

January 3, 2012

Public

**Regular Public Meeting
6:00 p.m.**

**Commission Chamber
City Hall
Port St. Joe, Florida**



City of Port St. Joe

Mel Magidson, Mayor-Commissioner
Bill Kennedy, Commissioner, Group I
Bo Patterson, Commissioner, Group II
Lorinda Gingell, Commissioner, Group III
Rex Buzzett, Commissioner, Group IV

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

BOARD OF CITY COMMISSION

**Regular Public Meeting
6:00 p.m.
City Hall
Commission Chamber
Tuesday January 3, 2012**

Call to Order

Consent Agenda

Minutes

- **December 20, 2011 Workshop Meeting Minutes** **Pages 1-3**
- **December 20, 2011 Regular Meeting Minutes** **Pages 4-12**

City Attorney

- **Capital Improvements Ordinance 475** **Pages 13-49**
 - **1st Reading**
- **PDRB Membership Ordinance 476** **Page 50**
 - **2st Reading & Consideration of Adoption**
- **Gulf Citizens for Clean Renewable Energy, Inc- Lawsuit**

City Manager Report

Old Business:

- **Centennial Building Acoustics**
- **City Manager Search**

New Business:

- **Municode –Quote for City Code Update** **Pages 51-55**
- **WindMark Developments of Regional Impact (HB 7207)** **Page 56**
- **Website- Update**
- **City Audit- Update**

Public Works

- **Update**

Surface Water Plant

- **Update**

Waste Water Plant

- **Update**

City Engineer

- **Headworks and Sprayfield Project- Update**

Code Enforcement

- **Building Demolition- January 9, 2012**

Police Department

- **Update**

Grants

- **Update**

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PSJRA

- **Update**

City Clerk

Citizens to be Heard

Discussion Items by Commissioners

Motion to Adjourn

**MINUTES OF THE WORKSHOP MEETING OF THE BOARD OF CITY
COMMISSIONERS FOR THE CITY OF PORT ST. JOE, FLORIDA, HELD
IN THE COMMISSION CHAMBERS AT CITY HALL, DECEMBER 20,
2011 AT 5:00 P.M.**

The following were present: Commissioners Gingell, Buzzett and Kennedy. City Manager Charlie Weston, Attorney Tom Gibson and City Clerk Jim Anderson were also present. Mayor Magidson and Commissioner Patterson were absent.

Proposed Observation Tower to be located at the Billy Joe Rish Parking Lot:

Ms. Gail Alsobrook, Director of the Port St. Joe Redevelopment Agency gave a presentation to the City Commission as a follow-up to the workshop on December 6, 2011. The main concerns from the last meeting were the size of the tower, maintenance, security and liability.

Ms. Alsobrook provided the Commission with an updated scale study of the proposed tower and indicated that the original 18' base is needed for the structure. She has also spoke with Sandra Chafin at the Buffer Preserve who indicated that their Observation Tower is open 24 hrs a day.

Commissioner Buzzett asked, "Are we exempt from ADA accessibility?"

Ms. Alsobrook noted that she has received different opinions. Some feel we are exempt, but she suggested a Web Cam for reasonable accommodations.

Commissioner Gingell indicated that it's a big tower. She not sure that it's in the right location; it may be better suited closer to the water. Is it going to look like an eyesore?

Commissioner Kennedy is not opposed to the tower, but doesn't get the concept.

Ms. Alsobrook responded, "Yes, you will see some roof tops, but you would also have some spectacular views. We want people to get excited and stop to recognize there is a City here.

Commissioner Buzzett asked, "Do we have any alternatives?"

Bill Reed, PSJRA Board Member, thinks that if you move the tower closer to the water, we will lose a lot of customers. The tower will put the City on the map.

Boyd Pickett, PSJRA Board Member, indicated that we are trying to brand the City. Several years ago the tower image became part of our brand. He plans to construct a building next door to the proposed tower site and none of the towers he has reviewed are ADA Compliant.

Eric Davidson noted that any structure built for the public has to be ADA Compliant. ADA compliance for a City v/s a park is completely different.

Attorney Gibson doesn't feel that the City has a lot of risk in building the tower in reference to ADA Compliance, if so we can add a Web Cam at a later date.

Commissioner Buzzett noted that the size is pretty much set if the Switch Back Stairs will require a 10' top platform. He hasn't come full circle on the size, but has softened after seeing the work and passion for the project.

Ms. Alsobrook asked, "Does the City Commission need to vote on the Observation Tower?"

Attorney Gibson responded, "No, if it's in the PSJRA Budget."

Willie Ramsey, PSJRA Board Member, noted that they will keep in communication with the City Commission throughout the process of the Observation Tower construction.

Commissioner Kennedy asked, "What will the Observation Tower roof be constructed of?"

Ms. Alsobrook indicated that the Observation Tower will have a galvanized roof similar to the construction of the Tourist Development Building.

Mayor Magidson joined the meeting at 5:25 P.M.

Ms. Alsobrook noted the PSJRA will move forward with the engineering of the Observation Tower.

The workshop was adjourned at 5:26 P.M.

Approved this _____ day of _____ 2012.

Mayor Magidson

Jim Anderson, City Clerk

**MINUTES OF THE REGULAR MEETING OF THE BOARD OF CITY
COMMISSIONERS FOR THE CITY OF PORT ST. JOE, FLORIDA, HELD
IN THE COMMISSION CHAMBERS AT CITY HALL, DECEMBER 20,
2011 AT 6:00 P.M.**

The following were present: Mayor Magidson, Commissioners Gingell, Kennedy, Buzzett and Patterson. City Manager Charlie Weston, Attorney Tom Gibson and City Clerk Jim Anderson were also present.

Consent Agenda:

Minutes:

Motion by Commissioner Buzzett, 2nd by Commissioner Gingell, to approve the Minutes for the November 15, 2011, Regular Meeting; December 6, 2011, Workshop Meeting and the December 6, 2011, Regular Meeting with the corrections. All in Favor; Motion carried 5-0.

Regular Agenda:

City Attorney:

Ordinance 474, Repeal of local Fire Arms Ordinance:

Motion by Commissioner Gingell, 2nd by Commissioner Kennedy, to have the 2nd reading of Ordinance 474. All in Favor; Motion carried 5-0.

Motion by Commissioner Gingell, 2nd by Commissioner Kennedy, to adopt Ordinance 474. All in Favor; Motion carried 5-0.

Ordinance 476, Planning & Development Review Board Membership:

Motion by Commissioner Buzzett, 2nd by Commissioner Patterson, to have the 1st reading of Ordinance 476. All in Favor; Motion carried 5-0.

Road Abandonment Request, Susan Wright:

Attorney Gibson indicated that the City has received a request to abandon a portion of Sixth Street on the East side of Woodward Avenue. This portion of Sixth Street has never been paved and this would not be an uncommon action for a City. The two affected property owners have also agreed to give the City an easement.

Commissioner Kennedy noted that drainage should also be considered and we should not allow for a change in the design.

Mayor Magidson is in favor of the abandonment, but asks that the cost associated with the abandonment be paid by the homeowners.

Motion by Kennedy, 2nd by Commissioner Gingell, to approve the request to abandon a portion of Sixth Street on the East side of Woodward Avenue. All in Favor; Motion carried 5-0.

Gulf Pines Hospital Zoning Change:

Commissioner Buzzett asked for an update on the proposed zoning change.

Attorney Gibson noted that a zoning change and a Land Use Map Amendment will be required for the property. It will probably be on the January 17, 2012 Agenda.

City Manager, Charlie Weston:**Centennial Building Acoustics:**

Commissioner Buzzett noted that no plans have been found in reference to Acoustic upgrades. He strongly feels that the acoustics need to be upgraded especially since the building is utilized for meetings and would like to go out for a Request for Proposals.

Commissioner Kennedy asked, "How would you quantify which bid would be successful?"

Commissioner Buzzett indicated that we need to do our homework.

Commissioner Kennedy asked, "Would it be possible to get a professional from a University to assess the building?"

Mr. Weston noted that he tried to contact someone once before without much luck.

Commissioner Buzzett will contact Florida State University to see if they have someone that could help.

Gulf Citizens for Clean Renewable Energy, Inc.- Request to rescind the Rentech Development Order:

Commissioner Gingell asked, "Do we have any grounds to rescind the Rentech Development Order?"

Attorney Gibson responded, "They have told us they are not going to do it."

Mayor Magidson noted "I don't know how to answer your question, the fact that they have announced they are not going to do it, may render it moot." He cautioned taking any action until we review the lawsuit.

Commissioner Buzzett is concerned about the funds needed to fight a lawsuit and asked, "Would the property now being available, make the options for the proposed port more attractive?"

Mayor Magidson doesn't think the MTI property is connected to the port property, but noted that Rentech has voided the contract to purchase the MTI property. He also indicated that the Attorney Gibson has been in contact with Rentech and the plaintiffs.

Commissioner Kennedy thinks that if Rentech has pulled it plans to build, the City should avoid going to court.

Attorney Gibson indicated that one of the concerns is the plaintiffs are asking that the City pay for plaintiffs attorney fees. They have also filed a complaint with the EPA.

Commissioner Patterson asked, "Would have any legality if the City rescinds the Development Order and should we vote tonight?"

Mayor Magidson responded, "I don't think it's a good idea."

Parking Ordinance:

Mr. Weston noted that staff is looking for guidance to move forward on a possible parking ordinance.

Commissioner Gingell would like to allow commercial parking in City Parking Lots, but no overnight parking. She would also like to talk to the employees and convince them that it would benefit us as well not to park on Reid Avenue.

Mayor Magidson feels that the merchants should police themselves.

Commissioner Gingell would like to address the two parking lots downtown and make them more attractive and safer.

Commissioner Buzzett believes in being proactive, but doesn't want to hurt any businesses.

Commissioner Gingell indicated that we have people who are uncomfortable parking in the Hendrix Parking Lot on Williams Avenue due to the big vans in the lot.

Mayor Magidson doesn't think this is big problem right now.

Commissioner Patterson asked, "If a business doesn't have any place to park, what do we do?"

Mayor Magidson requested that Mr. Weston draft a letter to be sent to the merchant asking for the van to be moved.

City Manager Position:

Commissioner Buzzett noted that the City has been taking applications with no deadline. We need to set a deadline for accepting applications and help the workforce board by indicating a salary range.

Mr. Weston indicated that we have received thirty applications as of today and have several qualified applicants. The Workforce Board is prepared to screen the applications, reduce the list and provide them to the Commission for a final decision.

Motion by Commissioner Buzzett, 2nd by Commissioner Patterson, to set the deadline to receive applications as postmarked by December 31, 2011 and the set the salary range from \$75K-\$100K total compensation. All in favor; Motion carried 5-0.

Five year CIP Plan Update:

Mr. Weston provided a draft copy of the CIP Plan to the commission for review. The CIP Ordinance will be on the January 3, 2012 agenda for the first reading and on the January 17, 2012 agenda for consideration of adoption.

Commissioner Gingell asked, "Why are a lot of items pushed back to years four and five?"

Mr. Weston responded, "Because we need to make sure funding is available for those listed in years four and five."

Fl. League of Cities, return on premium- Tom Conley:

Mr. Conley noted that the Florida Municipal Trust is non-profit and self insured which enables them to return a portion of the premiums back to their customers. Over the last few years, due to no hurricanes, they have been able to return a portion to their customers and this year they are happy to return \$36,877 to the City of Port St. Joe.

Public Works:

Mayor Magidson asked, "Where will the next phase of flushing take place?"

Mr. Grantland responded, "We will start flushing the beaches on January 3rd."

Surface Water Plant:

Larry McClamma noted that the City has met the requirement and is below the maximum contaminant level (MCL) of less than 80 ug/L for Trihalomethanes (TTHMs).

Waste Water Plant:

Lynn Todd indicated that the City has received a minor permit modification from the state referring to the ground water monitoring wells. It indicates that the City is exempt from secondary drinking water standards.

City Engineer:**Field of Dreams Road:**

Clay Smallwood, III, indicated that the project is currently waiting on Progress Energy to run the power lines.

Water Distribution System Upgrades - Bid Recommendation:

Mr. Smallwood noted that five bids have been received for the project. The low bid was from I-C Contractors, Inc. in the amount of \$2,487,824.67. The Bid is approx. \$240k more than the funding approval from the State Revolving Fund and so we are reviewing areas to Value Engineer. The recommendation is to award the bid to I-C Contractors contingent upon Value Engineering with the contractor and approval from SRF.

Mr. Weston has reviewed the bids thoroughly and will have a complete summary for the Commission on January 3, 2012. He is comfortable with the recommendation to award the bid to I-C Contractors.

Motion by Commissioner Kennedy, 2nd by Commissioner Gingell, to approve awarding the bid to I-C Contractors, Inc. contingent upon Value Engineering with the contractor and approval from SRF. All in Favor; motion carried 5-0.

Madison/ Garrison Multi-Path:

Commissioner Patterson asked for an update on the project.

Mr. Smallwood noted that he doesn't have any information on the project. Atkins Engineering Firm is the City representative.

Mr. Weston indicated that he has delivered the deadline message to Atkins.

Commissioner Gingell asked, "Are we going to replace the light bulbs on the existing multi-path?"

Mr. Grantland noted that the contractor has been notified and the lights should be under warranty.

Code Enforcement:

Mr. Weston noted Richie Burkett is now working three days a week and four abandoned structures will be removed on January 9, 2012.

Police Department:

No Update

Grants:

Mrs. Pierce provided the Commission with a report outlining the activity of grants for the past two weeks. She also noted that Pat Howard from Department of Economic Opportunity (formally DCA) has completed the Desk Audit for the North Florida Child Development Project with no findings or concerns.

PSJRA:

Gale Alsobrook indicated that the Commission agreed in the Workshop before the Regular Meeting to move forward on the Observation Tower.

Commissioner Gingell noted that the Dr. Joe Hendrix Parking Lot on Williams Avenue has exposed rebar and railroad ties. These issues need to be addressed.

City Clerk:

Jim Anderson reminded the Commission that City Hall will be closed on December 23, 26 and January 2 in observance of the holidays.

Citizens to be Heard:

Christy McElroy:

Ms. McElroy read an article from the Panama City News Herald concerning a man that was abducted and sexually assaulted in Bay County. The suspect checked into the Panama City Rescue Mission earlier that day. She wanted to be clear: countywide we have sixty four churches and twenty six social service organizations. She wants to speak out against those that want to come in to our community with ill intent and is not against those that are helping our community. She thinks that we need to make sure we are not going to be a future place to harbor people that may harm our neighbors. Are we going to be a potential place for a dormitory style facility?

Commissioner Patterson asked, "Do we have any type of Ordinance we could pass in reference to Ms. McElroy's concerns?"

Attorney Gibson indicated that certainly we could draft an ordinance. He doesn't feel that we could completely prohibit this type of facility, but he does think we could certainly look at keeping them out of residential neighborhoods and the PSJRA boundary.

Commissioner Comments:

Commissioner Kennedy noted that there will be a thirteen and fourteen year old Dixie Boys Baseball League. Mitch Burke will be the point of contact for information.

Commissioner Kennedy also noted for parents to keep their receipts from the purchase of baseball bats. Several bats are no longer legal due to an effort to make the game safer.

Commissioner Kennedy indicated that he and Mr. Grantland have reviewed the driveway of Robert Branch, 1016 Marvin Avenue and estimated the cost at less than \$500 to repair.

Commissioner Patterson would like to help Mr. Branch.

Mayor Magidson feels that if we find a problem caused by the City, it needs to be fixed.

Commissioner Kennedy noted that the Concession Stand at Benny Roberts Park needs to be cleaned.

Commissioner Kennedy would like to chart the water quality during the upgrades to the Water Distribution System.

Commissioner Gingell would like to remind everyone to recycle during the holidays.

Motion by Commissioner Patterson, 2nd by Commissioner Gingell, to adjourn at 7:15 P.M.

Approved this _____ day of _____ 2012.

Mayor Magidson

Jim Anderson, City Clerk

ORDINANCE NO. 475

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

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

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

DULY PASSED AND ADOPTED by the Board of City Commissioners of Port St. Joe, Florida, this ____ day of January, 2012.

The City of Port St. Joe

Mel Magidson, Jr.
Mayor-Commissioner

ATTEST:

James A. Anderson
City Clerk-Auditor

PROPOSED FIVE-YEAR SCHEDULE OF CAPITAL IMPROVEMENTS

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- PROPOSED FIVE-YEAR SCHEDULE OF CAPITAL IMPROVEMENTS

Item	Project Description	Category	Priority	Estimated Cost	Funding Source	Start Date	Completion Date	Notes
1	Headworks and Springfields	Water	High	\$ 8,872,302	State Revolving Fund For/Investment Loan			
2	City of Port St. Joe Remainder Basin 10 gravity sewer Port St. Joe	Water	Medium	\$ 1,500,000	State Revolving Fund Loan			
3	Basin 9 gravity sewer rehabilitation Port St. Joe	Water	Medium	\$ 2,000,000	Anticipate CDBG Grant			
4	Avenue A & SR 30 Intersection Port St. Joe	Water	Medium	\$ 500,000	Anticipate CDBG Grant			
5	Barrier Dunes Sewer Extension Cape San Blas	Water	Medium	\$ 360,000	FEMA Grant			30/50 match between Homeowners & City
6	Catch Basin 6 P.A. II 1st Street Lift Station	Water	Medium	\$ 2,000,000	Anticipate State Revolving Fund			
7	1st Street Lift Station	Water	Medium	\$ 800,000	Grant/Loan			
Sewer Total				\$ 6,972,302	\$ 860,000	\$ -	\$ -	\$ -
1	Water Distribution System Phase 1	Water	High	\$ 204,000	SRF Preconstruction Funds			
2	Water Distribution System Phase 2	Water	High	\$ 2,000,000	State Revolving Fund			
3	Chipotle Water System Upgrades	Water	Medium	\$ 1,250,000	State Revolving Fund			
4	Beacon Hill Chipotle River Pump Station	Water	Medium	\$ 250,000	City Budget/Grant Opportunities			
5	Booster Plant Generators Weymouth	Water	Medium	\$ 400,000	City Budget/Grant Opportunities			
6	White City & Highland View St. Joe Beach Booster Plant Phase II	Water	Medium	\$ 1,000,000	City Budget/Grant Opportunities			
7	Lighthouse Utilities Purchase Jones Homestead	Water	Medium	\$ 5,000,000	City Budget/Grant Opportunities			
8	Beacon Hill Water Meters Beacon Hill	Water	Medium	\$ 500,000	Anticipate SRF Grant/Loan			
9	Utility Location Street & 4th Street	Water	Medium	\$ -	Grant Opportunities			
Water Total				\$ 204,000	\$ -	\$ -	\$ -	\$ 9,150,000

This image shows a highly detailed, vertical, black and white illustration, likely a book cover or endpaper. The design is extremely intricate, featuring a dense, repeating pattern of small, stylized figures or motifs, possibly representing a historical or religious scene. The pattern is framed by a decorative border at the top and bottom. The overall style is reminiscent of traditional woodblock printing or a highly detailed engraving.

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2021	2020	2019	2018	2017	2016	2015	2014	2013	2012	2011	2010	2009	2008	2007	2006	2005	2004	2003	2002	2001	2000	1999	1998	1997	1996	1995	1994	1993	1992	1991	1990	1989	1988	1987	1986	1985	1984	1983	1982	1981	1980	1979	1978	1977	1976	1975	1974	1973	1972	1971	1970	1969	1968	1967	1966	1965	1964	1963	1962	1961	1960	1959	1958	1957	1956	1955	1954	1953	1952	1951	1950	1949	1948	1947	1946	1945	1944	1943	1942	1941	1940	1939	1938	1937	1936	1935	1934	1933	1932	1931	1930	1929	1928	1927	1926	1925	1924	1923	1922	1921	1920	1919	1918	1917	1916	1915	1914	1913	1912	1911	1910	1909	1908	1907	1906	1905	1904	1903	1902	1901	1900	1899	1898	1897	1896	1895	1894	1893	1892	1891	1890	1889	1888	1887	1886	1885	1884	1883	1882	1881	1880	1879	1878	1877	1876	1875	1874	1873	1872	1871	1870	1869	1868	1867	1866	1865	1864	1863	1862	1861	1860	1859	1858	1857	1856	1855	1854	1853	1852	1851	1850	1849	1848	1847	1846	1845	1844	1843	1842	1841	1840	1839	1838	1837	1836	1835	1834	1833	1832	1831	1830	1829	1828	1827	1826	1825	1824	1823	1822	1821	1820	1819	1818	1817	1816	1815	1814	1813	1812	1811	1810	1809	1808	1807	1806	1805	1804	1803	1802	1801	1800	1799	1798	1797	1796	1795	1794	1793	1792	1791	1790	1789	1788	1787	1786	1785	1784	1783	1782	1781	1780	1779	1778	1777	1776	1775	1774	1773	1772	1771	1770	1769	1768	1767	1766	1765	1764	1763	1762	1761	1760	1759	1758	1757	1756	1755	1754	1753	1752	1751	1750	1749	1748	1747	1746	1745	1744	1743	1742	1741	1740	1739	1738	1737	1736	1735	1734	1733	1732	1731	1730	1729	1728	1727	1726	1725	1724	1723	1722	1721	1720	1719	1718	1717	1716	1715	1714	1713	1712	1711	1710	1709	1708	1707	1706	1705	1704	1703	1702	1701	1700	1699	1698	1697	1696	1695	1694	1693	1692	1691	1690	1689	1688	1687	1686	1685	1684	1683	1682	1681	1680	1679	1678	1677	1676	1675	1674	1673	1672	1671	1670	1669	1668	1667	1666	1665	1664	1663	1662	1661	1660	1659	1658	1657	1656	1655	1654	1653	1652	1651	1650	1649	1648	1647	1646	1645	1644	1643	1642	1641	1640	1639	1638	1637	1636	1635	1634	1633	1632	1631	1630	1629	1628	1627	1626	1625	1624	1623	1622	1621	1620	1619	1618	1617	1616	1615	1614	16
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GULF COUNTY SCHOOL DISTRICT

2010 - 2011 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.

	2010 - 2011	2011 - 2012	2012 - 2013	2013 - 2014	2014 - 2015	Five Year Total
Total Revenues	\$1,831,938	\$111,278	\$385,844	\$846,001	\$1,113,474	\$4,288,535
Total Project Costs	\$1,831,938	\$26,001	\$26,001	\$0	\$0	\$1,883,940
Difference (Remaining Funds)	\$0	\$85,277	\$359,843	\$846,001	\$1,113,474	\$2,404,595

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

10/5/2010 12:00:00 AM

Work Plan Submittal Date

9/27/2010 11:20:22 AM

DISTRICT SUPERINTENDENT

Tim Wilder

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

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.

	2010-2011 Actual Budget	2011-2012 Projected	2012-2013 Projected	2013-2014 Projected	2014-2015 Projected	Total
HVAC	\$40,000	\$40,000	\$40,000	\$40,000	\$40,000	\$200,000
Locations:	DISTRICT ADMINISTRATIVE OFFICES, GULF ADULT SCHOOL, PORT SAINT JOE ELEMENTARY, PORT SAINT JOE JUNIOR SENIOR HIGH, WEWAHITCHKA ELEMENTARY, WEWAHITCHKA JUNIOR SENIOR HIGH					
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 ELEMENTARY, WEWAHITCHKA JUNIOR SENIOR HIGH					
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					
Safety to Life	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$125,000
Locations:	GULF ADULT SCHOOL, PORT SAINT JOE ELEMENTARY, PORT SAINT JOE JUNIOR SENIOR HIGH					
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	\$0	\$0	\$0	\$0	\$0	\$0
Locations:	No Locations for this expenditure.					
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	\$0	\$0	\$0	\$0	\$0	\$0
Locations:	No Locations for this expenditure.					
Sub Total:	\$215,000	\$215,000	\$215,000	\$215,000	\$215,000	\$1,075,000
PECO Maintenance Expenditures	\$199,018	\$274,367	\$294,058	\$330,290	\$349,063	\$1,446,796

1.50 Mill Sub Total:	\$404,838	\$505,592	\$209,442	(\$115,290)	(\$134,063)	\$870,519
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Direct Items	2010 - 2011 Actual Budget	2011 - 2012 Projected	2012 - 2013 Projected	2013 - 2014 Projected	2014 - 2015 Projected	Total
new lights at football field	\$0	\$276,459	\$0	\$0	\$0	\$276,459
Locations	PORT SAINT JOE JUNIOR SENIOR HIGH, WEWAHITCHKA JUNIOR SENIOR HIGH					
technology	\$280,000	\$288,500	\$288,500	\$0	\$0	\$857,000
Locations	DISTRICT ADMINISTRATIVE OFFICES, GULF ADULT SCHOOL, PORT SAINT JOE ELEMENTARY, PORT SAINT JOE JUNIOR SENIOR HIGH, WEWAHITCHKA ELEMENTARY, WEWAHITCHKA JUNIOR SENIOR HIGH					
camera system	\$108,856	\$0	\$0	\$0	\$0	\$108,856
Locations	GULF ADULT SCHOOL, PORT SAINT JOE ELEMENTARY, PORT SAINT JOE JUNIOR SENIOR HIGH, WEWAHITCHKA ELEMENTARY, WEWAHITCHKA JUNIOR SENIOR HIGH					
Total:	\$603,856	\$779,959	\$503,500	\$215,000	\$215,000	\$2,317,315

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	2010 - 2011 Actual Budget	2011 - 2012 Projected	2012 - 2013 Projected	2013 - 2014 Projected	2014 - 2015 Projected	Total
Remaining Maint and Repair from 1.5 Mills	\$404,838	\$505,592	\$209,442	(\$115,290)	(\$134,063)	\$870,519
Maintenance/Repair Salaries	\$0	\$0	\$0	\$0	\$0	\$0
School Bus Purchases	\$0	\$195,000	\$200,000	\$210,000	\$0	\$605,000
Other Vehicle Purchases	\$0	\$0	\$0	\$0	\$0	\$0
Capital Outlay Equipment	\$88,703	\$0	\$0	\$0	\$0	\$88,703
Rent/Lease Payments	\$0	\$0	\$0	\$0	\$0	\$0
COP Debt Service	\$0	\$0	\$0	\$0	\$0	\$0
Rent/Lease Relocatables	\$0	\$26,000	\$26,000	\$0	\$0	\$52,000
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)	\$190,000	\$190,000	\$190,000	\$190,000	\$190,000	\$950,000
Qualified School Construction Bonds (QSCB)	\$0	\$0	\$0	\$0	\$0	\$0
Qualified Zone Academy Bonds (QZAB)	\$0	\$0	\$0	\$0	\$0	\$0
add/renovate classrooms at PSJHS	\$0	\$413,934	\$0	\$0	\$0	\$413,934
doors (interior & exterior)	\$25,000	\$25,000	\$0	\$0	\$0	\$50,000
restroom improvements district wide	\$50,000	\$50,000	\$0	\$0	\$0	\$100,000
Local Expenditure Totals:	\$758,541	\$1,405,526	\$625,442	\$284,710	\$55,937	\$3,130,156

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	2010-2011 Actual Value	2011-2012 Projected	2012-2013 Projected	2013-2014 Projected	2014-2015 Projected	Total
(1) Non-exempt property assessed valuation		\$1,623,948,803	\$1,887,804,487	\$2,007,094,777	\$2,130,437,614	\$2,271,846,554	\$9,921,132,235
(2) The Millage projected for discretionary capital outlay per s.1011.71		0.35	0.50	0.50	0.50	0.50	
(3) Full value of the 1.50-Mill discretionary capital outlay per s.1011.71		\$2,728,234	\$3,171,512	\$3,371,919	\$3,579,135	\$3,816,702	\$16,667,502
(4) Value of the portion of the 1.50-Mill ACTUALLY levied	370	\$545,647	\$906,146	\$963,405	\$1,022,610	\$1,090,486	\$4,528,294
(5) Difference of lines (3) and (4)		\$2,182,587	\$2,265,366	\$2,408,514	\$2,556,525	\$2,726,216	\$12,139,208

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	2010-2011 Actual Budget	2011-2012 Projected	2012-2013 Projected	2013-2014 Projected	2014-2015 Projected	Total
PECO New Construction	340	\$0	\$8,617	\$34,331	\$94,551	\$65,375	\$202,874
PECO Maintenance Expenditures		\$199,018	\$274,367	\$294,058	\$330,290	\$349,063	\$1,446,796
		\$199,018	\$282,984	\$328,389	\$424,841	\$414,438	\$1,649,670

CO & DS Revenue Source

Revenue from Capital Outlay and Debt Service funds.

Item	Fund	2010-2011 Actual Budget	2011-2012 Projected	2012-2013 Projected	2013-2014 Projected	2014-2015 Projected	Total
CO & DS Cash Flow-through Distributed	360	\$12,686	\$12,686	\$12,686	\$12,686	\$12,686	\$63,430
CO & DS Interest on Undistributed CO	360	\$864	\$864	\$864	\$864	\$864	\$4,320
		\$13,550	\$13,550	\$13,550	\$13,550	\$13,550	\$67,750

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 2009 - 2010?

No

Additional Revenue Source

Any additional revenue sources

Item	2010-2011 Actual Value	2011-2012 Projected	2012-2013 Projected	2013-2014 Projected	2014-2015 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	\$1,015,641	\$0	\$0	\$0	\$0	\$1,015,641
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	\$0	\$0	\$0	\$0	\$0	\$0
Revenue from Bonds pledging proceeds from 1 cent or 1/2 cent Sales Surtax	\$0	\$0	\$0	\$0	\$0	\$0
Total Fund Balance Carried Forward	\$1,015,641	\$588,491	\$0	\$0	\$0	\$1,604,132
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	\$2,031,282	\$588,491	\$0	\$0	\$0	\$2,619,773

Total Revenue Summary

Item Name	2010 - 2011 Budget	2011 - 2012 Projected	2012 - 2013 Projected	2013 - 2014 Projected	2014 - 2015 Projected	Five Year Total
Local 1.5 Mill Discretionary Capital Outlay Revenue	\$546,647	\$906,146	\$963,405	\$1,022,610	\$1,090,486	\$4,528,294
PECO and 1.5 Mill Maint and Other 1.5 Mill Expenditures	(\$758,541)	(\$1,405,526)	(\$625,442)	(\$284,710)	(\$55,937)	(\$3,130,156)
PECO Maintenance Revenue	\$199,018	\$274,367	\$294,058	\$330,290	\$349,063	\$1,446,796
Available 1.50 Mill for New Construction	(\$212,894)	(\$499,380)	\$337,963	\$737,900	\$1,034,549	\$1,398,138

Item Name	2010 - 2011 Budget	2011 - 2012 Projected	2012 - 2013 Projected	2013 - 2014 Projected	2014 - 2015 Projected	Five Year Total
CO & DS Revenue	\$13,550	\$13,550	\$13,550	\$13,550	\$13,550	\$67,750
PECO New Construction Revenue	\$0	\$8,617	\$34,331	\$94,551	\$65,375	\$202,874
Other/Additional Revenue	\$2,031,282	\$588,491	\$0	\$0	\$0	\$2,619,773
Total Additional Revenue	\$2,044,832	\$610,658	\$47,881	\$108,101	\$78,925	\$2,890,397
Total Available Revenue	\$1,831,938	\$111,278	\$385,844	\$846,001	\$1,113,474	\$4,288,535

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.

Project Description	Location		2010 - 2011	2011 - 2012	2012 - 2013	2013 - 2014	2014 - 2015	Total	Funded
lease reading relocatable (rm 6) - funded from classrooms for kids	WEWAHITCHKA JUNIOR SENIOR HIGH	Planned Cost:	\$0	\$8,667	\$8,667	\$0	\$0	\$17,334	Yes
	Student Stations:		0	25	25	0	0	50	
	Total Classrooms:		0	1	1	0	0	2	
	Gross Sq Ft:		0	884	884	0	0	1,768	

lease reading relocatable (rm 7) - funded from classrooms for kids	WEWAHITCHKA JUNIOR SENIOR HIGH	Planned Cost:	\$0	\$8,667	\$8,667	\$0	\$0	\$17,334	Yes
	Student Stations:		0	25	25	0	0	50	
	Total Classrooms:		0	1	1	0	0	2	
	Gross Sq Ft:		0	884	884	0	0	1,768	
lease reading relocatable (rm 8) - funded from classrooms for kids	WEWAHITCHKA JUNIOR SENIOR HIGH	Planned Cost:	\$0	\$8,667	\$8,667	\$0	\$0	\$17,334	Yes
	Student Stations:		0	25	25	0	0	50	
	Total Classrooms:		0	1	1	0	0	2	
	Gross Sq Ft:		0	884	884	0	0	1,768	

Planned Cost:	\$0	\$26,001	\$26,001	\$0	\$0	\$52,002
Student Stations:	0	75	75	0	0	150
Total Classrooms:	0	3	3	0	0	6
Gross Sq Ft:	0	2,652	2,652	0	0	5,304

Other Project Schedules

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

Project Description	Location	2010 - 2011 Actual Budget	2011 - 2012 Projected	2012 - 2013 Projected	2013 - 2014 Projected	2014 - 2015 Projected	Total	Funded
covered outdoor p.e. facility	WEWAHITCHKA ELEMENTARY	\$243,873	\$0	\$0	\$0	\$0	\$243,873	Yes
new roof at Wewa Elementary (5th grade wing)	WEWAHITCHKA ELEMENTARY	\$1,514,169	\$0	\$0	\$0	\$0	\$1,514,169	Yes
new roof at Wewa Elementary (media center)	WEWAHITCHKA ELEMENTARY	\$73,896	\$0	\$0	\$0	\$0	\$73,896	Yes
		\$1,831,938	\$0	\$0	\$0	\$0	\$1,831,938	

Additional Project Schedules

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

Project Description	Location	Number of Classrooms	2010 - 2011 Actual Budget	2011 - 2012 Projected	2012 - 2013 Projected	2013 - 2014 Projected	2014 - 2015 Projected	Total	Funded
Project description not specified	Location not specified		\$0	\$0	\$0	\$0	\$0	\$0	No
			\$0	\$0	\$0	\$0	\$0	\$0	

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	2010 2011 Sals Stu. Sta	Actual 2010 2011 FISH Capacity	Actual 2009 2010 COFTE	Class Rooms	Actual Average 2010 2011 Class Size	Actual 2010 2011 Utilization	New Stu. Capacity	New Rooms to be Added/Re- moved	Projected 2014 - 2015 COFTE	Projected 2014 - 2015 Utilization	Projected 2014 - 2015 Class Size
WEWAHITCHKA ELEMENTARY	567	567	377	30	13	67.00 %	0	0	0	0.00 %	0
PORT SAINT JOE ELEMENTARY	760	760	487	37	13	64.00 %	0	0	0	0.00 %	0
PORT SAINT JOE JUNIOR SENIOR HIGH	1,108	997	622	47	13	62.00 %	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	811	729	476	36	13	65.00 %	0	0	0	0.00 %	0
GULF ADULT SCHOOL	72	108	5	3	2	4.00 %	0	0	0	0.00 %	0
	3,318	3,161	1,967	153	13	62.21 %	0	0	0	0.00 %	0

The COFTE Projected Total (0) for 2014 - 2015 must match the Official Forecasted COFTE Total (1,876) for 2014 - 2015 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 2014 - 2015	
Elementary (PK-3)	603
Middle (4-8)	716
High (9-12)	556
	1,876

Grade Level Type	Balanced/Projected COFTE for 2014 - 2015
Elementary (PK-3)	603
Middle (4-8)	716
High (9-12)	556
	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	2010 - 2011	2011 - 2012	2012 - 2013	2013 - 2014	2014 - 2015	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 2009 - 2010 fiscal year.					List the net new classrooms to be added in the 2010 - 2011 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 2010 - 2011 should match totals in Section 15A.			
Location	2009-2010 # Permanent	2009-2010 # Modular	2009-2010 # Relocatable	2009-2010 # Total	2010-2011 # Permanent	2010-2011 # Modular	2010-2011 # Relocatable	2010-2011 # 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	2010-2011	2011-2012	2012-2013	2013-2014	2014-2015	5 Year Average
WEWAHITCHKA ELEMENTARY	25	18	18	18	18	19
PORT SAINT JOE ELEMENTARY	0	0	0	0	0	0
PORT SAINT JOE JUNIOR SENIOR HIGH	0	126	126	126	126	101
HIGHLAND VIEW ELEMENTARY	0	0	0	0	0	0
WEWAHITCHKA JUNIOR SENIOR HIGH	25	158	158	158	158	131
GULF ADULT SCHOOL	0	0	0	0	0	0

Totals for Gulf County School District						
Total students in relocatables by year.	50	302	302	302	302	252
Total number of COFTE students projected by year.	1,897	1,868	1,860	1,872	1,876	1,875
Percent in relocatables by year.	3 %	16 %	16 %	16 %	16 %	13 %

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 2010-2011	FISH Student Stations	Owner	# of Leased Classrooms 2014-2015	FISH Student Stations
WEWAHITCHKA ELEMENTARY	1	25		0	0
PORT SAINT JOE ELEMENTARY	0	0		0	0
PORT SAINT JOE JUNIOR SENIOR HIGH	0	0		0	0
HIGHLAND VIEW ELEMENTARY	0	0		0	0
WEWAHITCHKA JUNIOR SENIOR HIGH	0	0		0	0

GULF ADULT SCHOOL	0	0		0	0
	1	25		0	0

Failed Standard Relocatable Tracking

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

Nothing reported for this section.

Planning

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.

Other than hiring new teachers there is space available to meet the requirements for class size reduction. There could possibly be a need for three new classrooms at Port

St. Joe Elementary School. However, 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

Five Year Survey - Ten Year Capacity

GULF COUNTY SCHOOL DISTRICT

9/27/2010

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.

No items meet the criteria.

Five Year Survey - Ten Year Infrastructure

GULF COUNTY SCHOOL DISTRICT

9/27/2010

Proposed Location of Planned New, Remodeled, or New Additions to Facilities in 6 thru 10 out years (Section 28).

No items meet the criteria.

Plans for closure of any school, including plans for disposition of the facility or usage of facility space, and anticipated revenues in the 6 thru 10 out years (Section 29).

No items meet the criteria.

Five Year Survey - Ten Year Maintenance

GULF COUNTY SCHOOL DISTRICT

9/27/2010

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.

No items match the criteria.

Five Year Survey - Ten Year Utilization

GULF COUNTY SCHOOL DISTRICT

9/27/2010

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 FISH Capacity	Actual COFTE	Actual Utilization	Actual new Student Capacity to be added/removed	Projected COFTE	Projected Utilization
Elementary - District Totals	1,327	1,327	870.60	65.61 %	0	0	0.00 %
Middle - District Totals	0	0	0.00	#Error	0	0	#Error
High - District Totals	1,918	1,726	1,121.46	64.97 %	0	0	0.00 %
Other - ESE, etc	140	183	5.50	3.01 %	0	0	0.00 %
	3,385	3,236	1,997.56	61.73 %	0	0	0.00 %

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.

Five Year Survey - Twenty Year Capacity

GULF COUNTY SCHOOL DISTRICT

9/27/2010

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.

No items match the criteria.

Five Year Survey - Twenty Year Infrastructure

GULF COUNTY SCHOOL DISTRICT

9/27/2010

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

No items meet the criteria.

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

No items meet the criteria.

Five Year Survey - Twenty Year Maintenance

GULF COUNTY SCHOOL DISTRICT

9/27/2010

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.

No items match the criteria.

Five Year Survey - Twenty Year Utilization

GULF COUNTY SCHOOL DISTRICT

9/27/2010

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 FISH Capacity	Actual COFTE	Actual Utilization	Actual new Student Capacity to be added/removed	Projected COFTE	Projected Utilization
Elementary - District Totals	1,327	1,327	870.60	65.61 %	0	0	0.00 %
Middle - District Totals	0	0	0.00	#Error	0	0	#Error
High - District Totals	1,918	1,726	1,121.46	64.97 %	0	0	0.00 %
Other - ESE, etc	140	183	5.50	3.01 %	0	0	0.00 %
	3,385	3,236	1,997.56	61.73 %	0	0	0.00 %

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.

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.

	2011 - 2012	2012 - 2013	2013 - 2014	2014 - 2015	2015 - 2016	Five Year Total
Total Revenues	\$1,675,876	\$0	\$230,686	\$79,514	\$340,411	\$2,326,487
Total Project Costs	\$1,644,679	\$0	\$0	\$0	\$0	\$1,644,679
Difference (Remaining Funds)	\$31,197	\$0	\$230,686	\$79,514	\$340,411	\$881,808

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 §1013.36(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	10/6/2011
Work Plan Submittal Date	9/28/2011
DISTRICT SUPERINTENDENT	Jim Norton
CHIEF FINANCIAL OFFICER	Sissy Worley
DISTRICT POINT-OF-CONTACT PERSON	Duane McFarland/Sissy Worley
JOB TITLE	Asst. Superintendent / Finance Officer
PHONE NUMBER	860-228-8258
E-MAIL ADDRESS	dmcferland@gulf.k12.fl.us

[EFIS Home](#)[FISH](#)[Five Year Survey](#)[Five Year Work Plan](#)[Work Plan User Manual](#)[Expenditure](#)[Revenue](#)[Project Schedules](#)[Tracking](#)[Planning](#)[Long Range Planning](#)[Local Governments](#)[Check/Submit Work Plan](#)

**Current Work Plan:
2011 - 2012 GULF
COUNTY SCHOOL
DISTRICT**

**Work Plan -
Submit Work
Plan**

User: mcfarland [\[Edit
Profile\]](#)
[Logout](#)

Submit Work Plan

The "Save and Submit WorkPlan" screen requires districts to enter all administrative and contact information before submitting the workplan for OEF review and approval.

Congratulations, this Work Plan is complete!

Project Tracking

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.

HVAC	\$38,750	\$40,000	\$40,000	\$40,000	\$40,000	\$198,750
Locations:	DISTRICT ADMINISTRATIVE OFFICES, HIGHLAND VIEW ELEMENTARY, PORT SAINT JOE ELEMENTARY, PORT SAINT JOE JUNIOR SENIOR HIGH, WEWAHITCHKA ELEMENTARY					
Flooring	\$89,455	\$50,000	\$50,000	\$50,000	\$50,000	\$289,455
Locations:	DISTRICT ADMINISTRATIVE OFFICES, GULF ADULT SCHOOL, PORT SAINT JOE ELEMENTARY, PORT SAINT JOE JUNIOR SENIOR HIGH, WEWAHITCHKA ELEMENTARY					
Roofing	\$125,000	\$0	\$0	\$0	\$0	\$125,000
Locations:	DISTRICT ADMINISTRATIVE OFFICES, GULF ADULT SCHOOL, PORT SAINT JOE ELEMENTARY, PORT SAINT JOE JUNIOR SENIOR HIGH, WEWAHITCHKA ELEMENTARY, WEWAHITCHKA JUNIOR SENIOR HIGH					
Safety to Life	\$0	\$0	\$0	\$0	\$0	\$0
Locations:	No Locations for this expenditure.					
Fencing	\$18,799	\$0	\$0	\$0	\$0	\$18,799
Locations:	PORT SAINT JOE ELEMENTARY, PORT SAINT JOE JUNIOR SENIOR HIGH, WEWAHITCHKA ELEMENTARY, WEWAHITCHKA JUNIOR SENIOR HIGH					
Lighting	\$102,000	\$0	\$0	\$0	\$0	\$102,000
Locations:	WEWAHITCHKA JUNIOR SENIOR HIGH					
Electrical	\$0	\$0	\$0	\$0	\$0	\$0
Locations:	No Locations for this expenditure.					
Fire Alarm	\$0	\$0	\$0	\$0	\$0	\$0
Locations:	No Locations for this expenditure.					
Telephone/Intercom System	\$17,000	\$0	\$0	\$0	\$0	\$17,000
Locations:	WEWAHITCHKA JUNIOR SENIOR HIGH					
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	\$0	\$0	\$0	\$0	\$0	\$0
Locations:	No Locations for this expenditure.					
Sub Total:	\$391,004	\$90,000	\$90,000	\$90,000	\$90,000	\$751,004
PECO Maintenance Expenditures	\$0	\$88,316	\$196,936	\$241,497	\$259,815	\$786,564

1.50 Mill Sub Total:	\$588,773	\$161,884	\$43,084	(\$1,497)	(\$19,815)	\$782,209
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Renovate lunchroom	\$30,000	\$0	\$0	\$0	\$0	\$30,000
Locations	PORT SAINT JOE ELEMENTARY					
camera system	\$17,789	\$0	\$0	\$0	\$0	\$17,789
Locations	DISTRICT ADMINISTRATIVE OFFICES, GULF ADULT SCHOOL, PORT SAINT JOE ELEMENTARY, PORT SAINT JOE JUNIOR SENIOR HIGH, WEWAHITCHKA ELEMENTARY, WEWAHITCHKA JUNIOR SENIOR HIGH					
technology	\$160,000	\$160,000	\$150,000	\$150,000	\$150,000	\$750,000
Locations	DISTRICT ADMINISTRATIVE OFFICES, GULF ADULT SCHOOL, PORT SAINT JOE ELEMENTARY, PORT SAINT JOE JUNIOR SENIOR HIGH, WEWAHITCHKA ELEMENTARY, WEWAHITCHKA JUNIOR SENIOR HIGH					
Total:	\$588,773	\$240,000	\$240,000	\$240,000	\$240,000	\$1,548,773

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.

Remaining Maint and Repair from 1.5 Mills	\$588,773	\$161,884	\$43,084	(\$1,497)	(\$19,815)	\$782,209
Maintenance/Repair Salaries	\$0	\$0	\$0	\$0	\$0	\$0
School Bus Purchases	\$0	\$200,000	\$0	\$220,000	\$0	\$420,000
Other Vehicle Purchases	\$28,849	\$0	\$0	\$0	\$0	\$28,849
Capital Outlay Equipment	\$183,383	\$225,000	\$250,000	\$250,000	\$250,000	\$1,188,383
Rent/Lease Payments	\$0	\$0	\$0	\$0	\$0	\$0
COP Debt Service	\$0	\$0	\$0	\$0	\$0	\$0
Rent/Lease Relocatables	\$12,500	\$0	\$0	\$0	\$0	\$12,500
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)	\$190,000	\$190,000	\$190,000	\$190,000	\$190,000	\$850,000
Qualified School Construction Bonds (QSCB)	\$0	\$0	\$0	\$0	\$0	\$0
Qualified Zone Academy Bonds (QZAB)	\$0	\$0	\$0	\$0	\$0	\$0
restroom improvements district wide	\$50,000	\$0	\$0	\$0	\$0	\$50,000
doors (interior & exterior)	\$50,000	\$0	\$0	\$0	\$0	\$50,000
add/renovate classrooms at PSJHS	\$0	\$125,000	\$0	\$0	\$0	\$125,000
Boilers/cooling towers	\$5,111	\$0	\$0	\$0	\$0	\$5,111
Remodel Wewa High	\$15,000	\$0	\$0	\$0	\$0	\$15,000

Remodel County Office	\$21,979	\$0	\$0	\$0	\$0	\$21,979
Local Expenditure Totals:	\$1,153,895	\$891,884	\$483,064	\$658,503	\$420,185	\$3,607,131

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 1011.16 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.)

(1) Non-exempt property assessed valuation		\$1,516,525,191	\$1,682,707,188	\$1,730,233,102	\$1,823,650,688	\$1,914,615,608	\$8,655,731,878
(2) The Millage projected for discretionary capital outlay per s.1011.71		0.40	0.40	0.40	0.40	0.40	
(3) Full value of the 1.50-Mill discretionary capital outlay per s.1011.71		\$2,551,122	\$2,793,348	\$2,916,872	\$3,083,733	\$3,216,554	\$14,541,628
(4) Value of the portion of the 1.50 -Mill ACTUALLY levied	370	\$583,114	\$638,480	\$666,714	\$700,262	\$735,212	\$3,323,802
(5) Difference of lines (3) and (4)		\$1,968,008	\$2,154,868	\$2,250,158	\$2,383,451	\$2,481,342	\$11,217,827

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.

PECO New Construction	340	\$0	\$0	\$33,503	\$24,202	\$11,651	\$69,658
PECO Maintenance Expenditures		\$0	\$88,316	\$188,938	\$241,497	\$269,816	\$788,584
		\$0	\$88,316	\$230,439	\$265,699	\$271,466	\$858,120

CO & DS Revenue Source

Revenue from Capital Outlay and Debt Service funds.

CO & DS Cash Flow-through Distributed	360	\$12,694	\$12,694	\$12,694	\$12,694	\$12,694	\$63,470
CO & DS Interest on Undistributed CO	360	\$839	\$839	\$839	\$839	\$839	\$4,185
		\$13,533	\$13,533	\$13,533	\$13,533	\$13,533	\$67,655

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 1/2-cent surtax referendum during the previous year.

Did the school district hold a surtax referendum during the past fiscal year 2010 - 2011?

No

Additional Revenue Source

Any additional revenue sources

Revenue Source	2010-2011	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016
Proceeds from 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	\$0	\$0	\$0	\$0	\$0	\$0
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	\$2,811,857	\$239,871	\$0	\$0	\$0	\$3,051,528
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	(\$525,000)	\$0	\$0	\$0	\$0	(\$525,000)
Capital Outlay Projects Funds Balance Carried Forward From Total Fund Balance Carried Forward	(\$53,933)	\$0	\$0	\$0	\$0	(\$53,933)
Subtotal	\$2,232,824	\$239,871	\$0	\$0	\$0	\$2,472,595

Total Revenue Summary

Local 1.5 Mill Discretionary Capital Outlay Revenue	\$583,114	\$538,480	\$686,714	\$700,282	\$735,212	\$3,323,802
PECO and 1.5 Mill Maint and Other 1.5 Mill Expenditures	(\$1,153,895)	(\$691,684)	(\$463,084)	(\$858,503)	(\$420,185)	(\$3,607,131)
PECO Maintenance Revenue	\$0	\$88,318	\$198,838	\$241,497	\$259,816	\$788,564
Available 1.50 Mill for New Construction	(\$570,581)	(\$253,204)	\$183,650	\$41,779	\$316,027	(\$283,320)
CO & DS Revenue	\$13,533	\$13,533	\$13,533	\$13,533	\$13,533	\$67,666
PECO New Construction Revenue	\$0	\$0	\$33,503	\$24,202	\$11,851	\$69,556
Other/Additional Revenue	\$2,232,824	\$239,871	\$0	\$0	\$0	\$2,472,595
Total Additional Revenue	\$2,246,457	\$253,204	\$47,036	\$37,735	\$25,384	\$2,609,816
Total Available Revenue	\$1,875,876	\$0	\$230,686	\$78,514	\$340,411	\$2,326,487

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.

Purchase relocatable (rm 8) - funded from LCI	WEWAHITCHKA JUNIOR SENIOR HIGH	Planned Cost:	\$12,500	\$0	\$0	\$0	\$0	\$12,500	Yes
Student Stations:			25	0	0	0	0	25	
Total Classrooms:			1	0	0	0	0	1	
Gross Sq Ft:			884	0	0	0	0	884	

Planned Cost:	\$12,500	\$0	\$0	\$0	\$0	\$12,500
Student Stations:	25	0	0	0	0	25
Total Classrooms:	1	0	0	0	0	1
Gross Sq Ft:	884	0	0	0	0	884

Other Project Schedules

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

covered outdoor p.e. facility	WEWAHITCHKA ELEMENTARY	\$158,010	\$0	\$0	\$0	\$0	\$158,010	Yes
Remodel Lunchroom	PORT SAINT JOE ELEMENTARY	\$1,000,000	\$0	\$0	\$0	\$0	\$1,000,000	Yes
new roof at Wewa Elementary	WEWAHITCHKA ELEMENTARY	\$474,169	\$0	\$0	\$0	\$0	\$474,169	Yes
		\$1,632,179	\$0	\$0	\$0	\$0	\$1,632,179	

Additional Project Schedules

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

Project description not specified	Location not specified	\$0	\$0	\$0	\$0	\$0	\$0	No
		\$0	\$0	\$0	\$0	\$0	\$0	

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

School	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21
WEWAHITCHKA ELEMENTARY	597	597	393	30	13	89.00 %	0	0	0	0.00 %	0
PORT SAINT JOE ELEMENTARY	760	760	485	37	13	84.00 %	0	0	0	0.00 %	0
PORT SAINT JOE JUNIOR SENIOR HIGH	1,108	997	595	47	13	60.00 %	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	788	707	454	35	13	84.00 %	0	0	0	0.00 %	0
GULF ADULT SCHOOL	72	108	3	3	1	3.00 %	0	0	0	0.00 %	0
Total	3,293	3,139	1,930	162	13	61.47 %	0	0	0	0.00 %	0

The COFTE Projected Total (0) for 2015 - 2016 must match the Official Forecasted COFTE Total (1,882) for 2015 - 2016 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 would be used to balance COFTE.

Elementary (PK-3)	671
Middle (4-8)	677
High (9-12)	514
Total	1,862

Elementary (PK-3)	671
Middle (4-8)	677
High (9-12)	514
Total	1,862

Relocatable Replacement

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

Total Relocatable Replacements:	0	0	0	0	0	0
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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.

Facility	Type	Not for Educational Purposes	For Educational Purposes	Total			
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

Facility	Type	Not for Educational Purposes	For Educational Purposes	Total			
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 first 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 2010 - 2011 fiscal year.					List the net new classrooms to be added in the 2011 - 2012 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 2011 - 2012 should match totals in Section 15A.				
Elementary (PK-3)	0	0	0	0	0	0	0	0	0
Middle (4-8)	0	0	0	0	0	0	0	0	0
High (9-12)	0	0	0	0	1	0	0	0	1
	0	0	0	0	1	0	0	0	1

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.

PORT SAINT JOE JUNIOR SENIOR HIGH	0	128	128	128	0	78
HIGHLAND VIEW ELEMENTARY	0	0	0	0	0	0
WEWAHITCHKA JUNIOR SENIOR HIGH	0	168	168	168	0	96
GULF ADULT SCHOOL	0	0	0	0	0	0
WEWAHITCHKA ELEMENTARY	25	18	18	18	0	18
PORT SAINT JOE ELEMENTARY	0	0	0	0	0	0

Total students in relocatables by year.	25	302	302	302	0	188
Total number of COFTE students projected by year.	1,858	1,868	1,861	1,873	1,862	1,868
Percent in relocatables by year.	1 %	16 %	16 %	16 %	0 %	10 %

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.

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.

Other than hiring new teachers there is space available to meet the requirements for class size reduction. There could possibly be a need for three new classrooms at Port St. Joe Elementary School. However, 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

Five Year Survey - Ten Year Capacity

GULF COUNTY SCHOOL DISTRICT

9/28/2011

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.

No items meet the criteria.

Five Year Survey - Ten Year Infrastructure

GULF COUNTY SCHOOL DISTRICT

9/28/2011

Proposed Location of Planned New, Remodeled, or New Additions to Facilities in 6 thru 10 out years (Section 28).

No items meet the criteria.

Plans for closure of any school, including plans for disposition of the facility or usage of facility space, and anticipated revenues in the 6 thru 10 out years (Section 29).

No items meet the criteria.

Five Year Survey - Ten Year Maintenance

GULF COUNTY SCHOOL DISTRICT

9/28/2011

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.

No items match the criteria.

Five Year Survey - Ten Year Utilization

GULF COUNTY SCHOOL DISTRICT

9/28/2011

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 Grouping	Current Capacity	Planned Capacity	Current Utilization	Planned Utilization	Current Occupancy	Planned Occupancy	Current Utilization Rate
Elementary - District Totals	1,327	1,327	870.60	65.61 %	0	0	0.00 %
Middle - District Totals	0	0	0.00	#Error	0	0	#Error
High - District Totals	1,918	1,726	1,121.46	64.97 %	0	0	0.00 %
Other - ESE, etc	140	183	5.50	3.01 %	0	0	0.00 %
	3,385	3,236	1,997.56	61.73 %	0	0	0.00 %

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.

Five Year Survey - Twenty Year Capacity

GULF COUNTY SCHOOL DISTRICT

9/28/2011

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.

No items match the criteria.

Five Year Survey - Twenty Year Infrastructure

GULF COUNTY SCHOOL DISTRICT

9/28/2011

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

No items meet the criteria.

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

No items meet the criteria.

Five Year Survey - Twenty Year Maintenance

GULF COUNTY SCHOOL DISTRICT

9/28/2011

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.

No items match the criteria.

Five Year Survey - Twenty Year Utilization

GULF COUNTY SCHOOL DISTRICT

9/28/2011

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.

Elementary - District Totals	1,327	1,327	870.80	65.61 %	0	0	0.00 %
Middle - District Totals	0	0	0.00	#Error	0	0	#Error
High - District Totals	1,918	1,726	1,121.46	64.97 %	0	0	0.00 %
Other - ESE, etc	140	183	5.50	3.01 %	0	0	0.00 %
	3,385	3,236	1,997.56	61.73 %	0	0	0.00 %

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.

ORDINANCE NO. : 476

**AN ORDINANCE OF THE CITY OF PORT ST. JOE, FLORIDA
AMENDING THE LAND DEVELOPMENT REGULATIONS;
ESTABLISHING MEMBERSHIP FOR THE PLANNING AND
DEVELOPMENT REVIEW BOARD; PROVIDING FOR REPEAL OF
ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT
HEREWITH; PROVIDING FOR SEVERABILITY, AND PROVIDING
FOR AN EFFECTIVE DATE.**

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

1. Section 2.11 paragraph a. which states that the Planning and Development Review Board shall be appointed by the City Commissioners of the City and shall consist of not less than five (5) nor more than seven (7) members, is hereby amended to state that the Planning and Development Review Board shall be appointed by the Board of City Commissioners of the City and shall consist of not less than five (5) nor more than nine (9) members.
2. REPEAL: All ordinances or parts of ordinances in conflict herewith are hereby repealed.
3. 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.
4. EFFECTIVE DATE: This Ordinance shall become effective as provided by law.

DULY PASSED AND ADOPTED by the Board of City Commissioners of Port St. Joe, Florida this ____ day of _____, 2011.

THE CITY OF PORT ST. JOE

By: _____
MEL C. MAGIDSON, JR.
MAYOR-COMMISSIONER

ATTEST:

JAMES A. ANDERSON
CITY CLERK-AUDITOR

The following commissioners voted yea:
The following commissioners voted nay:



municode

Municipal Code Corporation • PO Box 2235 Tallahassee, FL 32316
info@municode.com • 800.262.2633
fax 850.575.8852 • www.municode.com

December 20, 2011

Mr. Jim Anderson
City Clerk/Auditor
City of Port St. Joe
PO BOX 278
Port St. Joe, FL 32457

Dear Mr. Anderson:

Thank you for corresponding with our Steffanie Rasmussen, and for sending in ordinances to be included in the Code. Upon our review of the ordinances, we are pleased to submit the following options: (1) estimate to update the Code with Supplement No. 3; (2) republish of Code in its entirety to include all ordinances received for Supplement No. 3. Please note that if the republication project is chosen, the supplement cost is included in the base price for republication – you do not pay for both options.

Supplement No. 3. The supplementation process includes incorporating and indexing the ordinances, updating the Code tables and the Checklist of Up-to-Date Pages, creating an instruction sheet and printing 25 copies of the Supplement for insertion into the Code.

An estimated 170 pages at \$21 (one time reduction) per double column page	\$3,570
An estimated 244 pages at \$23.14 per double column page	\$5,646
Code in Folio updated product	\$75
Estimated Total	\$9,291

Please keep in mind that the Supplement estimate is an approximation. It is virtually impossible to determine the number of pages raw ordinances will generate until they are editorially prepared and formatted and it is particularly difficult to ascertain the extent of the indexing that will be required. We will invoice for the actual number of Supplement pages; shipping charges and applicable sales taxes will be added to the invoice.

Republication. In addition to updating the text, Index and tables of the Code to reflect the new ordinances, the preliminary pages of the Code will be appropriately updated. The updated volume will be repaginated, eliminating short pages with blank backs and supplement number designations from the volume. Proofs will be provided for review prior to printing the new Code volumes.

The republication project does not include reorganizing Code content, renumbering Code chapters or proofreading unamended Code text. Code pages that are not impacted by the inclusion of an ordinance or by the inclusion of a current state law reference (see below) will be printed with no substantive changes.

State Law References. Since state statutes undergo constant revision, the state law citations in the footnotes of your Code become out-of-date simply through the passage of time. One of our staff attorneys can perform the research required to identify and update footnote state law references. This process will not identify conflicts and inconsistencies between the Code and state statutes, nor within the Code itself, but will simply ensure that the state law references in footnotes are accurate and up-to-date. We will not review the internal state law references within sections. We would recommend you review those and advise us of the changes. You can also choose to remove all state law references in footnotes or leave them as is. Please select one of these options on our quotation sheet.

Electronic Media. The existing media orders will carry over to the republished Code. The electronic Code formatted in Folio will be provided in our new format Municode Desktop. Municode Desktop is essentially a portable version of our Municode Library. Users will experience the exact same look, feel, and feature set as they would with any code hosted in our Municode Library. Municode Desktop can be installed on a single workstation or on a network. Information about other media options is included in the attached.

Distribution Services. With our MCC as Total Code Administrator option (TCA), we provide inventory for sale (Codes and/or reprint pamphlets) and we provide all services for outside subscribers. The TCA service is provided at no cost to you and totally at our expense.

If the Code is republished and the City decides to appoint MCC as TCA, you should purchase only the number of Codes needed to meet current internal distribution requirements, including any copies of the Code that the City wishes to distribution free of charge (complimentary subscribers). Future needs will be provided for by MCC as TCA - we will provide Codes for internal use on an as needed basis at a discounted price.

Supplement Service. Supplementation of the Code will resume upon shipment of the new volume. In addition to providing traditional supplements, we offer an alternative supplementation option to those who receive their Code electronically – electronic updates provide current electronic data without preparing paper supplements.

We also offer a variety of specific publication schedules – a specific supplement publication schedule helps to ensure that supplements are provided regularly and it simplifies the transmission of ordinances. With a schedule in place, ordinances can be sent as enacted and we hold them in our files until it is time to proceed with work on the next scheduled supplement.

Our records currently reflect an annual December printed schedule for the publication of supplements to the City of Port St. Joe, Florida's Code. The schedule can be adjusted, as needed, to reflect current needs.

New Ordinances on the Web (N.O.W.). MCC can post your ordinances on the web between supplements so that anyone viewing your Code will find the most current legislation. Although your ordinances will be a part of your Code database, MCC will not edit the Code to include the new ordinances – we will simply post the ordinances in their original form as a PDF. The ordinances are included in the opening page of the Code in a table to include ordinance title, adoption date and description. This table also contains a link directly to the ordinance for viewing. Once ordinances posted through the N.O.W. service are included in a supplement to the Code, they will be removed from the web. We recommend the City send legislation in an editable format via email for inclusion in the Code and posting for the N.O.W. system. No setup fee is required.

OrdLink. As described in our N.O.W. service above, MCC can post the ordinances passed between Printed Supplements or Electronic Updates on our website. Ordlink expands upon this service to highlight the Code's Table of Contents and show the changed section, chapter and title. A link is created from the amended section in the Code text to the ordinance(s) in the N.O.W. table and from the ordinance table to the amended text sections of the Code. Once the posted ordinances are incorporated into the Code, they are removed from the website. We recommend the City send legislation in an editable format via email for inclusion in the Code and posting for the OrdLink system. No setup fee is required.

A republication quotation sheet is provided for your consideration – payment for a republication project may be budgeted over two fiscal years, if needed.

If you have questions, or should you desire additional information, contact Faye Creel or me via e-mail at info@municode.com.

MCC values its relationship with the City and appreciates every opportunity to be of service.

Sincerely,

Dale Barstow
Vice President – Sales

DMB/tis
Enc.

**PROFESSIONAL SERVICES QUOTATION SHEET ¹ -
THE CITY OF PORT ST. JOE, FLORIDA**

[] I. REPUBLICATION OF CODE – 25 COPIES²

A. Base cost \$12,000

Includes:

Incorporating and indexing ordinances
Updating preliminary pages and tables
Submission of proofs for review prior to printing the final product
Divider tabs – 25 sets³
Republished Code integrated with Municode Desktop
Republished Code on the Internet (existing order)

Does not include:

Reorganizing Code content
Renumbering Code chapters

Choose from the following:

- ☐ Updating and adding State Law References (footnotes only no internal cites) additional fee of \$350 applies
☐ Removing all State Law References in footnotes (internal cites remain unchanged)
☐ Keeping all State Law References in footnotes (internal cites remain unchanged)

Please choose from the following:

- ☐ Double column format – 650 pages; excess pages at \$16 per page

C. Quotation for additional binders can be made upon request.

1. Leatherette bound binders are, \$54 per binder
2. 3-ring vinyl binders are, \$15 per binder

[] D. *Payment* – costs for republication may be budgeted over two fiscal years.

- | | |
|------------------------------|---------|
| 1. Execution of Agreement | \$4,800 |
| 2. Upon submission of proofs | \$4,200 |
| 3. Balance due on delivery | |

If proofs are not returned in a timely manner (as stated in proof letter), we will invoice for the balance due on the project. Once proofs are returned, we will correct, print and ship the new volumes as quickly as possible thereafter. Additional charges may apply if ordinances are added to the proofs.

¹ Applicable sales taxes and actual shipping charges will be added.

² MCC uses only acid-free paper.

³ Single-sided tabs; quotations for tabs with printing on both sides of the tab extension will be provided on request.

[] II. **ELECTRONIC CODE OPTIONS** - data provided via ftp unless requested otherwise

- [] Database in Adobe (PDF files – entire Code) – CD or Download \$150 initially, \$75 per update
- [] RTF/HTML/XML (entire Code) – CD or Download \$150 initially, \$75 per update

III. **SUPPLEMENTATION SERVICES – 25 COPIES¹**

- A. Supplements (print and/or electronic)
 - 1. Double column format, per page \$23.14
 - 2. Updated electronic data, handling charge per set \$75
 - 3. Additional sets of updated electronic data, handling charge per set \$75
- B. Graphics² and tabular³ matter, per graphic or table \$10
- C. Color printing, per page \$10
- D. Code on the Internet, per annum hosting fee \$550
- E. New Ordinances on the Web (N.O.W.), per ordinance \$25
- F. OrdLink⁴: A link is created from the amended section in the Code text to the ordinances, per ordinance (NO SET UP FEE) \$50
- F. **TERMINATION.** The Supplement Service as provided herein shall be in full force and effect for a period of one (1) year. Thereafter, the Service shall be automatically renewed from year to year, provided that either party may alter or cancel the terms of this agreement upon sixty (60) days' written notice.

Submitted by:

MUNICIPAL CODE CORPORATION

MCC Officer: _____

Title: _____

Witness: _____

Date: _____

Accepted by:

THE CITY OF PORT ST. JOE, FLORIDA

By: _____

Title: _____

Witness: _____

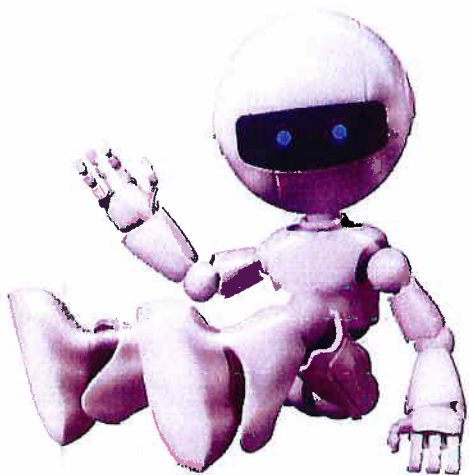
Date: _____

¹ All prices quoted in this section may be increased no more frequently than annually in accordance with the Producer Price Index – Internet Publishing and web search portals (NAICS 519130) as reported by US Department of Labor – Bureau of Labor Statistics.

² Includes printing all copies. Additional fee if graphic includes color.

³ Tabular matter is defined as tables, Algebra formulae, or other materials that require special programs or extra editorial time to modify and prepare for inclusion in an update.

⁴ If OrdLink is selected then the N.O.W. Service is not necessary.



Municode Code Corporation

P.O. Box 2235 Tallahassee, FL 32316
www.municode.com 800.262.2633 Fax 850.575.8852

Take a look at our Electronic Services!

- Code online in our Municode Library
- Ordinances posted after adoption
- Online only updates with E-Supplements
- Database versions of your code:

RTF - For editing and file sharing

HTML - For web building

XML - For integration

PDF - For printing and archiving

Municode Online

MCC's Municode Library contains over 2,700 Codes of Ordinances. Each code is integrated with the most comprehensive search engine in the industry. Recently enhanced features include full Boolean searching, more detailed search and print parameters, the ability to save titles, chapters, divisions, articles, and sections as an RTF, inline graphics, and static links to chapters and sections of the code...\$550 annually

New Ordinances on the Web (N.O.W.)

Append newly enacted ordinances to the Code in between updates. N.O.W. ordinances will appear online within 3 - 5 days of submission...price per ordinance...\$25

OrdLink

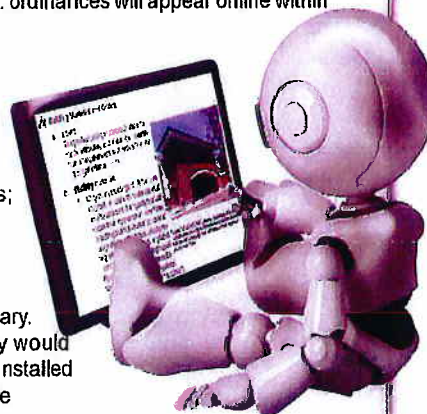
With this service, new ordinances are highlighted and linked to chapters and sections of your online Code of Ordinances...price per ordinance...\$50

E-Supplements

Update more often than the printed supplements for no additional costs; it's included in your supplement per page rate. You can then print on any schedule at no charge except shipping.

Municode Desktop

Municode Desktop is essentially a portable version of our Municode Library. Users will experience the exact same look, feel, and feature set as they would with any code hosted in our Municode Library. Municode Desktop can be installed on a single workstation or on a network...\$295 initially, then \$75 per update



Municode RTF

RTF (Rich Text Format) is most frequently used for drafting new legislation. RTF is fully searchable, perfect for making revisions, and compatible with any standard word processor...\$150 initially, then \$75 per update

Municode HTML

Want to host your code from your own website? Municode HTML is the exact same HTML format we deliver via our search engine. All formatting and updates will exactly match our hosted version...\$150 initially, then \$75 per update

Municode XML

Need to integrate your code with another information system? MCC can deliver our Municode XML format to facilitate integration of the municipal code with other related systems or content...\$150 initially, then \$75 per update

Municode PDF

Eliminate the need for printed copies of the Code or supplements by ordering the Acrobat PDF of the Code. We provide the PDF as updated through the latest supplement or we can provide just the supplement for your printing. This is a valuable product for archiving copies of the Code as you publish supplements...\$150 initially, then \$75 per update

Questions? Contact us at 800-262-2633 or at info@municode.com

DEC 15 2011



By Certified Mail, Return Receipt Requested

December 14, 2011

Mr. Charlie Weston
City Manager
City of Port St. Joe
P.O. Box 278
Port St. Joe, Florida 2457

Re: WindMark Developments of Regional Impact (HB 7207)

Dear Mr. Weston:

This year the Florida Legislature enacted HB 7207 providing a 4-year extension to various aspects of Developments of Regional Impact (DRI). Specifically, the legislation provides:

"In recognition of the 2011 real estate market conditions, at the option of the developer, all commencement, phase, buildout, and expiration dates for projects that are currently valid developments of regional impact are extended for 4 years regardless of any previous extension. Associated mitigation requirements are extended for the same period unless, before December 1, 2011, a governmental entity notifies a developer that has commenced any construction within the phase for which the mitigation is required that the local government has entered into a contract for construction of a facility with funds to be provided from the development's mitigation funds for that phase as specified in the development order or written agreement with the developer. The 4-year extension is not a substantial deviation, is not subject to further development-of-regional impact review, and may not be considered when determining whether a subsequent extension is a substantial deviation under this subsection."

Accordingly, please be advised that The St. Joe Company, on behalf of itself and all of its subsidiaries and as the Developer of the WindMark DRI hereby provides written notice to extend by 4-years all applicable provisions of the WindMark DRI as set forth in HB 7207.

This 4-year extension is in addition to the applicable extensions previously granted in 2007, 2009, and 2010.

Please contact me at #850.588.2226 if you have any discussions or would like to discuss further.

Sincerely,
THE ST. JOE COMPANY

Jorge Gonzalez
Vice President - Entitlements

cc: Mr. Dane Caldwell, The St. Joe Company

Memorandum

To: Charlie Weston, City Manager *CW*

CC: Mayor Magidson & Commissioners

From: Charlotte Pierce, Grant Writer – Coordinator *CP*

Date: December 30, 2011

RE: Grant Status

The following changes have occurred in our grants since the December 20, 2011 meeting:

Florida Department of Economic Opportunity – North Florida Child Development

Funds in the amount of \$97,314.67, for GAC Invoice 26353 and \$23,898.51, for GAC Invoice 26377 have been received.

Florida Department of Environmental Protection

EFTs in the amounts of \$554,275.00 and \$212,463.00 were received on December 29, 2011, for the Headworks project.