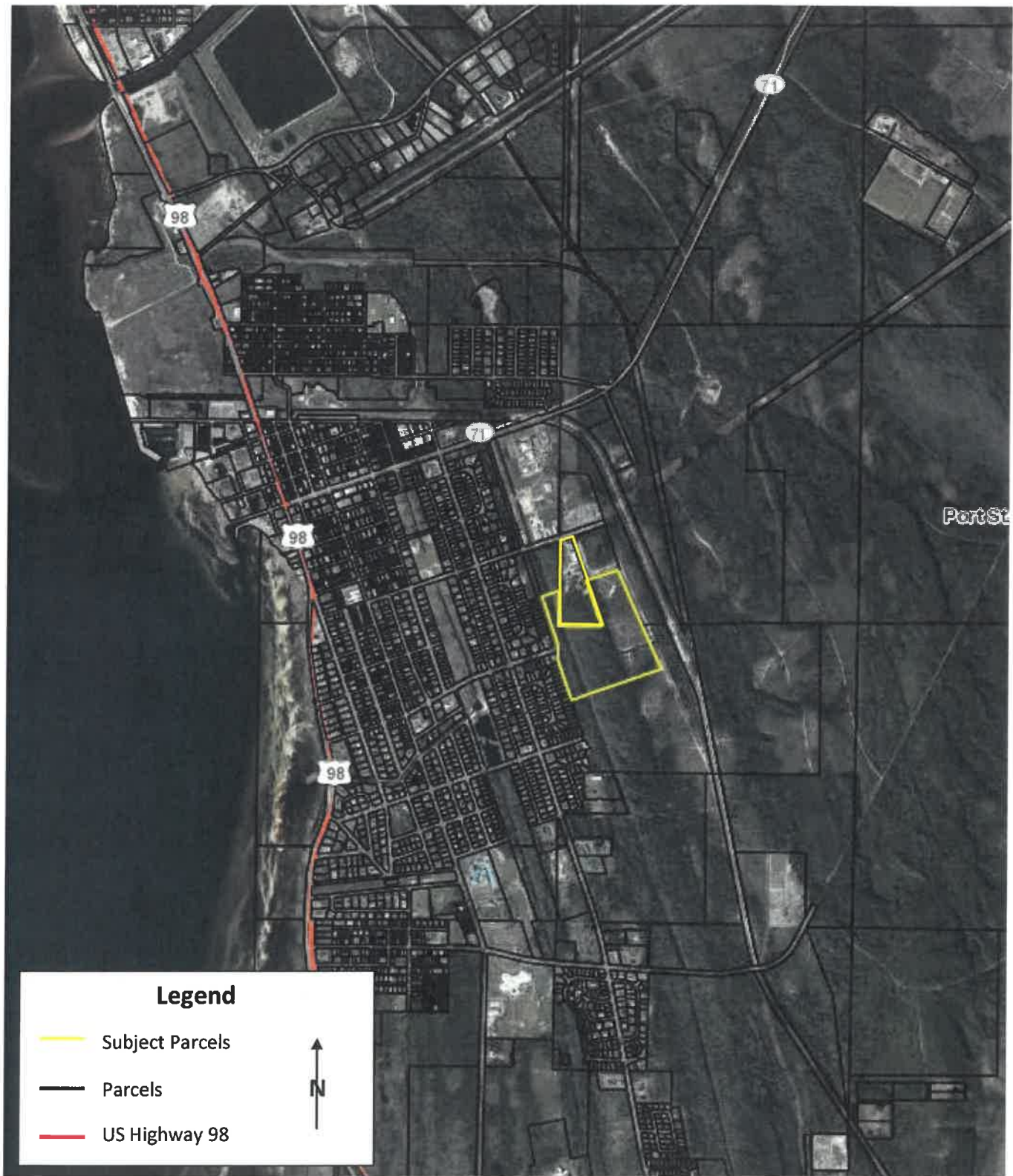
Policy 1.7.11: With the exception of water dependent uses consistent with the master plan of the port of Port St. Joe and water dependent uses that serve as public access, the

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

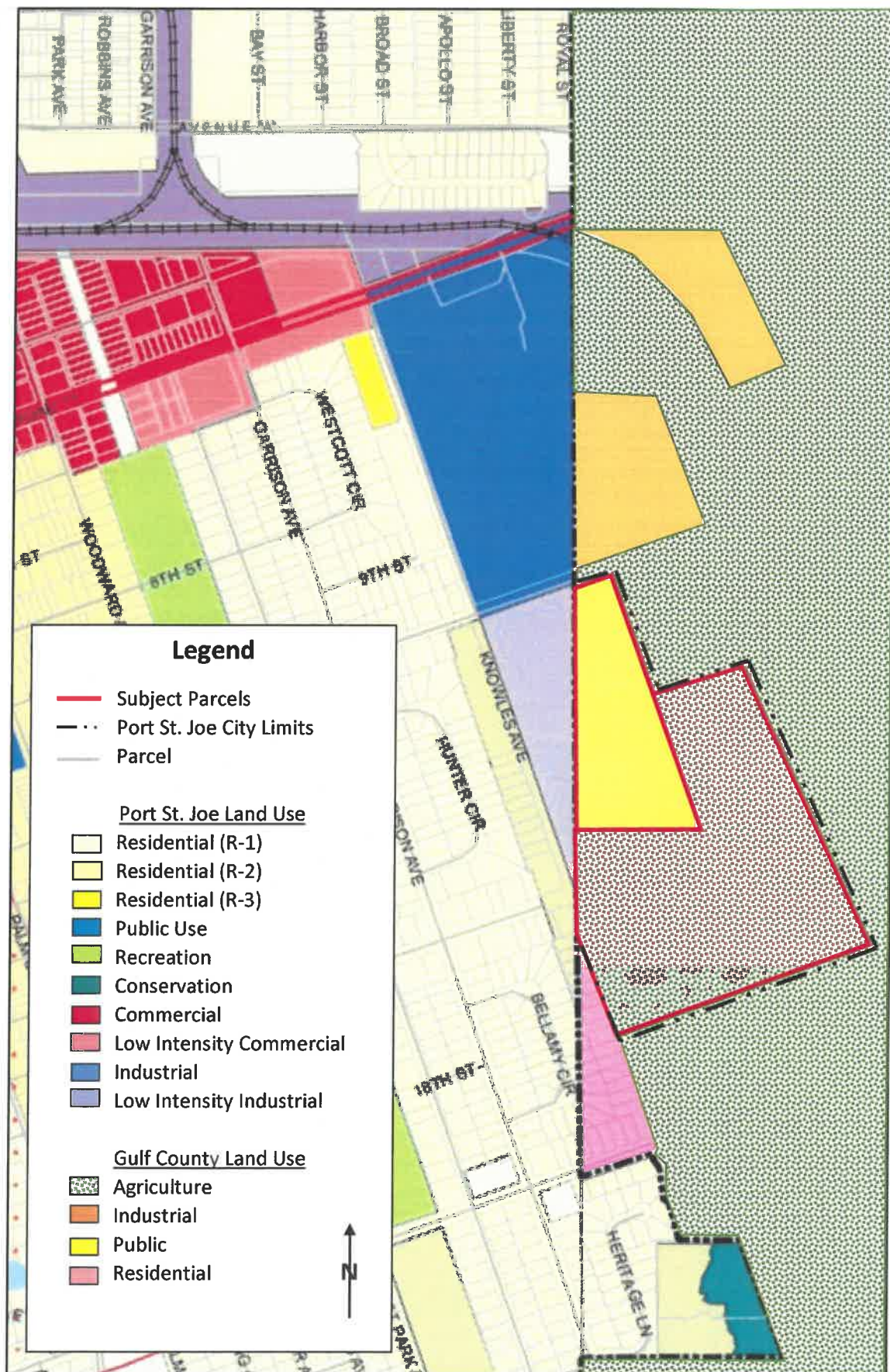
Appendix A:

Maps

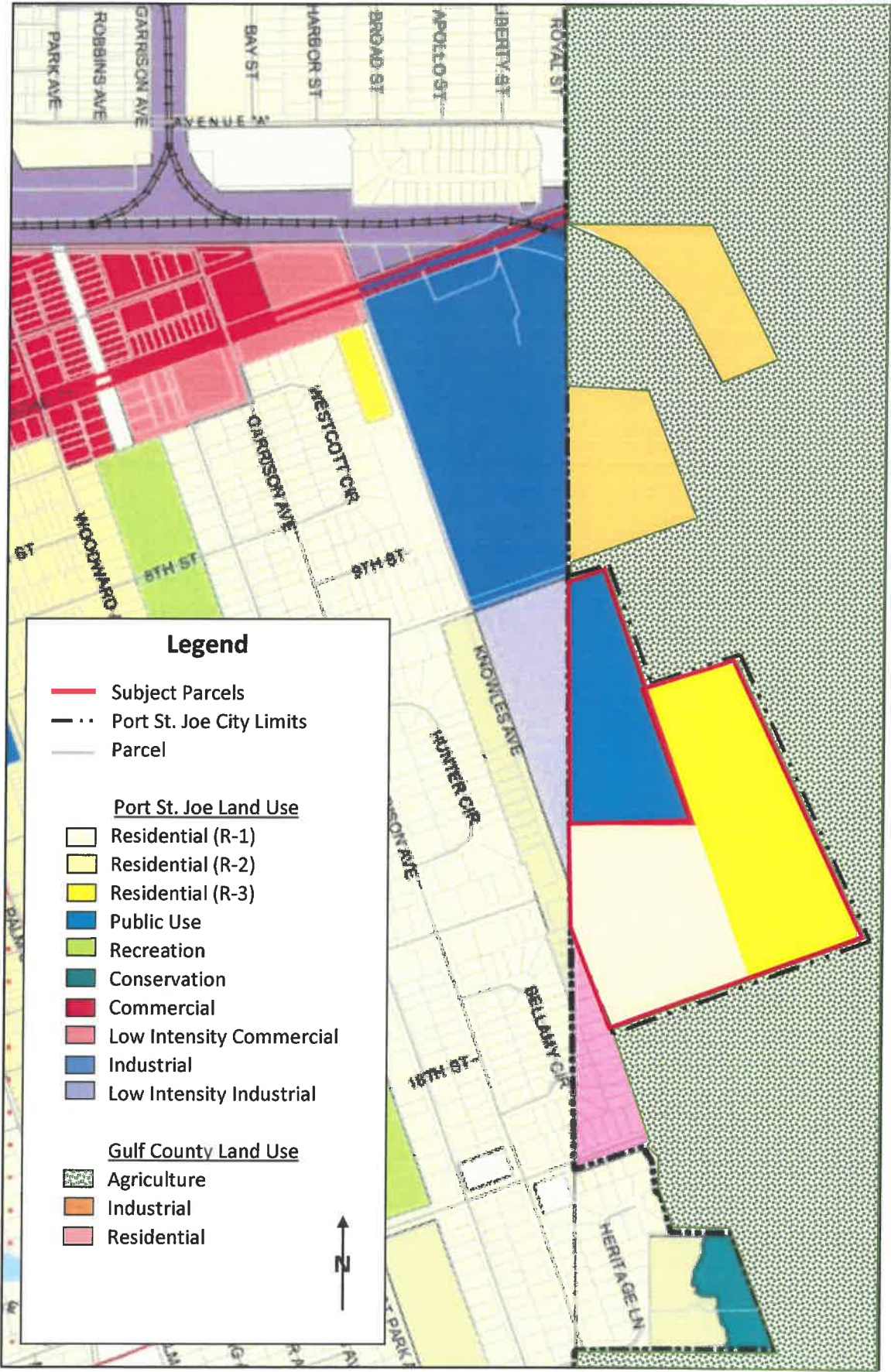
Port St. Joe Land Use Amendment – Location Map



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



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



Appendix B:

Parcel B Deed and Development Agreement

THIS INSTRUMENT PREPARED BY:

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

Inst:200823005375 Date:12/16/2008 Time:10:07 AM

Doc Stamp-Deed:0.70

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

SPECIAL WARRANTY DEED

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

WITNESSETH:

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

See Exhibit "A" Attached Hereto

SUBJECT TO THE FOLLOWING:

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

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

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

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

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

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

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

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

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

WITNESSES

Dave Caldwell
Print Name: Dave Caldwell

Kim L. Powell
Print Name: Kim L. Powell

THE ST. JOE COMPANY,
a Florida corporation

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



STATE OF FLORIDA }
COUNTY OF GULF }

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



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

ACCEPTANCE BY GRANTEE

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

Dated this 15th day of December, 2008.

WITNESSES

David H. Barnes
Print Name: David H. Barnes

Charles W. Weston
Print Name: Charles W. Weston

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

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

STATE OF FLORIDA }
COUNTY OF GULF }

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

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

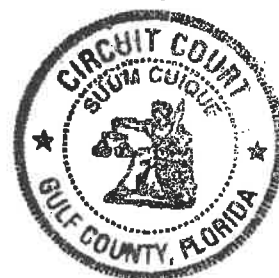
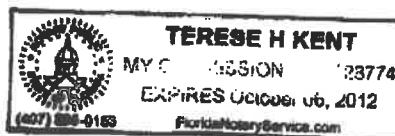


Exhibit "A"

PARCEL I:

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

AND

PARCEL II:

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

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

170

DEVELOPMENT AGREEMENT
AFFORDABLE HOUSING DENSITY BONUS

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

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

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

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

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

Inst:200723004320 Date:7/26/2007 Time:3:19 PM
Doc Stamp-Deed:0.00 Doc Stamp-Mort:0.00 Int Tax:0.00
DK DC, Rebecca L. Norris , Gulf County B:443 P:170

170

171

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

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

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

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

171

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

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

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

173

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

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

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

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

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

Witnesses:

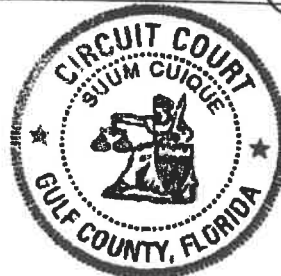
Sarah M. Lamberson

Sarah M. Lamberson
Printed Name

Bryan H. H.

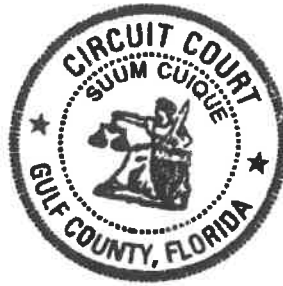
THE ST JOE COMPANY

[Signature]
Name
SR VP & GM
Title



173

Pollyanna Huie
Printed Name



174

STATE OF FLORIDA
COUNTY OF Gulf

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



Sarah M. Lamberson
Notary
Sarah M. Lamberson
Printed Name

174

175

Witnesses:

CITY OF PORT ST. JOE

Pauline Pendarvis

Pauline Pendarvis
Printed Name

Terese Kent

Terese Kent
Printed Name

Approved as to form and legal sufficiency:

[Signature]
City Attorney

Frank Pate, Jr.

Name

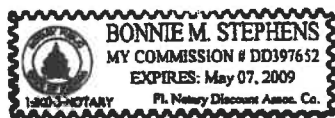
Frank Pate, Jr., Mayor

Title



STATE OF FLORIDA
COUNTY OF GULF,

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



Bonnie M Stephens
Notary

Bonnie M Stephens
Printed Name

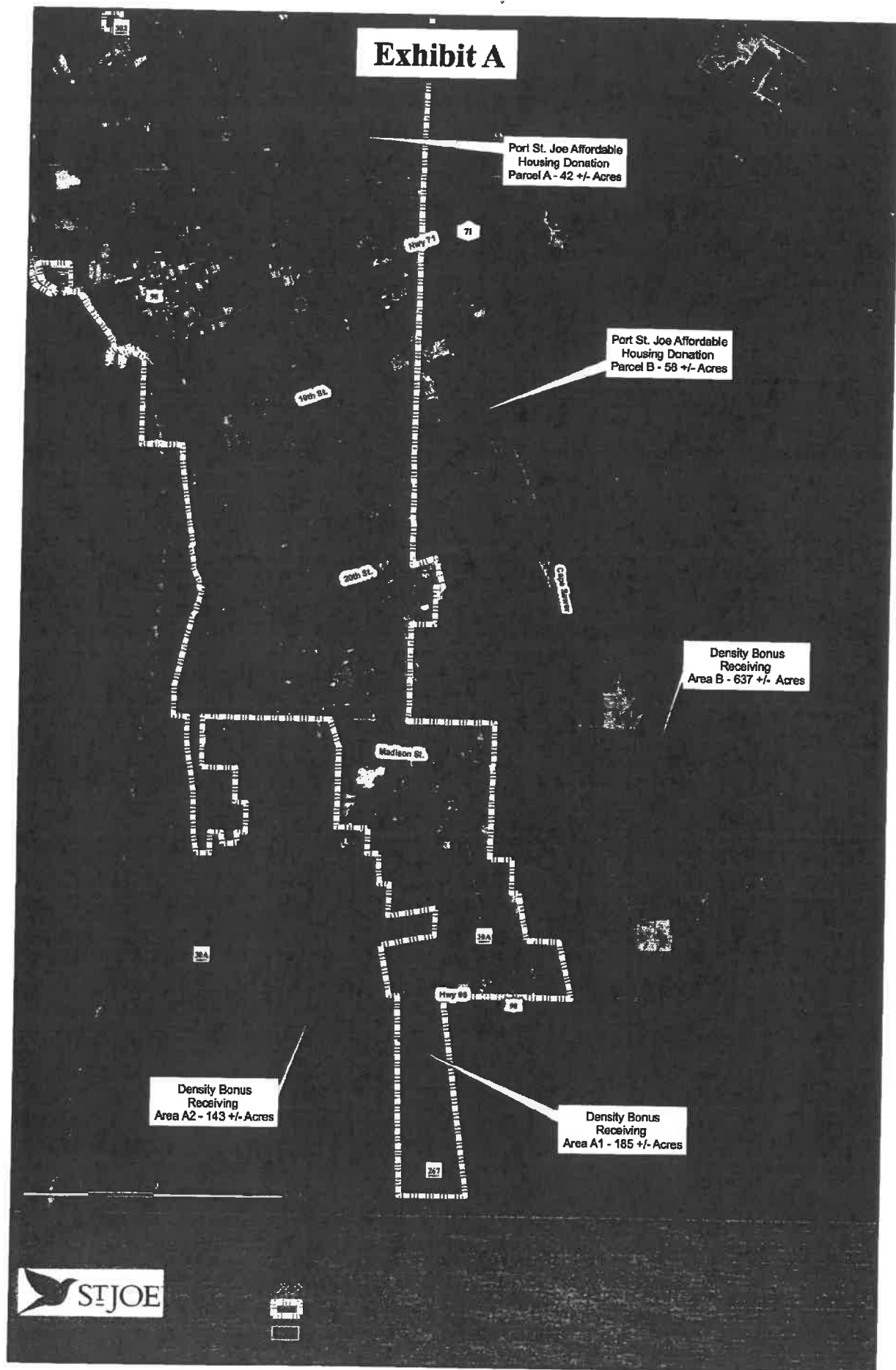
175

176

EXHIBIT "A"

MAP OF DONATED LAND AND RECEIVING LAND

176



177

177

ORDINANCE NO. 586

AN ORDINANCE OF THE CITY OF PORT ST. JOE, FLORIDA, RELATING TO AND AMENDING THE ZONING CODE; AMENDING THE CITY OF PORT ST. JOE ZONING MAP; DESIGNATING AND ESTABLISHING THE PALMETTO BLUFF PLANNED UNIT DEVELOPMENT ZONING DISTRICT; ADOPTING CERTAIN REGULATORY REQUIREMENTS FOR THE PALMETTO BLUFF PLANNED UNIT DEVELOPMENT ZONING DISTRICT TO SUPERSEDE REQUIREMENTS IN THE CITY OF PORT ST. JOE ZONING CODE; PROVIDING FOR REPEAL OF ANY CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, The City of Port St. Joe ("City") has deemed it appropriate to establish a planned unit development for a community ("Palmetto Bluff Planned Unit Development Zoning District") to be located on a parcel of land which is legally described in Exhibit "A", attached and incorporated herein ("Property"); and

WHEREAS, on March 2, 2021, the Planning and Development Review Board for the City, recommended approval of the Palmetto Bluff Planned Unit Development Zoning District ; and

WHEREAS, The Palmetto Bluff Planned Unit Development Zoning District is intended to consist of a residential development that includes recreational amenities such as walking trails, sidewalks and playing fields; and

WHEREAS, The Palmetto Bluff Planned Unit Development Zoning District will be served by City water and sewer facilities; and

WHEREAS, The Palmetto Bluff Planned Unit Development Zoning District will comply with the all applicable stormwater management requirements for the Property; and

NOW THEREFORE BE IT ORDAINED BY THE BOARD OF CITY COMMISSIONERS OF THE CITY OF PORT ST. JOE, FLORIDA:

SECTION 1. NAME

This Ordinance shall be known as the implementing ordinance for the Palmetto Bluff Planned Unit Development Zoning District.

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

The Board of City Commissioners hereby finds and determines that the Palmetto Bluff Planned Unit Development Zoning District is consistent with the goals, objectives and policies of the City of Port St. Joe Comprehensive Plan, including but not limited to Future Land Use Element Policy 1.3.4, Low Density Residential R-1 and High Density Residential R-3.

SECTION 3. APPROVAL

The establishment of the Palmetto Bluff Planned Development Zoning District on the lands legally described in Exhibit "A", which is attached hereto and incorporated herein by this reference, is hereby approved subject to the conditions in this Ordinance.

SECTION 4. PERMITTED USES

The following uses shall be principal permitted uses within all areas of the Palmetto Bluff Planned Unit Development Zoning District:

A. Residential. Provides for single family and multi-family residential units. Density shall not exceed three hundred (300) units.

B. Recreation. Active recreation means recreational lands and improvements that are facility oriented which may require equipment and take place at prescribed places, or sites, which may include a club house. Passive recreation means recreational lands and improvements that are natural resource oriented. Passive recreational facilities may include, but are not limited to walking, nature and bike trails, stormwater management facilities, viewing platforms, boardwalks, picnic areas and bird watching.

G. Permitted Accessory and Ancillary Uses. The following shall be accessory permitted uses within all areas of the Palmetto Bluff Planned Unit Development Zoning District: Uses of land customarily incidental and subordinate to one of the permitted principal uses, including but not limited to a sales center, parking facilities and other uses or facilities associated with the support of the permitted principal uses.

SECTION 5. DEVELOPMENT STANDARDS

A. All residential, uses shall be served by central potable water facilities and central wastewater facilities, as provided by the City.

B. All development within the Palmetto Bluff Planned Unit Development Zoning District shall be in compliance with all applicable land development regulations of the City of Port St. Joe, except as otherwise contained in this Ordinance.

C. The minimum setbacks for residential units shall be as follows:
Front Setback: Fifteen (15) Feet
Side Setback: five (5) Feet
Rear Setback: ten (10) Feet

D. There shall be a minimum lot width of forty (40) feet for single family lots.

E. There shall be a minimum lot size of 2,000 square feet and a minimum square feet of living area of 1,000 square feet.

F. Maximum overall impervious coverage of the entire site shall be 60%.

G. Internal traffic circulation shall be designed to promote pedestrian and bicycle opportunities for residents. The paths can be of an impervious or pervious surface material.

H. The stormwater management system will be designed to comply with the standards of Chapter 62-330, FAC. and all other applicable regulations.

I. Streets may have a minimum right of way width of fifty (50) feet. Roadway base and asphalt thickness shall be designed by a registered professional engineer taking into consideration recommendations by a geotechnical engineer for site-specific design parameters. All streets shall be inspected and certified by a registered professional engineer.

J. Signs visible from a public road, which are not otherwise subject to stricter standards imposed on the property, shall be consistent with applicable City regulations.

K. All construction shall meet the standards in the Florida Building Code, latest edition.

SECTION 6. DEVELOPMENT PLAN/PLAT PHASING

The Palmetto Bluff Planned Unit Development Zoning District may be developed through a series of individual phases, with the submission of development plans and preliminary plats per phase. All development plans will be reviewed as a Level 2 Major Development as such term is defined in the Code. The City will review preliminary plats as part of the development review process. The development plan, preliminary plat and appropriate application fees for each phase of development shall be initially submitted to the City for review. Applicants may obtain simultaneous approval of the preliminary plat, development order and development permit approval with respect to each phase of development.

SECTION 7. CREATION OF ZONING DISTRICT

The purpose of this Ordinance is to create the text of the Palmetto Bluff Planned Unit Development Zoning District. The precise location of the permitted uses will be set forth in the application for development plan and preliminary plat approval. This Ordinance is not intended as a unified plan of development.

SECTION 8. ENFORCEMENT

The City may enforce this Ordinance as authorized by law.

SECTION 9. OTHER ORDINANCES

Except as specifically modified or changed in this Ordinance, all provisions of the Code shall apply in the same manner as throughout the City.

SECTION 10. ZONING MAP

Upon this Ordinance becoming effective, the City of Port St. Joe Zoning Map shall be amended to show the property described on attached Exhibit "A" as the Palmetto Bluff Planned Unit Development Zoning District.

SECTION 11. SEVERABILITY

The provisions of the Ordinance are hereby declared to be severable. If any revision 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 12. EFFECTIVE DATE

This Ordinance shall become effective as provided by law.

This Ordinance was adopted in open regular meeting after its second reading this _____, after due notice in accordance with Florida Law.

ATTEST:

BOARD OF CITY COMMISSIONERS
OF PORT ST. JOE, FLORIDA

Charlotte M. Pierce, City Clerk

Rex Buzzett, Mayor

APPROVED AS TO FORM:

Clinton McCahill, City Attorney



ORDINANCE NO. : 587

AN ORDINANCE OF THE CITY OF PORT ST. JOE, FLORIDA PROVIDING FOR A BALLOT REFERENDUM ON AMENDING ARTICLE II, SECTION 13 AND ARTICLE IV SECTION 123 OF THE CHARTER OF THE CITY OF PORT ST. JOE, BY CHANGING THE DATE OF THE CITY'S GENERAL AND RUNOFF ELECTIONS TO THE SAME DATES SET FORTH IN CHAPTER 100.061 AND CHAPTER 100.031 FLORIDA STATUTES, PROVIDING FOR REPEAL OF ORDINANCES IN CONFLICT HERewith, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Article II Section 13 and Article IV Section 123 of the Charter of the City of Port St. Joe sets the dates of the General and Runoff elections as the second Tuesday in May and two weeks thereafter respectively with the terms of the elected beginning on the second Tuesday in June; and

WHEREAS, the current dates set forth in the City's Charter for the City's elections do not coincide with National, State or County elections; and

WHEREAS, it is believed that moving the City's elections to coincide with National, State and County elections may reduce the cost of the City's elections and may significantly increase voter turnout for municipal elections; and

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

1. The following question shall be placed before the electors of the City of Port St. Joe, Florida at the next municipal election that has a contested city commissioner and/or mayor/commissioner seat:

“Shall Article 2, Section 13 and Article IV Section 123 of the Charter of the City of Port St. Joe, Florida be amended to change the General and Runoff Election dates from the second Tuesday in May and two weeks later to the Tuesday eleven weeks prior to the possible Runoff Election which would be the first Tuesday after the first Monday in November with the winning candidate to begin his or her term the first Tuesday after the first Monday in January?”

() Yes () No.”

2. If the referendum is passed it shall take effect upon the next municipal election and will have the consequence of extending the current office holders’ term up to approximately six months the first time the commissioner group or Mayor/Commissioner seat election is held on the new election dates.
3. All Ordinances or parts of Ordinances in conflict herewith are hereby repealed too the extent of such conflict.
4. This Ordinance shall take effect immediately upon its adoption.

THIS ORDINANCE ADOPTED this ____ day of _____, 2021.

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

REX BUZZETT
MAYOR-COMMISSSIONER

ATTEST:

CHARLOTTE M. PIERCE
CITY CLERK

RESOLUTION 2021-02

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

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

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

THIS RESOLUTION ADOPTED by the Board of City Commissioners of Port St. Joe, Florida, this ____ day of _____, 2021.

The City of Port St. Joe

Rex Buzzett
Mayor-Commissioner

ATTEST:

Charlotte M. Pierce
City Clerk

EXHIBIT A-1¹¹ PROPOSED FIVE-YEAR SCHEDULE OF CAPITAL IMPROVEMENTS

(600)

ID	Project Name	Project Description	Required to	FY 2018/2019	FY 2019/2020	FY 2020/2021	FY 2021/2022	FY 2022/2023	Project Funding Source
A	General Location	Vehicle Count/This Community	and LCH	Funding	Funding	Funding	Funding	Funding	
1	Remainder Bank 10 granty sewer rehabilitation	Yea, Street Pk 6 Objective 2.1	No		511,500				CRBG Grant Approved 2/27/19
2	Bank 9 granty sewer rehabilitation	Yea, Street Pk 6 Objective 2.1	No						Anticipate CRBG Grant
3	Cash Bank 6 Pk II	Yea, Street Pk 6 Objective 2.1	No						Anticipate State Recycling Fund
4	1st Street LAR Station	No	No		800,00				Anticipate State Recycling Fund
5	(12) LAR Station repair due to Hurricane Michael	LAR Station Repairs	No						YDCP/GRF
6	Bank 10 Station repair due to Hurricane Michael	LAR Station Repairs	No						YDCP/GRF
7	Cash Bank 6 Pk II	Bank 10 Station Repairs	No						YDCP/GRF
8	Bank 10 Station repair due to Hurricane Michael	Bank 10 Station Repairs	No						YDCP/GRF
9	Bank 10 Station repair due to Hurricane Michael	Bank 10 Station Repairs	No						YDCP/GRF
10	Bank 10 Station repair due to Hurricane Michael	Bank 10 Station Repairs	No						YDCP/GRF
11	Bank 10 Station repair due to Hurricane Michael	Bank 10 Station Repairs	No						YDCP/GRF
12	Bank 10 Station repair due to Hurricane Michael	Bank 10 Station Repairs	No						YDCP/GRF
13	Bank 10 Station repair due to Hurricane Michael	Bank 10 Station Repairs	No						YDCP/GRF
14	Bank 10 Station repair due to Hurricane Michael	Bank 10 Station Repairs	No						YDCP/GRF
15	Bank 10 Station repair due to Hurricane Michael	Bank 10 Station Repairs	No						YDCP/GRF
16	Bank 10 Station repair due to Hurricane Michael	Bank 10 Station Repairs	No						YDCP/GRF
17	Bank 10 Station repair due to Hurricane Michael	Bank 10 Station Repairs	No						YDCP/GRF
18	Bank 10 Station repair due to Hurricane Michael	Bank 10 Station Repairs	No						YDCP/GRF
19	Bank 10 Station repair due to Hurricane Michael	Bank 10 Station Repairs	No						YDCP/GRF
20	Bank 10 Station repair due to Hurricane Michael	Bank 10 Station Repairs	No						YDCP/GRF
21	Bank 10 Station repair due to Hurricane Michael	Bank 10 Station Repairs	No						YDCP/GRF
22	Bank 10 Station repair due to Hurricane Michael	Bank 10 Station Repairs	No						YDCP/GRF
23	Bank 10 Station repair due to Hurricane Michael	Bank 10 Station Repairs	No						YDCP/GRF
24	Bank 10 Station repair due to Hurricane Michael	Bank 10 Station Repairs	No						YDCP/GRF

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

ID	Project Name	Project Description	Required to	FY 2018/2019	FY 2019/2020	FY 2020/2021	FY 2021/2022	FY 2022/2023	Project Funding Source
#	General Location	Year/No Comp From Concurrent	est. (000)	Funding	Funding	Funding	Funding	Funding	
1	Water Distribution System Phase II	Replace aging water pipes throughout city	Yes				\$ 1,000,000		CDBG Grant/City Budget/NEWMAD
2	St. Joe Beach Distribution Improvements	Replace fire hydrants and various valves throughout St. Joe Beach and Beacon Hill	Yes				\$ 600,000		City Budget/Grant Opportunities
3	White City Booster Plant Improvements	Upgrade bio fill line, Ground Storage Tank, and distribution lines, Generator	No		\$ 15,000		\$ 1,000,000		City Budget/Grant Opportunities
4	Old St. Joe Beach Water Line		No		\$ 60,000				City Budget/Grant Opportunities
5	Highland View Watermain Rehabilitation		No		\$ 60,000				City Budget/Grant Opportunities
6	SWTP Improvements	Sand Filter, Final Upgrade (Complete Renovation)	No			\$ 50,000			City Budget/Grant Opportunities
7	Well Rehab	Repair #4 production well	No		\$ 50,000				City Budget/Grant Opportunities
8	Slack Tank	DBP Storage/Retention System	No		\$ 50,000				City Budget/Grant Opportunities
9	SWTP Improvements	Rehabilitate membrane modules	No		\$ 100,000	\$ 100,000	\$ 100,000		City Budget/Grant Opportunities
10	Transmission Main	Main Line replacement from Phax to Madison	No				\$ 1,000,000		City Budget/Grant Opportunities
9	SWTP Improvements	Allen Bradley Control Nce support System	No		\$ 80,000				City Budget/Grant Opportunities
10	SWTP Improvements	Chemical Pump Room/Skid Replacement	No		\$ 50,000				City Budget/Grant Opportunities
Water Total				\$ 150,000	\$ 415,000	\$ 1,050,000	\$ 2,000,000		City Budget/Grant Opportunities

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

ID #	Project Name General Location	Project Description Yes/No (Complete) Then Consultancy	Required by FY 2018/2019	FY 2019/2020	FY 2020/2021	FY 2021/2022	FY 2022/2023	Project Funding Source
			meets LOS	Bonding	Bonding	Bonding	Funding	
1	Stormwater Master Plan Update Port St. Joe	Create a City wide Master stormwater plan including all watersheds	No		\$ 50,000			City Budget/Grant Opportunities
2	Stormwater improvements Port St. Joe	Construct stormwater improvements throughout	No				\$1,000,000	City Budget/Grant Opportunities
3	Barber Street Drain Port St. Joe	Construct stormwater facility at north end of Barber St. and improve the upstream collection	No			\$ 450,000		City Budget/Grant Opportunities
4	Furness Park Stormwater Improvements Port St. Joe	Construct stormwater facility in Furness Park and replace the stormwater pipe under 10th St. Ballfields	No			\$ 790,000		City Budget/Grant Opportunities
5	6th & 7th Street Alley Port St. Joe	Rehabilitate stormwater system between Long & Woodward Ave	No		\$25,000			City Budget/Grant Opportunities
Drinking Water								
Drinking Water Total				\$ 25,000	\$ 50,000	\$ 1,240,000	\$ 1,890,000	

EXHIBIT B - PROPOSED FIVE-YEAR SCHEDULE OF CAPITAL IMPROVEMENTS

ID	Project Name	Project Description	Required to	FY 2018/2019	FY 2019/2020	FY 2020/2021	FY 2021/2022	FY 2022/2023	Project Funding Source
#	General Location	Year/No. Cont'd / Plan	Concurrent	Estimated	Estimated	Estimated	Estimated	Estimated	
1	Sports Complex 1000 Street	Construct sports facility	No					\$ 2,500,000	TDG/Grant Opportunities
2	Georgia Court Park Port St. Joe	Construct recreational improvements.	No					\$ 100,000	City Budget/Grant Opportunities
3	Kayak Boat Launch Port St. Joe	Build kayak launch area on bay front	No					\$ 75,000	City Budget/Grant Opportunities
4	Continental Bldg. Repairs due to Hurricane Michael	Repair the roof, floors, walls & ceiling	No	\$ 98,000	\$ 400,000				City Budget/Grant Opportunities
5	Frank Blue Park repairs due to Hurricane Port St. Joe	Repair the gazebo, City Pier, Tennis Courts and	No		\$ 350,000				City Budget/Grant Opportunities
6	Port City Trail repairs due to Hurricane Port St. Joe	Repair playground, walking trail bridge, &	No		\$ 250,000				City Budget/Grant Opportunities
7	STAC House Repairs due to Hurricane Michael	Playground, Band, A/C System		\$ 44,800		\$ 100,000			City Budget/Grant Opportunities
8	Washington Gym Complex Repairs due to Hurricane Michael	Repair of Roof, Floors, Windows, Ballfield & Tennis Court	No	\$ 58,800			\$ 200,000		City Budget/Grant Opportunities
9	Clifford Stone Park Repairs due to Hurricane Michael	Repair, Road, Stairs, etc., Walking Trail, Restroom, & Lighting			\$ 350,000				City Budget/Grant Opportunities
Recreation Total				\$ 201,600	\$ 1,350,000	\$ 100,000	\$ 200,000	\$ 2,675,000	

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

ID	Project Name	Project Description	Required by	FY 2018/2019	FY 2019/2020	FY 2020/2021	FY 2021/2022	FY 2022/2023	Project Funding Source
1	General Location	Year(s) Comm. Plan C	Interim / AS	Priority	Priority	Priority	Priority	Priority	
1	David B. Langston Drive Sidewalk Port St. Joe	Construct sidewalk along Langston Drive No	No	\$ 70,000					FDOT
2	City Signs Port St. Joe	Replace signage due to Harrison Midland No	No				\$ 120,000		City Budget/Grant Opportunities
3	City Roadway Improvements Port St. Joe	Mill and resurface Red Ave, MLK Blvd, and other streets as needed No	No	\$ 200,000				\$ 2,000,000	City Budget/Grant Opportunities
4	Sidewalk Improvements Port St. Joe	Rehabilitate aging sidewalks throughout the city No	No					\$ 250,000	City Budget/Grant Opportunities
5	Replaces City Hall Complex due to Damage from Hurricane Michael Long Avenue Reurban Port St. Joe	Construct New City Hall/Police Dept/Fire Dept No	No			\$ 3,500,000			City Budget/Grant Opportunities
6	Long Avenue Reurban Port St. Joe	Reurban Long Ave from 1st Street to Madison A Ave No	No	\$ 261,000				\$ 500,000	City Budget/Grant Opportunities
7	Garrison Avenue Reurban Port St. Joe	Reurban Long Ave from 16th St to Madison No	No		\$ 412,000				FDOT/CDP Grant
8	8th St Reurban Port St. Joe	Reurban 8th St from Woodward to Martin No	No	\$ 200,000					City Budget/Grant Opportunities
9	Rocky Ridge Port St. Joe	Bridge and Guard Rail rehab, 16th St, Long, Monument Ave & 20th St No	No			\$ 200,000			City Budget/Grant Opportunities
Transportation Total				\$ 731,000	\$ 412,000	\$ 3,700,000	\$ 120,000	\$ 2,750,000	

(New)

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

ID	Project Name	Project Description	Required to meet LOS	FY 2021/2022 Funding	FY 2022/2023 Funding	FY 2023/2024 Funding	FY 2024/2025 Funding	FY 2025/2026 Funding	Project Funding Source
#	General Location	Yes/No Comp Plan Concurrency							
A	Sewer								
1	Remainder Basin 10 gravity sewer rehabilitation Port St. Joe	Gravity Sewer Rehabilitation Yes, Sewer Pg 6 Objective 2.1	No				\$ 2,000,000		CDBG Grant Approved 2/27/19
2	Basin 9 gravity sewer rehabilitation Port St. Joe	Gravity Sewer Rehabilitation Yes, Sewer Pg 6 Objective 2.1	No			\$ 2,000,000			Anticipate CDBG Grant
3	Catch Basin 6 PH II Port St. Joe	No	No			\$ 2,000,000			Anticipate State Revolving Fund
4	1st Street Lift Station Port St. Joe	Lift Station Repairs No	No		\$1,000,000				Legislative Appropriation Request
5	(12) Lift Station repairs due to Hurricane Michael	Mitigation No	No		\$ 500,000				FDEM Grant Application
6	Headworks Bar Screen Upgrade Port St. Joe	Bar Screen Upgrade No	No	\$75,000					
7	Cape Sewer Improvements Port St. Joe	Construct collection system to remove existing septic tanks	No	\$75,000	\$75,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	City Budget/Grant Opportunities/ RESTORE/State Budget
8	WWTF Lagoon Study Port St. Joe	Evaluate modifying the WWTF lagoon	No	\$ 130,000	\$ 175,000	\$ 175,000			Grant Opportunities/State Revolving Fund
9	Long Avenue Sewer Rehabilitation Port St. Joe	Gravity Sewer Rehabilitation from First Street to Madison Street	No	\$ 429,000		\$ 500,000			City Budget/Grant Opportunities
10	Beacon Hill Sewer Beacon Hill	Lift Station and Extend sewer lines	No					\$ 4,000,000	City Budget/Grant Opportunities/ RESTORE/State Budget
11	Gulf Aire Sewer Gulf Aire	Purchase Gulf Aire sewer system	No					\$ 900,000	City Budget/Grant Opportunities
12	DR Ott 5Ton Crane Port St. Joe	5 Ton Crane	No			\$ 20,000			
13	Biological Dredging Wastewater Plant	Lagoon Dredging	No	\$ 130,000					City Budget/Grant Opportunities FDEP/SRF
14	CBS Yaupon, St Joseph Dr	Yaupon & St Joseph Dr Lines	No			\$ 500,000			City Budget/Grant Opportunities
15	Solar Sonic Disruptors Port St. Joe	Solar Sonic Disruptors	No		\$ 17,000				
16	WWTP Shop Port St. Joe	Rehab Old MCC #2 Building for Shop	No	\$ 10,000					City Budget/Grant Opportunities
17	John Deere Pay Loader Port St. Joe	Pay Loader	No	\$ 25,000					City Budget/Grant Opportunities
18	Attachment for John Deere Port St. Joe	Forks for John Deere	No		\$ 6,000				City Budget/Grant Opportunities
19	Sprayfield Elevation Port St. Joe	Add sand and level zone 5	No	\$ 60,000					Anticipated Legislative Appropriations
20	Demo Buildings Port St. Joe	Demolish buildings damaged by Hurricane	No		\$ 6,000				City Budget/Grant Opportunities
21	Clifford Sims Lift Station Port St. Joe	Lift Station Repairs Need to Bid	No		\$ 400,000				City Budget/Grant Opportunities
22	Sewer Collection System Phase III Port St. Joe	Replace Aging Sewer Lines	No		\$3,000,000				City Budget/ Grant Opportunities

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

ID #	Project Name General Location	Project Description Yes/No Comp Plan Concurrency	Required to meet LOS	FY 2021/2022 Funding	FY 2022/2023 Funding	FY 2023/2024 Funding	FY 2024/2025 Funding	FY 2025/2026 Funding	Project Funding Source
23	20th St Lift Station Port St. Joe	Lift Station Repairs Need to Bid	No		\$ 400,000				City Budget/Grant Opportunities
Sewer Total				\$ 934,000	\$ 5,579,000	\$ 6,195,000	\$ 3,000,000	\$ 5,900,000	

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

ID	Project Name	Project Description	Required to meet LOS	FY 2021/2022 Funding	FY 2022/2023 Funding	FY 2023/2024 Funding	FY 2024/2025 Funding	FY 2025/2026 Funding	Project Funding Source
#	General Location	Yes/No Comp Plan Concurrency							
B	Water								
1	Water Distribution System Phase III Port St. Joe	Replace aging water pipes throughout city	Yes	\$ 511,000	\$ 1,000,000				CDBG Grant/City Budget/NWFWMD
2	St. Joe Beach Distribution Improvements Beaches	Replace fire hydrants and various valves throughout St. Joe Beach and Beacon Hill No	Yes			\$ 600,000			City Budget/Grant Opportunities
3	White City Booster Plant Improvements White City	Upgrade the fill line, Ground Storage Tank, and distribution lines, Generator No	No	\$ 15,000		\$ 1,000,000			City Budget/Grant Opportunities
4	CHUPTREHMAN VIEW TIGHT WATER LINE Pump	Removal of old water lines No	No	\$ 60,000					City Budget/Grant Opportunities
5	SWTP Improvements Port St. Joe	Green Sand Filtration System			\$ 750,000				City Budget/Grant Opportunities
6	Well Repair SWTP	Repair #4 production well No	No	\$ 50,000					City Budget/Grant Opportunities
7	SWTP Improvements Port St. Joe	Ground Storage Tank Rehab (Paint Outside of Tank)	No		\$ 100,000				City Budget/Grant Opportunities
8	SWTP Improvements Port St. Joe	Rehabilitate membrane modules No	No	\$100,000					City Budget/Grant Opportunities
9	Transmission Main Port St. Joe	Mail Line replacement from Plant to Madison No	No			\$ 1,000,000			City Budget/Grant Opportunities
10	SWTP Improvements Port St. Joe	Allen Bradley Control Net support System No	No	\$ 80,000					City Budget/Grant Opportunities
11	SWTP Improvements Port St. Joe	Backwash Reuse System No	No		\$150,000				City Budget/Grant Opportunities
12	SWTP Improvements Port St. Joe	Chemical Pump Buildings (Storm Proof) No	No		\$100,000				City Budget/Grant Opportunities
13	SWTP Improvements Port St. Joe	Chemical Pump Room/Skid Replacement No	No		\$50,000				City Budget/Grant Opportunities
Water Total				\$ 816,000	\$ 2,150,000	\$ 2,600,000	\$ -	\$ -	

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

ID #	Project Name General Location	Project Description Yes/No Comp Plan Concurrency	Required to meet LOS	FY 2021/2022 Funding	FY 2022/2023 Funding	FY 2023/2024 Funding	FY 2024/2025 Funding	FY 2025/2026 Funding	Project Funding Source
C Drainage									
1	Stormwater Master Plan Update Port St. Joe	Create a City wide Master stormwater plan including alleyways Near Completion Draft	No	\$ 50,000					City Budget/Grant Opportunities
2	Stormwater Improvements Port St. Joe	Stormwater Improvements Phase III No	No			\$1,000,000			City Budget/Grant Opportunities
3	Battles Street Outfall Port St. Joe	Construct stormwater facility at north end of Battles St. and improve the upstream collection	No		\$ 450,000				City Budget/Grant Opportunities
4	Chicken House Branch Port St. Joe	Hurricane Debris Removal Out to Bid		\$ 250,000					City Budget/Grant Opportunities
Drainage Total				\$ 300,000	\$ 450,000	\$ 1,000,000	\$ -	\$ -	

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

ID #	Project Name General Location	Project Description Yes/No Comp Plan Concurrency	Required to meet LOS	FY 2021/2022 Funding	FY 2022/2023 Funding	FY 2023/2024 Funding	FY 2024/2025 Funding	FY 2025/2026 Funding	Project Funding Source
D Recreation									
1	Sport Complex Port St. Joe	Construction and improvements No	No					\$ 2,500,000	TDC/Grant Opportunities
2	George Core Park Port St. Joe	Construct recreational improvements. No	No			\$ 100,000			City Budget/Grant Opportunities
3	Kayak Boat Launch Port St. Joe	Build kayak launch area on bay front No	No			\$ 75,000			City Budget/Grant Opportunities
4	Centennial Bldg. Repairs due to Hurricane Michael	Repair the roof, floors, walls & ceiling No	No						City Budget/Grant Opportunities
5	Port City Trail repairs due to Hurricane Port St. Joe	Repair Playgrounds, Walking Path Bridges, & Signage Under Construction	No	\$ 250,000					City Budget/Grant Opportunities
6	Washington Gym Complex Repairs due to Hurricane Michael Port St. Joe	Windows, Bathroom, Tennis Court and Ball Field	No		\$ 500,000				City Budget/Grant Opportunities
7	Cape San Blas Lighthouse Complex Port St. Joe	Paint Lighthouse, Repair Oil House, Repair Keepers Quarters, Trails and Bridges	No			\$ 750,000			City Budget/Grant Opportunities
8	Maddox House and Bathroom Port St. Joe	Build New Gazebo and Bathroom, Repair Trails	No	\$ 425,000					City Budget/Grant Opportunities
9	Clifford Sims Park Repairs due to Hurricane Michael Port St. Joe	Repair & Fishing Piers	No		\$ 350,000				City Budget/Grant Opportunities
Recreation Total				\$ 675,000	\$ 850,000	\$ 925,000	\$ -	\$ 2,500,000	

59

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

ID	Project Name	Project Description	Required to meet LOS	FY 2021/2022	FY 2022/2023	FY 2023/2024	FY 2024/2025	FY 2025/2026	Project Funding Source
#	General Location	Yes/No Comp Plan Concurrency		Funding	Funding	Funding	Funding	Funding	
E Transportation									
1	City Roadway Improvements Port St. Joe	Williams Ave, paving, sidewalks, parking	No		\$ 350,000				City Budget/Grant Opportunities
2	City Roadway Improvements Port St. Joe	Mill and resurface Ave. C, Ave. D, Long Ave, 7th Street, Woodward, Marvin, and others as No	No			\$ 2,000,000			City Budget/Grant Opportunities
3	Sidewalk Improvements Port St. Joe	Rehabilitate aging sidewalks throughout the city No	No			\$ 250,000			City Budget/Grant Opportunities
4	Replace City Hall Complex due to Damage from Hurricane Michael	Construct New City Hall/Police Dept./Fire Dept.	No		\$4,500,000				City Budget/Grant Opportunities
5	Long Avenue Resurface Port St. Joe	Resurface Long Ave from 1st Street to Madison Ave	No			\$ 500,000			City Budget/Grant Opportunities
6	Bridge Rehab Port St. Joe	Bridge and Guard Rail rehabs, 16th St, Long, Monument Ave, & 20th St	No	\$ 200,000					City Budget/Grant Opportunities
Transportation Total				\$ 200,000	\$ 4,850,000	\$ 2,750,000	\$ -	\$ -	

51

Ex. (C)

GULF COUNTY SCHOOL DISTRICT

2018 - 2019 Work Plan

INTRODUCTION

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

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

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

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

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

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

	2018 - 2019	2019 - 2020	2020 - 2021	2021 - 2022	2022 - 2023	Five Year Total
Total Revenues	\$73,302	\$2,278,328	\$2,165,715	\$2,511,098	\$2,705,618	\$9,732,057
Total Project Costs	\$0	\$0	\$0	\$0	\$0	\$0
Difference (Remaining Funds)	\$73,302	\$2,278,328	\$2,165,715	\$2,511,098	\$2,705,618	\$9,732,057

District

GULF COUNTY SCHOOL DISTRICT

Fiscal Year Range

CERTIFICATION

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

Date of School Board Adoption

Work Plan Submittal Date

DISTRICT SUPERINTENDENT

CHIEF FINANCIAL OFFICER

DISTRICT POINT-OF-CONTACT PERSON

JOB TITLE

PHONE NUMBER

E-MAIL ADDRESS

Expenditures

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

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

Item	2018 - 2019 Actual Budget	2018 - 2019 Proposed	2019 - 2020 Proposed	2021 - 2022 Proposed	2022 - 2023 Proposed	Total
HVAC	\$386,855	\$45,000	\$45,000	\$40,000	\$0	\$496,855
Locations:	DISTRICT ADMINISTRATIVE OFFICES, GULF ADULT SCHOOL, PORT SAINT JOE ELEMENTARY, PORT SAINT JOE JUNIOR SENIOR HIGH, WEWAHITCHKA ELEMENTARY, WEWAHITCHKA JUNIOR SENIOR HIGH					
Flooring	\$28,889	\$50,000	\$50,000	\$50,000	\$0	\$176,889
Locations:	DISTRICT ADMINISTRATIVE OFFICES, GULF ADULT SCHOOL, PORT SAINT JOE ELEMENTARY, PORT SAINT JOE JUNIOR SENIOR HIGH, WEWAHITCHKA ELEMENTARY, WEWAHITCHKA JUNIOR SENIOR HIGH					
Roofing	\$180,500	\$100,000	\$100,000	\$100,000	\$0	\$480,500
Locations:	DISTRICT ADMINISTRATIVE OFFICES, GULF ADULT SCHOOL, PORT SAINT JOE ELEMENTARY, PORT SAINT JOE JUNIOR SENIOR HIGH, WEWAHITCHKA ELEMENTARY, WEWAHITCHKA JUNIOR SENIOR HIGH					
Safety to Life	\$0	\$0	\$0	\$0	\$0	\$0
Locations:	No Locations for this expenditure.					
Fencing	\$0	\$0	\$0	\$0	\$0	\$0
Locations:	No Locations for this expenditure.					
Parking	\$0	\$0	\$0	\$0	\$0	\$0
Locations:	No Locations for this expenditure.					
Electrical	\$0	\$0	\$0	\$0	\$0	\$0
Locations:	No Locations for this expenditure.					
Fire Alarm	\$25,000	\$5,000	\$5,000	\$5,000	\$0	\$40,000
Locations:	DISTRICT ADMINISTRATIVE OFFICES, GULF ADULT SCHOOL, PORT SAINT JOE ELEMENTARY, PORT SAINT JOE JUNIOR SENIOR HIGH, WEWAHITCHKA ELEMENTARY, WEWAHITCHKA JUNIOR SENIOR HIGH					
Telephone/Intercom System	\$0	\$0	\$0	\$0	\$0	\$0
Locations:	No Locations for this expenditure.					
Closed Circuit Television	\$0	\$0	\$0	\$0	\$0	\$0
Locations:	No Locations for this expenditure.					
Paint	\$0	\$0	\$0	\$0	\$0	\$0
Locations:	No Locations for this expenditure.					
Maintenance/Repair	\$805,000	\$70,000	\$70,000	\$70,000	\$0	\$815,000
Locations:	DISTRICT ADMINISTRATIVE OFFICES, GULF ADULT SCHOOL, PORT SAINT JOE ELEMENTARY, PORT SAINT JOE JUNIOR SENIOR HIGH, WEWAHITCHKA ELEMENTARY, WEWAHITCHKA JUNIOR SENIOR HIGH					
Sub Total:	\$1,184,044	\$270,000	\$270,000	\$265,000	\$0	\$1,989,044
PECO Maintenance Expenditures	\$82,103	\$81,028	\$81,028	\$81,028	\$81,028	\$406,215

GULF COUNTY SCHOOL DISTRICT

2018 - 2019 Work Plan

1.50 Mill Sub Total:	\$1,101,941	\$188,972	\$188,972	\$183,972	(\$81,028)	\$1,582,829
----------------------	-------------	-----------	-----------	-----------	------------	-------------

No items have been specified.

Total:	\$1,184,044	\$270,000	\$270,000	\$265,000	\$0	\$1,889,044
--------	-------------	-----------	-----------	-----------	-----	-------------

Local 1.50 Mill Expenditure For Maintenance, Repair and Renovation

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

Item	2018 - 2019 Adopted Budget	2019 - 2020 Proposed	2020 - 2021 Proposed	2021 - 2022 Proposed	2022 - 2023 Proposed	Total
Remaining Maint and Repair from 1.5 Mills	\$1,101,941	\$188,972	\$188,972	\$183,972	(\$81,028)	\$1,582,829
Maintenance/Repair Salaries	\$0	\$0	\$0	\$0	\$0	\$0
School Bus Purchases	\$438,786	\$0	\$250,000	\$0	\$250,000	\$838,786
Other Vehicle Purchases	\$0	\$25,000	\$0	\$25,000	\$0	\$50,000
Capital Outlay Equipment	\$423,382	\$275,000	\$300,000	\$325,000	\$325,000	\$1,648,382
Rent/Lease Payments	\$0	\$0	\$0	\$0	\$0	\$0
COP Debt Service	\$0	\$0	\$0	\$0	\$0	\$0
Rent/Lease Relocatables	\$0	\$0	\$0	\$0	\$0	\$0
Environmental Problems	\$0	\$0	\$0	\$0	\$0	\$0
s.1011.14 Debt Service	\$0	\$0	\$0	\$0	\$0	\$0
Special Facilities Construction Account	\$0	\$0	\$0	\$0	\$0	\$0
Premiums for Property Casualty Insurance - 1011.71 (4a,b)	\$65,000	\$120,000	\$120,000	\$125,000	\$125,000	\$555,000
Qualified School Construction Bonds (QSCB)	\$0	\$0	\$0	\$0	\$0	\$0
Qualified Zone Academy Bonds (QZAB)	\$0	\$0	\$0	\$0	\$0	\$0
Local Expenditure Totals:	\$2,030,128	\$608,972	\$658,972	\$658,972	\$618,972	\$4,776,017

Revenue

1.50 Mill Revenue Source

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

GULF COUNTY SCHOOL DISTRICT

2018 - 2019 Work Plan

Item	Fund	2018 - 2019 Actual Budget	2019 - 2020 Proposed	2020 - 2021 Proposed	2021 - 2022 Proposed	2022 - 2023 Proposed	Total
(1) Non-exempt property assessed valuation		\$1,918,102,553	\$1,992,299,885	\$2,089,088,126	\$2,193,530,647	\$2,300,834,467	\$10,493,865,508
(2) The Millage projected for discretionary capital outlay per s.1011.71		0.96	1.50	1.50	1.50	1.50	
(3) Full value of the 1.50-Mill discretionary capital outlay per s.1011.71		\$3,222,412	\$3,347,063	\$3,509,685	\$3,685,131	\$3,865,402	\$17,629,693
(4) Value of the portion of the 1.50-Mill ACTUALLY levied	370	\$1,771,408	\$2,888,812	\$3,008,301	\$3,158,684	\$3,313,202	\$14,120,505
(5) Difference of lines (3) and (4)		\$1,451,008	\$478,151	\$501,384	\$526,447	\$552,200	\$3,509,188

PECO Revenue Source

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

Item	Fund	2018 - 2019 Actual Budget	2019 - 2020 Proposed	2020 - 2021 Proposed	2021 - 2022 Proposed	2022 - 2023 Proposed	Total
PECO New Construction	340	\$0	\$0	\$0	\$0	\$0	\$0
PECO Maintenance Expenditures		\$82,103	\$81,028	\$81,028	\$81,028	\$81,028	\$406,215
		\$82,103	\$81,028	\$81,028	\$81,028	\$81,028	\$406,215

CO & DS Revenue Source

Revenue from Capital Outlay and Debt Service funds.

Item	Fund	2018 - 2019 Actual Budget	2019 - 2020 Proposed	2020 - 2021 Proposed	2021 - 2022 Proposed	2022 - 2023 Proposed	Total
CO & DS Cash Flow-through Distributed	360	\$10,133	\$10,133	\$10,133	\$10,133	\$10,133	\$50,665
CO & DS Interest on Undistributed CO	360	\$1,253	\$1,253	\$1,253	\$1,253	\$1,253	\$6,265
		\$11,386	\$11,386	\$11,386	\$11,386	\$11,386	\$56,930

Fair Share Revenue Source

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

Sales Surtax Referendum

Specific information about any referendum for a 1-cent or ½-cent surtax referendum during the previous year.

Did the school district hold a surtax referendum during the past fiscal year 2017 - 2018?

No

Additional Revenue Source

Any additional revenue sources

Item	2017 - 2018 Actual Value	2018 - 2019 Proposed	2019 - 2020 Proposed	2021 - 2022 Proposed	2023 - 2025 Proposed	Total
Proceeds from s.s. 1011.14/15 F.S. Loans	\$0	\$0	\$0	\$0	\$0	\$0
District Bonds - Voted local bond referendum proceeds per s.9, Art VII State Constitution	\$0	\$0	\$0	\$0	\$0	\$0
Proceeds from Special Act Bonds	\$0	\$0	\$0	\$0	\$0	\$0
Estimated Revenue from CO & DS Bond Sale	\$0	\$0	\$0	\$0	\$0	\$0
Proceeds from Voted Capital Improvements millage	\$0	\$0	\$0	\$0	\$0	\$0
Other Revenue for Other Capital Projects	\$0	\$0	\$0	\$0	\$0	\$0
Proceeds from 1/2 cent sales surtax authorized by school board	\$0	\$0	\$0	\$0	\$0	\$0
Proceeds from local governmental infrastructure sales surtax	\$0	\$0	\$0	\$0	\$0	\$0
Proceeds from Certificates of Participation (COP's) Sale	\$0	\$0	\$0	\$0	\$0	\$0
Classrooms First Bond proceeds amount authorized in FY 1997-98	\$0	\$0	\$0	\$0	\$0	\$0
Classrooms for Kids	\$0	\$0	\$0	\$0	\$0	\$0
District Equity Recognition	\$0	\$0	\$0	\$0	\$0	\$0
Federal Grants	\$0	\$0	\$0	\$0	\$0	\$0
Proportionate share mitigation (actual cash revenue only, not in kind donations)	\$0	\$0	\$0	\$0	\$0	\$0
Impact fees received	\$0	\$0	\$0	\$0	\$0	\$0
Private donations	\$0	\$0	\$0	\$0	\$0	\$0

Grants from local governments or not-for-profit organizations	\$0	\$0	\$0	\$0	\$0	\$0
Interest, Including Profit On Investment	\$52	\$5,000	\$5,000	\$0	\$0	\$10,052
Revenue from Bonds pledging proceeds from 1 cent or 1/2 cent Sales Surtax	\$0	\$0	\$0	\$0	\$0	\$0
Total Fund Balance Carried Forward	\$320,587	\$0	\$0	\$0	\$0	\$320,587
General Capital Outlay Obligated Fund Balance Carried Forward From Total Fund Balance Carried Forward	\$0	\$0	\$0	\$0	\$0	\$0
Special Facilities Construction Account	\$0	\$0	\$0	\$0	\$0	\$0
One Cent - 1/2 Cent Sales Surtax Debt Service From Total Fund Balance Carried Forward	\$0	\$0	\$0	\$0	\$0	\$0
Capital Outlay Projects Funds Balance Carried Forward From Total Fund Balance Carried Forward	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal	\$320,639	\$5,000	\$5,000	\$0	\$0	\$330,639

Total Revenue Summary

Item Name	2018 - 2019 Budget	2019 - 2020 Projection	2020 - 2021 Projection	2021 - 2022 Projection	2022 - 2023 Projection	Five Year Total
Local 1.5 Mill Discretionary Capital Outlay Revenue	\$1,771,406	\$2,668,912	\$3,008,301	\$3,158,684	\$3,313,202	\$14,120,505
PECO and 1.5 Mill Maint and Other 1.5 Mill Expenditures	(\$2,030,129)	(\$608,972)	(\$858,972)	(\$858,972)	(\$818,972)	(\$4,778,017)
PECO Maintenance Revenue	\$62,103	\$81,028	\$81,028	\$81,028	\$81,028	\$406,215
Available 1.50 Mill for New Construction	(\$258,723)	\$2,259,940	\$2,149,329	\$2,499,712	\$2,694,230	\$9,344,488

Item Name	2018 - 2019 Budget	2019 - 2020 Projection	2020 - 2021 Projection	2021 - 2022 Projection	2022 - 2023 Projection	Five Year Total
CO & DS Revenue	\$11,386	\$11,386	\$11,386	\$11,386	\$11,386	\$56,930
PECO New Construction Revenue	\$0	\$0	\$0	\$0	\$0	\$0
Other/Additional Revenue	\$320,639	\$5,000	\$5,000	\$0	\$0	\$330,639
Total Additional Revenue	\$332,025	\$16,386	\$16,386	\$11,386	\$11,386	\$387,689
Total Available Revenue	\$73,302	\$2,276,326	\$2,166,715	\$2,511,088	\$2,705,616	\$9,732,057

Project Schedules

Capacity Project Schedules

GULF COUNTY SCHOOL DISTRICT

2018 - 2019 Work Plan

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

Nothing reported for this section.

Nothing reported for this section.

Other Project Schedules

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

Project Description	Location	2018 - 2019 Current Budget	2019 - 2020 Proposed	2020 - 2021 Proposed	2021 - 2022 Proposed	2022 - 2023 Proposed	Total	Funded
Project description not specified	Location not specified	\$0	\$0	\$0	\$0	\$0	\$0	No
Project description not specified	Location not specified	\$0	\$0	\$0	\$0	\$0	\$0	No
Project description not specified	Location not specified	\$0	\$0	\$0	\$0	\$0	\$0	No
Project description not specified	Location not specified	\$0	\$0	\$0	\$0	\$0	\$0	No
Project description not specified	Location not specified	\$0	\$0	\$0	\$0	\$0	\$0	No
Project description not specified	Location not specified	\$0	\$0	\$0	\$0	\$0	\$0	No
Project description not specified	Location not specified	\$0	\$0	\$0	\$0	\$0	\$0	No
Project description not specified	Location not specified	\$0	\$0	\$0	\$0	\$0	\$0	No
		\$0	\$0	\$0	\$0	\$0	\$0	

Additional Project Schedules

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

Project Description	Location	2018 - 2019 Current Budget	2019 - 2020 Proposed	2020 - 2021 Proposed	2021 - 2022 Proposed	2022 - 2023 Proposed	Total	Funded
Project description not specified	Location not specified	\$0	\$0	\$0	\$0	\$0	\$0	No
Parking Lot Paving	WEWAHITCHKA ELEMENTARY	0	\$0	\$225,000	\$0	\$0	\$225,000	No
Parking Lot Paving	PORT SAINT JOE ELEMENTARY	0	\$0	\$225,000	\$0	\$0	\$225,000	No
		0	\$0	\$450,000	\$0	\$0	\$450,000	

Non Funded Growth Management Project Schedules

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

Nothing reported for this section.

Tracking**Capacity Tracking**

Location	2018-2019 Enroll	Actual 2018-2019 COFTE Total Enrollment	Actual 2019-2020 COFTE	2019 Class Size	Actual Average 2018-2019 Class Size	Actual 2019-2020 Utilization	Enroll Cap. Capacity	Enroll Capacity to be Utilized/Excess	Projected 2022-2023 COFTE	Projected 2022-2023 Utilization	Projected 2022-2023 Class Size
WEWAHITCHKA ELEMENTARY	587	567	486	30	16	86.00 %	0	0	0	0.00 %	0
PORT SAINT JOE ELEMENTARY	760	760	578	37	16	76.00 %	0	0	0	0.00 %	0
PORT SAINT JOE JUNIOR SENIOR HIGH	1,108	997	508	47	11	51.00 %	0	0	0	0.00 %	0
HIGHLAND VIEW ELEMENTARY	0	0	0	0	0	0.00 %	0	0	0	0.00 %	0
WEWAHITCHKA JUNIOR SENIOR HIGH	786	707	343	35	10	48.00 %	0	0	0	0.00 %	0
GULF ADULT SCHOOL	72	108	3	3	1	3.00 %	0	0	0	0.00 %	0
	3,293	3,139	1,915	152	13	61.01 %	0	0	0	0.00 %	0

The COFTE Projected Total (0) for 2022 - 2023 must match the Official Forecasted COFTE Total (1,983) for 2022 - 2023 before this section can be completed. In the event that the COFTE Projected Total does not match the Official forecasted COFTE, then the Balanced Projected COFTE Table should be used to balance COFTE.

Projected COFTE by 2022 - 2023	
Elementary (PK-3)	623
Middle (4-8)	791
High (9-12)	569
	1,983

Class Level Type	Balanced Projected COFTE by 2022 - 2023
Elementary (PK-3)	623
Middle (4-8)	791
High (9-12)	569
	1,983

Relocatable Replacement

GULF COUNTY SCHOOL DISTRICT

2018 - 2019 Work Plan

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

Location	2018 - 2019	2019 - 2020	2020 - 2021	2021 - 2022	2022 - 2023	Year 5 Total
Total Relocatable Replacements:	0	0	0	0	0	0

Charter Schools Tracking

Information regarding the use of charter schools.

Nothing reported for this section.

Special Purpose Classrooms Tracking

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

School	Room Type	# of Elementary K-5 Classrooms	# of Middle 6-8 Classrooms	# of High 9-12 Classrooms	# of ESL Classrooms	# of Special Classrooms	Total Classrooms
PORT SAINT JOE ELEMENTARY	Educational	0	2	0	0	0	2
PORT SAINT JOE JUNIOR SENIOR HIGH	Educational	0	0	2	0	0	2
WEWAHITCHKA JUNIOR SENIOR HIGH	Educational	0	0	2	0	0	2
Total Educational Classrooms:		0	2	4	0	0	6

School	Room Type	# of Elementary K-5 Classrooms	# of Middle 6-8 Classrooms	# of High 9-12 Classrooms	# of ESL Classrooms	# of Special Classrooms	Total Classrooms
PORT SAINT JOE ELEMENTARY	Co-Teaching	0	2	0	0	0	2
PORT SAINT JOE JUNIOR SENIOR HIGH	Co-Teaching	0	0	2	0	0	2
WEWAHITCHKA JUNIOR SENIOR HIGH	Co-Teaching	0	0	2	0	0	2
Total Co-Teaching Classrooms:		0	2	4	0	0	6

Infrastructure Tracking

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

Not Specified

GULF COUNTY SCHOOL DISTRICT

2018 - 2019 Work Plan

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

Not Specified

Consistent with Comp Plan? No

Net New Classrooms

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

List the net new classrooms added in the 2017 - 2018 fiscal year.					List the net new classrooms to be added in the 2018 - 2019 fiscal year.			
"Classrooms" is defined as capacity carrying classrooms that are added to increase capacity to enable the district to meet the Class Size Amendment.					Totals for fiscal year 2018 - 2019 should match totals in Section 15A.			
Location	2017 - 2018 Permitted	2017 - 2018 Initiated	2017 - 2018 Projected	2017 - 2018 Total	2018 - 2019 Permitted	2018 - 2019 Initiated	2018 - 2019 Projected	2018 - 2019 Total
Elementary (PK-3)	0	0	0	0	0	0	0	0
Middle (4-8)	0	0	0	0	0	0	0	0
High (9-12)	0	0	0	0	0	0	0	0
	0	0	0	0	0	0	0	0

Relocatable Student Stations

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

School	2017 - 2018	2018 - 2019	2019 - 2020	2020 - 2021	2021 - 2022	2022 - 2023	Total Projected
WEWAHITCHKA ELEMENTARY	25	0	0	0	0	0	5
PORT SAINT JOE ELEMENTARY	0	0	0	0	0	0	0
PORT SAINT JOE JUNIOR SENIOR HIGH	0	0	0	0	0	0	0
HIGHLAND VIEW ELEMENTARY	0	0	0	0	0	0	0
WEWAHITCHKA JUNIOR SENIOR HIGH	0	0	0	0	0	0	0
GULF ADULT SCHOOL	0	0	0	0	0	0	0

Summary for 2017-2018 and 2018-2019						
Total students in relocatables by year.	25	0	0	0	0	5
Total number of COFTE students projected by year.	1,928	1,840	1,844	1,868	1,983	1,953
Percent in relocatables by year.	1 %	0 %	0 %	0 %	0 %	0 %

Leased Facilities Tracking

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

75

Location	F 60's Project Classrooms 2017-18 2018	FISH Student Reduction	Class	Projected Classrooms 2017-18 2018	FISH Student Reduction
WEWAHITCHKA ELEMENTARY	1	25		0	0
PORT SAINT JOE ELEMENTARY	0	0		0	0
PORT SAINT JOE JUNIOR SENIOR HIGH	0	0		0	0
HIGHLAND VIEW ELEMENTARY	0	0		0	0
WEWAHITCHKA JUNIOR SENIOR HIGH	0	0		0	0
GULF ADULT SCHOOL	0	0		0	0
	1	25		0	0

Failed Standard Relocatable Tracking

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

Nothing reported for this section.

Planning

Class Size Reduction Planning

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

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

School Closure Planning

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

No schools will be closed in Gulf County

Long Range Planning

Ten-Year Maintenance

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

Nothing reported for this section.

Ten-Year Capacity

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

Nothing reported for this section.

Ten-Year Planned Utilization

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

Project Name / Project	2018-2019 Station Station	2018-2019 Capacity	2018-2019 COFTE	2018-2019 Utilization	2018-2019 Station Station, or New Addition/Remodel	2018-2019 Station Station	2018-2019 Utilization
Other - ESE, etc	72	108	3.05	2.78 %	0	70	84.81 %
Elementary - District Totals	1,327	1,327	1,063.33	80.11 %	0	1,325	99.85 %
Middle - District Totals	1,894	1,704	848.66	49.82 %	0	1,704	100.00 %
High - District Totals	0	0	0.00	0.00 %	0	0	0.00 %
	3,293	3,139	1,915.04	61.01 %	0	3,099	98.73 %

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

No comments to report.

Ten-Year Infrastructure Planning

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

Nothing reported for this section.

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

Nothing reported for this section.

Twenty-Year Maintenance

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

Nothing reported for this section.

Twenty-Year Capacity

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

Nothing reported for this section.

Twenty-Year Planned Utilization

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

Facility Type / Description	2018 Student Stations	2018 2019 Projected Capacity	2018 2019 COFTE	2018 2019 Utilization	2018 2019 2020 2021 2022 2023 2024 2025 2026 2027 2028 2029 2030 Student Capacity to be added/reduced	Projected 2037 Student COFTE	Projected 2037 2038 Utilization
Elementary - District Totals	1,327	1,327	1,063.33	80.11 %	0	1,325	99.85 %
Middle - District Totals	1,894	1,704	848.66	49.82 %	0	1,800	105.63 %
High - District Totals	0	0	0.00	0.00 %	0	0	0.00 %
Other - ESE, etc	72	108	3.05	2.78 %	0	72	66.67 %
	3,293	3,139	1,915.04	61.01 %	0	3,197	101.65 %

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

No comments to report.

Twenty-Year Infrastructure Planning

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

Nothing reported for this section.

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

Nothing reported for this section.

Ex. (D)

GULF COUNTY SCHOOL DISTRICT

2020 - 2021 Work Plan

INTRODUCTION

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

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

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

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

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

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

	2020 - 2021	2021 - 2022	2022 - 2023	2023 - 2024	2024 - 2025	Five Year Total
Total Revenues	\$42,751	\$719,570	\$835,261	\$943,358	\$1,180,812	\$3,721,752
Total Project Costs	\$0	\$0	\$0	\$0	\$0	\$0
Difference (Remaining Funds)	\$42,751	\$719,570	\$835,261	\$943,358	\$1,180,812	\$3,721,752

District GULF COUNTY SCHOOL DISTRICT

Fiscal Year Range

CERTIFICATION

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

Date of School Board Adoption 10/6/2020
 Work Plan Submittal Date 9/30/2020
 DISTRICT SUPERINTENDENT JIM NORTON
 CHIEF FINANCIAL OFFICER SISSY WORLEY
 DISTRICT POINT-OF-CONTACT PERSON BILL CARR
 JOB TITLE ASSISTANT SUPERINTENDENT
 PHONE NUMBER 850-229-8256
 E-MAIL ADDRESS bcarr@gulf.k12.fl.us

80

Expenditures

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

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

Item	2020 - 2021 Actual Budget	2021 - 2022 Projected	2022 - 2023 Projected	2023 - 2024 Projected	2024 - 2025 Projected	Total
HVAC	\$1,000,000	\$500,000	\$500,000	\$500,000	\$500,000	\$3,000,000
Locations:	DISTRICT ADMINISTRATIVE OFFICES, GULF ADULT SCHOOL, PORT SAINT JOE ELEMENTARY, PORT SAINT JOE JUNIOR SENIOR HIGH, WEWAHITCHKA JUNIOR SENIOR HIGH, WEWAHITCHKA ELEMENTARY					
Flooring	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$250,000
Locations:	DISTRICT ADMINISTRATIVE OFFICES, GULF ADULT SCHOOL, PORT SAINT JOE ELEMENTARY, PORT SAINT JOE JUNIOR SENIOR HIGH, WEWAHITCHKA JUNIOR SENIOR HIGH, WEWAHITCHKA ELEMENTARY					
Roofing	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$500,000
Locations:	DISTRICT ADMINISTRATIVE OFFICES, GULF ADULT SCHOOL, PORT SAINT JOE ELEMENTARY, PORT SAINT JOE JUNIOR SENIOR HIGH, WEWAHITCHKA JUNIOR SENIOR HIGH, WEWAHITCHKA ELEMENTARY					
Safety to Life	\$0	\$0	\$0	\$0	\$0	\$0
Locations:	No Locations for this expenditure.					
Fencing	\$0	\$0	\$0	\$0	\$0	\$0
Locations:	No Locations for this expenditure.					
Parking	\$0	\$0	\$0	\$0	\$0	\$0
Locations:	No Locations for this expenditure.					
Electrical	\$0	\$0	\$0	\$0	\$0	\$0
Locations:	No Locations for this expenditure.					
Fire Alarm	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$25,000
Locations:	DISTRICT ADMINISTRATIVE OFFICES, GULF ADULT SCHOOL, PORT SAINT JOE ELEMENTARY, PORT SAINT JOE JUNIOR SENIOR HIGH, WEWAHITCHKA JUNIOR SENIOR HIGH, WEWAHITCHKA ELEMENTARY					
Telephone/Intercom System	\$0	\$0	\$0	\$0	\$0	\$0
Locations:	No Locations for this expenditure.					
Closed Circuit Television	\$0	\$0	\$0	\$0	\$0	\$0
Locations:	No Locations for this expenditure.					
Paint	\$0	\$0	\$0	\$0	\$0	\$0
Locations:	No Locations for this expenditure.					
Maintenance/Repair	\$70,000	\$70,000	\$70,000	\$70,000	\$70,000	\$350,000
Locations:	DISTRICT ADMINISTRATIVE OFFICES, GULF ADULT SCHOOL, PORT SAINT JOE ELEMENTARY, PORT SAINT JOE JUNIOR SENIOR HIGH, WEWAHITCHKA JUNIOR SENIOR HIGH, WEWAHITCHKA ELEMENTARY					
Sub Total:	\$1,225,000	\$725,000	\$725,000	\$725,000	\$725,000	\$4,125,000
PECO Maintenance Expenditures	\$0	\$0	\$0	\$0	\$0	\$0

1.50 Mill Sub Total:	\$1,225,000	\$725,000	\$725,000	\$725,000	\$725,000	\$4,125,000
----------------------	-------------	-----------	-----------	-----------	-----------	-------------

No items have been specified.

Total:	\$1,225,000	\$725,000	\$725,000	\$725,000	\$725,000	\$4,125,000
--------	-------------	-----------	-----------	-----------	-----------	-------------

Local 1.50 Mill Expenditure For Maintenance, Repair and Renovation

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

Item	2020 - 2021 Actual Budget	2021 - 2022 Projected	2022 - 2023 Projected	2023 - 2024 Projected	2024 - 2025 Projected	Total
Remaining Maint and Repair from 1.5 Mills	\$1,225,000	\$725,000	\$725,000	\$725,000	\$725,000	\$4,125,000
Maintenance/Repair Salaries	\$0	\$0	\$0	\$0	\$0	\$0
School Bus Purchases	\$250,000	\$250,000	\$250,000	\$250,000	\$250,000	\$1,250,000
Other Vehicle Purchases	\$0	\$25,000	\$0	\$0	\$0	\$25,000
Capital Outlay Equipment	\$100,000	\$325,000	\$325,000	\$325,000	\$200,000	\$1,275,000
Rent/Lease Payments	\$0	\$0	\$0	\$0	\$0	\$0
COP Debt Service	\$0	\$0	\$0	\$0	\$0	\$0
Rent/Lease Relocatables	\$0	\$0	\$0	\$0	\$0	\$0
Environmental Problems	\$0	\$0	\$0	\$0	\$0	\$0
s.1011.14 Debt Service	\$0	\$0	\$0	\$0	\$0	\$0
Special Facilities Construction Account	\$0	\$0	\$0	\$0	\$0	\$0
Premiums for Property Casualty Insurance - 1011.71 (4a,b)	\$110,000	\$150,000	\$150,000	\$150,000	\$150,000	\$710,000
Qualified School Construction Bonds (QSCB)	\$0	\$0	\$0	\$0	\$0	\$0
Qualified Zone Academy Bonds (QZAB)	\$0	\$0	\$0	\$0	\$0	\$0
Local Expenditure Totals:	\$1,685,000	\$1,475,000	\$1,450,000	\$1,450,000	\$1,325,000	\$7,385,000

Revenue

1.50 Mill Revenue Source

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

Item	Fund	2020 - 2021 Actual Value	2021 - 2022 Projected	2022 - 2023 Projected	2023 - 2024 Projected	2024 - 2025 Projected	Total
(1) Non-exempt property assessed valuation		\$2,026,571,302	\$2,207,984,632	\$2,302,454,589	\$2,415,055,223	\$2,532,195,111	\$11,484,260,857
(2) The Millage projected for discretionary capital outlay per s.1011.71		0.85	1.00	1.00	1.00	1.00	
(3) Full value of the 1.50-Mill discretionary capital outlay per s.1011.71		\$3,404,640	\$3,709,414	\$3,868,124	\$4,057,293	\$4,254,088	\$19,293,559
(4) Value of the portion of the 1.50 -Mill ACTUALLY levied	370	\$1,647,846	\$2,119,665	\$2,210,356	\$2,318,453	\$2,430,907	\$10,727,227
(5) Difference of lines (3) and (4)		\$1,756,794	\$1,589,749	\$1,657,768	\$1,738,840	\$1,823,181	\$8,566,332

PECO Revenue Source

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

Item	Fund	2020 - 2021 Actual Budget	2021 - 2022 Projected	2022 - 2023 Projected	2023 - 2024 Projected	2024 - 2025 Projected	Total
PECO New Construction	340	\$0	\$0	\$0	\$0	\$0	\$0
PECO Maintenance Expenditures		\$0	\$0	\$0	\$0	\$0	\$0
		\$0	\$0	\$0	\$0	\$0	\$0

CO & DS Revenue Source

Revenue from Capital Outlay and Debt Service funds.

Item	Fund	2020 - 2021 Actual Budget	2021 - 2022 Projected	2022 - 2023 Projected	2023 - 2024 Projected	2024 - 2025 Projected	Total
CO & DS Cash Flow-through Distributed	360	\$72,475	\$72,475	\$72,475	\$72,475	\$72,475	\$362,375
CO & DS Interest on Undistributed CO	360	\$2,430	\$2,430	\$2,430	\$2,430	\$2,430	\$12,150
		\$74,905	\$74,905	\$74,905	\$74,905	\$74,905	\$374,525

Fair Share Revenue Source

All legally binding commitments for proportionate fair-share mitigation for impacts on public school facilities must be included in the 5-year district work program.

Nothing reported for this section.

Sales Surtax Referendum

Specific information about any referendum for a 1-cent or ½-cent surtax referendum during the previous year.

Did the school district hold a surtax referendum during the past fiscal year 2019 - 2020?

No

Additional Revenue Source

Any additional revenue sources

Item	2020 - 2021 Actual Value	2021 - 2022 Projected	2022 - 2023 Projected	2023 - 2024 Projected	2024 - 2025 Projected	Total
Proceeds from a s.1011.14/15 F.S. Loans	\$0	\$0	\$0	\$0	\$0	\$0
District Bonds - Voted local bond referendum proceeds per s.9, Art VII State Constitution	\$0	\$0	\$0	\$0	\$0	\$0
Proceeds from Special Act Bonds	\$0	\$0	\$0	\$0	\$0	\$0
Estimated Revenue from CO & DS Bond Sale	\$0	\$0	\$0	\$0	\$0	\$0
Proceeds from Voted Capital Improvements millage	\$0	\$0	\$0	\$0	\$0	\$0
Other Revenue for Other Capital Projects	\$0	\$0	\$0	\$0	\$0	\$0
Proceeds from 1/2 cent sales surtax authorized by school board	\$0	\$0	\$0	\$0	\$0	\$0
Proceeds from local governmental infrastructure sales surtax	\$0	\$0	\$0	\$0	\$0	\$0
Proceeds from Certificates of Participation (COP's) Sale	\$0	\$0	\$0	\$0	\$0	\$0
Classrooms First Bond proceeds amount authorized in FY 1997-98	\$0	\$0	\$0	\$0	\$0	\$0
Classrooms for Kids	\$0	\$0	\$0	\$0	\$0	\$0
District Equity Recognition	\$0	\$0	\$0	\$0	\$0	\$0
Federal Grants	\$0	\$0	\$0	\$0	\$0	\$0
Proportionate share mitigation (actual cash revenue only, not in kind donations)	\$0	\$0	\$0	\$0	\$0	\$0
Impact fees received	\$0	\$0	\$0	\$0	\$0	\$0
Private donations	\$0	\$0	\$0	\$0	\$0	\$0
Grants from local governments or not-for-profit organizations	\$0	\$0	\$0	\$0	\$0	\$0
Interest, Including Profit On Investment	\$5,000	\$0	\$0	\$0	\$0	\$5,000
Revenue from Bonds pledging proceeds from 1 cent or 1/2 cent Sales Surtax	\$0	\$0	\$0	\$0	\$0	\$0
Total Fund Balance Carried Forward	\$0	\$0	\$0	\$0	\$0	\$0
General Capital Outlay Obligated Fund Balance Carried Forward From Total Fund Balance Carried Forward	\$0	\$0	\$0	\$0	\$0	\$0
Special Facilities Construction Account	\$0	\$0	\$0	\$0	\$0	\$0
One Cent - 1/2 Cent Sales Surtax Debt Service From Total Fund Balance Carried Forward	\$0	\$0	\$0	\$0	\$0	\$0
Capital Outlay Projects Funds Balance Carried Forward From Total Fund Balance Carried Forward	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal	\$5,000	\$0	\$0	\$0	\$0	\$5,000

Total Revenue Summary

Item Name	2020 - 2021 Budget	2021 - 2022 Projected	2022 - 2023 Projected	2023 - 2024 Projected	2024 - 2025 Projected	Five Year Total
Local 1.5 Mill Discretionary Capital Outlay Revenue	\$1,647,846	\$2,119,665	\$2,210,356	\$2,318,453	\$2,430,907	\$10,727,227
PECO and 1.5 Mill Maint and Other 1.5 Mill Expenditures	(\$1,685,000)	(\$1,475,000)	(\$1,450,000)	(\$1,450,000)	(\$1,325,000)	(\$7,385,000)
PECO Maintenance Revenue	\$0	\$0	\$0	\$0	\$0	\$0
Available 1.50 Mill for New Construction	(\$37,154)	\$644,665	\$760,356	\$868,453	\$1,105,907	\$3,342,227

Item Name	2020 - 2021 Budget	2021 - 2022 Projected	2022 - 2023 Projected	2023 - 2024 Projected	2024 - 2025 Projected	Five Year Total
CO & DS Revenue	\$74,905	\$74,905	\$74,905	\$74,905	\$74,905	\$374,525
PECO New Construction Revenue	\$0	\$0	\$0	\$0	\$0	\$0
Other/Additional Revenue	\$5,000	\$0	\$0	\$0	\$0	\$5,000
Total Additional Revenue	\$79,905	\$74,905	\$74,905	\$74,905	\$74,905	\$379,525
Total Available Revenue	\$42,751	\$719,570	\$835,261	\$943,358	\$1,180,812	\$3,721,752

Project Schedules**Capacity Project Schedules**

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

Nothing reported for this section.

Nothing reported for this section.

Other Project Schedules

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

Project Description	Location	2020 - 2021 Actual Budget	2021 - 2022 Projected	2022 - 2023 Projected	2023 - 2024 Projected	2024 - 2025 Projected	Total	Funded
Project description not specified	Location not specified	\$0	\$0	\$0	\$0	\$0	\$0	No
Project description not specified	Location not specified	\$0	\$0	\$0	\$0	\$0	\$0	No
Project description not specified	Location not specified	\$0	\$0	\$0	\$0	\$0	\$0	No
Project description not specified	Location not specified	\$0	\$0	\$0	\$0	\$0	\$0	No
Project description not specified	Location not specified	\$0	\$0	\$0	\$0	\$0	\$0	No
Project description not specified	Location not specified	\$0	\$0	\$0	\$0	\$0	\$0	No
Project description not specified	Location not specified	\$0	\$0	\$0	\$0	\$0	\$0	No
		\$0	\$0	\$0	\$0	\$0	\$0	

Additional Project Schedules

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

Project Description	Location	Num Classroom s	2020 - 2021 Actual Budget	2021 - 2022 Projected	2022 - 2023 Projected	2023 - 2024 Projected	2024 - 2025 Projected	Total	Funded
Parking Lot Paving	PORT SAINT JOE ELEMENTARY	0	\$0	\$225,000	\$0	\$0	\$0	\$225,000	No
Track	WEWAHITCHKA JUNIOR SENIOR HIGH	0	\$400,000	\$0	\$0	\$0	\$0	\$400,000	No
Parking Lot Paving	WEWAHITCHKA ELEMENTARY	0	\$0	\$225,000	\$0	\$0	\$0	\$225,000	No
Track	PORT SAINT JOE JUNIOR SENIOR HIGH	0	\$400,000	\$0	\$0	\$0	\$0	\$400,000	No
		0	\$800,000	\$450,000	\$0	\$0	\$0	\$1,250,000	

Non Funded Growth Management Project Schedules

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

Nothing reported for this section.

Tracking**Capacity Tracking**

Location	2020 - 2021 Satis. Stu. Sta.	Actual 2020 - 2021 FISH Capacity	Actual 2019 - 2020 GOFTE	# Class Rooms	Actual Average 2020 - 2021 Class Size	Actual 2020 - 2021 Utilization	New Stu. Capacity	New Rooms to be Added/Removed	Projected 2024 - 2025 COFTE	Projected 2024 - 2025 Utilization	Projected 2024 - 2025 Class Size
WEWAHITCHKA ELEMENTARY	544	544	492	28	18	91.00 %	0	0	0	0.00 %	0
PORT SAINT JOE ELEMENTARY	741	741	552	36	15	74.00 %	0	0	0	0.00 %	0
PORT SAINT JOE JUNIOR SENIOR HIGH	1,108	997	461	47	10	46.00 %	0	0	0	0.00 %	0
WEWAHITCHKA JUNIOR SENIOR HIGH	786	707	346	35	10	49.00 %	0	0	0	0.00 %	0
GULF ADULT SCHOOL	72	108	2	3	1	2.00 %	0	0	0	0.00 %	0
	3,251	3,097	1,854	149	12	59.87 %	0	0	0	0.00 %	0

The COFTE Projected Total (0) for 2024 - 2025 must match the Official Forecasted COFTE Total (1,874) for 2024 - 2025 before this section can be completed. In the event that the COFTE Projected Total does not match the Official forecasted COFTE, then the Balanced Projected COFTE Table should be used to balance COFTE.

Projected COFTE for 2024 - 2025	
Elementary (PK-3)	549
Middle (4-8)	734
High (9-12)	592
	1,874

Grade Level Type	Balanced Projected COFTE for 2024 - 2025
Elementary (PK-3)	549
Middle (4-8)	734
High (9-12)	592
	1,875

Relocatable Replacement

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

Location	2020 - 2021	2021 - 2022	2022 - 2023	2023 - 2024	2024 - 2025	Year 5 Total
Total Relocatable Replacements:	0	0	0	0	0	0

Charter Schools Tracking

Information regarding the use of charter schools.

Nothing reported for this section.

Special Purpose Classrooms Tracking

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

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

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

Infrastructure Tracking

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

Not Specified

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

Not Specified

Consistent with Comp Plan? No

Net New Classrooms

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

List the net new classrooms added in the 2019 - 2020 fiscal year.					List the net new classrooms to be added in the 2020 - 2021 fiscal year.			
"Classrooms" is defined as capacity carrying classrooms that are added to increase capacity to enable the district to meet the Class Size Amendment.					Totals for fiscal year 2020 - 2021 should match totals in Section 15A.			
Location	2019 - 2020 # Permanent	2019 - 2020 # Modular	2019 - 2020 # Relocatable	2019 - 2020 Total	2020 - 2021 # Permanent	2020 - 2021 # Modular	2020 - 2021 # Relocatable	2020 - 2021 Total
Elementary (PK-3)	0	0	0	0	0	0	0	0
Middle (4-8)	0	0	0	0	0	0	0	0

High (9-12)	0	0	0	0	0	0	0	0
	0	0	0	0	0	0	0	0

Relocatable Student Stations

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

Site	2020 - 2021	2021 - 2022	2022 - 2023	2023 - 2024	2024 - 2025	5 Year Average
WEWAHITCHKA ELEMENTARY	25	0	0	0	0	5
PORT SAINT JOE ELEMENTARY	0	0	0	0	0	0
PORT SAINT JOE JUNIOR SENIOR HIGH	0	0	0	0	0	0
WEWAHITCHKA JUNIOR SENIOR HIGH	0	0	0	0	0	0
GULF ADULT SCHOOL	0	0	0	0	0	0

Totals for GULF COUNTY SCHOOL DISTRICT						
Total students in relocatables by year.	25	0	0	0	0	5
Total number of COFTE students projected by year.	1,870	1,898	1,910	1,893	1,874	1,889
Percent in relocatables by year.	1 %	0 %	0 %	0 %	0 %	0 %

Leased Facilities Tracking

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

Location	# of Leased Classrooms 2020 - 2021	FISH Student Stations	Owner	# of Leased Classrooms 2024 - 2025	FISH Student Stations
WEWAHITCHKA ELEMENTARY	1	25		0	0
PORT SAINT JOE ELEMENTARY	0	0		0	0
PORT SAINT JOE JUNIOR SENIOR HIGH	0	0		0	0
WEWAHITCHKA JUNIOR SENIOR HIGH	0	0		0	0
GULF ADULT SCHOOL	0	0		0	0
	1	25		0	0

Failed Standard Relocatable Tracking

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

Nothing reported for this section.

Planning

Class Size Reduction Planning

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

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

School Closure Planning

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

No schools will be closed in Gulf County

Long Range Planning

Ten-Year Maintenance

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

Nothing reported for this section.

Ten-Year Capacity

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

Nothing reported for this section.

Ten-Year Planned Utilization

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

Grade Level Projections	FISH Student Stations	Actual 2019 - 2020 FISH Capacity	Actual 2019 - 2020 COFTE	Actual 2019 - 2020 Utilization	Actual 2020 - 2021 / 2029 - 2030 new Student Capacity to be added/removed	Projected 2029 - 2030 COFTE	Projected 2029 - 2030 Utilization
Elementary - District Totals	1,285	1,285	1,044.38	81.25 %	0	1,300	101.17 %
Middle - District Totals	1,894	1,704	807.28	47.36 %	0	1,900	111.50 %
High - District Totals	0	0	0.00	0.00 %	0	0	0.00 %
Other - ESE, etc	72	108	2.44	1.85 %	0	110	101.85 %
	3,251	3,097	1,854.10	59.87 %	0	3,310	106.88 %

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

No comments to report.

Ten-Year Infrastructure Planning

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

Nothing reported for this section.

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

Nothing reported for this section.

Twenty-Year Maintenance

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

Nothing reported for this section.

Twenty-Year Capacity

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

Nothing reported for this section.

Twenty-Year Planned Utilization

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

Grade Level Projections	FISH Student Stations	Actual 2019 - 2020 FISH Capacity	Actual 2019 - 2020 COFTE	Actual 2019 - 2020 Utilization	Actual 2020 - 2021 / 2039 - 2040 new Student Capacity to be added/removed	Projected 2039 - 2040 COFTE	Projected 2039 - 2040 Utilization
Elementary - District Totals	1,285	1,285	1,044.38	81.25 %	0	1,300	101.17 %
Middle - District Totals	1,894	1,704	807.28	47.36 %	0	1,900	111.50 %
High - District Totals	0	0	0.00	0.00 %	0	0	0.00 %
Other - ESE, etc	72	108	2.44	1.85 %	0	110	101.85 %
	3,251	3,097	1,854.10	59.87 %	0	3,310	106.88 %

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

No comments to report.

Twenty-Year Infrastructure Planning

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

Nothing reported for this section.

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

Nothing reported for this section.

**CITY OF PORT ST. JOE
SPECIAL EXCEPTION REQUEST APPLICATION**

Property Address: AVE B PSJ FL Zoning: Commercial -

Property Owner: DJ ENTERPRISES Phone: 850-348-0170
OF Panama City Inc.

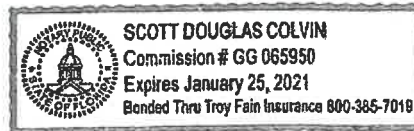
Mailing Address: P.O. Box 20275 City, State, and Zip: Panama City Beach FL

Parcel Number: 05724-000R Applicant if different: ERIC BAKER 32417

[Signature]
Owner signature

Swore to and subscribed before me this 14th day of Jan 2021. Personally known or
produced identification FL DL.

[Signature]
Signature of Notary Public



PUBLIC NOTICE

A SIGN WILL BE POSTED FOR FIFTEEN DAYS ON THE PROPERTY SEEKING THE SPECIAL EXCEPTION AND A NOTICE WILL BE PUBLISHED IN THE LOCAL NEWSPAPER.

APPLICATION REQUIREMENTS:

Application Fee - \$300

A letter indicating the section of the LDR under which special exception is being requested

Legal Description of Property

Copy of the Deed

Copy of the Survey

Site plan of the proposed improvements

Owner Signature

Date

Applicant Signature

Date

INCOMPLETE SUBMITTALS WILL NOT BE REVIEWED

(The Building Department requires separate forms and fees to obtain building permits.)

NOTE: THE ADDRESS OF THE PROPERTY MUST BE POSTED PRIOR TO SUBMITTAL.

1. X Two complete sets of plans, drawn to scale.

Including: A site plan with square feet of living, total square feet, impervious surface, and setbacks.

** Setbacks are measured from the closest overhang to property line**

A site plan showing any protected trees which will be removed from the property.
(Protected trees are any trees other than pine larger than 8" in diameter measure 54" from the base of the tree.)

2. _____ Development Order Packet

3. _____ New Address application

4. _____ Complete City water meter impact form

5. _____ Complete Driveway permit application

(Please refer to City of Port St. Joe's Land Development Regulations)

DESCRIPTION

Project Address: Corner of Ave B and Hwy 98, Port St. Joe FL

Lot Square Footage: 20,178 sf Dwelling Square Footage: Heat & cooled 1659sf, 1917 under roof.

Driveway Square Footage: 10,624 Accessory Building Square Footage: dumpster 136.5sf

Pool Square Footage: NA Patio/Deck Square Footage: 260sf

Setbacks: Front: 42.9 Left Side: 67.5 South _____

Rear: 70.6 Right Side: 14.5 North _____

Floor Area Ratio: 9.6% Lot Coverage: 68.46% (same as Impervious)

Building Height in Feet: 23 top of tower. 16ft top of Parapets. Impervious Surface: 68.46%

Landscape Buffers: (height x width) Rear 20feet 6 foot fence Elevation: 10.5 floor

DJ Enterprises of Panama City Inc

P.O. Box 20275 PCB FL 32417 850-348-0170

Applicant Name

Applicant Address

Phone Number

Eric Baker: President

Applicant Signature

3-1-21
Date

DJ Enterprises of Panama City, Inc.
A Franchisee of Taco Bell
P.O. Box 20275
Panama City Beach, FL 32417-0275
Office 850-249-1891
Fax 850-249-1273



To: City of Port St. Joe
From: Eric Baker, DJ Enterprises of Panama City inc. *EB*
Date: January 14, 2021
Re: Special Exception Request Application

To whom it may Concern:

Please consider granting an exception request for the attached property located on Ave B. Specifically, section 5.08 of the LDR "Restaurant with Drive up Facilities". As the attached plan shows we have 23 parking spaces where I believe the plan would require 25 or 26.

Thank you

- Hospitals: One space for each three beds, plus one space for each staff doctor, plus two spaces for each three employees.
- Medical or dental clinics and offices: Four spaces for each doctor, plus two spaces for each three employees.
- Convalescent and nursing homes: One space for each ten beds, plus one space for each employee.
- Child care facilities: One space for each staff member, plus one space for each ten children, located to allow for the safe and convenient loading and unloading of children.
- Office buildings: One space for each 300 square feet of gross floor area.
- Theaters, and restaurants without drive-up facilities: One space for each four seats, plus two spaces for each three employees.
- Churches and funeral parlors: One space for each five seats in the auditorium.
- Restaurants with drive-up facilities: One space for every 25 square feet of gross floor area, plus two spaces for each three employees.
- Marina: One-half spaces for each boat slip.
- Motels and hotels: One space per unit, plus two spaces for each three employees.
- Mini-warehouse facilities: One space for each ten warehouse units, plus two spaces for each three employees.
- Auto repair garages and filling stations: Two spaces for each three employees, plus one space for each service bay.
- Laundries: One space for each three washing machines.
- Barber shops and beauty parlors: One space for each chair, plus one space for each employee.
- Veterinary clinics and hospitals: One space for each 300 square feet of gross floor area, plus two spaces for each three employees.
- Health clubs: One space for each 150 square feet of gross floor area.
- Banks: One space for each 300 square feet of gross floor area.
- Vehicle sales: One space for each 400 square feet of gross floor area devoted to sales.
- Retail and commercial uses (other than those specifically cited):
- Buildings up to 2,000 square feet: One space for each 200 square feet of gross floor area.
 - Buildings of 2,001—4,000 square feet: One space for each 300 square feet of gross floor area.
 - Buildings of 4,001—10,000 square feet: One space for each 400 square feet of gross floor area.
 - Buildings greater than 10,000 square feet: One space for each 500 square feet of gross floor area, with a minimum of 25 spaces required.

Prepared by/return to:
Watersound Title Agency, LLC
130 Richard Jackson Blvd., Suite 200
Panama City Beach, Florida 32407

Order No.: 2020080092

Property Appraiser's Parcel I.D. Number:
05724-000R

Record Deed: 10.00
Deed Documentary Stamps: 1,925.00
Consideration: 275,000.00

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made this October 27, 2020 by The St. Joe Company, a Florida corporation, and having its principal place of business at 130 Richard Jackson Blvd., Suite 200, Panama City Beach, FL 32407 (the "Grantor"), and DJ Enterprises of Panama City, Inc., a Florida corporation whose post office address is P.O.Box 28151, Panama City, FL 32411, (the "Grantee"):

WITNESSETH:

Grantor, for and in consideration of the sum of Ten and No/100 U.S. Dollars (\$10.00), and other valuable consideration, receipt whereof is hereby acknowledged, has granted, bargained, sold, alienated, remised, released, conveyed and confirmed and by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee the following parcel of land, situate, lying and being in the County of Gulf, State of Florida ("Property"), and more particularly described as follows:

LOT 7, LESS AND EXCEPT THE RIGHT OF WAY OF U.S. HIGHWAY 98 AND LOTS 9, 11, AND 13, BLOCK 1003, ACCORDING TO THE PLAT OF PORT ST. JOE, AS RECORDED IN PLAT BOOK 1, PAGE 18 OF THE PUBLIC RECORDS OF GULF COUNTY, FLORIDA.


Subject to encumbrances, easements and restrictions of record, taxes for 2020 and for subsequent years, zoning and other regulatory laws and ordinances affecting the Property, and any matters which would be disclosed by a current and accurate survey or by a current physical inspection of the Property.

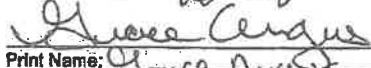
TOGETHER with all and singular the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.


AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said Property in fee simple; that the Grantor has good right and lawful authority to sell and convey said Property; and hereby specially warrants the title to said Property and will defend the same against the lawful claims of all persons claiming by, through or under the said Grantor, but none other.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in its name, and its name by its proper officers, and its corporate seal to be affixed, the day and year first above written.


Print Name: Wendy Ringquist


Print Name: Grace Angles

The St. Joe Company, a Florida corporation

BY: 
Marek Bakun
Executive Vice President and CFO

STATE OF FLORIDA
COUNTY OF BAY

The foregoing instrument was acknowledged before me by means of X physical presence or online notarization this 27th day of October, 2020 by Marek Bakun as Executive Vice President and CFO of The St. Joe Company, a Florida corporation. He/she is personally known to me.



WENDY RINGQUIST
Commission # 06201811
Expires March 8, 2023
Bonded Three Thousand Dollars

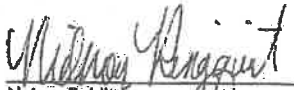

Notary Public

EXHIBIT "A"

Property

LOT 7, LESS AND EXCEPT THE RIGHT OF WAY OF U.S. HIGHWAY 98 AND ALL OF LOTS 9, 11, AND 13, BLOCK 1003, ACCORDING TO THE PLAT OF PORT ST. JOE, AS RECORDED IN PLAT BOOK 1, PAGE 18 OF THE PUBLIC RECORDS OF GULF COUNTY, FLORIDA.



October 27, 2020

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

Dear Sirs:

We hereby request sewer impact fee credit assignments from our pre-paid pool to be allocated to the following properties located in Gulf County as indicated below:

Description of Property:

LOT 7, LESS AND EXCEPT THE RIGHT OF WAY OF U.S. HIGHWAY 98 AND LOTS 9, 11, AND 13, BLOCK 1003, ACCORDING TO THE PLAT OF PORT ST. JOE, AS RECORDED IN PLAT BOOK 1, PAGE 18 OF THE PUBLIC RECORDS OF GULF COUNTY, FLORIDA.	Buyer	Sewer Tap Fee Credit	Water Tap Fee Credit
	DJ Enterprises of Panama City, Inc.	1	1

Should you have any questions or comments, please do not hesitate to contact me at 850-231-6400.

Sincerely,

Dan Velazquez
Sr. Vice President
Development

SHIRLEY J. JENKINS
GULF COUNTY TAX COLLECTOR

2020 REAL ESTATE NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

PROPERTY I.D. NUMBER	ESCROW CD	EXEMPTIONS	DIST
05724-000R			000

TAX BILL NUMBER R1447000

D J ENTERPRISES OF PANAMA CITY
 PO BOX 28151 *P.O. Box 20275*
 PANAMA CITY FL 32411
32417

46767
 .596
 CITY OF PORT ST JOE ORIG. PART
 OF LOT 7 & LOTS 9, 11 & 13
 LESS ORB 202/585 TO NEW BETHEL
 AME CHURCH
 SITE: AVENUE B PORT ST JOE 32456

MAILING ADDRESS: 1000 COSTIN BLVD., RM. 147, PORT ST. JOE FL 32456 * (850)-229-5353 * www.gulfcountrytaxcollector.com

TAXING AUTHORITY	MILLAGE RATE	AD VALOREM TAXES ASSESSED VALUE	EXEMPTION VALUE	TAXABLE VALUE	TAXES LEVIED
COUNTY	.00710000	134,700		134,700	956.37
SCHOOL-LRE	.00366800	134,700		134,700	494.08
SCHOOL-DISC	.00259500	134,700		134,700	349.55
PORT ST. JOE	.00359140	134,700		134,700	483.76
NW FL WATER MGM	.00003110	134,700		134,700	4.19
<i>Please correct address</i>					
TOTAL MILLAGE					AD VALOREM TAXES 2,287.95

WALK-IN CUSTOMERS
 PLEASE BRING FOR RECEIPT

LEVYING AUTHORITY	NON-AD VALOREM ASSESSMENTS RATE	AMOUNT
NON-AD VALOREM ASSESSMENTS		

COMBINED TAXES AND ASSESSMENTS See reverse side for important information

IF PAID BY:	NOV 1-30	DEC 1-31	JAN 1-31	FEB 1-28	MAR 1-31	APR 1-30
	2,196.43	2,219.31	2,242.19	2,265.07	2,287.95	2,356.59

AFFIDAVIT OF
PROOF OF PUBLICATION
(S.50.051, FS)

THE STAR
Published Weekly
Port St Joe, Gulf County Florida
STATE OF FLORIDA
COUNTY OF GULF

Before the undersigned authority personally appeared

Robin Hoxie,
who on oath says that he/she is Advertising Sales Rep of
the The Star, a weekly newspaper published at
149 W. Hwy 98 Gulf County, Florida; that the attached
copy of advertisement, being in the matter of

SEE ATTACHED

was published in said newspaper in the

Issue(s) of February 11, 2021

Affiant further says *The Star* is a newspaper published at
149 W. Hwy 98, in said Gulf County
Florida and that said newspaper has heretofore been
Continuously published in said Gulf County, Florida,
And each Thursday and has been entered as second class
mail matter at the post office in Port St Joe, Gulf County,
for a period of 1 year next preceding the first
Publication of the attached copy of advertisement; and
Affiant further says that he or she has neither paid nor
promised any person, firm or corporation any discount,
rebate, commission or refund for the purpose of securing
this advertisement for publication in the said newspaper.

Sworn to and subscribed before me this

11 day of February, 2021

By Robin Hoxie, who is

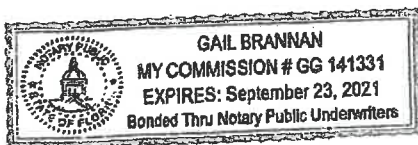
X personally known to me or _____ who has produced

_____ (type of identification),

As Identification.

Gail Brannan

Signature of Notary



Print, Type, or Stamp Commissioned
Name of Notary Public

PUBLIC NOTICE

Public Hearings will be held in the Planning, Development, & Review Board's
Regular Meeting on, Tuesday, March 2nd, 2021, at 4:00 P.M. EST and at the
Regular City Commission Meeting on Tuesday, March 23rd, 2021, at
12:00 P.M. EST at the Ward Ridge Building, 2775 Garrison Ave., Port St. Joe, FL
32456 to discuss and act on the following:

Discussion – Special Exception per section 5.08 (Required Parking Spaces)

&

Development Order for
Taco Bell, DJ Enterprises of Panama City
Located at the Corner of Hwy 98 & Avenue B
Parcel: 05724-000R

Interested persons may attend and be heard at the public hearings or provide
comments in writing to the Planning and Development Review Board, City of
Port St. Joe City Hall, 305 Cecil G. Costin, Sr., Blvd., Port St. Joe, Florida 32456.
Transactions of the public hearings will not be recorded. Persons wishing to
appeal any decision made during the hearings will need a record of the
proceeding and should ensure a verbatim record is made, including the
testimony on which the appeal is based.

In accordance with the Americans with Disabilities Act, persons wishing to attend
needing assistance and special accommodations to participate in these
proceedings should contact Charlotte Pierce, City Clerk, at City Hall,
(850)229-8261.

NF-11118465



PROJECT LOCATION
GULF COUNTY

PROJECT TEAM

OWNER/CLIENT
DJ ENTERPRISES OF PANAMA CITY, INC.
PO BOX 32456
PANAMA CITY, FL 32405
PHONE: (904) 348-9170

SURVEYOR
SURVEY ENGINEER, INC.
200 ABERDEEN PARKWAY
PANAMA CITY, FL 32405
PHONE: (904) 322-5544

CIVIL ENGINEER
KIMLEY-HORN & ASSOCIATES, INC.
SUITE 120-C
100 RICHARD JACKSON BOULEVARD
PANAMA CITY, FL 32407
PHONE: (904) 850-3532

GEOTECHNICAL ENGINEER
MORRIS CORRENTINO, INC.
LIVIN' HAVEN, FL 32444
PHONE: (904) 238-0994

UTILITY SUPPLIERS

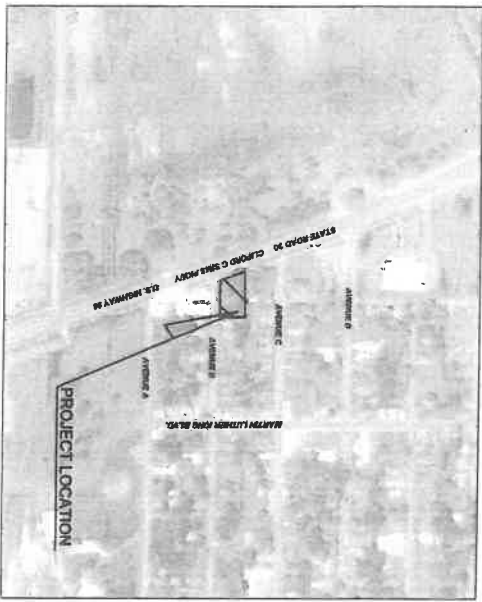
WATER / SANITARY SERVICE
CITY OF PORT ST JOE UTILITIES
303 COOL & CORTIN ST., BLDG
PORT ST JOE, FL 32456
PHONE: (904) 229-8281

GAS
SUNBELT GAS COMPANY
303 LUNA AVE.
PORT ST JOE, FL 32456
PHONE: (904) 229-8218

ELECTRIC
FLORIDA POWER & LIGHTS
10011 US-90
PORT ST JOE, FL 32456
PHONE: (904) 700-5744

TELECOMMUNICATIONS
FLORIDA POWER & LIGHTS
10011 US-90
PORT ST JOE, FL 32456
PHONE: (904) 664-7224

CONSTRUCTION PLANS FOR PORT ST JOE TACO BELL HIGHWAY 98, PORT ST JOE, FLORIDA 32456 GULF COUNTY, FLORIDA



NORTH

VICINITY MAP
SCALE: 1"=200'

DESIGN STANDARDS:
F.D.O.T. SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION
F.D.O.T. STANDARD PLANS FOR ROAD CONSTRUCTION, LATEST EDITION
F.D.O.T. STANDARD PLANS FOR BRIDGE CONSTRUCTION, LATEST EDITION
CONSTRUCTION AND MAINTENANCE OF STREETS AND HIGHWAYS (GREEN BOOK)
CITY OF PORT ST JOE UTILITIES SPECIFICATIONS
NATIONAL ENVIRONMENTAL RESOURCE PLANNING REQUIREMENTS

Sheet Number	Sheet Title
C000	COVER SHEET
C001	GENERAL NOTES
C100	EXISTING CONDITIONS
C101	DEMOLITION AND EROSION CONTROL PLAN
C102	EROSION CONTROL DETAILS AND NOTES
C200	SITE PLAN
C201	SIGHT TRIANGLE PLAN
C202	TRUCK MOVEMENT PLAN
C300	GRADING AND DRAINAGE
C400	UTILITY PLAN
G800	CONSTRUCTION DETAILS
G501	CONSTRUCTION DETAILS
G502	CONSTRUCTION DETAILS
L100	TREE PROTECTION PLAN
L200	LANDSCAPE PLAN
L201	LANDSCAPE NOTES & DETAILS

SHEET INDEX



ATTENTION
DRAWING TITLE
DATE
SCALE
SHEET NUMBER

PORT ST JOE
TACO BELL
PREPARED FOR
DJ ENTERPRISES OF
PANAMA CITY, INC.
FLORIDA

COVER SHEET

NSA PROJECT
142981000
DATE
DECEMBER 2020
SCALE AS SHOWN
DESIGNED BY
DRAWN BY
CHECKED BY

REGISTERED PROFESSIONAL
JEFFREY BRITTON
No. 0208
STATE OF
FLORIDA
EXPIRATION DATE
12/31/2024

Kimley-Horn

© 2020 KIMLEY-HORN AND ASSOCIATES, INC.
100 RICHARD JACKSON BOULEVARD, SUITE 120-C
PANAMA CITY BEACH, FL 32407 PHONE: 904-933-3522
WWW.KIMLEY-HORN.COM CA 00000698

No.	REVISIONS	DATE	BY

SHEET NUMBER
C000

DEMOLITION NOTES

[illegible]

ALL MEASURES STARTED ON WATER POLLUTION PREVENTION

[illegible]

WALKER AND SEWER UTILITY NOISES


[illegible]

SHALL BE TAKEN TO AVOID DAMAGE TO THE COATING OR LINING IN ANY PIPE OR FITTING WHICH IS DAMAGED OR WHICH HAS FLAWS OR

[illegible]

		
<p>0320 KIMLEY-HORN AND ASSOCIATES, INC. 3040 ANDERSON BOULEVARD, SUITE 120-C TROY BEACH, FL 32407 PHONE: 850-532-3322 WWW.KIMLEY-HORN.COM CA 00000698</p>	<p>0320 KIMLEY-HORN AND ASSOCIATES, INC. 3040 ANDERSON BOULEVARD, SUITE 120-C TROY BEACH, FL 32407 PHONE: 850-532-3322 WWW.KIMLEY-HORN.COM CA 00000698</p>	<p>0320 KIMLEY-HORN AND ASSOCIATES, INC. 3040 ANDERSON BOULEVARD, SUITE 120-C TROY BEACH, FL 32407 PHONE: 850-532-3322 WWW.KIMLEY-HORN.COM CA 00000698</p>
<p>0320 KIMLEY-HORN AND ASSOCIATES, INC. 3040 ANDERSON BOULEVARD, SUITE 120-C TROY BEACH, FL 32407 PHONE: 850-532-3322 WWW.KIMLEY-HORN.COM CA 00000698</p>	<p>0320 KIMLEY-HORN AND ASSOCIATES, INC. 3040 ANDERSON BOULEVARD, SUITE 120-C TROY BEACH, FL 32407 PHONE: 850-532-3322 WWW.KIMLEY-HORN.COM CA 00000698</p>	<p>0320 KIMLEY-HORN AND ASSOCIATES, INC. 3040 ANDERSON BOULEVARD, SUITE 120-C TROY BEACH, FL 32407 PHONE: 850-532-3322 WWW.KIMLEY-HORN.COM CA 00000698</p>
<p>0320 KIMLEY-HORN AND ASSOCIATES, INC. 3040 ANDERSON BOULEVARD, SUITE 120-C TROY BEACH, FL 32407 PHONE: 850-532-3322 WWW.KIMLEY-HORN.COM CA 00000698</p>	<p>0320 KIMLEY-HORN AND ASSOCIATES, INC. 3040 ANDERSON BOULEVARD, SUITE 120-C TROY BEACH, FL 32407 PHONE: 850-532-3322 WWW.KIMLEY-HORN.COM CA 00000698</p>	<p>0320 KIMLEY-HORN AND ASSOCIATES, INC. 3040 ANDERSON BOULEVARD, SUITE 120-C TROY BEACH, FL 32407 PHONE: 850-532-3322 WWW.KIMLEY-HORN.COM CA 00000698</p>
<p>0320 KIMLEY-HORN AND ASSOCIATES, INC. 3040 ANDERSON BOULEVARD, SUITE 120-C TROY BEACH, FL 32407 PHONE: 850-532-3322 WWW.KIMLEY-HORN.COM CA 00000698</p>	<p>0320 KIMLEY-HORN AND ASSOCIATES, INC. 3040 ANDERSON BOULEVARD, SUITE 120-C TROY BEACH, FL 32407 PHONE: 850-532-3322 WWW.KIMLEY-HORN.COM CA 00000698</p>	<p>0320 KIMLEY-HORN AND ASSOCIATES, INC. 3040 ANDERSON BOULEVARD, SUITE 120-C TROY BEACH, FL 32407 PHONE: 850-532-3322 WWW.KIMLEY-HORN.COM CA 00000698</p>

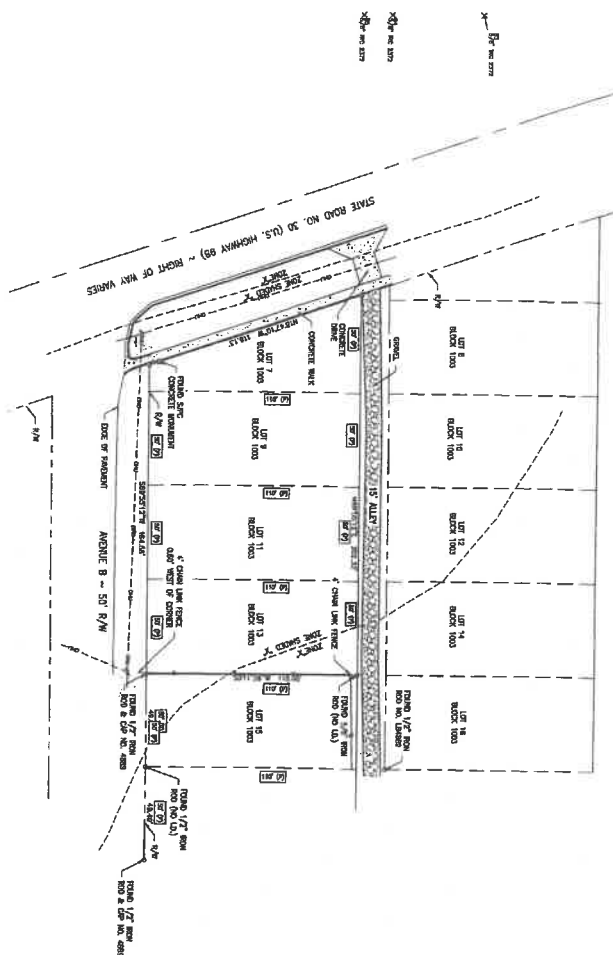
THESE PRESENTED ON THIS PAGE SHALL BE

1914 PROJECT 1422981000	LICENSED PROFESSIONAL
DATE DECEMBER 2020	
SCALE AS SHOWN	
DESIGNED BY JMS	
DRAWN BY MWJ	
CHECKED BY AJS	

Abstract

	GENERAL
--	---------

PORT
TAC
PREP
DJ ENTER
PANAM
T ST JOE

[illegible]

DESCRIPTION:
LOT 7, LESS AND EXCEPT THE RIGHT OF WAY OF U.S. HIGHWAY 98 AND LOTS 8, 11 AND 12, BLOCK 1003 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 18 OF THE PUBLIC RECORDS OF GULF COUNTY, FLORIDA.

[illegible]

**PORT ST JOE
TACO BELL**
PREPARED FOR
DJ ENTERPRISES OF
PANAMA CITY, INC.

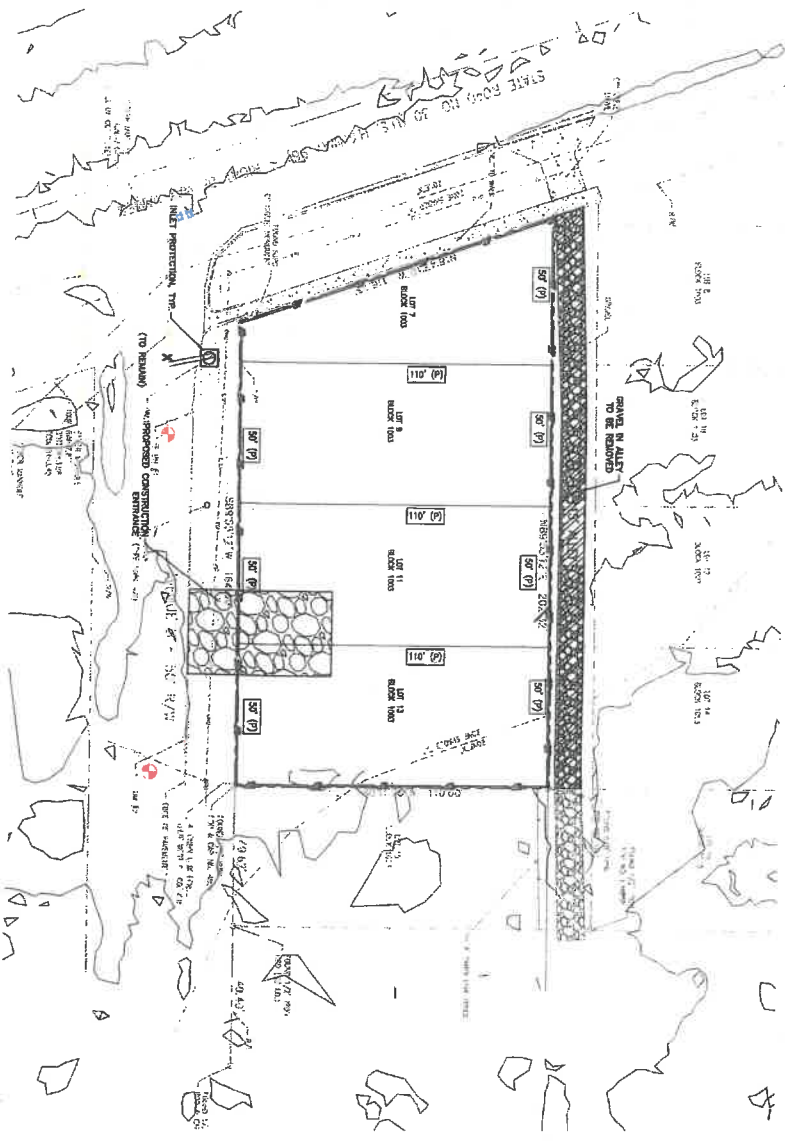
EXISTING CONDITIONS

KHA PROJECT
142981000
DATE
DECEMBER 202
SCALE AS SHOWN
DESIGNED BY JMB
DRAWN BY MDW
CHECKED BY JMB

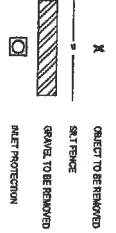


Kimley»Horn
© 2020 KIMLEY-HORN AND ASSOCIATES, INC.
100 RICHARD JACKSON BOULEVARD, SUITE 120-C
PANAMA CITY BEACH, FL 32407 PHONE: 850-553-3322
WWW.KIMLEY-HORN.COM FAX: 850-900-0946

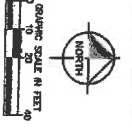
No.	REVISIONS	DATE	BY



DEMOLITION NOTE:
ALL STRUCTURES WITHIN LIMITS TO BE DEMOLISHED MUST BE
CLEARED IN THE PRESENCE OF PORT ST JOE UTILITY STAFF.



LEGEND



SHEET NUMBER C-101	PORT ST JOE TACO BELL PREPARED FOR DJ ENTERPRISES OF PANAMA CITY, INC. PORT ST JOE FLORIDA	DEMOLITION AND EROSION CONTROL PLAN	RHA PROJECT 142981000	LICENSED PROFESSIONAL		Kimley»Horn © 2002 KIMLEY-HORN AND ASSOCIATES, INC. 100 RICHARD JACOBSON BOULEVARD, SUITE 120-C PANAMA CITY BEACH, FL 32407 PHONE: 850-353-3322 WWW.KIMLEY-HORN.COM CA 00000699				
			DATE DECEMBER 2020							
			SCALE AS SHOWN							
			DESIGNED BY JMB							
			DRAWN BY MDW							
			CHECKED BY JMB							

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER INSTALLATION OF THE GEOTEXTILE OVER THE EXISTING SUBGRADE. THE GEOTEXTILE SHALL BE LAPPED BY A MINIMUM OF 18 INCHES (457 MM) IN THE DIRECTION OF THE DRAINAGE FLOW. THE LAPS SHALL BE STITCHED TOGETHER USING A MINIMUM OF 12 GAUGE GALVANIZED STEEL WIRE OR EQUIVALENT. THE GEOTEXTILE SHALL BE PROTECTED BY A MINIMUM OF 6 INCHES (152 MM) OF CLEAN, CRUSHED STONE OR EQUIVALENT MATERIAL. THE GEOTEXTILE SHALL BE PROTECTED BY A MINIMUM OF 6 INCHES (152 MM) OF CLEAN, CRUSHED STONE OR EQUIVALENT MATERIAL. THE GEOTEXTILE SHALL BE PROTECTED BY A MINIMUM OF 6 INCHES (152 MM) OF CLEAN, CRUSHED STONE OR EQUIVALENT MATERIAL.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER INSTALLATION OF THE GEOTEXTILE OVER THE EXISTING SUBGRADE. THE GEOTEXTILE SHALL BE LAPPED BY A MINIMUM OF 18 INCHES (457 MM) IN THE DIRECTION OF THE DRAINAGE FLOW. THE LAPS SHALL BE STITCHED TOGETHER USING A MINIMUM OF 12 GAUGE GALVANIZED STEEL WIRE OR EQUIVALENT. THE GEOTEXTILE SHALL BE PROTECTED BY A MINIMUM OF 6 INCHES (152 MM) OF CLEAN, CRUSHED STONE OR EQUIVALENT MATERIAL. THE GEOTEXTILE SHALL BE PROTECTED BY A MINIMUM OF 6 INCHES (152 MM) OF CLEAN, CRUSHED STONE OR EQUIVALENT MATERIAL. THE GEOTEXTILE SHALL BE PROTECTED BY A MINIMUM OF 6 INCHES (152 MM) OF CLEAN, CRUSHED STONE OR EQUIVALENT MATERIAL.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER INSTALLATION OF THE GEOTEXTILE OVER THE EXISTING SUBGRADE. THE GEOTEXTILE SHALL BE LAPPED BY A MINIMUM OF 18 INCHES (457 MM) IN THE DIRECTION OF THE DRAINAGE FLOW. THE LAPS SHALL BE STITCHED TOGETHER USING A MINIMUM OF 12 GAUGE GALVANIZED STEEL WIRE OR EQUIVALENT. THE GEOTEXTILE SHALL BE PROTECTED BY A MINIMUM OF 6 INCHES (152 MM) OF CLEAN, CRUSHED STONE OR EQUIVALENT MATERIAL. THE GEOTEXTILE SHALL BE PROTECTED BY A MINIMUM OF 6 INCHES (152 MM) OF CLEAN, CRUSHED STONE OR EQUIVALENT MATERIAL. THE GEOTEXTILE SHALL BE PROTECTED BY A MINIMUM OF 6 INCHES (152 MM) OF CLEAN, CRUSHED STONE OR EQUIVALENT MATERIAL.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER INSTALLATION OF THE GEOTEXTILE OVER THE EXISTING SUBGRADE. THE GEOTEXTILE SHALL BE LAPPED BY A MINIMUM OF 18 INCHES (457 MM) IN THE DIRECTION OF THE DRAINAGE FLOW. THE LAPS SHALL BE STITCHED TOGETHER USING A MINIMUM OF 12 GAUGE GALVANIZED STEEL WIRE OR EQUIVALENT. THE GEOTEXTILE SHALL BE PROTECTED BY A MINIMUM OF 6 INCHES (152 MM) OF CLEAN, CRUSHED STONE OR EQUIVALENT MATERIAL. THE GEOTEXTILE SHALL BE PROTECTED BY A MINIMUM OF 6 INCHES (152 MM) OF CLEAN, CRUSHED STONE OR EQUIVALENT MATERIAL. THE GEOTEXTILE SHALL BE PROTECTED BY A MINIMUM OF 6 INCHES (152 MM) OF CLEAN, CRUSHED STONE OR EQUIVALENT MATERIAL.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER INSTALLATION OF THE GEOTEXTILE OVER THE EXISTING SUBGRADE. THE GEOTEXTILE SHALL BE LAPPED BY A MINIMUM OF 18 INCHES (457 MM) IN THE DIRECTION OF THE DRAINAGE FLOW. THE LAPS SHALL BE STITCHED TOGETHER USING A MINIMUM OF 12 GAUGE GALVANIZED STEEL WIRE OR EQUIVALENT. THE GEOTEXTILE SHALL BE PROTECTED BY A MINIMUM OF 6 INCHES (152 MM) OF CLEAN, CRUSHED STONE OR EQUIVALENT MATERIAL. THE GEOTEXTILE SHALL BE PROTECTED BY A MINIMUM OF 6 INCHES (152 MM) OF CLEAN, CRUSHED STONE OR EQUIVALENT MATERIAL. THE GEOTEXTILE SHALL BE PROTECTED BY A MINIMUM OF 6 INCHES (152 MM) OF CLEAN, CRUSHED STONE OR EQUIVALENT MATERIAL.

1. **CONTRACTS.** The contract shall be in writing and shall be signed by the contractor and the Government. The contract shall contain the following provisions:

2. **TERMS OF PAYMENT.** The Government shall pay the contractor the sum of \$100,000.00 (one hundred thousand dollars) for the work described herein. Payment shall be made in three installments: \$33,333.33 (thirty-three thousand three hundred and thirty-three dollars and thirty-three cents) upon execution of the contract, \$33,333.33 (thirty-three thousand three hundred and thirty-three dollars and thirty-three cents) upon completion of the work, and \$33,333.33 (thirty-three thousand three hundred and thirty-three dollars and thirty-three cents) upon final acceptance of the work.

3. **DELIVERY OF GOODS.** The contractor shall deliver the goods to the Government at the following address: [Address]. The goods shall be delivered in accordance with the following schedule: [Schedule].

4. **WARRANTY.** The contractor warrants that the goods shall conform to the specifications set forth in the contract. The contractor shall be responsible for any defects in the goods discovered within the warranty period.

5. **FORCE MAJEURE.** In the event of a force majeure event, the contractor shall be relieved of its obligations under the contract.

6. **ASSIGNMENT.** The contractor shall not assign its obligations under the contract without the prior written consent of the Government.

7. **ENTIRE AGREEMENT.** This contract shall constitute the entire agreement between the parties.

8. **SIGNATURES.** The contract shall be signed by the authorized representatives of both parties.

9. **GOVERNMENT USE ONLY.** This contract is for the use of the Government and shall not be used for any other purpose.

10. **GOVERNMENT PROPERTY.** Any property of the Government used in the performance of the contract shall remain the property of the Government.

11. **GOVERNMENT EMPLOYEES.** No Government employee shall be employed by the contractor.

12. **GOVERNMENT CONTRACTORS.** No Government contractor shall be employed by the contractor.

13. **GOVERNMENT SUPPLIERS.** No Government supplier shall be employed by the contractor.

14. **GOVERNMENT VENDORS.** No Government vendor shall be employed by the contractor.

15. **GOVERNMENT DISTRIBUTORS.** No Government distributor shall be employed by the contractor.

16. **GOVERNMENT AGENTS.** No Government agent shall be employed by the contractor.

17. **GOVERNMENT REPRESENTATIVES.** No Government representative shall be employed by the contractor.

18. **GOVERNMENT ADVISORS.** No Government advisor shall be employed by the contractor.

19. **GOVERNMENT CONSULTANTS.** No Government consultant shall be employed by the contractor.

20. **GOVERNMENT EXPERTS.** No Government expert shall be employed by the contractor.

21. **GOVERNMENT SPECIALISTS.** No Government specialist shall be employed by the contractor.

22. **GOVERNMENT PROFESSIONALS.** No Government professional shall be employed by the contractor.

23. **GOVERNMENT MANAGERS.** No Government manager shall be employed by the contractor.

24. **GOVERNMENT SUPERVISORS.** No Government supervisor shall be employed by the contractor.

25. **GOVERNMENT OFFICIALS.** No Government official shall be employed by the contractor.

26. **GOVERNMENT MEMBERS.** No Government member shall be employed by the contractor.

27. **GOVERNMENT OFFICERS.** No Government officer shall be employed by the contractor.

28. **GOVERNMENT EMPLOYEES.** No Government employee shall be employed by the contractor.

29. **GOVERNMENT CONTRACTORS.** No Government contractor shall be employed by the contractor.

30. **GOVERNMENT SUPPLIERS.** No Government supplier shall be employed by the contractor.

31. **GOVERNMENT VENDORS.** No Government vendor shall be employed by the contractor.

32. **GOVERNMENT DISTRIBUTORS.** No Government distributor shall be employed by the contractor.

33. **GOVERNMENT AGENTS.** No Government agent shall be employed by the contractor.

34. **GOVERNMENT REPRESENTATIVES.** No Government representative shall be employed by the contractor.

35. **GOVERNMENT ADVISORS.** No Government advisor shall be employed by the contractor.

36. **GOVERNMENT CONSULTANTS.** No Government consultant shall be employed by the contractor.

37. **GOVERNMENT EXPERTS.** No Government expert shall be employed by the contractor.

38. **GOVERNMENT SPECIALISTS.** No Government specialist shall be employed by the contractor.

39. **GOVERNMENT PROFESSIONALS.** No Government professional shall be employed by the contractor.

40. **GOVERNMENT MANAGERS.** No Government manager shall be employed by the contractor.

41. **GOVERNMENT SUPERVISORS.** No Government supervisor shall be employed by the contractor.

42. **GOVERNMENT OFFICIALS.** No Government official shall be employed by the contractor.

43. **GOVERNMENT MEMBERS.** No Government member shall be employed by the contractor.

44. **GOVERNMENT OFFICERS.** No Government officer shall be employed by the contractor.

45. **GOVERNMENT EMPLOYEES.** No Government employee shall be employed by the contractor.

46. **GOVERNMENT CONTRACTORS.** No Government contractor shall be employed by the contractor.

47. **GOVERNMENT SUPPLIERS.** No Government supplier shall be employed by the contractor.

48. **GOVERNMENT VENDORS.** No Government vendor shall be employed by the contractor.

49. **GOVERNMENT DISTRIBUTORS.** No Government distributor shall be employed by the contractor.

50. **GOVERNMENT AGENTS.** No Government agent shall be employed by the contractor.

51. **GOVERNMENT REPRESENTATIVES.** No Government representative shall be employed by the contractor.

52. **GOVERNMENT ADVISORS.** No Government advisor shall be employed by the contractor.

53. **GOVERNMENT CONSULTANTS.** No Government consultant shall be employed by the contractor.

54. **GOVERNMENT EXPERTS.** No Government expert shall be employed by the contractor.

55. **GOVERNMENT SPECIALISTS.** No Government specialist shall be employed by the contractor.

56. **GOVERNMENT PROFESSIONALS.** No Government professional shall be employed by the contractor.

57. **GOVERNMENT MANAGERS.** No Government manager shall be employed by the contractor.

58. **GOVERNMENT SUPERVISORS.** No Government supervisor shall be employed by the contractor.

59. **GOVERNMENT OFFICIALS.** No Government official shall be employed by the contractor.

60. **GOVERNMENT MEMBERS.** No Government member shall be employed by the contractor.

61. **GOVERNMENT OFFICERS.** No Government officer shall be employed by the contractor.

62. **GOVERNMENT EMPLOYEES.** No Government employee shall be employed by the contractor.

63. **GOVERNMENT CONTRACTORS.** No Government contractor shall be employed by the contractor.

64. **GOVERNMENT SUPPLIERS.** No Government supplier shall be employed by the contractor.

65. **GOVERNMENT VENDORS.** No Government vendor shall be employed by the contractor.

66. **GOVERNMENT DISTRIBUTORS.** No Government distributor shall be employed by the contractor.

67. **GOVERNMENT AGENTS.** No Government agent shall be employed by the contractor.

68. **GOVERNMENT REPRESENTATIVES.** No Government representative shall be employed by the contractor.

69. **GOVERNMENT ADVISORS.** No Government advisor shall be employed by the contractor.

70. **GOVERNMENT CONSULTANTS.** No Government consultant shall be employed by the contractor.

71. **GOVERNMENT EXPERTS.** No Government expert shall be employed by the contractor.

72. **GOVERNMENT SPECIALISTS.** No Government specialist shall be employed by the contractor.

73. **GOVERNMENT PROFESSIONALS.** No Government professional shall be employed by the contractor.

74. **GOVERNMENT MANAGERS.** No Government manager shall be employed by the contractor.

75. **GOVERNMENT SUPERVISORS.** No Government supervisor shall be employed by the contractor.

76. **GOVERNMENT OFFICIALS.** No Government official shall be employed by the contractor.

77. **GOVERNMENT MEMBERS.** No Government member shall be employed by the contractor.

78. **GOVERNMENT OFFICERS.** No Government officer shall be employed by the contractor.

79. **GOVERNMENT EMPLOYEES.** No Government employee shall be employed by the contractor.

80. **GOVERNMENT CONTRACTORS.** No Government contractor shall be employed by the contractor.

81. **GOVERNMENT SUPPLIERS.** No Government supplier shall be employed by the contractor.

82. **GOVERNMENT VENDORS.** No Government vendor shall be employed by the contractor.

83. **GOVERNMENT DISTRIBUTORS.** No Government distributor shall be employed by the contractor.

84. **GOVERNMENT AGENTS.** No Government agent shall be employed by the contractor.

85. **GOVERNMENT REPRESENTATIVES.** No Government representative shall be employed by the contractor.

86. **GOVERNMENT ADVISORS.** No Government advisor shall be employed by the contractor.

87. **GOVERNMENT CONSULTANTS.** No Government consultant shall be employed by the contractor.

88. **GOVERNMENT EXPERTS.** No Government expert shall be employed by the contractor.

89. **GOVERNMENT SPECIALISTS.** No Government specialist shall be employed by the contractor.

90. **GOVERNMENT PROFESSIONALS.** No Government professional shall be employed by the contractor.

91. **GOVERNMENT MANAGERS.** No Government manager shall be employed by the contractor.

92. **GOVERNMENT SUPERVISORS.** No Government supervisor shall be employed by the contractor.

93. **GOVERNMENT OFFICIALS.** No Government official shall be employed by the contractor.

94. **GOVERNMENT MEMBERS.** No Government member shall be employed by the contractor.

95. **GOVERNMENT OFFICERS.** No Government officer shall be employed by the contractor.

96. **GOVERNMENT EMPLOYEES.** No Government employee shall be employed by the contractor.

97. **GOVERNMENT CONTRACTORS.** No Government contractor shall be employed by the contractor.

98. **GOVERNMENT SUPPLIERS.** No Government supplier shall be employed by the contractor.

99. **GOVERNMENT VENDORS.** No Government vendor shall be employed by the contractor.

100. **GOVERNMENT DISTRIBUTORS.** No Government distributor shall be employed by the contractor.

101. **GOVERNMENT AGENTS.** No Government agent shall be employed by the contractor.

102. **GOVERNMENT REPRESENTATIVES.** No Government representative shall be employed by the contractor.

103. **GOVERNMENT ADVISORS.** No Government advisor shall be employed by the contractor.

104. **GOVERNMENT CONSULTANTS.** No Government consultant shall be employed by the contractor.

105. **GOVERNMENT EXPERTS.** No Government expert shall be employed by the contractor.

106. **GOVERNMENT SPECIALISTS.** No Government specialist shall be employed by the contractor.

107. **GOVERNMENT PROFESSIONALS.** No Government professional shall be employed by the contractor.

108. **GOVERNMENT MANAGERS.** No Government manager shall be employed by the contractor.

109. **GOVERNMENT SUPERVISORS.** No Government supervisor shall be employed by the contractor.

110. **GOVERNMENT OFFICIALS.** No Government official shall be employed by the contractor.

111. **GOVERNMENT MEMBERS.** No Government member shall be employed by the contractor.

112. **GOVERNMENT OFFICERS.** No Government officer shall be employed by the contractor.

113. **GOVERNMENT EMPLOYEES.** No Government employee shall be employed by the contractor.

114. **GOVERNMENT CONTRACTORS.** No Government contractor shall be employed by the contractor.

115. **GOVERNMENT SUPPLIERS.** No Government supplier shall be employed by the contractor.

116. **GOVERNMENT VENDORS.** No Government vendor shall be employed by the contractor.

117. **GOVERNMENT DISTRIBUTORS.** No Government distributor shall be employed by the contractor.

118. **GOVERNMENT AGENTS.** No Government agent shall be employed by the contractor.

119. **GOVERNMENT REPRESENTATIVES.** No Government representative shall be employed by the contractor.

120. **GOVERNMENT ADVISORS.** No Government advisor shall be employed by the contractor.

121. **GOVERNMENT CONSULTANTS.** No Government consultant shall be employed by the contractor.

122. **GOVERNMENT EXPERTS.** No Government expert shall be employed by the contractor.

123. **GOVERNMENT SPECIALISTS.** No Government specialist shall be employed by the contractor.

124. **GOVERNMENT PROFESSIONALS.** No Government professional shall be employed by the contractor.

125. **GOVERNMENT MANAGERS.** No Government manager shall be employed by the contractor.

126. **GOVERNMENT SUPERVISORS.** No Government supervisor shall be employed by the contractor.

127. **GOVERNMENT OFFICIALS.** No Government official shall be employed by the contractor.

128. **GOVERNMENT MEMBERS.** No Government member shall be employed by the contractor.

129. **GOVERNMENT OFFICERS.** No Government officer shall be employed by the contractor.

130. **GOVERNMENT EMPLOYEES.** No Government employee shall be employed by the contractor.

131. **GOVERNMENT CONTRACTORS.** No Government contractor shall be employed by the contractor.

132. **GOVERNMENT SUPPLIERS.** No Government supplier shall be employed by the contractor.

133. **GOVERNMENT VENDORS.** No Government vendor shall be employed by the contractor.

134. **GOVERNMENT DISTRIBUTORS.** No Government distributor shall be employed by the contractor.

135. **GOVERNMENT AGENTS.** No Government agent shall be

[illegible][illegible][illegible][illegible]

1. **TO PREVENT A FLOODING OF THE MARKET** WITH UNQUALIFIED PERSONS, THE GOVERNMENT MUST TAKE CARE TO REGULATE THE ENTRY OF NEW PERSONS INTO THE MARKET. THE GOVERNMENT MUST BE ABLE TO IDENTIFY AND ELIMINATE PERSONS WHO ARE NOT QUALIFIED TO ENTER THE MARKET. THE GOVERNMENT MUST BE ABLE TO IDENTIFY AND ELIMINATE PERSONS WHO ARE NOT QUALIFIED TO ENTER THE MARKET. THE GOVERNMENT MUST BE ABLE TO IDENTIFY AND ELIMINATE PERSONS WHO ARE NOT QUALIFIED TO ENTER THE MARKET.
2. **TO PREVENT A FLOODING OF THE MARKET** WITH UNQUALIFIED PERSONS, THE GOVERNMENT MUST TAKE CARE TO REGULATE THE ENTRY OF NEW PERSONS INTO THE MARKET. THE GOVERNMENT MUST BE ABLE TO IDENTIFY AND ELIMINATE PERSONS WHO ARE NOT QUALIFIED TO ENTER THE MARKET. THE GOVERNMENT MUST BE ABLE TO IDENTIFY AND ELIMINATE PERSONS WHO ARE NOT QUALIFIED TO ENTER THE MARKET. THE GOVERNMENT MUST BE ABLE TO IDENTIFY AND ELIMINATE PERSONS WHO ARE NOT QUALIFIED TO ENTER THE MARKET.
3. **TO PREVENT A FLOODING OF THE MARKET** WITH UNQUALIFIED PERSONS, THE GOVERNMENT MUST TAKE CARE TO REGULATE THE ENTRY OF NEW PERSONS INTO THE MARKET. THE GOVERNMENT MUST BE ABLE TO IDENTIFY AND ELIMINATE PERSONS WHO ARE NOT QUALIFIED TO ENTER THE MARKET. THE GOVERNMENT MUST BE ABLE TO IDENTIFY AND ELIMINATE PERSONS WHO ARE NOT QUALIFIED TO ENTER THE MARKET. THE GOVERNMENT MUST BE ABLE TO IDENTIFY AND ELIMINATE PERSONS WHO ARE NOT QUALIFIED TO ENTER THE MARKET.
4. **TO PREVENT A FLOODING OF THE MARKET** WITH UNQUALIFIED PERSONS, THE GOVERNMENT MUST TAKE CARE TO REGULATE THE ENTRY OF NEW PERSONS INTO THE MARKET. THE GOVERNMENT MUST BE ABLE TO IDENTIFY AND ELIMINATE PERSONS WHO ARE NOT QUALIFIED TO ENTER THE MARKET. THE GOVERNMENT MUST BE ABLE TO IDENTIFY AND ELIMINATE PERSONS WHO ARE NOT QUALIFIED TO ENTER THE MARKET. THE GOVERNMENT MUST BE ABLE TO IDENTIFY AND ELIMINATE PERSONS WHO ARE NOT QUALIFIED TO ENTER THE MARKET.

THIS PLAN HAS BEEN PREPARED TO ENSURE COMPLIANCE WITH APPROPRIATE CONDITIONS OF LOCAL, STATE, AND FEDERAL REGULATIONS. THE PLAN ADDRESSED THE FOLLOWING AREAS:



General Information

Project No: 142981000
 Date: December 2020
 Scale: AS SHOWN
 Drawn by: JMW
 Checked by: JMB

Site Data

Address: 6034-0000
 Avenue B, Port St Joe, FL 32456
 Owner: C-1 (P)

General Notes

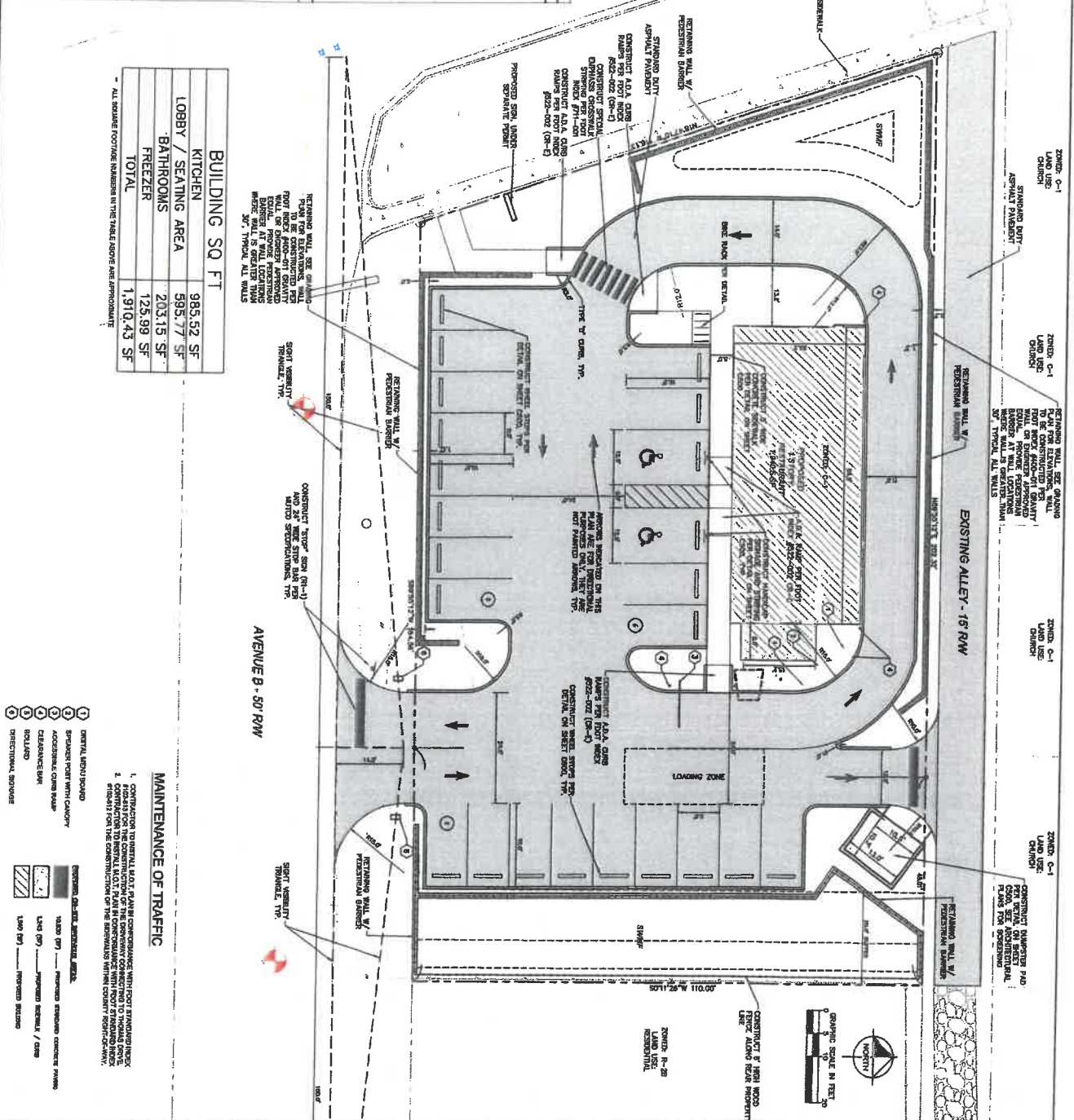
1. ALL EXISTING UTILITIES SHOWN ARE APPROXIMATE.
 2. CONSTRUCTION TO REMAIN SHALL BE IN ACCORDANCE WITH THE CITY OF PANAMA CITY, FLORIDA, AND THE STATE OF FLORIDA.
 3. THE DESIGNER HAS CONDUCTED A VISUAL INSPECTION OF THE SITE AND HAS FOUND NO OBSTACLES TO THE PROPOSED CONSTRUCTION.

Area Data

Area	Area (SF)	Area (sq ft)
Lot Area	1,910.43	1,910.43
Building Footprint	985.52	985.52
Site Area	924.91	924.91
Other Area	0.00	0.00
Total Area	1,910.43	1,910.43

Other Data

Number of parking spaces: 22 spaces
 Number of parking spaces (if not specified): 22 spaces
 Number of parking spaces (if not specified): 22 spaces
 Number of parking spaces (if not specified): 22 spaces



PORT ST JOE TACO BELL

PREPARED FOR
DJ ENTERPRISES OF PANAMA CITY, INC.

PORT ST JOE, FLORIDA

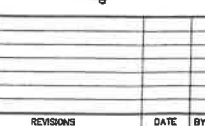
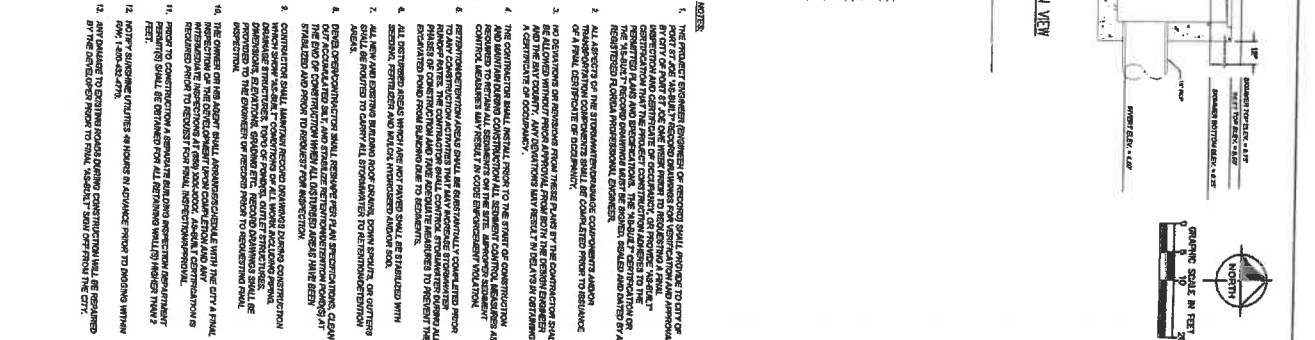
SHEET NUMBER C200

Kimley»Horn

100 RICHARD JACKSON BOULEVARD, SUITE 100
 PANAMA CITY, FLORIDA 32401
 WWW.KIMLEY-HORN.COM CA 00000000

REVISIONS

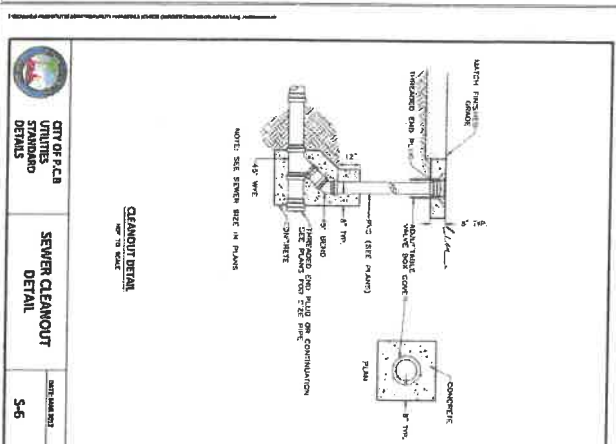
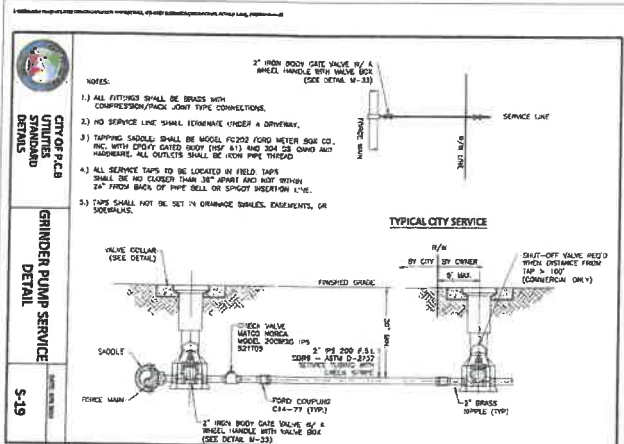
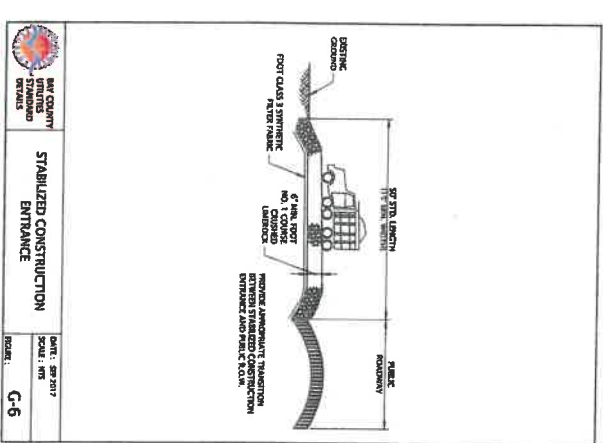
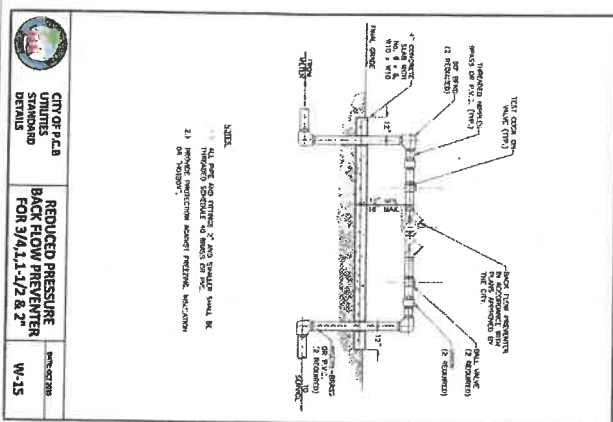
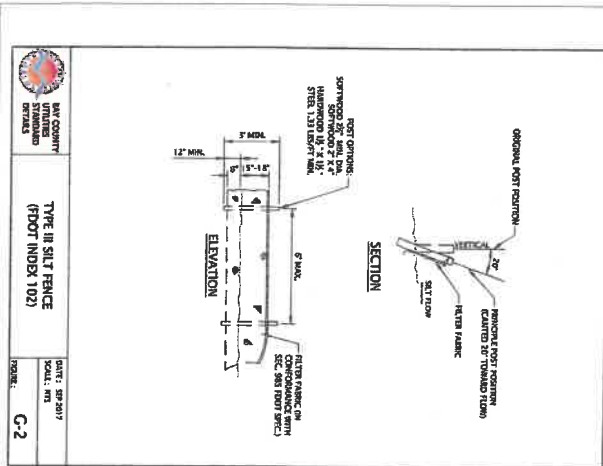
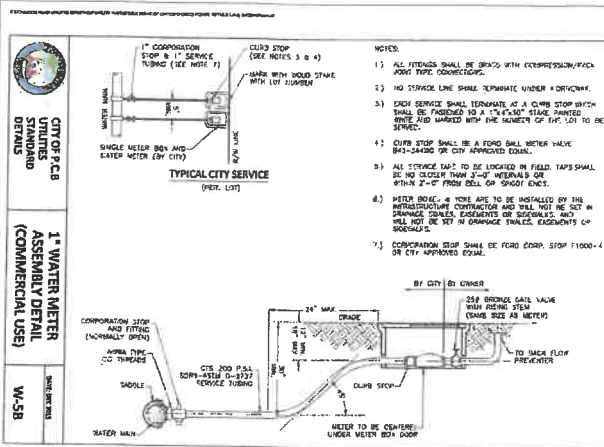
No.	REVISIONS	DATE	BY
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

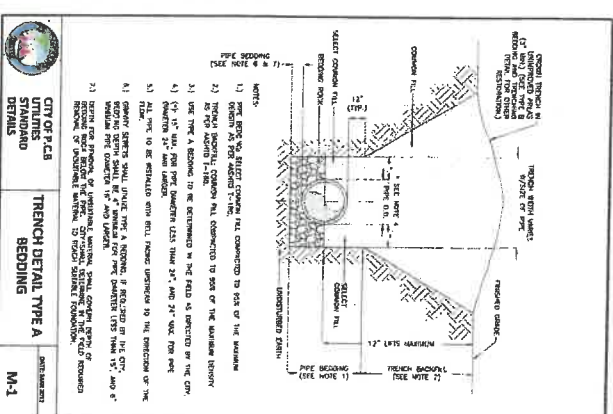
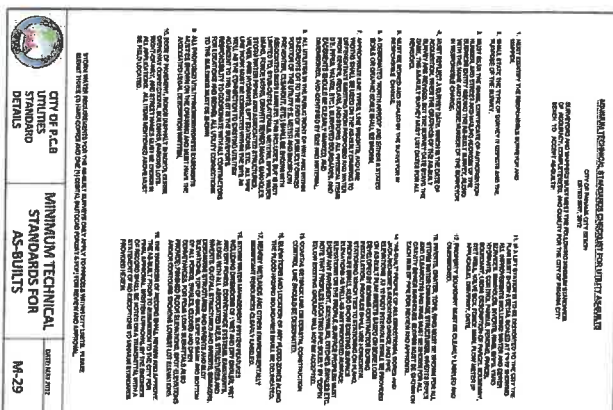


110



No.	REVISIONS	DATE	BY





AFFIDAVIT OF
PROOF OF PUBLICATION
(S.50.051, FS)

THE STAR
Published Weekly
Port St Joe, Gulf County Florida
STATE OF FLORIDA
COUNTY OF GULF

Before the undersigned authority personally appeared

Robin Hoxie,
who on oath says that he/she is Advertising Sales Rep of
the The Star, a weekly newspaper published at
149 W. Hwy 98 Gulf County, Florida; that the attached
copy of advertisement, being in the matter of

SEE ATTACHED

was published in said newspaper in the

Issue(s) of February 11, 2021

Affiant further says *The Star* is a newspaper published at
149 W. Hwy 98, in said Gulf County
Florida and that said newspaper has heretofore been
Continuously published in said Gulf County, Florida,
And each Thursday and has been entered as second class
mail matter at the post office in Port St Joe, Gulf County,
for a period of 1 year next preceding the first
Publication of the attached copy of advertisement; and
Affiant further says that he or she has neither paid nor
promised any person, firm or corporation any discount,
rebate, commission or refund for the purpose of securing
this advertisement for publication in the said newspaper.

Sworn to and subscribed before me this

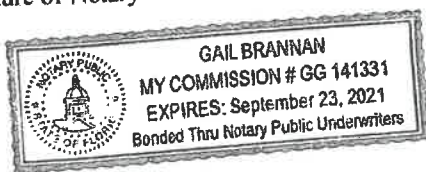
11 day of February, 2021

By Robin Hoxie, who is

X personally known to me or _____ who has produced
(type of identification),

As Identification.

Gail Brannan
Signature of Notary



Print, Type, or Stamp Commissioned
Name of Notary Public

PUBLIC NOTICE

Public Hearings will be held in the Planning, Development, & Review Board's
Regular Meeting on, **Tuesday, March 2nd, 2021, at 4:00 P.M. EST** and at the
Regular City Commission Meeting on **Tuesday, March 23rd, 2021, at**
12:00 P.M. EST at the Ward Ridge Building, 2775 Garrison Ave., Port St. Joe, FL
32456 to discuss and act on the following:

Discussion – Special Exception per section 5.08 (Required Parking Spaces)
&

Development Order for
Taco Bell, DJ Enterprises of Panama City
Located at the Corner of Hwy 98 & Avenue B
Parcel: 05724-000R

Interested persons may attend and be heard at the public hearings or provide
comments in writing to the Planning and Development Review Board, City of
Port St. Joe City Hall, 305 Cecil G. Costin, Sr., Blvd., Port St. Joe, Florida 32456.
Transactions of the public hearings will not be recorded. Persons wishing to
appeal any decision made during the hearings will need a record of the
proceeding and should ensure a verbatim record is made, including the
testimony on which the appeal is based.

In accordance with the Americans with Disabilities Act, persons wishing to attend
needing assistance and special accommodations to participate in these
proceedings should contact Charlotte Pierce, City Clerk, at City Hall,
(850)229-8261.

MF-11118465

February 9, 2021

To Whom it May Concern,

RE: Parcel #05724-000R
Corner of Hwy 98 & Avenue B
Port St. Joe, Florida 32456

This letter is to inform that your neighbor, DJ Enterprises of Panama City, intends to file for a Special Exception in reference to the property located on the corner of Hwy 98 & Avenue B Parcel 05724-000R. The City of Port St. Joe will hold a meeting to discuss the request for this Special Exception on **Tuesday, March 2nd, 2021, at 4:00 PM EST**, at the Ward Ridge Building, 2775 Garrison Avenue, Port St. Joe, Florida. The reason for the request is per section 5.08 (Required Parking Spaces). of the Land Development Regulations, see attached copy.

Additionally, Public Hearings will be held in the Planning, Development, & Review Board's Regular Meeting on, **Tuesday, March 2nd, 2021, at 4:00 P.M. EST** and at the Regular City Commission Meeting on **Tuesday, March 23rd, 2021, at 12:00 P.M. EST** at the Ward Ridge Building, 2775 Garrison Ave., Port St. Joe, FL 32456 to discuss and act on the development order request for Taco Bell.

The proposed plans can be reviewed at the Building Department located at 1002 Tenth Street and I can be reached for questions at (850) 229-1093.

Thank you,

Kelly Simpson
EPCI Code Administration Services
City of Port St. Joe Building Department

Port St. Joe LDR Plan Review

Review Date: _____ Reviewed By: K. Simpson

Owner: DJ Enterprises Contractor: TBD

Address: Avenue B Parcel ID: 05724-000R

Residential: _____ Commercial: X Industrial: _____

Zoning: C-1 Allowable Use: Restaurants

Project

Description: 1910' restaurant

Type of Development Order: _____

TAC: _____ PDBR: 3/2/2021 City Commission: 3/23/2021

Density Units allowed: _____ Proposed Units: 1

Flood Zone: AE 9' Elevation First Finished Floor: 10.5'

Lot Size: .47/ acre 20,178' Covered Area Sq. Ft.: 13,814'

House H/C Minimum Required: _____ Proposed: _____

House Footprint: _____ Garage: _____

Porches: _____ Deck/patio: _____ Shed: _____

Pool/Decking: _____ Driveway: _____ Other: _____

Covered Area Sq. Ft:

Existing 0' New: 13,814' Total w/ New: 13814'

Height Allowed: 60' Height Proposed: single story

Impervious Surface Allowed: 70% Total Proposed: 68.4%

Setbacks required: Front: 0' Rear: 10' Left: 0' Right: 0'

Setbacks proposed: Front: 40' Rear: 42' Left: 11' Right: 47'

Hwy 98

Ave B

Port St. Joe LDR Plan Review

Notes: 20' buffer provided on plans 6' high wood fence along rear property line

Required Parking: Lobby Area 24 spaces Provided: 22 spaces plus 2 ADA spaces= 24 total.

2 spaces for employees= 26 spaces total

1 ADA space

Recommendations: Special Exception for Parking per LDR 5.08

Occupant load: 40 ppl

Recommend requiring 1 parking space for 4 people based on seating space and occupant load.











Current City Projects 3/23/21

- City Pier- Complete
- 7th & 8th Street Drainage- Complete
- Washington Gym Bathroom- Legislative Funding Request Submitted
- Keepers' Quarter (Eglin)- Under Construction
- Garrison Ave. Patches- 10 Current Patches to be replaced and 11 Point Repairs will need to be made- Complete
- CDBG Sewer Phase III- Under Construction
- Tennis Court Lighting- 3/23/21 Agenda
- Tennis Court Re-surfacing-Bids Awarded
- Pickle Ball Court Re-Surfacing- Bids Awarded
- Walking Bridges- Being Fabricated
- Bridge Foundations- Working on Options for the Palm Blvd. Location
- Boat Ramp Pay Machine- Order Placed
- Washington Gym Ballfield Lights- Complete
- Water Plant Clarifier Rehab- Bid Awarded
- Beaches Water Meter Replacement- Complete
- Tree/Stump removal from Parks- Ongoing
- Maddox Park Drainage- Need more info. from engineer to bid and direction from the Board
- NRCS Grant/Ditch Cleaning- 3/23/21 Agenda
- 1st Street SCOP Paving Grant- Working on Estimates for Manhole/Main CIPP Cost.
- Fishing Pier at Clifford Sims Park- Working with FEMA
- Utility Mapping- Ongoing
- Maddox Park Gazebo & Restroom- Working on Design & Location Options
- Splash Pad- Need Direction from the Board
- Gateway Entry Way Light- Order sent to Duke Energy
- City Pier Lighting- Being Reviewed by City Electricians

- Washington Gym Outdoor Basketball Court Lighting Repair-Parts are being ordered by City Electricians
- Hwy 98 & 3rd Street Crosswalk- Ordered thru FDOT
- Centennial Bldg. Rehab- Grant Application Ranked #12
- Core Park Stage- Need Direction from the Board
- Public Safety Fire/Police Bldg. CDBG-DR- Grant Application Submitted
- Sewer Rehab. CDBG-DR- Grant Application Submitted
- Stormwater Rehab. MLK Corridor CDBG-DR (FAMU)- Grant Application submitted
- Water Plant Filter Replacement- Filters Ordered
- City Hall Complex- Looking for Funding Options
- Washington Gym Complex- Outdoor Grill Pavilion- Complete
- Community Garden- Lease Agreement signed
- Wastewater Treatment Plant Bldg. Rehab.- Bid Awarded 3/2/21
- Scout Hut Rehab.- Working on Pricing

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

William J. (Joe) Paul, SHIP Director 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.T.

March 18, 2021

City of Port St. Joe
Planning Development Review Board
City Secretary/Clerk
305 Cecil G. Costin, Sr. Blvd.
Port St. Joe, FL 32456

VIA EMAIL: cpierce@psj.fl.gov

RE: AMENDED LETTER: Janene "Robyn" Malone-105 Harbor Street, Carolyn Byrd- 120 Harbor Street, and Any Other Harbor Street H.H.R.P. (Hurricane Housing Relief Program) Applicant (Variance Request)

Dear Sir/Ma'am:

I represent the Gulf County H.H.R.P. program. This program has been assisting Gulf County residents since Hurricane Michael to repair, replace, and purchase safe homes damaged by the storm. Two of our applicants were approved and received a two-bedroom, one-bath mobile home. One of our applicants (Malone) had her home ordered and was scheduled to receive a two-bedroom, one-bath mobile home in February. The other applicant (Byrd) who's home hasn't been ordered yet.

Our office knew that mobile homes were allowed on Harbor Street. We have placed mobile homes on that street in the past, since the storm. The mobile home company failed to get their application completed and turned in before the home was delivered to the Malone property. Once the home was on the lot, our office was notified that the permit had not been pulled (when a stop workorder was given to the mobile home set-up company). At this time, our office was notified of the 2018 LDR change that requires the home to be 1,200 s.f. and the requirement to have a covered porch on the home.

The following requirements or procedures are being met:

(1) A written application for a variance (hardship relief) is submitted to the building inspector demonstrating that a hardship exists based on the following conditions:

a. That special conditions and circumstances exist which are peculiar to the land, structure or buildings involved and which are not involved, and which are not applicable to other lands, structures or buildings in the same district.

This is a unique, one-time program, specific to the applicants affected by Hurricane Michael. This program has in it, specific monetary value limits that preclude the meeting of the 1,200 s.f. requirement as well as the requirement to add the covered porch area. There is a limit of \$45,000 for each applicant to receive a home. The cost of building materials has increased dramatically since Covid-19. This has created a huge

DAVID RICH

WARD MCDANIEL

Patrick Farrell

SANDY QUINN

PHIL McCROAN

District 1

District 2

District 3

District 4

District 5

increase in mobile home prices. The limits allowed for the program do not allow us to spend any more funding for these homes.

- b. That literal interpretation of the provisions of this Code would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of these regulations.

Malone: The provisions of the Code will not allow any home to be placed on her property due to lack of adequate funding. There has previously been an applicant on this street who had a home placed by our office without the covered porch.

The Byrd applicant will also face the same restrictions on mobile home value as the other applicant.

Any other applicant that is approved by the program that lives or has property on Harbor Street will face the same restrictions.

- c. That the special conditions and circumstances do not result from the actions of the applicant; or:

The Malone applicant does not create, interpret, nor allowed to choose the home to be placed, nor the amenities placed outside the home. The mobile home was ordered and placed on the property by the contractor prior to our office knowing the restrictions allowed in the City. Ms. Malone was anticipating the home being completed and therefore, lost her rental situation. Now she is homeless and needs her home to be completed.

The Byrd applicant does not create, interpret, nor is she allowed to choose the home to be placed, nor the amenities placed outside the home. Although her home has not been ordered yet, bids received to date will not allow the placement of a 1,200 s.f. structure, nor the addition of the covered area.

Per the variance requirements, I request that a hardship relief variance, per Sec. 2.14 of the City of Port St. Joe, Land Development Regulation, be approved and allowed for those applicants that place homes on Harbor Street. The hardship relief being a waiver of the fees required to file this variance request. The variance request being to allow the H.H.R.P. program to place a mobile home on the property that is less than the required 1,200 square feet as well as a waiver of the requirement to add the covered area to the front of the mobile home.

Sincerely,

GULF COUNTY BOARD OF COUNTY COMMISSIONERS



William J. Paul, SHIP Director
WJP/II

ATTACHMENTS:

APPLICATION: Malone and Byrd attached
APPLICATION FEE: Request Hardship Relief per letter above
HARDSHIP RELIEF REQUEST LETTER: This letter
LEGAL: Available with Deed
DEED: Malone and Byrd
SITE PLAN: Malone and Byrd
SURVEY: Not completed for either parcel due to cost prohibitive

DAVID RICH

WARD MCDANIEL

Patrick Farrell

SANDY QUINN

PHIL McCROAN

District 1

District 2

District 3

District 4

District 5

**RFP # 2021-02
Tennis Court Lighting Project
February 26, 2021
City Commission Conference Room**

[illegible]

2020 Annual Drinking Water Quality Report

The City of Port St. Joe



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

*We're pleased to present to you this year's Annual Water Quality Report. We are proud to report we had **no** violations of our primary water quality standards in 2020. This report is designed to inform you about the quality water and services we deliver to you every day. Our constant goal is to provide you with a safe and dependable supply of drinking water. We want you to understand the efforts we make to continually improve the water treatment process and protect our water resources. We are committed to ensuring the quality of your water. Our water source is surface water from the Chipola River Canal. This water is pre-treated with lime followed by enhanced coagulation and flocculation, clarification, submerged membrane micro-filtration, disinfection, pH adjustment and dosed with a corrosion inhibitor.*

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

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

The City of Port St. Joe routinely monitors for contaminants in your drinking water according to Federal and State laws, rules, and regulations. Except where indicated otherwise, this report is based on the results of our monitoring for the period of January 1 to December 31, 2020. Data obtained before January 1, 2020, and presented in this report are from the most recent testing done in accordance with the laws, rules, and regulations.

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

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

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

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

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

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

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

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

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

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

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

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

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

2020 TEST RESULTS TABLE

Microbiological Contaminants							
Contaminant and Unit of Measurement	Dates of sampling (mo./yr.)	MCL Violation Y/N	The Highest Single Measurement	The Lowest Monthly Percentage of Samples Meeting Regulatory Limits	MCLG	MCL	Likely Source of Contamination
Turbidity (NTU)	1-12/20	N	0.133	100	NA	TT	Soil runoff
Stage 2 Disinfectants and Disinfection By-Products							
Contaminant and Unit of Measurement	Dates of sampling (mo/yr)	MCL Violation (Y/N)	Level Detected	Range of Results	MCLG	MCL	Likely Source of Contamination
Haloacetic Acids (HAA5) (ppb)	1-12/20	N	42.63	19.30 – 56.00	NA	60	By-product of drinking water disinfection
Total Trihalomethanes (TTHM) (ppb)	1-12/20	N	63.43	29.50 – 96.90	NA	80	By-product of drinking water disinfection
Chlorine (ppm) -Stage 1	1-12/20	N	0.90	0.67 – 1.1	MRDLG 4	MRDL 4.0	Water additive used to control microbes

Inorganic Contaminants

Contaminant and Unit of Measurement	Dates of sampling (mo./yr.)	MCL Violation Y/N	Level Detected	Range of Results	MCLG	MCL	Likely Source of Contamination
Sodium (ppm)	5/20	N	20	NA	N/A	160	Salt water intrusion, leaching from soil
Fluoride (ppm)	5/20	N	0.064	NA	4	4.0	Erosion of natural deposits; discharge from fertilizer and aluminum factories. Water additive which promotes strong teeth when at the optimum level of 0.7 ppm
Barium (ppm)	5/20	N	0.017	NA	2	2	Discharge of drilling wastes; discharge from metal refineries; erosion of natural deposits
Nickel (ppb)	5/20	N	2.5	NA	NA	100	Pollution from mining and refining operations. Natural occurrence in soil

Volatile Organic Contaminant

Contaminant and Unit of Measurement	Dates of sampling (mo./yr.)	MCL Violation Y/N	Level Detected	Range of Results	MCLG	MCL	Likely Source of Contamination
Toluene (ppm)	5-11/20	N	0.0032	ND-0.0032	1	1	Discharge from petroleum factories

Synthetic Organic Contaminants including Pesticides and Herbicides

Contaminant and Unit of Measurement	Dates of sampling (mo./yr.)	MCL Violation Y/N	Level Detected	Range of Results	MCLG	MCL	Likely Source of Contamination
Simazine (ppm)	5-10/20	N	0.02	ND-0.02	4	4	Herbicide run off
Hexachlorocyclopentadiene (ppm)	5-10/20	N	0.02	ND-0.02	50	50	Discharge from chemical factories
Dalapon (ppb)	5-10/20	N	2.0	ND-2	200	200	Runoff from herbicide used on rights of way

Lead and Copper (Tap Water)

Contaminant and Unit of Measurement	Dates of sampling (mo./yr.)	AL Exceeded Y/N	90th Percentile Result	No. of sampling sites exceeding the AL	MCLG	AL (Action Level)	Likely Source of Contamination
Copper (tap water) (ppm)	6-9/20	N	0.21	0 of 33	1.3	1.3	Corrosion of household plumbing systems; erosion of natural deposits; leaching from wood preservatives
Lead (tap water) (ppb)	6-9/20	N	0.4	0 of 33	0	15	Corrosion of household plumbing systems, erosion of natural deposits

Unregulated Contaminants				
Contaminant (Unit of Measurement= ppb)	Dates of sampling (mo/yr)	Level Detected (average)	Range	Likely Source of Contamination
Manganese	1/20	2.8	N/A	Naturally-occurring element; commercially available in combination with other elements and minerals; used in steel production, fertilizer, batteries and fireworks; drinking water and wastewater treatment chemical; essential nutrient
HAA5	1/20	26.32	22.04 – 30.49	By-product of drinking water disinfection
HAA9	1/20	35.0	29.48 – 40.37	By-product of drinking water disinfection
Total Organic Carbon (TOC)	1/20	4440	N/A	Unavailable
Bromide	1/20	25.1	N/A	Unavailable

Some people who drink water containing trihalomethanes in excess of the MCL over many years may experience problems with their liver, kidneys, or central nervous systems, and may have an increased risk of getting cancer. However, our system has had no violations of any MCL's in 2020.

We monitored for unregulated contaminants (UCs) in 2020 as part of a study to help the U.S. Environmental Protection Agency (EPA) determine the occurrence in drinking water of UCs and whether or not these contaminants need to be regulated. At present, no health standards (for example, maximum contaminant levels) or likely sources have been established for UCs. We are pleased to report that we had no detections over the MCL of any of the contaminants tested in 2020. If you would like a copy of our 2020 UC, contact Chad Mack at 850-229-6395. If you would like more information on the EPA's Unregulated Contaminants Monitoring Rule, please call the Safe Drinking Water Hotline at (800) 426-4791.

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

Contaminants that may be present in source water include:

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

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

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

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

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

*Turbidity is a measure of cloudiness of the water and has no health effects. We monitor it because it is a good indicator of the effectiveness of our filtration system. High turbidity can interfere with disinfection and provide a medium for microbial growth. Turbidity may indicate the presence of disease-causing organisms. These organisms include bacteria, viruses, and parasites that can cause symptoms such as nausea, cramps, diarrhea, and associated headaches. The city had **no** turbidity exceedances in 2020.*

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

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

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

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

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

Project #939: Large Project Closeout #2

Routing in Progress: Subrecipient Review (Step 4 of 14)

Large Project Closeout Details

This form notifies the State that work on a given project is complete and a final inspection is needed. The approval of this request will close the project and remove the need for status reports on future Quarterly Reports.

Scheduled Inspection Date: Feb 26, 2021

Completion Date: Nov 24, 2018 (Originally Feb 26, 2021)

State Closed Date: < no value >

Eligible Obligated: \$418,237.06
[View Versions](#)

Federal Obligated: \$418,237.06 (84% Paid)
\$350,571.32 Paid
\$67,665.74 Un-Paid

Expended Amount: \$350,571.32 (Originally \$0.00)

Expended - Eligible: (\$67,665.74)
Expended amount less than obligated amount

Comments:

Grant

4399 Hurricane Michael
Public Assistance
Declared: October 11, 2018
Emergency Deadline: October 11, 2019
Permanent Deadline: April 11, 2020

Applicant

Port St. Joe, City of
Gulf County (Region 1 Region)
FIPS #: 045-58675-00
FEIN #: 59-0953785
Vendor #:
DUNS #: 09-165-7932
Type: City
Physical: 305 Cecil G. Costin, Sr. Boulevard
Port St. Joe, FL, 32456
Mailing: PO Box 278
Port St. Joe, FL, 32457

Project

F #939
Emergency Protective Measures from October 10-N B Emergency Protective Measures
Work Deadline: October 11, 2019
Eligible: \$418,237.06 (L)
Federal: \$418,237.06 (100%)
Un-Expended Eligible: \$67,665.74

Workflow Summary

Current Step: 4) Subrecipient Review
Description: The Subrecipient will be responsible for signing the inspection within fourteen days. If the Subrecipient does not review and sign within



BID OPENING - APPARENT LOW BIDDER TABULATION
CITY OF PORT ST. JOE - NRCS DEBRIS REMOVAL
DEWBERRY NO. 50085444

BID OPENING DATE - MARCH 1, 2021 @ 3:00 PM EST



Company	BASE BID	BID FORM	BID SECURITY	Copy of Addendum
Monolith-Construction				
AshBritt, Inc.				
Custom Tree Care				
DRC Emergency Services				
LAG Construction Company				
CrowderGulf	\$ 58 ⁰⁰ Cu. Yd.			
TFR Enterprises, Inc.				
H & H Trucking Tree Service				
KK Storm LLC	\$ 37 ⁵⁰ Cu. Yd.			
KaiserKane				
Inland Construction and Engineering, Inc.				
Hauling Away, LLC				
Lagniappe Services LLC				
TAG Grinding Services, Inc.	\$ 67 ⁰⁰ Cu. Yd.			
State Tree Services, LLC	\$ 95 ⁰⁰ Cu. Yd.			
Coastline Solutions, Inc.	\$ 44 ⁰⁰ Cu. Yd.			
EarthBalance	\$ 387,920 by job			
Merit First, LLC	\$ 39 ⁰⁰ Cu. Yd.			

Certified By: Josh Baxley, P.E.
 Signature: _____
 Florida P.E. No. 67529
 Date: March 1, 2021

Port St. Joe Police Department

410 Williams Avenue, Port St. Joe, FL 32456



To: Mayor Buzzett, City Commissioners, and City Administrator Jim Anderson
From: Chief Jake Richards
Date: March 11, 2021
Ref: K-9 and equipment

K-9 Officer Van Heerden submitted a resignation on 03-05-21 and is going to work at the Sheriff's Office. Speaking to Sheriff Harrison there was interest for the Dog and equipment.

The dog was purchased and trained with donations. An agreement with the Sheriff to purchase the dog for \$10,000 has been reached pending Board approval. The money will be placed back into the Donations Line Item for the future.


The k-9 vehicle would be problematic to us at that point. Sheriff Harrison has agreed to trade vehicles with the Police Department.

Vehicle 114: 2018 Ford Explorer VIN. 1FM5K8AR6JGC94598
As equipped
Mileage: 36780

Sheriff's Vehicle: 2017 Ford Explorer VIN. 1FM5K8AR7HGA04203
As equipped
Mileage: 21918

I believe this to be a fair deal and submit for Mayor and Commission approval.

Respectfully,

A handwritten signature in black ink, appearing to read "Jake Richards", written over a horizontal line.

Chief Jake Richards

Grants Updated- 3/23/21

Title	Amount	Status
NWFWMD/NERDA	\$971,850	Draft Stormwater Master Plan Complete. Water Quality portion is on hold.
FDOT/SCOP	\$397,375	Application for resurfacing of first Street from Hwy 98 to Hwy 71. Approved for 21/22 funding
DEO/CDBG	\$650,000	Sewer Line replacement in North PSJ. Approved 1/19. Under Construction. City Match Required.
Restore Pot 3	\$2,500,000	Sewer Line replacement in North PSJ (County)
Restore Pot 3	\$2,000,000	Beacon Hill Sewer (County)
Restore Pot 3	\$500,000	Sewer System Purchase (County)
Trails Grant	\$250,000	Approved, being worked thru Gulf County. Under Construction.
FEMA PA	\$9,778,787	Damage from Hurricane Michael
FDEM	\$589,220	Hazard Mitigation. Elevation of (12) lift stations and switch gear for Washington Gym Generator Power. Submitted 3/6/20
FRDAP	\$100,000	Applied for (2) grants on 10/15/20. Washington Gym Complex and Dodder Parker Park for exercise equipment.
FDEP/SRF	\$4,537,600	Application submitted for Construction of Long Ave. Sewer Line and Lift Station. Grant \$3,630,080 and Loan \$907,520 Combo 80/20. Approved, waiting on permission to bid.
Historic Resources/Hurricane Michael	\$497,495	Centennial Bldg. Rehab. Ranked #12
CDBG-DR	\$9,996,000	Sewer Rehab- City Wide. Site visit by DEO for 3/25 at Noon
CDBG-DR	\$6,925,962	Police/Fire Station. Application submitted 11/20
CDBG-DR	\$4,987,330	Intelligent Stormwater on MLK-FAMU. Application submitted 11/20
Legislative Approp.	\$150,000	Washington Gym Restrooms. Application submitted 1/21
FDOT/SCOP	TBD	Niles Rd. from Garrison to Long Ave Re-surfacing. Working on Application
Historic Resources/Hurricane Michael	\$83,000	Washington Gym. Submitted by UF, ranked #10
Historic Resources/Hurricane Michael	\$327,707	Cape San Blas Lighthouse Complex. Ranked #9
USDA	4,000,000	Potential 65% loan/35% grant for a City Hall Complex

BAY

208	206	204	202	200	198	196	194	192	190	188	186	184	182	180	178	176	174	172	170	168	166	164	162	160	158
207	205	203	201	199	197	195	193	191	189	187	185	183	181	179	177	175	173	171	169	167	165	163	161	159	157

156	152	148	144	140	136	132	128	124	120	116	112	108	104	96	88	80	72	64	56	48	40	32	24	16	8
155	151	147	143	139	135	131	127	123	119	115	111	107	103	95	87	79	71	63	55	47	39	31	23	15	7
154	150	146	142	138	134	130	126	122	118	114	110	106	102	94	86	78	70	62	54	46	38	30	22	14	6
153	149	145	141	137	133	129	125	121	117	113	109	105	101	93	85	77	69	61	53	45	37	29	21	13	5
													100	92	84	76	68	60	52	44	36	28	20	12	4
													99	91	83	75	67	59	51	43	35	27	19	11	3
													98	90	82	74	66	58	50	42	34	26	18	10	2
													97	89	81	73	65	57	49	41	33	25	17	9	1

200	196	194	192	190	188	186	184	182	180	178	176	174	316
199													315
198	195	193	191	189	187	185	183	181	179	177	175	173	314
197													313

168	164	162	160	158	156	154	152	150	148	146	144	142	212
167													211
166	163	161	159	157	155	153	151	149	147	145	143	141	210
165													209

208	132	130	128	126	124	122	120	118	116	114	112	110	108
207													107
206	131	129	127	125	123	121	119	117	115	113	111	109	106
205													105

104	100	96	92	88	84	80	76	72	68	64	60	56	52	48	44	40	36	32	28	24	20	16	12	8	4
103	99	95	91	87	83	79	75	71	67	63	59	55	51	47	43	39	35	31	27	23	19	15	11	7	3
102	98	94	90	86	82	78	74	70	66	62	58	54	50	46	42	38	34	30	26	22	18	14	10	6	2
101	97	93	89	85	81	77	73	69	65	61	57	53	49	45	41	37	33	29	25	21	17	13	9	5	1

CHESTNUT

January 28, 2021

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

RE: 2021 City of Port St. Joe General Election

Dear Mr. Hanlon:

The City of Port St. Joe is requesting your assistance in the upcoming 2021 City General Election. We would like to hold the Election on Tuesday May 11, 2021, 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 15, 2021.

The City has three seats up for election: Mayor – Commissioner, Commissioner Group I, and Commissioner Group II. Candidate qualifying begins Wednesday, March 24, 2021, at Noon and ends on Wednesday March 31, 2021, at Noon. Registration Books are to close on Monday, April 12, 2021, 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 1, 2021, through May 8, 2021, including the Saturdays of May 1st and May 8th. There will be no Sunday voting on May 2, 2021.

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