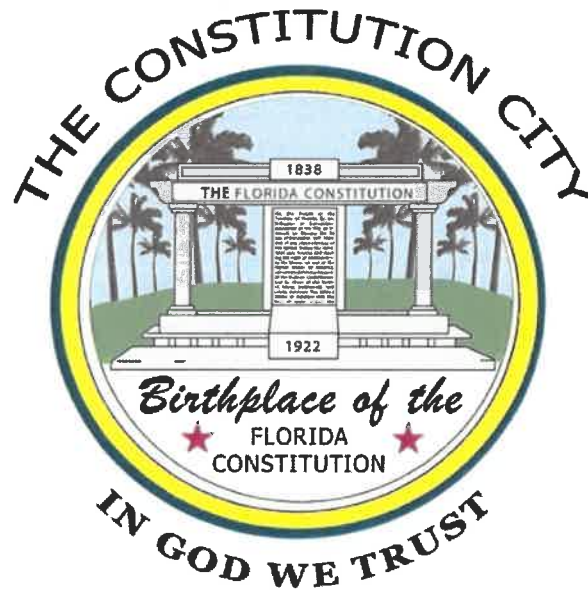


**December 14, 2021
Special Meeting
12:00 Noon**



City of Port St. Joe

Rex Buzzett, 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

Special Public Meeting

12:00 Noon

Tuesday December 14, 2021

Call to Order

Consent Agenda

Minutes

- Regular Meeting 12/7/21 Pages 1-4

City Engineer

- Maddox Park Gazebo- Update
- First Street Lift Station and Long Ave. Water/Sewer Project
- First Street Sewer Repairs and Paving
- Clifford Sims Park Plan
- Ave. C, Ave. D, & Long Ave. Paving Task Order

City Attorney

- Food Truck Ordinance-Update
- Ordinance 595 Large Scale Plan Amendment- Port Planning Area Pages 5-27
 - 2nd Reading & Adoption
- Workforce Housing MOU Pages 28-32

Old Business

- City Projects Pages 33-34
- Covid-19 Update- Mayor Buzzett

New Business

- Resolution 2021-17 Employee Pay Scale Update Pages 35-39
- Boat Slip Rental Agreement, William Little- Comm. Hoffman Pages 40-47
- PSJRA Membership Page 48
- Road Striping- Mayor Buzzett Pages 49-55
- Employee Bonus- Comm. Hoffman Pages 56-57

Public Works

- Water Meter Replacement Page 58

Surface Water Plant

- Update

Wastewater Plant

- Update

Finance Director

- **Update**

Code Enforcement

- **Update**

Police Department

- **Update**

City Clerk

- **Grants- Update**

Pages 59-60

Citizens to be Heard

Discussion Items by Commissioners

Motion to Adjourn

**MINUTES OF THE REGULAR MEETING OF THE BOARD OF CITY
COMMISSIONERS FOR THE CITY OF PORT ST. JOE, FLORIDA, HELD AT
2775 GARRISON AVENUE, December 7, 2021, at Noon.**

The following were present: Mayor Buzzett and Commissioners Hoffman, Langston, and Lowry. City Manager Jim Anderson, City Clerk Charlotte Pierce, and City Attorney Clinton McCahill were also present. Commissioner Ashbrook joined the meeting at 12:07.

CONSENT AGENDA

Mayor Buzzett read a Proclamation from Governor Ron DeSantis in honor of Pearl Harbor Remembrance Day,

Minutes

A Motion was made by Commissioner Hoffman, second by Commissioner Lowry, to approve the Minutes of the Regular Meeting of November 16, 2021, and the Workshop Meeting of November 17, 2021. All in favor; Motion carried 4-0.

City Engineer – Josh Baxley

Maddox Park Gazebo

Bids for this project will be received on December 21, 2021.

First Street Lift Station and Long Avenue Water / Sewer Project

The project is under construction.

First Street Sewer Repairs and Paving

This is currently in design and is at 90% complete. Submittal to FDOT for review is anticipated the week of December 13, 2021. Mr. Baxley shared that an Extension to June 30, 2022, has been received from FDOT for the SCOP Grant to pave First Street.

Commissioner Ashbrook joined the meeting at 12:07 P.M.

Clifford Sims Park Plan

This project is currently in design.

City Hall Complex

Dewberry will be working with MLD Architects to prepare a Task Order for design.

Christy McElroy shared her concerns about the applications for the Gulf County Water Transmission lines and Booster station. She noted that she had reviewed the 186 page document and feels there is a conflict of interest with Dewberry representing both the City and County.

City Attorney –

Food Truck Ordinance Update

Attorney McCahill noted there has been a preemption by the state legislature on food trucks and the City cannot license, ban, or set a fee for them. He is working on an Ordinance that can regulate food trucks and has sent the draft to each Commissioner for their input. Mr. McCahill asked that Commissioners review the draft, get back with him on their questions, and recommend that a January Workshop be held on the issue.

Old Business

City Projects

Mr. Anderson shared that projects are ongoing and noted that the Buck Griffin Lake Fishing Pier, Buck Griffin Lake Sidewalk, and 16th Street Drainage Repairs have all been completed. He also noted that a Task Order to Engineer the resurfacing of Avenues C and D, as well as Long Avenue, should be forthcoming.

Covid-19 Update Mayor Buzzett

Mayor Buzzett reminded everyone to get vaccinated or get their booster shots and cautioned that there is a new strain of Covid floating around.

New Business –

Boat Slip Rental Agreement, William Little – Commissioner Hoffman

A Motion was made by Commissioner Hoffman, second by Commissioner Ashbrook, to rewrite the lease agreement to protect the City and boat owners, and include a 30 day contract termination clause. All in favor; Motion carried 5-0.

PSJRA Membership

A list of applicants was provided, and it was noted that Commissioners Ashbrook and Langston would remain on the PSJRA Board. Consensus was to see who attends the training Tuesday, December 14, 2021, at 11 A.M., before making any appointments to the PSJRA Board.

Community Garden – Kim Miller

Mrs. Miller updated the Commission on the progress that has been made at the Community Garden. She thanked the Commission for their support of the project and noted that all plots have been adopted.

The Commission expressed their appreciation to Mrs. Miller for the work that she has done with the garden.

Workforce Housing

Mr. Anderson shared that the draft MOU was received today for the housing project.

Public Works – John Grantland

Mr. Grantland noted that the Monument Avenue Sidewalk Project will begin next month and the Park Point Sewer will be next month as well. The Task Order for the Washington Gym Sidewalk Awning has been executed.

Surface Water Plant – Larry McClamma

Mr. McClamma was running the plant and unable to attend the meeting.

Wastewater Plant – Kevin Pettis

Mr. Pettis was out due to a medical issue and Mr. Anderson reported the plant is working on the Sonic Disrupter, Solar Bee, and pump replacement cost.

Finance Director – Mike Lacour

Mr. Lacour shared that the Buck Griffin Lake and Wastewater Treatment Plant projects have been completed, and we are waiting on \$106,000 reimbursement for the bridge replacements. The FRDAP Projects are on hold awaiting surveys. Maddox Park and Clifford Sims Park are the two remaining projects still open.

Code Enforcement –

Mr. Anderson noted that town is being cleaned up for the holidays.

Commissioner Hoffman shared that FWC will be restock Buck Griffin Lake in the early spring, and the lake aerators were provided free of charge by FWC.

Mayor Buzzett announced that George Duren and Piggly Wiggly would like to sponsor fishing tournaments when the lake is up and running.

Police Department – Chief Richards

Chief Richards advised that his department is working on the Christmas Parade and that Reid Avenue will be closed at 3 P.M. to allow time to clear the street.

City Clerk – Charlotte Pierce

Grants Update –

Clerk Pierce reported that City Staff continues to work with our grant writers on possible grants for the City.

Christmas Parade

Ms. Pierce reminded the Commissioners of the Christmas Parade on Saturday, December 11, 2021, and that, should any Commissioner need the required training, the last Ethics Class will be a Virtual Offering on Wednesday, December 15, 2021, from 10 A.M. until 3:30 P.M.

Citizens to be Heard –

Cheryl Steindorf shared a draft letter that will be provided by the Pioneer Bay Community Development Corporation concerning youth and issues they are facing in NPSJ.

Billie Jo Sanders Johnson shared what the Community Action Team, through Life Management, is doing to work with youth ages 11 – 21 in the NPSJ Community. Johana Pittman and John Mahoney who are members of the team were with Ms. Johnson.

Chester Davis representing the NPSJ PAC and as a pastor, thanked Ms. Steindorf and Ms. Johnson for their updates on the NPSJ Projects. Mr. Davis asked if the City had any property in North of Port St. Joe available for Workforce Housing to which Mayor Buzzett responded, “No.” He also expressed his concerns about trash on Avenue A from Broad Street to Highway 71.

Letha Mathews stated that six Christmas lights in NPSJ are not working and requested that they be fixed. Mr. Grantland will check on this.

George Foxworth asked about garbage and trash pickup in NPSJ and questioned if an amnesty day for furniture and household items could be held. Mr. Grantland explained that this has been looked into and there are a number of challenges with having it. Items to be disposed of have to be separated, you would need a location where disposing can be supervised to prevent the landfill from rejecting the roll off, and hours of operation would have to be considered.

Christy McElroy reiterated her concerns for removing the oak tree on Monument Avenue. The Garden Club has been contacted, the tree is very healthy, and she requested that the Commission reconsider their decision to remove the tree because it is obstructing a view.

Ms. McElroy referred to the letter received by Mr. Anderson in reference to the request from the County for a new water plant and noted that information provided in the Local Mitigation Strategy Report contained outdated information. She feels that a letter should be written to the County concerning the LMS Report and object to their pursuing a water plant or booster station.

Eddie Fields shared that in the past, the Washington Gym was always open for the NPSJ Youth, Fun Nights were held for the youth, and funding was needed for projects.

Discussion Items by Commissioners

Commissioner Langston shared that repairs to the bathrooms should be starting the first of the year and that the involvement of the Workforce with the gym has taken the City out of the loop.

Commissioner Ashbrook shared that the legislative session starts in January and home rule is being challenged in numerous areas.

Commissioner Lowry did not have anything to discuss.

Commissioner Hoffman suggested that work be done to the parking lot on Williams Avenue and move forward with paving. He noted that Panama City had received a grant to replace trees destroyed by Hurricane Michael and asked that the City check into the project. Commissioner Hoffman referenced the printout provided for an End of Year Bonus that would cost between \$10,000 to \$17,000 and asked that it be placed on the Agenda for next week's meeting. He would like to see a fulltime position created between the City and the County that would handle sports events, baseball and football for youth, and coordinate volunteers for the programs.

Mayor Buzzett did not have anything else to share with the Commission.

Motion to Adjourn –

There was no other business to come before the Commission and Mayor Buzzett adjourned the meeting at 1:30 P.M.

Approved this _____ day of _____ 2021.

Rex Buzzett Mayor

Date

Charlotte M. Pierce, City Clerk

Date

ORDINANCE NO. 595

AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN OF THE CITY OF PORT ST. JOE, SPECIFICALLY TO ADOPT TOWN-INITIATED TEXT AMENDMENTS TO (1) ESTABLISH A PROPERTY RIGHTS ELEMENT AND (2) TO REVISE THE COASTAL MANAGEMENT ELEMENT TO BE CONSISTENT WITH AND INCORPORATE BY REFERENCE THE UPDATED PORT ST. JOE PORT MASTER PLAN 2021; PROVIDING FOR SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, Section 163.3184, 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 October 4, 2021, 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 October 19, 2021 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 Property Rights Element and the revised Coastal Management Element 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 shall become effective when the amendment to the Comprehensive Plan adopted by Ordinance No. 595 becomes effective as provided by law including Section 163.3184, Florida Statutes. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective.

This Ordinance was adopted in open regular meeting after its second reading this _____ day of _____, 2021.

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

By: _____
Rex Buzzett, Mayor-Commissioner

Attest: _____
Charlotte M. Pierce
City Clerk

Exhibit A

Property Rights Element

CITY OF PORT ST. JOE COMPREHENSIVE PLAN

PRIVATE PROPERTY RIGHTS ELEMENT

GOAL 1: PROTECT PRIVATE PROPERTY RIGHTS BY CONSIDERING SUCH RIGHTS IN LOCAL DECISION MAKING.

OBJECTIVE 1.1: In accordance with the legislative intent expressed in ss. 163.3161 (10) and 187.101 (3) that governmental entities respect judicially acknowledged and constitutionally protected private property rights, each local government shall include in its comprehensive plan a property rights element to ensure that private property rights are considered in local decision making.

POLICY 1.1.1: The following rights shall be considered in local decision making:

1. The right of a property owner to physically possess and control his or her interests in the property, including or subject to any easements, leases, or mineral rights.
2. The right of a property owner to use, maintain, develop, and improve his or her property for personal use or for the use of any other person, subject to state law and local ordinances.
3. The right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property.
4. The right of a property owner to dispose of his or her property through sale or gift.

Coastal Management Element

COASTAL MANAGEMENT ELEMENT GOALS, OBJECTIVES, AND POLICIES

GOAL 1: PROTECT COASTAL RESOURCES AND HUMAN LIFE AND LIMIT PUBLIC EXPENDITURES IN AREAS THAT ARE SUBJECT TO DESTRUCTION BY NATURAL DISASTERS.

OBJECTIVE 1.1: The City will protect coastal resources by coordinating any actions contemplated which would affect the coastal area with the county and state.

Policy 1.1.1: Enforce the City's building code ordinances which contain provisions requiring standards of the Federal Emergency Management Administration's (F.E.M.A.) regulations for the coastal flood zone area ("B" Zone) and the coastal high hazard area (Category 1 Hurricane Evacuation Zone) within the City be met before issuance of local building permits can be authorized (see Policy 1.2.2).

Policy 1.1.2: The Coastal high-hazard areas (CHHA) within the City shall be the areas below the elevation of the category 1 storm surge line as established by a Sea, Lake and Overland Surges from Hurricanes (SLOSH) computerized storm surge model as defined in Section 163.3178(2)(h) and depicted on the Land Use Map 9.

Policy 1.1.3: The City shall coordinate with the County and other regulatory authorities to protect the estuaries and waters of St. Joseph's Bay to prevent estuarine pollution, control surface water run-off, protect living marine resources and ensure adequate sites for water-dependent uses.

Policy 1.1.4: The City shall coordinate with the St. Joseph's Bay aquatic preserve management plan on matters specified in Policy 1.1.3. Coordination will be by written notification.

Policy 1.1.5: The floodplain administrator/building official shall review all permit applications to determine whether proposed development sites will be reasonably safe from flooding. If a proposed development site is in a flood hazard area, all site development activities, (including grading, filling, utility installation and drainage modification), all new construction and substantial improvements shall be designed and constructed with methods, practices and materials that minimize flood damage and that are in accordance with the city Floodplain Management Ordinance.

OBJECTIVE 1.2: The City will promote protection of the natural resources of the shoreline and estuarine areas of the coastal high hazard area by adopting a future land use plan which directs population concentrations away from the CHHA and gives priority to water-dependent uses.

Policy 1.2.1: The City will take immediate action to restore and enhance any disturbed or degraded natural resources which are impacted by any City capital improvement projects.

Policy 1.2.2: The City shall limit specific and cumulative impacts upon coastal wetlands, water quality, and management wildlife habitat and living marine resources using the following regulatory techniques: require protection of identified wildlife habitat as part of enforceable development agreements, coordinate with the Florida Department of Environmental Protection to restrict construction activities which would permanently damage marine resources unless appropriate mitigation measures are undertaken, and enforcement of policies.

OBJECTIVE 1.3: The City will continue to improve public access to the coastal area through enhancement and/or rehabilitation of ground maintenance in such areas including the Port St Joe Marina, the Waterfront Park area, and the beaches.

Policy 1.3.1: The City will improve maintenance at the Waterfront Park by increasing maintenance of trash barrels and promoting the proper disposal of all litter.

Policy 1.3.2: Maintenance dredging of the channel leading from the public boat ramp will be carried out in accordance with state and federal permits.

OBJECTIVE 1.4: The City will protect the coastal area infrastructure by adopting infrastructure projects and Levels of Service (L.O.S.) which are listed in the Traffic Circulation Element, Recreation and Open Space Element, and Sanitary Sewer, Drainage, Potable Water sub-elements and Capital Improvements Element of this Plan.

Policy 1.4.1: In order to protect the human population and the shoreline and estuarine resources of the Coastal zone all infrastructure improvements will be designed in accordance with standards which consider impacts to the Coastal zone (natural disasters such as hurricanes, flooding, etc. with resultant emergency evacuation requirements).

Policy 1.4.2: Emergency evacuation plans (responsibility of Gulf County Administrative Assistant) will be coordinated with regional and state authorities and reflect the designated evacuation routes in the Traffic Circulation Element of this Plan.

Policy 1.4.3: The City will maintain infrastructure capacity to provide public facilities of the type and densities of development as shown on the Future Land Use Map. Capacities shall be estimated using level of service standards in the Plan. No development shall be permitted in the coastal area unless public facilities and services are available concurrently with the impacts of development or phased to coincide with the demands generated by development or redevelopment.

OBJECTIVE 1.5: Post disaster redevelopment in the coastal zone will be coordinated by City in conjunction with the County Emergency Management Office, Apalachee Regional Planning Council (Hazard Mitigation Plan) and Federal Emergency Management Administration. Procedures shall be established which will reduce the exposure of human life, and public and private property to hurricane-related hazards (see Policies 1.5.1, 1.5.2, 1.11.1).

Policy 1.5.1: By 2019 the City shall prepare a post-disaster redevelopment plan that addresses short

and long term needs after a disaster occurs; addresses the removal, relocation or structural modification of infrastructure facilities which have experienced repeated storm damage; considers the limitations of redevelopment in areas that have experienced repetitive losses and considers the incorporation of the recommendations of interagency hazard mitigation reports..

Policy 1.5.2: When undertaking post-disaster redevelopment activities, development permits may be waived for short-term recovery measures such as emergency repairs to streets, water, electricity or other utilities to restore service; removal of debris; and public assistance matters including temporary shelter or housing.

Policy 1.5.3: Long-term redevelopment shall require approval of development permits and be consistent with this plan. These activities include: repair or restoration of private residential or commercial structures with damage in excess of 50% of market value; non- emergency repairs to bridges, highways, streets, or public facilities; repair or restoration of docks, seawalls, groins, or other similar structures.

Policy 1.5.4: The City shall continue to encourage redevelopment principles, strategies and engineering solutions that will result in the removal of coastal real property from flood designations established by Federal Emergency Management Agency.

Policy 1.5.5: The City shall continue to consider purchasing properties in areas most vulnerable to destructive storm surges for recreation uses and open space.

OBJECTIVE 1.6: Mechanisms to protect, conserve, and enhance coastal marine resources and maintain or improve estuarine environmental quality will be continued in order to protect sensitive coastal resource areas from the impact of potential future development. These mechanisms shall include, but not be limited to, the following policies. Sensitive coastal resource areas include the coastal high-hazard areas, the St Joseph Bay aquatic preserve and estuarine wetlands.

Policy 1.6.1: The City will, upon completion of the Master Drainage Plan update by 2020, incorporate the recommendations of the update into (1) the Analysis, and (2) the Goals, Objectives and Policies of the Coastal Management element as they pertain to maintaining the water quality and estuarine resources of St. Joseph's Bay.

Policy 1.6.2: The City will periodically review its land development regulations, permitting and enforcement procedures to ensure compliance with the state and federal regulatory programs and to ensure adequate protection of the City's coastal resources.

Policy 1.6.3: The aquatic preserve which has been established in St. Joseph Bay will be addressed in any review of development impacts in the City's coastal resources.

Policy 1.6.4: The City will reserve final approval of development permits until all applicable permits are obtained from jurisdictional agencies, including storm water discharge permits obtained pursuant to Environmental Resource Permitting (ERP), Chapter 62-330 and Chapter 62-312, Florida Administrative Code, and comply with

applicable provisions of Chapters 62-4 and 62.520, F.A.C, and jurisdictional interpretation on wetlands conducted pursuant to Chapter 62-340, F.A.C.

Policy 1.6.5: The City shall continue to upgrade its stormwater infrastructure through drainage improvements, installation of tidal backflow preventers, and seawall repair in addition to sustainable flood management actions such as installation of bios wales, use of pervious pavement and maintenance of natural preservation areas.

OBJECTIVE 1.7: The City will preserve historic resources.

Policy 1.7.1: The City's development regulations will provide for protection as well as guidance for sensitive, adaptive reuse of historic resources.

Policy 1.7.2: The City shall seek grants to conduct a survey of historical resources and evaluate their significance.

Policy 1.7.3: The City shall assess the potential risks to significant historic resources and identify/implement mitigation options necessary to protect or reduce the risks to these resources.

Policy 1.7.4: The City shall utilize the Local Mitigation Strategy process as one option for funding specific mitigation projects for historic resources.

OBJECTIVE 1.8: The City shall use the criteria specified in Policy 1.8.1 for prioritizing shoreline use.

Policy 1.8.1: The City recognizes the need to establish the public interest between competing waterfront land uses. The City shall choose the following land uses in priority order: water-dependent, water-related land uses where a definitive public purpose has been established, and other land uses (residential commercial, institutional, or industrial).

Policy 1.8.2: Specific and detailed provisions for the siting of marinas shall be included in the land development regulations. Such provisions shall include, but not be limited to, the following criteria:

- Demonstrate the presence of sufficient upland area to accommodate parking, utility and support facilities;
- Provide a hurricane mitigation and evacuation plan;
- Be located in proximity to natural channels so that minimum or no dredging shall be required for provision of docking facilities;
- Maintain water quality standards as provided by Chapter 403, Florida Statutes; Demonstrate that it meets a public need thereby demonstrating economic viability/feasibility.

OBJECTIVE 1.9: The City shall establish construction standards which minimize the impacts of man-made structures on the coastal zone.

Policy 1.9.1: The City shall require the enforcement of the provisions of the Flood Ordinance, building set-backs from the shoreline and stormwater permits pursuant to Environmental Resource

Permitting (ERP), Chapter 62-330 and Chapter 62-312, Florida Administrative Code, and comply with applicable provisions of Chapters 62-4 and 62.520, F.A.C, in order to lessen the impact of man-made structures on the coastal zone.

Policy 1.9.2: The City shall update its Floodplain Management Ordinance for consistency with the latest edition of the Florida Building Code and also ensure that all future modifications of the flood-resistant construction requirements in the Ordinance continue to be consistent with, or more stringent than, requirements of the Florida Building Code and applicable flood plain management regulations set forth in 44 C.F.R. part 60.

Policy 1.9.3: Construction activities seaward of the coastal construction control lines established pursuant to section 161.053, Florida Statutes, shall be consistent with chapter 161. Florida Statutes.

OBJECTIVE 1.10: The City shall limit public expenditures which fund or subsidize development in the coastal high-hazard area except for water-dependent facilities.

Policy 1.10.1: The City shall provide specific provisions to include set backs from the shoreline for non-water dependent structures and coordination of permitting with appropriate jurisdictional agencies.

OBJECTIVE 1.11: The City will direct population concentrations away from the CHHA.

Policy 1.11.1: The City shall protect human life and prohibit locating hospitals, nursing homes and other similar structures which concentrate special needs population in the CHHA.

Policy 1.11.2: Hospitals, nursing homes, assisted living facilities, group homes and similar facilities shall be required to have a plan to ensure the health, safety and well-being of those in their care specially during natural disasters including evacuation plans and agreements with other facilities to transfer their vulnerable population.

OBJECTIVE 1.12: The City adopts and shall maintain a level of service of 16 hours for out of county hurricane evacuation for a category 5 storm event as measured on the Saffir-Simpson scale.

Policy 1.12.1: The City shall coordinate with and assist Gulf County in the implementation of the Gulf County Emergency Management Plan (CEMP) by providing police and fire department support personnel during emergencies.

Policy 1.12.2: The City shall review and, where appropriate, incorporate applicable recommendations regarding hurricane evacuation from other disaster preparedness plans (county, regional, state and federal) into this Plan. Specific inclusions of future recommendations will be undertaken as Plan amendments.

Policy 1.12.3: The Category 5 evacuation area is that area identified as the category 1 through 5 evacuation area in the regional hurricane evacuation study completed in 2004 and is depicted on Map 9a.

Policy 1.12.4: Future Land Use Map amendments and development shall meet and maintain the adopted level of service as identified in Objective 1.12 and shall be supported by adequate and relevant data and analysis demonstrating that the adopted hurricane evacuation level of service for the Category 5 evacuation area is maintained. Data and analysis shall include at a minimum, an analysis of the impacts of development on the Category 5 hurricane evacuation clearance time.

Policy 1.12.5: If the analysis indicates that the evacuation time level of service will not be achieved, then mitigation can be approved to the extent that it will maintain the adopted level of service as established in Objective 1.12. Appropriate mitigation includes, without limitation, payment of money, contribution of land, and construction of hurricane shelters and transportation facilities. The data and analysis demonstrating adequate mitigation shall include identification of the type of improvement, the cost of the improvement and the timing of the improvement, and a binding agreement between the local government and the developer identifying the mitigation plan in terms of type of project(s), cost of project(s), and timing of project(s). Mitigation measures requiring publicly funded capital improvements to construct facilities shall be incorporated into the City or Port St. Joe 5-year Capital Improvements Schedule. Mitigation measures requiring privately funded capital improvements may be included in the Capital Improvements Schedule, but need not be publicly funded.

Policy 1.12.6: To better plan for emergencies created by natural disasters, the City shall continue to provide input on the Gulf County CEMP and shall support and implement the adopted CEMP.

Policy 1.12.7: The City shall continue to support the Local Mitigation Strategies in Gulf County evaluating the risks and vulnerabilities facing the community and coordinating with local government planning officials and emergency management planners regarding mitigation priorities and implementation funding sources.

Policy 1.12.8: The City shall consider integrating hazard mitigation principles from the Local Mitigation Strategies into the City's comprehensive plan to reduce future damage to property and public facilities, avoid development in hazardous areas and provide for adequate public shelters and maintain safe and adequate hurricane evacuation clearance times.

Objective 1.13: The City shall continue to assess the impacts of sea level rise in order to reduce flood risk in the community.

Policy 1.13.1: The City shall maintain and update as needed all maps—including FEMA flood zones and repetitive claim maps, storm surge/Coastal High Hazard Area maps and sea level rise impact maps— identifying current and potential future areas subject to high flood hazard.

Policy 1.13.2: The City shall continue to use the Future Land Use Map and best available data mapping tools provided by such agencies as the National Oceanic and Atmospheric Administration (NOAA), as the basis for development and redevelopment in areas of the city that are at high risk for high-tide events, storm surges, flash floods, storm water runoff and sea level rise.

Policy 1.13.3: The City shall take into consideration projected sea level rise in all future decisions regarding the design, location, and development of infrastructure and public facilities in the potentially affected areas.

Policy 1.13.4: The city shall continue to revise the land development regulations to enhance flood mitigation measures in vulnerable areas to reduce future risks associated with high tide events, storm surge, flash floods, stormwater runoff, and the related impacts of sea level rise. In these areas, the City shall require vulnerability reduction measures for all new construction, redevelopment, and infrastructure such as additional shoreline hardening, elevated grade surface, elevated structures, floodable development, buffers and setbacks, higher floor elevations and incorporation of natural infrastructure for increased resilience.

Policy 1.13.5: The City shall consider participating in the National Flood Insurance Program (NFIP) and continue to work to enhance its Community Rating System (CRS) scores to ensure the best possible flood insurance rates for property owners.

Policy 1.13.6: In an effort to ensure continued compliance with the NFIP, the City will:

1. Continue to enforce the adopted Floodplain Management Ordinance requirements, which include regulating all new development and substantial improvements in Special Flood Hazard Areas (SFHA).
2. Continue to maintain all records pertaining to floodplain development, which shall be available for public inspection.
3. Continue to notify the public when there are proposed changes to the floodplain ordinance or Flood Insurance Rate Maps (FIRM).
4. Maintain the map and Letter of Map Change repositories.
5. Continue to promote Flood Insurance for all properties.
6. Continue the Community Rating System outreach programs.

PORT ST. JOE PORT MASTER PLAN

PORT GOALS, OBJECTIVES, AND POLICIES

GOAL 1: ECONOMIC GROWTH. THE PORT OF PORT ST. JOE IS LOCATED WITHIN THE MUNICIPAL JURISDICTION OF THE CITY OF PORT ST. JOE, THE COUNTY SEAT OF GULF COUNTY IN NORTHWEST FLORIDA. AS SUCH, THE PORT ST. JOE PORT AUTHORITY INTENDS TO PLAN AND DEVELOP THE IDENTIFIED PORT PLANNING AREA IN ACCORDANCE WITH MARKET FORECASTS, THE COMMUNITY'S COMMERCIAL AND INDUSTRIAL RESOURCES, AND IN COOPERATION WITH ITS PUBLIC AND PRIVATE PARTNERS TO CREATE JOBS AND STIMULATE LOCAL AND REGIONAL ECONOMIC DEVELOPMENT. TO ACHIEVE THIS GOAL, THE PORT ST. JOE PORT AUTHORITY SHALL IMPLEMENT A PHASED PROGRAM OF INFRASTRUCTURE DEVELOPMENT, TARGETED MARKETING, AND COLLABORATION WITH ITS PRIVATE PARTNERS TO CREATE A PORT ENVIRONMENT THAT PROVIDES THE MAXIMUM ECONOMIC, ENVIRONMENTAL, AND SOCIAL BENEFITS TO THE COMMUNITY. THIS GOAL IS CONSISTENT WITH GOAL 21 OF THE STATE COMPREHENSIVE PLAN, WHICH

ADDRESSES ECONOMIC STABILITY, JOB OPPORTUNITIES, AND INCREASED PER CAPITA INCOME FOR THE STATE'S RESIDENTS.

Objective 1.1: Port Planning Area Development. The Port St. Joe Port Authority shall pursue the phased planning and development of the Port Planning Area, including both Port and private properties, consistent with this Port Master Plan 2021, to provide appropriate support facilities that will accommodate projected waterborne commerce demand. Consistent with Goal 3, this development shall address environmental concerns, such as estuarine water quality and wetland mitigation, while still providing an economically sound site development plan conducive to attracting the desired tenant and user base.

Policy 1.1.1: Market Assessment. ~~The Port St. Joe Port Authority shall complete a market assessment or utilization of that information prepared by others that identifies potential waterborne commerce activities for short-term growth (5-year planning period) and longer-term expansion (10-year planning horizon).~~ **Market Opportunities.** The Port St. Joe Port Authority shall be supportive of the efforts of economic development organizations as well as private industries to identify and secure sites for the location of maritime related industries who intend to use the Port. This shall apply to both on-Port and 61 off-Port properties, including sites within the Gulf to Gadsden Freight Logistics Zone Strategic Plan.

Policy 1.1.2: Market Assessment. When financially feasible, the Port St. Joe Port Authority shall complete a market assessment or utilization of that information prepared by others that identifies potential waterborne commerce activities for short-term growth (5-year planning period) and longerterm expansion (10-year planning horizon).

Policy 1.1.23: Land Acquisition. The Port St. Joe Port Authority shall acquire land through purchase, lease, easement, or other as needed to support Port development and economic growth.

Policy 1.1.34: Waterfront and Upland Development. The Port St. Joe Port Authority shall plan, develop, and support the private development of and develop waterfront and supporting upland infrastructure to accommodate (a) the maritime related industries and tenants committed to ship through the Port and (b) the demand projections in the Port's market assessment and subsequent user commitments. The anticipated development includes berth and apron construction, site improvements, storage areas, cargo-handling equipment, and other infrastructure needed for tenant and user service.

Policy 1.1.45: St. Joseph Bay Entrance Channel and Gulf County Canal Dredging. The Port St. Joe Port Authority, having previously secured permits, shall coordinate with the U.S. Army Corps of Engineers (USACE) and other applicable local, regional, state, and federal regulatory agencies and stakeholders for the resumption of maintenance dredging as needed to accommodate the identified waterborne commerce operations (see Goal 2, Objectives 2.1 and 2.2).

Policy 1.1.56: On-Port Road Network and Rail. The Port St. Joe Port Authority shall develop an efficient road network within the Port Planning Area and explore opportunities to develop internal rail spurs to support operations, as needed (see Goal 2, Objective 2.3).

Policy 1.1.67: Rail Infrastructure. The Port St. Joe Port Authority shall support the rehabilitation and repair of the AN Railway in order to restore rail service to the Port and industrial area. Further, the

Authority shall explore opportunities to develop internal rail spurs to support operations, as needed (see Goal 2, Objective 2.4).

Policy 1.1.8: Facility Maintenance. The Port St. Joe Port Authority shall provide adequate maintenance and upkeep of its in-water and upland facilities to derive the best use from its infrastructure.

Objective 1.2: Economic Diversification. The Port St. Joe Port Authority shall explore opportunities to develop synergies between its waterborne commerce operations and other economic resources in the area.

Policy 1.2.1: Facility Utilization. The Port St. Joe Port Authority shall seek potential tenants and other users to achieve maximum site utilization and pursue expansion and development when new facilities will support economic growth.

Policy 1.2.2: Complementary Upland Development. The Port St. Joe Port Authority shall, in a phased approach, allow for and encourage upland development in the Port Planning Area and inland developments that complements its waterborne commerce operations.

Policy 1.2.3: Local Cooperation. The Port St. Joe Port Authority shall work with the City of Port St. Joe and with the Gulf County Economic Development Coalition in their efforts to attract maritime related industries to Gulf County.

Policy 1.2.4: Foreign Trade Zone Designation. The Port St. Joe Port Authority shall explore the establishment of a foreign trade zone to achieve the economic benefits such zones can generate. If appropriate, the Port Authority shall pursue the option of becoming a subzone or a licensee of another Foreign Trade Zone, such as the one at Port Panama City.

GOAL 2: TRANSPORTATION EFFICIENCIES. SEAPORTS DEPEND ON EFFICIENT INTERMODAL ACCESS TO PROVIDE COST-EFFECTIVE AND COMPETITIVE SERVICES. CONSEQUENTLY, THE PORT ST. JOE PORT AUTHORITY SHALL COLLABORATE WITH CITY, COUNTY, STATE, AND FEDERAL AGENCIES AND WITH PRIVATE ENTITIES RESPONSIBLE FOR WATER, HIGHWAY, AND RAIL CONNECTIVITY TO ENSURE THAT THE INTERMODAL TRANSPORTATION INFRASTRUCTURE AND CONNECTIVITY ESSENTIAL TO PORT OPERATIONS ARE IN PLACE.

Objective 2.1: Ship Channel and Gulf County Canal Access. The Port St. Joe Port Authority shall pursue maintenance dredging of the Ship Channel (defined as all ranges plus Harbor Channel and Turning Basin) and Gulf County Canal to provide the water depths needed to serve the vessels anticipated to call at the Port. ~~To the extent possible, consistent with the development and expansion needs of the Port, maintenance and new dredging activities and the management of spoil material shall be pursued in a manner respectful of the State Comprehensive Plan's goals and policies addressing stewardship of water resources, coastal and marine resources, and natural systems.~~

Policy 2.1.1: Ship Channel Maintenance Dredging. The Port St. Joe Port Authority shall pursue through all available avenues the funding for the maintenance dredging of the Ship Channel, and Gulf

County Canal to provide the water depths needed to serve the vessels anticipated to call at the Port. As part of the long-term maintenance and dredging activities the Port Authority will develop, or cooperate with the development if performed by others, a Dredged Material Management Plan for maintenance and dredging activities at St. Joseph's Bay and the Gulf County Canal.

Policy 2.1.2: Gulf County Canal Dredging. The Port St. Joe Port Authority shall cooperate with the maintenance dredging activities and efforts of the USACE in proximity to the Port Planning Area to maintain the water depths and width needed to serve the vessels that are anticipated to call at the Port.

Policy 2.1.3: Maintenance Dredging. The Port St. Joe Port Authority shall undertake maintenance dredging, as required to ensure safe navigational conditions for the ships and barges calling at its facilities.

Policy 2.1.4: Spoil Site Development. The Port St. Joe Port Authority shall develop, in accordance with the Dredge Material Management Plan and within the limits of its responsibility and funding resources, environmentally acceptable spoil sites for the disposal of the material the dredging projects will generate. If the spoil material is of the proper quality, and if it is permissible by the regulatory agencies, dredged material will be used for beach creation and renourishment. The added benefit of this disposal option is additional storm protection for adjacent land, and particularly for US 98, which is frequently damaged by wave action from storms.

Policy 2.1.2: Ship Channel Maintenance Dredging. When adequate funds have been secured, the Port St. Joe Port Authority shall, through a contributed funds agreement with the (USACE), implement the maintenance dredging of the Ship Channel to provide the water depths needed and to ensure safe navigational conditions for the vessels anticipated to call at the Port.

Policy 2.1.3: Gulf County Canal Dredging. The Port St. Joe Port Authority shall cooperate with the maintenance dredging activities and efforts of the USACE in the Gulf County Canal to maintain the water depths and width needed to serve the shallow draft vessels that are anticipated to traverse the Canal.

Policy 2.1.4: Maintenance Dredging of Berths. The Port St. Joe Port Authority shall undertake or shall support the efforts of owners of private dock facilities to accomplish maintenance dredging of ship berthing and docking areas, as required and which are excluded from the larger Channel dredging projects.

Policy 2.1.5: Dredge Material Disposal Areas. The Port St. Joe Port Authority shall construct, in accordance with the regulatory permits it has secured and within the limits of its responsibility and funding resources, the dredge material disposal areas required to support the resumption of maintenance dredging.

Objective 2.2: Intracoastal Connections. To take better advantage of its proximity to the Intracoastal Waterway, the Port St. Joe Port Authority shall support initiatives to improve Intracoastal connections, including shallow-water barge facilities, if appropriate to meet the requirements of Port users or to serve complementary industrial facility development in the region.

Policy 2.2.1: Gulf Intracoastal Waterway. The Port St. Joe Port Authority shall cooperate with entities seeking to improve conditions along the Gulf Intracoastal Waterway, of Gulf County Canal is a component, and promote more barge traffic.

Policy 2.2.2: Shallow-water Barge Facilities. The Port St. Joe Port Authority shall consider synergies with industrial users that can be served by barge as well as by road and rail.

Objective 2.3: Highway Access and Connectivity. The Port St. Joe Port Authority shall collaborate with local and state agencies to develop the intermodal connections needed for the efficient movement of goods to and from its facilities.

Policy 2.3.1: On-Port Road Improvements. The Port St. Joe Port Authority shall develop internal roads to serve Port Planning Area users which provide efficient access to the proximate off-Port city, county, and state highway network and shall coordinate the development of its on-Port roads with the City, County, and Florida Department of Transportation.

Policy 2.3.2: Off-Port Highway Improvements. The Port St. Joe Port Authority shall work with the Florida Department of Transportation to gain funding for any needed improvements to roads over which Port truck traffic must travel. Such roads include US 98 (SR 30), SR 71, CR 382, Gulf Coast Parkway, and Gulf to Bay Highway.

Objective 2.4: Rail Service and Connectivity. The Port St. Joe Port Authority shall implement rail service when user demand so warrants and collaborate with the AN Railway to obtain the best possible service and interchanges.

Policy 2.4.1: On-Port Rail Improvements – Port Property. The Port St. Joe Port Authority shall develop a rail spur to its ~~Parcel B property~~ rail access from the AN Railway to properties it owns or shall secure if required to serve Port Planning Area users.

Policy 2.4.2: On-Port Rail Improvements – Private Property. The Port St. Joe Port Authority shall cooperate with private property owners within the Port Planning Area to provide rail access to those properties when their planned improvements are in compliance with this Port Master Plan 2021 and determined to be beneficial to the public good.

Policy 2.4.3: Off-Port Rail Connections. Affirming Policy 1.1.7 above, upon the successful restoration of rail service to the Port, The Port St. Joe Port Authority shall work with the AN Railway to identify and pursue improvements to the off-Port rail infrastructure, which could would facilitate goods movement to and from the Port. This shall include not only on properties proximate to the Port Planning Area but also to the Intermodal Logistics Centers and other industrial sites identified in the Gulf to Gadsden Freight Logistics Zone Strategic Plan.

GOAL 3: ENVIRONMENTAL STEWARDSHIP. AS A RESPONSIBLE CITIZEN OF THE REGION CONCERNED WITH THE HEALTH AND WELL-BEING OF ITS CITIZENRY, AS EXPRESSED IN THE *STATE COMPREHENSIVE PLAN*, GOAL 5 (B) 1, THE PORT ST. JOE

PORT AUTHORITY IS COMMITTED TO PRESERVING AND PROTECTING THE QUALITY OF THE ENVIRONMENTAL RESOURCES WITHIN ITS COMMUNITY. IT SHALL CONSERVE AND PROTECT THOSE RESOURCES, CONSISTENT WITH PORT DEVELOPMENT AND EXPANSION NEEDS.

Objective 3.1: Natural Resource Preservation and Protection. In carrying out its development activities and day-to-day operations, the Port St. Joe Port Authority shall conserve and protect natural resources and shall cooperate with federal, state, regional and local agencies in developing sound environmental policies and measures to minimize the environmental impacts of Port development and operations. The Port Authority recognizes the intent of Goal 9, Policies 1 and 7 in the *State Comprehensive Plan*, to protect natural systems and will do so to the extent consistent with Port development and expansion needs.

Policy 3.1.1: Coastal Resources. The Port St. Joe Port Authority shall evaluate the specific and cumulative impacts of its plans on coastal resources before undertaking development and expansion activities and shall take measures to minimize negative impacts where possible, or to mitigate for damage that cannot be avoided. This policy is consistent with Goal 8, Policies 4, 6, and 7 of the *State Comprehensive Plan*. It is understood that as yet unformulated plans by private landowners for the long-term development of their waterfront property on the Bay may impact coastal resources in the future. The Port of Port St. Joe, a proactive public entity, whose mission is to help the community overcome an economic downturn by creating jobs and development synergies, has no involvement with or control over the plans of these private landowners and, consequently, is not in a position to address the eventual impacts of these plans. To the contrary, these future plans by private entities will need to address their cumulative impacts with Port development, which is leading the way in this area.

Policy 3.1.2: Estuarine and Surface Water Quality. The Port St. Joe Port Authority shall limit specific and cumulative impacts on water quality to maintain the integrity of the St. Joseph Bay Aquatic Preserve and maintain the applicable water standards. In so doing, the drainage system(s) in the Port Planning Area shall be designed to meet NPDES, ~~FDEP~~Florida Department of Environmental Protection, and Northwest Florida Water Management District water quality standards. The Port Authority and other landowners within the Port Planning Area shall coordinate their efforts with federal, state, regional, county and city governmental agencies. This policy is consistent with Goal 7, Policies 10 and 12 as well as Goal 15, Policy 6 in the *State Comprehensive Plan*.

Policy 3.1.3: Wetlands and Wildlife Habitat. The Port St. Joe Port Authority shall limit specific and cumulative impacts on identified wetlands and wildlife habitat on its properties by providing mitigation measures or, if possible, by avoiding projects that destroy or significantly degrade such habitat. Due to the industrial nature of the prior uses of the properties in the Port Planning Area, the wetlands and habitat therein have been previously impacted and are of very low quality.

~~**Policy 3.1.4: Portwide Best Management Practices.** The Port St. Joe Port Authority shall identify and provide best management practice guidelines for staff and tenants/users to observe in conducting their operations.~~

Objective 3.2: Plan Implementation Coordination. The Port St. Joe Port Authority shall be proactive in

coordinating its development efforts with local, state, and federal permitting agencies and with private stakeholders to ensure that its development and operations are carried out in accordance with the public interest and regulatory requirements.

Policy 3.2.1: Sensitivity to Local Concerns. The Port St. Joe Port Authority shall give consideration to the concerns of local interests, both for job creation/economic activity as well as for environmental protection, in implementing its development program and shall seek out the best possible environmental solutions to controversial issues.

Policy 3.2.2: Permit Compliance. The Port St. Joe Port Authority shall comply with the provisions of the eventual permits governing its in-water and upland development program, and shall work with local, state, and federal agencies to achieve a sound balance between its expansion requirements and the need to protect the surrounding environment.

GOAL 4: SAFETY AND SECURITY. THE PORT ST. JOE PORT AUTHORITY SHALL REDUCE EXPOSURE OF HUMAN LIFE AND PROPERTY TO DESTRUCTION BY NATURAL HAZARDS THROUGH HAZARD MITIGATION AND HURRICANE EVACUATION MEASURES AND SHALL PROTECT HUMAN LIFE AND PROPERTY FROM MANMADE DISASTERS THROUGH SAFETY AND SECURITY PROGRAMS.

Objective 4.1: Protection from Natural Hazards. The Port St. Joe Port Authority shall implement the measures required by the City of Port St. Joe, Gulf County and other agencies to protect human life and property from natural hazards.

Policy 4.1.1: Flood Zone Compliance. The Port St. Joe Port Authority shall see that any habitable, non-residential buildings in special flood hazard areas are designed and constructed to reduce the potential for flooding and wind damage. This policy is consistent with Goal 15, Policy 6, with respect to the potential for flooding.

Policy 4.1.2: Building Code Compliance. The Port St. Joe Port Authority shall see that all buildings are designed and constructed in accordance with the Unified Florida Building Code or as approved by the City of Port St. Joe.

Policy 4.1.3: Hurricane-Preparedness. The Port St. Joe Port Authority shall prepare a hurricane evacuation contingency plan and keep its plan up to date, ensuring that it is consistent with city and county emergency plans.

Policy 4.1.4: Post-Disaster Redevelopment. The Port St. Joe Port Authority shall implement post-disaster redevelopment procedures to reduce or eliminate exposure of human life and property to natural hazards. These procedures shall include the structural modification or removal of facilities that have experienced repeated storm damage.

Objective 4.2: Protection from Manmade Disasters. The Port St. Joe Port Authority shall reduce exposure of human life and property to harm from manmade disasters by implementing sound safety and security programs.

Policy 4.2.1: Safe Operating Environment. To provide a safe operating environment, the Port St. Joe Port Authority shall require that its personnel, tenants, facility operators, stevedores, etc. comply with the safety requirements of all federal, state, and local government and regulatory entities.

Policy 4.2.2: Security Plan. The Port St. Joe Port Authority shall prepare and implement the security plan mandated and approved under federal guidelines, consistent with funding availability.

GOAL 5: INTERGOVERNMENTAL COORDINATION AND REGIONAL COLLABORATION. THE PORT ST. JOE PORT AUTHORITY SHALL COORDINATE ITS EFFORTS WITH STATE AND LOCAL GOVERNMENTAL AND PRIVATE SECTOR ENTITIES AND SHALL COLLABORATE WITH INITIATIVES TO ENHANCE ECONOMIC DEVELOPMENT OPPORTUNITIES IN NORTHWEST FLORIDA. THIS GOAL IS CONSISTENT WITH GOAL 25, POLICY 7 OF THE *STATE COMPREHENSIVE PLAN*, WHICH ADDRESSES THE INTEGRATION OF SYSTEMATIC PLANNING CAPABILITIES AT ALL LEVELS OF GOVERNMENT, WITH AN EMPHASIS ON THE COORDINATION OF REGIONAL PROBLEMS, ISSUES, AND CONDITIONS.

Objective 5.1: Compatibility with City's Comprehensive Plan. The Port St. Joe Port Authority shall work with the City of Port St. Joe to see that Port maintenance and expansion activities are compatible with and support the programs and policies contained in the City's Comprehensive Plan.

Policy 5.1.1: Plan Coordination. The Port St. Joe Port Authority shall coordinate its planning and development efforts with the City of Port St. Joe to ensure that the Port's planned projects and land uses (see Objectives 1.1 and 1.2) are consistent with the City's Comprehensive Plan. It shall also evaluate proposed amendments to the City's Comprehensive Plan, particularly the Coastal Management Element, as to potential impacts on Port activities.

Policy 5.1.2: Infrastructure and Utility Capacity. The Port St. Joe Port Authority shall coordinate with the City to ensure the provision of adequate infrastructure and utilities for Port operations.

Policy 5.1.3: Port St. Joe Port Master Plan: The City of Port St. Joe hereby incorporates the Port St. Joe Port Master Plan, dated June 2021, into the Coastal Management Element of its Comprehensive Plan by reference.

Objective 5.2: Governmental and Agency Coordination. The Port St. Joe Port Authority shall coordinate its development and expansion program with applicable agencies to promote sound planning and economic growth.

Policy 5.2.1: Gulf County. The Port St. Joe Port Authority shall support the economic development initiatives of Gulf County, by pursuing activities that expand opportunities in trade, industry, and manufacturing.

Policy 5.2.2: Local, Regional, State, and Federal Agencies. In addition to city and county governments, the Port St. Joe Port Authority shall cooperate with the Apalachee Regional Planning

Council; the Northwest Florida Water Management District; the Florida Departments of Transportation, Economic Opportunity, and Environmental Protection; the U.S. Army Corps of Engineers, Florida's *State Comprehensive Plan*, and other applicable agencies in implementing the goals, objectives and policies of this Port Master Plan 2021.

Objective 5.3: Collaboration with Local and Regional Maritime, Commercial and Industrial Interests. To help achieve its primary goal of economic development, the Port St. Joe Port Authority shall cooperate with other Northwest Florida interests as they seek to expand the region's commercial and industrial base.

Policy 5.3.1: Economic Development Groups. The Port St. Joe Port Authority shall participate in the efforts of local and regional groups pursuing area wide economic development.

Policy 5.3.2: Gulf to Gadsden Freight Logistics Zone. The Port St. Joe Port Authority shall support the implementation of the Gulf to Gadsden Freight Logistics Zone plan prepared by the Apalachee Regional Planning Council.

Policy 5.3.23: Northwest Florida Seaports. The Port St. Joe Port Authority shall cooperate with the Port of Panama City and the Port of Pensacola when opportunities arise to pursue areas of common interest, such as cargo-handling synergies, regional promotional campaigns, special funding opportunities, and dredging issues. ~~The Port St. Joe Port Authority shall support the Memorandum of Understanding currently in place with the Panama City Port Authority, which outlines a mutually beneficial working relationship between the two Port Authorities.~~

GOAL 6: FINANCIAL STABILITY. THE PORT ST. JOE PORT AUTHORITY SHALL IMPLEMENT MEASURES TO SECURE ITS FINANCIAL HEALTH AS IT PROCEEDS WITH ITS DEVELOPMENT AND EXPANSION PROGRAM.

Objective 6.1: Budgetary Process. The Port St. Joe Port Authority shall implement a budgetary process that balances Port revenues, operating expenses, and capital expenditures needed to satisfy the anticipated market demand and capture new market share.

Policy 6.1.1: Port Revenues. ~~The Port St. Joe Port Authority shall monitor tariffs and fees charged by Gulf Ports Association members and shall implement a competitive fee structure~~ endeavor to acquire property for port development upon which it can generate revenues for cargo movements.

Policy 6.1.2: Port Tariffs. ~~The Port St. Joe Port Authority shall monitor tariffs and fees charged by Gulf Ports Association members and shall implement a competitive fee structure within an adopted tariff.~~

Policy 6.1.23: Annual Capital Improvement Plan Updates. The Port St. Joe Port Authority shall update its capital improvement plan annually to reflect budgetary and market changes, prioritizing its project implementation to obtain the best return on facility investments.

Objective 6.2: Funding Opportunities. The Port St. Joe Port Authority shall pursue diverse funding

opportunities to accelerate the rate at which it can implement its capital improvement program.

Policy 6.2.1: Legislative Contacts. The Port St. Joe Port Authority shall prepare a briefing for area legislators in the fall of each year to reacquaint them with the Port's existing and potential economic impact on the region and the importance of its needs being addressed in the state's budget process.

Policy 6.2.2: Florida Seaport Transportation Economic Development (FSTED) Council. The Port St. Joe Port Authority shall participate as an active member of the FSTED Council through which most of state budgeted funds for Florida's seaports are disbursed.

Policy 6.2.3: Grants/Loans. The Port St. Joe Port Authority shall actively seek grant funds from state, regional, and federal sources and shall supplement funding needs not met by grants with loans from commercial lending institutions and/or governmental entities. A specific example is Triumph Gulf Coast, Inc., a nonprofit corporation organized to oversee the expenditure of funds recovered by the State of Florida for economic damages resulting from the 2010 Deepwater Horizon oil spill. The Port development qualifies under their criteria of "public infrastructure projects for construction, expansion, or maintenance which are shown to enhance economic recovery, diversification, and enhancement."

Policy 6.2.3: Public/Private Partnerships. The Port St. Joe Port Authority shall continue to explore opportunities for public/private partnerships in the development of maritime and industrial facilities.

Table 5-1 on the next page summarizes the above goals, policies, and objectives for easy reference.

Table 5-1 Summary of Port of Port St. Joe Goals, Objectives and Policies

Goal	Objective	Policy
1. Economic Growth	1.1: Port Planning Area Development	<u>1.1.1: Market Opportunities</u> <u>1.1.42: Market Assessment</u> <u>1.1.23: Land Acquisition</u> <u>1.1.34: Waterfront and Upland Development</u> <u>1.1.45: St. Joseph Bay Channel and Gulf County Canal Dredging</u> <u>1.1.56: On-Port Road and air Network</u> <u>1.1.7: Rail Infrastructure</u> <u>1.1.68: Facility Maintenance</u>
	1.2: Economic Diversification	<u>1.2.1: Facility Utilization</u> <u>1.2.2: Complementary Upland Development</u> <u>1.2.3: Foreign Trade Zone Designation</u>
2. Transportation Efficiencies	2.1: Ship Channel and Gulf County Canal Access	<u>2.1.1: Ship Channel Maintenance</u> <u>Canal Access Dredging</u> <u>2.1.2 Funding for Ship Channel Maintenance Dredging</u> <u>2.1.23: Gulf County Canal Dredging</u> <u>2.1.34: Maintenance Dredging of Berths</u> <u>2.1.5: Spoil Site Development Dredge Material Disposal Areas</u>

Goal	Objective	Policy
	2.2: Intracoastal Connections	2.2.1: Gulf Intracoastal Waterway 2.2.2: Shallow-Water Barge Facilities
	2.3: Highway Access and Connectivity	2.3.1: On-Port Road Improvements 2.3.2: Off-Port Highway Improvements
	2.4: Rail Service and Connectivity	2.4.1: On-Port Rail Improvements – Port Property 2.4.2: On-Port Rail Improvements – Private Property 2.4.3: Off-Port Rail Connections
3. Environmental Stewardship	3.1: Natural Resource Preservation and Protection	3.1.1: Coastal Resources 3.1.2: Estuarine and Surface Water Quality 3.1.3: Wetlands and Wildlife Habitat 3.1.4: Portwide Best Management Practices
	3.2: Plan Implementation Coordination	3.2.1: Sensitivity to Local Concerns 3.2.2: Permit Compliance
4. Safety and Security	4.1: Protection from Natural Hazards	4.1.1: Flood Zone Compliance 4.1.2: Building Code Compliance 4.1.3: Hurricane-Preparedness 4.1.4: Post-Disaster Redevelopment
	4.2: Protection from Manmade Hazards	4.2.1: Safe Operating Environment 4.2.2: Security Plan
5. Intergovernmental Coordination and Regional Collaboration	5.1: Compatibility with City's Comprehensive Plan	5.1.1: Plan Coordination 5.1.2: Infrastructure and Utility Capacity
	5.2: Governmental and Agency Coordination	5.2.1: Gulf County 5.2.2: Local, Regional, State and Federal Agencies
	5.3: Collaboration with Regional Maritime, Commercial and Industrial Interests	5.3.1: Economic Development Groups <u>5.3.2: Gulf to Gadsden Freight Logistics Zone</u> 5.3.23: Northwest Florida Seaports
6. Financial Stability	6.1: Budgetary Process	6.1.1: Port Revenues 6.1.2: Port Tariffs 6.1.23: Annual Capital Improvement Plan Updates
	6.2: Funding Opportunities	6.2.1: Legislative Contacts 6.2.2: Florida Seaport Transportation Economic Development Council 6.2.23: Grants/Loans 6.2.34: Public/Private Partnerships



BURKEBLUE

December 8, 2021

Jim Anderson, City Manager
City of Port St. Joe
305 Cecil G. Costin Sr. Blvd.
Port St. Joe, Florida 32456

Via email: janderson@psj.fl.gov

Re: Proposed Memorandum of Understanding to Develop Workforce and/or Affordable Housing Opportunities

Dear Mr. Anderson:

Please find enclosed a proposed Memorandum of Understanding (the "MOU") between my client, Oikos Development Corporation and the City of Port St. Joe. The MOU has been modified since our meeting this morning in Port St. Joe. We would appreciate your presenting the proposed MOU to the Commission at its meeting next Tuesday, December 14, 2021 for consideration. We would also appreciate your confirmation that the MOU is on the agenda.

We are hopeful that the modifications that have been made to the MOU are responsive to the comments that were made at the meeting. I have included a "redline" that shows the changes that were made to the earlier draft.

The primary reason for Mr. Michael Snodgrass to request your consideration at the December 14 meeting is that the Florida Housing Finance Corporation will be issuing an RFP on December 15, 2021 requesting applications for funding from the "2021-206 HOME Financing For The Construction Of Small, Rural Developments" Grant program. The deadline for submissions will be in late January, and Mr. Snodgrass desires to commence work immediately on the application. He plans on attending the Commission meeting next week.

We look forward to working with the City in the development of a project that meets the needs of your community.

Yours Truly,
BURKE BLUE



Nevin J. Zimmerman

cc: Clinton McCahill, Esq.
Michael Snodgrass, Oikos Development Corporation

LES W. BURKE
ROB BLUE, JR.
EDWARD A. HUTCHISON, JR.
DOUGLAS L. SMITH
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OF COUNSEL
* ALSO ADMITTED IN GEORGIA
** ALSO ADMITTED IN NEW YORK
*** ALSO ADMITTED IN ALABAMA
+ CERTIFIED CIRCUIT COURT MEDIATOR
++ L.M. IN TAXATION
+++ CERTIFIED FAMILY MEDIATOR
◆ BOARD CERTIFIED MARITAL & FAMILY LAW ATTORNEY

MEMORANDUM OF UNDERSTANDING

Public Private Partnership to Develop Workforce and/or Affordable Housing Opportunities

This MEMORANDUM OF UNDERSTANDING ("MOU") made as of this 14th day of ~~January~~ December, 2022, by and between the CITY OF PORT ST. JOE, FLORIDA, a municipal corporation (the "City") and OIKOS DEVELOPMENT CORPORATION, a Missouri nonprofit corporation authorized to do business in Florida (the "Developer").

WITNESSETH:

WHEREAS, on December 15, 2008, the City received a donation of 58 acres, more or less (Parcel ID No. 03017-005R) from The St. Joe Company for use by the City for providing "affordable" housing for "extremely-low-income persons", "low-income persons", "moderate-income persons", and "very-low-income persons" as such terms were defined by Section 420.004, Florida Statutes (2008) (the "City Parcel");

WHEREAS, on March 23, 2021, the City adopted Ordinance No. 584 and annexed into the municipal limits the City Parcel:

WHEREAS, on May 18, 2021, the City adopted Ordinance No. 585 that amended its Comprehensive Plan Future Land Use Map and Zoning Map to provide for Low Density Residential (R-1) and High Density Residential (R-3) on the City Parcel:

WHEREAS, on May __, 2021 the City and Gulf County, Florida entered into an Interlocal Agreement (the "Interlocal Agreement") wherein Gulf County agreed to not challenge the annexation and zoning of the City Parcel and Parcel ID No. 03013-001R provided that the maximum density for the entire acreage will not exceed 172 habitable units;

WHEREAS, the City agrees that the entire allowable habitable units (172) pursuant to the Interlocal Agreement may be placed on the City Parcel;

WHEREAS, the City issued a Notice of Request for Qualifications on the Rebid of RFQ 2021-01 for a Public Private Partnership to Develop Workforce and/or Affordable Housing Opportunities (the "Project") and ran notice of such request in the Star Newspaper on July 15, 2021 and in the News Herald on July 18, 2021;

WHEREAS, RFQ-2021 stated that the City was seeking qualified applicants to enter into a Public-Private Partnership to determine development activities which will provide quality, workforce housing at an affordable price on the City Parcel;

WHEREAS, pursuant to RFQ 2021-01 Royal American and the Developer responded and personal interviews were held with the City Commission, and then the City Commission on November 2, 2021 determined that the Developer was the most qualified applicant and selected the Developer to negotiate a Memorandum of Understanding;

WHEREAS, the City recognizes that the Developer will expend substantial sums in determining the site plans, conceptual designs and financial feasibility of the Project pursuant to this MOU; and

WHEREAS, the City intends to donate to the Developer the City Parcel to construct the Project in to-be-determined phases in accordance with the terms of a subsequent Development Agreement ~~provided the Project is approved by~~ to be negotiated between the City and the Developer.

NOW THEREFORE, the City and the Developer agree that the purpose this MOU is to outline the process by which the City will work with the Developer in good faith to approve a development plan and to set forth the general principles upon which the parties will negotiate legally binding documents including a Development Agreement.

ARTICLE I: THE PROCESS

1. Site Suitability and Site Plan.

- a. The Developer does hereby have permission to enter the City Parcel to conduct the necessary testing, surveying and engineering to determine the feasibility of the City Parcel for the Project.
- b. The Developer shall undertake at its expense a wetlands delineation to determine those areas of the City Parcel that may be developed for the Project, and the Developer will work with the City to develop a site plan for the Project that accommodates the needs of the City, the surrounding neighborhoods and the Developer.
- c. The City agrees to provide all surveys, engineering drawings, concept plans or wetland delineations that it may have to the Developer ~~and to allow its City Engineer (Dewberry) to work with the Developer to develop a concept plan for the Project.~~

2. Financial Feasibility.

- ~~a. The Developer will explore financing options to develop the Project including tax exempt bonds, tax credits, and federal and state loans and grants, and City and Gulf County grants.~~
- ~~e. The City agrees to consider the issuance of bonds to partially finance the Project that are secured by Project revenues and not from City revenues or pledges.~~
- ~~e.g. The City agrees to consider the abatement of new ad valorem taxes paid to the City that are derived from the Project, or, if such abatement is not possible or practical, a payment annually to support the Project that is equal to the amount of new City ad valorem taxes generated by the Project.~~

3. Actions of the Developer to develop the Project.

- a. The Developer will meet with City immediately on planning, designs, permitting, and setting up community meetings to explain the ~~—project~~Project, timeline, eligibility, leasing, homeownership information and scope of the community project
- b. The Developer will begin to work immediately with federal, state and private funding partners to initiate funding requests to secure multi-layer funding needed for workforce rental and homeownership components of the community.
- c. The Developer will create a strategic development plan and timeline for each of these ~~—steps~~ and ensure that all development items will be transparent to city and stakeholders.

4. Cooperation of the City

- a. The City agrees to consider and to assist in obtaining all necessary entitlements to construct the Project, including but not limited to zoning changes and county, state and federal permits.
- b. The City agrees to ~~support~~cooperate with the Developer in its efforts to work with State agencies, Gulf County and federal agencies to obtain all necessary permits and entitlements and financing~~the financing required~~ to construct the Project.

ARTICLE II: THE PROJECT—GENERAL PRINCIPLES

1. The City recognizes that pursuant to this MOU that the Developer has “site control” for purposes of applying for various federal and state tax credits, loans and grants, and the City consents to the Developer applying for such tax credits, loans and grants that would be used for the Project.
2. The parties agree that the Project may be a phased development. The City and the Developer agree to explore the feasibility of constructing a Project that is generally described as the following: consists of a combination of rental units and homeownership that do not exceed 172 habitable units.

~~— Workforce Community Details: 150 — / — Workforce Rental units: 27 — / — homeownership units~~

~~— Combination of Unit Designs: Fourplexes and Duplexes; Two story townhomes; single story rental and homeownership~~

~~— Green/Park Space/Sports Space~~

~~Access to property will be designed to connect through Two Mile Tower Road around City Public Works, and the City and Developer agree to work together to secure a secondary entrance/outlet to the City Parcel.~~

~~10.3. The City understands and agrees that prior to the Developer obtaining time of closing on the financing to construct a particular phase of the Project that has been approved by the City will convey at such closing that all or portions phase portion of the City Parcel will be conveyed without cost to the Developer or its assigns, all to be negotiated between the parties in the Development Agreement.~~

~~11.4. The City and the Developer agree to proceed in good faith, and the City agrees that it will work exclusively with the Developer on the Project.~~

~~12.5. This MOU may be modified at any time by mutual written agreement.~~

~~13. The City may terminate this MOU with or without cause at a public meeting; provided, however, the City shall provide written notice to the Developer of the date and time of the public meeting at which such termination is to be considered and shall receive the comments of the Developer and the public prior to taking a vote. The Developer may terminate the MOU with or without cause by giving written notice of such termination.~~

In witness whereof, the parties hereto have executed this MOU as of the date first above written.

{SIGNATURES}

DATED this 14th day of December, 2021. CITY OF PORT ST. JOE, a Florida
municipal corporation

ATTEST:

By: Rex Buzzett, Mayor-Commissioner

Charlotte Pierce, Clerk

Clinton T. McCahill FL BAR NO. 73482

260 Marina Dr. Ste A

Port St. Joe, Florida 32456

ATTORNEY FOR CITY OF PORT ST. JOE

OIKOS DEVELOPMENT CORPORATION

By: Michael Snodgrass, President

Current City Projects 12/14/21

- Washington Gym Bathroom- County Approved a match of up to \$25K to Rehab. the Restrooms on 8/24/21
- Keepers' Quarter (Eglin) Rehab- Under Construction
- Tree/Stump removal from Parks- Ongoing
- Maddox Park Drainage- Need more info. from engineer to bid and direction from the Board
- Clifford Sims Park Repairs- Dewberry is working on a plan
- Maddox Park Gazebo- Project has been rebid, closes 12/21
- Splash Pad- Applied for a FRDAP Grant & a Legislative Request 10/21
- City Pier Lighting- Being Reviewed by City Electricians
- Centennial Bldg. Rehab- Grant Approved
- Lighthouse Complex Rehab- Grant Approved
- Core Park Stage, Splash Pad, & Restroom- Applying for Legislative Funding 11/1/21
- Sewer Rehab. CDBG-DR- Grant Funding Approved 5/21, Waiting on Grant Agreement
- Stormwater Rehab. MLK Corridor CDBG-DR (FAMU)- Grant Application was not approved
- City Hall Complex- Working on a possible USDA Grant/Loan
- Community Garden- Lease Agreement signed
- Park Point Sewer- Waiting on Materials to be delivered
- First Street Sewer Rehab- Scheduled for 12/21 & 1/22
- First Street Paving from First Street to Hwy 71 SCOP- Under Design
- Long Ave Water/Sewer- Under Construction
- Lighthouse Rehab- Approved to bid on 7/6, working on Bid Docs
- Monument Ave. Sidewalks- Bids received change order on the 11/16/21 agenda
- Dooder Parker Park- Outdoor Exercise Equipment & Disc Golf Improvements- Waiting on the State Approval to Award Bid, Part of the Monument Ave. Concrete Bid

- Washington Gym Complex- Outdoor Exercise Equipment & Disc Golf Course- Waiting on State Approval to Award Bid, Part of the Monument Ave. Concrete Bid
- Haven Road & Sea grass Circle Sewer- Under Design & Permitting
- New Boat Ramp Access Road- Under Design
- Dugout Repairs at Benny Roberts Park- City staff is making the repairs
- Washington Gym Sidewalk Cover- Plans are being Engineered

RESOLUTION NO. 2021-17

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF PORT ST. JOE ADOPTING A PAY SCALE FOR EMPLOYEES OF THE CITY OF PORT ST JOE, PROVIDING FOR REPEAL OF ANY RESOLUTION IN CONFLICT HEREWITH, AND PROVIDING FOR AN EFFECTIVE DATE.

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

1. The City Commission hereby adopts the City of Port St. Joe Pay Scale proposed by City staff.
2. Resolutions or other Pay Scales for employees of the City prior to the date hereof are hereby repealed.
3. This Resolution is effective immediately upon passing.

THIS RESOLUTION ADOPTED this _____ day of December, 2021.

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

BY: _____
Rex Buzzett, Mayor-Commissioner

Attest: _____
Charlotte M. Pierce, City Clerk

City of Port St. Joe Pay Scale

City Hall Administration

City Manager	\$40.87	\$60.10	\$85,000.00	\$125,000.00
City Clerk	\$27.88	\$47.60	\$58,000.00	\$99,000.00
Finance Director	\$27.88	\$47.60	\$58,000.00	\$99,000.00
Utility Billing Supervisor	\$19.23	\$29.48	\$40,000.00	\$61,318.40
Utility Billing Clerk II	\$17.00	\$19.23	\$35,360.00	\$40,000.00
Utility Billing Clerk I	\$15.00	\$18.51	\$31,200.00	\$38,500.80
Accounts Payable	\$17.00	\$21.64	\$35,360.00	\$45,000.00
Code Enforcement Officer	\$15.00	\$29.48	\$31,200.00	\$61,318.40

Public Works

Public Works Director	\$27.88	\$47.60	\$58,000.00	\$99,000.00
City Operations Supervisor	\$20.18	\$29.48	\$41,974.40	\$61,318.40
Administrative Assistant I	\$14.40	\$17.00	\$29,952.00	\$35,360.00

Water Department:

Water Superintendent	\$18.51	\$33.65	\$38,500.80	\$70,000.00
Utility Service Worker III	\$16.51	\$19.95	\$34,340.80	\$41,496.00
Utility Service Worker II	\$15.51	\$18.51	\$32,260.80	\$38,500.80
Utility Service Worker I	\$14.40	\$17.00	\$29,952.00	\$35,360.00
Meter Reader	\$14.40	\$17.00	\$29,952.00	\$35,360.00

Sewer Department:

Sewer Superintendent	\$18.51	\$33.65	\$38,500.80	\$70,000.00
Utility Service Worker III	\$16.51	\$19.95	\$34,340.80	\$41,496.00
Utility Service Worker II	\$15.51	\$18.51	\$32,260.80	\$38,500.80
Utility Service Worker I	\$14.40	\$17.00	\$29,952.00	\$35,360.00

Construction Crew:

Crew Leader	\$18.51	\$27.88	\$38,500.80	\$58,000.00
Equipment Operator II	\$16.51	\$29.48	\$34,340.80	\$61,318.40
Service Worker I	\$14.40	\$17.00	\$29,952.00	\$35,360.00

Parks & Recreation Department:

Service Worker I (Part Time)

\$14.40	\$17.00	\$29,952.00	\$35,360.00
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Streets and Drainage:

Inmate Supervisor

Equipment Operator II

Equipment Operator I

Service Worker II

Service Worker I

\$14.40	\$25.67	\$29,952.00	\$53,393.60
\$16.51	\$29.48	\$34,340.80	\$61,318.40
\$14.51	\$19.95	\$30,180.80	\$41,496.00
\$15.51	\$18.51	\$32,260.80	\$38,500.80
\$14.40	\$17.00	\$29,952.00	\$35,360.00

Solid Waste (Yard Debris):

Equipment Operator II
Equipment Operator I

\$16.51	\$29.48	\$34,340.80	\$61,318.40
\$14.51	\$19.95	\$30,180.80	\$41,496.00

General Maintenance:

Carpenter I
Carpenter II

\$16.05	\$23.00	\$33,384.00	\$47,840
\$23.00	\$30.00	\$47,840.00	\$62,400.00

Vehicle Maintenance (Garage):

Vehicle Mechanic I
Vehicle Mechanic II

\$16.05	\$23.00	\$33,384.00	\$47,840.00
\$23.00	\$30.00	\$47,840.00	\$62,400.00

Water Plant

Plant Manager
Electrician
Chief Operator
Operator Class A
Operator Class B
Operator Class C
Operator Trainee
Chipola Pump Station Operator
Maintenance Worker I
Lab Technician

\$25.67	\$47.60	\$53,393.60	\$99,000.00
\$17.00	\$24.00	\$35,360.00	\$49,920.00
\$19.00	\$29.26	\$39,520.00	\$60,860.80
\$17.51	\$24.00	\$36,420.80	\$49,920.00
\$16.51	\$23.00	\$34,340.80	\$47,840.00
\$15.51	\$19.95	\$32,260.80	\$41,496.00
\$14.40	\$17.00	\$29,952.00	\$35,360.00
\$16.07	\$19.95	\$33,425.60	\$41,496.00
\$14.40	\$17.00	\$29,952.00	\$35,360.00
\$16.07	\$23.00	\$33,425.60	\$47,840.00

Wastewater Plant

Plant Manager
Chief Electrician
Lab Technician
Chief Operator
Operator Class A
Operator Class B
Operator Class C
Operator Trainee
Maintenance Worker I

\$25.67	\$47.60	\$53,393.60	\$99,000.00
\$22.00	\$29.26	\$45,760.00	\$60,860.80
\$16.07	\$19.95	\$33,425.60	\$41,496.00
\$19.00	\$29.26	\$39,520.00	\$60,860.00
\$17.51	\$24.00	\$36,420.80	\$49,920.00
\$16.51	\$23.00	\$34,340.80	\$47,840.00
\$15.51	\$19.95	\$32,260.80	\$41,496.00
\$14.40	\$17.00	\$29,952.00	\$35,360.00
\$14.40	\$17.00	\$29,952.00	\$35,360.00

Police Department

Chief	\$27.88	\$47.60	\$58,000.00	\$99,000.00
Lieutenant	\$22.00	\$29.26	\$45,760.00	\$60,860.00
Sargeant	\$20.00	\$24.00	\$41,600.00	\$49,920.00
Patrolman	\$18.50	\$22.09	\$38,480.00	\$45,947.20
Administrative Assistant (Part Time)	\$14.40	\$17.00	\$29,952.00	\$35,360.00
Investigator (Part Time)	\$22.00	\$29.26	\$45,760	\$60,860

Volunteer Fire Department

(Paid per Call)

Chief	House \$20, Car \$15, Misc. \$15, Drill \$15
Assistant Chief	House \$20, Car \$15, Misc. \$15, Drill \$15
Fireman II	House \$20, Car \$15, Misc. \$15, Drill \$15
Fireman I	House \$15, Car \$10, Misc. \$10, Drill \$10

Amended 12/14/21 to Update the Mechanic & Carpenter Positions

10% COLA for all employees except PD which has Various Raises at or Above the 10%

Minium Pay for the City Increased to \$14.40 per hour

License Certification Raises Water and Wastewater Plants \$1.00

BOAT SLIP RENTAL AGREEMENT

THIS BOAT SLIP RENTAL AGREEMENT (herein, "Agreement") is made and entered into this 14th day of December, 2021, by and between CITY OF PORT ST. JOE FLOIRDA, a , INC., a Florida municipal corporation (hereinafter City"), and TIGHT LINES GOOD TIMES, LLC (herein, "Tenant"), who's relevant business information is listed below;

Boat Name: Aquabear Adventures

Owner/Owner's Representative Name: William and Cynthia Little

Business Address: 661 North Long Street, Port St. Joe, Florida 32456

telephone number:850-227-8200 cell number:850-247-8732 and 850-653-5207

The above named agree to the following rental terms:

1. **LEASE.** City leases to Tenant and Tenant leases from City Boat Slip # 1 (herein, "Boat Slip" or "Premises"). Tenant agrees to use the Boat Slip solely for the docking or mooring of one (1) boat, which boat is described on Exhibit "A" – Boat Description, attached hereto and incorporated herein by reference, as allowed by the City and for no other purposes and uses whatsoever. Tenant hereby accepts the Boat Slip in "as is" condition.
2. **USE OF PREMISES.** The Premises shall be used for the docking and mooring of a commercial fishing vessel as well ingress and egress for its customers (the "Permitted Use"), and for no other purpose without express consent of City, and shall not be used for any illegal purposes, nor in violation of any regulation of any governmental body having jurisdiction.
3. **TERM AND RENT.** The term of this Lease shall be for a period of 12 months, commencing on December 14, 2021 and ending on December 13, 2022.

Rent shall be calculated at **\$12.00** per foot. All measurements shall extend from the bow of the boat past the motor at the stern of the boat.

Monthly Rent as agreed upon shall be \$642.00 per month, which includes 7% Sales Tax, paid in advance. Rent is due on the first day of every month and shall be considered late if not paid by the 5th of every month. All late payments shall be subject to a 10% late fee.

4. **INSURANCE AND INDEMNITY.** City shall not be liable for any damage or liability, of any kind, or for any injury to or death of any persons or damage to any property on or about the Boat Slip Property, or personal property of Tenant from any cause whatsoever, except to the extent any such is attributable to City's gross negligence or willful misconduct.

- a. Tenant shall indemnify and save City and City's agents and employees harmless from and against suits, claims, actions, damages, liability, expense, court costs,

and attorney's fees in connection with loss of life, bodily or personal injury, or property damage arising from or out of any occurrence in, upon, at, or from the Boat Slip Property or the occupancy or use by Tenant of said Boat Slip Property or any part thereof, or occasioned wholly or in part by act or omission of Tenant, Tenant's agents, contractors, employees, invitees, or licensees, including any default by Tenant of obligations on Tenant's part to be performed under the terms of this Lease. Tenant shall not be liable for damage or injury occasioned by the sole negligence or willful acts of City or its agents, contractors, servants or employees, unless such damage or injury arises from perils against which Tenant is required by this Lease to insure and then only to the extent of such insurance. In case any action or proceeding is brought against City or City's officers, directors, employees, agents, successors and assigns, by reason of any claims as to which Tenant is obligated to indemnify and save City harmless, Tenant, upon notice from City, shall defend the same at Tenant's expense by counsel approved in writing by City, which approval shall not be unreasonably withheld. Tenant's indemnification obligations under this Section shall survive the expiration or earlier termination of this Lease. Tenant's covenants, agreements and indemnifications in this Section are not intended to and shall not relieve any insurance carrier of its obligations under policies required to be carried by Tenant pursuant to the provisions of this Lease.

- b. Except to the extent any such matter is not covered by insurance required to be maintained by Tenant under this Lease and is attributable to the gross negligence or willful misconduct of City, City shall not, without limiting the provisions of Section (a), above, be responsible or liable to Tenant or any of Tenant's agents, employees, sub-tenants, assignees, licensees, contractors or invitees for any loss or damage resulting to the Tenant or its property from bursting, stoppage or leaking of water, gas, sewer or steam pipes, or for any damage caused by water leakage from any part of the Boat Slip Property or from the pipes, appliances or plumbing works, or by any other cause of whatsoever nature, or loss of property within the Boat Slip Property from any cause whatsoever or any damage caused to the Boat Slip Property, or the public, or caused by construction of any private, public or quasi public work.
- c. Anything in this Lease to the contrary notwithstanding, City and Tenant hereby waive any and all rights of subrogation for themselves and any insurer against each other, their respective agents, officers and employees for any loss or damage that may occur to the Boat Slip Property and to all property, whether real, personal or mixed, located in or at the Boat Slip Property, by reason of any peril to be insured under this Lease regardless of cause or origin, including negligence of the parties hereto, their respective agents, officers and employees. Since the above mutual waiver will preclude the assignment of any aforesaid claim by way of subrogation (or otherwise) to an insurance company (or any other person), each party hereto agrees immediately to give each insurance company which had issued to it property insurance policies, written notice of the terms of said mutual waivers, and to have said insurance policies properly endorsed, if necessary, to

prevent the invalidation of such coverage by reason of said waivers. If no endorsement is allowed or available to prevent the invalidation of such coverage by reason of said waivers, then such waivers shall not apply in any case which would result in the invalidation of any such policy of insurance. Each party shall notify the other if such party's insurance would be so invalidated and an endorsement of such policy is not available.

- d. Tenant covenants to provide on or before the Effective Date of this Lease and keep in force (at Tenant's cost and expense) during the term of this Lease, the following insurance coverage with respect to the Boat Slip Property:
 - i. Comprehensive general liability insurance and casualty insurance, individually and/or in conjunction with an umbrella policy, covering claims on an occurrence basis, to include contractual liability, and with limits of not less than \$1,000,000.00 combined single limit insurance for bodily injury and property damage. The insurance coverage required under this Section shall, in addition, extend to any liability arising out of the indemnities of Tenant provided for in Section (b), above. In the event Tenant's comprehensive general liability insurance policy shall insure Tenant's ownership or operation of more than one location, then such policy shall contain an endorsement that the aggregate limit of all insurance required under this Section shall apply separately to each location owned or rented.
 - ii. Pollution Liability Insurance. Tenant shall, at its sole expense, during the entire term of this Lease, keep in full force and effect a policy or policies of comprehensive pollution liability and property damage insurance covering the Premises and the business operated by Tenant and any sub-tenants or assignees of the Tenant on or about the Premises. The pollution liability insurance shall not be less than \$5,000,000.00 per occurrence, \$2,000,000.00 general aggregate. Such insurance shall include but not be limited to bodily injury liability, personal injury liability, property damage liability, broad form property damage liability, environmental response and remedial costs, other cleanup costs, environmental consultants' fees, attorneys' fees, fines and penalties, laboratory testing fees, claims by third parties and governmental authorities for death, personal injuries, property damage, business disruption, lost profits, natural resource damages and any other costs, for any release of any pollutants and/or contaminants, whether released to air, soil or water and whether the release is on or off the Premises. Coverage shall be maintained for two after the term of the lease.
 - iii. Comprehensive Automobile liability (if any automobile is to be used in or around the Boat Slip Property) with limits of liability of not less than \$1,000,000.00 each accident;

- iv. Workers compensation insurance as required by the State of Florida and Federal law as may be applicable, which shall include, but is not limited to, The Longshore and Harbor Workers Compensation coverage, and Employer's Liability insurance in the amount of at least \$500,000.00 for any one accident or disease;
 - v. Special Form Causes of Loss insurance covering Tenant's trade fixtures, machinery, equipment, furniture, supplies and other personal property of Tenant within the Boat Slip Property against perils included within extended coverage, and coverages against perils including, but not limited to, vandalism and malicious mischief, theft, explosion, and water damage of any type. Tenant's property damage insurance shall include 100% full insurable replacement value with no coinsurance penalty. Any policy proceeds from such insurance shall be held in trust by Tenant for the repair, reconstruction, restoration or replacement of the property damaged or destroyed, unless this Lease shall cease and terminate;
- e. Tenant's policies shall be endorsed, name City, City's lender, and such other person or firms as shall be specified by City as additional insureds. All insurance coverage required herein shall be with companies and in forms satisfactory to City (companies licensed to do business in the State of Florida with a Best's rating of A-/X or better shall be deemed satisfactory). All such insurance shall contain endorsements that such insurance may not be canceled or amended with respect to City (or its designees) except upon thirty (30) days' prior written notice to City (and any such designees) by the insurance company. Tenant shall be solely responsible for payment of premiums and City (or its designees) shall not be required to pay any premium for such insurance. In the event of payment of any loss covered by such policy, City (or its designees) shall be paid first by the insurance company for City's loss. The minimum limits of the comprehensive general liability policy of insurance shall in no way limit or diminish Tenant's liability hereunder. Tenant shall deliver to City at least fifteen (15) days prior to the time such insurance is first required to be carried by Tenant, and thereafter at least fifteen (15) days prior to the expiration of such policy, either a duplicate original or a certificate of insurance on all policies procured by Tenant in compliance with its obligations hereunder, together with evidence satisfactory to City, of the payment of the premiums therefor. If Tenant fails to obtain and provide any or all of the aforesaid insurance, then City may, but shall not be required to, purchase such insurance on behalf of Tenant and Tenant shall reimburse the cost thereof, on demand.
- f. The minimum limits of the comprehensive general liability policy of insurance shall be subject to increase at any time, and from time to time, if City shall deem same necessary for adequate protection. Within thirty (30) days after demand therefor by City, Tenant shall furnish City with evidence of Tenant's compliance with such demand.

5. **ENVIRONMENTAL COMPLIANCE.** Tenant shall use, and cause its Invitees and any persons on or about the Boat Slip Boat Slip Property at the direction of or because of Tenant, to use the Boat Slip Property only in full compliance with in accordance with all Environmental Laws. Tenant shall not permit the generation, storage, dispersal, release or transportation of any petroleum products or other Hazardous Substance on, in, under or upon the Boat Slip Property. Should Tenant permit fueling of vessels from the Park via mobile fueling services, such provider must have all necessary and required permits for the Florida Department of Environmental Protection Agency and all other governing or regulating entities with jurisdiction of same. Further, Tenant must provide City with a valid and effective copy of the mobile fueling vessel's certificate of insurance and other related governmental authorizations to conduct mobile fueling.

For purposes of this Agreement, "Hazardous Substance" means any substance, material or waste of any kind or character which may be dangerous to health or to the environment, or which is or may become regulated as hazardous or toxic waste, pollutants, contaminants or substances, or which requires special handling, storage or treatment, including without implied limitation, all "hazardous matter," "hazardous waste," "hazardous substances," "asbestos," "petroleum products," and "oil" as defined in or contemplated by any Environmental Laws.

The Boat Slip Property is an Environmentally Sensitive Area. Pursuant to the Federal Water Pollution Control Acts (33 U.S.C. Section 1321 – prohibiting discharge of oil or oily water; 33 U.S.C. Section 1322 – prohibiting discharge of untreated sewage) and all other Federal, State, County and municipal laws and regulations, no person shall discharge oil, spirits, inflammable liquids, any foreign substance or oil bilge water into the Marina. Refuse shall not be thrown or otherwise disposed of into the Marina waters. All refuse and waste (with the exception of motor oil, batteries, gas, diesel, or other hazardous material) shall be disposed of properly and not on the Boat Slip Property or Licensor's Marina.

Upon becoming aware of any environmentally related issues which could detrimentally impact the Boat Slip Property, Tenant shall immediately notify the City of such and forthwith, diligently and expeditiously remediate such violation or contamination in full compliance with all Environmental Laws, all requirements of any such governmental authorities. Tenant, at the cost and expense of the Tenant, may have such environmental audits performed to determine whether or not any such remediation has been so completed. If Tenant shall fail to commence any such remediation as provided herein or, after commencing such remediation fails to immediately, forthwith, diligently and expeditiously complete such remediation, City shall have the right but not the obligation to perform and complete such remediation and Tenant shall reimburse City for the cost thereof together with lawful interest thereon.

6. **IMPROVEMENTS.** Tenant shall not undertake any improvements on Premises without the express written consent of the City.
7. **TAXES AND SERVICES.** Tenant agrees to pay all applicable sales tax and all other governmental taxes related to the Agreement, regardless of whether described in this

Agreement or not. Tenant agrees to pay for all services provided related to the Agreement (herein, "Services") in accordance with the rates established by City, from time to time. All fees and charges for Services shall be payable in advance unless otherwise agreed to by both parties.

8. **ASSIGNMENT.** Tenant shall not assign or sublet this Agreement. Any purported assignment, sublet or other transfer by Tenant shall be a default of this Agreement and will be considered null and void by City.
9. **OWNERSHIP BY CITY.** Tenant acknowledges and agrees that the real property to which the Boat Slip is attached is exclusively owned by the City and, therefore, the Boat Slip and its use thereof are subject to the terms and conditions hereof. Tenant acknowledges and agrees that the tenancy herein created is inferior to and governed by the terms, provisions and conditions contained in the Cooperative Documents, as amended from time to time.
10. **MAINTENANCE OF BOAT.**
 - a) **Maintenance by Tenant.** Tenant shall keep and maintain the Boat and all personal property of Tenant in good state of maintenance and repair and in a sightly, healthy and clean condition, and so as to comply with all applicable ordinances, regulations and laws of all government and quasi-government entities, whether federal, state or local, and having jurisdiction. Painting, scraping, sand blasting, or repair of gear will not be permitted on the Premises.
11. **DAMAGES.** Tenant shall be strictly liable for any and all damages to the Boat Slip, dock and Attached Property and other facilities within the Premises, caused by Tenant, Tenant's Boat, Tenant's employees, family, agents, guests, contractors, vendors, crew, invitees and/or invitees, or in any way relating to the Boat Slip, the Boat and/or the use thereof.
12. **NO ADDITIONS OR ALTERATIONS BY TENANT.** Tenant shall not make any additions or alterations in or upon the Boat Slip of any nature whatsoever without first having obtained the written consent of the City. Dock boxes are prohibited.
13. **RIGHT OF ENTRY BY CITY.** City, its agents, contractors, vendors and employees may at any time without consent of Tenant enter in and upon and have free access to the Boat Slip for the purposes of examining and inspecting the same, for delivery of notices, for determining if the same are in a healthy, clean and well maintained condition, and making such repairs to the Boat Slip may deem necessary. City shall not enter the Boat without reasonable advance notice to Tenant, unless in the event of an emergency.
14. **NOTICES.** Any notice that either party herein desires or is required to give to the other must be in writing to the addresses listed below

TENANT

LANDLORD

Tight Lines Good Times, LLC

City of Port St. Joe

William & Cynthia Little
661 North Long Avenue
Port St. Joe, Florida 32456

c/o Jim Anderson, City Manager
305 Cecil G. Costin Sr. Blvd
Port St. Joe, Florida

15. **DEFAULTS.** In the event that the Tenant defaults in its financial or other obligations under this Agreement, or fails or refuses to comply with the provisions of this Agreement or applicable law, City shall have the right to:
- (i) Revoke Tenant's Agreement and exclusive use of the Boat Slip;
 - (ii) Terminate this Agreement as provided herein and require the Tenant turn over control of the Boat Slip to the City without any obligation to Tenant, financially or otherwise;
 - (iii) enter upon the Boat Slip and tow and/or remove the Boat from the Boat Slip with prior written notice sent to Tenant by Certified Mail, Return Receipt Requested, and store the Boat at Tenant's sole expense;
 - (iv) exercise any and all other rights and remedies available to City herein.
16. **INDEMNIFICATION.** Tenant shall indemnify and hold harmless City from and against any and all claims, fines, suits, actions, damages, causes of action, release or discharge of fuel, chemicals, waste or other pollutants by Boat or arising during the term of this Agreement, and for any personal injury, loss of life or damage to property sustained in or about the leased premises which arises in connection with the use of the leased premises by Tenant, or Tenant's family members, contractors, invitees or guests, and in connection therewith. Tenant shall also indemnify and hold harmless City from and against all costs, attorney's fees, expenses and liabilities incurred in and about such claim, the investigation thereof, or the defense of any action or proceeding brought thereon, and from and against any liability, cause of action, lawsuit, orders, judgments and decrees which may be entered therein or therefrom.
17. **TERMINATION.** Either party may terminate this Lease upon not less than thirty (30) days written notice to the other party at its official mailing address. In the event of early termination of this Agreement for any reason, no rent or fee shall be refunded to Tenant. Not later than five (5) days after termination of this Agreement for any reason, Tenant shall vacate the Boat Slip and leave same in condition as good or as better than it was at the beginning of this Agreement, reasonable wear and tear excepted. Should there be an environmental disaster as outlined herein, the City shall have the right to immediately terminate this Agreement without any written notice.
18. **UTILITIES.** City shall make available to tenant, water and electricity.
19. **MISCELLANEOUS PROVISIONS.**
- (a) All understandings and agreements between City and Tenant with respect to the Boat Slip are merged into this Agreement, which fully and completely express the parties' agreement. This Agreement may not be changed or terminated verbally and may be amended or modified only by an instrument in writing signed by Tenant and an authorized officer of the City.

- (b) This Agreement shall be governed by and interpreted and enforced in accordance with the laws of the State of Florida. Venue of any dispute between the parties regarding this Agreement or the Boat Slip shall only lie in courts located in Gulf County, Florida. The prevailing party in any action arising directly or indirectly from this Agreement or Tenant's mooring of the Boat in the Boat Slip shall be entitled to recover its reasonable attorney's fees and costs from the non-prevailing party.
- (c) The caption and titles to the various sections of this Agreement are for convenience and reference only, and in no way define, limit, affect or describe the proper scope or intent of this Agreement. All individuals named herein as Tenant are jointly and severally liable for all obligations pursuant to this Agreement. All pronouns and variations thereof shall be construed so as to refer to the masculine, feminine, neuter, singular or plural form thereof as to the identity of the person or persons, or as the situation may require.
- (d) No waiver, express or implied, of any breach of one or more of the terms and covenants contained in this Agreement shall be deemed or taken to be a waiver of any succeeding or other breach. Tenant agrees that the rights of City under this Agreement are cumulative and that any failure on the part of City to exercise promptly any rights hereunder shall not operate to forfeit any of said rights.
- (e) All promises, covenants and agreements set forth in this Agreement shall be binding upon, apply to and inure to the benefit of the parties hereto, and their respective heirs, executors, administrators, successors and assigns.

IN WITNESS WHEREOF, City and Tenant have executed this Agreement as of the date and year set forth below their respective signatures.

City of Port St. Joe, Florida.

By: _____

Sign: _____

Print: _____

Date: _____

Tenant

Title: _____

Sign: _____

Print: _____

Date: _____

**PORT ST. JOE REDEVELOPMENT AGENCY
MEMBERSHIP APPLICATIONS RECEIVED**

Date	Applicant
10/5/21	Chester F. Davis
10/22/21	Darrin R. Callaway
11/15/21	Loretta B. Costin
11/16/21	George E. Foxworth, Jr.
11/16/21	Eddie C. Fields

RECEIVED AFTER CLOSING DATE OF NOVEMBER 19, 2021:

Date	Applicant
12/2/21	Cheryl D. Steindorf

Jim Anderson

From: Aric Bailey <aric@ecstriping.com>
Sent: Thursday, December 2, 2021 2:53 PM
To: John Grantland
Cc: Jim Anderson
Subject: RE: Street Striping
Attachments: Misc Roadway Striping_ST Joe_12-2-2021.xls

Aric Bailey
Operations Manager
Panama City Branch
(Cell) 850-867-3750
aric@ecstriping.com



EMERALD COAST STRIPING

1901 N. East Avenue
Panama City, FL 32405

(o) 850-215-4875
(f) 850-271-4875

From: John Grantland <jgrantland@psj.fl.gov>
Sent: Thursday, November 18, 2021 2:17 PM
To: Aric Bailey <aric@ecstriping.com>
Cc: Jim Anderson <janderson@psj.fl.gov>
Subject: Street Striping

Aric – Below are the streets we would like to get quotes on for restriping, let me know if there are any questions.

1. Avenue A from Hwy 98 to Hwy 71
2. Reid Avenue from 1st Street to Hwy 71 (include parking stall restriping as well)
3. Monument Avenue from Hwy 98 to Allen Memorial
4. Garrison Avenue from Hwy 71 to 16th Street
5. Garrison Avenue from Madison Street to Hwy 98
6. 20th Street from Dupont/98 to Garrison Avenue

7. 16th Street from Hwy 98 to Garrison Avenue
8. Long Avenue from Hwy 98 to Madison Street
9. David Langston Drive from 1st Street to Avenue A
10. Martin Luther King Blvd from Avenue A to Avenue G
11. Battles Street from Avenue A to Avenue F
12. Broad Street from Avenue A to Clifford Sims Drive
13. Robbins Avenue from Avenue A to Kenny Street

Thanks,
John

EMERALD COAST STRIPING, L.L.C.

1901 East Ave.
Panama City, FL 32405
Phone (850) 215-4875 Fax (850) 271-4875

Proposal

DATE December 2, 2021
Quotation # Misc. Roadway Striping

Proposal To:
City of Port St Joe

Comments or special instructions:

All Maintenance of Traffic to be provided by General Contractor including the final lift.
Waterblasting Mobilization is \$3500 and the Daily Minimum is \$2500
ECS requires a \$1500 per day minimum to be called out.
Prices reflect all work being released together.
Any Reduction in Scope to the quantities shown below may adjust the below listed Unit prices
This is a unit price bid, any additions will be paid at the unit prices given.
By accepting this proposal, you accept all terms with it.
Please allow two weeks advance notice for scheduling of crews

#1	DESCRIPTION	UNIT	QUANTITY	PRICE	AMOUNT
	Ave A (SR 98 to SR 71)				
	6" Solid Yellow Painted Pavement Markings (one coat)	GM	2.39	\$1,200.00	\$2,868.00
	6" Solid White Painted Pavement Markings (one coat)	GM	2.44	\$1,200.00	\$2,928.00
	12" Solid White Painted Pavement Markings (one coat)	LF	107	\$2.00	\$214.00
	24" Solid White Painted Pavement Markings (one coat)	LF	98	\$3.00	\$294.00
	Painted Pavement Message (one coat)	EA	4	\$60.00	\$240.00

	Maintenance of Traffic	LS	1	\$250.00	\$250.00	
				TOTAL:		\$6,794.00
#2	Reid Ave (1st St to SR 71)					
	6" Solid Yellow Painted Pavement Markings (one coat)	GM	0.44	\$1,200.00	\$528.00	
	24" Solid White Painted Pavement Markings (one coat)	LF	98	\$3.00	\$294.00	
	4" Painted Parking Stall (one coat)	EA	138	\$30.00	\$4,140.00	
	4" Painted Handicap Stall with Gore and Symbol (one coat)	EA	7	\$125.00	\$875.00	
	Maintenance of Traffic	LS	1	\$250.00	\$250.00	
				TOTAL:		\$6,087.00
#3	Monument Ave (SR 98 to Allen Memorial)					
	6" Solid Yellow Painted Pavement Markings (one coat)	GM	1.95	\$1,200.00	\$2,340.00	
	24" Solid White Painted Pavement Markings (one coat)	LF	24	\$3.00	\$72.00	
	Painted Pavement Message (one coat)	EA	1	\$60.00	\$60.00	
	Maintenance of Traffic	LS	1	\$250.00	\$250.00	
				TOTAL:		\$2,722.00
#4	Garrison Ave (SR 71 to 16th St)					
	6" Solid Yellow Painted Pavement Markings (one coat)	GM	0.11	\$1,200.00	\$132.00	
	6" Skip, 10-30, Yellow Painted Pavement Markings (one coat)	GM	0.67	\$700.00	\$469.00	
	6" Solid White Painted Pavement Markings (one coat)	GM	0.05	\$1,200.00	\$60.00	
	12" Solid White Painted Pavement Markings (one coat)	LF	75	\$2.00	\$150.00	
	24" Solid White Painted Pavement Markings (one coat)	LF	16	\$3.00	\$48.00	
	Painted Pavement Message (one coat)	EA	1	\$60.00	\$60.00	
	Maintenance of Traffic	LS	1	\$250.00	\$250.00	
				TOTAL:		\$1,169.00
#5	Garrison Ave (Madison St to SR 98)					
	6" Solid Yellow Painted Pavement Markings (one coat)	GM	1.93	\$1,200.00	\$2,316.00	
	6" Solid White Painted Pavement Markings (one coat)	GM	1.93	\$1,200.00	\$2,316.00	

#6	24" Solid White Painted Pavement Markings (one coat)	LF	44	\$3.00	\$132.00		
	Painted Pavement Message (one coat)	EA	1	\$60.00	\$60.00		
	Maintenance of Traffic	LS	1	\$250.00	\$250.00		
	TOTAL:				\$5,074.00		
20th St (SR 98 to Garrison)							
#7	6" Solid Yellow Painted Pavement Markings (one coat)	GM	1.34	\$1,200.00	\$1,608.00		
	12" Solid White Painted Pavement Markings (one coat)	LF	50	\$2.00	\$100.00		
	24" Solid White Painted Pavement Markings (one coat)	LF	144	\$3.00	\$432.00		
	Painted Pavement Message (one coat)	EA	3	\$60.00	\$180.00		
	Maintenance of Traffic	LS	1	\$250.00	\$250.00		
TOTAL:				\$2,570.00			
16th St (SR 98 to Garrison)							
#8	6" Solid Yellow Painted Pavement Markings (one coat)	GM	0.08	\$1,200.00	\$96.00		
	12" Solid White Painted Pavement Markings (one coat)	LF	286	\$2.00	\$572.00		
	24" Solid White Painted Pavement Markings (one coat)	LF	189	\$3.00	\$567.00		
	Painted Pavement Message (one coat)	EA	7	\$60.00	\$420.00		
	Maintenance of Traffic	LS	1	\$250.00	\$250.00		
TOTAL:				\$1,905.00			
Long Ave (SR 98 to Madison St)							
#9	6" Solid Yellow Painted Pavement Markings (one coat)	GM	0.13	\$1,200.00	\$156.00		
	6" Skip, 10-30, Yellow Painted Pavement Markings (one coat)	GM	1.55	\$700.00	\$1,085.00		
	12" Solid White Painted Pavement Markings (one coat)	LF	92	\$2.00	\$184.00		
	24" Solid White Painted Pavement Markings (one coat)	LF	207	\$3.00	\$621.00		
	Painted Pavement Message (one coat)	EA	3	\$60.00	\$180.00		
Maintenance of Traffic				LS	1	\$250.00	\$250.00
TOTAL:				\$2,476.00			
David Langston Drive (1st St to Ave A)							

	6" Solid Yellow Painted Pavement Markings (one coat)	GM	0.35	\$1,200.00	\$420.00
	12" Solid White Painted Pavement Markings (one coat)	LF	100	\$2.00	\$200.00
	24" Solid White Painted Pavement Markings (one coat)	LF	79	\$3.00	\$237.00
	Painted Pavement Message (one coat)	EA	2	\$60.00	\$120.00
	Maintenance of Traffic	LS	1	\$250.00	\$250.00
				TOTAL:	\$1,227.00
#10	MLK Blvd (Ave A to Ave G)				
	6" Solid Yellow Painted Pavement Markings (one coat)	GM	0.61	\$1,200.00	\$732.00
	24" Solid White Painted Pavement Markings (one coat)	LF	30	\$3.00	\$90.00
	Painted Pavement Message (one coat)	EA	2	\$60.00	\$120.00
	Maintenance of Traffic	LS	1	\$250.00	\$250.00
				TOTAL:	\$1,192.00
#11	Battles Ave (Ave A to Ave F)				
	6" Solid Yellow Painted Pavement Markings (one coat)	GM	0.49	\$1,200.00	\$588.00
	24" Solid White Painted Pavement Markings (one coat)	LF	90	\$3.00	\$270.00
	Painted Pavement Message (one coat)	EA	6	\$60.00	\$360.00
	Maintenance of Traffic	LS	1	\$250.00	\$250.00
				TOTAL:	\$1,468.00
#12	Broad St (Ave A to Clifford Sims Drive)				
	6" Solid Yellow Painted Pavement Markings (one coat)	GM	0.33	\$1,200.00	\$396.00
	24" Solid White Painted Pavement Markings (one coat)	LF	30	\$3.00	\$90.00
	Painted Pavement Message (one coat)	EA	2	\$60.00	\$120.00
	Maintenance of Traffic	LS	1	\$250.00	\$250.00
				TOTAL:	\$856.00
#13	Robbins Ave (Ave A to Kenny St)				
	6" Solid Yellow Painted Pavement Markings (one coat)	GM	0.26	\$1,200.00	\$312.00
	24" Solid White Painted Pavement Markings (one coat)	LF	30	\$3.00	\$90.00

Painted Pavement Message (one coat)	EA	2	\$60.00	\$120.00
Maintenance of Traffic	LS	1	\$250.00	\$250.00
TOTAL:				\$772.00
TOTAL				\$34,312.00

If you have any questions concerning this quotation, contact Aric Bailey at (850)867-3750 or by email at aric@bestfitting.com

THANK YOU FOR YOUR BUSINESS!

Last Name	First Name	Location Description	Opt 1		Opt 2	
SCHEIBE	BRIENNE	CLERICAL	\$	150	\$	250
PIERCE	CHARLOTTE	CLERICAL	\$	150	\$	250
LACOUR	MICHAEL	CLERICAL	\$	150	\$	250
ANDERSON	JAMES	CLERICAL	\$	150	\$	250
BURCH	RUSSELL LEE	POLICE	\$	150	\$	250
RICHARDS	JACOB	POLICE	\$	150	\$	250
BEASLEY	PAUL	POLICE	\$	150	\$	250
NICHOLS	RICHARD	POLICE	\$	150	\$	250
CHASE	JEREMY	POLICE	\$	150	\$	250
RANDIG	MATTHEW	POLICE	\$	150	\$	250
BURKETT	JESSE	POLICE	\$	150	\$	250
UITTS	CLAIR	POLICE	\$	150	\$	250
MORRISON	SHERRELL	POLICE	\$	150	\$	250
BRAMMER	DALTON	POLICE	\$	150	\$	250
MATHES	JENNIFER	POLICE	\$	150	\$	250
BAILEY	CEDRICK	STREET ROAD	\$	150	\$	250
GRANTLAND	JOHN	STREET ROAD MAINT	\$	150	\$	250
GRIFFIN	JAMES	STREET ROAD MAINT	\$	150	\$	250
VATHIS	GEORGE	STREET ROAD MAINT	\$	150	\$	250
ROMAN	SETH	STREET ROAD MAINT	\$	150	\$	250
PLAIR	JERED	STREET ROAD MAINT	\$	150	\$	250
DURHAM	BONNIE	STREET ROAD MAINT	\$	150	\$	250
BYRD	MICHAEL	STREET ROAD MAINT	\$	150	\$	250
MORRIS	CARLOS	LANDSCAPING MAINT	\$	150	\$	250
LARRY	KEDRICK	LANDSCAPING MAINT	\$	150	\$	250
THOMAS	TORIEN	WATERWORKS	\$	150	\$	250
CURCIE	JACOB	WATERWORKS	\$	150	\$	250
DAVIS	TRENT	WATERWORKS	\$	150	\$	250
SIMS	THOMAS	WATERWORKS	\$	150	\$	250
WILLIAMS	TERRY	WATERWORKS	\$	150	\$	250
RAY	CURTIS	WATERWORKS	\$	150	\$	250
MCCLAMMA	LARRY	WATERWORKS	\$	150	\$	250
GAY	JOHN	WATERWORKS	\$	150	\$	250
BUTLER	RAYFORD	WATERWORKS	\$	150	\$	250
NESEMEIER	SCOTT	WATERWORKS	\$	150	\$	250
HARMON	CAMERON	WATERWORKS	\$	150	\$	250
MACK	CHAD	WATERWORKS	\$	150	\$	250
JOHNSON	MARQUEZ	WATERWORKS	\$	150	\$	250
JOHNS	STEVEN	WATERWORKS	\$	150	\$	250
KENNINGTON	VALERIA	CLERICAL	\$	150	\$	250
RILEY	CARLA	CLERICAL	\$	150	\$	250
HOXIE	ROBIN	CLERICAL	\$	150	\$	250
HARRIS	SIDNEY	SEWER PLANT	\$	150	\$	250
PETTIS	BRIAN	SEWER PLANT	\$	150	\$	250
KNIGHT	JASON	SEWER PLANT	\$	150	\$	250
HARRIS	JOSEPH	SEWER PLANT	\$	150	\$	250

MANLEY	MARK	SEWER PLANT	\$	150	\$	250
LANGSTON	JAVIUN	SEWER PLANT	\$	150	\$	250
O'DONNELL	RICHARD	SEWER PLANT	\$	150	\$	250
GARCIA	TONY	SEWER PLANT	\$	150	\$	250
MCNAIR	ERIC	SEWER PLANT	\$	150	\$	250
MONROE	JAMES	SEWER PLANT	\$	150	\$	250
QUINN	WILLIE	SEWER PLANT	\$	150	\$	250
FORD	JOHN	SEWER PLANT	\$	150	\$	250
DOMINY	MICHAEL	SEWER PLANT	\$	150	\$	250
WALTERS	STEVE	SEWER PLANT	\$	150	\$	250
		SUBTOTAL	\$	8,400	\$	14,000
FENNELL	FRANKIE	PART TIME	\$	150	\$	250
BURKETT	RICHARD	PART TIME	\$	150	\$	250
WILLIAMS	TROY	FIREFIGHTER	\$	150	\$	250
WILLIAMS	JEROME	FIREFIGHTER	\$	150	\$	250
WILLIAMS	AUSTIN	FIREFIGHTER	\$	150	\$	250
MIZE	MICHAEL	FIREFIGHTER	\$	150	\$	250
MIZE	JOHNNY	FIREFIGHTER	\$	150	\$	250
MCARDLE	DONALD	FIREFIGHTER	\$	150	\$	250
MCARDLE	TERESA	FIREFIGHTER	\$	150	\$	250
BROCK	TIMOTHY	FIREFIGHTER	\$	150	\$	250
PLAIR	BOBBY	FIREFIGHTER	\$	150	\$	250
LACOUR	REBECCA	PART TIME	\$	150	\$	250
		SUBTOTAL	\$	1,800	\$	3,000
		TOTAL	\$	10,200	\$	17,000



600 Oakland Court
Leesburg, Georgia 31763

CPS27

PH: 229-878-0239
FAX: 229-878-0529
WATTS: 866-699-5174

CUSTOMER: Port St Joe
ATTENTION:
PHONE: 850 229 8261
FAX:
JOB NAME: AMRUp Grade Project

DATE: November 13, 2020
FREIGHT: FOB Job
DELIVERY: Shop 305 Cecil G. Costin, Sr. Blvd
PRICE FIRM: 30 days Port , FL 32457
LOCATION: Leesburg

LINE	QUANTITY	DESCRIPTION	UNIT PRICE	EXT PRICE
	*** Meters ***			
1	912	EA 5/8" x 3/4" Allegro Customer Loyalty	\$221.22	\$ 201,752.64
TOTAL			\$	201,752.64

SIGNATURE:

Charles Rehberg

Charles Rehberg
Municipal Sales Product Specialist

Grants Updated- 12/14/21

Title	Amount	Status
NWFWMD/NERDA	\$971,850	Draft Stormwater Master Plan Complete. Water Quality portion is on hold.
FDOT/SCOP	\$397,375	Application for resurfacing of first Street from Hwy 98 to Hwy 71. Approved for 21/22 funding
FEMA PA	\$9,778,787	Damage from Hurricane Michael
FDEM	\$660,943 \$5,000	Hazard Mitigation. Elevation of (12) lift stations and switch gear for Washington Gym Generator Power. Submitted 3/6/20. 25% match
FRDAP	\$100,000	Applied for (2) grants on 10/15/20. Washington Gym Complex and Dodder Parker Park for exercise equipment, playground Equipt. & Disc Golf. Grants approved 7/21 Waiting on State Approval to Award Bids
FDEP/SRF	\$4,537,600	Application submitted for Construction of Long Ave. Sewer Line and Lift Station. Grant \$3,630,080 and Loan \$907,520 Combo 80/20. Approved, Notice of Award has been issued.
Historic Resources/Hurricane Michael	\$497,495	Centennial Bldg. Rehab. Grant awarded, waiting on a contract. No Match.
CDBG-DR	\$9,996,000	Sewer Rehab- City Wide. Approved 5/21.
CDBG-DR	\$8,566,469	Police/Fire Station. Application not approved. Re-submitted in Round two of funding on 9/15/21
CDBG-DR	\$4,987,330	Intelligent Stormwater on MLK-FAMU. Application not approved.
Legislative Approp.	\$150,000	Washington Gym Restrooms. Application not approved.
FDOT/SCOP	TBD	Niles Rd. from Garrison to Long Ave Re-surfacing. Application submitted.
Historic Resources/Hurricane Michael	\$83,000	Washington Gym. Submitted by UF, ranked #10
Historic Resources/Hurricane Michael	\$327,707	Cape San Blas Lighthouse Complex. Approved with no match
USDA	\$4,000,000	Potential 65% loan/35% grant for new Government Complex
COVID-19 Rescue Plan	\$1,786,545	Grant Agreement signed 9/15/21. Potential Match for New Government Complex
FDEO	\$943,222.50	Commercial District Waterline Replacement. Grant Application is due January 2022.
FDEP Water Protection Funds	\$965,000	System Wide Septic to Sewer for 175 connections. Grant Application approved 11/10/21
FDEP Water Protection Funds	\$4,300,000	Beacon Hill Sewer. Grant Application Approved 11/9/21
FDEP Water Protection Funds	\$1,834,401.60	Pipe Replacement under the 10 th Street Park. Grant Application submitted 7/15/21. Was not approved.

CDBG- DR Phase II	\$6,654,566	Road & Stormwater Repairs. Application submitted 9/15/21
FDEP	\$230,000	Resilient Florida (Study of PSJ). Submitted 8/30/21
FRDAP	\$150,000	Core Park Splash Pad, 25% City Match. Submitted 10/14/21
Legislative Appropriation	\$500,000	Core Park Splash Pad, Rest Room, & Stage. Application submitted 10/25/21 to Representative Shoaf

****\$23,879,572 in approved grants as of 11/16/21 highlighted in green****