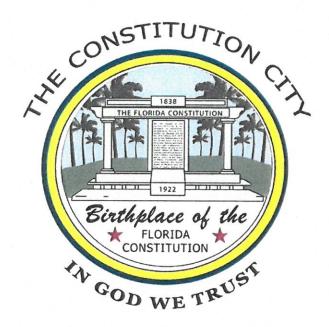
April 19, 2016

Regular Public Meeting 6:00 P.M. 2775 Garrison Avenue Port St. Joe, Florida



# City of Port St. Joe

Bo Patterson, Mayor-Commissioner William Thursbay, Commissioner, Group I David Ashbrook, 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

\*\*Amended Agenda\*\*

6:00 p.m.

2775 Garrison Avenue Tuesday April 19, 2016

#### Call to Order

#### Consent Agenda

#### **Minutes**

• Regular Commission Meeting 4/5/16

Pages 1-

Proclamation- National Library Week

#### **PSJRA**

Update

#### **City Attorney**

• 102 Stone Drive

Page

• Ord. 523 Tobacco Products in Parks

Page

First Reading

#### **Old Business**

• Patton Park Lots- Update

• STAC House Flooring- Comm. Thursbay

Page

• Water Plant Security- Comm. Ashbrook

**Pages** 

• Mexico Beach/PSJ Back-up Water Source- Comm. Buzzett

• Centennial Bldg. Roof- Comm. Buzzett

Page

4<sup>th</sup> of July Fireworks

#### **New Business**

• CDBG 2<sup>nd</sup> Public Hearing- Bruce Balister

o Resolution 2016-04 Florida DEO CDBG NPSJ Water Improvements Phase II

Amnesty Day

Cell Tower Request

Page

Port Authority- Mayor Patterson

Request to Utilize the STAC House

Page

o First United Methodist Church

#### **Public Works**

• Debris Laydown Yard Pad

Page

#### Surface Water Plant

Update

#### Waste Water Plant

Update

#### City Engineer

- Golf Cart Crossing- Update
- SCOP Grant Application- Update
- Frank Pate Park Boat Ramp- NRDA Grant

#### **Code Enforcement**

• Update

Page

#### **Police Department**

• Update

#### City Clerk

• Update

Citizens to be Heard Discussion Items by Commissioners Motion to Adjourn

#### RESOLUTION No. 2016-04

A RESOLUTION OF THE CITY COMMISSION OF PORT ST JOE, FLORIDA, AUTHORIZING THE MAYOR TO MAKE APPLICATION TO THE FLORIDA DEPARTMENT OF ECONOMIC OPPORTUNITY FOR APPROVAL OF PORT ST. JOE'S COMMUNITY DEVELOPMENT BLOCK GRANT, PROVIDING AN EFFECTIVE DATE, AND FOR OTHER PURPOSES

WHEREAS, the City of Port St. Joe is experiencing a need to rectify identified deficiencies in the sewer facilities in the North Port St. Joe neighborhood, and that replacing or repairing said facilities will create a substantial quality of life benefit for low-to-moderate income persons;

# NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COMMISSION OF THE CITY OF PORT ST. JOE THAT:

Section 1. The Florida Small Cities Community Development Block Grant (CDBG) program is declared to be a workable program for providing needed physical improvements to benefit low-to-moderate income persons indicated in the proposed FY 2015 CDBG Application. Completion of the Project described in the application will further the community's commitment to provide for its citizen's health, safety and welfare and a majority of the beneficiaries will be very low to moderate income citizens.

<u>Section 2</u>. The City Commission hereby directs the Mayor to sign all necessary certifications of the Community Development Block Grant application.

<u>Section 3</u>. The City Commission hereby directs the Mayor to execute and submit the attached application to the Florida Department of Economic Opportunity for approval.

Section 4. The Mayor is authorized and directed to sign and submit additional information in a timely manner as may be required by the Florida Department of Economic Opportunity. Routine reporting documents not materially altering the scope of the grant contract may be executed by the City's Grant's Administrator, the City Clerk.

<u>Section 5</u>. The proposed CDBG application is consistent with the City of Port St. Joe's Comprehensive Plan, by listing of the project within the proposed improvements for "CDBG Water Improvements Phase II".

<u>Section 6</u>. The City of Port St. Joe's Comprehensive Plan has been adopted as the City's Community Development Plan.

<u>Section 7</u>. This Resolution shall take effect immediately upon its adoption.

Done and adopted by majority vote of the City of Port St. Joe City Commission at its regular meeting on this 19<sup>th</sup> day of April, 2016.

BY:	ATTEST:		
James "Bo" Paterson, Mayor Port St. Joe, City Commission	Charlotte M. Pierce City Clerk		
	APPROVED AS TO FORM		

Dewberry Engineers Inc. 324 Marina Drive Port Saint Joe, FL 32456 850.227.7200 850.227.7215 fax www.dewberry.com

April 19, 2016

City of Port St. Joe Attn: Jim Anderson, City Manager P.O. Box 278 Port St. Joe, FL 32457

RE: Frank Pate Boat Ramp Improvements

Dear Mr. Anderson,

Dewberry | Preble-Rish is pleased to provide this proposal for professional services. It is our understanding the City would like to make improvements to the boat ramp and docking facilities at Frank Pate Park. The design will include replacing the existing sheet pile walls on each side of the boat ramp, approximately 300 feet of new timber docks along the north side of the boat basin, and approximately 100 feet of new timber docks along the south side of the boat basin as shown in the attached sketch labeled Option 1. The following list defines the services that will be provided in order to complete this project.

#### SCOPE OF SERVICES

#### A. SURVEYING

1. Perform topographic survey of the project area locating existing structures/improvements, mean high water, mean low water, etc. as needed for design and permitting

Subtotal

\$2,500.00

#### B. GEOTECHNICAL

- 1. Perform two (2) 50 feet deep Standard Penetration Test Borings
- 2. Laboratory testing to develop soil design parameters
- 3. Provide Engineering Report to include results of soils and laboratory testing and foundation recommendations

Subtotal

\$3,500.00

#### C. DESIGN AND PERMITTING

- 1. Design of a steel sheet pile bulkhead system including tiebacks and concrete cap
- 2. Design of new timber docks to be installed along the sides of the boat basin
- Prepare demolition plan, erosion control plan, and necessary construction details for the new bulkhead and timber docks
- 4. Prepare and submit permit applications to FDEP and ACOE
- 5. PRI will respond to all Requests for Additional Information (RAI)
- 6. Prepare contract documents and technical specifications necessary for bidding
- 7. Submit 100% plans and specifications to the City for final approval

Subtotal

\$38,900.00

Mr. Anderson Frank Pate Boat Ramp Improvements April 19, 2016

#### D. CONTRACT ADMINISTRATION AND INSPECTION

- 1. Review bids and make recommendation of award
- 2. Attend progress meetings as necessary at the project site
- 3. Provide periodic construction observation services from Notice to Proceed to Final Completion (approx. 180 hours)
- 4. Provide site visit reports including photographs documenting observations
- 5. Review and approve Shop Drawings, Samples, and other data the Contractor is required to submit for conformance with the information given in the Contract Documents
- 6. Review and approve Contractor's monthly pay requests
- 7. Conduct a site visit and generate a punch list to determine if the Work is substantially complete and conduct a final site visit to determine if the completed Work of the Contractor is generally in accordance with the Contract Documents and the final punch list

Subtotal

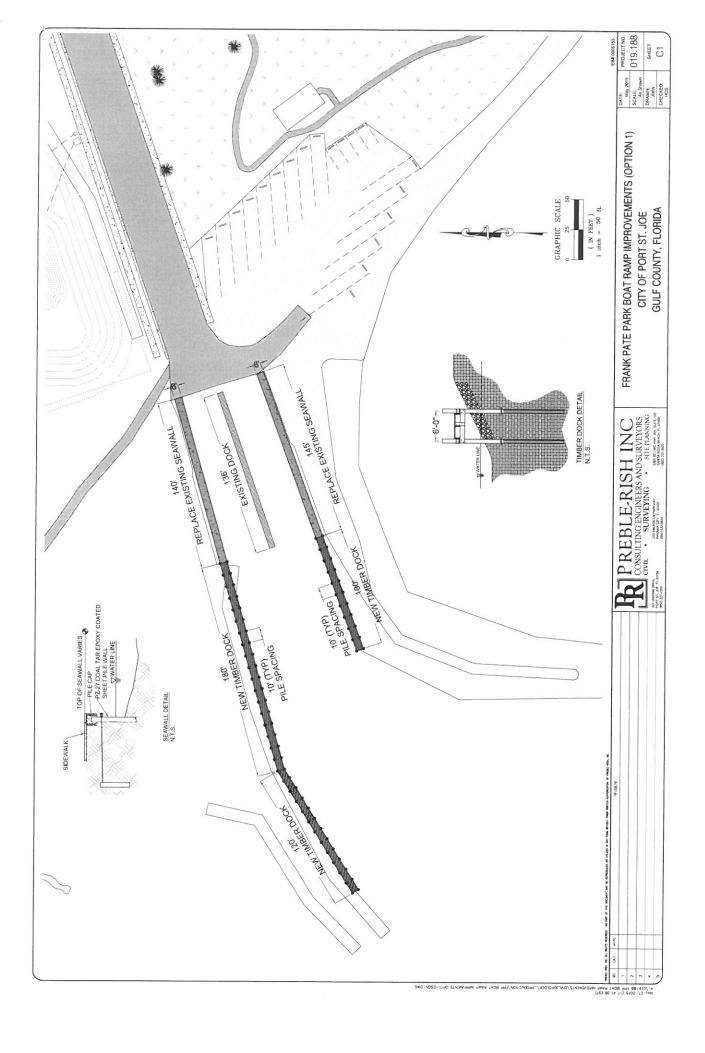
\$16,250.00

TOTAL PROPOSED FEE

\$61,150.00

We appreciate the opportunity to provide engineering services for the City of Port St. Joe. If this proposal is acceptable, please sign the space provided below. Should you have questions or need additional information, please give me a call at 850.227.7200.

Sincerely,	Accepted By:
JSUL	Jim Anderson, City Manager
Clay Smallwood, P.E. Project Manager	Date:



April 19, 2016

Regular Public Meeting 6:00 P.M. 2775 Garrison Avenue Port St. Joe, Florida



# City of Port St. Joe

Bo Patterson, Mayor-Commissioner William Thursbay, Commissioner, Group I David Ashbrook, 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. 2775 Garrison Avenue Tuesday April 19, 2016

#### Call to Order

Consent Agenda	
Minutes	
• Regular Commission Meeting 4/5/16	Pages 1-4
	6
PSJRA	
• Update	
City Attorney	
• 102 Stone Drive	Pages 5-9
<ul> <li>Ord. 523 Tobacco Products in Parks</li> </ul>	Pages 10-13
<ul> <li>First Reading</li> </ul>	
Old Business	
Patton Park Lots- Update	
• STAC House Upgrades- Comm. Thursbay	Dagge 12 14
Water Plant Security- Comm. Ashbrook	Pages 13-14
Mexico Beach/PSJ Back-up Water Source- Comm. Buzzett	Pages 15-16
• Centennial Bldg. Roof- Comm. Buzzett	
4 <sup>th</sup> of July Fireworks- Update	
Road Bond Money Request- Update	Dagge 17 20
Road Bond Money Request- Opulate	Pages 17-20
New Business	
CDBG 2 <sup>nd</sup> Public Hearing- Bruce Ballister	
TDC Funding	Pages 21-22
Pressure Washing	Page 23
MMG REID, LLC- Sewer Damage	1 4.80 20
Carpet Cleaning- Comm. Thursbay	
Pine Trees Behind Capital City Bank- Comm. Thursbay	
Amnesty Day	
Cell Tower Request	Pages 24-28
Port Authority- Mayor Patterson	Page 29
Request to Utilize the STAC House	Page 30
o First United Methodist Church	
PSJPAC- Dannie Bolden	Pages 31-36

#### **Public Works**

Debris Laydown Yard Pad- Update

#### **Surface Water Plant**

• Update

#### Waste Water Plant

• Update

#### **City Engineer**

- Golf Cart Crossing- Update
- SCOP Grant Application- Update
- Frank Pate Park Boat Ramp- NRDA Grant

#### **Code Enforcement**

• Update

Page 37

#### **Police Department**

• 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 AT 2775 GARRISON AVENUE, April 5, 2016, AT 6:00 P.M.

The following were present: Mayor Patterson, Commissioners Ashbrook, Buzzett, McCroan, 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 McCroan, to approve the Minutes of the Regular Meeting on March 15, 2016, Joint City / County Workshop of March 23, 2016, and the Special Meeting of March 29, 2016. All in favor; Motion carried 5-0.

#### Proclamation - National Library Week

Mayor Patterson presented a Proclamation for National Library Week to Gulf County Public Library representatives Sheila Mahlkov, Mary K. Carpenter and Bobbye Jackson.

#### PORT ST. JOE REDEVELOPMENT ASSOCIATION (PSJRA) - Bill Kennedy

Mr. Kennedy shared of his joint undertaking with the Gulf County Chamber of Commerce Executive Director, Roni Coppock, to improve parking on Reid Avenue. He established Tuesday, April 12, 2016, at noon, as the date to have an onsite Workshop with the PSJRA to determine the trees that need to be removed from Core Park; noted that the \$125,000 historical grant the City obtained from the state will expedite work on the Cape San Blas Complex, and shared that the stage at Core Park will be relocated as recommended by professionals.

#### **CITY ATTORNEY - Tom Gibson**

102 Stone Drive Update - There was nothing new to report on this issue.

Competitive Florida Meeting – The first annual Competitive Florida meeting will be held in Port St. Joe on May 5<sup>th</sup> and 6<sup>th</sup>.

Commissioner Thursbay requested information be provided on the 501 C (3) entity responsible for the Port Theatre. Mr. Gibson will provide this information.

#### CITY MANAGER'S REPORT - Jim Anderson

#### **Old Business**

Patton Park Lots Update - The closing for the front two lots is scheduled for next week.

STAC House Flooring – Commissioner Thursbay: A Motion was made by Commissioner Thursbay, second by Commissioner McCroan, to rescind the previous Motion for floor covering and asked that City Staff get three quotes for commercial carpet. All in favor; Motion carried 5-0.

Water Plant Security – Commissioner Ashbrook: A Motion was made by Commissioner Ashbrook, second by Commissioner Buzzett, to request bids for an affordable security gate. All in favor; Motion carried 5-0.

Mexico Beach / Port St. Joe Back-up Water Source – Commissioner Buzzett shared that talks are still continuing but did not have any new information to be shared.

Centennial Building Roof – Commissioner Buzzett: After discussion, it was decided that City Staff will contact professional roofers about the issues with the leaking roof.

Danny Bolden, Letter of Support Request – Mayor Patterson: A Motion was made by Commissioner Buzzett, second by Commissioner Ashbrook, to provide a Letter of Support to the North Port St. Joe Project Area Committee to engage WIM Associated, Inc., to provide consulting services to assist the North Port St. Joe Community in the implementation of redevelopment activities. All in favor; Motion carried 5-0.

Catholic Church Vacant Lot – Mayor Patterson: The Mayor continues to receive calls concerning the condition of the lot, feral animals living there, and the possibility of the animals carrying debilitating diseases. City Staff was directed to contact the church concerning having the area improved.

#### **New Business**

*Purchasing Policy* – A Motion was made by Commissioner Thursbay, second by Commissioner Ashbrook, to approve the revised Purchasing Policy. All in favor; Motion carried 5-0.

Auto Repair Bill – A Motion was made by Commissioner McCroan, second by Commissioner Thursbay, to pay only the repair bill in the amount of \$1,271.00. This does not include a rental vehicle as that request was denied. All in favor; Motion carried 5-0.

4<sup>th</sup> of July Fireworks – City Staff was directed to write a letter requesting \$10,000 from the Gulf County TDC for fireworks.

16<sup>th</sup> Street Park – Commissioner McCroan shared that he had received a request to rename the 16<sup>th</sup> Street Park the Tom Parker Park. A Motion was made by Commissioners McCroan, second by Commission Thursbay, to rename the park. All in favor; Motion carried 5-0.

7<sup>th</sup> Street Lot Survey – Commissioner Thursbay: A Motion was made by Commissioner Thursbay, second by Commissioner McCroan, to have Dewberry-Preble-Rish survey the lot at the West end of 7<sup>th</sup> Street. All in favor; Motion carried 5-0.

Fee Waiver Request – Tia Kilpatrick: A Motion was made by Commissioner Thursbay, second by Commissioner Buzzett, to grant the Fee Waiver for use of Peters Park on May 30, 2016. All in favor'; Motion carried 5-0.

#### **Public Works**

Debris Laydown Yard Pad - Mr. Grantland was absent and Mr. Anderson explained that approximately 1/3 of the debris has been removed, another 1/3 has been mulched and the remaining 1/3 needed to be disposed of. The company handling our debris removal has asked the City to consider building a concrete pad, approximately 200' x 85' x 6", to reduce the amount of dirt in the debris.

#### Surface Water Plant – Larry McClamma

2015 Water Quality Report did not report any violations. This information is on our City website, hard copies are available at City Hall, and how to receive the report will be on the water bills in April, May, and June.

Mr. McClamma shared that the Lime System is operating well.

**Wastewater Plant – Lynn Todd** shared that the Disc filtration System is down; the pond is okay but spraying will need to begin to provide more space in the pond, and there are no Algae issues at the present time.

#### City Engineer - Clay Smallwood, III,

Golf Cart Crossing Update – Mr. Smallwood has had positive talks with FDOT, additional information has been provided as requested and he is encouraged with the progress that is being made.

*SCOP Grant Application* – A Motion was made by Commissioner Buzzett, second by Commissioner Thursbay, to submit an application for road work to be done on 8<sup>th</sup> Street between Woodward and Marvin Avenues. All in favor; Motion carried 5-0.

Code Enforcement – Mr. Burkett's report was reviewed but no action was required.

**Police Department – Chief Herring** requested that 7 lap top computers be declared surplus and be donated to Faith Christian School. A Motion was made by Commissioner Thursbay, second by Commissioner McCroan, to declare the lap tops as surplus and donate them to Faith Christian School. All in favor; Motion carried 5-0.

Make / Model	Property Number	Under Battery Serial Number	Service Tag Number
Dell Latitude D630	0376	CN-0KU184-12961-89C-4774	CW9GKH1
Dell Latitude D630	0553	CN-0KU184-12961-89C-2443	JW9GKH1
Dell Latitude D630	0381	CN-0KU184-12961-89C-4699	DW9GKH1
Dell Latitude E6430 ATG		CN-0DV71K-12961-31R-00E2-A00	6R08CW1
Dell Latitude	0554	CN-0CD0GX-12961-219-0008-A02	4Z1P6R1
Dell Latitude	0384	CN-0CD0GX-12961-215-000C-A02	CBVG6R1
Dell Latitude	0383	CN-0CD0GX-12961-215-000D-A02	BRTG6R1

Chief Herring also requested that 8 bullet proof vest (4 are over 5 years old and the other 4 are over 10 years old) be declared surplus and donated to Armor of God. A Motion was made by Commissioner McCroan, second by Commissioner Buzzett, to declare the 8 bullet proof vest surplus and donate them to Armor of God. All in favor; Motion carried 5-0.

Thursday, April 7, 2016, from 5:30 P.M. until 7:00 P.M., will be "Sweet Tea with the Chief" at Bin4Eleven. Chief Herring invited the community to come visit with the Port St. Joe Police Department, meet the staff, and share your concerns with them.

City Clerk – Charlotte Pierce shared that the qualifying time for the upcoming election has closed. Commissioner Rex Buzzett was reelected as Commissioner Group IV without opposition. Brett Lowry, Letha Mathews, Christy McElroy, and Nathan Peters, Jr., will be vying for Commissioner Group III as the current Commissioner Group III representative, Phil McCroan, is vacating the seat to run for Gulf County Commissioner, District 5.

The Primary Election for the City of Port St. Joe will be held on Tuesday, May 10, 2016, at the Fire Station and the polls will be open from 7:00 A.M. to 7:00 P.M. Should a Run Off Election be necessary, it will be held on Tuesday, June 14, 2016. Swearing in of the new and returning commissioners will be on Tuesday, June 21, 2016.

Citizens to be Heard – No one from the Public addressed the Commission.

#### **Discussion Items by Commissioners**

Commissioner Buzzett thanked the citizens for allowing him to serve another 2 years and noted he would continue to work hard for the City.

Commissioner McCroan did not have anything to share.

Commissioner Ashbrook offered his congratulations to Commission Buzzett for being reelected without opposition.

Commissioner Thursbay requested that Staff purchase letters that can be used on the sign at the intersection of Highways 71 and 98.

Mayor Patterson did not have anything to discuss.

Mr. Anderson announced that City Hall has 16 CPU desk top computers that are 5 years old and are available to a 501 c (3) or governmental agency that could use them.

A Motion was made by Commissioner McCroan, second by Commissioner Ashbrook, to adjourn the Meeting at 6:58 P.M.

Approved this day of 2016.	
James "Bo" Patterson, Mayor	Date
Charlotte M. Pierce, City Clerk	Date

#### **Zimbra**

# janderson@psj.fl.gov

# **RE: Cost to move Robert Mike's home**

From: Thomas Gibson

Fri, Apr 08, 2016 01:28 PM

<tgibson@psjlaw.com>

1 attachment

Subject: RE: Cost to move Robert

Mike's home

To: 'Tom Trexler'

<tom@nobilityhomes.com>

Cc: janderson@psj.fl.gov

So we pay \$59,518 plus or minus. Mr. Mike gets the home on the new lot and we get the old lot?

From: Tom Trexler [mailto:tom@nobilityhomes.com]

**Sent:** Friday, April 08, 2016 12:53 PM

To: tgibson@psjlaw.com

CC: jayotte@fmha.org; Keith David

Subject: Cost to move Robert Mike's home

Outlined below is the breakdown of \$59,518 in expenses that the City will have to pay to move Mr. Mike.

\$30,744.16 for payoff of first loan (good until 4-20-16)

\$ 0 for water & sewer tap fees - assuming the City transfers the money spent for the first lot

\$9,000 fill dirt on the first lot (see separate email for invoices)

\$1,374 freight to Lot #2

\$16,000 higher land cost for Lot #2

\$(\$1,300) higher (lower) land improvement costs Lot #2 (water & sewer tap fees were in here too, double counted on the list I sent

3-22-16, plus we re-bid some jobs) \$3,700 repairs to the home (drywall, paint, etc.)

\$59,518.16 Total

It will still take 21<sup>St</sup> Mortgage a few weeks to close the loan (title search, appraisal, Customer Disclosure docs, etc.) therefore, the Payoff will increase. We need a commitment from the City that they are prepared to pay these amounts at closing, therefore we can start the financing process so Mr. Mike can close on the new lot.

From: Tom Trexler [mailto:tom@nobilityhomes.com]

**Sent:** Tuesday, March 22, 2016 6:25 PM

To: (jayotte@fmha.org) < jayotte@fmha.org>

Subject: FW: Robert Mike

Outlined below is the breakdown of \$73,038 in expenses that the City will have to pay to move Mr. Mike.

\$24,000 for the purchase of the 1<sup>St</sup> Lot

\$4,234 in closing costs on the first loan

\$6,705 water and sewer tap fees

\$725 building permit & service

\$8,600 fill dirt on the 1st lot

\$1,374 freight to Lot #2

\$16,000 higher land costs Lot #2

\$7,700 higher land improvement costs Lot #2 (clearing, dirt, etc.)

\$3,700 repairs to the home (drywall, paint, etc.)

\$73,038 Total

From: Tom Trexler [mailto:tom@nobilityhomes.com]

**Sent:** Friday, March 18, 2016 11:04 AM

To: 'Jim Ayotte' < jayotte@fmha.org>

Subject: RE: Robert Mike

I assumed you were telling Tom Gibson, answering his question for an update. That would be fine with me to let him know that amount. This keeps Mr. Mike at the same loan amount and monthly payment as before.

From: Jim Ayotte [mailto:jayotte@fmha.org]

**Sent:** Friday, March 18, 2016 10:40 AM

To: Tom Trexler < tom@nobilityhomes.com>

Subject: RE: Robert Mike

Tom,

Do you want me to do anything with this information? It is my understanding that Mr. Mike has retained an attorney, Julie Sombathy, to represent him.

Jim



James R. Ayotte, CAE Executive Director

Florida Manufactured Housing Association

1284 Timberlane Road

Tallahassee, FL 32312

Ph: (850) 907-9111 F: (850) 907-9119 jayotte@fmha.org

www.fmha.org

From: Tom Trexler [Mailto:tom@nobilityhomes.com]

**Sent:** Tuesday, March 15, 2016 9:51 AM

To: Jim Ayotte

Subject: RE: Robert Mike

Yes, I have the amount that Port St Joe will need to contribute. They will need to pay \$73,038 to complete the move to a new lot. Of course, they will own the first lot and will be reimbursed when they sell it.

From: Jim Ayotte [mailto:jayotte@fmha.org]

**Sent:** Tuesday, March 15, 2016 8:50 AM

**To:** Nobility Homes < tom@nobilityhomes.com>

Subject: Robert Mike

Tom,

I received an inquiry this morning from Tom Gibson asking if there is any update to report to the port St. Joe City Commission this evening.

Jim



James R. Ayotte, CAE Executive Director

Florida Manufactured Housing Association 1284 Timberlane Road Tallahassee, FL 32312

Ph: (850) 907-9111 F: (850) 907-9119 jayotte@fmha.org www.fmha.org

No virus found in this message.

Checked by AVG - WWW.avg.com

Version: 2016.0.7497 / Virus Database: 4545/11988 - Release Date: 04/08/16



Florida Manufactured image001.png
Nading Association No. 32 KB

#### ORDINANCE NO. 523

AN ORDINANCE AMENDING SECTION 42-8 OF THE CITY OF PORT ST. JOE CODE OF ORDINANCES RELATING TO **OFFENSES** AND MISCELLANEOUS PROVISIONS; PROHIBITING TOBACCO AND E-CIGARETTE USE ON **PROVIDING** CERTAIN CITY PROPERTY; **FOR** SEVERABILITY; **PROVIDING** REPEAL **FOR** OF CONFLICTING ORDINANCES, AND PROVIDING FOR AN EFFECTIVE DATE.

Section 42-8 of the Code of Ordinances is amended by the addition of the following:

Section 1.	(c) The use of tobacco products and e-cigarettes (as defined in Section 42-9) is prohibited at all times in all areas of those city owned parks within 150 feet of playground equipment and other facilities designed primarily for use by children.
Section 2.	REPEAL: All ordinances or parts of ordinances in conflict herewith are hereby repealed.
Section 3.	SEVERABILITY: If any section, subsection, sentence, clause or provision of this ordinance is held invalid, the remainder shall not be affected by such invalidity.
Section 4.	EFFECTIVE DATE: This ordinance shall become effective upon adoption as provided by law.
	PASSED AND ADOPTED by the Board of City Commissioners of Port St. Joe, day of, 2016.
	THE CITY OF PORT ST. JOE
	By:
ATTEST:	
CHARLOTTE CITY CLERK	M. PIERCE

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

# TOBACCO FREE



# YOUNG LUNGS AT PLAY













# TOBACCO FREEZONE



FOR THE HEALTH AND SAFETY OF OUR KIDS
PLEASE HELP US KEEP THIS PARK
TOBACCO-FREE AS REQUESTED BY THE
PORT ST. JOE CITY COMMISSION
THANK YOU!



P4RKS





#### **CARPET COUNTRY ABBEY CARPET & FLOOR** P.O. BOX 1125 PORT ST. JOE, FL 32457

Telephone: 850-227-7241 Fax: 850-229-9405

Page 1

ES500776

#### **QUOTE**

Sold To CITY OF PORT ST JOE P.O BOX 278 PORT ST. JOE, FL 32457

METAL GOLD 1.5" FLAT

METAL GOLD 1.5" SN

A15OSBH

A399W-SBH

CITY OF PORT ST JOE P.O BOX 278 PORT ST. JOE, FL 32457

36.00 LF

12.00 LF

0.00

0.00

0.00

0.00

0.00

0.00

3,500.00

Quote Date	LOCAL #	PO Number		Quote I	Vumber	7550 561
04/12/16	850-229-8261	STACK HO	USE / CARPET	ES500	776	
Inventory Style/Item	Color/	Description	Quantity	Jnits	Price	Extension
SALISBURY WHERE CARPET IS N CUSTOMER WILL HEL			220.00	SY	0.00	0.00
GLUE GLUE DOWN SUPPLIED/ MUST SEAL SEAMS	NINSTALLATION		220.00	SY	0.00	0.00
				11000		

AS PER AGREEMENT 1.00 EA 3,500.00 JOB NOTES 1.00 EA CUSTOMER WILL RE-MOVE OLD GLUED DOWN CARPET

1.5" GOLD FLAT

**GOLD 1.5" STAIRNOSE** 

- 04/12/16		- 1:53PM -
Sales Representative(s):	Material:	0.00
KENNY PEAK	Service:	3,500.00
	Misc. Charges:	0.00
	Sales Tax:	0.00
	Misc. Tax:	0.00
	QUOTE TOTAL:	\$3,500.00



We will need 373 tiles to replace the tiles that are currently there or 32 packs to ensure a few extra. Using the price above at \$64.88 per pack with 12 tiles per pack this will be \$2,076.16 total cost to replace the entire ceiling. I believe Mike already has an account set up with this company.

### **Proposal**

market 1				
his	nro	nosal	inc	ludes:
11113	DIO	DOSAL	1110	iddes.

One (1) HySecurity SlideSmart DC15 slide gate operator 5 year limited manufacturer's warranty

Three (3) #40 chain

One (1) Free Exit loop – triggers gate for exiting vehicles

Two (2) Monitored Infrared Photo Beam with protective cover

One (1) Receiver

Fifteen (15) Remotes

One (1) Keypad (wireless)

One (1) Keypad Stand

Two (2) 4" Steel Bollard with covers (yellow with red tape)

Misc. Parts (wire, conduit, fasteners, screws, connectors, power supplies, etc.)

Installation of gate operator, keypad, stand, receiver, bollards

(this does not include power to the site, clearing the site or landscaping)

Total Cost = \$8,295

Payment Terms: 60% deposit, remainder 40% due upon completion of the job

Optional Items (Included in the First Year Only)

Quarterly Maintenance Contract (\$210 per quarter after the first year, see page 5)

Customer Signature

Date

Signature that appears above, hereby warrant that they are fully authorized and entitled to enter into this agreement



2019 N East Avenue Panama City, FL 32405 Phone: 850-769-0624

Fax: (888) 397-4432



To: Larry Mclamma From: Jeremy Snyder

Re: St Joe Water plant Gate operator price

Date: 3/25/17

The following price includes all labor and material necessary to install the following:

- HySecurity Slidesmart DC15 gate operator with Built-in battery backup
- Doorking Telephone Entry with direct dial requires dedicated phone line
- Doorking prox card reader and 15 cards
- Free Exit loop 4' x 12' triggers gate for exiting vehicles
- Four (4) Reopen Loops 4' x 12' stops gate from closing on vehicles
- Photo Beam with entrapment protection
- Bollards 2 ea

Total \$16,050

50% deposit required to order material

ALL POWER AND DEDICATED PHONE LINES PROVIDED BY OTHERS.



# The City of Port St. Joe

April 12, 2016

Chairman Ward McDaniel Gulf County Board of County Commissioners 1000 Cecil G. Costin, Sr. Blvd. Port St. Joe, FL 32456

Re: City of Port St. Joe Road Bond Participation

Dear Chairman McDaniel:

The City of Port St. Joe respectfully request to participant in the 2016 Road Bond Distribution.

The City has several roads, which are the most traveled in our county, with substandard surfaces. We feel that Long Avenue is the road in most need of rehabilitation and is a prime candidate for this funding. Attached for your review is an itemized list of cost associated with rehabilitation of the roadway and utilities that are under Long Avenue. Your careful consideration of our request would be greatly appreciated.

Should additional information be needed, please do not hesitate to contact Jim Anderson, City Manager at 850-229-8261 or email him at janderson@psj.fl.gov.

Sincerely,

James "Bo" Patterson

Mayor

Enclosures as stated



April 12, 2016

Mr. Jim Anderson, City Manager City of Port St. Joe P.O. Box 278 Port St. Joe, Florida 32457

Re:

Long Avenue Sewer and Road Rehab

PRI Project No. 019.217

Dear Mr. Anderson:

Attached are cost opinions for the sewer rehabilitation and roadway resurfacing along Long Avenue. These opinions are based on historical costs and recent bid prices received for this type of work.

The roadway opinion includes milling and resurfacing Long Avenue from 1st Street to Madison Avenue.

We reviewed the video information provided by Churchwell Pipeline Services of the gravity system along Long Avenue. The sewer opinion includes rehabilitation from 1<sup>st</sup> Street to 19<sup>th</sup> Street. South of 19<sup>th</sup> Street, the existing gravity lines are located outside the edge of pavement and are shallower in depth. We recommend these lines be replaced at some point in the future; therefore those costs are not included in this opinion.

It is assumed the water line replacement will be performed by the City's Public Works department. The water line replacement cost shown below was provided by Public Works for the materials needed.

Roadway \$ 718,340.00 Sewer \$ 731,220.00 Water \$ 220,000.00 Total \$1,669,560.00

Should you have any questions or need additional information, please do not hesitate contacting me at 850.227.7200.

Sincerely

Clay Smallwood, P.I. Project Manager

K:\019.217 Long Avenue Road & Sewer\Correspondence\041216 Anderson.doc

# LONG AVENUE ROADWAY - PORT ST. JOE, FL ESTIMATE OF PROBABLE CONSTRUCTION COSTS FROM 1ST STREET TO MADISON AVENUE

ITEM	DESCRIPTION	QTY.	UNIT	UNIT PRICE	TOTAL	
	GENERAL					
1	MOBILIZATION (5% OF BID MAX)	1	LS	\$27,225.08	\$27,225.08	
2	BONDS AND INSURANCE (2% OF BID MAX)	1	LS	\$10,890.03	\$10,890.03	
3	MAINTENANCE OF TRAFFIC	1	LS	\$15,000.00	\$15,000.00	
4	NPDES PERMIT	1	LS	\$1,000.00	\$1,000.00	
				SUBTOTAL	\$54,115.11	
	ROAD CONSTRUCT	TION			. 5 19 Faut 6	
5	CLEARING & GRUBBING	1	LS	\$5,000.06	\$5,000.06	
6	ASPHALT MILLING 3" AVERAGE DEPTH	22,213	SY	\$4.50	\$99,958.50	
7	TYPE S.P. 9.5 ASPHALT	3,689	TON	\$95.00	\$350,455.00	
8	ASPHALT PATCH INCLUDING BASE	200	SY	\$65.00	\$13,000.00	
9	EXCAVATION BORROW	529	CY	\$9.50	\$5,025.50	
10	SIGNS	20	EA	\$300.00	\$6,000.00	
11	TEMPORARY STRIPING (PAINT)	19,040	LF	\$0.50	\$9,520.00	
12	THERMOPLASTIC STOP BAR AND MESSAGE	30	EA	\$300.00	\$9,000.00	
13	6" THERMOPLASTIC SOLID YELLOW CENTER STRIPE	19,040	LF	\$0.90	\$17,136.00	
14	REFLECTIVE PAVEMENT MARKERS	476	EA	\$4.00	\$1,904.00	
15	SOD	5,289	SY	\$2.50	\$13,222.50	
16	SILT FENCE	14,280	LF	\$1.00	\$14,280.00	
				SUBTOTAL	\$544,501.56	
	TOTAL ESTIN	ATED CO	NSTRU	CTION COST	\$598,616.67	
		ENGIN	EERING	& CEI @ 10%	\$59,861.67	
				NCIES @ 10%	\$59,861.67	
	LONG AVENUE	ROADWAY	TOTAL	LESTIMATE	\$718,340.00	

#### LONG AVENUE SEWER REHAB - PORT ST. JOE, FL ESTIMATE OF PROBABLE CONSTRUCTION COSTS FROM 1ST STREET TO 19TH STREET

ITEM	DESC	RIPTION	QTY.	UNIT	UNIT PRICE	TOTAL
		GENERAL				
1	MOBILIZATION	(10% OF BID MAX)	1	LS	\$52,230.00	\$52,230.00
2	BONDS AND INSURANCE	(2% OF BID MAX)	1	LS	\$10,446.00	\$10,446.00
					SUBTOTAL	\$62,676.00
		GRAVITY SEWER REHAI	BILITATION	No.		
3	CLEANING AND VIDEO GR		5,850	LF	\$3.00	\$17,550.00
4	8" CURED IN PLACE PIPE R		2,500	LF	\$25.00	\$62,500.00
5	12" CURED IN PLACE PIPE I	REHABILITATION	750	LF	\$31.00	\$23,250.00
6	15" CURED IN PLACE PIPE I	REHABILITATION	1,300	LF	\$50.00	\$65,000.00
7	18" CURED IN PLACE PIPE I		1,300	LF	\$65.00	\$84,500.00
	POINT REPAIR: 6"-12" PIPE		110	LF	\$850.00	\$93,500.00
	POINT REPAIR: 6"-12" PIPE		70	LF	\$1,400.00	\$98,000.00
10	MANHOLE REHABILITATION	N (AVG. 10' PER EACH)	260	VF	\$300.00	\$78,000.00
					SUBTOTAL	\$522,300.00
		TOTAL ESTI	MATED CO	NSTRU	CTION COST	\$584,976.00
		SURVEY			& CEI @ 15%	\$87,746.40
					NCIES @ 10%	\$58,497.60
		LONG AVENUE SEV	VER REHAL	TOTAL	LESTIMATE	\$731,220,00



April 14, 2016

City of Port St. Joe P. O. Box 278 Port St. Joe, FL 32457

Re: Gulf County Parks & Recreation Funding

Dear Mayor Patterson & Commissioners:

During our 2015-16 budget preparation session, the Gulf County Board of County Commissioners modified their budget to allow for funding of \$10,000.00 to each City for Parks & Recreation projects from the T.D.C.'s Sports Complex, Parks & Recreation Budget. As you are aware, there are statutory guidelines for expenditure of T.D.C. funds, and the attached policy explains the procedures to be followed to obtain the funds.

In brief, each City would submit a plan for use of the funding each fiscal year (cannot be used for general maintenance of parks or recreational facilities). An example might be new playground equipment at a park, construction of a new ballfield, etc. Once the plan is submitted and approved as being consistent with our statutory requirements, there are two (2) options for receiving the funding. The invoices for each approved project can be submitted by the City to the Gulf County T.D.C. for direct payment to the vendor (up to the budget limit), or the City can pay the invoices and request reimbursement from T.D.C., per the attached reimbursement process.

The City's plan for the 2015-16 fiscal year can be sent to Towan Kopinsky, Deputy Director at towan@visitgulf.com or mailed to Towan Kopinsky, Gulf County Welcome Center, 150 Captain Fred's Place, Port St. Joe, FL 32456. After review and approval by staff and the Clerk's Office, you will receive notification. If you have any questions, please give Towan a call at (850) 229-7800.

Sincerely.

Yénnifer Adams Executive Director

# TDC GUIDELINES - PARK & RECREATION FUNDS (MUNICIPALITIES)

The Gulf County T.D.C. has budgeted funds for each municipality (Port St. Joe and Wewahitchka) for expenses incurred for the attraction of tourists by promoting activities, services, venues and events at City recreational facilities. To ensure the funds are utilized per Florida Statutes, each City must submit a written plan outlining how the funds will be spent each fiscal year. The funds may not be used for routine maintenance of the parks and recreation facilities. Upon review and approval of the annual plan, Gulf County T.D.C. will provide the promotion/marketing needed to support the plan for each City. In order to receive the funding, each City may choose an option below:

- 1) Submit all paid invoices and cancelled checks for expenses incurred, per the approved annual plan and budget, and receive reimbursement from the T.D.C.; or
- 2) Submit invoices for expenses incurred, per the approved annual plan and budget, to the T.D.C. for payment of the invoices directly to the vendor.

Contractors Enterprises Inc. 1903 High Rd Tallahassee, Florida 32303 (850) 270-9043

Date: April 14, 2016

TO:

The City of Port St. Joe

P. O. Box 278

Port St. Joe, FL 32457

SALESPERSON	JOB	PAYMENT TERMS	DUE DATE
Sarah Simmons	Pressure Washing	Due on Receipt	15 days from Completion Date

QUANTITY	DESCRIPTION	UNIT PRICE	LINE TOTAL
Reid Avenue	Exterior Pressure Washing (fixed)	1560.00	
Court House	Exterior Pressure Washing	1500.00	
Additional Sidewalk	Exterior Pressure Washing	500.00	
	Prices are negotiable (excluding fixed price)		
	Price includes: Man power, materials and supp equipment and insurance		
		Total	3,560.00

Quotation prepared by: Sarah Simmons Office Manager

This is a quotation on the goods named, subject to the conditions noted below: (Describe any conditions pertaining to these prices and any additional terms of the agreement. You may want to include contingencies that will affect the quotation.)

To accept this quotation, sign here and return:	

THANK YOU FOR YOUR BUSINESS!

# FL Network Transport, LLC

March 7, 2016

FL Network Transport, LLC Interstate Transport and Broadband, LLC 925B Peachtree St. NE Suite 710 Atlanta, GA 30309

City of Port St. Joe, City Commission Bo Patterson, Mayor/Commissioner 305 Cecil G. Costin Sr. Blvd. Port St. Joe, FL 32456 (850) 229-8261

RE: FL Network Transport, LLC Permit Application Submission- 9FLX000024

Dear Mr. Patterson:

Please find the enclosed the following items for FL Network Transport, LLC's ("FNT"): one (1) proposed new utility infrastructure facility in the City of Port St. Joe; and one general construction plan for the utility pole including designations for where the proposed pole will be placed.

FNT is a public utility company regulated by the Florida Public Service Commission to provide telephone related services, such as facilities based competitive local exchange and interexchange services. To meet the growing demand for connectivity, FNT is deploying a hybrid transport network that provides high-speed, high-capacity bandwidth in order to facilitate the next generation of devices and data-driven services. This network can support a variety of technologies and services that require connectivity to the internet, including, but not limited to, driverless and connected vehicles (commercial, personal and agricultural), remote weather stations and mobile service providers. These transport utility poles and facilities are not dedicated to any particular customer, and, to the extent capacity on the structures is available, are available to be used by other entities.

Based on our initial research, FNT is submitting the application in accordance with the Port St. Joe Code of Ordinances. FNT plans to construct the applied for utility infrastructure within the next 18 months and formally requests the City to identify a single point of contact to streamline the application communications for the benefit of both parties.

FNT's hybrid transport network is an industry changing approach that seeks to improve backhaul connectivity for the City's residents. We are excited to work with the City of Port St. Joe and are available to answer questions. If you have questions please contact me at (404) 989-8380.

Thank you for your attention to this matter.

Respectfully submitted,

Megan Sikes

Network Real Estate Permitting Manager

Meyen Dopo

Enc.

Pole ID: 9FLX000551

Any person desiring to use public streets, highways, sidewalks, parks or other public property for the purpose of running utilities or any other use other than those uses enjoyed by the general public shall make application in writing on a form to be furnished by city, and such application shall be in substantially the following form:

## Application For Utility Permit

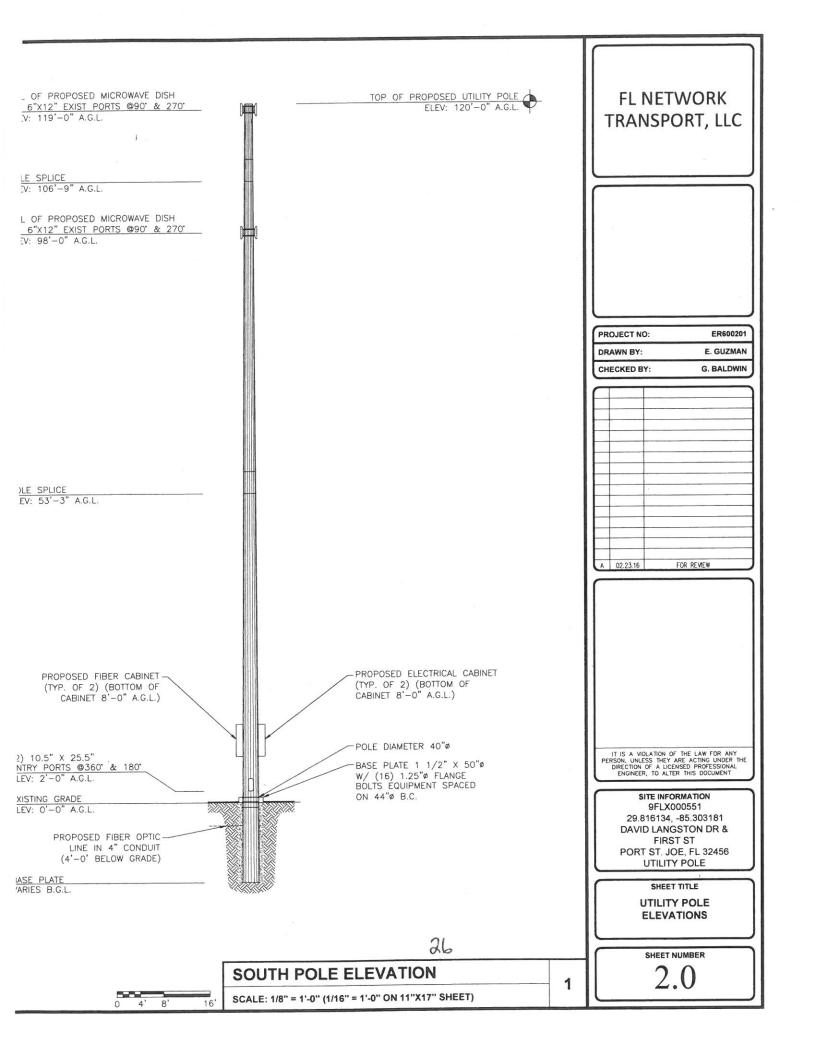
Port St. Joe, Florida

Florida Network Transport, LLC, of 925B Peachtree Street, NE, Suite 170, Atlanta, GA, 30309, hereby makes application to the City Commission of Port St. Joe for a permit to construct and maintain a utility pole within an existing right-of-way on that portion of the following road David Langston Dr. between David Langston Dr. and First Street, in Port St. Joe, Florida, and submits herewith plans and blueprints which are attached hereto and made a part hereof which set out the proposed construction and maintenance.

If the permit shall be granted, the applicant agrees to accept the terms thereof within 20 days from the granting of the permit, and to commence actual construction in good faith within 60 days from the date of the permit, and construction to be completed in \_\_\_\_\_\_5 \_\_\_\_ days. The applicant is aware of the rules and regulations as are now in force or reasonable rules hereafter promulgated. The applicant agrees that in consideration of this application such information as may be required by the City Commissioners of Port St. Joe or the state department of transportation will be promptly furnished.

II pole and nes hereto
o the City
<u>S</u>
7

(Code 1969, § 14-21)



- a. Change in alignment, location direction, or length of internal streets or sidewalks.
- b. Adjustments or minor shifts in dwelling unit or commercial mixes, not resulting in increased overall density or increased intensity.
- c. Reorientation or slight shifts in building locations.
- d. Other changes as determined by the Technical Advisory Committee.

#### (7)Approval expiration

If substantial construction, as determined by the Technical Advisory Committee, has not begun within two (2) years after approval of the PUD by the City Commission, the approval of the PUD will lapse. The Technical Advisory Committee may extend the period for beginning construction by not more than six (6) months, if it is demonstrated that such an extension will result in the development of the approved PUD and that delays were beyond the control of the applicant. The burden of proof for obtaining the extension is on the applicant.

If the PUD lapses under this provision, the Technical Advisory Committee shall review and make recommendation to the Planning and Development Review The Planning and Development Review Board shall review and make recommendation to the Board of City Commissioners to remove the PUD district from the official zoning map. Upon approval of this action by the Board of City Commissioners, the City Manager shall mail a notice by certified mail, return receipt requested, of revocation to the applicant and owner or owners and reinstate the zoning district which was in effect prior to the approval of the PUD. If the applicant is other than the owner, the notice shall be sent to the person or entity listed in the Gulf County Property Appraiser's records as owning the subject property

#### (8)Approved PUDs continued

Planned Unit Developments approved by the City prior to the effective date of this code shall continue to be governed by the approved PUD plan and any agreements, terms and conditions to which the approval may be subject, as long as the project continues to be actively under development. However, whenever any application is made to make major amendments to the approved PUD Plan as defined in section 3.17(6) above, the application shall be made under the terms and procedures of this section.

# Sec. 3.18. Height and area exception and supplements.

The following requirements or regulations qualify or supplement as the case may be, the district regulations or requirements appearing elsewhere in this Code:

(1) Public or semi-public buildings, hospitals, sanitariums, schools and churches or temples, where permitted in a district with height restrictions may be erected to a height not exceeding 60 feet.



(2) Radio, television and receiving antennas may exceed the building height limits of the respective zones provided they otherwise comply with the ordinances of the

- city. Wireless, radio or television broadcasting towers exceeding the building height limit requires approval by the city commission.
- (3) The side yard requirements for dwellings shall be waived where dwellings are erected above stores or shops. Side lot requirements for dwellings and utility easements shall be waived for the interior lot line if an owner owns more than one lot and is building across the interior lot line, provided that the building inspector shall find that no sewer line presently exists and none is proposed in the future along set back lines of said interior lots. Dwellings previously built and meeting the criteria herein shall be deemed to be grandfathered in to this exception.
- (4) Every part of a required yard or court shall be open from its lowest point to the sky unobstructed; except for the ordinary projection of sills, belt courses, cornices, buttresses, ornamental features and eaves; provided, however, none of the above projections shall project into a minimum side yard more than 24 inches. Residential roof overhangs may extend 48 inches into side, rear and front yards.
- (5) Open or enclosed fire escapes, outside stairways and balconies projecting into a minimum side yard or court not more than three and one-half feet and the ordinary projections of chimneys and flues may be permitted by the building inspector where same are so placed as not to obstruct the light and ventilation.
- (6) The planning and development review board or city commission may, upon the application of any owner of any plot or parcel of land, allow an exception to the height limitations, when it is shown that such exception is necessary and will not interfere with adequate light and air to the adjoining land owners.

### Sec. 3.19. Obstructions to vision.

In residential districts as herein defined, there shall be no obstructions to vision planted or erected within 20 feet of lot corner without the approval of the PDRB.

#### Sec. 3.20. Nonconforming uses.

- (a) The lawful use of a "building" existing as of October 3, 1995, shall not be affected by this Code, although such use does not conform to the provision of this Code; and such use may be extended throughout the building, provided no structural alterations, except those required by law or ordinance, ordered by an authorized officer to secure the safety of the building, are made therein, but no such use shall be extended to occupy any land outside such building. If such nonconforming building is removed or the nonconforming use of such building is discontinued for a continuous period of not less than 90 days, every future use of such premises shall be in conformity with the provisions of this Code.
- (b) The lawful use of "land" existing as of October 3, 1995, although such use does not conform to the provisions of this Code, shall not be affected by this Code; provided, however, no such nonconforming use shall be enlarged or increased, nor shall any nonconforming use be extended to occupy a greater area of land than that occupied by such use as of October 3, 1995. If such nonconforming use is discontinued for a continuous period of not less than 60 days, any future use of such land shall be in conformity with the provisions of this Code. Provided, however, where "land" which is now used for a use excluded from the district in which such "land" is located and such use is not an accessory to the use of a main building located on the same lot or grounds such nonconforming use of

Summary of Contingency Funds:					
Centennial	10095829	01000.10119	Contingency Fund	1,471,614.95	
		Less Principle and	Interest Accrual Loan	(450,000.00)	
		•	Available Contingency Funds	1,021,614.95	
			and comments of the comments o	1,021,014.55	
REGIONS	0134114890	01000.10319	C/D Contingency Funds	510,320.44	
			Total Contingency Funds	1,531,935.39	
Summary of BP	Funds:				
CENTENNIAL	500777394	01000.10300	BP Claim Fund	540,492.25	
			Interest Income	639.51	
			Recreation-Ice-Batting Cage	(5,000.00)	
			Water Meters	(21,840.00)	
			Port Authority	(10,000.00)	
			Centennial Roof Repair	(21,760.00)	
			Hospital Property taxes	(37,989.40)	
			2nd & 4th St Striping	(5,500.00)	
			Repair City Entry Sign	(3,652.00)	
			Lighthouse Media Com	(15,174.00)	
		Fire Station	Dupree Roofing	(4,850.00)	
			Hospital Demo	(156,205.00)	
		Likely Build	Barfield Roofing	(4,930.00)	
			Sonic Disruptors WWTP	(34,530.00)	
			Lighthouse Electrical Service	(3,000.00)	
			Police Evidence Fund	(5,000.00)	
			Hospital Lot Sales #1	40,790.78	
				252,492.14	
CENTENNIAL		01000.10105	USDA RBEG MLK Improvements	-	
Summary of Boa	t Ramp Funds:				
CENTENNIAL	500607275	01000.10117	Boat Ramp Revenue	44,570.18	
			Dock Repair	(19,275.80)	
			See Corre Sirvers	(4,400,00)	

Sea Grass Signage

Dock Repair

(1,400.00)

(7,400.00)

## **Zimbra**

# janderson@psj.fl.gov

From : Julie Hodges Fri, Apr 08, 2016 11:24 AM

<jhodges@gulf.k12.fl.us>

Subject: < No Subject>

To: janderson@psj.fl.gov

Jim,

As you may already know, the First United Methodist Church is undergoing an expansion project. During this construction time we will not have a place to host our usual Wednesday youth program. Therefore, I am wondering if it is possible to use the Stac House. We will need to use the Stac House every

Wednesday starting August  $24^{\mbox{th}}$  from  $2:45-4:45\mbox{pm}$ , until the building project is completed. If this is possible, please let me know.

Thank you,

Julie Hodges



#### North Port St. Joe Project Area Committee, Inc.



Primary Business Address 282 Ave D Port St. Joe, FL 32456

Mailing Address P.O. Box 112 Port St Joe, FL 32456

# NPSJ Officers PAC OFFICERS

Pastor Chester Davis, President Dannie Bolden, Vice President Johnny Bryant, Treasurer Cora Curtis, Secretary Iris Gathers, Assist. Secretary April 14, 2016

Honorable Mayor Patterson City of Port St. Joe 305 Cecil G. Costin Blvd Port St Joe, FL 32457

Dear Honorable Mayor Patterson:

Re: DOE Technical Assistance Grant – NPSJ Master Plan Implementation

Attached is a summary of the proposal from North Port St Joe Project Area Committee (NPSJ-PAC) that we respectfully request is submitted to the Florida Department of Economic Opportunity (DEO) to support the work of WIM Associates, Inc., a team of consultants that is assisting the resident community to create and implement its strategy to redevelop North Port St Joe. WIM Associates, Inc. was retained by the PSJRA to prepare the North Port St Joe Master Plan, which is incorporated in the adopted Expansion Area Redevelopment Plan.

The NPSJ-PAC is the recognized citizen advisory body for redevelopment planning and implementation for North Port St Joe stakeholders, a consortium of community-based partners that, working with the redevelopment agency, will pursue a comprehensive approach to meeting the challenges of transforming its neighborhood.

The NPSJ-PAC is dedicated to improving the quality of life for all its Port St Joe neighbors through partnerships, community events, and direct action. The membership of the NPSJ-PAC comprises stakeholders who reside or own property in the North Port St Joe Redevelopment Expansion Area, as well as business owners or tenants, places of worship, and civic/social organizations located there.

The convergence of this diverse group of stakeholders creates an unprecedented opportunity for the consensus building and collective engagement that is essential to establishing a compelling investment climate to attract private capital investment. We look forward to continuing to work cooperatively through the PSJRA to implement a development strategy that yields outcomes commensurate with fulfilling the aspirations of the community of North Port St Joe.

Sincerely,

Pastor Chester Davis

President

#### Introduction

At the April 9 Executive Committee meeting of the North Port St Joe PAC, there was a lively discussion about a growing impatience among the community to proceed with its Development Implementation Plan of the 2009 Master Plan for North Port St Joe.

Specific actions were identified in 2009 and there was an optimism that a new 'downtown' for Port St. Joe (proposed by the St Joe Company) would create a crucial physical connection between North Port St and the rest of the existing community, as well as the new community planned for the comprehensively redeveloped cleared paper mill site.

The downtown plans were scrapped by the St Joe Company, along with its plan for the former mill site, which it had purchased from Smurfit-Stone.

Six years have passed since the City of Port St. Joe adopted the Master Plan for North Port St. Joe, along with the inclusion of the neighborhood in the City's Redevelopment Area.

The North Port St. Joe PAC has been formed to provide a voice for the citizens of North Port St Joe as the community, once more, seeks the means to revise and implement its 2009 Redevelopment Plan.

According to Florida Statute XI.163.387

163.387 Redevelopment trust fund. --

- (6) Moneys in the redevelopment trust fund may be expended from time to time for undertakings of a community redevelopment agency as described in the community redevelopment plan for the following purposes, including, but not limited to:
- (a) Administrative and overhead expenses necessary or incidental to the implementation of a community redevelopment plan adopted by the agency.
- (b) Expenses of redevelopment planning, surveys, and financial analysis, including the reimbursement of the governing body or the community redevelopment agency for such expenses incurred before the redevelopment plan was approved and adopted.
- (c) The acquisition of real property in the redevelopment area.
- (d) The clearance and preparation of any redevelopment area for redevelopment and relocation of site occupants within or outside the community redevelopment area as provided in s. 163.370.
- (e) The repayment of principal and interest or any redemption premium for loans, advances, bonds, bond anticipation notes, and any other form of indebtedness.
- (f) All expenses incidental to or connected with the issuance, sale, redemption, retirement, or purchase of bonds, bond anticipation notes, or other form of indebtedness, including funding of any reserve, redemption, or other fund or account provided for in the ordinance or resolution authorizing such bonds, notes, or other form of indebtedness.
- (g) The development of affordable housing within the community redevelopment area.
- (h) The development of community policing innovations.

#### Implementing the North Port St. Joe Master Plan: Request for resources

The PAC and its Executive Committee respectfully requests that the Redevelopment Agency, by the powers invested in it by the State, releases funds to accelerate the redevelopment process in North Port St. Joe.

Its consultant, W.I.M., has submitted the first Phase of an Implementation plan to the PAC, the funding for which is being sought from the Jesse Ball duPont Foundation.

In the meantime, W.I.M.'s work, in revisiting the 2009 Plan and adding to it several new proposals by the North Port St Joe Community, could be accelerated by the use of immediate funding.

This would maintain momentum of the Development Implementation Plan (as it is being called) by bringing to bear added resources to the PAC's efforts to increase citizen involvement and understanding of the opportunities that are emerging in its neighborhood.

It would also allay the growing fear that 'nothing is happening' despite the several community meetings that have been necessary to mandate the PAC as its representatives.

The following pages illustrate work completed by WIM, to date.

#### PHASE ONE SUMMARY

PHASE ONE OBJECTIVES	AGENTS OF CHANGE	PHASE 1 ACTIVITIES AND OUTPUTS	STATUS
	P.A.C.	State registration & bylaws in place	✓
* 1		Regular public meetings established	✓
Create a new entity to represent the		Officers appointed	✓
community and its residents		Committees appointed	✓
		Application to Jesse Ball duPont Foundation for Phase 1 funding	✓
		2008 Master Plan for NPSJ reviewed & prioritized in preparation for Phase Two.	
	Port St. Joe City Commission	Resolution of support	✓
Build support in the wider community	Port St Joe Redevelopment Authority	Resolution of support	✓
	Gulf County Commission	Formal expression of support by Commissioner	✓
, and the second	T.DC. & E.D.C.	Minuted expression of support	
Re-establish non-profit (501c.3) implementation entities	Gulf County C.D.C. & C.L.T.	Purchase and repurposing of entities currently held by the State.	
Allay displacement fears in the community	North Port St. Joe Property Owners	Enter into MOUs and Participation Agreements with interested Owners	
	The Port	Presentation to Chairman	***
	Authority	MOU or LOI	
	Ascension	Presentation	
Identify stakeholders and (re)engage them	Health	MOU or LOI	
uioni	The St. Joe	Presentation to CEO	
	Company	MOU or LOI	
	ТВА	Identify and make contact with additional stakeholders	

# Implementing the North Port St. Joe Master Plan: Phase Two

The following is an extract from the Scope of Work that is expected to be carried out in phase two. It is only part of the total Scope which also focusses on the implementation of specific redevelopment opportunities and which are not mentioned here. Furthermore, this is a draft document and is subject to alteration in the light of Phase One findings.

# The second phase of this project builds on the foundations that have, and will be, completed in its first phase;

- The empowerment of the North Port St Joe community, represented by its engaged property owners and the leadership of its PAC;
- The recognition of the wider community, manifest in the City and County Resolutions and various recorded expressions of support;
- The re-establishment of the Gulf County Community Development Corporation and Gulf County Community Land Trust as implementing agents in North Port St. Joe, and;
- The re-engagement of former stakeholders and introduction of new partners to work with the community in achieving its main goal of redeveloping its neighborhood.

# The Phase One review and prioritization of the 2008 Master Plan for North Port St. Joe will be the stepping-off point for Phase Two.

The 2008 Master Plan will be the primary briefing document for the consultant team that will work with the PAC and the community to realize Development Implementation Plan.

The consultant team will familiarize itself not only with the copious, albeit dated, documentation that is available but will also spend time learning about some of the existing development opportunities that have emerged in recent years.

Specific attention will be paid to the condition of the North Port St. Joe's existing infrastructure and the City's future plans for its improvement.

The team of consultants that has been formed comprises individuals that have considerable previous history working in Gulf County, Bay and Walton Counties and Port St Joe. The team will also identify opportunities that may not have been part of the 2008 Master Plan.

In particular, the team will explore opportunities to fill the void created by the abandonment of the St Joe Company's plan to invest a large amount of its land in a new downtown for the City of Port St. Joe.

# A community workshop, hosted by the PAC, will begin to formulate the vision or design theme for the re-imagining of North Port St Joe.

The consultant team will present the community workshop with a brief review of the prioritized 2008 Master Plan and an outline of its independent findings and observations particularly with reference to new opportunities.

This will be followed by the team presenting three or four illustrated, contrasting alternative narratives or design themes for North Port St. Joe. The workshop will be broken into small groups; each group reviewing independently all of the alternative narratives in guided and carefully recorded discussions with the designers.

The workshop attendees will be brought back together and be presented with a summary of the group discussions. The designers will confirm with the community participants what, in the course of these various

#### Implementing the North Port St. Joe Master Plan: Phase Two

discussions, they have heard. These findings will form the basis of the next stage of the consultant team's activity.

The consultant team will consolidate the findings of the community workshop to create a range of documents that will form the components of the Development Implementation Plan and reinforce its credibility as a primary redevelopment tool.

The consultants will interpret the findings of the community workshop in order to define the *Principles of the Plan*. These principles will form the basis of the illustrated implementation plan and will inform its design themes, framework and policies.

The *Open Space and Pedestrian Plan* will provide the framework of the illustrated implementation plan and will explain the organization of public spaces and pedestrian pathways to create links within the neighborhood and, most importantly, beyond its current boundaries. It will address opportunities to add value to the redevelopment process, create legacy projects and new connections, and solve ground water management issues.

**Plan Policies** will propose the practical means by which the principles of the plan will be realized. For instance, if the principles of the plan include the revitalization of Martin Luther King Boulevard by attracting retailing, then a practical and creative outline parking policy will be proposed that reinforces the principle.

Redevelopment of North Port St. Joe will be informed by three sets of set of guidelines that promote consistency and quality in the public realm.

The *Urban Design Guidelines* will address public spaces, gateways to the community and connections into and out of North Port St Joe, as well as within the neighborhood.

Streetscape Design Guidelines will provide detailed guidance on the character and quality of the space between the curb and the face of the building or the property line. Prospective developers will be given a clear understanding of the quality, materials and ongoing maintenance required of any sidewalks that they construct as part of their project.

Site Design and Building Form Guidelines will go beyond simple zoning requirements to insure that new development reflects the intent of the community's vision for North Port St Joe, as it is expressed throughout the elements of the Development Implementation Plan.

The consultants will produce an *Illustrated Implementation Master Plan* that will address the entire North Port St Joe redevelopment area, as it was defined in 2010. This will provide the community with an overview of their collective vision. It will include a *Phasing plan* for the redevelopment program, as well as a *Financial capital Plan*. It will also form the basis of a series of more detailed *Neighborhood Plans* that will be used to identify and promote opportunities for redevelopment throughout the community. The Neighborhood Plans will include an implementation element which explains the practical steps necessary to realize each opportunity.

# Code Enforcement 2016 Activity As of 4/12/2016

	Open	Closed	Total	Increase
Unlawful	1			
Accumulation	36	53	89	14
Substandard	1			
Structure	10		10	
Abandoned	1			
Vechicle	6	6	12	
	1			
Unlawful Sewer	0	1	1	
Jewei				
Land regulation				
Violation	4	15	19	
Business Lic.	1			
Violation	0	1	1	1
Special Master	٦			
Special Master Hearings	<del>                                     </del>	1	1	
Hearings				
Building				
Demolition	3		3	
Waste	1			
Violation	22	121	143	13
	7			
Sign Violation	0	110	110	13
VIOIALIOII				13
Total	81 Total	308 To	otal 389 Total	41