

February 21, 2012

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 February 21, 2012**

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**Call to Order**

**Consent Agenda**

**Recognition of James Hamilton- Retirement**

**Minutes**

- January 12, 2012 Workshop Meeting Minutes Pages 1-2
- February 6, 2012 Workshop Meeting Minutes Pages 3-5
- February 9, 2012 Workshop Meeting Minutes Page 6
- February 9, 2012 Special Meeting Minutes Page 7

**City Attorney**

- Ord. 477, Gulf Pines Hospital Comprehensive Plan and Future Land Use Map Amendment Page 8-30
  - 1<sup>st</sup> reading
- Ord. 478, Repealing the Town Center PUD Page 31
  - 1<sup>st</sup> Reading
- Port Authority Request Page 32
- Road Abandonment- Susan Wright Page 33

**City Manager Report**

**Old Business:**

- Centennial Building Acoustics
- Frank Pate Park Boat Channel- Update
- Garrison/Madison Multi-Path- Update Page 34
- CDBG Grant Application- Water Distribution System
- Cell Tower Upgrade Request- Update

**New Business:**

- Website- Update
- City Audit- Update
- City Managers Contract
- City Clerk Vacancy
- Joint City/County Workshop Request

**Public Works**

- Roadway Striping Page 35

**Surface Water Plant**

- Update

**Waste Water Plant**

- Update

**City Engineer**

- Headworks and Sprayfield Project- Update
- Water Distribution System Phase I Improvements- Update

**Code Enforcement**

- Update

**Police Department**

- Update

**Grants**

- Update

**Page 36**

**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, JANUARY 12, 2012 AT 5:00 P.M.**

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

**Water Distribution System:**

**Phase I:**

Jim Anderson noted that the City has been under a Consent Order for the Water Distribution System since February 2011.

The goal tonight is to provide information on the Water Distribution System so a decision can be made on which option to utilize at Tuesday's Commission Meeting for Phase I.

The City has identified 24 miles of Metallic Pipe in our Water Distribution System and has broken them down into replacement phases. Phase I consist of approx. ten miles of pipe, services approx. 650 customers and will take approx. one year to construct.

The City approved awarding the contract to I-C Contractors for Phase I contingent upon Value Engineering with the contractor and approval from the State Revolving Fund on December 20, 2011.

The City currently has a \$440K shortfall for Phase I.

SRF has indicated that extending the loan amount by \$440K is possible to complete all of phase I, which would be Option I.

Option II would be to pull North Port St. Joe out of Phase I and apply for CDBG Grant Funding in June. If awarded, the funds would not be issued until March or April 2013.

Option III would be to reduce the scope of work in other areas of the City.

Several of the Board Members were concerned about pulling North Port St. Joe out of Phase I to apply for the CDBG Grant Funding. Staff was requested to meet with County Commissioner Smiley to go over the details of the proposed project.

**Phase II:**

The cost estimate for Phase II is \$2,634,813. April 15, 2012, is the deadline to apply for funding to SRF. In order to submit to SRF we would need to pay for the Engineering work and the survey at a cost of approx. \$220K. We could possibly get reimbursed from SRF, but we have not secured funding. The money would more than likely have to come out of the City Contingency Fund.

The workshop was adjourned at \_\_\_\_\_ P.M.

Approved this \_\_\_\_\_ day of \_\_\_\_\_ 2012.

\_\_\_\_\_  
Mayor Magidson

\_\_\_\_\_  
Jim Anderson, City Clerk

MINUTES OF THE CITY MANAGER INTERVIEWS WORKSHOP OF THE  
BOARD OF CITY COMMISSIONERS FOR THE CITY OF PORT ST. JOE, FL  
HELD AT THE TOURIST DEVELOPMENT COUNCIL BUILDING, 150 CAPT.  
FRED'S PLACE ~ PORT ST. JOE, FLORIDA, FEBRUARY 6, 2012  
1:00 P. M.

The following were present: Mayor Magidson, Commissioners Buzzett, Gingell, Patterson and Kennedy. Human Resource Officer Charlotte Pierce was also present.

The purpose of the Workshop was to interview two candidates for the position of City Manager for the City of Port St. Joe. A total of 44 applications were received and through a review and selection process by the Commissioners, the number was reduced to these two individuals.

The first interview was with Mr. Ted Lakey.

Mayor Magidson welcomed Mr. Lakey to the meeting and introduced the Commissioners.

Mr. Lakey has served for a number of years in county government as a Correctional Lieutenant; Superintendent / Division Chief of the Road Prison Division of Public Works, and a County Administrator.

Mr. Lakey was afforded the opportunity to share his reason for being interested in the City Manager's Position with the Commission.

A prepared list of questions was discussed with Mr. Lakey and a copy of the questions is attached.

Mr. Lakey thanked the Commission for the opportunity to interview for the position. The interview concluded at 2:10 P.M.

A brief recess was held.

The second interview was with Mr. Jim Anderson and it began at 2:20 P.M.

Mayor Magidson welcomed Mr. Anderson to the meeting. The Mayor shared that the interview would be conducted from a list of prepared questions.

Mr. Anderson currently serves as the City Clerk for the City of Port St. Joe. His work background includes serving as a Revenue Specialist / Supervisor with the Florida Department of Revenue; Mortgage Broker and Town Clerk.

Mr. Anderson was given the opportunity to share why he was applying for the City Manager's Position.

The list of prepared questions discussed with Mr. Lakey was also discussed with Mr. Anderson.

Mr. Anderson thanked the Commission for the opportunity to interview for the position. The interview was concluded at 3:10 P.M.

Mayor Magidson asked, "Where do we go from here?" The Commissioners will review their notes from the interviews and make their decision.

The City Commission will be having a regular meeting on Tuesday, February 7, 2012, at 6:00 P.M. The meeting agenda contains a bullet Under City Manager Report / Old Business the City Manager Search for discussion and update on the search.

The Mayor thanked the Commissioners for their time given to interview the candidates and work for the betterment of the City.

Mayor Magidson adjourned the Workshop at 3:40 P.M.

Approved this \_\_\_\_\_ day of \_\_\_\_\_ 2012.

\_\_\_\_\_  
Mel C. Magidson, Jr., Mayor

\_\_\_\_\_  
Charlotte Pierce, Human Resource Officer

## Potential Questions for Interview

Tell us why you are interested in coming to Port St. Joe and how much do you know about us?

Detail for us your city/county budget experience. What is your approach to budgeting, i.e.: How do you go about making a budget?

What is your management philosophy? If we asked a supervisor or a subordinate about your interpersonal or management skills, what do you think they would say?

As a city manager there are many “customers” from citizens to local contractors to commissioners. Walk us through how you handle situations where you know you can’t possibly make everyone happy.

In your past jobs as a city/county administrator tell us about one of your biggest successes. Now, the same for a failure and why?

How do you intend to integrate yourself into the community?

Have you had any experience in a merging city and county resources in an effort to reduce cost and eliminate duplication of effort?

What are your thoughts on tax dollars going to non-governmental activities such as chamber of commerce, humane society, etc?

Also talk with candidates about gaps in employment, any issues that showed up in our research of candidate, etc.

Have you ever had a contract terminated for cause? If so, can you explain?



MINUTES OF THE PROPOSED CITY MANAGER'S CONTRACT SPECIAL MEETING OF THE BOARD OF CITY COMMISSIONERS FOR THE CITY OF PORT ST. JOE, FLORIDA, HELD IN THE CITY MANAGER'S OFFICE OF CITY HALL, FEBRUARY 9, 2012.

10:00 A. M.

The following were present: Mayor Magidson, Commissioners Buzzett, Gingell, Patterson and Kennedy. City Clerk Jim Anderson, Attorney Tom Gibson and Human Resource Officer Charlotte Pierce were also present.

The purpose of the Special Meeting was to offer an employment contract to Jim Anderson for the position of City Manager.

Mayor Magidson welcomed Mr. Anderson to the meeting and proposed the following as a contract for employment:

- Base salary of \$75,000.00
- Reimbursed for out of town travel
- All in town travel would be with a City vehicle
- A business cell phone, for City use only, will be provided
- Term of the contract will be for two years
- There will be an annual salary review

A discussion of the offer followed and Mr. Anderson verbally agreed to the terms.

Mayor Magidson and the Commissioners congratulated Mr. Anderson as the new City Manager, offered their support to him and asked to meet with him individually.

Attorney Tom Gibson was instructed to prepare a contract between the City and Mr. Anderson.

The meeting was adjourned at 10:25 A.M.

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2012.

\_\_\_\_\_  
Mel C. Magidson, Jr., Mayor

\_\_\_\_\_  
Charlotte M. Pierce, Human Resource Officer

MINUTES OF THE PROPOSED CITY MANAGER'S CONTRACT WORKSHOP  
OF THE BOARD OF CITY COMMISSIONERS FOR THE CITY OF PORT ST.  
JOE, FLORIDA, HELD IN THE CITY MANAGER'S OFFICE OF CITY HALL,  
FEBRUARY 9, 2012.

9:00 A. M.

The following were present: Mayor Magidson, Commissioners Buzzett, Gingell, Patterson and Kennedy. City Manager Charles Weston, Attorney Tom Gibson and Human Resource Officer Charlotte Pierce were also present.

The purpose of the Workshop was to formulate a proposal to Jim Anderson, the prospective City Manager for the City of Port St. Joe.

Mr. Weston reviewed his contract as the current City Manager with the Commissioners, presented a matrix of salary plus benefits information and a City Manager Contract Proposal from Jim Anderson.

Mr. Weston left the meeting at 9:40 A.M.

A discussion of the current city manager's salary packet and the proposed packet from Mr. Anderson followed.

Consensus from the discussion was that Mr. Anderson would be offered the following:

- Base salary of \$75,000.00
- Reimbursed for out of town travel
- All in town travel would be with a City vehicle
- A business cell phone, for City use only, will be provided
- Term of the contract will be for two years
- There will be an annual salary review

The Workshop was adjourned at 9:55 A.M. to meet with Mr. Anderson.

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2012.

\_\_\_\_\_  
Mel C. Magidson, Jr., Mayor

\_\_\_\_\_  
Charlotte M. Pierce, Human Resource Officer

**ORDINANCE NO. : 477**

**AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN AND THE FUTURE LAND USE MAP OF THE CITY OF PORT ST. JOE, FLORIDA, BY AND THROUGH PROCEDURES REQUIRED FOR SMALL-SCALE MAP AMENDMENTS PURSUANT TO AUTHORITY UNDER STATE STATUTES SECTION 163.3187, SPECIFICALLY CHANGING PORTIONS OF PARCEL ID#5637-000, 2.17 ACRES, MORE OR LESS OF A TRACT OR PARCEL OF LAND LYING AND BEING IN THE CITY OF PORT ST. JOE, FLORIDA, FROM PUBLIC USE TO LOW DENSITY RESIDENTIAL; PROVIDING FOR THE AMENDMENT OF THE ZONING MAP OF THE CITY OF PORT ST. JOE; AND PROVIDING FOR REPEAL OF ANY CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, §163.3187, Florida Statutes, provides for the authority and procedure for the City Commission of Port St. Joe, Florida to amend its Future Land Use Map utilizing procedures applicable to small scale developments; and

**WHEREAS**, On January 23, 2012, The City of Port St. Joe filed its application for an amendment to the City of Port St. Joe Future Land Use Map for a small scale development consisting of approximately 2.17 acres; and

**WHEREAS**, in accordance with §163.3187(1)(f)(2) Florida Statutes and §166.041(3)(c) Florida Statutes, notice was duly provided to the public of public hearings to be held on February 14, 2012 and March 6, 2012, for the adoption of the amendment to the Future Land Use Map; then and

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

**SECTION 1. APPROVAL**

The application for the small scale amendment to the Future Land Use Map for the Property described in Exhibit "A", attached and incorporated herein (the "Property"), is hereby approved and the land use designation for the Property on the City of Port St. Joe Future Land Use Map is hereby changed from Public Use to **Low Density Residential**. The application and all documentation submitted by the Applicant in support of it are hereby incorporated by reference. Specifically approved is the sub area policy related to allowable density as set forth in the application

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

The Board of City Commissioners hereby finds and determines that the approval of the application and change in land use as set forth in Section 1 is consistent with the goals, objectives and policies of the City of Port St. Joe Comprehensive Plan.

### **SECTION 3. ENFORCEMENT**

The City may enforce this Ordinance as authorized by law.

### **SECTION 4. FUTURE LAND USE MAP**

Upon this Ordinance becoming effective, the City of Port St. Joe Future Land Use Map shall be amended to show the Property as having a land use of **Low Density Residential**. The City Manager is hereby directed to revise the City of Port St. Joe Future Land Use Map to reflect this designation.

### **SECTION 5. ZONING**

The Zoning map of the City of Port St. Joe is hereby amended to show the property described in Exhibit "A" as Low Density Residential.

### **SECTION 6. SEVERABILITY**

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

### **SECTION 7. EFFECTIVE DATE**

This Ordinance shall become effective as provided by law.

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

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

By: \_\_\_\_\_  
Mel Magidson, Jr., Mayor-Commissioner

**Attest :**

\_\_\_\_\_  
James A. Anderson  
City Clerk-Auditor

**Exhibit "A"**  
**(Property Description and Map)**

Property Description:

A parcel of land lying in Section 19, Township 8 South, Range 10 West, Gulf County, Florida, being more particularly described as follows:

Commence at a found 4 inch square concrete monument (St. Joe Paper Company), marking the Northwest corner of the Southwest Quarter of the Southwest Quarter of Section 19, Township 8 South, Range 10 West, Gulf County, Florida. Said point also being the Northwest corner of Jonesville Subdivision, as recorded in plat book 1, page 57 of the public records of Gulf County, Florida; thence proceed South 89 degrees 42 minutes 26 Seconds East, on the North line of said Jonesville Subdivision, for a distance of 621.52 feet to the intersection of said line with the West right of way line of Jones Homestead Road (66' right of way); thence proceed North 89 degrees 55 minutes 23 seconds East, for a distance of 66.00 feet to a point on the East right of way line of said Jones Homestead road; thence continue along the North line of Jonesville Subdivision South 89 degrees 52 minutes 26 seconds East, for a distance of 632.04 feet; thence departing the North line of Jonesville Subdivision, proceed North 07 degrees 54 minutes 27 seconds West, for a distance of 1281.42 feet; thence North 89 degrees 15 minutes 09 seconds East, for a distance of 305.38 feet. Thence North 07 degrees 54 minutes 27 seconds West, for a distance of 842.5 feet for Point of Beginning; Thence South 89 degrees 15 minutes 09 seconds West 305.38 feet to the Eastern boundary of the City of Port St. Joe. Thence South 07 degrees, 54 minutes 27 seconds East along said Eastern boundary for 100 feet; thence North 89 degrees 15 minutes 09 seconds East 305.38 feet; thence North 07 degrees 54 minutes 27 seconds West to Point of Beginning.

Containing 2.17 acres, more or less.



# CITY OF PORT ST. JOE

## Rezoning

Applicant: City of Port St Joe

Acres: Approximately 2.17 acres

Current Zoning District: Public Use

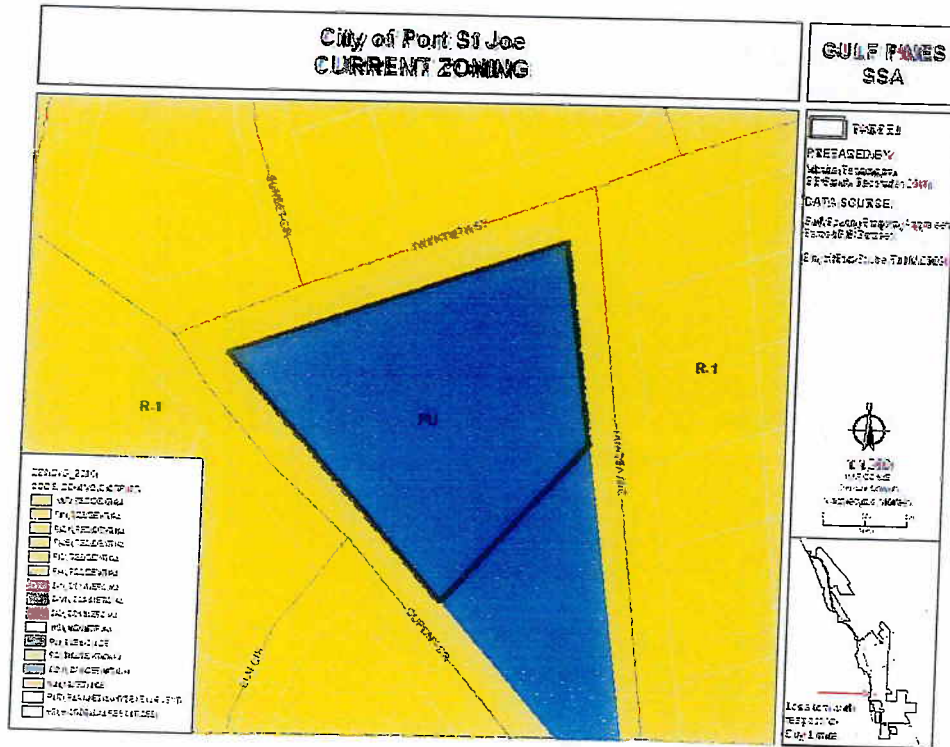
Proposed Zoning District: R-1 Residential

Proposed Ordinance No. 477

## I. SUMMARY

The proposed rezoning involves approximately 2.17 acres of land located at the corner of Twentieth Street and Dupont Drive, east of Constitution Drive in the southern part of the City (See Exhibit 1. Legal Description).

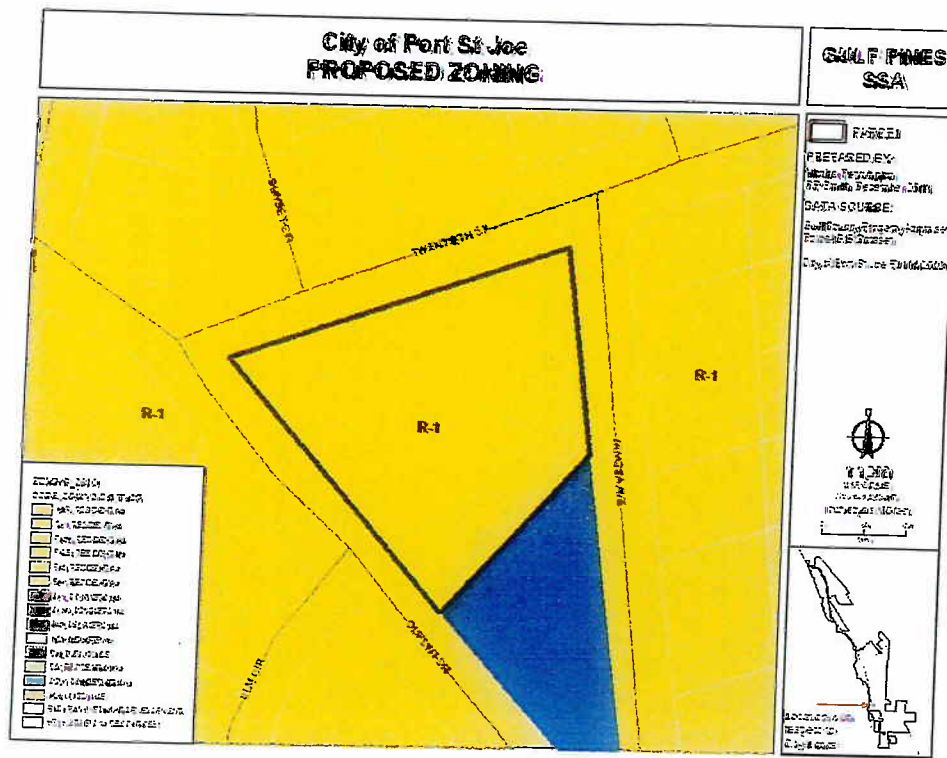
The current Zoning District designation of the site is Public Use.



Section 3.12 of the Land Development Regulations describes the uses permitted in the Public Use Zoning District which include:

- The uses and the regulations applicable to the Public Use Zoning District are described in attached Exhibit 2.

The City proposes to change the Zoning District designation of the site to allow residential uses. The proposed Zoning District designation of the site is R-1 Residential District.



- Single-family dwellings.
- Municipally owned or operated parks and playgrounds.
- Municipally owned or operated hospitals, other than an animal hospital.
- Publicly owned and operated libraries, art galleries and museums.

- Medical office buildings if such building was in operation as of October 3, 1995 and within 1,000 feet of the hospital.

The uses and the regulations applicable to the R-1 Residential Zoning District are described in attached Exhibit 3. It should be noted that the City is proposing to adopt a policy in the Future Element of the Comprehensive Plan in order to limit the maximum development of the subject property to 6 residential dwelling units.

## II. DATA AND ANALYSIS

### a. Location of Subject Property

The subject property is located at the corner of Twentieth Street and Dupont Drive, east of Constitution Drive in the southern part of the City.

### b. Site Information

The subject property contains an approximately 32,000 square feet building which was used as the Gulf Pine Hospital.



### c. Adjacent Land Uses

The subject property is bounded on three sides by residential property as shown in the following table:

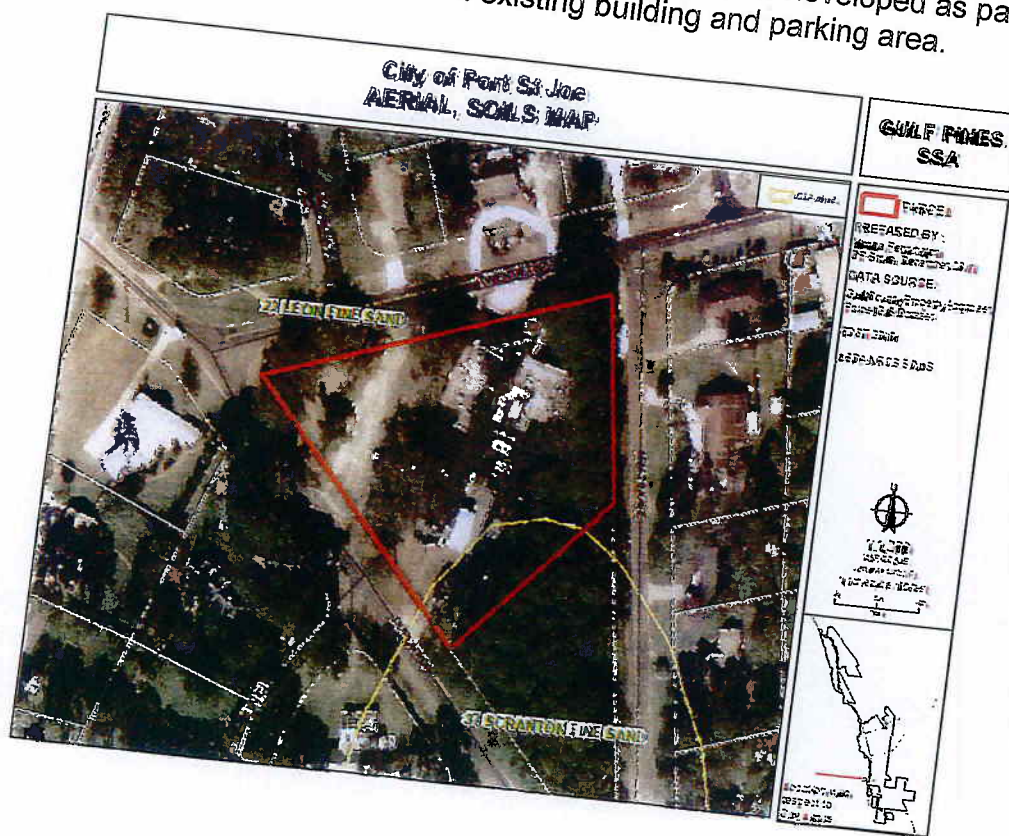


NORTH	Residential
SOUTH	City Neighborhood Park
EAST	Residential
WEST	Residential

The proposed R-1 Residential Zoning District is compatible with the adjacent residential neighborhood.

d. Site Suitability

As shown in the following aerial map, the site has been developed as part of the urban area. The site contains an existing building and parking area.

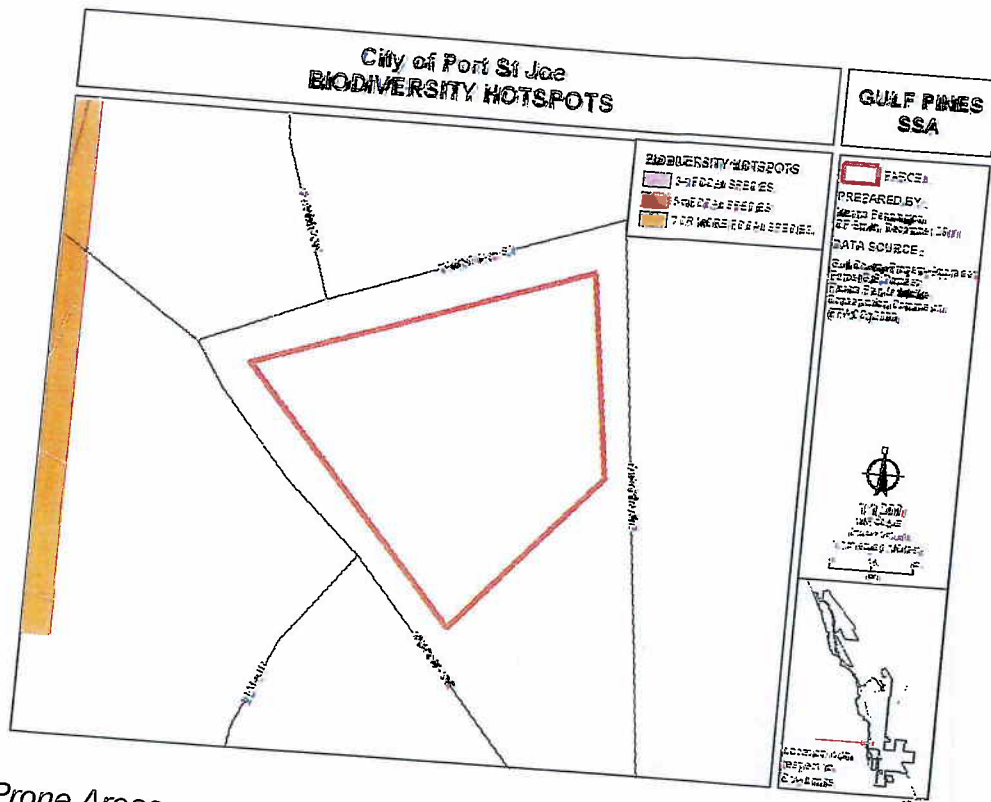


Soils

The soils of the site are Leon Fine Sand and Scranton Fine Sand. According to the descriptions found in the *Soil Survey of Gulf County, Florida* (U.S. Department of Agriculture, Natural Resources Conservation Service, 2001), these soils are poorly suited for urban development. Wetness is a management concern. Placement of suitable fill material can elevate building sites. The ratings are based on the general favorability of the soils for building sites based on the special planning, design and site preparation needed to overcome limitations. The site contains no wetland areas.

## Vegetation and Wildlife

Based on the data available at the Florida Fish and Wildlife Conservation Commission, it appears that the site does not contain listed species. The proposed R-1 Residential Zoning District will not result in additional impacts to vegetation and wildlife resources.



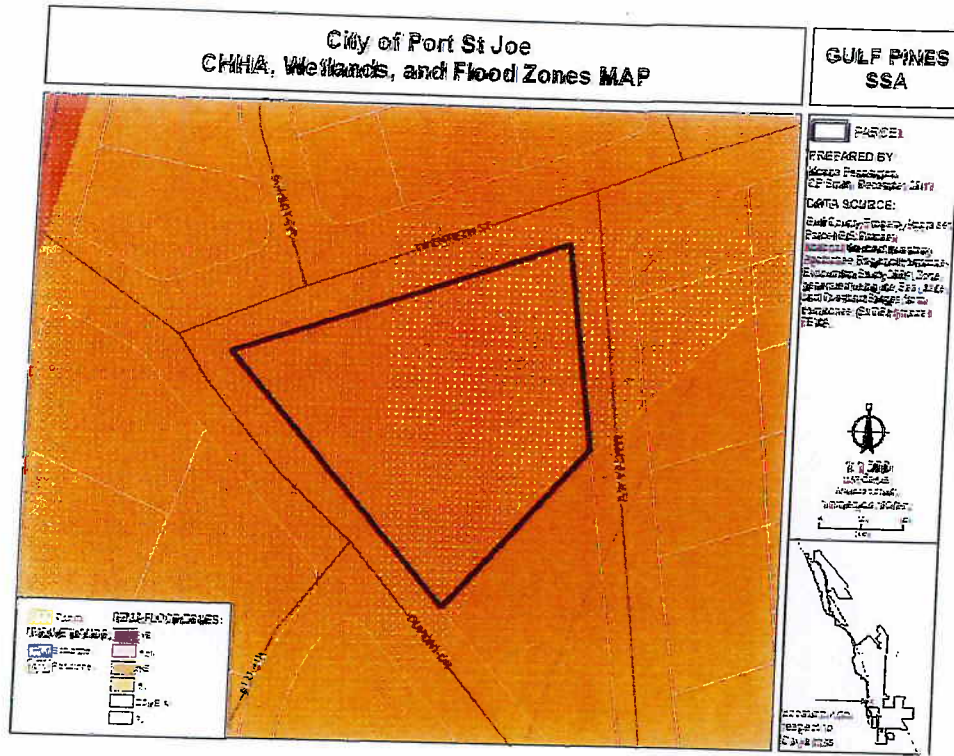
### *Flood Prone Areas*

The property is designated AE, an area inundated by 1% annual chance (100-year) flooding, for which based flood elevations (BFEs) have been determined, and in a special flood hazard area. Development of the site will be subject to floodplain protection requirements and general standards for flood hazard reduction as described in the City's land development regulations.

d. Coastal High Hazard Area (CHHA)

As shown in the following map, the property is located within the CHHA and may be impacted by a category 1 storm event. The City adopted a level of service of 16 hours for out of county hurricane evacuation for a category 5 storm event. Based on the 2004 Apalachee Bay Region Hurricane Evacuation Study Technical Report, the current clearance time for a category 4-5 storm is 12 ¼ hours; it is not anticipated that the proposed rezoning which may allow a maximum of 10 residential dwelling units on the subject property, would have an impact on hurricane clearance times. Development on the site shall comply with

the provisions of the City's comprehensive plan and land development regulations.



#### e. Availability of Public Facilities

##### *Potable Water Facilities*

The subject property is located within the City of Port St Joe water service area and has been served by the City. The City has a new 6-MGD surface water treatment facility which utilizes the Fresh Water Canal as its source of water. The new facility has been designed with adequate storage and pumping facilities to meet future demands of residents of the City and surrounding area.

##### *Wastewater Treatment Facilities*

The site is currently served by the City central sewer system. The existing wastewater treatment facility has capacity to treat 1.25 MGD. Current flows are between 0.8 and 1.0 MGD. Therefore, the City has available capacity to serve the property.

##### *Solid Waste Collection and Disposal Services*

In regards to solid waste, the site will continue to be served by the City. The City has the responsibility for collection of solid waste and transportation of same to



the Gulf County landfill site. This landfill is known as 5 Points Landfill which is a 16.2 acre site located 2 miles northeast of the City.

### *Stormwater Treatment Facilities*

Future redevelopment of the property shall comply with the stormwater design and performance standards and stormwater retention and detention standards contained within section 62-25.025 and 62-25.035 Florida Administrative Code (F.A.C.)

### f. Transportation

It is estimated that the current designation of the site as Public Use Zoning District which allows approximately 283,575 square feet (s.f.) of development on the property may generate the following number of trips:

Average Daily Trips:  $283,575 \times 68.93 \text{ trips}/1,000 \text{ sf} = 19,546 \text{ trips}$   
PM Peak Hour Trips:  $283,575 \times 5.88 \text{ trips}/1,000 \text{ sf} = 1,667 \text{ trips}$

*Category 730 (Government Office Building) trip generation rates from the ITE Trip Generation Manual, 7<sup>th</sup> Volume, was applied*

The proposed designation of the site as R-1 Residential Zoning District would allow a maximum of 10 residential dwelling units on the property and may generate the following number of trips:

Average Daily Trips:  $10 \text{ du} \times 9.57 = 96 \text{ trips}$   
PM Peak Hour Trips:  $10 \text{ du} \times 1.01 = 10 \text{ trips}$

*Category 210 (Single Family Detached Housing) trip generation rates from the ITE Trip Generation Manual, 7<sup>th</sup> Volume, was applied*

The proposed rezoning would result in a significant decrease of average daily trips and pm peak hour trips; therefore, no additional impacts are anticipated as a result of such change. The proposed rezoning will not adversely impact the LOS on transportation facilities in the City.

## EXHIBIT 1

### *Legal Description of the Property*

Begin at an Iron rod at the point of Intersection of the Southerly Right of Way line of Twentieth Street (100 foot wide Right of Way) and the Westerly Right of Way line of Mimosa Avenue (80 foot wide Right of Way) in the City of Port St. Joe, Gulf County, Florida, and thence run South  $09^{\circ}14'05''$  East along the Westerly Right of Way line of Mimosa Avenue for 240.36 feet; thence South  $37^{\circ}41'04''$  West for 240.19 feet to a point on the Northeasterly Right of Way line of DuPont Drive (81 foot wide Right of Way); thence North  $42^{\circ}21'39''$  West along said Northeasterly Right of Way line for 399.96 feet to a point of Intersection with the Southerly Right of Way line of Twentieth Street; thence North  $70^{\circ}46'00''$  East along said Southerly Right of Way line for 400.08 feet to the Point of Beginning.

## EXHIBIT 2

### PUBLIC USE ZONING DISTRICT

The following uses and regulations apply in the Public Use District:

- (1) Uses permitted:
  - a. Mineral uses.
  - b. Hospitals.
  - c. Churches, including church related activities.
  - d. Public schools.
  - e. Municipal or county facilities including but not limited to parks, recreational facilities or educational facilities.
- (2) No more than 60 percent lot coverage shall be allowed, except that 100 percent lot coverage shall be allowed in the Central Business District (Blocks 2, 3, 7, 8, 14, 15, 22 and 23).
- (3) Building height limit: No building hereafter erected or structurally altered shall exceed 60 feet in height.
- (4) In the event that any owner of property in this district desires to sell or transfer the property for any use not allowed herein, then upon application to the board of city commissioners of the city, the board shall change the zoning designation from public use to the same designation as the surrounding property.

## **EXHIBIT 3**

### **RESIDENTIAL R-1 ZONING DISTRICT**

The following uses and regulations shall apply in R-1 residential districts:

- (1) Single-family dwellings.
- (2) Municipally owned or operated parks and playgrounds.
- (3) Municipally owned or operated hospitals, other than an animal hospital.
- (4) Publicly owned and operated libraries, art galleries and museums.
- (5) Medical office buildings if such building was in operation as of October 3, 1995 and within 1,000 feet of the hospital.
- (6) Building height limit: No building shall exceed 35 feet in height, except as provided in subsection 3.10(3) hereof.
- (7) Building site area required: A minimum frontage at the building line of at least 75 feet. If a lot has less area or width than herein required and was of record at the time of the effective date of any ordinance with this requirement, such lot may be occupied by a single-family dwelling, provided, however, that the minimum side, front and rear yard requirements are conformed with as set out in this section.
- (8) Front yard required: There shall be a front yard having a depth of not less than 25 feet measured to the front line of the main building. Where lots comprising 25 percent or more of the frontage on the same street within the block are developed with buildings having an average yard with a variation in depth of not more than six feet, no building hereafter erected or structurally altered shall project beyond the average front yard so established, but no more than 35 feet shall be required. Where the distance between dwellings on adjacent lots is 200 feet or more, the above front yard requirement will not apply. Where interior lots have a double frontage, the required front yard shall be provided on both streets.
- (9) Side yard required: On lots or parcels of land having a width of 100 feet or more, there shall be a side yard on each side of a building of not less than 15 feet. On lots of record as of October 3, 1995 having widths of more than 50 and less than 100 feet, the side yard on each side of the building shall be no less than ten feet. On lots of record as of October 3, 1995 having widths of 50 feet or less, the side yard on each side of the building shall be no less than seven feet.
- (10) Rear yard required: There shall be a rear yard for the main building having a depth of not less than 25 feet.
- (11) Minimum floor area required: The minimum required ground or first floor area, exclusive of porches, terraces, attached garages, carport or unroofed areas, shall be 1,200 square feet for a single-story dwelling and 850 square feet for two-story dwelling.
- (12) The density allowed in district R-1 shall be no more than five (5) dwelling units per acre.
- (13) Home occupations shall not be allowed in district R-1.

- (14) The maximum intensity shall be no more than 40 percent of lot coverage.
- (15) The east half of block 1020 and the west half of block 1021, all having frontage on Harbor Street.
- a. Single-family sectional or modular homes shall be allowed so long as they meet any and all state and federal regulations applicable thereto and those state and federal regulations are incorporated herein by reference.



# CITY OF PORT ST. JOE

## Small Scale FLUM and Text Amendment

Applicant: City of Port St Joe

Acres: Approximately 2.17 acres

Current Land Use Designation: Public Use

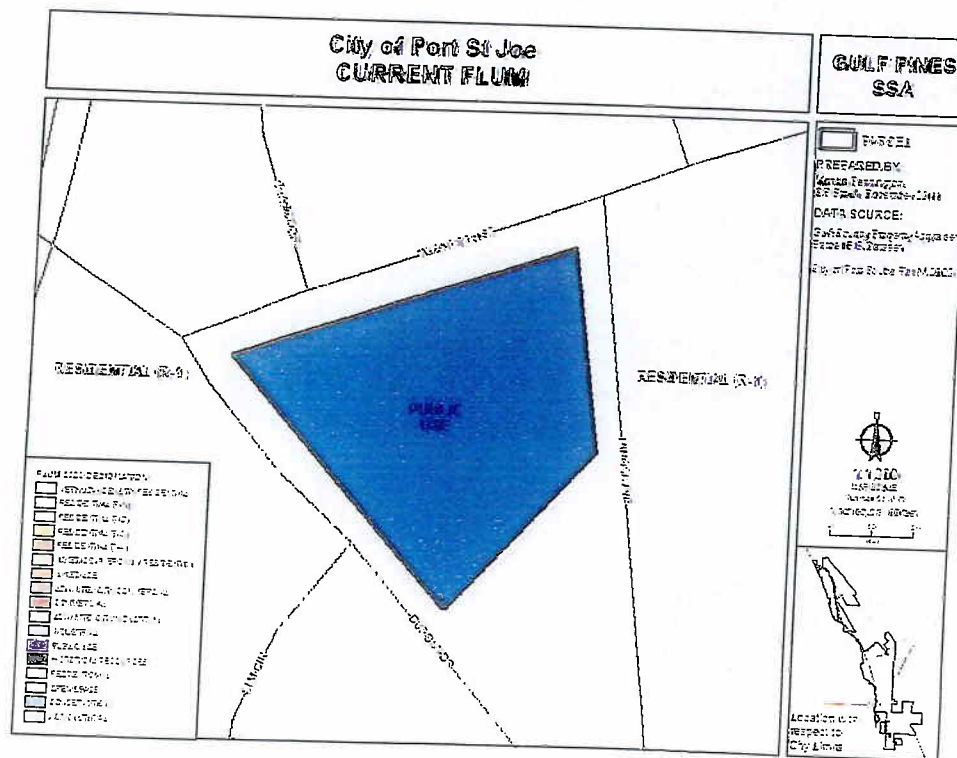
Proposed Land Use Designation: Low Density Residential (R-1)

Proposed Ordinance No. 477

### I. SUMMARY

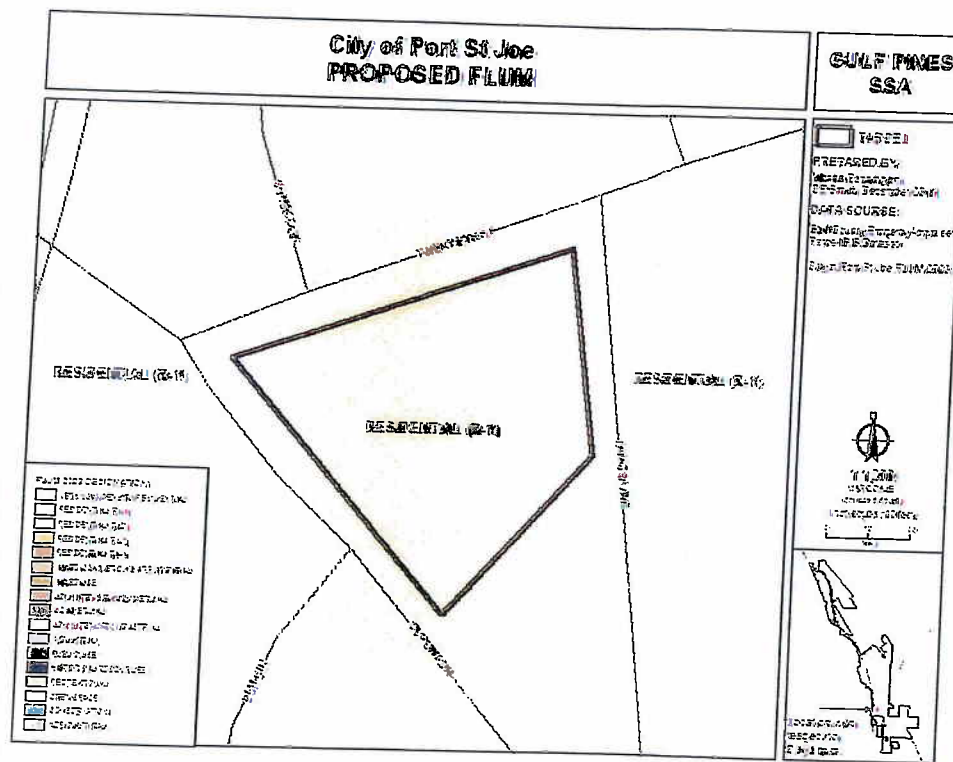
The proposed Future Land Use Map (FLUM) amendment involves approximately 2.17 acres of land located at the corner of Twentieth Street and Dupont Drive, east of Constitution Drive in the southern part of the City (See attached legal description).

The site is currently designated Public Use (see Current FLUM) which allows 60% lot coverage and 60 ft building height limitation. The current FLUM designation would allow approximately 283,575 square feet (s.f.) of development on the property.



The property contains the old Gulf Pines hospital which has been closed since 2005. The city has now taken title to the site and has applied for a grant from the U.S. Environmental Protection Agency to help with demolition and asbestos removal under the agency's Brownfield clean-up program. It is the City's intent to clean up the site and make it available for redevelopment as residential use consistent with the surrounding neighborhood.

The City proposes to change the FLUM designation of the 2.17-acre site to Low Density Residential (R-1) which allows no more than 5 dwelling units per acre. The proposed FLUM designation would allow a maximum of 10 dwelling units on the property (see Proposed FLUM).



The City is also proposing the following text amendment to the Future Land Use Element in order to limit the maximum number of units to be developed on the subject property:

**Policy 1.3.12:**

Development of the property subject to City of Port St. Joe Ordinance No. 477 shall be limited to a maximum of 6 residential dwelling units.

In addition, the City is proposing to change the Zoning District designation of the site from Public Use to Residential District R-1.

## II. DATA AND ANALYSIS

### a. Location of Subject Property

The 2.17-acre subject property is located at the corner of Twentieth Street and Dupont Drive, east of Constitution Drive in the southern part of the City.

### b. Site Information

The subject property contains an approximately 32,000 square feet building which was used as the Gulf Pine Hospital.





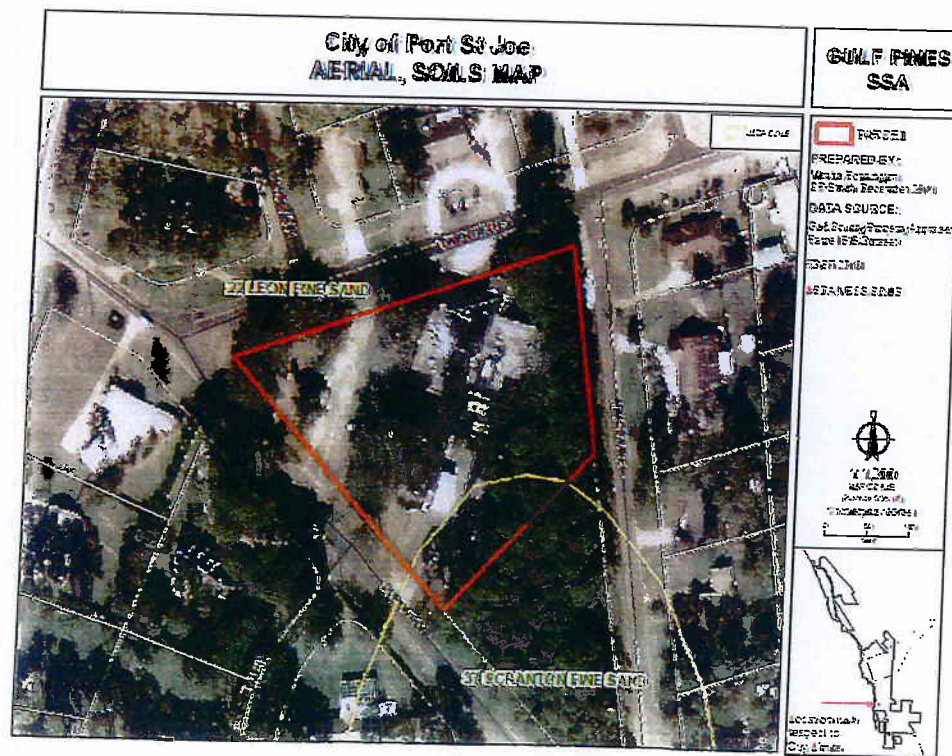
c. Adjacent Land Uses

The proposed Residential designation is compatible with the adjacent residential uses and neighborhood park as shown in the following table:

NORTH	Residential
SOUTH	City Neighborhood Park
EAST	Residential
WEST	Residential

d. Site Suitability

The subject property already contains an existing building and is surrounded by residential development as shown in the following aerial map.



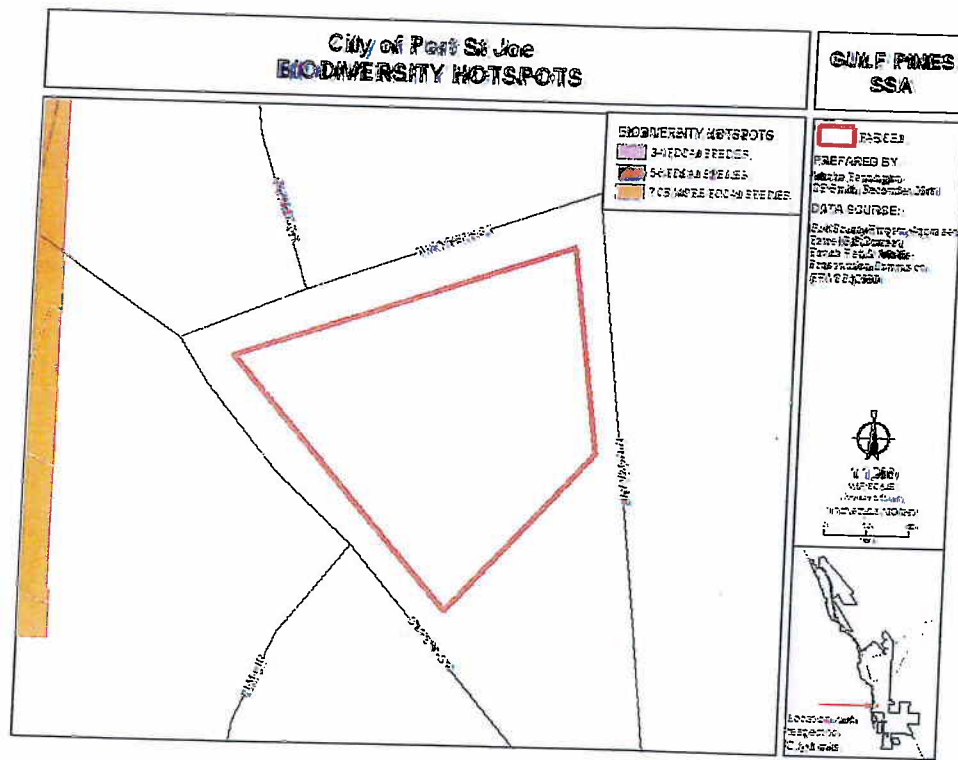
Soils

The soils of the site are Leon Fine Sand and Scranton Fine Sand. According to the descriptions found in the *Soil Survey of Gulf County, Florida* (U.S. Department of Agriculture, Natural Resources Conservation Service, 2001), these soils are poorly

suited for urban development. Wetness is a management concern. Placement of suitable fill material can elevate building sites. The ratings are based on the general favorability of the soils for building sites based on the special planning, design and site preparation needed to overcome limitations. The property contains no wetland areas.

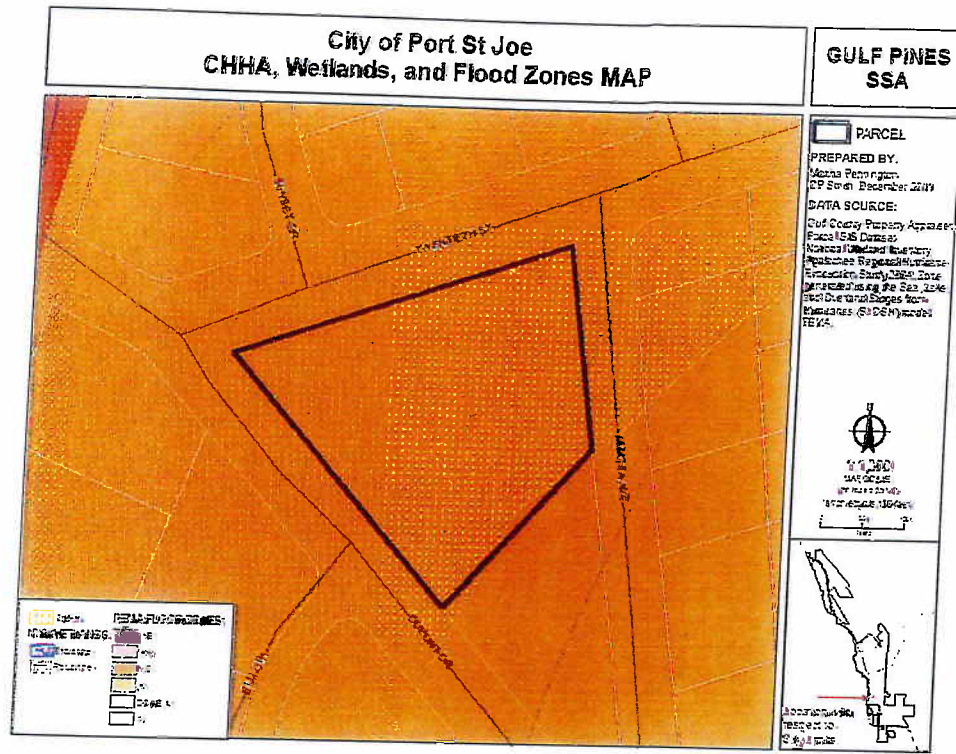
### *Vegetation and Wildlife*

Based on available data from the Florida Fish and Wildlife Conservation Commission, there are no listed species on the property. The proposed amendment will not result in additional impacts to vegetation and wildlife resources.



### *Flood Prone Areas*

The property is designated AE, an area inundated by 1% annual chance (100-year) flooding, for which based flood elevations (BFEs) have been determined, and in a special flood hazard area. Development of the site will be subject to floodplain protection requirements and general standards for flood hazard reduction as described in the City's land development regulations.



d. Coastal High Hazard Area (CHHA)

As shown in the above map, the property is located within the CHHA and may be impacted by a category 1 storm event. The City adopted a level of service of 16 hours for out of county hurricane evacuation for a category 5 storm event. Based on the 2004 Apalachee Bay Region Hurricane Evacuation Study Technical Report, the current clearance time for a category 4-5 storm is 12 ¼ hours; it is not anticipated that the proposed FLUM amendment which may allow a maximum of 10 residential dwelling units on the subject property, would have an impact on hurricane clearance times. Development on the site shall comply with the provisions of the City's comprehensive plan and land development regulations.

e. Availability of Public Facilities

*Potable Water Facilities*

The subject property is located within the City of Port St Joe water service area and has been served by the City. The City has a new 6-MGD surface water treatment facility which utilizes the Fresh Water Canal as its source of water. The new facility has been designed with adequate storage and pumping facilities to meet future demands of residents of the City and surrounding area.



The City's Comprehensive Plan states that the "residential potable water level of service standard for potable water facilities is equal to 130 gallons per capita, per day, and shall be used as the basis for determining the availability of facility capacity and the demand generated by a development".

The following table shows current and projected Water Supply Demand, Capacity and Surplus based on the permit and operation of the new surface water treatment facility:

	2009	2010	2020
Total Population Served	12,642	13,165	13,833
Demand per Capita (GPD)	114	130	130
Average Daily Demand (GPD)	1,443,751	1,711,395	1,798,290
Available Facility Capacity (GPD)	6,000,000	6,000,000	6,000,000
Facility Capacity Surplus (Deficit) *	4,556,249	4,288,605	4,201,710
Permitted Amount (GPD Annual Average)	3,147,000	3,147,000	3,147,000
Permitted Surplus (Deficit) **	1,703,249	1,603,305	1,348,710

Source: City of Port St Joe Water Plant Manager, April 2009.

\* Calculated by subtracting Average Daily Demand from Available Facility Capacity  
 \*\* Calculated by subtracting Average Daily Demand from Permitted Amount

As shown in this table, the City has sufficient capacity to provide central water services to its residents and nearby unincorporated communities through 2020.

### *Wastewater Treatment Facilities*

The site is currently served by the City central sewer system consistent with the adopted City comprehensive plan which states that the "residential level of service standard for sanitary sewer facilities is equal to 150 gallons per capita per day, and shall be used as the basis for determining the availability of facility capacity and the demand generated by a development".

The existing wastewater treatment facility has capacity to treat 1.25 MGD. Current flows are between 0.8 and 1.0 MGD. Therefore, the City has available capacity to serve the property.

### *Solid Waste Collection and Disposal Services*

In regards to solid waste, the site will continue to be served by the City. The City's Comprehensive Plan states that the "city-wide average solid waste level of service

standard shall be 8 pounds per capita per day, and shall be used as the basis for determining the availability of facility capacity and the demand generated by a development".

The City has the responsibility for collection of solid waste and transportation of same to the Gulf County landfill site. This landfill is known as 5 Points Landfill which is a 16.2 acre site located 2 miles northeast of the City.

#### *Stormwater Treatment Facilities*

The City's Comprehensive Plan identifies the level of service for stormwater management standards shall be used "25-yr. frequency, 24-hr. duration storm event for those areas designated as residential, commercial, mixed commercial/residential, public, and industrial land use on the Future Land Use Map".

Future redevelopment of the property shall comply with the stormwater design and performance standards and stormwater retention and detention standards contained within section 62-25.025 and 62-25.035 Florida Administrative Code (F.A.C.)

#### f. Transportation

It is estimated that the current FLUM designation of Public Use which allows approximately 283,575 square feet (s.f.) of development on the property may generate the following number of trips:

Average Daily Trips:  $283,575 \times 68.93 \text{ trips}/1,000 \text{ sf} = 19,546 \text{ trips}$   
PM Peak Hour Trips:  $283,575 \times 5.88 \text{ trips}/1,000 \text{ sf} = 1,667 \text{ trips}$

*Category 730 (Government Office Building) trip generation rates from the ITE Trip Generation Manual, 7<sup>th</sup> Volume, was applied*

The proposed Low Density Residential (R-1) FLUM designation would allow a maximum of 10 residential dwelling units on the property and may generate the following number of trips:

Average Daily Trips:  $10 \text{ du} \times 9.57 = 96 \text{ trips}$   
PM Peak Hour Trips:  $10 \text{ du} \times 1.01 = 10 \text{ trips}$

*Category 210 (Single Family Detached Housing) trip generation rates from the ITE Trip Generation Manual, 7<sup>th</sup> Volume, was applied*

The proposed FLUM amendment would result in a significant decrease of average daily trips and pm peak hour trips; therefore, no additional impacts are anticipated as a result of such change. The proposed amendment will not adversely impact the LOS on transportation facilities in the City.



### **Legal Description of the Property**

Begin at an Iron rod at the point of Intersection of the Southerly Right of Way line of Twentieth Street (100 foot wide Right of Way) and the Westerly Right of Way line of Mimosa Avenue (80 foot wide Right of Way) in the City of Port St. Joe, Gulf County, Florida, and thence run South  $09^{\circ}14'05''$  East along the Westerly Right of Way line of Mimosa Avenue for 240.36 feet; thence South  $37^{\circ}41'04''$  West for 240.19 feet to a point on the Northeasterly Right of Way line of DuPont Drive (81 foot wide Right of Way); thence North  $42^{\circ}21'39''$  West along said Northeasterly Right of Way line for 399.96 feet to a point of intersection with the Southerly Right of Way line of Twentieth Street; thence North  $70^{\circ}46'00''$  East along said Southerly Right of Way line for 400.08 feet to the Point of Beginning.

ORDINANCE NO. 478

AN ORDINANCE OF THE CITY OF PORT ST. JOE, FLORIDA  
RELATIVE TO THE TOWN CENTER PLANNED UNIT  
DEVELOPMENT; REPEALING ORDINANCE NO. 334 AND  
ORDINANCE NO. 345; AMENDING THE ZONING MAP FOR THE  
PROPERTY DESCRIBED IN ORDINANCE 334 AND ORDINANCE 345;  
PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN  
EFFECTIVE DATE.

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

1. Ordinance No. 334 and Ordinance No. 345 relative to the town center planned unit development are hereby repealed.
2. The zoning map of the City of Port St. Joe is hereby amended to provide for industrial zoning for the property described in Ordinance No. 334 and Ordinance No. 345.

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.

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

THE CITY OF PORT ST. JOE BOARD OF  
CITY COMMISSIONERS

\_\_\_\_\_  
Mel Magidson, Jr., Mayor-Commissioner

Attest : \_\_\_\_\_  
James A. Anderson  
City Clerk-Auditor





Note: Port Planning Area zoned for industrial use  
(City of Port St. Joe Comprehensive Plan)



PORT ST. JOE  
PORT MASTER PLAN, 2006  
PORT PLANNING AREA

0 600' 1200'

1"=1200'



Figure 1-2



ORDINANCE NO. : 479

AN ORDINANCE OF THE CITY OF PORT ST. JOE, FLORIDA  
ABANDONING A PORTION OF SIXTH STREET LOCATED  
WITHIN THE CITY OF PORT ST. JOE; AND PROVIDING FOR AN  
EFFECTIVE DATE.

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

1. That portion of Sixth Street located between Woodward Avenue and the Northerly extension of the East line of Lot 1, Block 38, St. Joseph's Addition, Unit 3, as shown on the plat recorded in the public records of Gulf County, Florida at Plat Book 1, Page 32, is hereby vacated and abandoned.

2. EFFECTIVE DATE: This ordinance shall become effective upon adoption as provided by law.

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

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:



CITY OF PORT ST. JOE MULTI-USE PATH  
Reported by: Jack Husband, Southeastern Consulting Engineers, Inc.

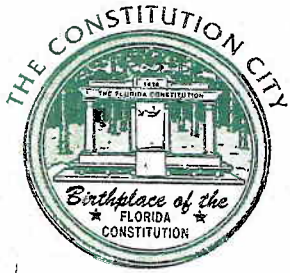
Weekly Update for: February 17, 2012 (February 10 to February 16, 2012)

**Construction Items Update**

1. The Contractor Anderson Columbia, Inc. (AC) and the sub-contractor American Sand and Asphalt (ASAA) are working mainly near Madison Avenue near the Port St. Joe High School.
2. Completed Items For This Past Week Include (Phone Conference on Thursday, February 16, 2012:
  - a. De-mucking roadway at crossdrain location on Madison Ave completed.
  - b. Temporary asphalt placed at the demucking location.
  - c. De-mucking sidedrain location completed.
  - d. Installed 125 LF of 18" sidedrain piping.
  - e. Installed Structures ST-10 & ST-20.
  - f. Placement of limerock base from STA 22+50 to 41+00 RT.
  - g. Installation of forms for 5' sidewalk continues.
  - h. Placement of Class II Concrete continues.
3. Cumulative Rain Days up to February 16, 2012: 7 Rain Days
4. Rain Days for this report: 2 Rain Days (2/14/12 .25", and 2/16/12, 1.5")
5. Mobilization: None
6. Atkins has a full time resident inspector on site each day, Chris McKenzie, and he may be reached at 386.623.9728 or by email at [Christopher.mckenzie@atkinsglobal.com](mailto:Christopher.mckenzie@atkinsglobal.com).

**Project Schedule Update**

1. AC will continue pouring sidewalk near high school and continue work along Madison Ave.



# The City of Port St. Joe

February 17, 2012

To: Mr. Charlie Weston, City Manager

Fr: John Grantland, PWD

Re: Roadway Striping

Per the Commission's request we have completed our assessment of streets within the City that are in need of striping. The following is a list of those streets:

1. Avenue A – Double yellow center stripes and white line EOP stripes
2. 1<sup>st</sup> Street – Double yellow center stripes and white line EOP stripes
3. Garrison Avenue – Double yellow center stripes only
4. Long Avenue – Double yellow center stripes only
5. 10<sup>th</sup> Street – Double yellow center stripes only
6. 16<sup>th</sup> Street – Double yellow center stripes only
7. 20<sup>th</sup> Street – Double yellow center stripes only
8. Madison (Long Ave. to Garrison) – Double yellow center, turn striping and white line EOP striping.

There are several factors that should be considered in which type of product should be applied to the existing streets such as age, condition and known upcoming projects. While paint will be the most economical it will fade rather quickly causing the necessity to reapply the striping. The use of a thermoplastic striping material, like what you see used on all FDOT controlled roadways will certainly last the longest but is also not cheap. In any case I will be glad to provide my recommendations as to which street should receive which material type along with pricing should, City Commission wish to pursue doing this work this year. I would like to state that there are no monies allocated in the current budget to perform this work so it might be something to consider for next year's budget. If there are any questions please let me know.

# Memorandum

**To:** Charlie Weston, City Manager

**CC:** Mayor Magidson & Commissioners

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

**Date:** February 17, 2012

**RE:** Grant Status

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There has been no activity in our grants since the February 7, 2012, meeting.