

**July 1, 2014**

**Budget Workshop  
5:00 P.M.**

**Regular Public Meeting  
6:00 P.M.**

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



## City of Port St. Joe

Mel Magidson, Mayor-Commissioner  
William Thursbay, Commissioner, Group I  
Bo Patterson, Commissioner, Group II  
Phil McCroan, 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 July 1, 2014**

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## **Call to Order**

## **Consent Agenda**

### **Minutes**

- **Regular Commission Meeting 6/17/14** **Pages 1 - 5**

### **City Attorney**

- **Gulf Pines Hospital- Update**
- **Ordinance 500, Comprehensive Plan Amendment (Affordable Housing Property)**
  - **First Reading** **Pages 6 - 19**
- **Competitive Florida Partnership- Update**
- **PACES Addendum #1 to Purchase and Sale Agreement** **Page 20**
- **Resolution 2014-09, Gulf Coast Parkway (Hand out)**

### **Old Business**

- **Lighthouse Update**
- **Centennial Building Roof- Update**
- **Fourth of July Celebration**
  - **Fireworks- Update**
  - **Street Dance- Update**
- **Boat Ramp Fee- Update**
- **Solid Waste Bids**

### **New Business**

- **Pressure Washing on Reid Ave.- Comm. Patterson**
- **North Florida Child Development Center Sign – Comm. Patterson**
- **Water / Sewer Rates – Comm. Thursbay**

### **Public Works**

- **Water Distribution Phase II-Update**
- **Commercial District One Way Streets** **Page 21**
- **Grinder Pump Contract** **Pages 22 - 41**

### **Surface Water Plant**

- **Update**

### **Waste Water Plant**

- **Update**
-

**City Engineer**

- **CDBG Water Line Replacement Grant- Update**
  - **Liquidated Damages**
- **USDA Sidewalk Replacement Grant- Update**
  - **Liquidated Damages**

**Pages 42 - 43****Code Enforcement**

- **Update**

**Page 44****Police Department**

- **Update**

**PSJRA**

- **Update**

**City Clerk**

- **Update**

**Citizens to be Heard****Discussion Items by Commissioners****Motion to Adjourn**

**MINUTES OF THE REGULAR MEETING OF THE BOARD OF CITY  
COMMISSIONERS FOR THE CITY OF PORT ST. JOE, FLORIDA, HELD IN  
THE COMMISSION CHAMBER AT CITY HALL, June 17, 2014, AT 6:00 P.M.**

The following were present: Mayor Magidson, Commissioners Buzzett, McCroan, Patterson and Thursbay. City Manager Jim Anderson, City Clerk Charlotte Pierce and Attorney Tom Gibson were also present.

**CONSENT AGENDA**

**Minutes**

A Motion was made by Commissioner Thursbay, second by Commissioner Buzzett, to approve the Minutes of the Regular Meeting on June 3, 2014. All in Favor; Motion carried 5-0.

A Motion was made by Commissioner McCroan, second by Commissioner Patterson, to approve the Minutes of the Special Meeting of June 6, 2014. All in Favor, Motion carried 5-0.

A Motion was made by Commissioner Buzzett, second by Commissioner Thursbay, to approve the Minutes of the Budget Workshop on June 10, 2014. All in Favor, Motion carried 5-0.

A Motion was made by Commissioner Thursbay, second by Commissioner McCroan, to approve the Minutes of the Joint Workshop with the City, County and Port St. Joe Port Authority on June 11, 2014 and also the Joint Workshop with the City and County on June 11, 2014. All in Favor; Motion carried 5-0.

**Swearing in of Elected Officials – Commissioners Buzzett and McCroan**

Gulf County Judge Tim McFarland administered the Oath of Office to Commissioner Rex Buzzett. His grandson, Gannon Buzzett, held the Bible for the ceremony.

Gulf County Judge Tim McFarland also administered the Oath of Office to Commissioner Phil McCroan. Commissioner McCroan's wife, Karen, held the Bible for the ceremony.

**Port St. Joe AA All-Star Team Trophy Presentation**

Coach Josh Fidler and team members Gannon Buzzett, Luke Pickels, Owen Grantland, Eli Fidler, Mikhail Larry, Chance Gainer, Aiden Sapp and Lance Larry were recognized for their accomplishment of being the runners-up in the District 4 Championship. The team will advance to the state finals later this month. Coach Fidler and the team members presented their trophy to the City as an expression of their appreciation for all the support they have received.

**Audit Report – Ben Vance**

Mr. Vance congratulated the City on a very clean audit report, expressed his appreciation to City Staff for their work throughout the year and stated that the refinancing of the Regions Bond was a very wise decision. He also noted that the Utility Rate Structure needed to be followed to allow reduction of the infrastructure debt.

**CITY ATTORNEY – Tom Gibson**

*Gulf Pines Hospital Update*

There were no available updates as Mr. Gibson is waiting to hear from the County Commission.

*Ordinance 506, Amending Section 3.16 of the LDR – First Reading*

A Motion was made by Commissioner Buzzett, second by Commissioner Patterson, to have the First Reading of Ordinance 506. All in Favor; Motion carried 5-0.



Mr. Gibson read Ordinance 506, Amending Section 3.16 of the LDR. The Ordinance may be adopted at the July 15, 2014, Meeting.

#### *Competitive Florida Partnership Update*

The Competitive Florida Asset Mapping Report was disseminated to the Commission for their review. Mr. Gibson shared that there will be a joint gathering of all stakeholders in either July or August.

#### *Advisory Board Application*

A discussion was held on the two applications provided. Also debated was the question, "Have you ever been convicted of a felony?" Commissioners McCroan, Patterson and Thursbay did not feel that it was necessary. Mayor Magidson and Commission Buzzett felt that it should be asked.

Commissioner Patterson asked that items 5 and 7 be removed from the application on page 12. Commissioner Buzzett requested that the applicant's phone number and email address be added to the application. A Motion was made by Commissioner Patterson, second by Commissioner Thursbay, to make the changes requested. Voting in Favor of the Motion were Commissioners McCroan, Patterson and Thursbay. Voting against were Mayor Magidson and Commissioner Buzzett. The Motion carried 3-2.

#### *CDBG Committee Members – Commissioner Patterson*

This topic was moved up on the Agenda from New Business to accommodate Mr. Ballister.

Commissioner Patterson felt that Eddie Fields and Quen Lamb had served for a number of years and it was time to make a change in the Citizens Advisory Task Force (CATF) Board. He asked that Charles Givens and Jerry Barnes replace Mr. Fields and Mr. Lamb.

Concerns were expressed that applications should be accepted and allow citizens a chance to apply rather than a motion be made at a meeting when Commissioners have solicited members. Commissioner Buzzett suggested waiting on a decision until applications were received.

Mr. Ballister needs to convene a meeting in the next few weeks which would not allow time to receive applications. It was noted that future appointments would be made through the application process.

A Motion was made by Commissioner Patterson, second by Commissioner Thursbay, to appoint Charles Givens and Jerry Barnes to the CATF Board. All in Favor; Motion carried 5-0.

### **CITY MANAGER'S REPORT**

#### **Old Business**

##### *Centennial Building Roof Update*

Mr. Wilson has submitted an invoice for payment. City Staff will check the work before payment is made.

##### *Protecting the Bay – Dr. Dusty May*

Dr. May stated that he wanted to be proactive in protecting the bay, keep the area open to boat traffic, allow for recreational and commercial use, and work with those who have no regard for the bay bottom. He read the letter he has prepared to the Commission.

The following individuals expressed their concerns over the issue: Roger Thomas, Mark Moore, Mark Howze, Eckley Sander and Buddy Wood. The Mayor and each Commissioner also shared their thoughts on how to resolve this.

City Manager, Jim Anderson, shared of the City's efforts to get help from FWC and the Coast Guard on marking the City Pier Channel with little results.

Consensus of everyone was that a committee should be formed, ideas for conservation and education need to be discussed and a plan formalized.

#### *Fourth of July Celebration – Fireworks, Street Dance Permit*

Fireworks in the amount of \$10,000 have been ordered. The TDC is contributing \$5,000 and the rest has been raised through donations and fund raising events.

Concerns were expressed over the construction that is currently in progress on MLK Boulevard. Clay Smallwood of PRI will work with the contractors to resolve any safety issues and what must be done to protect the public.

A Motion was made by Commissioner Buzzett, second by Commissioner Thursbay, to approve the Street Dance Permit. All in Favor; Motion carried 5-0.

#### *League of Cities Annual Conference*

Mr. Anderson reminded the Commissioners of the Conference. Commissioner Patterson suggested that Mayor Magidson should attend. The concern of Mayor Magidson was the cost to the City but stated he would attend if the Commission felt that it was advisable to spend City funds for the Conference.

#### *Boat Ramp Fee Update*

The signs are in and it is expected that the envelopes and stickers will arrive next week.

### **New Business**

#### *Budget Workshop – July 1, 2014, at 5:00 P.M.*

Mr. Anderson reminded the Commissioners of the Budget Workshop.

#### *CDBG – Citizens Advisory Task Force Committee Members – Commissioner Patterson*

Moved up to follow the City Attorney's segment to accommodate Mr. Ballister.

#### *EDC Member Appointment*

Commissioner McCroan had expressed his interest in serving and a Motion was made by Commissioner Patterson, second by Commissioner Thursbay, to appoint Commissioner McCroan as the City's EDC representative. All in Favor; Motion carried 5-0.

#### *Affordable Housing – Amended PACES Foundation Contract*

A request has been received to amend the Purchase and Sale Agreement. Paragraph 5.e of the Agreement will be deleted in its entirety and replaced with the verbiage provide. Paragraph 7.C of the Agreement is deleted in its entirety and replaced with the verbiage provided. (See attached Exhibit A). A Motion was made by Commissioner Patterson, second by Commissioner McCroan, to amend the Agreement. All in Favor; Motion carried 5-0.

#### *Fee Waiver Request – Raye Bailey, Washington Gym*

A request was received from Raye Bailey to use the Washington Gymnasium on July 5, 2014, from 11:00 A.M. until 7:00 P.M. for a basketball tournament for youth ages 7 -18 free of charge. A Motion was made by



Commissioner Buzzett, second by Commissioner McCroan, to approve the request. All in Favor; Motion carried 5-0.

### **Public Works – John Grantland**

#### *Water Distribution Phase II Update*

The project is moving along well. Work is being completed in the Twentieth to Twenty-second Street section, there are seven driveways to be poured and the crew will be moving across Long Avenue. The project is on track for substantial completion.

#### *Commercial District One Way Streets*

Renderings were provided earlier and Mr. Grantland has looked at Second and Fourth Streets from Reid to Williams Avenue. The traffic on these streets can be reversed to their original pattern. Options for funding include BP Funds and the FY '14 – '15 Budget. Mr. Grantland will provide costs in July.

#### *Washington Gym – Roof Coating*

There are concerns about the cost of the material compared to the return on the investment. Commissioner Thursbay recommended that no action be taken at this time as he would like to discuss several options with the County.

#### *Grinder Pump Contract*

The contract expires July 14, 2014 and there is an option for a one year extension. Mr. Gibson will review the contract to see what options are available.

### **Surface Water Plant – Larry McClamma**

Mr. McClamma did not have anything to report at this time but noted that the Lime Pilot Study begins Monday.

Commissioner Patterson asked if someone could explain to him why, if you use more water, it cost more. He shared that quantity usually lessens the cost and needed to know why larger families are being penalized by their use of water.

Mr. Anderson explained that Florida DEP is requiring conservation of water, consumption is broken into 3 divisions and the more you use, the more it costs. He noted that if there is a reduction in what is charged for larger quantities of water the senior citizens would be the hardest hit as they use the least amount of water and would be having to pay more to offset the quantity used by large families.

### **Wastewater Plant – Lynn Todd**

The plant is continuing to work on the algae bloom odor problem at the lagoon. There has been a change in wind direction which has helped. A long term solution is being sought as the algae continues to clog the filter and prevents spraying.

### **City Engineer – Clay Smallwood, III**

#### *CDBG Water Line and USDA Sidewalk Replacement Update*

Work is progressing very slowly. Mr. Smallwood will provide a written explanation of what is expected to finish the job and the contractor has been made aware of the fines that will be imposed if the work is not completed on time.

## Code Enforcement

Mr. Burkett's report was reviewed, no action was taken.

## Police Department – Chief Barnes

Chief Barnes noted that several bicycle thefts were cleared today. Things have been quiet around town and he has been working with the citizens planning the Langston Foundation Walk to raise funds for the foundation.

## Port St. Joe Redevelopment Association (PSJRA) – Gail Alsobrook

Ms. Alsobrook asked if there was anything particular that she should focus on for the upcoming budget year, noted the PSJRA Brochure is going into the third printing and that the Open Air Project is moving along well.

## City Clerk – Charlotte Pierce

Mrs. Pierce did not have anything to report at this time.

## Citizens to be Heard

No one addressed the Commission.

## Discussion Items by Commissioners

*Commissioner Thursbay* advised the Commissioners that he wants to work on the water bills in the upcoming budget year.

*Commissioner Patterson* requested that the pressure washing of the Reid Avenue Sidewalks be on the next Agenda.

*Commissioner McCroan* asked about repairing the fountain in Buck Griffin Lake. Mr. Grantland responded that the last time he checked prices for repairs, it will cost about \$2,200.

*Commissioner Buzzett* did not have anything to discuss.

*Mayor Magidson* reminded the Commission that he had never attempted to stop debate, each Commissioner has been afforded the opportunity to express their feelings and debate an issue and he will never ask anyone to stifle their debate or move on and he expects the same of each Commissioner.

A Motion was made by Commissioner McCroan, second by Commissioner Thursbay, to adjourn the Meeting at 8:07 P.M.

Approved this \_\_\_\_\_ day of \_\_\_\_\_ 2014.

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

\_\_\_\_\_  
Date

\_\_\_\_\_  
Charlotte M. Pierce, City Clerk

\_\_\_\_\_  
Date

## ORDINANCE NO. 500

AN ORDINANCE OF THE CITY OF PORT ST. JOE, FLORIDA AMENDING THE COMPREHENSIVE PLAN AND FUTURE LAND USE MAP OF THE CITY OF PORT ST. JOE, BY AND THROUGH THE PROCEDURES REQUIRED FOR LARGE SCALE MAP AMENDMENTS PURSUANT TO AUTHORITY PROVIDED BY FLORIDA STATUTES SPECIFICALLY CHANGING ALL OR PART OF THE PARCELS DESCRIBED IN EXHIBIT "A"; PROVIDING FOR REPEAL OF ANY CONFLICTING ORDINANCE; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR 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 Comprehensive Plan utilizing procedures applicable to large scale developments; and

WHEREAS, in accordance with the requirements of Florida Statutes, the City of Port St. Joe Planning and Development Review Board sitting as the Local Planning Agency provided notice to the public of a public hearings to be held December 10, 2013 for the adoption of amendments to the Comprehensive Plan and future land use map of the City of Port St. Joe, by and through the procedures required for large scale map amendments pursuant to authority provided by Florida Statutes specifically changing all or part of the parcels described in Exhibit "A."

WHEREAS, on July 1, 2014 the Port St. Joe City Commission authorized transmittal of the proposed plan amendment to the appropriate state agencies;

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

### **SECTION 1. APPROVAL:**

The application for amendment to the Future Land Use Map for the property described in Exhibit "A" is approved and the new land use designation is hereby changed to those shown in Exhibit "B".

### **SECTION 2. CONSISTENCY WITH THE 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 as described in Exhibit "B". The City Manager is hereby directed to revise the City of Port St. Joe Future Land Use Map to reflect this designation.

**SECTION 5. REPEAL:**

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

**SECTION 6. SEVERABILITY:**

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

**SECTION 7. EFFECTIVE DATE:**

The effective date of this plan amendment, if the amendment is not timely challenged, shall be 31 days after the state land planning agency notifies the local government that the plan amendment package is complete. If timely challenged, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective. If a final order of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the state land planning agency.

This Ordinance was adopted in regular meeting after its second reading this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

THE CITY OF PORT ST. JOE BOARD OF  
CITY COMMISSIONERS

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

Attest: \_\_\_\_\_  
Charlotte M. Pierce  
City Clerk

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

## EXHIBIT "A"

### CITY OF PORT ST. JOE

#### Proposed Comprehensive Plan Amendment - Parcel # 4

#### Ordinance No. 500

Applicant: City of Port St Joe

Owner: City of Port St Joe

Acres: approximately 41.96 acres

Current FLUM designation: 38.67 acres Open Space and 3.29 acres Industrial Use

Proposed FLUM designation: High Density Residential (R-3)

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#### I. SUMMARY

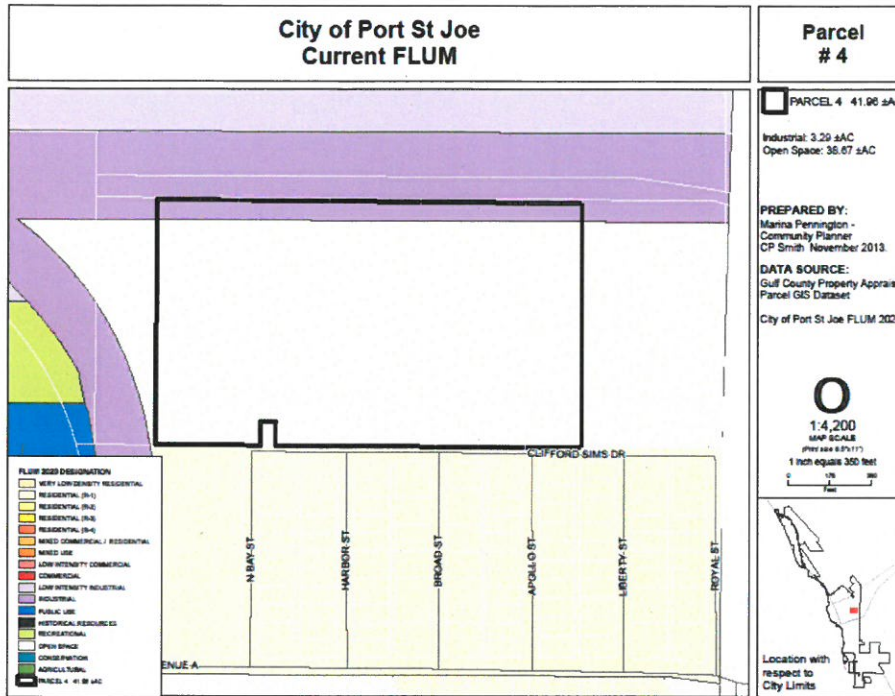
The proposed amendment involves approximately 41.96 acres of land located within the North Port St Joe community (see attached Exhibit A – Legal Description). The subject property is designated mostly as Open Space; as small portion of the northern boundary of the property is designated as Industrial. The City proposes to designate the site as High Density Residential (R-3) use. The site was donated to the City by St Joe Company to be developed for affordable housing. The purpose of this amendment is to recognize the existing Zoning map designation of the site as Residential-3 and provide for affordable single family and multifamily housing opportunities in the North Port St Joe Community.

The site is part of the Existing Redevelopment Area which is intended to promote redevelopment of a high quality environment for living, working or visiting consistent with FLUE Objective 1.4 to encourage redevelopment of this area. The proposed amendment includes a site specific policy limiting the maximum number of units to be developed on the site.

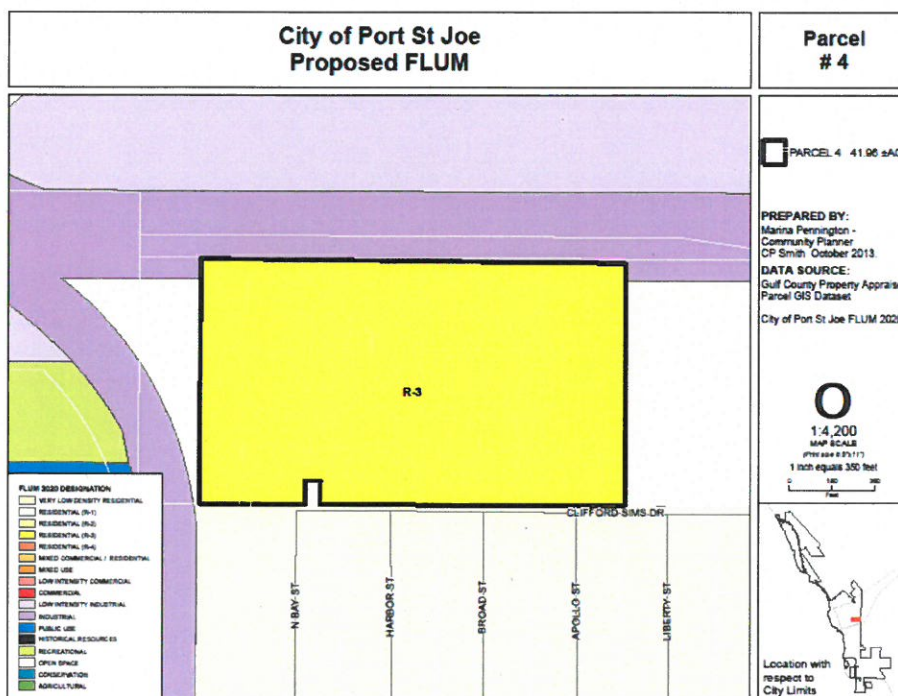
#### Future Land Use Map (FLUM) amendment

The site is currently designated mostly as Open Space with 3.29 acres of the property designated as Industrial (see Current FLUM). The Open Space designation allows no more than 10% lot coverage. The Industrial use designation allows no more than 90% lot coverage with 60 feet building height limitation. Based on these standards, the maximum development potential of the site would currently allow approximately 812,829 square feet of development.





The City proposes to designate this parcel as High Density Residential (R-3) use (see Proposed FLUM). The R-3 designation allows 7-15 dwelling units per acre and could result in approximately 629 residential units. However, as stated earlier, the proposed amendment includes a new site specific policy limiting the number of units to 150 residential dwelling units.



It should be noted that the City recently approved a FLUM amendment for the property immediately adjacent to the subject property, south of Clifford Sims Drive, changing the designation of approximately 53 acres from R-3 to R-1 and reducing the maximum development potential on that site by approximately 530 units. Therefore, the net increase in residential dwelling units within this area of the North Port St Joe Community is approximately 99 units.

## II. TEXT AMENDMENT

The R-3 designation allows 7-15 dwelling units per acre and could result in approximately 629 multi-family residential units. However, the City is proposing to limit the number of units allowed on the site to 150 to protect natural resources such as wetlands and vegetation and wildlife habitat on the subject parcel. Therefore, the City proposes to adopt the following text amendment to the Future Land Use Element:

"Policy 1.3.13: In addition to the density restrictions set forth for the High-Density Residential (R-3) future land use category within Policy 1.3.4, the following sub-area policies shall apply to the development of the Property subject to City of Port St Joe Ordinance No. 500:

(a) Development of the Property is limited to a maximum of one hundred and fifty (150) residential dwelling units. No density bonus allowable pursuant to the City of Port St. Joe Land Development Regulations shall be allowed on the property described herein.

(b) The boundaries of wetlands on the eastern and western portion of the site shall be delineated, classified and protected consistent with Conservation Element Objective 1.7 and implementing policies of the City's comprehensive plan and Section 4.11, Wetland protection provisions in the Land Development Code.

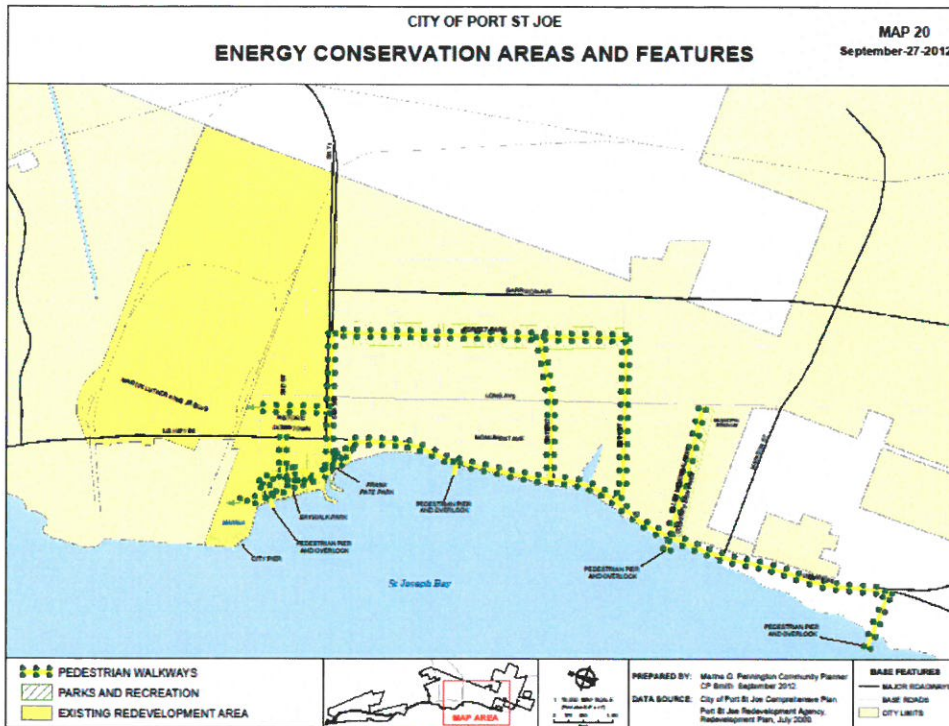
(c) Vegetation, wildlife and their habitat shall be protected consistent with Conservation Element Objective 1.4 and implementing policies of the City's comprehensive plan and Section 4.09, Vegetation and Wildlife and their habitat provisions in the Land Development Code".

## III. DATA AND ANALYSIS

### a. Location of Subject Property

As previously stated, the proposed amendment site is located in the northeast corner of the Existing Redevelopment Area which includes the North Port St Joe community. The proposed amendment is consistent with FLUE Objective 1.4 to discourage urban sprawl and promote redevelopment and renewal of blighted areas.





b. Site Information

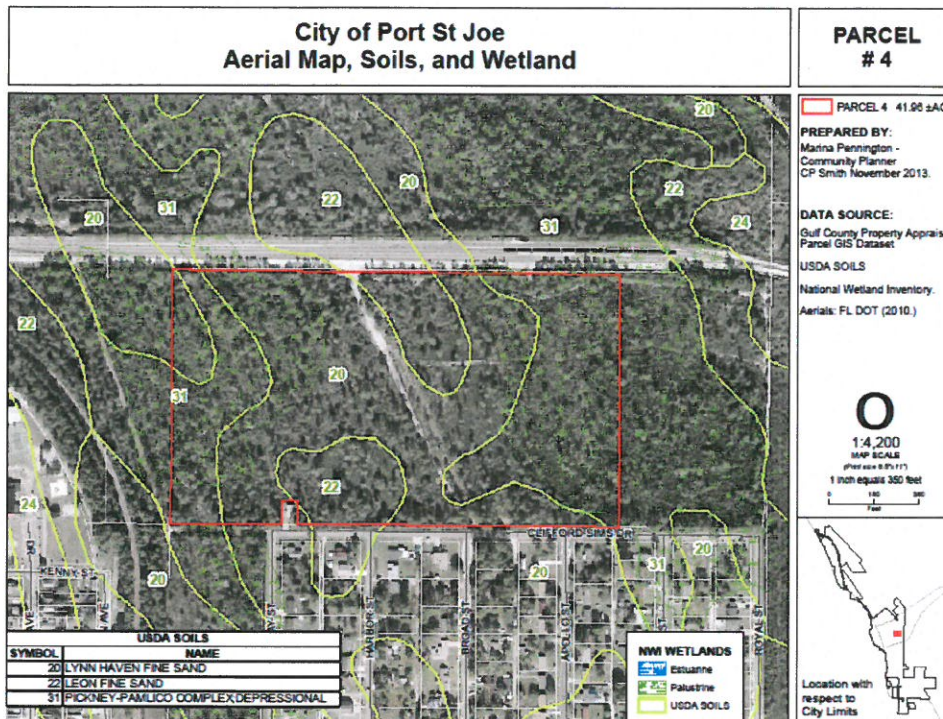
The site is surrounded by the following uses:

NORTH	Industrial
SOUTH	Residential uses
EAST	Vacant lands
WEST	Residential uses

The site is currently undeveloped. The proposed R-3 designation will support affordable housing and promote redevelopment of the North Port St Joe Community.

c. Site Suitability

The subject property is currently undeveloped as shown in the following aerial map.



### Soils

As shown in the above map, the site contains Lynn Haven Fine Sand, Leon Fine Sand, and Pickney Pamlico Complex- Depressional. The USDA Soil Survey of Gulf County includes the following comments on the description of these types of soils:

Florida Lynn Haven fine sand - This soil is not suited to urban or recreational development. Wetness is a severe limitation.

Leon fine sand - This soil is poorly suited to urban development. Wetness is a management concern. Septic tank absorption fields can be mounded to maintain the system above the seasonal high water table. Placement of suitable fill material can elevate building sites. If this soil is used as a site for recreational development, such as playgrounds, picnic areas, and paths or trails, placing suitable topsoil over the soil or resurfacing the sandy areas can minimize erosion and improve trafficability.

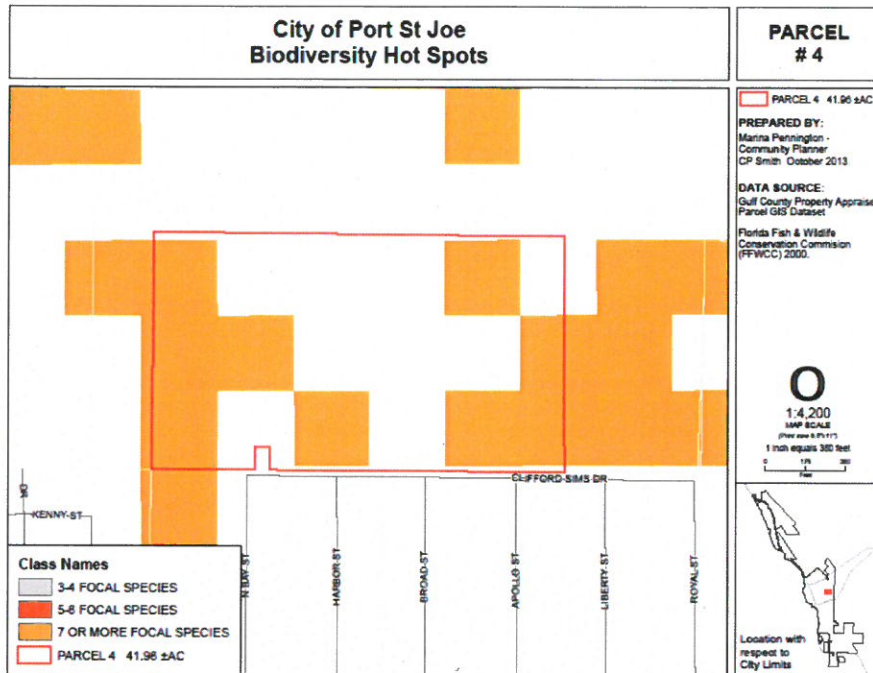
Pickney-Pamlico complex, depressional - These soils are not suited to cultivated crops, woodland, pasture, hay, or urban or recreational development. Ponding, wetness, and low bearing strength are severe limitations.

### Wetlands

As shown in the previous map, the site contains a significant amount of wetlands in the eastern and western portion of the property. Wetlands shall be delineated and classified as part of the development review process and protected consistent with Objective 1.7 and implementing policies of the City's comprehensive plan and Section 4.11, Wetland protection provisions in the Land Development Code.

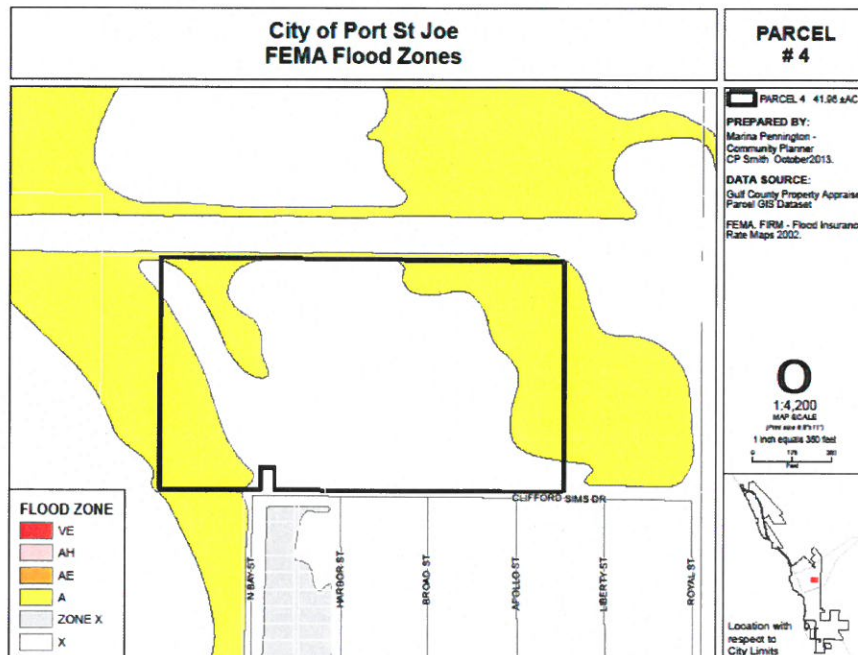


## Vegetation and Wildlife



The proposed amendment site contains sites identified as Hot Spots with 7 or more Focal Species. Vegetation, wildlife and their habitat shall be protected consistent with the objectives and policies in the Comprehensive Plan and the requirements in the Land Development Code.

## Flood Prone Areas



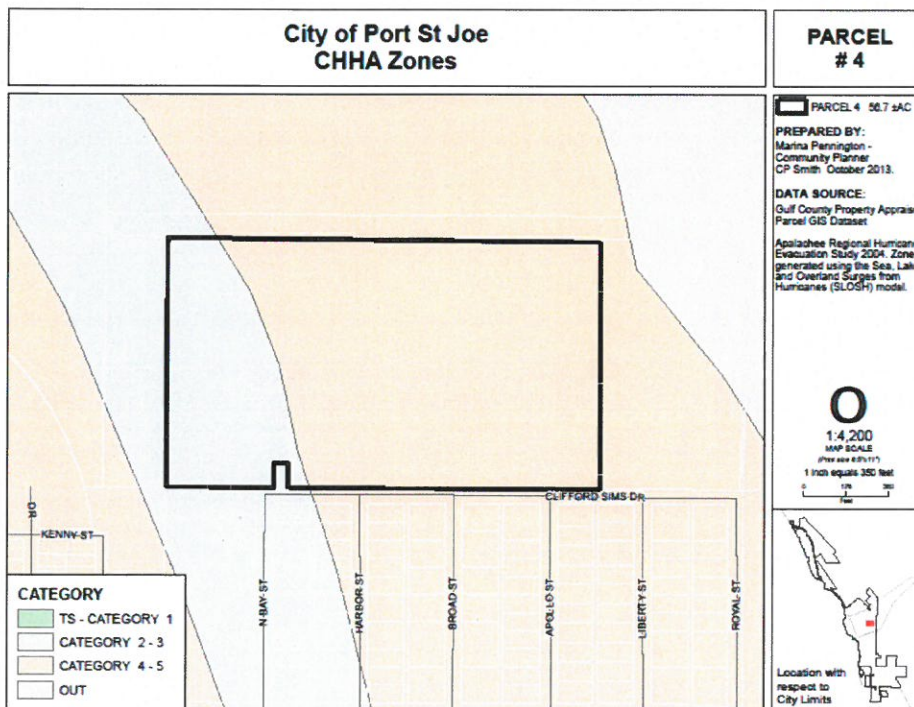
The subject property contains areas designated with the following Flood Zone Codes:

A - An area inundated by 1% annual chance (100-year) flooding, for which BFEs (base flood elevations) have NOT been determined, and in a special flood hazard area. These areas are located on the eastern and western portion of the site. Future development of the site shall be subject to floodplain protection requirements and general standards for flood hazard reduction as described in the City's land development regulations.

X - An area that is determined to be outside the 1% and 0.2% annual chance (100-year and 500-year) flooding, out of a special flood hazard area (X and ZONEX formerly known as C.)

d. Coastal High Hazard Area (CHHA)

As shown in the following map, the subject property is located outside the CHHA. Most of the site is located within the Category 4-5 hurricane evacuation zone; however, there are some areas located within category 2-3 hurricane evacuation zones.



e. Availability of Public Facilities

*Potable Water Facilities*

The subject property is located within the City of Port St Joe water service area and will be 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 subject property will be 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 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 development 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

The majority of the site is currently designated as Open Space in the FLUM and would probably generate a very limited number of trips. It is estimated that the portion of the property currently designated as Industrial use would allow approximately 644,905 square feet of Industrial use and may generated the following number of trips:

Average Daily Trips:  $644 \times 1.50 = 966$  trips  
PM Peak Hour Trips:  $644 \times 0.68 = 437$  trips

*Category 120 (General Heavy Industrial) trip generation rates from the ITE Trip Generation Manual, 7<sup>th</sup> Volume, was applied*

The proposed High Density Residential (R-3) FLUM designation would allow a maximum of 150 residential dwelling units on the property; the City estimates that there will be a mix of single family and multifamily dwelling units which may generate the following number of trips:

Average Daily Trips:  $75 \text{ du} \times 9.57 = 717$  trips  
PM Peak Hour Trips:  $75 \text{ du} \times 1.01 = 75$  trips

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

Average Daily Trips:  $75 \text{ du} \times 6.72 = 504 \text{ trips}$   
PM Peak Hour Trips:  $75 \text{ du} \times 0.62 = 46 \text{ trips}$

*Category 220 (Apartments) trip generation rates from the ITE Trip Generation Manual, 7<sup>th</sup> Volume, was applied.*

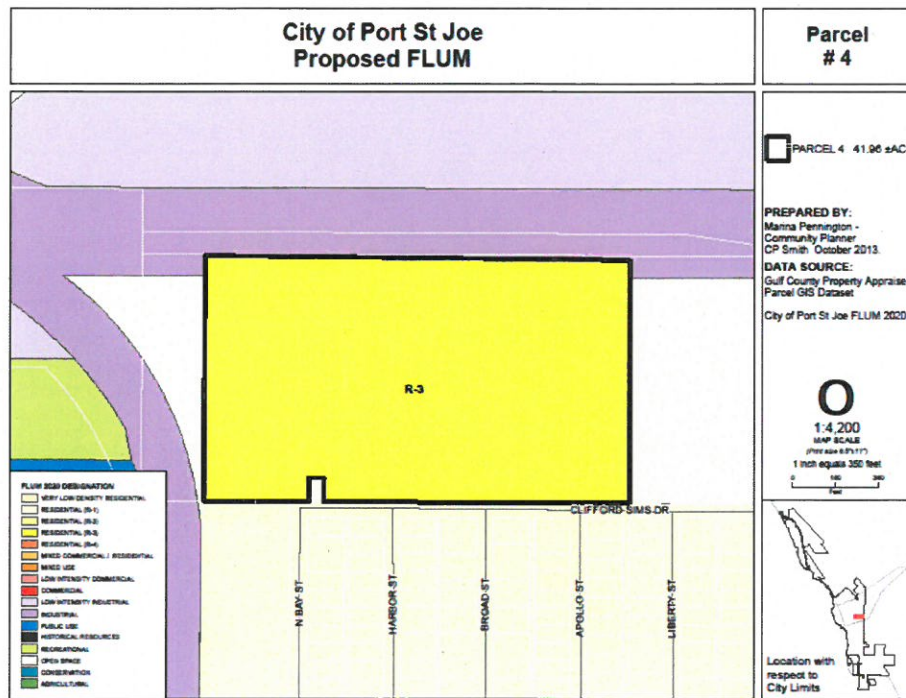
The proposed amendment would result in an increase of approximately 255 average daily trips and a decrease of approximately 316 pm peak hour trips. The proposed amendment will not adversely impact the adopted level of service (LOS) on transportation facilities in the City.

## **Exhibit A - Legal Description of Subject Property**

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

# EXHIBIT "B"

## Proposed Future Land Use Map Amendment Ordinance No. 500





**ADDENDUM #1 TO PURCHASE AND SALE AGREEMENT**  
**June 25, 2014**

Original Contract Dated **October 10, 2013** between **City of Port St. Joe** ("Seller") and **The Paces Foundation, Inc.**, its successors and/or assigns ("Buyer").

Buyer is seeking federal funds through the HOME program to assist in purchasing the property. Please be informed of the following:

1. Buyer does not have the right of eminent domain and, therefore, will not acquire the property that Seller has offered for sale if negotiations fail to result in an amicable agreement; and
2. Buyer has offered and Seller has agreed to a purchase price of \$1.00. The estimated market value of the property is \$\_\_\_\_\_.
3. Even though federal funds will be used in the acquisition of your property, Seller will not be entitled to any relocation benefits.

The City of Port St. Joe, having reviewed this Addendum #1, has the right to accept or not accept this Addendum #1.

**ACCEPTANCE:**

We understand the above comments in this Contract Addendum #1 and wish to accept this Addendum to the contract. We do not wish to terminate the contract dated October 10, 2013 between the City of Port St. Joe and The Paces Foundation, Inc.

  
\_\_\_\_\_  
Seller Signature

Thomas S. Gibson  
City Attorney

# Straight Stripe

Established 1996

(Parking Area Markings & Maintenance)

Telephone (850) 896-4682 (Chris)

Licensed and Insured

(850) 896-1109 (Jacob)

11003 S. Bear Creek Road  
Panama City, FL 32404-5432

www.straightstripepc.com  
Email: straightstripepc@yahoo.com

## Job Proposal

JUNE 22/2014

CITY OF PSJ

ATTN: JOHN GRANTLAND

(C) 527-2221

(E) JGRANTLAND@PSJ.FL.GOV.

Job Location: PSJ 2<sup>ND</sup> & 4<sup>TH</sup> ST. FROM REED TO WILLIAMS AVE.

Job Description: REVERSAL OF TRAFFIC FLOW ON TWO(2) STREETS, SWEEP/BLOW OFF ASPHALT, CRACKSEAL, SEALCOAT, & RESTRIPE. (2 TO 3 DAYS WILL BE REQUIRED AND THE ROADS MUST REMAIN CLOSED TO ALL TRAFFIC. CITY RESPONSIBLE FOR CHANGING & RELOCATING SIGNAGE.)

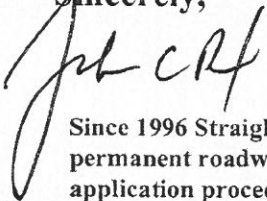
Job Completion: UPON ACCEPTANCE & W/ FAVORABLE WEATHER CONDITIONS

My Estimate of \$ 6,600.<sup>00</sup> will include all labor, materials, and equipment for the following:

- 1) • SWEEP/BROOM/BLOW OFF STREETS (2<sup>ND</sup> & 4<sup>TH</sup> FROM REED TO WILLIAMS)
- 2) • CRACKSEAL DOMINANT CRACKS (1/4" WIDE TO 3/4" WIDE) W/ HOT EXTRUDED, RUBBERIZED, FLEXIBLE CRACKSEALING COMPOUND. NOT ALL CRACKS CAN BE SEALED.
- 3) • SPRAY ON TWO (2) COATS OF SEALMASTER COALTAR ASPHALT SEALER
- 4) • RESTRIPE THE ROADS (PARKING AREAS) SO THAT THE TRAFFIC FLOW DIRECTION IS REVERSED.

\*NOTE\* THE FOUR (4) LINE ITEMS ABOVE ARE THE ENTIRE SCOPE OF THIS PROPOSAL. ADDITIONAL REQUEST MAY BE BILLED AS EXTRA.

Sincerely,



Since 1996 Straight Stripe has used quality traffic grade acrylic paints for parking lot striping, not to be confused with permanent roadway/highway thermoplastic striping. Straight Stripe does guarantee the use of quality paints and proper application procedures. Straight Stripe will not be held responsible or warranty any striping that becomes discolored due to unclean parking lots, dirty vehicle tires, oils, chemicals, abuse, soda, or condiment spills.

Approved By: \_\_\_\_\_ (Signature) \_\_\_\_\_ (Print) \_\_\_\_\_ (Date)

**NOTICE TO RECEIVE SEALED BIDS**

**CITY OF PORT ST. JOE  
SEWER GRINDER PUMP STATIONS  
JUNE 2012**

This project includes supplying grinder pumps stations for the City's low pressure sewage system. The grinder stations will be purchased by the City for a set unit price in multiples of 5. This contract price shall be in effect for two years.

Contract Documents and Specifications can be obtained at City Hall, 305 Cecil G. Costin Sr. Blvd., Port St. Joe, Florida 32456, (850)229-8261. The bid must conform to Section 287.133(3) Florida Statutes, on public entity crimes.

Bids will be received until 3:00 p.m. Eastern Time, on July 13, 2012 at City of Port St. Joe, City Hall, 305 Cecil G. Costin Sr. Blvd., Port St. Joe, Florida 32456 and will be opened and read publicly immediately thereafter. All bids shall be submitted in an envelope clearly marked "Sealed Bid – City of Port St. Joe – Sewer Grinder Pump Stations June 2012". The City of Port St. Joe reserves the right to reject any and all bids. All bids shall be firm for a period of 60 days after opening.

Advertisement Dates: \_\_\_\_\_



## INFORMATION FOR BIDDERS

Bids will be received by the City of Port St. Joe (herein called the "Owner"), at 305 Cecil G. Costin Sr. Blvd., Port St. Joe, Florida 32456 until **3:00 p.m. Eastern Standard Time, July 13, 2012** then opened and read publicly immediately thereafter.

Each bidder is to submit the fixed cost associated with supply the city with grinder pump stations over the next two years. These pumps will be ordered in multiples of five but the City reserves the right to purchase singularly should the need arise. The cost submitted shall be a per complete grinder pump station cost and shall not increase over the next two years. Two different system conditions must be met. The system conditions are listed below:

1. Grinder pump station capable of producing a minimum flow of 10 gpm @ 90 feet TDH.
2. Grinder pump station capable of producing a minimum flow of 7 gpm @ 180 feet TDH.

**Pump curves and specification sheets for pumps, control panel and level detection device must be submitted along with the bid. In addition to these items shop drawings and photos of the assembled grinder pump being bid must be submitted. A bid received without this information will be considered an incomplete bid.**

Each bid must be submitted in a sealed envelope addressed to City of Port St. Joe City Hall, 305 Cecil G. Costin Sr. Blvd., Port St. Joe, Florida 32456. Each sealed envelope containing a BID must be clearly marked on the outside as BID for **CITY OF PORT ST. JOE – SEWER GRINDER PUMP STATIONS – JUNE 2012** and the envelope should bear on the outside the BIDDER'S name and address. If forwarded by mail, the sealed envelope containing the BID must be enclosed in another envelope addressed to the OWNER and properly marked.

All BIDS must be made on the required BID form. All blank spaces for BID prices must be filled in, in ink or typewritten, and the BID form must be fully completed and executed when submitted. **Two original BID forms are required.**

The OWNER may waive any informalities or minor defects or reject any and all BIDS. Any BID may be withdrawn prior to the above scheduled time for the opening of BIDS or authorized postponement thereof. Any BID received after the time and date specified shall not be considered, no exceptions. No BIDDER may withdraw a BID within 60 days after the actual date of opening thereof. Should there be reasons why the contract cannot be awarded within the specified period the time may be extended by mutual agreement between the OWNER and the BIDDER.

BIDDERS shall review the drawings and specifications including any ADDENDA. After BIDS have been submitted, the BIDDER shall not assert that there was misunderstanding concerning the quantities of WORK or of the nature of the WORK to be done.

If necessary the City will issue ADDENDA to the Contract Documents. The BIDDER shall submit all questions in writing to the City by 5:00 p.m. Eastern Time on June 29, 2012 to allow the City to issue addenda in a timely manner before the BID date.

The CONTRACT DOCUMENTS contain the provisions required for this BID. Information obtained from an officer, agent or employee of the OWNER or any other person shall not affect the risks or obligations assumed by the BIDDER or relieve the BIDDER from fulfilling any conditions of the contract.

The OWNER may make such investigations as deemed necessary to determine the ability of each BIDDER to perform the WORK, and the BIDDER shall furnish to the OWNER all such information and data for this purpose as the OWNER may request. The OWNER reserves the right to reject any BID if the evidence submitted by, or investigation of, such BIDDER fails to satisfy the OWNER that such BIDDER is properly qualified to carry out the obligations of the AGREEMENT and to complete the WORK contemplated therein.

A conditional or qualified BID will not be accepted.

**Award will be made to the most qualified responsible Base BIDDER, as determined by the OWNER. Bids will be evaluated on cost, product quality, maintenance requirements, product delivery time, warranty, and customer service.**

All applicable laws, ordinances and rules and regulations of all authorities having jurisdiction over this BID shall apply to the contract throughout.

Each BIDDER is responsible for reading and being thoroughly familiar with the CONTRACT DOCUMENTS and SPECIFICATIONS. The failure or omission of any BIDDER to do any of the foregoing shall in no way relieve any BIDDER from any obligation in respect to its BID.

Any questions regarding this bid should be directed to John Grantland, Public Works Director City of Port St. Joe at (850)229-8247 or [jgrantland@psj.fl.gov](mailto:jgrantland@psj.fl.gov).

**BID**

This proposal of \_\_\_\_\_

(hereinafter called "BIDDER"), organized and existing under the laws of the State of \_\_\_\_\_

doing business as \_\_\_\_\_ ("a corporation", "a partnership" or

"an individual") hereby submitted to City of Port St. Joe (hereinafter called "OWNER")

In compliance with you Advertisement for Bids, BIDDER hereby proposes to supply all parts and materials as described in the City of Port St. Joe – Sewer Grinder Pump Stations – June 2012 in strict accordance with the CONTRACT DOCUMENTS, within the time set forth therein, and at the prices stated below.

By submission of this BID, each BIDDER certifies, and in the case of a joint BID each party thereto certifies as to its own organization, that this BID has been arrived at independently, without consultation, communication or agreement as to any matter relating to this BID with and other BIDDER or with any competitor.

BIDDER hereby agrees to provide the grinder pumps at Bid Schedule Prices from the date to be specified in the NOTICE TO PROCEED and continue to do so for a period of two years thereafter.

BIDDER acknowledges receipt of the following ADDENDUM

Addendum No. \_\_\_\_\_

Addendum No. \_\_\_\_\_

Addendum No. \_\_\_\_\_

Addendum No. \_\_\_\_\_

**BID SCHEDULE**

This is a lump sum bid. It is the Contractor's responsibility to carefully review the specifications and to visit the project to determine what is needed to do the whole project, and to reflect this in the LUMP SUM BID.

1. Grinder Pump Station (10 GPM @ 90' TDH) \$ \_\_\_\_\_ /each

Model Number \_\_\_\_\_

Brand/ Manufacturer \_\_\_\_\_

Manufacture Warranty \_\_\_\_\_

Product Delivery Time \_\_\_\_\_

2. Grinder Pump Station (7 GPM @ 180' TDH) \$ \_\_\_\_\_ /each

Model Number \_\_\_\_\_

Brand/ Manufacturer \_\_\_\_\_

Manufacture Warranty \_\_\_\_\_

Product Delivery Time \_\_\_\_\_

All prices shall **NOT** include taxes.

Respectfully Submitted:

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Company Name

\_\_\_\_\_  
Title

\_\_\_\_\_  
Address

\_\_\_\_\_  
Date

\_\_\_\_\_  
Phone Number

SEAL:

(If Bid by Corporation)



## AGREEMENT

THIS AGREEMENT, made this \_\_\_\_\_ day of \_\_\_\_\_, 2012, by and between, CITY OF PORT ST. JOE hereinafter called "OWNER" and \_\_\_\_\_ doing business as \_\_\_\_\_, hereinafter called "CONTRACTOR". WITNESSETH: That for and in consideration of the payments and agreements herein after mentioned:

1. The CONTRACTOR will supply the items required by the CONTRACT DOCUMENTS on an as needed basis within 30 calendar days after the date of the NOTICE TO PROCEED and will continue to supply them on an as needed basis for the price stated in the bid for two years thereafter.
2. The CONTRACTOR agrees to perform all of the work described in the CONTRACT DOCUMENTS and comply with the terms therein for the sums as listed below:

- |  |               |
|--|---------------|
| A. Grinder Pump Station (10 GPM @ 90' TDH) | \$ _____/each |
| B. Grinder Pump Station (7 GPM @ 180' TDH) | \$ _____/each |

3. The term "CONTRACT DOCUMENTS" means and includes the following:
  - (A) ADVERTISEMENT FOR BIDS
  - (B) INFORMATION FOR BIDDERS
  - (C) BID
  - (D) AGREEMENT
  - (E) NOTICE OF AWARD
  - (F) MEASUREMENT AND PAYMENT
  - (G) LOW PRESSURE GRINDER PUMP STATION
4. The OWNER will pay to the CONTRACTOR in the manner that is standard policy in regards to the City's purchasing policies.
5. This Agreement shall be binding upon all parties hereto and their respective heirs, executors, administrators, successors and assigns.

IN WITNESS WHEREOF, the parties hereto have executed or caused to be executed by their duly authorized official, this Agreement in two (2) copies each of which shall be deemed an original on the date first written above.

(SEAL)

OWNER:

ATTEST:

CITY OF PORT ST. JOE

BY \_\_\_\_\_  
(Signature)

BY \_\_\_\_\_  
(Signature)

NAME \_\_\_\_\_  
(Please Type)

NAME Melvin C. Magidson, Jr.

TITLE \_\_\_\_\_

TITLE Mayor

APPROVED AS TO FORM AND CORRECTNESS: BY \_\_\_\_\_  
Thomas Gibson

TITLE: City Attorney, City of Port St. Joe

(SEAL)

CONTRACTOR:

ATTEST:

BY \_\_\_\_\_  
(Signature)

BY \_\_\_\_\_  
(Signature)

NAME \_\_\_\_\_  
(Please Type)

NAME \_\_\_\_\_  
(Please Type)

TITLE \_\_\_\_\_

ADDRESS: \_\_\_\_\_

Employer Identification  
Number \_\_\_\_\_

NOTICE OF AWARD

To: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

PROJECT DESCRIPTION:

CITY OF PORT ST. JOE – SEWER GRINDER PUMP STATIONS – JUNE 2012

The OWNER has considered the BID submitted by you for the above described WORK in response to their invitation for you to bid.

You are hereby notified that your Bid has been accepted for the items listed below:

- |  |               |
|--|---------------|
| 1. Grinder Pump Station (10 GPM @ 90' TDH) | \$ _____/each |
| 2. Grinder Pump Station (7 GPM @ 180' TDH) | \$ _____/each |

(You are required by the Information for Bidders to execute the Agreement and furnish the required shop drawings for approval.)

If you fail to execute said Agreement within ten (10) calendar days from the date of this Notice, said OWNER will be entitled to consider all your rights arising out of the OWNER's acceptance of your BID. The OWNER will be entitled to such other rights as may be granted by law.

You must return an acknowledged copy of this Notice of Award to the OWNER.

Dated this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

City of Port St. Joe  
Owner

By: \_\_\_\_\_  
Name: Melvin C. Magidson, Jr.

Title: Mayor



ACCEPTANCE OF NOTICE

Receipt of the above Notice of Award is hereby acknowledged

By \_\_\_\_\_

This the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Name \_\_\_\_\_

Title \_\_\_\_\_

NOTICE TO PROCEED

To: \_\_\_\_\_ Date: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

PROJECT: CITY OF PORT ST. JOE SEWER GRINDER PUMP STATIONS

You are hereby notified to provide the materials in accordance with the Agreement dated \_\_\_\_\_, 2012 on or before \_\_\_\_\_, 2012, and you are to continue to provide the materials for two years thereafter for the prices listed in the bid. The date of contract completion will be \_\_\_\_\_, 2014 and may be extended by mutual agreement for one year periods with regards to price changes that may occur or re-bid in its entirety.

City of Port St. Joe  
Owner

By: \_\_\_\_\_

Name: Melvin C. Magidson, Jr.

Title: Mayor

ACCEPTANCE OF NOTICE

Receipt of the above Notice to Proceed is hereby acknowledged

By \_\_\_\_\_ (Company Name)

This the \_\_\_\_\_ day of \_\_\_\_\_, 2012

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Print Name)

\_\_\_\_\_  
(Title)

## MEASUREMENT AND PAYMENT

### PART 1 – GENERAL

#### SCOPE OF WORK

The scope of this section of the Contract Documents is to further define the items included in each Bid Item in the Bid Proposal section of these Specifications. Payment will be made based on the specified items included in the description in this section for each bid item.

#### GENERAL

All Contract Prices included in the Bid Proposal section will be full compensation for all labor, materials, tools, equipment and incidentals necessary to supply a package grinder pump station as specified in the Contract Documents to be supplied under this contract. Actual quantities of each item bid on a unit price basis will be determined upon completion of the construction in the manner set up for each item in this section of the specifications. Payment for all items listed in the Bid Form will constitute full compensation for all work shown and/or specified to be performed under this project.

#### LUMP SUM ITEMS

Payment for these items shall be paid for on a lump sum basis, no separate payment will be made for any item of work required to supply the lump sum item. Lump sum bid items shall be complete, tested and fully operable prior to request for final payment. The lump sum price bid for various items shall be compensation in full for furnishing all materials, equipment, and incidentals necessary to install these items complete and operable in every detail and in accordance with Section 15700-Pressure Sewer Grinder Pump Stations. The installation shall be completed by a separate entity.

### PART 2 - (NOT APPLICABLE)

### PART 3 - EXECUTION

#### Bid Item 1 and 2 GRINDER PUMP STATION

The lump sum price for this item shall include all costs associated with providing the City with all parts necessary for a working low pressure grinder pump station as described in these specifications. The pump station shall be fully assembled to the extent possible before installation. Installation is not to be included in the unit cost. Installation will be performed by others. The unit cost provided in this contract shall be utilized to order grinder stations for a two year period.



#### **1.05 WARRANTY**

The manufacturer shall provide a warranty on materials and workmanship for a minimum period of twenty-four (24) months after installation. The owner will return any equipment found to be defective to the manufacturer for inspection and validation of the defect. Defective equipment shall be repaired or replaced and shipped back to the City at no charge.

#### **1.06 EQUIPMENT AND CORROSION PROTECTION**

All equipment in the wet well shall be capable of constant submergence in sewage to a minimum depth of ten feet without electrical power being energized. The pump may be painted cast, all piping shall be 304, schedule 40 SST, the pitless adapter shall be nickel plated brass and SST, the basin may be either fiberglass or HDPE with dimensions of 24" in diameter and 48" in depth with either a ¼" aluminum diamond plate hatch cover or a ½" HDPE lid and gasket.

#### **1.07 SAFETY**

The grinder pump shall meet accepted standards for plumbing equipment for use in or near residences, shall be free from objectionable noise, odor, or health hazards, and shall have been tested by an independent laboratory to certify its capability to perform as specified in either individual or low pressure sewer system applications. The grinder pump station shall be free from electrical and fire hazards as required in a residential environment. It is preferred that the grinder pump and control system be by the same manufacturer and shall be UL and CSA certified.

## 2.0 GRINDER PUMP STATIONS

### 2.01 CONFIGURATION AND ASSEMBLY

Grinder Pump Stations shall be supplied in a wet well configuration completely assembled and ready to install. The basin package shall consist of a 24" diameter x 48" fiberglass wet well, a guide rail assembly for pump removal, 1.25" discharge piping and a mechanism for supporting level control device. Pumps, floats, and control panels may be supplied separately, but must be pre-assembled to the furthest degree possible. Additional pump station assembly time required prior to installation will be estimated by City of Port St. Joe and added to the bid.

### 2.02 WET WELL AND COVER

The pump station wet well shall be fiberglass reinforced polyester resin (FRP) with a minimum 2" ballast support flange. The wet well shall be furnished with one flexible inlet flange (shipped loose to facilitate field location) to accept a 4" SDR35 PVC pipe. Inlet location can vary to accommodate ease of installation. Wet well dimensions and capacities shall be as specified in the table below. The FRP wall laminate thickness shall vary with the wet well depth to provide the aggregate strength to meet the tensile and flexural physical property requirements. The wet well FRP wall laminate must be designed to withstand wall collapse or buckling based on a hydrostatic pressure of 62.4 pounds per square foot, a saturated soil weight of 120 pounds per cubic foot, a soil modulus of 700 pounds per square foot. Wet well must comply with the pipe stiffness values as specified in ASTM D 3753. The wet well laminate must be constructed to withstand or exceed 150% of the assumed loading on any depth. The finished FRP laminate will have a Barcol hardness of at least 90% of the resin manufacturer's specified hardness for the fully cured resin. The Barcol Hardness shall be the same for both interior and exterior surfaces. Manufacturer must submit documentation including calculation and production certification that basin (s) on the project are in compliance with the above requirements.

TABLE 1: WETWELL DIMENSIONS

WET WELL DIAMETER	WET WELL DEPTH	WET WELL THICKNESS
(Inches)	(Inches)	(Inches)
24	48	.019 (minimum)

Wet well cover will be 1/4" diamond plate aluminum with at minimum 20" access hatch with a SST slam lock and include a gasket in between it and the basin. Cover may be alternately fabricated out of 1/2" HDPE in lieu of aluminum and all hardware shall be SST including the hatch hinge(s).

### **2.03 PUMP REMOVAL**

The manufacturer shall provide a stainless steel rail system to allow the pump to be installed or removed without requiring personnel to enter the wet well. The rail system shall be permanently mounted to the basin, used to guide the pump into position and designed to support the pump approximately 4" from the bottom of the wet well. The pump should include a NEMA 6P electrical quick connect device.

### **2.04 DISCHARGE PIPING**

All discharge piping shall be constructed of 300 series stainless steel and terminate outside the grinder pump station with a stainless steel 1.25 inch female NPT fitting. The wet well discharge flange shall be factory installed, warranted by the manufacturer to be water tight and constructed of bronze or stainless steel. The discharge piping must include an anti-siphon capability. All valves shall provide a full ported passageway when open. Gravity operated ball type check valves shall not be permitted.

### **2.05 LEVEL DETECTION**

Level control shall be accomplished via a non-mercury float switch assembly and must include at minimum on/off and high level detection capabilities.

### **2.06 FACTORY WIRING**

All electrical components such as the pump, control panel, and level controls shall be supplied pre-wired. No pump controls, level controls, junction boxes or wire splices shall be located in the basin of basin cover. All electrical wires located within the basin must be guaranteed to be water tight by the manufacturer. The grinder pump station shall include a single NEMA 6P electrical quick disconnect for all power and control functions. A minimum length of twenty (20') feet external direct burial electrical cable and control cables shall be supplied with the station ready to unroll and to connect to power source and control panel.



### **3.0 CENTRIFUGAL PUMPS**

#### **3.01 DESIGN**

A centrifugal submersible grinder pump shall be designed to reduce all material found in normal domestic sewage, including plastic, rubber, sanitary napkins, and disposable diapers into a finely ground slurry. The resultant slurry is then pumped through small diameter piping, gravity interceptor, or treatment facility. The temperature limitation of the liquid being pumped is 140 °F continuous and shall be capable of running dry for extended periods of time.

Pump(s) shall be suitable for long term submergence in sewage. Grinder pump(s) shall be U.L. Listed to Standard 778 and CSA Listed to Standard 108.

#### **3.02 OPERATING CONDITIONS AND PERFORMANCE**

Each pump shall be rated to 2 H.P., 230 volts, single phase, 60 hertz, and 3450 RPM. Due to pressure differences on the forcemain by location there are two operating volumes that shall be met. The pumps have been separated by these volumes on the bid sheet purposely to allow separate costs if need be by potential bidders. The pump(s) shall produce at minimum 7 GPM @ 180' TDH and 10 GPM @ 90' TDH. In order to insure proper operation in all conditions, pumps must provide, without overheating in continuous operation, maximum head conditions required by the system. Pump must also be capable of operating at zero or negative heads without damage to the pump.

#### **3.03 CONSTRUCTION**

The single stage volute, seal plates and motor housing shall be constructed of high quality ASTM A-48 class 30 cast iron. The pump(s) shall be painted with air dry enamel of 2 mil minimum thickness. All external mating parts shall be machined and Buna N Rubber O-ring sealed. All exposed hardware shall be 300 series stainless steel. Discharge connection shall be a standard 1.25 inch NPT in the vertical position using a threaded bolt on discharge flange.

The pump impellers shall be of the recessed, vortex design. The impellers shall be of 85-5-5-5 bronze construction and machined such that the upper impeller is locked for positive rotation by a stainless steel positioning sleeve threaded to the shaft and the lower is machined for threading directly to the motor shaft. As an alternative the impeller could be constructed of a glass filled engineered thermoplastic with a permanently molded, hexagonally locked bronze insert. Impellers shall be dynamically balanced to ISO G6.3.

The pump shall be a two bearing design consisting of an upper angular contact ball bearing carrying the thrust loads, and lower angular contact ball bearing for the purpose of carrying the thrust loads and radial loads. Sleeve bearings for ball bearings will not be considered equal. Bearings shall operate in an oil bath atmosphere for superior life. Permanently lubricated bearings are not acceptable.

### 3.04 GRINDER

The grinder mechanism shall be specifically designed for use in a grinder pump. Garbage disposal cutting mechanisms are not acceptable. The mechanism shall consist of a radial cutter threaded and locked on the motor shaft by a washer in conjunction with a counter sunk flat head cap screw, and a matching shredding ring. Grinding shall be accomplished by a slicing action as opposed to a chopping action. Chopping-type cutter mechanisms will not be allowed. Grinder design shall be able to alternately engage cutters at start and shall exert a minimum cutting force of 30 pounds, thus eliminating the need for excessive motors. All grinding mechanism components, including both the shredding ring and radial cutter and its impeller (if required), shall be constructed of 440C stainless steel hardened to a minimum Rockwell C55 and shall be finish ground for a fine cutting edge.

The grinder shall be placed immediately below the pumping elements and shall be direct-driven by a single, one-piece, stainless steel motor shaft. The grinding assembly operates without objectionable noise or vibration over the entire range of recommended operating pressures. The grinder shall be constructed so as to eliminate clogging and jamming under all normal operating conditions including starting. In order to demonstrate adequate flow velocity and grinding capability, the grinder pump shall be capable of passing a series of stringy type solids (diapers, rags, feminine products, etc.) through the pump without roping or winding the material in or immediately below the pump suction. The grinding mechanism must be capable of handling reasonable amounts of grit, often found in domestic sewage systems.

### 3.05 ELECTRIC MOTOR

Single-phase motors shall be of the capacitor start, capacitor run design, 240 volt, and single phase, 2 HP. The motor shall meet the performance requirements of a NEMA L speed-torque curve. The motor shaft shall be of 416 stainless steel. The motor shall be designed to be non-overloading throughout the entire pump curve. The motor shall be constructed with the open windings operating in a sealed housing, which contains clean dielectric oil for heat dissipation from the windings and for lubrication of the bearings, making it capable of operating in a totally, partially, or non-submerged condition for extended periods of time without damage due to heat being generated. Oil used must be able to be disposed of as non-hazardous waste. Air-filled motors shall not be acceptable. The rotor and stator assembly shall be of the standard frame design and secured to the pump seal plate by four threaded fasteners allowing for easy serviceability. Motor designs incorporating shrink or press fit assemblies between the stator and motor housing shall not be considered acceptable.

An automatically resetting, heat sensing thermal device that interrupts current flow if excessive temperature and/or current is detected shall provide protection against excessive temperature. Such device shall be a part of the U.L. Listing.



### **3.06 MECHANICAL SEAL**

The pump shall be equipped with a minimum of one rotary mechanical seal to prevent leakage between the motor and pump. The materials of construction shall be silicon carbon for both the rotating face and for the stationary face or carbon and ceramic, lapped and polished to a tolerance of one light band, with 300 stainless steel hardware, with all elastomer parts of Buna-N.

### **3.07 MOISTURE DETECTION**

Not Applicable

### **3.08 CLOSED VALVE PROTECTION**

Not Applicable

### **3.09 TESTING**

Each grinder pump shall be submerged, operated and tested for performance compliance to its respective curve. Testing process and periodic inspection of testing process shall be conducted and approved by U.L.



## **5.0 AUTOMATIC ALARM PANEL**

### **5.01 General**

A wall mounted alarm panel shall be supplied with each station. All alarm panels shall be UL Listed to meet Standard 508. Each panel shall be constructed with a padlock-able NEMA 4X fiberglass enclosure and utilize stainless steel hardware.

The alarm panel shall include as a minimum: pump and level control circuit breakers, ground lug, relays, visual and audible alarm with silence button mounted on the enclosure.

### **5.02 Simplex Control Panels**

The control panel shall include as a minimum: circuit breakers, fuses, terminal strip, ground lug, capacitors when required, IEC rated motor starters, relays, alarm light and internal push to run button.

### **5.03 High Water Alarm Devices(s)**

Each control panel shall include a visual and audible, with silence, high water alarm device. Alarm circuit shall be separately fused from motor control circuit. The visual alarm shall be a red fluted lens mounted to the top of the enclosure in such a manner as to maintain rain-proof integrity. The 90db audible device shall be capable of being de-activated by means of a NEMA 4X silence button mounted on the exterior of the enclosure. Visual alarm will remain on as long as a high water condition exists in the basin. Both visual and audio alarms will automatically reset when the high water condition subsides.

### **5.04 Moisture Sensor Indicator**

Not Applicable

## 2012 City of Port St. Joe Residential Simplex Grinder Station Specifications

**PUMPS:** Must be Centrifugal type able to deliver 7 GPM @180 feet TDH

**DISCHARGE** ..... 1½" NPT, Vertical, Bolt-on Flange  
**LIQUID TEMPERATURE** .... 104°F (40°C) Continuous  
**MOTOR HOUSING** ..... Cast Iron ASTM A-48, Class 30  
**VOLUTE** ..... Cast Iron ASTM A-48, Class 30  
**SEAL PLATE** ..... Cast Iron ASTM A-48, Class 30  
**IMPELLER**  
     *Design* ..... 12 vane, vortex, with pump out vanes on back side. Dynamically balanced, ISO G6.3  
     *Material* ..... 85-5-5-5 Bronze  
**SHREDDING RING** ..... Hardened 440C Stainless Steel Rockwell® C-55  
**CUTTER** ..... Hardened 440C Stainless Steel Rockwell® C-55  
**SHAFT** ..... 416 Stainless Steel  
**SQUARE RING** ..... Buna-N  
**HARDWARE** ..... 300 Series Stainless Steel  
**PAINT** ..... Air dry enamel, top coat  
**SEAL**     *Design* ..... Single Mechanical, oil filled reservoir  
             *Material* ..... Rotating Faces - Silicon-Carbide  
                                 Stationary Faces - Silicon-Carbide  
                                 Elastomer - Buna-N  
                                 Hardware - 300 series stainless steel  
**CORD ENTRY** ..... 30 Ft. (9.1m); 15 Ft. (4.5m) Cord on, Compact series (CC, CE, CO, CT) Custom Molded Quick Connected for sealing and strain relief (Plug into top)  
**CORD** ..... CSA/UL Approved 12/3 and 12/5 Type SOW

**SPEED** ..... 3450 RPM, 60Hz  
**UPPER BEARING:**  
     *Design* ..... Single Row, Angular Contact Ball  
     *Lubrication* ..... Oil  
     *Load* ..... Radial & Thrust  
**LOWER BEARING**  
     *Design* ..... Single Row, Angular Contact Ball  
     *Lubrication* ..... Oil  
     *Load* ..... Radial & Thrust  
**MOTOR**  
     2HP (Max)     *Design* ..... NEMA L, Oil Filled, Squirrel Cage Induction  
     230 Volt     *Insulation* ..... Class F  
**SINGLE PHASE** ..... Capacitor start/capacitor run  
**LEVEL CONTROLS:**  
     *Floats* ..... To be supplied by Manufacturer  
                                 One (1) Mechanical for pump on/off.  
                                 One (1) Mercury for High Level alarm.

**CONTROL PANEL:**  
     Simplex panel to be supplied by pump Manufacturer.  
     Must include pump breaker, 25 amp, and control breaker, 10 amp. Must have "audio/visual" alarm horn with silence button. Push to run button must be included to test pump. The use of circuit boards or solid state circuitry will not be accepted.  
**Warranty**     24 Month after Installation. Installation verification will be required.

### Basin: 24" diameter x 48" deep

Materials of construction.. Fiberglass or HDPE.

Cover..... Diamond Plate Aluminum with access hatch and slam lock

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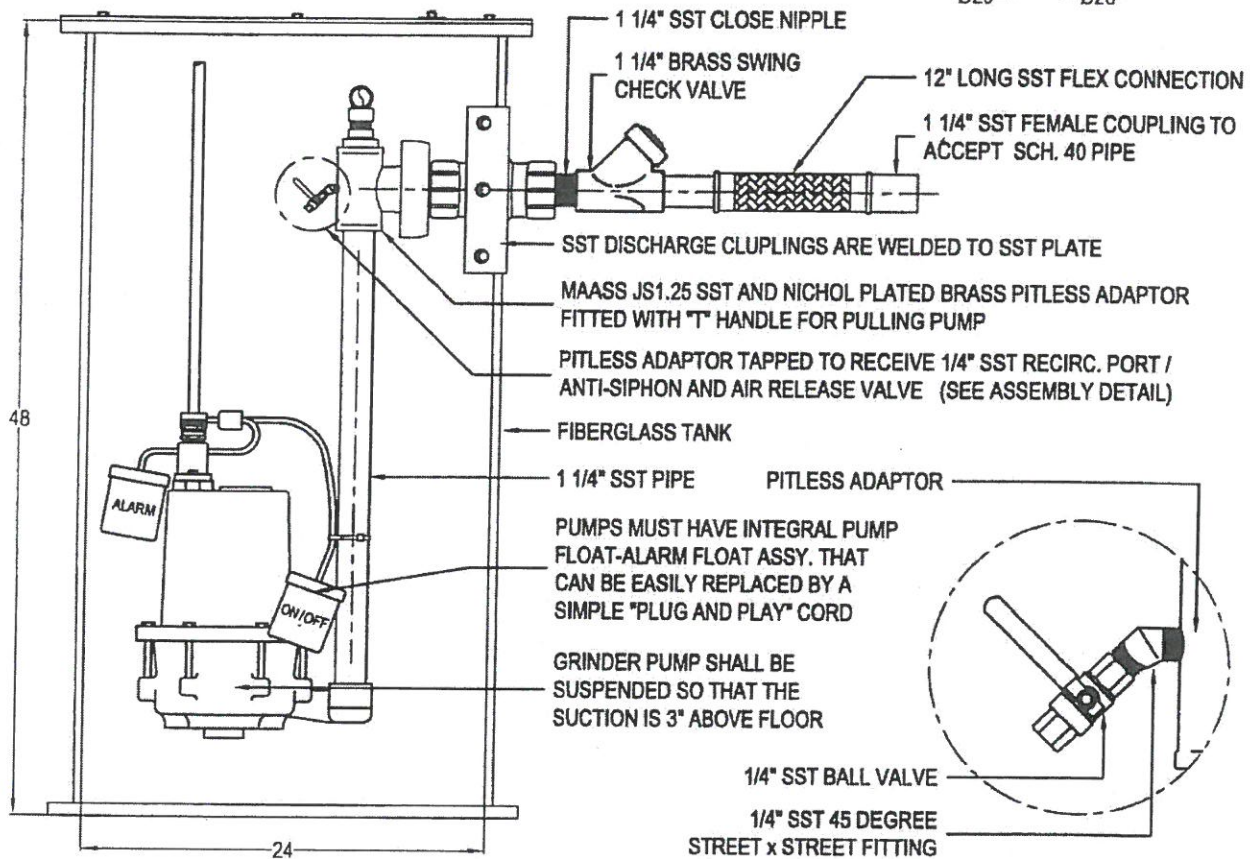
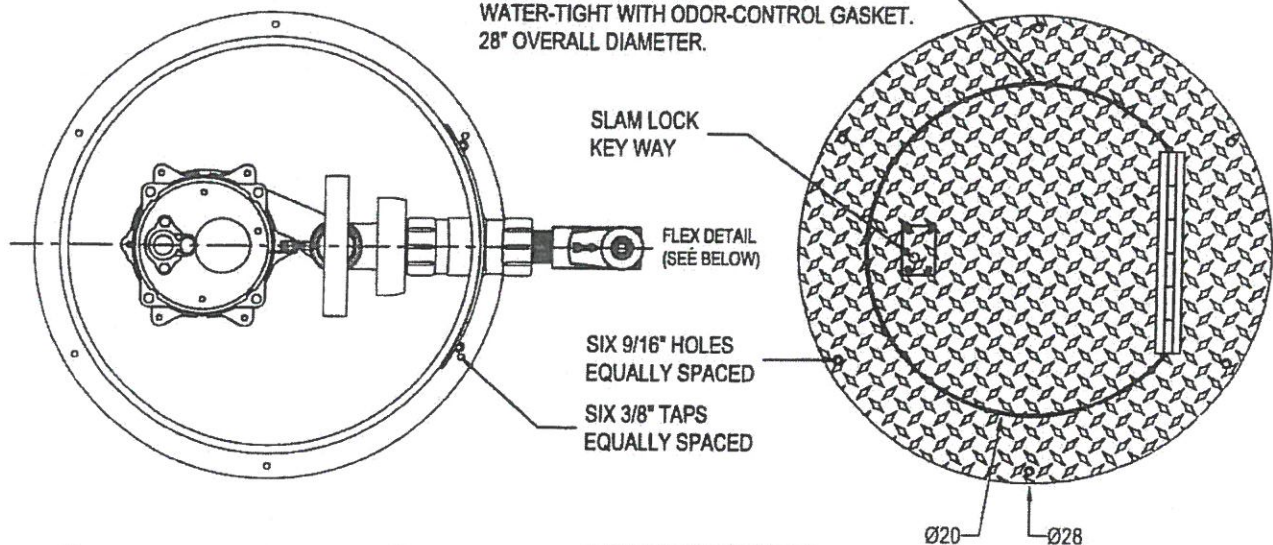
**Discharge Pipe** ..... All pipe used must be 1-1/4" 304 series, Sch 40 SST. There shall be a 1/4" discharge port in pitless directed in a 45 deg. angle down towards pump. This port must have a SST ball valve w/ SST hardware.

**Quick Removal System** .A Pitless Adapter as manufactured MAASS Midwest shall be used to hang pump into wet well. The Pitless adapter must be the model "JD SST". It will be all SST construction with viton o-ring face. The use of brass will not be allowed. The pitless adapter will have a t-handle that can be used to lift and pull pump up and out of wet well. The pitless discharge shall be 10" below grade. A 10" x 8" SST plate with minimum of six (6) bolts holding it to the wet well wall shall be used to hold the pitless adapter. Male Pitless and Plate to be welded.

**Exterior Discharge** ..... A 1-1/4" dia. x 1' long SST flex connector with 1-1/4" brass check valve will be attached to female coupling welded to the 10" x 8" SST plate bolted to the wall of the wet well.



20" DIAMETER HATCH OPENING HAS HINGED COVER OF 1/4" THICK 300psf DIAMOND PLATE ALUMINUM WITH SST SLAM LOCK, AND IS WATER-TIGHT WITH ODOR-CONTROL GASKET. 28" OVERALL DIAMETER.





From : Clay Smallwood <SmallwoodC@preble-rish.com>

Subject : FW: 2012 CDBG WATER SYSTEM / USDA MLK SIDEWALK IMPROVEMENTS

To : Jim Anderson <janderson@psj.fl.gov>

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

Tue, Jun 24, 2014 08:16 AM

2 attachments

Jim/John,

FYI – attached and below from GAC. I've asked them again for their planned chlorine injection points and the amount of chlorine they plan to inject. Will forward that info as soon as I receive it.

From: Andrew Rowell [mailto:arowell@gaccontractors.com]

Sent: Friday, June 20, 2014 2:51 PM

To: Clay Smallwood

Cc: Richard Schwartz; Derwin White; Robert Pickron

Subject: 2012 CDBG WATER SYSTEM / USDA MLK SIDEWALK IMPROVEMENTS

Clay I have attached a spread sheet with what I think is the time needed to finish the project. I also have a list of conflicts that we have had or believe we will have that would help us with a little time. If you need this later I will get it for you, but I believe you wanted the solution not a excuse.

The spread sheet reflects total days by one crew, but I believe we will have at least two crews there until we are complete. So I think 30 days will do it. Around August 8, 2014, but would hope well before.

As you already know we have about 16 rain days from the 16<sup>th</sup> of June that we can use. Also, possibly working on Saturdays also. I also know that we agreed not to dig on the weekends. If you need me call.

Hope you have a great weekend,

V/R,

Andrew Rowell



Business Development  
GAC Contractors, Inc.  
4116 Highway 231 North  
Panama City, FL 32404  
[rowell@gaccontractors.com](mailto:rowell@gaccontractors.com)  
Phone: (850) 785-4675 ext. 221

*With Offices in Panama City, Port St. Joe  
and Blountstown.  
Exceptional customer service is assured.*



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Completion time 2014.pdf  
66 KB View Download  
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MLK Project  
13DB-OI-02-33-02-N07



Description	Unit	Quantity	Days
Tie in at Avenue F & Battles	EA	1	1
Tie in at Avenue F & Peters	EA	1	1
Tie in at Avenue E & Battles	EA	1	1
Tie in at Avenue B & Hwy 98	EA	1	1
Tie in at Avenue B & Battles	EA	1	1
Tie in at Avenue C & Hwy 98	EA	1	1
Tie in at Kenny & N. Park	EA	1	1
Tie in's at N. Park and Battles (4) in alleyways	EA	4	2
Tap at Avenue and Hodrick	EA	1	1
Water lines on MLK	LF	900	8
6" Bores on MLK	EA	2	2
Services in alleyway on Avenue C	EA	0	6
Stormwater on MLK	LF	700	10
Pressure test, Chlorinate, Flush, Tie in Services	LS	1	15
Repair drives and sidewalks	LS	1	10
Repair Asphalt Patches	LS	1	5
Total Days			66

**Code Enforcement 2014 Activity**  
**As of 6/24/14**

	Open	Closed	Total	Increase
Unlawful Accumulation	18	31	49	11
Substandard Structure	2		2	
Abandoned Vechicle	5	8	13	2
Unlawful Sewer				
Land regulation Violation	0	8	8	
Business Lic. Violation		1	1	
Special Master Hearings				
Building Demolition	1		1	
Waste Violation	2	53	55	2
Sign Violation		132	132	3

Total	28	Total	233	Total	261	Total	18