

**March 19, 2019
Regular Meeting
12:00 Noon
2775 Garrison Avenue
Port St. Joe, Florida**



City of Port St. Joe

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

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

BOARD OF CITY COMMISSION

Regular Public Meeting
12:00 Noon
2775 Garrison Avenue
Tuesday March 19, 2019

Call to Order

Consent Agenda

Minutes

- Workshop Meeting 3/4/19 Pages 1-2
- Regular Meeting 3/5/19 Pages 3-6
- Special Meeting 3/11/19 Pages 7-8

Bldg. Department

- Update

PSJRA- Update

City Attorney

- Ordinance 553, Large Scale Plan Amendment Pages 9-41
 - First Reading and Request to Transmit to DEO
- Resolution 2019-04 SRF Loan Application Pages 42-43
- Resolution 2019-05 Centennial Bldg. Restoration Grant Pages 44-45
- Boat Dockage Agreement- Update

Old Business

-
- Hurricane Michael
 - FEMA Disaster Recovery Center- City Fire Station & Washington Gym
 - Debris Removal Deadline- March 15th

New Business

- Consumer Confidence Report- Available on the City Website or at City Hall Pages 46-50
- Capital City Bank- Temporary Structure Permit Extension Page 51

Public Works

- First Street and Madison Ave Lift Stations Pages 52-54

Surface Water Plant

- Update

Waste Water Plant

- Update

Finance Director

- Update

City Engineer

- **Langston Drive Sidewalk- Update**
- **Dooder Parker & Frank Pate Park Task Orders- Update**
- **Trail Lighting- Update**
- **8th Street Paving**

Code Enforcement

- **Update**

Page 55

Police Department

- **Update**

City Clerk

- **Update**

Citizens to be Heard

Discussion Items by Commissioners

Motion to Adjourn

**MINUTES OF THE PORT ST. JOE REDEVELOPMENT AGENCY INTERLOCAL
AGREEMENT WORKSHOP FOR THE BOARD OF CITY COMMISSIONERS FOR
THE CITY OF PORT ST. JOE FLORIDA HELD AT 2775 GARRISON AVENUE,
March 4, 2019, 6:00 P.M.**

The following were present: Mayor Patterson, Commissioners Ashbrook, Hoffman, and Langston. City Manager Jim Anderson, City Clerk Charlotte Pierce, City Attorney Adam Albritton, and Chief of Police Matt Herring were also present. Commissioner Lowry was absent.

Agenda

Port St. Joe Redevelopment Agency (PSJRA) Interlocal Agreement–

Mayor Patterson shared there would be a 3 minute time limit for speakers, but with a motion and second by Commissioners, the time could be extended an additional 3 minutes.

Commissioner Ashbrook stated that he had talked with the county and the Port St. Joe Fire Department would continue to be primary for Oak Grove and back up for Jones Homestead and Simmons Bayou rather than primary for all three as stated in the agreement.

Commissioner Langston reiterated that he is not trying to hurt the Reid Avenue area but feels the money should be allocated to different parts of the City rather than just one area.

Commissioner Hoffman noted the numbers given in the paper were \$4.4 million when it should have been \$11,380,000. He feels that this is a buyout by the county; does not understand why Commissioner Ashbrook continues to stress that we need the money now; noted the City's reserve funds and that grant matches can be met from those funds. Commissioner Hoffman feels that there is one CRA and to let the first CRA sunset would also sunset the extended CRA in North Port St. Joe. He asked Attorney Albritton for a legal opinion on that issue.

Attorney Albritton referenced Resolution 09-06, feels there is 1 CRA and the dissolution of the CRA would have to be addressed. If the original CRA sunsets, the CRA expansion of North Port St. Joe would be killed. He wants to do further research before giving a final opinion and feels that there would have to be provisions made for the CRA expansion of North Port St. Joe to continue.

Mayor Patterson stressed that he is a downtown businessman, the City needs to have a good working relationship with the County, and they are looking out for the City.

Bill Kennedy, Executive Director of the Port St. Joe Redevelopment Agency noted this is a CRA and not a DRA as has been referred to. He noted the accomplishments of the PSJRA, provided a map of the existing CRA, and shared future plans for the CRA.

Citizens to be Heard –

Lorinda Gingell, Amy Rogers, Barbara Radcliff, Dr. Dusty May, Dorann McMullon, Natalie Shoaf, David Warriner, and Christy McElroy addressed the Commission sharing their support for extending the CRA; cautioned the Commission on acting too quickly; noted there is an election in May, the makeup of the Commission could change and questioned why an immediate vote was needed rather than review options and not jump at the first offer; shared the interlocal agreement was written by the county, favored the county, and is not in the best interest of the City; questioned who would handle the funds should the CRA not be extended; asked that the Commission take a step back, and noted the Commissioners were elected to take care of the City, not sell it out.

Commissioner Hoffman asked Commissioner Ashbrook if he would remove the PSJRA Interlocal Agreement from the Agenda for tomorrow's City Commission meeting and he responded "No."

Discussion Items by Commissioners – There were no other items shared by any of the Commissioners.

Motion to Adjourn -

A Motion was made by Commissioner Hoffman, second by Commission Ashbrook, to adjourn the meeting at 7:15 P.M.

Approved this _____ day of _____ 2019.

James "Bo" Patterson, Mayor

Date

Charlotte M. Pierce, City Clerk

Date

MINUTES OF THE REGULAR MEETING OF THE BOARD OF CITY COMMISSIONERS FOR THE CITY OF PORT ST. JOE, FLORIDA, HELD AT 2775 GARRISON AVENUE, March 5, 2019, at Noon.

The following were present: Mayor Patterson, Commissioners Ashbrook, Hoffman, and Langston. City Manager Jim Anderson, City Clerk Charlotte Pierce, and City Attorney Adam Albritton were also present. Commissioner Lowry was out of town on county business.

CONSENT AGENDA

Minutes

A Motion was made by Commissioner Langston, second by Commissioner Ashbrook, to approve the Minutes of the Regular Meeting of February 19, 2019. All in favor; Motion carried 4-0.

Building Department Update – Bo Creel updated the Commissioners on the number of permits that have been issued. Mr. Creel noted his department would be very strict on Building Code compliance, and FEMA will be doing damage assessments on structures. This is to meet the requirements from the Department of Emergency Management.

Port St. Joe Redevelopment Agency: PSJRA Interlocal Agreement – Commissioner Ashbrook:

Attorney Albritton noted the conflicting information that he found when researching this issue and requested that he be given more time to do more research before giving a final legal opinion. A Motion was made by Commissioner Ashbrook, second by Commissioner Langston, to Table this until more information is provided by Mr. Albritton. All in favor; Motion carried 4-0.

Mayor Patterson stated there has always been 2 separate CRAs and he doesn't understand why all the questions now.

Christy McElroy noted that everyone understood there was 1 CRA, including some current County Officials, and good change has occurred since the CRA was established.

Commissioner Langston said that he wanted legal advice before proceeding with this and still feels that more money should be spent in North Port St. Joe.

Commissioner Hoffman shared that it is a very complicated issue, the attorney is perplexed, and he feels that extending the CRA, making adjustments to what has been done to be fair and equitable, safe guard the funds, establish a board for the program and prioritize the funding would be the best way to go.

Chester Davis feels that Hurricane Michael will change the base line and is concerned about what the outcome will be.

City Attorney –

Resolution 2019-03, House Bill 0191 Opportunity Florida Hurricane Michael Relief –

A Motion was made by Commissioner Ashbrook, second by Commissioner Hoffman, to read Resolution 2019-03 by Title. All in favor; Motion carried 4-0.

Attorney Albritton read Resolution 2019-03 by Title.

A Motion was made by Commissioner Ashbrook, second by Commissioner Langston, to adopt Resolution 2019-03. All in favor; Motion carried 4-0.

CITY MANAGER'S REPORT – Jim Anderson

Old Business

MLK Rezoning Update – March 12, 2019, for PDRB Meeting; March 19, 2019, City Commission Meeting
Mr. Anderson reminded the Commissioners of the above dates and meetings.

Community Garden – Commissioner Langston: Jill Bebee made a presentation to the Commission and provided a handout about the Port Saint Joe Community Garden. Liability Insurance is needed, Mr. Anderson will work with the group on the insurance.

Hurricane Michael:

FEMA Disaster Recovery Center – City Fire Station: FEMA's stay has been extended until the end of the month. A mobile center has been established at the Washington Gym, 401 Peters Street, on Monday and Tuesday from 9 until 4 and at the Fire Station on Wednesday – Friday from 9 until 6, and Saturday 9 until 1.

Debris Removal Deadline – A verbal date of March 15, 2019, has been given but nothing has been received in writing.

SBA – No one from SBA attended the meeting.

New Business

July Fourth Fireworks – The Gulf County TDC can only commit to a \$5,000 contribution this year. A Motion was made by Commissioner Ashbrook, second by Commissioner Hoffman, for the City to contribute \$7,500 which would total a \$12,500 show. All in favor; Motion carried 4-0.

SBP Presentation – Anya Conlon made a presentation to the Commission about SBP and offered their assistance to help the City with the recovery effort.

Affordable Housings Solutions Florida – Fee Reduction Request: Jacqui McPhillips asked for a fee reduction to assist with their grant application for affordable housing on Long Avenue near the Shark Tank. A Motion was made by Commissioner Hoffman, second by Commissioner Ashbrook, to grant a 30% wavier of Impact Fees in the amount of \$11,688 for a 2" water and sewer line for their project. All in favor; Motion carried 4-0.

Lease Agreements - North Port St. Joe Project Area Coalition (NPSJ PAC) and the Washington Improvement Group (WIG):

A Motion was made by Commissioner Hoffman, second by Commissioner Ashbrook, to approve both requests. All in favor; Motion carried 4-0. The NPSJ PAC will be responsible for the expenses incurred with the construction of the office space and the WIG Lease will be updated to an automatic renewal.

Clifford Sims Park – Mr. Anderson shared that the park reopened on Monday.

Mr. Albritton noted that he has again spoken with counsel for the St. Joe Company and they have no specific objections to a lease and want to support the City.

RFP 2019-01 Keepers' Quarters Roofs - A Motion was made by Commissioner Ashbrook, second by Commissioner Hoffman, to accept the low bid of Lewis Walker Roofing for the total amount of \$39,200 to reroof the Keepers' Quarters. All in favor; Motion carried 4-0. Mr. Anderson shared that insurance has provided a total of \$67,000 for repairs to the complex and these funds would come from that.

Public Works – John Grantland did not have anything to update the Commission on.

Surface Water Plant – Larry McClamma noted the CCR had been completed and there were no violations to report.

Wastewater Plant – Kevin Pettis shared the Disfiltration System will be down to install the new filters, and they are in the process of tying the Sonic Disrupters to the Solarbees to prevent Algae growth.

Finance Director – Mike Lacour was meeting with FEMA Insurance representatives on site and was unable to attend the meeting.

City Engineer – Clay Smallwood, III

Langston Drive Sidewalk Update – Work began yesterday and it should be 30 – 45 days before the project is completed.

2019 SCOP Grant Application – A Motion was made by Commissioner Ashbrook, second by Commissioner Langston, to apply for funding to pave First Street from Highway 98 to Highway 71. All in favor; Motion carried 4-0.

Dooder Parker and Frank Pate Park Task Orders Update – Work for the bridges at the Dooder Parker and Buck Griffin Lake should advertise next week. FEMA is in the process of reviewing the damage to the pier at Frank Pate Park.

Trail Lighting Update – The state has requested more information on the project.

Road Paving, Update on Current Projects – Eighth Street work has not begun but there should be progress shortly.

Code Enforcement no action was required.

Police Department – Chief Matt Herring did not have anything to update the Commission on.

City Clerk - Charlotte Pierce noted that the information concerning changing the election polling place to the Supervisor of Elections office has been update on the website, in the Star notification, and all posted notices.

Clerk Pierce shared that she received a phone call earlier today from Melissa Durham in Senator Montford's office that the Senator is inviting local officials to stand in solidarity with him and Senator Gainer as they announce a \$400 million Hurricane Michael Relief Package for effected counties. The Press Conference will be held at 12:30 ET on Thursday, March 7th in front of Senate Chambers. Please allow time for parking, to get through security in the main capitol building, and be on the 4th floor of the Capitol building by 12:15.

Citizens to be Heard –

Lorinda Gingell shared information on the establishment of the CRA, its mission, and requested that a Workshop be held so everyone would understand the governing structure of it.

Christy McElroy announced that she would be running for mayor in the upcoming election.

Discussion Items by Commissioners

Commissioner Langston asked about the summer recreation programs. Mr. Anderson shared that the Methodist Church has a new location for their Care Closet and will be relocating shortly to that location.

Commissioner Ashbrook did not have anything else to share with the Commission.

Commissioner Hoffman asked where chips from Ashbriitt are being stored. Mr. Anderson responded that it was his understanding they were being taken to the previous landfill site.

Mayor Patterson shared his concern about down lines still in the road and right of ways and asked that the owners be contacted to remove them.

A Motion was made by Commissioner Ashbrook, second by Commissioner Hoffman, to adjourn the meeting at 1:15 P.M.

Approved this _____ day of _____ 2019.

James "Bo" Patterson, Mayor

Date

Charlotte M. Pierce, City Clerk

Date

**MINUTES OF THE SPECIAL MEETING OF THE BOARD OF CITY
COMMISSIONERS FOR THE CITY OF PORT ST. JOE, FLORIDA, HELD AT
2775 GARRISON AVENUE, March 11, 2019 AT 12 Noon**

The following were present: Mayor Patterson, Commissioners Ashbrook, Hoffman, Langston, and Lowry. City Manager Jim Anderson, City Clerk Charlotte Pierce, Attorney Adam Albritton, and Chief of Police Matt Herring were also present.

CONSENT AGENDA

PSJRA Interlocal Agreement – Mayor Patterson

Mayor Patterson stated he had received answers on the agreement, there have been two meetings and a workshop where this was discussed, and nothing in the agreement ties the CRAs together.

Commissioner Ashbrook thanked Mr. Albritton for his research on the issue.

Commissioner Hoffman also thanked Attorney Albritton for his research. He noted that Commissioner Ashbrook brought this item to the Commission with good intentions thinking the city could not match funds for grants. He also noted that the City had never failed to come up with matching dollars for grants in the past and questioned why the Commission continues to move forward with the issue. Commissioner Hoffman thanked Commissioners Ashbrook and Langston for supporting the workshop earlier on the topic.

Commissioner Lowry shared that the CRA is not being done away with, it is sun setting, the City is receiving numerous monetary benefits for not extending the CRA and blight could not be proven in the area of the current CRA.

Mel Magidson noted that he agreed with the findings of Mr. Albritton, but shared that the North Port St. Joe CRA (NPSJ CRA) is on life support as there are no TIFT dollars to support it. It will take 18 years to get back the \$20,000 that they had been receiving from the first CRA.

Mayor Patterson countered with the City still had money in the kitty and the NPSJ CRA is not dead.

Robert Branch read a statement of his beliefs and emphasized that Commissioner Hoffman was the only one that made any sense. He stressed this is not just about the north side, the County is forcing the City to accept their idea and their threat is not generous, and stated that the Commissioners owe it to the residents to protect the City.

Chester Davis stated that the only way the NPSJ CRA had received any funds was to ask for them, the NPSJ PAC is bringing redevelopment to North Port St. Joe, there is blight in that area, and everyone needs to come together as a City and redevelop North Port St. Joe.

Lorinda Gingell stated that information shared at the County Commission meeting last week was misrepresented. The majority of the funds for the PSJ CRA had been spent on infrastructure, and noted how a grant from the PSJ CRA had helped a local business get started. She shared that the impact generated by the opening of this business has come back to town.

Commissioner Lowry stated the Commission is not abandoning the merchants.

Letha Mathews stated that none of the PSJ CRA funds had been spent in North Port St. Joe to which Lorinda Gingell rebutted from her seat that by statute, funds could not have been spent there.

A Motion was made by Commissioner Ashbrook, second by Commissioner Langston, to approve the PSJRA Interlocal Agreement. Motion carried 4-1. Voting in favor of the Motion were Mayor Patterson, Commissioners Ashbrook, Langston, and Lowry. Commissioner Hoffman voted no.

A Motion was made by Commissioner Ashbrook, second by Commissioner Lowry, to adjourn the meeting at 12:20 P.M.

Approved this _____ day of _____ 2019.

James "Bo" Patterson, Mayor

Date

Charlotte M. Pierce, City Clerk

Date

ORDINANCE NO. 553

AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN OF THE CITY OF PORT ST. JOE, SPECIFICALLY TO ADOPT TOWN-INITIATED TEXT AMENDMENT TO (1) ESTABLISH A NORTH PORT ST. JOE MIXED USE FUTURE LAND USE CATEGORY TO THE FUTURE LAND USE ELEMENT AND (2) TO ADOPT TOWN-INITIATED FUTURE LAND USE MAP CHANGE TO REDESIGNATE 18 ACRES OF MIXED USE, INDUSTRIAL AND RESIDENTIAL (R-2B) FUTURE LAND USE TO NORTH PORT ST. JOE MIXED USE FUTURE LAND USE; PROVIDING FOR SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE

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

WHEREAS, on March 12, 2019, the Planning and Development Review Board sitting as the local planning agency for the City, recommended transmittal of the amendments to the comprehensive plan of the City; and

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

WHEREAS, on March 19, 2019 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 City of Port St. Joe Comprehensive Plan Future Land Use Element and Future Land Use Map are hereby amended as set forth on Exhibit "A".

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

The Board of City Commissioners hereby finds and determines that the approval of the amendments is consistent with the goals, objectives and policies of the City of Port St. Joe Comprehensive Plan as amended.

SECTION 3. ENFORCEMENT

The City may enforce this Ordinance as authorized by law.

SECTION 4. REPEAL

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

SECTION 5. 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 6. 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 open regular meeting after its second reading this _____ day of _____, 2019.

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

By: _____
James "Bo" Patterson, Mayor-Commissioner

Attest: _____
Charlotte M. Pierce
City Clerk

City of Port St. Joe

Land Use Amendment



Prepared By:

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



2316 Killearn Center Boulevard
Suite 102
Tallahassee FL 32309

March 2019

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Appendices

Appendix A: Proposed Future Land Use Element Language

Appendix B: Maps

Appendix B: North Port St. Joe Development and Lot Analysis

Appendix C: Development Scenario Analysis

I. Background

A. North Port St. Joe

The area around Martin Luther King Boulevard in the City of Port St. Joe once contained a plethora of businesses serving the local African American community. Since the closure of the paper mill and other adverse economic trends, there is only one business left. In an effort to revitalize this and other affected areas within the City, a plan was developed as part of the Community Redevelopment Area efforts. However, the 2009 redevelopment plan for the Martin Luther King Boulevard area, also known as North Port St. Joe, has not yet yielded any redevelopment.

In 2016, concerned residents of North Port St Joe met in three public meetings and created a new community plan for the designated Expansion Area of Port St. Joe's Downtown Redevelopment Area along Martin Luther King Boulevard. The community plan, called *Redeveloping North Port St. Joe*, was accepted by the Port St. Joe Redevelopment Agency and the City Commission in early 2017 as an update to the 2009 North Port St Joe Master Plan. *Redeveloping North Port St. Joe's* highest priority is to restore Martin Luther King Boulevard without displacing any of the local

residents. With the growing prospect of a new port adjacent to the community, its citizens are intent that North Port St. Joe is ready for and benefits fully from the future economic development.

Redeveloping North Port St. Joe proposes an increased density and intensity mixed-use district along Martin Luther King Boulevard. A new land use category is proposed to implement the recommendations of the redevelopment plan. The proposed category differs slightly from the existing Mixed-Use district, with a higher density available through a density bonus and a slightly higher lot coverage maximum. While the whole area, original and expansion, will be under the new North Port St Joe Mixed Use land use category, the core area will be developed as a mixed-use area with commercial, retail, and office mixed with multi-family residential. This core business area will be surrounded by low-rise multi-family to provide housing choice as well a transition to the historic single-family

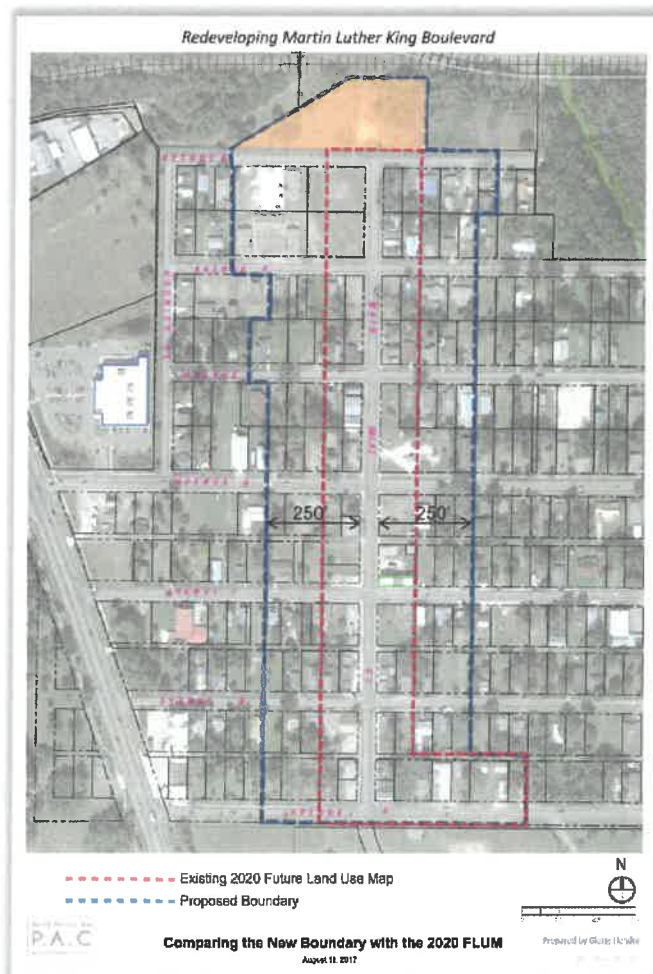


Figure 1: New Mixed Use Boundary, courtesy John Hendry, PacificXanh

neighborhoods surrounding it. The major differences between the two development areas will be made evident within the Land Development Regulations.

Within the Land Development Regulations, a new overlay district to implement the land use category will be developed. This overlay district will act as a detailed neighborhood plan, guiding development along the corridor. The Land Development Code is a more suitable home for the specific development guideline for the areas within the expansion due to the Code's more reactive and flexible nature than that of the Comprehensive Plan. While the Comprehensive Plan sets the upper limits of what is possible within the land use district, the Overlay will divide the area into three subdistricts, guiding the function, character, intensity, type, and degree of growth anticipated within the area. As the corridor develops, changes to these requirements may be needed, and the greater flexibility within the Land Development Code will ensure that the necessary changes can be effectuated. As within *Redeveloping North Port St. Joe*, creating economic development opportunities to increase employment growth and decrease poverty levels is the main focus for these areas, with a secondary focus on human and social programs.

B. Traditional Neighborhood Design

The meetings held with the community reveal a vision of the North Port St. Joe Neighborhood returning to its Traditional Neighborhood Design (TND) roots. TND refers residential neighborhoods designed in the format of small, early 20th century villages and neighborhoods with homes on small lots, narrow front yards with front porches and gardens, detached garages in the backyard, walkable "Main Street" commercial areas with shops lining the sidewalk, and public parks, town greens, or village squares. Most contemporary development is characterized by an orientation to the automobile, separation of land uses, and low intensities. TND calls for compact, pedestrian-oriented neighborhoods with a mix of commercial and residential uses, a variety of housing types, and public places where people have opportunities to socialize and engage in civic life. The automobile is still accommodated, with ample parking and efficient circulation, but it no longer dominates the landscape. The existing fabric of the North Port St. Joe neighborhood is conducive to this neighborhood type, with small lots on small blocks and a historical commercial center, but the economic component of the Main Street (Martin Luther King Boulevard) is missing. The proposed land use category will provide the increased density and intensity to create flexibility to foster renewed economic development within the area.

C. Transitional Area



Figure 2: Missing Middle Housing, courtesy missingmiddlehousing.com

The transitional area surrounding North Port St. Joe's commercial and high-density residential core will provide an opportunity for the development of missing middle housing. Missing middle

housing is a term coined to describe a range of housing types that were a fundamental part of pre-1940's neighborhood. Missing middle housing refers to bungalow courts, side-by-side duplexes, stacked duplexes, fourplexes, and midrise apartment buildings. These buildings have small- to medium- size footprints with width, depth, and height no larger than a single-family home. This allows a range of missing middle type housing with varying but compatible forms to blend into a neighborhood, making them a good tool for compatible infill.

This type of housing is referred to as missing because it is typically excluded from typical zoning categories, being too low a density for multi-family zones and too high a density for single-family zones. In order to work, the missing middle housing's density and impervious surface ratios need to be combined with form-based requirements to develop the desired housing type. Because the buildings are generally the same size as a single-family home, the neighborhood has a lower perceived density. Combined together with single family and mixed-use development, missing middle housing types create a moderate density that can support public transit and services and amenities within walking distance.



Figure 3: Example of missing middle housing in a North Port St. Joe type area; courtesy missingmiddlehousing.com

The above illustration shows what the transition area (in tan) around the commercial core of the North Port St. Joe Mixed Use area, with the commercial area around the Main Street (Martin Luther King Boulevard) and the density and intensity stepping back the further you get from that street. The T3/T4 in the illustration refers to transect zoning where the building type and design controls are determined based upon distance from the City Center. However, the zoning categories attached to the North Port St. Joe Mixed Use area will rely on traditional zoning categories.

II. Proposed Changes

The new Land Use Category is proposed for the North Port St. Joe Area, North Port St. Joe Mixed Use, increases the density and intensity within the area around Martin Luther King Boulevard. North Port St. Joe Mixed Use will also be applied to a larger area than the area currently designated on the Future Land Use Map (18 acres, versus the 5.43 acres currently designated as Mixed Use). While the increase density and intensity are applied to the entirety of the expanded area, development will be implemented in greater detail within three overlays within the City's Land Development Regulations. These overlay zones will be used to create a primarily retail area on the lots on southern three blocks immediately adjacent to Martin Luther King Boulevard and a primarily multi-family area on the lots on the northern three blocks immediately adjacent to Martin Luther King Boulevard. The third overlay will encompass the remaining area covered by the Land Use change and will create a residential transitional area between the higher density and intensity along Martin Luther King Boulevard and the single-family neighborhood on either side of it. In addition to serving as a transition to lower density, the area will provide an opportunity for the development of missing middle housing, as described in the previous section.

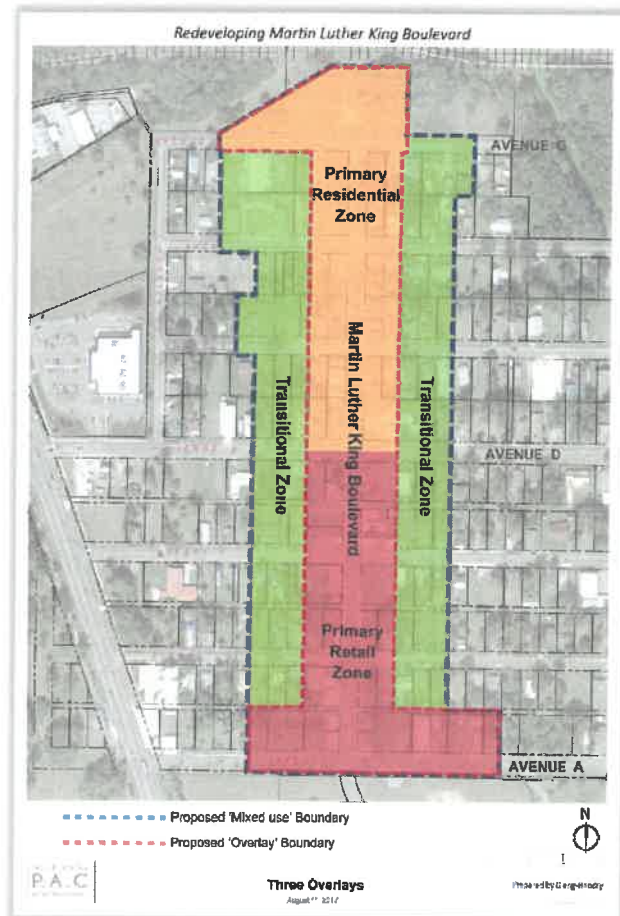


Figure 4: Three development areas, courtesy John Hendry, PacificXanh

A. New North Port St. Joe Land Use Category

The proposed land use category increases both the density and intensity from the existing Mixed Use and Residential Categories to allow for the type of development desired by the community. The following language is proposed to be added to Policy 1.3.4 of the Future Land Use Element:

North Port St. Joe Mixed Use

The purpose of this land use category is to further the Community Redevelopment Plan and to implement the vision of Redeveloping North Port St. Joe around the Martin Luther King Boulevard area. This land use district allows a mix of Residential, Commercial, Office and other uses to promote development of a high-quality environment for living, working or visiting. Other uses allowed are Low-Intensity Industrial, Public Uses, Recreational,

Open Space, and Conservation. The North Port St. Joe Mixed Use category is to be assigned to the area on both sides of Martin Luther King Boulevard, as shown on the Future Land Use Map. The North Port St. Joe Mixed Use category will encourage vertical integration of residential and non- residential uses within the neighborhood, bringing goods and services to an under-served area.

The mixture of development within the North Port St. Joe Land Use Mixed Use Category will be governed by an overlay district within the Land Development Regulations.

- Residential density is 30 units per acre;
- When residential uses are combined with non-residential uses within the same building, a density bonus may be granted with maximum residential density not to exceed 40 units per acre;
- Maximum lot coverage is 100%;
- All buildings are limited to 60 ft in height;
- Intensity standards for the Recreational, Open Spaces and Conservation land use categories areas defined elsewhere in FLUE Policy 1.3.4.
- The mix of uses does not have to be developed at the same time, nor is one land use a prerequisite to another land use. For the purposes of this section, the mix of uses refers to the overall land use category that is assigned the North Port St. Joe Mixed Use future land use category and not individual pods, units, tracts, or lots within the parent parcel of land.
- Development in areas designated as North Port St. Joe Mixed Use shall contain the minimum percentage of at least two of the following Land Use Categories:

<u>Land Use Category</u>	<u>Allowable Mix of Uses</u>
<u>Residential</u>	<u>10 - 90 %</u>
<u>Commercial</u>	<u>15 - 85 %</u>
<u>Other uses such as Industrial, Public, Recreational, Open Space and Conservation.</u>	<u>15 - 85 %</u>

A strikethrough/underline version of the proposed amendment to the Future land Use Element is included in Appendix A. The area the proposed land use category is to be applied to is shown on the Proposed Future Land Use Map in Appendix B.

B. Development Analysis

The proposed land use category would increase the development potential from 15 units an acre to a maximum of 30 (up to 40 with a density bonus for integrated mixed-use projects) and increases the maximum lot coverage to 100% while keeping the height at 60 feet. This results in an increase of non-residential development potential of roughly 0.5 FAR (from 4.5 to 5.0), assuming a 12-foot story. The height limit will maintain a more human-scaled corridor while still allowing for enough height to achieve the desired mix of uses and the increased impervious surface area will allow for more intense development. The increased density and intensity are needed to promote the desired development type and foster development flexibility within the area. Please see Appendix C for a development density and lot analysis.

The following table depicts the change in development potential for the subject area. A reasonable development scenario is used, rather than the maximum development potential. For the corridor along Martin Luther King Boulevard (existing designation of Mixed Use) a development scenario of the southern three blocks developing as mixed-use with retail on the bottom floor and residential above, developing at the maximum allowed under the existing Mixed Use and the maximum allowed under the proposed North Port St. Joe Mixed Use is used for both the existing and proposed land use categories. For the northern three blocks of this area, a development scenario of developing only multifamily at the maximum density of each land use category, with no non-residential uses, is used.

For the areas that are currently designated as Residential on the Future Land Use Map, a development scenario of 0.5% or the land developing as non-residential and a density of eight units per acre is used. While the density within this residential area is capped at seven units per acre, most of the lots within this neighborhood equate to eight units per acre. Since these lots are platted lots of record and would be allowed to develop a house on each lot, the density of eight units per acre was used. For the future development scenario, a density of 25 units per acre was used. A density of three units per most common 50 foot by 110-foot lot was used to estimate the number of units that would likely be developed through a mix of quadplex, duplex, and single-family homes, or about 25 units per acre.

The Industrial lot contains significant portions of wetlands and floodplains. Therefore, no all of the lot is developable. When developing the current development scenario, it was assumed that 50% of the lot was developable; this same percentage was considered when calculating the proposed development potential, where the property was assumed to be developing as residential under the same density as the transitional housing around it. Please see Appendix D for more details on the development potential calculations.

Table 1. North Port St. Joe Corridor Change in Development Potential

Land Use Category	Residential			Non-Residential		
	Existing	Proposed	Change	Existing	Proposed	Change
Mixed Use	80	0	-80	12,164 ft ²	0	-12,164 ft ²
Medium Density Residential	86	0	-86	74,487 ft ²	0	-74,487 ft ²
Industrial	0	0	-0	61,942 ft ²	0	-61,942 ft ²
North Port St Joe Mixed Use	0	498	+498	0	135,036 ft ²	+135,036 ft ²
Change			+332			-13,557ft ²

The proposed land use change would result in a potential increase of 332 dwelling units and a decrease in 13,557 square feet of non-residential use.

III. Public Facilities and Services

The public facilities analysis is based on the increase in density and intensity within the North Port St. Joe Mixed Use area. Both existing and proposed land uses were evaluated.

Based on the development scenario shown in the above section, the proposed land use change will result in a net increase of 332 additional residential dwelling units, and a decrease in 13,557 square feet of non-residential development.

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

A. Potable Water

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

The City of Port St. Joe Comprehensive Plan adopted a Potable Water Level of Service (LOS) standard for residential potable water uses of 130 gallons per capita per day. The average household size for Gulf County based on the 2010 U.S. Census data is 2.34 persons per household. The proposed land development change will result in a potable water demand increase of 100,994 gpd. The adopted Potable Water LOS for commercial/light industrial is 2,000 gallons per acre per day, which equates to 2,000 gallons per day per 130,680 square feet of development (assuming 0.6 lot coverage and five stories of development). This results in a decrease in potable water demand for commercial of 207 gallons per day, resulting in an overall increase in demand of 100,787 gallons per day. As Table 2 shows, the facility will have adequate capacity to absorb the increase in potable water demand.

Table 2: Potable Water Capacity Analysis

Year	Permitted Capacity (gpd)	Average Demand (gpd)	Project Demand (gpd)	Total Demand (gpd)	Percent Utilized
2018	6,000,000	900,000	100,787	1,000,787	16.68%

Source: City of Port St. Joe Utilities Department

B. Sanitary Sewer

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

The City of Port St. Joe has adopted a Level of Service (LOS) standard for wastewater of 150 gallons per capita per day for residential uses and 1,450 gallons per acre per day for commercial and light industrial uses. The average household size for Gulf County based on the 2010 U.S. Census data is 2.34 persons per household. The proposed land use change will result in a residential wastewater demand increase of 116,532 gpd and a non-residential decrease in demand of 150 gallons per day, resulting in a net increase in demand of 116,382 gpd. As Table 2 shows, the facility will have adequate capacity to absorb the increase in wastewater demand.

Table 3: Sanitary Sewer Capacity Analysis

Year	Permitted Capacity (gpd)	Average Demand (gpd)	Project Demand (gpd)	Total Demand (gpd)	Percent Utilized
2018	3,100,000	830,000	116,382	946,382	30.53%

Source: City of Port St. Joe Utilities Department

C. Transportation

Using the development scenario presented in the previous section, the proposed land use change would result in 498 multi-family dwelling units and 135,036 square feet of non-residential development. The 10th Edition ITE Trip Generation software was utilized to create a trip generation report for the development. This analysis shows trips generated for the development and does not consider the internal capture rate of a mixed-use development or the reduction in trip created by a walkable community.

Table 4: Daily Trip Generation Analysis

Scenario	ITE Land Use Category	Variable	Size	Daily Trip Rate/ Equation	Daily Enter Split	Daily Exit Split	Daily Total Trips		
							Total	Enter	Exit
Existing	Single-Family Detached Housing - 210	Per Unit	168	$\ln(T) = 0.92\ln(x) + 2.71$	50%	50%	1,676	838	838
	General Light Industrial - 110	Per KSF	61,942	$T = 3.79(x) + 57.96$	50%	50%	293	147	146
	Shopping Center - 820	Per KSF	25,000	$\ln(T) = 0.68\ln(x) + 5.57$	50%	50%	2,342	1,171	1,171
EXISTING TOTAL							4,311	2,166	2,166
Proposed	Multifamily Housing (Low Rise) - 220	Per Unit	498	$T = 7.56(x) - 40.86$	50%	50%	3,724	1,862	1,862
	Shopping Center - 820	Per KSF	135,036	$\ln(T) = 0.68\ln(x) + 5.57$	50%	50%	7,374	3,687	3,687
PROPOSED TOTAL							11,098	5,549	5,549
NET CHANGE IN TRIP GENERATION POTENTIAL							6,787	3,383	3,394

D. Stormwater

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

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

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

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

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

E. Solid Waste

The City of Port St. Joe requires all residential households to have garbage pickup. This service is provided by Waste Pro, Inc in partnership with the City of Port St Joe. Waste Pro, Inc., collects all household solid waste within the City and disposes the solid waste at the Bay County Waste to Energy Facility (Incinerator). The facility is a 500 Tons per Day Waste to Energy facility located in Bay County (just north of Panama City, Florida). The facility produces about 13 Megawatt per hour of electricity that is utilized throughout the state of Florida and has sufficient long-range capacity.

The City adopted a residential level of service standard for solid waste of 8 pounds per person per day. The proposed land use change will result in a solid waste demand increase of 6,215 pounds per day or 3.11 tons per day. There is more than adequate capacity at the Bay County facility.

D. Public Schools

The proposed amendment site is being planned for 498 multi-family units. Using a single-family school generation rate of 0.3047, the existing land use would generate 50 students. Utilizing a multi-family school generation rate of 0.2706, the proposed 498 units would generate a total of 134 school age children, a net increase of 84 students. The amendment site is located within the South Concurrency Service and Attendance Area of the County.

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

Table 5: School District Available Capacity, 2017

School Type	Fish Capacity ¹	Actual Enrollment	New Student Capacity	Proposed Amendment	Surplus (+)/ Deficiency (-)
Port Saint Joe Elementary	760	540	220	42	+178
Port Saint Joe Junior Senior High	997	509	488	42	+446
Total	1,757	1,049	708	84	624

1= FISH = Florida Inventory of School Houses

Source: Florida Inventory of School Houses, June 2017 data

III. Environmental Analysis

The entirety of the North Port St. Joe Corridor area and the transition area are within an already developed and established neighborhood. There are minimal previously undeveloped areas to house natural resources.

A. Wetlands

There are a small amount of wetlands within the North Port St. Joe Mixed Use area, on a parcel that is currently vacant. Please see the Wetlands and Flood Zones Map in Appendix B. Wetlands are protected by the following policies within the Conservation Element of the Comprehensive Plan:

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

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

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

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

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

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

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

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

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

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

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

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

Policy 1.7.10: Wetlands within the current city limits of the City of Port St. Joe, which are located on property which is subject to already approved existing plats, development orders

or Planned Unit Developments (P.U.Ds) approved as of January 1, 2007 shall not be subject to Conservation Element policies 1.7.1 -1.7.9.

Policy 1.7.11: With the exception of water dependent uses consistent with the master plan of the port of Port St. Joe and water dependent uses that serve as public access, the required setback or minimum buffer for all areas along St. Joseph Bay and coastal and riverine wetlands shall be a minimum of 50 feet as measured from the mean high water line (MHWL). Predevelopment water flow and quality shall be maintained (see Section 3.15 of the Existing LDRs as of October 1, 2006).

Appendix A:
Proposed Future Land Use Element Language

GOALS, OBJECTIVES AND POLICIES

GOAL 1: ENSURE THAT FUTURE DEVELOPMENT AND REDEVELOPMENT OF THE CITY ACCOMMODATES THE PROJECTED POPULATION PROMOTING DEVELOPMENT PATTERNS WHICH SUPPORT VIBRANT ECONOMIC AND SOCIAL DEVELOPMENT IN AN ENVIRONMENTALLY ACCEPTABLE MANNER.

OBJECTIVE 1.1: Growth management in the City will be in accordance with the adopted plan. The City will enforce adopted land development regulations that require land development to be compatible with topography, soil and natural resource conditions, land use categories and the availability of adequate facilities and services at or above adopted level of service.

Policy 1.1.1: Development of vacant lands will require provisions for drainage and stormwater management which are to be in compliance with State regulations.

Policy 1.1.2: Open space provisions, as well as safe and convenient on-site traffic flow provisions will be required for developments under the City's adopted land development regulation.

Policy 1.1.3: The City will develop and maintain an on-going program of stormwater management, including both regulation and capital improvements. Stormwater regulations shall rely upon existing laws and rules for permitting criteria. Stormwater permits must be obtained pursuant to the provisions of Rule 62-346, Florida Administrative Code (F.A.C) prior to the City issuing final development approval.

OBJECTIVE 1.2: The City will require that facilities and services be provided concurrently with the impacts of development. The City will include provisions for public utility crossings, easements, or rights-of-way in the land development regulation.

Policy 1.2.1: New development within the City will be in areas within or immediately adjacent to existing areas of public services (sanitary sewer, solid waste, drainage and potable water).

Policy 1.2.2: No additional septic tank permits will be issued in any area where city sewer service is available within the city limits in accordance with the existing Sewer Use Ordinance.

Policy 1.2.3: The concurrent availability of facilities and services necessary to serve proposed developments at the City's adopted Level of Service (L.O.S.) will be required before development will be approved. L.O.S. standards are listed in the transportation, recreation and open space, public schools facilities and infrastructure (sewer, waste, drainage, potable water, groundwater; recharge element) elements of the plan.

Policy 1.2.4: As with public services, projected growth will occur along the existing traffic circulation network, owing to the availability and accessibility of vacant/undeveloped land within this network. The City will enforce land development regulations which address abutting incompatible land uses by requiring vegetative screening to create buffer zones between incompatible land uses if they occur.

Policy 1.2.5: The City shall coordinate with legally established public utilities or public works consistent with statutory requirements and as provided in local franchise agreements, to provide land needed for location of utilities facilities.

Policy 1.2.6: The City shall not provide public facilities or services outside its incorporated limits unless provided for by inter-local agreement or contract.

OBJECTIVE 1.3: The City will reduce or eliminate land uses inconsistent with the character of the community as defined by the plan.

Policy 1.3.1: Provisions for compatibility of adjacent land uses have been outlined by the plan. Through the adoption and implementation of development regulations, compatibility of adjacent land uses will be enforced; for example, the character of existing residential neighborhoods will be preserved from commercial encroachment by adequate buffering.

Policy 1.3.2: The City will strictly enforce standards on non-conforming land uses.

Policy 1.3.3: The City's Comprehensive Plan will control land uses, densities and intensities of development within the City as well as provide for mixed land use designations and development policies.

Policy 1.3.4: Densities or intensities of use for each future land use category are as follows:

Very Low Density Residential (VLR)

Density--No more than 4 dwelling units per acre. Intensity--no more than 40% lot coverage.
Building height limitation: 35 ft.

Low-Density Residential (R-1)

Density--No more than 5 dwelling units per acre.
Intensity--no more than 40% lot coverage as determined by dividing the impervious areas by the gross area of the site or lot.
Building height limitation: 35ft.

Medium Density Residential (R-2):

Density--Five to seven units per acre. Intensity--No more than 60% lot coverage as determined by dividing the impervious areas by the gross area of the site or lot.
Zoning Sub-district R-2a Building height limitation: 35 ft;

Zoning Sub-district R2b Building height limitation: 60 ft.

High Density Residential (R-3):

Density--Seven to 15 units per acre. Intensity--no more than 80% lot coverage as determined by dividing the impervious areas by the gross area of the site.
Building height limitation: 60 ft.

Very High Density Residential (R-4):

Density – 15-30 units per acre. Intensity –no more than 80% lot coverage as determined by dividing the impervious areas by the gross area of the site.
Building height limitation: 60 ft. This land use category shall only be available for parcels of land north of Tapper Bridge and south of the intersection of Government lot 2, Section 27, Township 7 South, Range 11 West of the eastern right-of-way line of US 98 highway.

Commercial District (G.C.):

Intensity--100% lot coverage in the Central Business District (Blocks 2, 3, 7, 8, 14, 15, 22, and 23), 90% in all other areas. Building height limitation: 60 ft.

Low Intensity Commercial:

Intensity--60% lot coverage.
Building height limitation: 60 ft

Industrial District (I):

Intensity--no more than 90% lot coverage. Building height limitation: 60 ft.

Low Intensity Industrial:

Intensity--no more than 65% lot coverage. Building height limitation: 60 ft.

Public Use:

Intensity--100% lot coverage in the Central Business District--60% lot coverage in all other areas.
Building height limitation: 60 ft.

Recreational:

Intensity – no more than 40% lot coverage. Building height limitation: 35%

Open Space:

Intensity - no more than 10% lot coverage. This category shall be used for undeveloped lands suitable for passive recreation or conservation uses.

Conservation:

This category shall be used for protection of natural resources. No development shall be allowed in Conservation areas.

Mixed Use

The purpose of this land use category is to allow a mix of Residential, Commercial and other uses to promote development of a high quality environment for living, working or visiting. Other uses allowed are Industrial, Public uses, Recreational, Open Space and Conservation. The Mixed Use category may be assigned to appropriate areas of the City and will be limited to areas with an adequate level of public facilities and services. The Mixed Use category will encourage vertical integration of various residential and non- residential uses within these areas, achieving internal trip capture. Development in areas designated as Mixed Use category shall contain the minimum percentage of at least two of the following Land Use Categories:

Land Use Category	Allowable Mix of Uses
Residential	25 - 75 %
Commercial	25 - 75 %
Other uses such as Industrial, Public, Recreational, Open Space and Conservation.	25 - 75 %

Residential density in the Mixed Use land use category may not exceed 15 units per acre; Commercial and Industrial uses may not exceed maximum lot coverage of 90% and 60 ft building height limitation. Mixed Use within the Redevelopment Area delineated in Map 20 shall not exceed 35 ft building height. Intensity standards for other uses allowed in the Mixed Use category are as defined in the individual Public, Recreational, Open Spaces and Conservation land use categories contained in FLUE Policy 1.3.4.

North Port St. Joe Mixed Use

The purpose of this land use category is to further the Community Redevelopment Plan and to implement the vision of *Redeveloping North Port St. Joe* around the Martin Luther King Boulevard area. This land use district allows a mix of Residential, Commercial, Office and other uses to promote development of a high-quality environment for living, working or visiting. Other uses allowed are Low-Intensity Industrial, Public Uses, Recreational, Open Space, and Conservation. The

North Port St. Joe Mixed Use category is to be assigned to the area on both sides of Martin Luther King Boulevard, as shown on the Future Land Use Map. The North Port St. Joe Mixed Use category will encourage vertical integration of residential and non-residential uses within the neighborhood, bringing goods and services to an under-served area.

The mixture of development within the North Port St. Joe Land Use Mixed Use Category will be governed by an overlay district within the Land Development Regulations.

- Residential density is 30 units per acre;
- When residential uses are combined with non-residential uses within the same building, a density bonus may be granted with maximum residential density not to exceed 40 units per acre;
- Maximum lot coverage is 100%;
- All buildings are limited to 60 ft in height;
- Intensity standards for the Recreational, Open Spaces and Conservation land use categories areas defined elsewhere in FLUE Policy 1.3.4.
- The mix of uses does not have to be developed at the same time, nor is one land use a prerequisite to another land use. For the purposes of this section, the mix of uses refers to the overall land use category that is assigned the North Port St. Joe Mixed Use future land use category and not individual pods, units, tracts, or lots within the parent parcel of land.
- Development in areas designated as North Port St. Joe Mixed Use shall contain the minimum percentage of at least two of the following Land Use Categories:

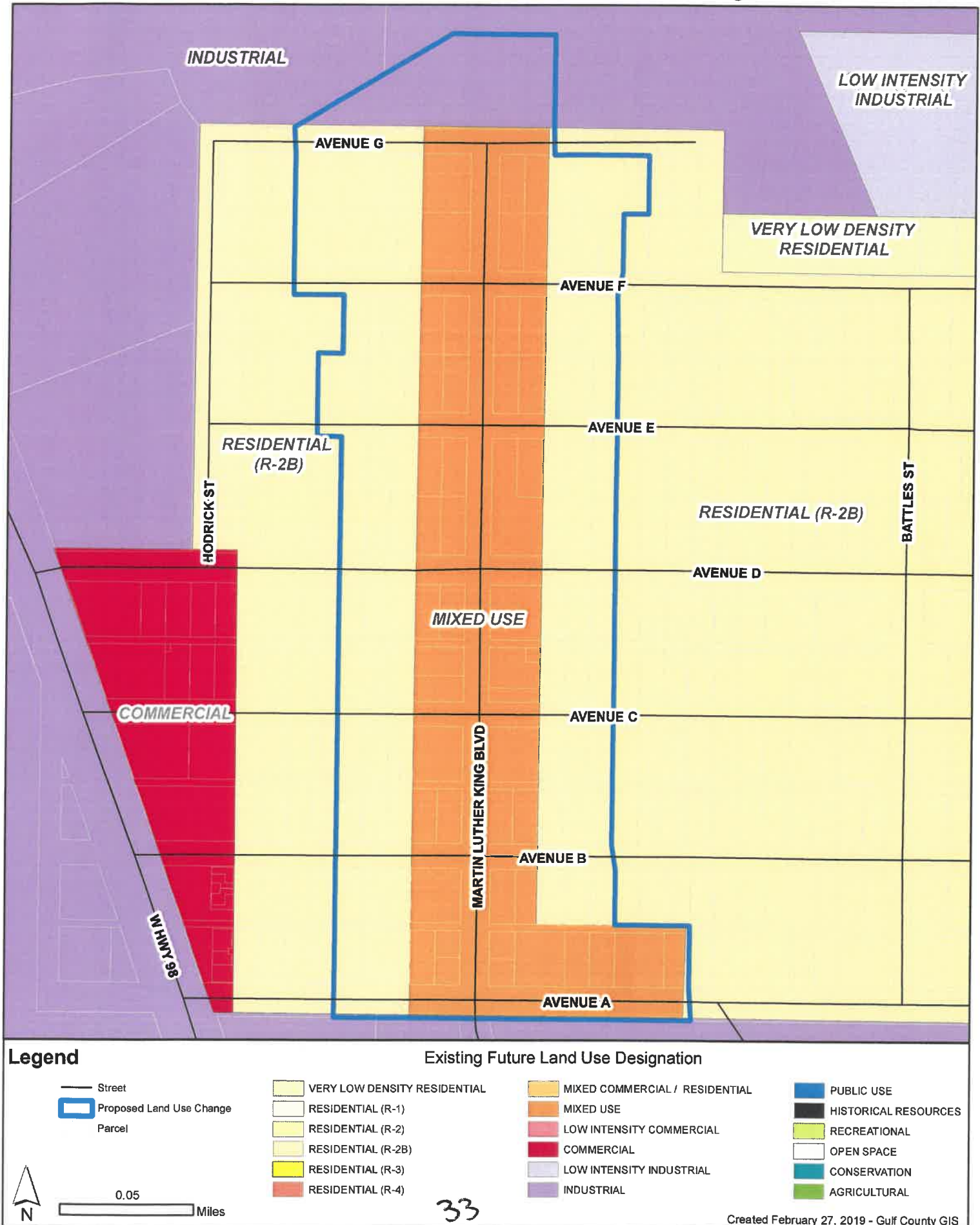
<u>Land Use Category</u>	<u>Allowable Mix of Uses</u>
<u>Residential</u>	<u>10 - 90 %</u>
<u>Commercial</u>	<u>15 - 85 %</u>
<u>Other uses such as Industrial, Public, Recreational, Open Space and Conservation.</u>	<u>15 - 85 %</u>

Policy 1.3.5: The geographic area described by the Windmark Beach DRI Development Order and identified in City Ordinance 380, shall be subject to not only the provisions relating to density (i.e. no more than 4 dwelling units per acre) described in Future Land

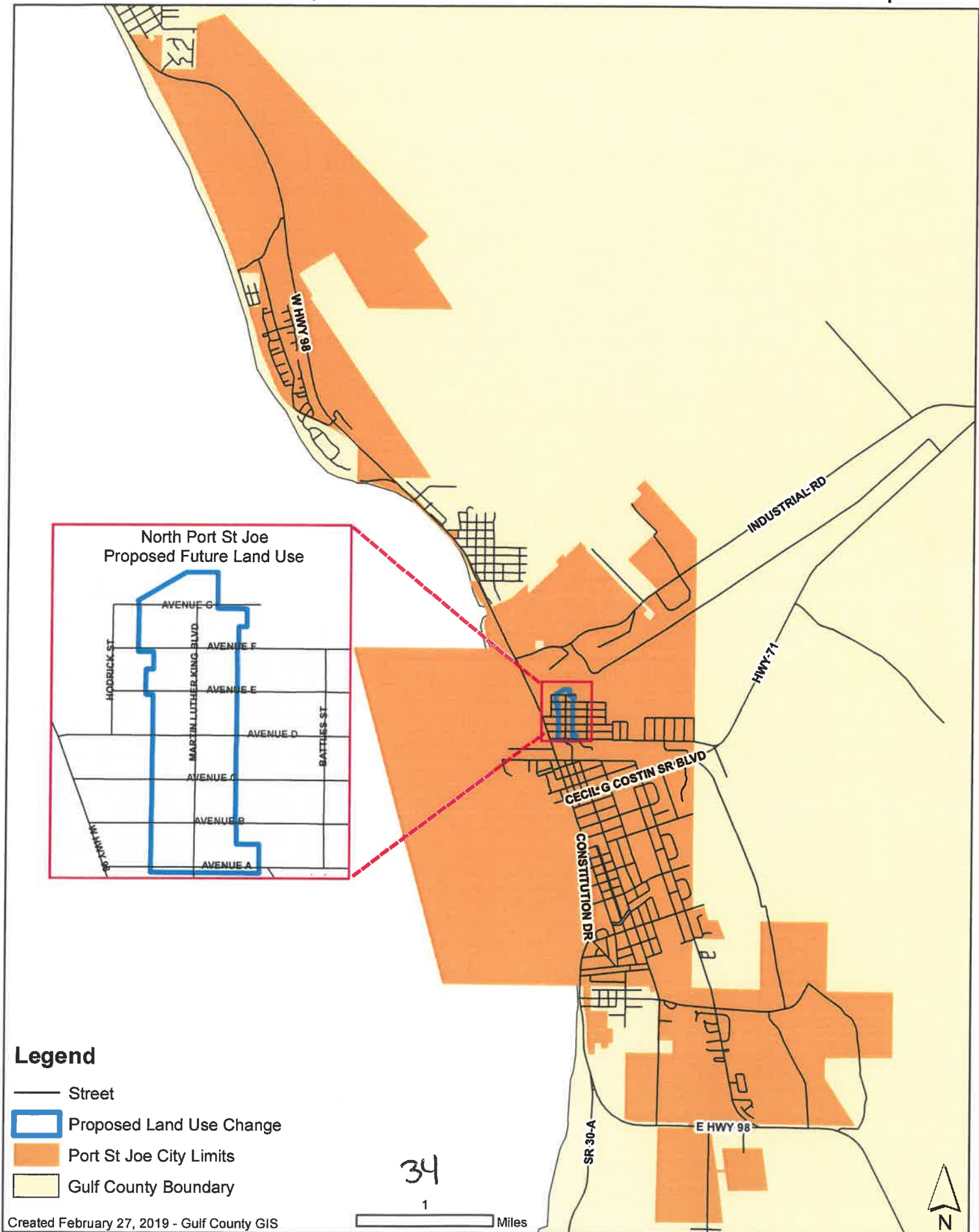
Appendix B:

Maps

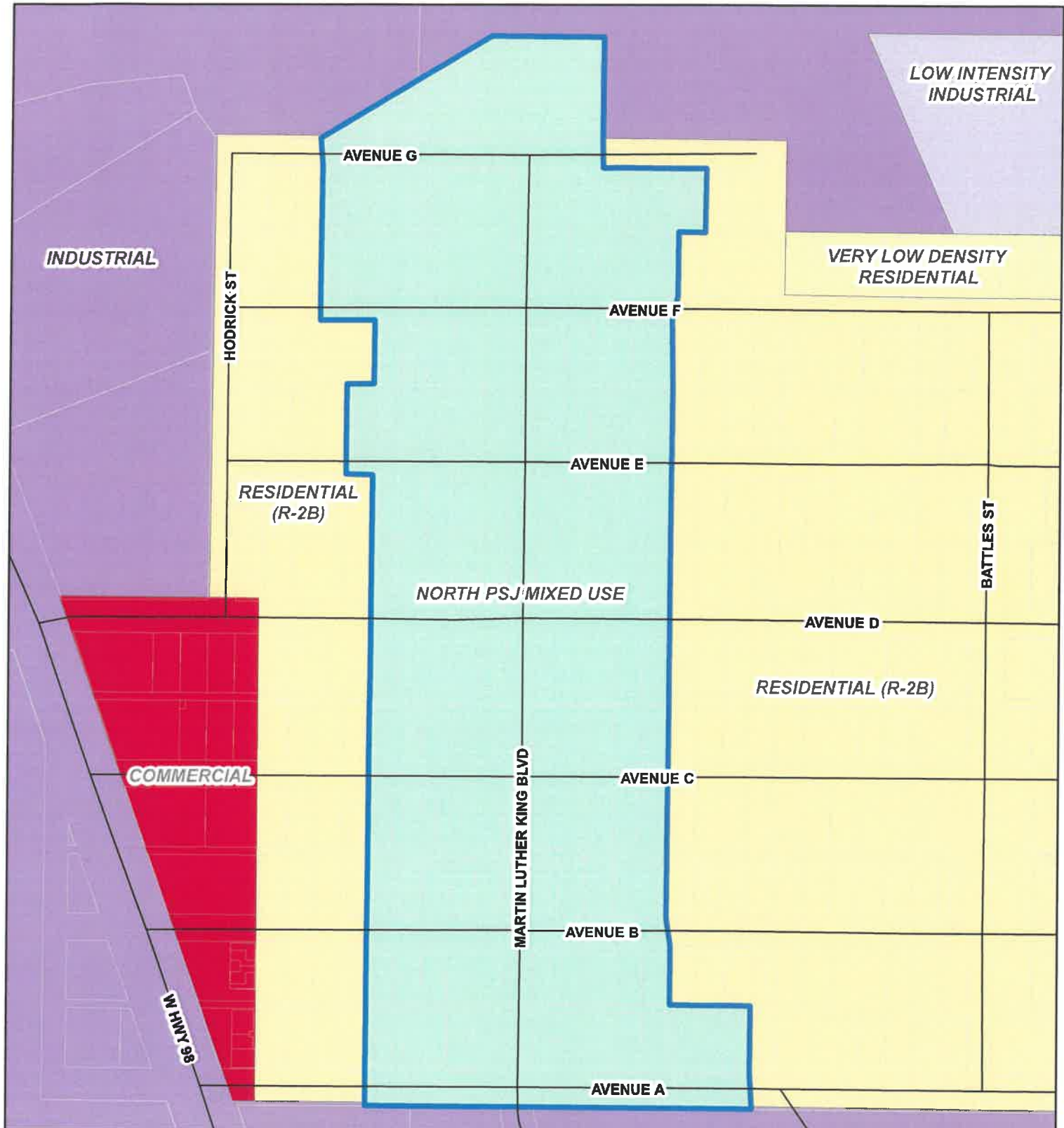
Port St Joe Comprehensive Plan Amendment - Existing Future Land Use



Port St Joe Comprehensive Plan Amendment - Location Map



Port St Joe Comprehensive Plan Amendment - Proposed Future Land Use



Legend

- Street
- ▭ Proposed Land Use Change
- ▭ Parcel

- ▭ NORTH PORT ST JOE MIXED USE
- ▭ VERY LOW DENSITY RESIDENTIAL
- ▭ RESIDENTIAL (R-1)
- ▭ RESIDENTIAL (R-2)
- ▭ RESIDENTIAL (R-2B)
- ▭ RESIDENTIAL (R-3)
- ▭ RESIDENTIAL (R-4)

Proposed Future Land Use Designation

- ▭ MIXED COMMERCIAL / RESIDENTIAL
- ▭ MIXED USE
- ▭ LOW INTENSITY COMMERCIAL
- ▭ COMMERCIAL
- ▭ LOW INTENSITY INDUSTRIAL
- ▭ INDUSTRIAL
- ▭ PUBLIC USE

- ▭ HISTORICAL RESOURCES
- ▭ RECREATIONAL
- ▭ OPEN SPACE
- ▭ CONSERVATION
- ▭ AGRICULTURAL



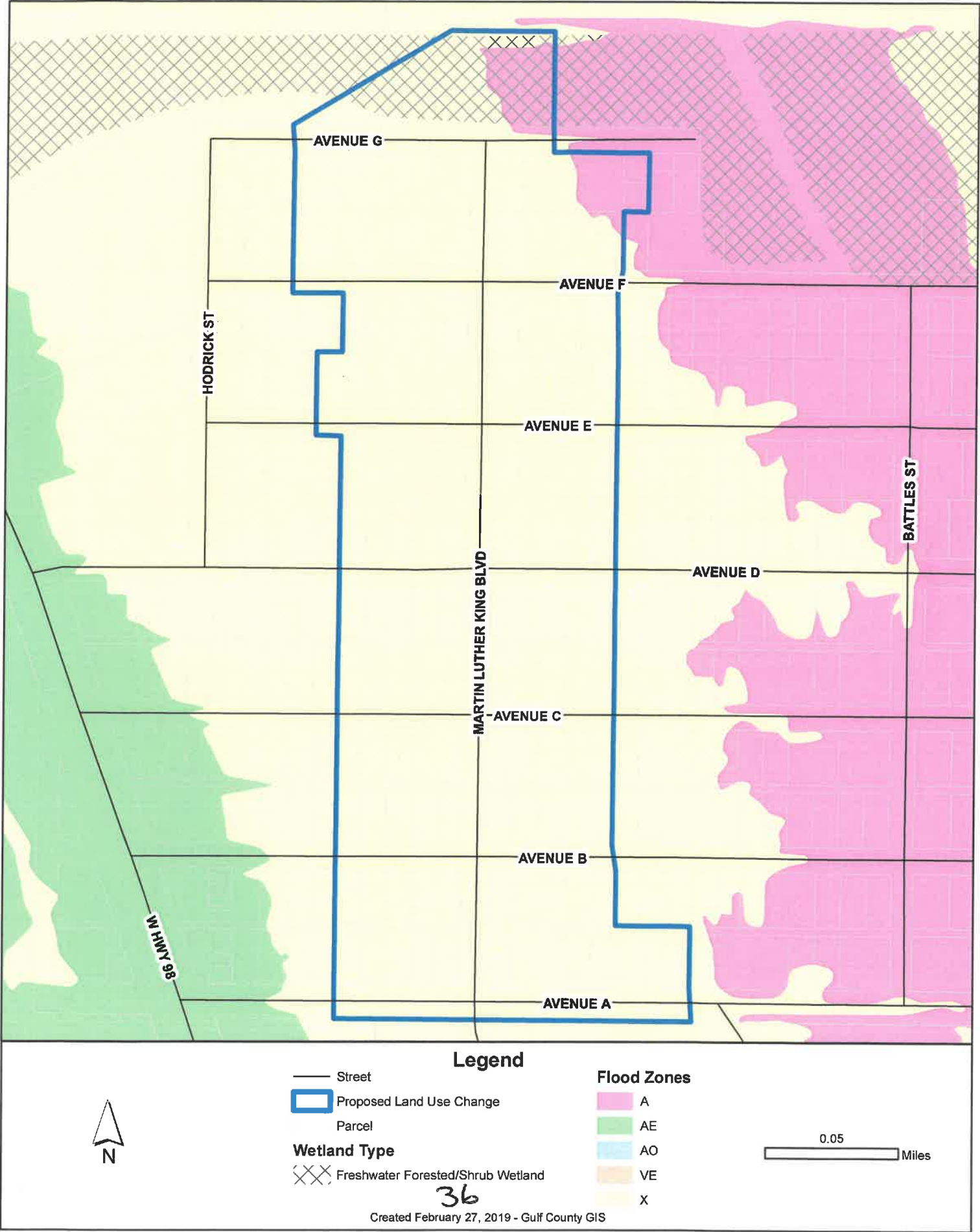
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Created February 27, 2019 - Gulf County GIS

Port St Joe Comprehensive Plan Amendment - Wetlands & Flood Zones



Appendix C:
North Port St. Joe Development and Lot Analysis

Table 1: Comparing three densities to those modelled in the 2017 MLKB Plan

Color code	Dimensions	square feet	Number of lots	15 units per acre	20 units per acre	30 units per acre	Potential units on modelled lots	Units per acre of modelled lots	'Disallowable units'
	25-30 x 110-117.5	2,750	6	1	1	2	not modelled	not modelled	
	50-55 x 50-58.75	2,750	8	1	1	2	2	30	0
	50 x 110	5,500	33	2	3	4	3	20	-33
	50 x 117.5	5,875	25	2	3	4	not modelled	not modelled	
	110 x 50	5,500	3	2	3	4	8	63	12
	117.5 x 50	5,875	8	2	3	4	6	44	16
	75 x 110	8,250	2	3	4	6	not modelled	not modelled	
	75 x 117.5	8,813	4	3	4	6	not modelled	not modelled	
	110 x 100	11,000	8	4	5	8	12	48	32
	117.5 x 100	11,750	3	4	5	8	not modelled	not modelled	
	Various	Various	7						
	TOTALS		107						27

Table 2: Impact of 'Super Lots' + all other-sized lots

Color code	Dimensions	square feet	15 units per acre	20 units per acre	30 units per acre	Potential units on modelled lots	Units per acre of modelled lots	'Disallowable units'
	Various	70,000	24	32	48	not modelled	not modelled	
	117.5 x 200	23,500	8	11	16	not modelled	not modelled	
	117.5 x 200	23,500	8	11	16	not modelled	not modelled	
	117.5 x 150	17,625	6	8	12	8	20	-4
	117.5 x 150	17,625	6	8	12	8	20	-4
	117.5 x 200 & 117.5 x 50	29,375	10	13	20	12	22	-8
	110 x 150	16,500	6	8	11	12	32	1
	subtotal	198,125	68	91	136			-16
	<i>all other sized lots</i>	<i>605,375</i>	<i>213</i>	<i>300</i>	<i>428</i>			<i>27</i>
	TOTAL	803,500	281	391	564			11



Appendix D:

Development Scenario Analysis

Existing Likely Development Scenario							
Residential							
11.42 acres	x	5% developed as non-residential	=	0.57 acres			
0.57 acres	x	43,560 ft ² /acre	x	0.6 lot coverage	x	5 stories	= 74,487 ft ²
10.85 acres	x	8 units/acre	=	86 units			
Mixed Use							
3.10 acres	x	43,560 ft ² /acre	x	0.9 lot coverage	x	1 story	= 12,164 ft ²
3.10 acres	x	15 units/acre	=	46 units			
2.33 acres	x	15 units/acre	=	34 units			
Industrial							
1.58 acres	x	.5 developable acres	=	0.79 acres			
0.79 acres	x	43,560 ft ² /acre	x	0.9 lot coverage	x	2 stories	= 61,942 ft ²
Proposed Likely Development Scenario							
Primary Retail Area							
3.10 acres	x	43,560 ft ² /acre	x	1.0 lot coverage	x	1 story	= 135,036 ft ²
3.10 acres	x	40 units	=	124 units			
Primary Residential Area							
2.33 acres	x	30 units/acre	=	69 units			
Transitional Area (Includes Industrial parcel)							
12.21 acres	x	25 units/acre	=	305 units			

RESOLUTION 2019-04

"A RESOLUTION OF THE CITY OF PORT ST. JOE, RELATING TO THE STATE REVOLVING FUND LOAN PROGRAM; MAKING FINDINGS; AUTHORIZING THE LOAN APPLICATION; AUTHORIZING THE LOAN AGREEMENT; ESTABLISHING PLEDGED REVENUES; DESIGNATING AUTHORIZED REPRESENTATIVES; PROVIDING ASSURANCES; PROVIDING FOR CONFLICTS, SEVERABILITY, AND EFFECTIVE DATE."

WHEREAS, Florida Statutes provide for loans to local water utilities to finance the construction of water facilities; and

WHEREAS, Florida Administrative Code rules require authorization to apply for loans, to establish pledged revenues, to designate an authorized representative; to provide assurances of compliance with loan program requirements; and to enter into a loan agreement; and

WHEREAS, the State Revolving Fund loan priority list designates Project No. 23015 as eligible for available funding; and

WHEREAS; THE CITY OF PORT ST. JOE intends to enter into a loan agreement with the Department of Environmental Protection under the State Revolving Fund for project financing.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF CITY COMMISSIONERS AS FOLLOWS:

SECTION I. The foregoing findings are incorporated herein by reference and made a part hereof.

SECTION II. THE CITY OF PORT ST. JOE is authorized to apply for a loan to finance the Project.

SECTION III. The revenues pledged for the repayment of the loan are wastewater and water revenues.

THE CITY OF PORT ST. JOE has liens on wastewater and water revenues.

SECTION IV, The Mayor is hereby designated as the authorized representative to provide the assurances and commitments required by the loan application.

SECTION V. The Mayor is hereby designated as the authorized representative to execute the loan agreement which will be binding obligation in accordance with its terms when signed by both parties, The Mayor is authorized to represent the company in carrying out the company's responsibilities under the loan agreement. The Mayor is authorized to delegate responsibility to appropriate staff to carry out technical, financial, and administrative activities associated with the loan agreement.

SECTION VI. The legal authority for borrowing moneys to construct this Project is THE CITY OF PORT ST. JOE.

SECTION VII. All resolutions or part of Resolutions in conflict with any of the provisions of this Resolution are hereby repealed.

SECTION VIII. If any section or portion of a section of this Resolution proves to be invalid, unlawful, or unconstitutional, it shall not be held to invalidate or impair the validity, force, or effect of any other section or part of this Resolution.

SECTION IX. This resolution shall become effective immediately upon its passage and adoption.

PASSED and ADOPTED this _____ day of January, 2019.

ATTEST

APPROVED AS TO FORM AND
LEGALITY

Charlotte M. Pierce, City Clerk

J. Adam Albritton, Attorney

James "Bo" Patterson, Mayor

RESOLUTION 2019-05

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF PORT ST. JOE, AUTHORIZING A GRANT APPLICATION FOR THE CENTENNIAL BUILDING; PROVIDING FOR A FUNDING SOURCE FOR ANY REQUIRED MATCH; APPOINTING AND AUTHORIZING A DESIGNATED PROJECT CONTACT; AUTHORIZING THE CITY MANAGER TO ACT ON BEHALF OF THE CITY; PROVIDING FOR REPEAL; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Port St. Joe, Florida will apply to the Bureau of Historic Preservation of the Division of Historical Resources for improvements to certain City property known as the Centennial Building; and

WHEREAS, the Board of City Commissioners has determined that as a necessary part of that application certain resolutions need to be made; and

WHEREAS, the City of Port St. Joe, Florida recognizes the City Manager as the official authorized to act on behalf of the City in such matters and further acknowledges that his signature shall be binding upon the City in such matters; and

WHEREAS, The City Clerk shall be responsible for grant application and project management,

NOW, THEREFORE, BE IT RESOLVED by the Board of City Commissioners of the City of Port St. Joe, Florida as follows:

1. That it approves the submission of the application and any related documents for the subject grant in the amount of \$291,154.00; and
2. That this legislative body of the City of Port St. Joe, Florida hereby authorizes the City Manager to act as the appropriate official on behalf of the City of Port St. Joe, Florida in dealing with the Bureau of Historic Preservation and to sign any and all necessary application and other forms; as well as, submitting any additional information required and signing any necessary contracts and/or other agreements between the parties that may result from this application; and
3. The City of Port St. Joe, Florida hereby assures the Bureau of Historic Preservation that it authorizes the total expenditure set forth in the grant application and acknowledges that it will have available from existing BP funds and will make any contribution identified in the grant application; and
4. The City Clerk shall act as project manager and Designated Project Contact for this grant; and

5. The City Commission certifies that this project will not result in any transfer of jobs or employment or the production of goods or services to an area where there is no demand for such.

6. Any Resolution previously adopted relative to this particular grant is repealed.

THIS RESOLUTION ADOPTED THIS ____ day of _____, 2019, on a vote of ____ yeas and ____ nays, by the Board of City Commissioners, City of Port St. Joe, Florida.

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

By: _____
James "Bo" Patterson
Mayor-Commissioner

ATTEST:

Charlotte M. Pierce
City Clerk

2018 Annual Drinking Water Quality Report The City of Port St. Joe



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

*We're pleased to present to you this year's Annual Water Quality Report. We are proud to report we had **no** violations of our primary water quality standards in 2018. This report is designed to inform you about the quality water and services we deliver to you every day. Our constant goal is to provide you with a safe and dependable supply of drinking water. We want you to understand the efforts we make to continually improve the water treatment process and protect our water resources. We are committed to ensuring the quality of your water. Our water source is surface water from the Chipola River Canal. This water is pre-treated with lime followed by enhanced coagulation and flocculation, clarification, submerged membrane micro-filtration, disinfection, pH adjustment and dosed with a corrosion inhibitor.*

If you have any questions about this report or concerning your water utility, please contact Larry McClamma or Chad Mack at 850-229-1421. We encourage our valued customers to be informed about their water utility. If you want to learn more, please attend any of our regularly scheduled City commission meetings. They are held on first and third Tuesdays of the month at 12:00 pm in the Commission meeting room at 2775 Garrison Ave.

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

The City of Port St. Joe routinely monitors for contaminants in your drinking water according to Federal and State laws, rules, and regulations. Except where indicated otherwise, this report is based on the results of our monitoring for the period of January 1 to December 31, 2018. Data obtained before January 1, 2018, and presented in this report are from the most recent testing done in accordance with the laws, rules, and regulations.

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

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

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

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

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

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

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

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

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

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

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

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

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

2018 TEST RESULTS TABLE

Microbiological Contaminants							
Contaminant and Unit of Measurement	Dates of sampling (mo./yr.)	MCL Violation Y/N	The Highest Single Measurement	The Lowest Monthly Percentage of Samples Meeting Regulatory Limits	MCLG	MCL	Likely Source of Contamination
Turbidity (NTU)	1-12/18	N	0.238	100	NA	TT	Soil runoff
Stage 2 Disinfectants and Disinfection By-Products							
Contaminant and Unit of Measurement	Dates of sampling (mo./yr)	MCL Violation (Y/N)	Level Detected	Range of Results	MCLG	MCL	Likely Source of Contamination
Haloacetic Acids (HAA5) (ppb)	1-12/18	N	45.8	3.9-67.4	NA	60	By-product of drinking water disinfection
Total Trihalomethanes (TTHM) (ppb)	1-12/18	N	63.875	22-85.9	NA	80	By-product of drinking water disinfection
Chlorine (ppm) -Stage 1	1-12/18	N	0.88	0.7-1.11	MRDLG 4	MRDL 4.0	Water additive used to control microbes

Inorganic Contaminants

Contaminant and Unit of Measurement	Dates of sampling (mo./yr.)	MCL Violation Y/N	Level Detected	Range of Results	MCLG	MCL	Likely Source of Contamination
Sodium (ppm)	4/18	N	22	NA	N/A	160	Salt water intrusion, leaching from soil
Barium (ppm)	4/18	N	0.02	NA	2	2	Discharge of drilling wastes; discharge from metal refineries; erosion of natural deposits
Nickel (ppb)	4/18	N	3.1	NA	NA	100	Pollution from mining and refining operations. Natural occurrence in soil
Lead (point of entry) (ppb)	4/18	N	0.1	NA	0	15	Residue from man-made pollution such as auto emissions and paint; lead pipe, casing, and solder
Mercury (inorganic) (ppb)	4/18	N	0.1	NA	2	2	Erosion of natural deposits; discharge from refineries and factories; runoff from landfills; runoff from cropland
Nitrate (as Nitrogen) (ppm)	4/18 & 10/18	N	0.032	ND-0.032	10	10	Runoff from fertilizer use; leaching from septic tanks, sewage; erosion of natural deposits
Nitrite (as Nitrogen) (ppm)	4/18 & 10/18	N	0.023	ND-0.023	1	1	Runoff from fertilizer use; leaching from septic tanks, sewage; erosion of natural deposits

Synthetic Organic Contaminants including Pesticides and Herbicides

Contaminant and Unit of Measurement	Dates of sampling (mo./yr.)	MCL Violation Y/N	Level Detected	Range of Results	MCLG	MCL	Likely Source of Contamination
2,4-D (ppb)	4/18	N	0.11	NA	70	70	Runoff from herbicide used on row crops
Dalapon (ppb)	10/18	N	1.7	NA	200	200	Runoff from herbicide used on rights of way

Lead and Copper (Tap Water)

Contaminant and Unit of Measurement	Dates of sampling (mo./yr.)	AL Exceeded Y/N	90th Percentile Result	No. of sampling sites exceeding the AL	MCLG	AL (Action Level)	Likely Source of Contamination
Copper (tap water) (ppm)	6-9/17	N	0.15	0 of 30	1.3	1.3	Corrosion of household plumbing systems; erosion of natural deposits; leaching from wood preservatives
Lead (tap water) (ppb)	6-9/17	N	0.4	0 of 30	0	15	Corrosion of household plumbing systems, erosion of natural deposits

Radioactive Contaminants

Contaminant and Unit of Measurement	Dates of sampling (mo./yr.)	MCL Violation Y/N	Level Detected	Range of Results	MCLG	MCL	Likely Source of Contamination
Alpha emitters (pCi/L)	5/17	N	0.3	NA	0	15	Erosion of natural deposits
Uranium(ppb)	5/17	N	0.888	NA	0	30	Erosion of natural deposits
Radium 226 + 228 or combined radium (pCi/L)	5/17	N	0.6	NA	0	5	Erosion of natural deposits

Volatile Organic Contaminants

Contaminant and Unit of Measurement	Dates of sampling (mo./yr.)	MCL Violation Y/N	Level Detected	Range of Results	MCLG	MCL	Likely Source of Contamination
Xylenes (ppm)	4/18-11/18	N	0.00076	ND-0.00076	10	10	Discharge from petroleum factories; discharge from chemical factories

Some people who drink water containing trihalomethanes in excess of the MCL over many years may experience problems with their liver, kidneys, or central nervous systems, and may have an increased risk of getting cancer. However, our system has had no violations of any MCL's in 2018.

We monitored for unregulated contaminants (UCs) in 2018 as part of a study to help the U.S. Environmental Protection Agency (EPA) determine the occurrence in drinking water of UCs and whether or not these contaminants need to be regulated. At present, no health standards (for example, maximum contaminant levels) or likely sources have been established for UCs. We are pleased to report that we had no detections of any of the contaminants tested in 2018. If you would like a copy of our 2018 UC, contact this water system at the number provided in this report. If you would like more information on the EPA's Unregulated Contaminants Monitoring Rule, please call the Safe Drinking Water Hotline at (800) 426-4791. We are also continuing monitoring in 2019. It will be published as required in our 2019 Water Quality Report. However, if you would like a copy of those results sooner, please contact Chad Mack at 850-229-6395 to get a copy as soon as they are received by us.

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

Contaminants that may be present in source water include:

- (A) Microbial contaminants, such as viruses and bacteria, which may come from sewage treatment plants, septic systems, agricultural livestock operations, and wildlife.*
- (B) Inorganic contaminants, such as salts and metals, which can be naturally-occurring or result from urban stormwater runoff, industrial or domestic wastewater discharges, oil and gas production, mining, or farming.*
- (C) Pesticides and herbicides, which may come from a variety of sources such as agriculture, urban stormwater runoff, and residential uses.*
- (D) Organic chemical contaminants, including synthetic and volatile organic chemicals, which are by-products of industrial processes and petroleum production, and can also come from gas stations, urban stormwater runoff, and septic systems.*
- (E) Radioactive contaminants, which can be naturally occurring or be the result of oil and gas production and mining activities.*

*Turbidity is a measure of cloudiness of the water and has no health effects. We monitor it because it is a good indicator of the effectiveness of our filtration system. High turbidity can interfere with disinfection and provide a medium for microbial growth. Turbidity may indicate the presence of disease-causing organisms. These organisms include bacteria, viruses, and parasites that can cause symptoms such as nausea, cramps, diarrhea, and associated headaches. The city had **no** turbidity exceedances in 2018.*

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

In 2018 the Florida Department of Environmental Protection performed a Source Water Assessment on our system. The assessment was conducted to provide information about any potential sources of contamination in the vicinity of our surface water intakes. The surface water system is considered to be at high risk because of the many potential sources of contamination present in the assessment area. The assessment results are available on the FDEP Source Water Assessment and Protection Program website at <https://fldep.dep.state.fl.us/swapp/> or they can be obtained from Larry McClamma @ 850-229-1421.

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

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

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

Jim Anderson

From: Deschner, Ben <Deschner.Ben@cdbg.com>
Sent: Wednesday, March 06, 2019 12:59 PM
To: Jim Anderson
Subject: Capital City Bank - Mobile Unit

Good Afternoon Mr. Anderson,

Our lease agreement for the use of your property beside our bank will expire in June. If possible, we'd like to extend that agreement for another six months, with an option to renew an additional six months if needed. As I mentioned earlier, we are looking at another location in Port St. Joe to possibly move to, but we are still vetting that process. If the decision is made not to move, then we will rebuild our current location.

We would appreciate your consideration in renewing the agreement. We are certainly open to paying for use of the property, as it has been a tremendous help to us during this process.

Thank you,
Ben



Ben Deschner | Building Facilities Manager
General Services
1860 Capital Circle NE | Tallahassee, FL 32308
850.402.7241 | 850.402.7149 fax | 850.688.3364 cell

E-mail Confidentiality Disclosure:

The information contained in this e-mail and any attachments is intended only for the use of the individual or entity to which it is addressed. It may contain information that is private, confidential, and exempt from disclosure under applicable law. If you are not the intended recipient, or the employee or agent responsible for delivering the e-mail to the intended recipient, you are instructed: (i) not to read, copy, or distribute the e-mail or any attachment, (ii) immediately notify sender by replying to this e-mail or by telephone (1.888.671.0400), and (iii) immediately and permanently delete this e-mail and all attachments from computers, disc drives, and other storage medium and destroy any printouts of this message and its attachments.

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Current Solutions of the Gulf Coast
P.O. Box 81
Port St. Joe, FL 32457



Lic.# FL- EC13007297 / EC13007319
 AL- 04031
 GA- EN215273
 MS- 21939-MC
 TN- 68675
 TX- 300606

Name / Address
City of Port St. Joe P.O. Box 278 Port St. Joe, FL 32456

WE NOW ACCEPT VISA, MASTERCARD & DISCOVER

Estimate

Date	Estimate #
3/14/2019	1658

DESCRIPTION	AMOUNT						
<p>Proposal for installing power for 50HP Godwin Pumps at 1st and 20th Street Lift Stations.</p> <p>1st Street Location:</p> <p>We propose to power owner supplied 50 HP pump and control panel from existing 200 am service feeding current lift station.</p> <p>20th Street Location:</p> <p>We propose to furnish and install (1) 200 amp 3 phase meter base, (1) 200/3/3R fused disconnect, (1) 200 amp service installed in PVC conduit from meter base to Duke Energy pole (for connection to utility). This equipment will be mounted on aluminum stand provide by Current Solutions. We will then provide power to owner supplied 50 HP Godwin pump and control panel.</p> <p>This proposal is quoted with regular steel disconnect, add \$2,000.00 if you would prefer Stainless Steel.</p>	<p>2,000.00</p> <p>5,000.00</p>						
<table border="1"> <tr> <td>Phone #</td><td>Fax #</td></tr> <tr> <td>8502295333</td><td>850-229-5339</td></tr> </table>	Phone #	Fax #	8502295333	850-229-5339	<table border="1"> <tr> <td>Total</td><td>\$7,000.00</td></tr> </table>	Total	\$7,000.00
Phone #	Fax #						
8502295333	850-229-5339						
Total	\$7,000.00						

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6975 12th Street West
Jacksonville, FL 32220
Tel: 904-695-2131
Fax: 904-695-2103
www.godwinpumps.com

March 15, 2019

Mr. John Grantland
Port Saint Joe Public Works, Fl
1002 10th St.
Port St Joe, FL 32456

Phone: (850) 229-8247
Email: jgrantland@psj.fl.gov

**RE: CD150M Elec - FSA
Sale Quotation 126010467**

Dear Mr. Grantland:

Thank you for your interest in Xylem Dewatering Solutions Inc, and our Godwin Pumps of America line of Electric Dri-Prime pumps.

I have prepared the following quote for our Godwin Pumps of America model CD150M with electric motor.

All pricing is based on the Florida Sheriff's Contract #FSA18-VEH16.0, Specification #81.

There are no delivery / freight charges when utilizing the FSA Contract.

Please call or contact me at your convenience with any additional questions or comments regarding this quote or additional needs.

Sincerely,

Ryan Nalls
Outside Sales Representative

RN / gy

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Home Office:

84 Floodgate Road, Bridgeport, NJ 08014 • www.godwinpumps.com • (856) 467-3636 • (856) 467-4841

March 15, 2019
 Port Saint Joe Public Works, FL
 Attention: Mr. John Grantland
 Sale Quotation # 126010467
 Page 2 of 2

6975 12th Street West
 Jacksonville, FL 32220
 Tel: 904-695-2131



SALE QUOTATION

ITEM	QTY	DESCRIPTION
Contract Items:		
A	1	Dri-Prime CD150M Electric Pump <ul style="list-style-type: none"> • 6" 150# Flange Suction and Discharge • 50 HP electric motor Skid-mounted
B	1	Auto Control Panel <ul style="list-style-type: none"> • Maximum Overload 125 Amps • 3 Phase, Nema 3R Steel Enclosure
C	2	N/O Mechanical Pilot Float Switch <ul style="list-style-type: none"> • 125' Cord Length
D	1	DELIVERY MOTOR FRT BR 026 PARTIAL LOAD <ul style="list-style-type: none"> • No Delivery Freight Charges - Per FSA Contract
Open Market Items:		
A	1	EDP-11 230VAC VFD 50HP
B	1	Optional: VFD Stand \$800
		NET LUMP SUM SALE TOTAL
		\$ 35,999.20

Please note all sale pricing is in U.S. Dollars. The price does not include freight, export boxing, duties, taxes, or any other items not specifically mentioned.

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This pricing information is for internal use only. We ask that these items and terms be kept confidential. All applicable tax and freight charges will be added to invoices. All quotations are subject to credit approval. All quotations are valid for 30 days. All prices quoted in US dollars.

This order is subject to the Standard Terms and Conditions of Sale - Xylem Americas effective on the date the order is accepted which terms are available at <https://www.xylem.com/en-US/support/xylem-americas-standard-terms-and-conditions/> and incorporated herein by reference and made a part of the agreement between the parties.

**Code Enforcement 2019Activity
As of 3/12/2019**

	Open	Closed	Total	Increase
Unlawful Accumulation	14	3	17	3
Substandard Structure	32	4	36	
Abandoned Vehicle	2		2	
Unlawful Sewer				
Land regulation Violation	32	26	58	15
Business Lic. Violation				
Special Master Hearings				
Building Demolition	10	45	55	1
Waste Violation	7	5	12	
Sign Violation	2	458	460	26
Total	99	541	640	45