

**August 1, 2023
Regular Meeting
12:00 Noon**



City of Port St. Joe

Rex Buzzett, Mayor-Commissioner
Eric Langston, Commissioner, Group I
Steve Kerigan, Commissioner, Group II
Brett Lowry, Commissioner, Group III
Scott Hoffman, Commissioner, Group IV

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

BOARD OF CITY COMMISSION

Regular Public Meeting
12:00 Noon
Tuesday August 1, 2023

Call to Order

Consent Agenda

Minutes

- Workshop Meeting 7/18/23 **Pages 1**
- Regular Meeting 7/18/23 **Pages 2-9**

City Engineer

- Long Ave. Paving **Page 10**
- Beacon Hill Sewer
- Downtown Water Line Replacement Phase I
RFP 2023-07 (Handout- Bids close on 7/28)
- Madison Street Paving
- Clifford Sims Park **Page 11**

City Attorney

- Demolition Update- 903 16th Street & 1310 Long Ave.

Old Business

- Workforce Housing Development Update – Michael Snodgrass **Pages 12-16**
- City Projects **Page 17**

New Business

- Mayor Pro Tem
- Second Street Road Closure Discussion

Public Works

- Update

Surface Water Plant

- Update

Wastewater Plant

- Update

Finance Director

- FEMA- Update

- **Grants Reimbursement- Update**

Code Enforcement

- **Update**

Police Department

- **Update**

City Clerk

- **Grants**

Page 18-19

Citizens to be Heard

Discussion Items by Commissioners

Motion to Adjourn

MINUTES OF THE FY 2023 - 2024 BUDGET WORKSHOP FOR THE BOARD OF CITY COMMISSIONERS FOR THE CITY OF PORT ST. JOE FLORIDA, HELD AT 2775 GARRISON AVENUE, July 18, 2023, AT 11:00 A.M.

The following were present: Mayor Buzzett, Commissioners Hoffman, Kerigan, Langston and Lowry. City Manager Jim Anderson, City Clerk Charlotte Pierce, Financial Director Mike Lacour, Police Chief Jake Richards, Public Works Director John Grantland, Surface Water Treatment Plant Superintendent Larry McClamma, Wastewater Treatment Plant Superintendent Kevin Pettis, and Joe Harris were also present.

The purpose of the Workshop was to review the FY 2023 – 2024 Budget.

Mr. Anderson provided the Commissioners with an overview of the Budget, and requested direction from them on how to proceed with the Budget. He noted that the current Milage Rate is 3.5914.

Finance Director, Mike Lacour, reviewed budget issues.

The rates for Health insurance, Liability Insurance, Property Insurance, and Workers Comp have not been determined as of today. Mr. Van Lierop is working on this and will let the City know what the rates will be as soon as he receives them.

The next Budget Workshop will be held in the City Commission Meeting Room at Ward Ridge on Tuesday, August 8, 2023, at 12 Noon.

Mayor Buzzett adjourned the meeting at 11:55 A.M.

Approved this _____ day of _____ 2023.

Rex Buzzett, Mayor

Date

Charlotte M. Pierce, City Clerk

Date

**MINUTES OF THE REGULAR MEETING OF THE BOARD OF CITY
COMMISSIONERS FOR THE CITY OF PORT ST. JOE, FLORIDA, HELD AT
2775 GARRISON AVENUE, July 18, 2023, at Noon.**

The following were present: Mayor Buzzett, Commissioners Hoffman, Kerigan, Langston, and Lowry. City Manager Jim Anderson, City Clerk Charlotte Pierce, and City Attorney Clinton McCahill were also present.

CONSENT AGENDA

Minutes

A Motion was made by Commissioner Hoffman, second by Commissioner Kerigan, to approve the Minutes of the Special Meeting of June 13, 2023. All in favor; Motion carried 5-0.

Planning Board Recommendation

Plat Approval Request – Long Avenue Partner, LLC Parcel #05324-000R

Commissioner Lowry stated that he would be abstaining from voting on this issue as he has a business relationship with Mr. Rish. Form 8B Memorandum of Voting Conflict for County, Municipal, and Other Local Public Officers, as completed the Commissioner Lowry, is attached to these Minutes as Exhibit A.

A Motion was made by Commissioner Langston, second by Commissioner Kerigan, to approve the Plat request providing the items listed on Page 5 are completed. A copy of these items is attached as Exhibit B to these Minutes. All in favor; Motion carried 4-0 with Commissioner Lowry abstaining.

City Engineer – Josh Baxley

First Street Paving

The Contractor is completing the final punch list of items.

Long Avenue Paving Pay Request

After discussion, a Motion was made by Commissioner Hoffman, second by Commissioner Lowry, to Tabled this until the next meeting. All in favor; Motion carried 5-0. Commissioner Lowry asked that the Record reflect that he wanted to resolve this issue today.

Beacon Hill Sewer Design

The Lift Station lid has been set; due to rain delays, the contractor will be on site July 19, 2023, to plumb the Lift Station and lay pipe. Bids for RFP 2023-09 for the Beacon Hill Low Pressure Sewer System were opened on June 30, 2023. North FL Construction was the apparent low bidder at \$2,095,010.00 and for City Staff to do the tap work. After discussion, a Motion was made by Commissioner Kerigan to award the project to the low bidder. The Motion died for the lack of a second.

A Motion was made by Commissioner Lowry, second by Commissioner Hoffman, to Table the issue until the next meeting. All in favor; Motion carried 5-0.

Downtown Water Line Replacement Phase I

This project is out for bid. Bids will be opened on July 28, 2023.

Madison Street Paving

FDOT noted that the 100% estimate was \$9,137.00 higher than the original grant amount and they did not offer to cover the overage for the City. Dewberry's recommendation is to bid the project and provide the results to FDOT.

A Motion was made by Commissioner Lowry, second by Commissioner Kerigan, to bid the project. All in favor; Motion carried 5-0.

City Attorney

Ordinance 602 Parking – First Reading and Request to Advertise

Discussion was held on the Ordinance.

Request for Public Input:

Christy McElroy asked about parking on the sidewalk. Chief Richards responded that it is illegal, and he has seen the picture she was referring to.

A Motion was made by Commissioner Kerigan, second by Commissioner Langston, to have the First Reading and advertise Ordinance 602. All in favor; Motion carried 5-0. Due to an oversight, the First Reading of the Ordinance was not held.

Demolition Update 903 16th Street and 1310 Long Avenue

Attorney McCahill will be contacting the contractor at the beginning of next week.

Old Business

City Projects

Mr. Anderson reviewed the projects individually and updated the Commissioners on each of them.

New Business –

2023–24 Tentative Millage Rate

Commissioner Lowry requested that there not be a 1 Mill increase for planning purposes because citizens do not understand it is for planning purposes and phones begin to ring when they see their TRIM Notice.

A Motion was made by Commissioner Hoffman, second by Commissioner Kerigan, to approve the Tentative Millage Rate of 3.5914. All in favor; Motion carried 5-0. The Tentative Budget Public Hearing will be held on Friday, September 8, 2023, at 5:01 P.M., and the Final Budget Hearing will be on Friday, September 22, 2023, at 5:01 P.M.

Letter of Support – Dr. Dusty May

A Motion was made by Commissioner Hoffman, second by Commissioner Kerigan, to approve the Letter of Request from Dr. May concerning the Baysavers Group. All in favor; Motion carried 5-0.

Creative Project Capstone Request – Amos Pittman

A Motion was made by Commissioner Langston, second by Commissioner Lowry, to approve Mr. Pittman's request to do a City of Port St. Joe Stormwater Improvement Project with emphasis on North Port St. Joe. In his email requesting permission, Mr. Pittman stated that he was required to get the City's permission to do the project and submit his final work to the city, but noted the City is under no obligation to utilize his work. All in favor; Motion carried 5-0.

Public Works – John Grantland

RFP 2023-09 Beacon Hill

This item was resolved earlier in the meeting under the City Engineer's Report.

Surface Water Plant – Larry McClamma

Mr. McClamma shared that FL DEP will be conducting a full inspection of the City's water system next week.

Wastewater Plant – Kevin Pettis

Mr. Pettis shared there is 2' 10' of free board in the lagoon, the plant has been unable to discharge due to a pump problem and parts have been ordered to correct the issue. The issue with the Godwin Pump at the Headworks has been resolved and water is being circulated in the pond to prevent odors.

Finance Director – Mike Lacour

FEMA Update

The last FEMA Project, Clifford Sims Park, is moving forward and Mr. Lacour will submit a request for \$160,000 for Administration expenses.

Audit Report Update

The Audit Report has been completed and submitted to the state and respective agencies.

Grants Reimbursement Update

Mr. Lacour is seeking reimbursement for grant expenses.

Code Enforcement –

Mr. Anderson shared that Attorney McCahill continues to work on the demolition process. Overgrown grass throughout the City is an issue and Mr. Anderson asked that residents clean and spruce up their property. Interviews were held last week for the Part-time Code Enforcement Officer, and he expects a decision will be made this week on the new hire.

Police Department – Chief Richards

Chief Richards noted that he will be replacing two cameras at the Frank Pate Boat Ramp with funds from the Boat Ramp Fund. The cost is under the bid threshold and does not require Commission approval.

City Clerk – Charlotte Pierce

Grants Update

Clerk Pierce shared that City Staff continues to work on seeking grants, required compliance, and various reports.

Ghosts on the Coast and Christmas Parade Updates

Ms. Pierce spoke with Joe Whitmer, Executive Director Gulf County Chamber of Commerce, and they want to continue doing the judging of the Ghosts on the Coast Event.

Clerk Pierce reminded the Commissioners that the Christmas Parade will be Saturday, December 9, 2023, and asked that they mark their calendars and participate in the parade.

Citizens to be Heard –

Chester Davis shared that the job training program will begin a 6 weeks training program on August 8, 2023, and invited anyone to participate in the program.

Kim Miller thanked Commissioner Langston for his help for his help with cleaning up the garden area so the Pumpkin Patch could be planted today. She asked about the area adjacent to the garden not being cleaned up. Line spots have been requested, this is St. Joe Company property, and the City cannot do anything on it. She also thanked the Commission for the use of the Centennial Building for the LNG Meeting and their attendance at the meeting.

Christy McLemore shared that No Petro is not coming to Port St. Joe. Stated she would like to provide lunch to the Police Department and Public Works Departments and made a personal contribution of \$1,000 to help with the acoustics and insulation in the remodeling of the Centennial Building.

Discussion Items by Commissioners

Commissioner Hoffman shared that he will be requesting the TDC provide \$225,000 towards a public restroom at Core park when they meet on August 1. He also requested that the Dr. Joe Park Project, to replace sails, add benches and trash cans, be placed on the City Project List.

Commissioner Lowry did not have any updates for the Commission.

Commissioner Kerigan noted that recently, during the heavy rains, the drainage near Dr. Joe Park was not flowing and water was backing up on Williams Avenue.

Commissioner Langston asked that staff get in touch with the St. Joe Company concerning people going on their property and leaving trash.

Mayor Buzzett requested that a meeting be set up with Oikos concerning the workforce housing project. He shared that he is still working with Duke Energy on an easement to the property. Mr. Anderson is trying to set up a meeting for either of the Commission Meetings in August.

Mayor Buzzett announced a Meet and Greet to welcome the newest providers and leadership of Ascension Sacred Heart Gulf on July 27, 2023, from 4:00 – 6:00 P.M., at the Port St. Joe Garden Club.

Mayor Buzzett requested that a letter be sent to Ascension Heart encouraging them to consider offering a position to a local graduate that is completing their medical school training.

Motion to Adjourn

There was no other business to come before the Commission and Mayor Buzzett adjourned the meeting at 1:15 P.M.

Approved this _____ day of _____ 2023.

Rex Buzzett, Mayor

Date

Charlotte M. Pierce, City Clerk

Date

FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

LAST NAME—FIRST NAME—MIDDLE NAME <i>Lourey, Brett Charles</i>	NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE Port St. Joe Board of City Commissioners
MAILING ADDRESS <i>134 Gulf Coast Cir.</i>	THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF: <input checked="" type="checkbox"/> CITY <input type="checkbox"/> COUNTY <input type="checkbox"/> OTHER LOCAL AGENCY
CITY Port St. Joe, FL	COUNTY Gulf
DATE ON WHICH VOTE OCCURRED <i>07/18/2023</i>	NAME OF POLITICAL SUBDIVISION: City of Port St. Joe
MY POSITION IS: <input checked="" type="checkbox"/> ELECTIVE <input type="checkbox"/> APPOINTIVE	

WHO MUST FILE FORM 8B

This form is for use by any person serving at the county, city, or other local level of government on an appointed or elected board, council, commission, authority, or committee. It applies to members of advisory and non-advisory bodies who are presented with a voting conflict of interest under Section 112.3143, Florida Statutes.

Your responsibilities under the law when faced with voting on a measure in which you have a conflict of interest will vary greatly depending on whether you hold an elective or appointive position. For this reason, please pay close attention to the instructions on this form before completing and filing the form.

INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

A person holding elective or appointive county, municipal, or other local public office **MUST ABSTAIN** from voting on a measure which would inure to his or her special private gain or loss. Each elected or appointed local officer also **MUST ABSTAIN** from knowingly voting on a measure which would inure to the special gain or loss of a principal (other than a government agency) by whom he or she is retained (including the parent, subsidiary, or sibling organization of a principal by which he or she is retained); to the special private gain or loss of a relative; or to the special private gain or loss of a business associate. Commissioners of community redevelopment agencies (CRAs) under Sec. 163.356 or 163.357, F.S., and officers of independent special tax districts elected on a one-acre, one-vote basis are not prohibited from voting in that capacity.

For purposes of this law, a "relative" includes only the officer's father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law. A "business associate" means any person or entity engaged in or carrying on a business enterprise with the officer as a partner, joint venturer, coowner of property, or corporate shareholder (where the shares of the corporation are not listed on any national or regional stock exchange).

* * * * *

ELECTED OFFICERS:

In addition to abstaining from voting in the situations described above, you must disclose the conflict:

PRIOR TO THE VOTE BEING TAKEN by publicly stating to the assembly the nature of your interest in the measure on which you are abstaining from voting; *and*

WITHIN 15 DAYS AFTER THE VOTE OCCURS by completing and filing this form with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

* * * * *

APPOINTED OFFICERS:

Although you must abstain from voting in the situations described above, you are not prohibited by Section 112.3143 from otherwise participating in these matters. However, you must disclose the nature of the conflict before making any attempt to influence the decision, whether orally or in writing and whether made by you or at your direction.

IF YOU INTEND TO MAKE ANY ATTEMPT TO INFLUENCE THE DECISION PRIOR TO THE MEETING AT WHICH THE VOTE WILL BE TAKEN:

- You must complete and file this form (before making any attempt to influence the decision) with the person responsible for recording the minutes of the meeting, who will incorporate the form in the minutes. (Continued on page 2)

APPOINTED OFFICERS (continued)

- A copy of the form must be provided immediately to the other members of the agency.
- The form must be read publicly at the next meeting after the form is filed.

IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING:

- You must disclose orally the nature of your conflict in the measure before participating.
- You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who must incorporate the form in the minutes. A copy of the form must be provided immediately to the other members of the agency, and the form must be read publicly at the next meeting after the form is filed.

DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, Brett C. Lowrey, hereby disclose that on July 18th, 2023:

(a) A measure came or will come before my agency which (check one or more)

- inured to my special private gain or loss;
- inured to the special gain or loss of my business associate, Ralph Bish;
- inured to the special gain or loss of my relative, _____;
- inured to the special gain or loss of _____, by whom I am retained; or
- inured to the special gain or loss of _____, which is the parent subsidiary, or sibling organization or subsidiary of a principal which has retained me.

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

I have a business relationship with Mr. Bish.

If disclosure of specific information would violate confidentiality or privilege pursuant to law or rules governing attorneys, a public officer, who is also an attorney, may comply with the disclosure requirements of this section by disclosing the nature of the interest in such a way as to provide the public with notice of the conflict.

7/18/23
Date Filed

[Signature]
Signature

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED \$10,000.

Date: July 11, 2023
To: City of Port St. Joe
Jim Anderson
From: Ralph Rish
Re: The Retreat at Palmetto Bluff

Dear Mr. Anderson,

It is our understanding that the planning board may need some clarification in regards to the final plat submitted for the Retreat at Palmetto Bluff Subdivision and what we are asking for a conditional approvals. Please see the clarifications below.

1. The full "Retreat At Palmetto Bluff" plat shall be submitted but we are only requesting the release of the lot numbers 49-65 and 86-106 for a total of 37 Lots.
2. The remainder of the lots in this plat shall be resubmitted for release in another application after construction of any remaining aspects have been completed.
3. The Homeowner Association (HOA) and Covenants and Restrictions will be completed.
4. The FDEP Permits for Water and Sewer apply to the full completion of both the Cove and the Retreat phases of the Palmetto Bluff Subdivision. A Partial clearance for the Cove portion was completed. The full clearance for the remainder of the entirety of the Palmetto Bluff Subdivision will be approved prior to the release of the requested lots.
5. The proposed upgrades to the Sacred Heart Lift Station that were required as a conditional approval of the Cove Plat have been made and approved by City Staff.
6. The road is proposed to have two (2) 1-inch lifts of asphalt for final completion. Prior to the signing of the plat, one (1) 1-inch lift will be completed. We acknowledge that we will still be responsible for the final lift of asphalt prior to the road dedication to the city.
7. The H.O.A Stormwater Management Facilities certification will be completed prior to the last submittal to release the remaining lots.

If you have any questions, please do not hesitate to contact me.

Sincerely,



Ralph Rish
RRish@Dewberry.com
850-227-5137

Jim Anderson

From: Jamie Miller <jamie@northfloridaconst.com>
Sent: Thursday, July 20, 2023 5:12 PM
To: Jim Anderson
Cc: Joshua Baxley; Stacy Miller
Subject: Long Avenue Resurfacing Project

Jim,

It was my understanding from today's special meeting that if we accept the check as final payment, we would forfeit the \$100,000.00 left in the original contract amount. We hereby do not accept the check as final payment for this project.

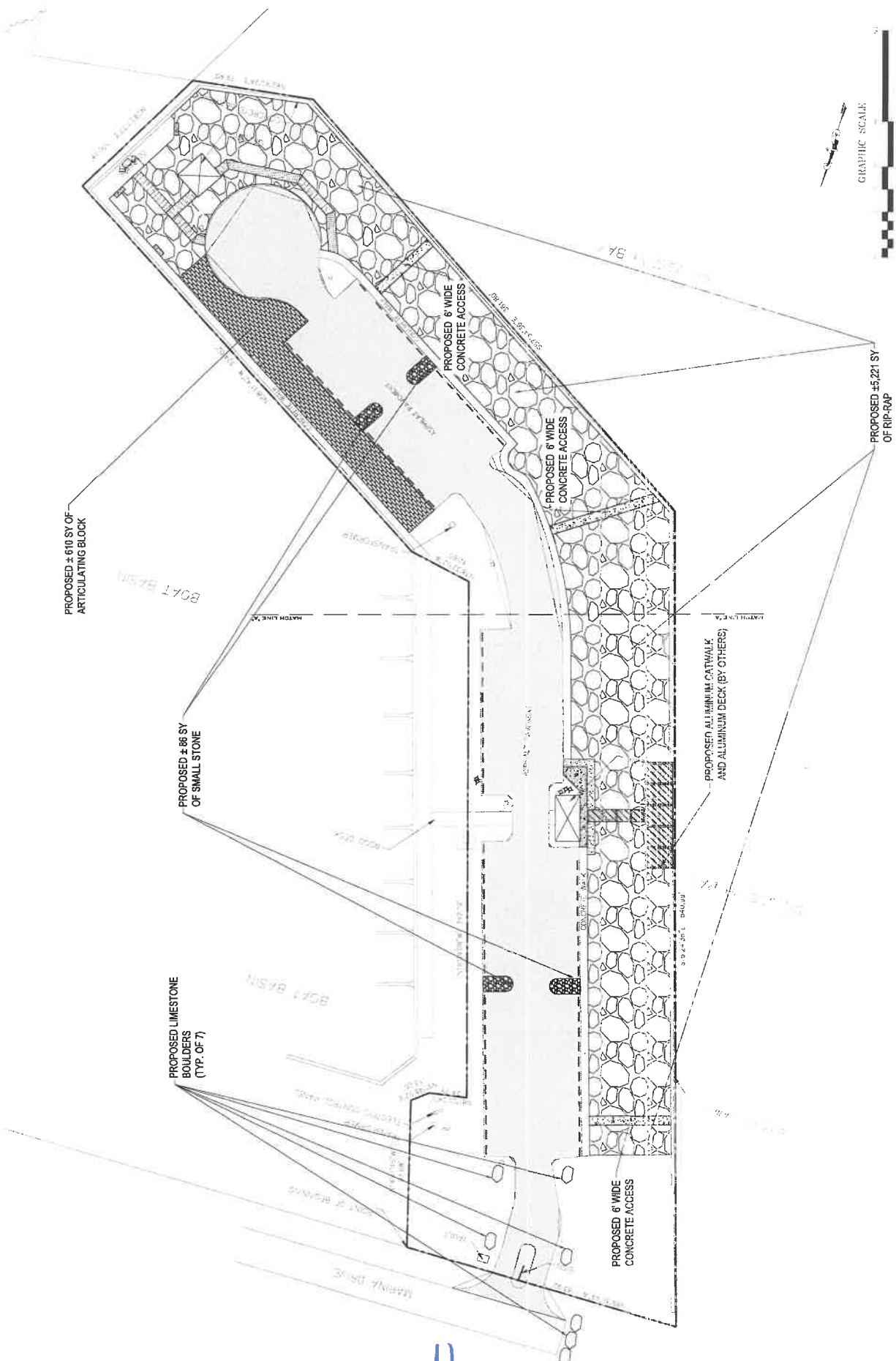
We would like to present an alternative for the Council's consideration. We prefer to mill and resurface the entire roadway 1" thick. In return, we would be owed the entire contract amount after satisfactory completion of this task.

Additionally, we are suggesting that we do not perform this work immediately. We feel the recent utility patches will not fully settle for a prolonged amount of time. We prefer the utility patches be allowed to settle and "weather in" for at least 9 months before we mill and resurface to provide the quality of roadway we feel comfortable with. We are in agreement with the City holding the \$100,000.00 until we mill and resurface.

--

Jamie Miller
Project Estimator / Project Manager
North Florida Construction, Inc.
P.O. Box 129
10367 NW Newsome Road
Clarksville, FL 32430
PH: 850-674-5730
FAX: 850-674-4712
M: 850-643-8053
CGC1512143





PROPOSED ± 610 SY OF
ARTICULATING BLOCK

PROPOSED ± 66 SY
OF SMALL STONE

PROPOSED LIMESTONE
BOULDERS
(TYP. OF 7)

PROPOSED 6' WIDE
CONCRETE ACCESS

PROPOSED 6' WIDE
CONCRETE ACCESS

PROPOSED 6' WIDE
CONCRETE ACCESS

PROPOSED ± 45,221 SY
OF RIP-RAP

PROPOSED ALUMINUM CATWALK
AND ALUMINUM DECK (BY OTHERS)



GRAPHIC SCALE



VERTICAL ELEVATIONS AND CONTOURS SHOWN HEREON ARE TRUE ELEVATIONS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1985.



**SOUTHEASTERN
CONSULTING ENGINEERS, INC.**

PORT ST. JOE - WORK FORCE HOUSING PRELIMINARY PLANS

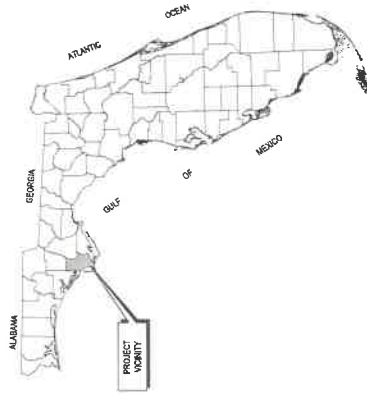
SECTION	7	TOWNSHIP	8S	RANGE	10W
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GULF COUNTY, FLORIDA
(GULF COUNTY PARCEL I.D.: 03017-005R)

FOR

OIKOS DEVELOPMENT CORPORATION
1712 MAIN STREET SUITE 206
KANSAS CITY, MO 64108

PROJECT VICINITY



THESE PLANS ARE DESIGNED IN ACCORDANCE WITH:
 • MUTCD MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES CURRENT EDITION
 • FEDERAL AID ROAD DESIGN AND CONSTRUCTION MANUAL CURRENT EDITION
 • FOOT COUNCIL MANUAL CURRENT EDITION
 • FDEP FLORIDA STORMWATER EROSION AND SEDIMENTATION CONTROL INSPECTORS MANUAL

LOCATION MAP



THE ABOVE NAMED PROFESSIONAL ENGINEER SHALL BE
RESPONSIBLE FOR THE SHEETS LISTED IN THE SHEET INDEX
ABOVE IN ACCORDANCE WITH RULE 61G15-2.004, F.A.C.

NOTE:
THE SCALE OF THESE PLANS MAY HAVE
CHANGED DUE TO REPRODUCTION.



SEA, FLORIDA
PROFESSIONAL ENGINEER
L. JACK HUBBARD III, P.E.
LICENSE NUMBER 69169

PORT ST. JOE WORKFORCE HOUSING
GULF COUNTY PARCEL ID: 03017-005R
PORT ST. JOE, FLORIDA 32456

COVER

PROJECT NUMBER: 23-1-557-01 REVISIONS:
 DESIGNED BY: [] DRAWN BY: [] CHECKED BY: [] DATE BY ITEM
 FOR OIKOS DEVELOPMENT CORPORATION
 1712 MAIN STREET SUITE 206
 KANSAS CITY, MO 64108
 DATE: 7/18/23
 SHEET NO.: 0-00

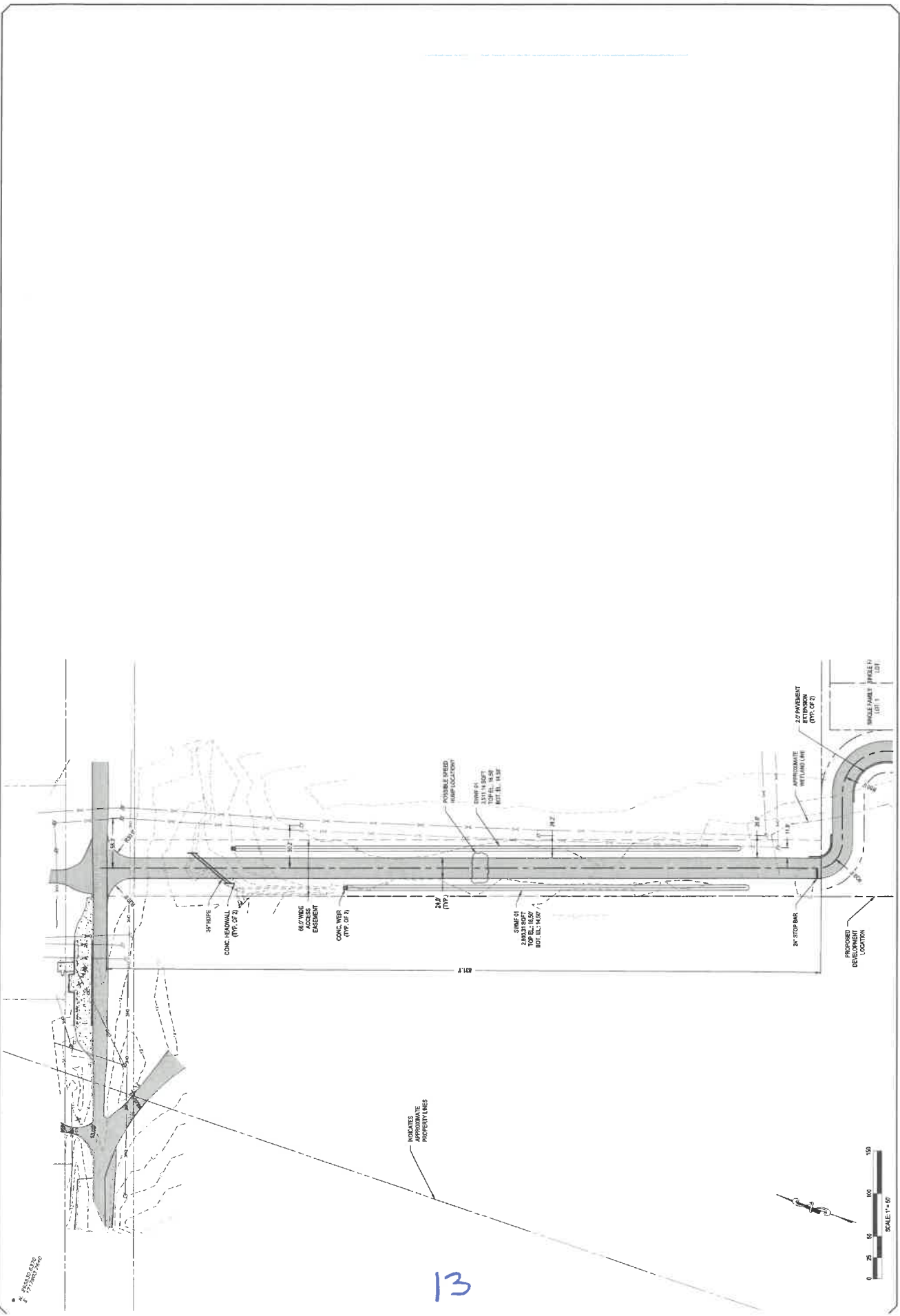
21



REAL FLORIDA
 PROFESSIONAL ENGINEER
 L. JACK MURPHY III, P.E.
 LICENSE NUMBER 691169

ENTRANCE ROAD SITE PLAN
 PORT ST. JOE WORKFORCE HOUSING
 GULF COUNTY PARCEL ID: 03017-005R
 PORT ST. JOE, FLORIDA 32456

FOR: OIKOS DEVELOPMENT CORPORATION 1712 MAIN STREET SUITE 206 KANSAS CITY, MO 64108	
DESIGNED BY: C. MURPHY	CHECKED BY: J. HUSBAND
PROJECT NUMBER: 23-1-557-01	DATE: 7/18/23
SHEET NO. 0-01	



13



DATE: 7/18/23
 1712 MAIN STREET SUITE 206
 KANSAS CITY, MO 64108

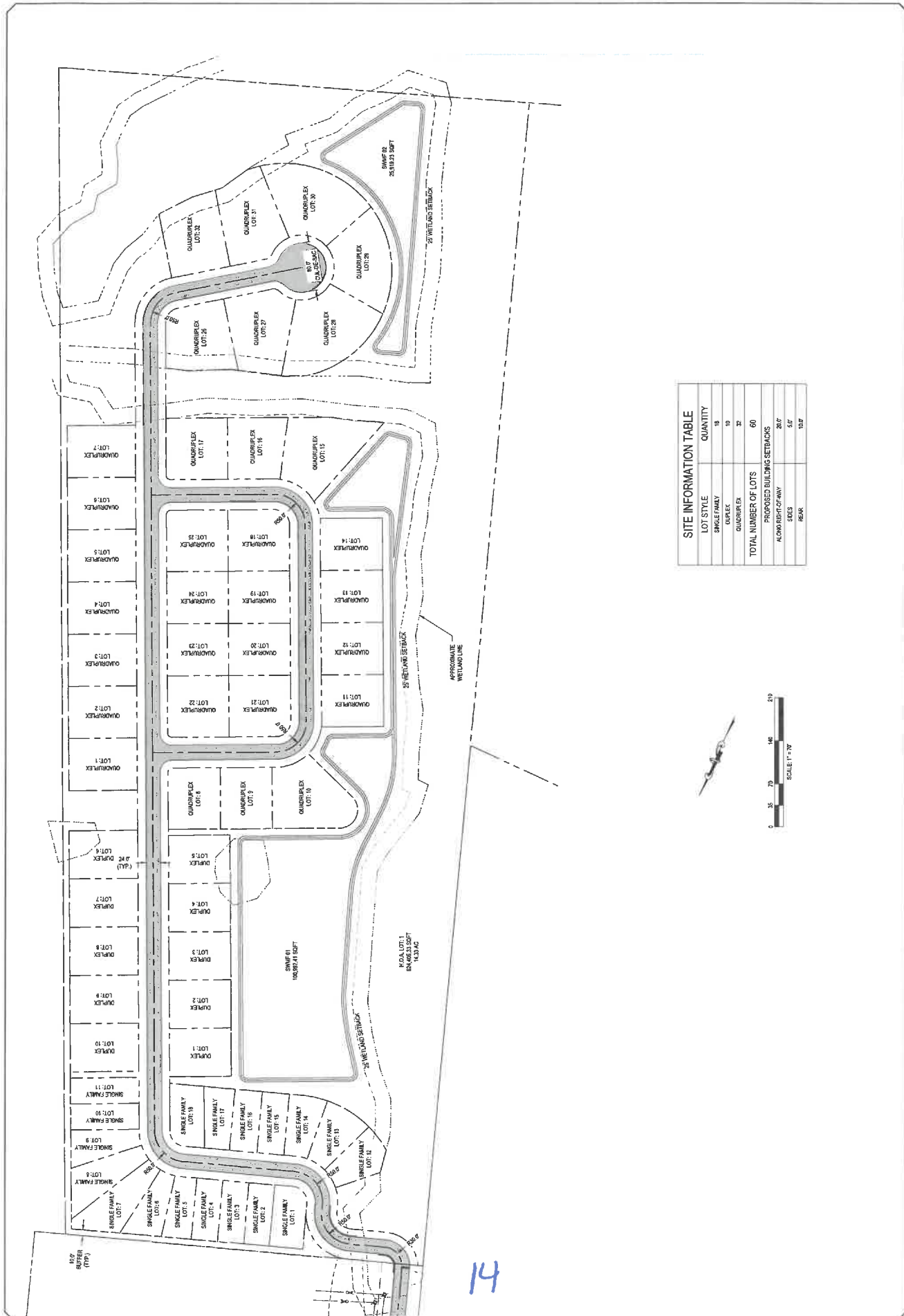


REAL FLORIDA
 PROFESSIONAL ENGINEER
 L. JACK HUBBARD III, P.E.
 LICENSE NUMBER 65160

PORT ST. JOE WORKFORCE HOUSING
 GULF COUNTY PARCEL ID: 03017-0059
 PORT ST. JOE, FLORIDA 32456

PROJECT NUMBER: 23-1-557-01 REVISIONS:
 DESIGNED BY: C. MURPHY
 DRAWN BY: J. HUBBARD
 CHECKED BY: DATE BY: ITEM
 SHEET NO. C-03
 DATE: 7/19/23

OVERALL SITE PLAN



SITE INFORMATION TABLE

LOT STYLE	QUANTITY
SINGLE FAMILY	14
DUPLEX	10
QUADRUPLEX	10
TOTAL NUMBER OF LOTS	34
PROPOSED BUILDING SETBACKS	
ALONGMENT-OF-WAY	25.0'
SEES	5.0'
REAR	10.0'

14

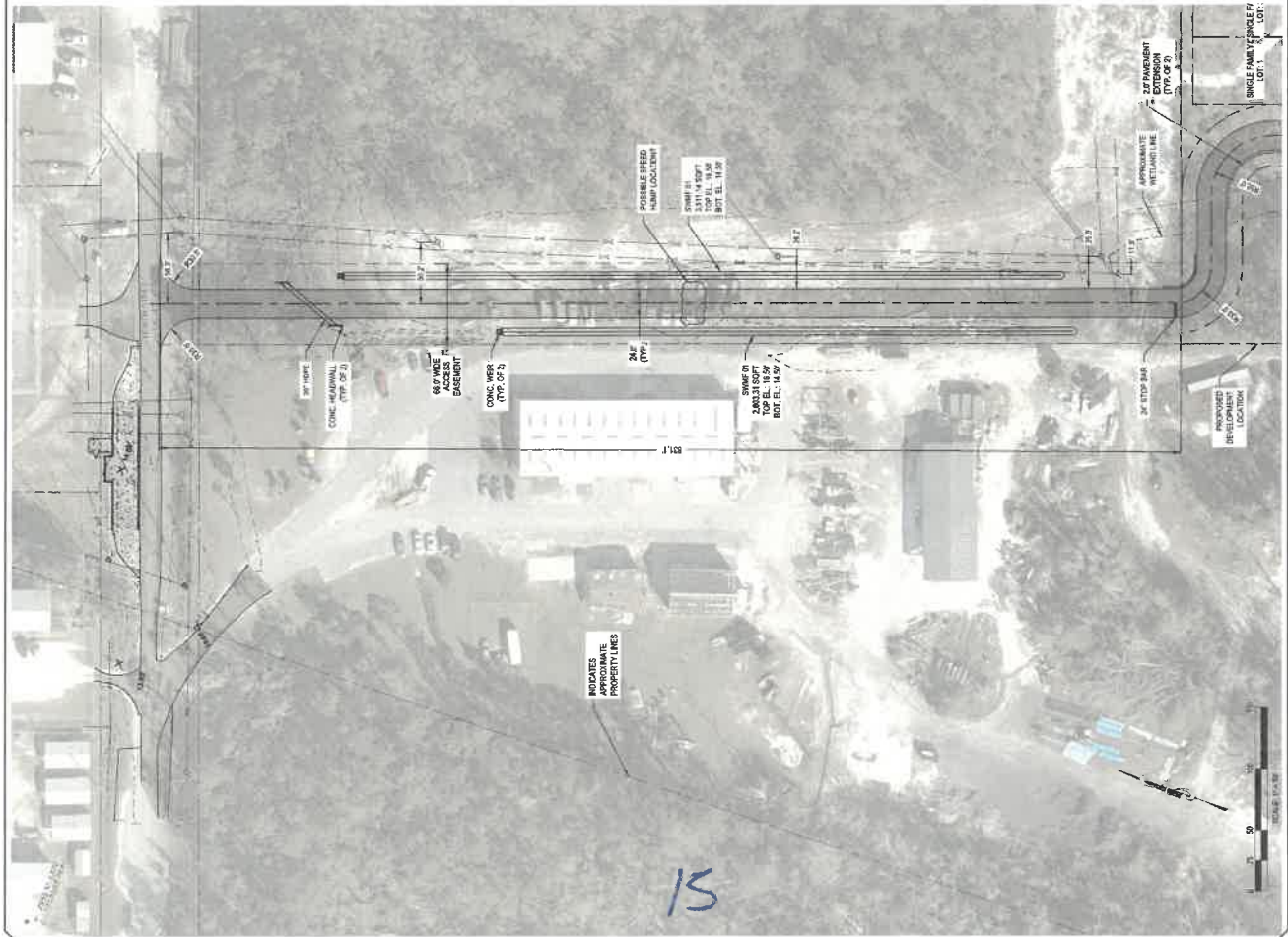


REAL FLORIDA
 PROFESSIONAL ENGINEER
 L. JACK HUBBARD III, P.E.
 LICENSE NUMBER 691169

ENTRANCE ROAD SITE PLAN
 PORT ST. JOE WORKFORCE HOUSING
 GULF COUNTY PARCEL ID: 03017-005R
 PORT ST. JOE, FLORIDA 32456

PROJECT NO:	6-0-0
DATE:	7/18/23
FOR:	OKOS DEVELOPMENT CORPORATION 1712 MAIN STREET SUITE 206 KANSAS CITY, MO 64108
DESIGNED BY:	C. MURPHY
DRAWN BY:	C. MURPHY
CHECKED BY:	J. HUSLAND
DATE:	
BY:	
ITEM:	

PROJECT NUMBER: 23-1557-01 REVISIONS:



15



REAL FLORIDA
 PROFESSIONAL ENGINEER
 L. JACK HUBBARD III, P.E.
 LICENSE NUMBER 80160

PORT ST. JOE WORKFORCE HOUSING
 GULF COUNTY PARCEL ID: 03017-005R
 PORT ST. JOE, FLORIDA 32456

OVERALL SITE PLAN

PROJECT NUMBER: 23-1557-01 REVISIONS:
 DESIGNED BY: C. MURPHY
 DRAWN BY: C. MURPHY
 CHECKED BY: J. HURAN
 DATE: 7/18/23
 SHEET NO. C-04

FOR: QIKOS DEVELOPMENT CORPORATION
 1712 MAIN STREET SUITE 206
 KANSAS CITY, MO 64108



SITE INFORMATION TABLE

LOT STYLE	QUANTITY
SINGLE FAMILY	16
DUPLEX	16
QUADPLEX	32
TOTAL NUMBER OF LOTS	60

PROPOSED BUILDING SETBACKS	
ALONG HIGHWAY	25'±
SIDES	5'±
REAR	10'±



16

Current City Projects 7/18/23

- Maddox Park Drainage- Need more info. from engineer to bid and direction from the Board.
- Clifford Sims Park Repairs- Approved by FEMA on 4/21/23. Bid awarded to RJ Gorman.
- Centennial Bldg. Rehab- The project has been re-bid and the news bids are under review.
- Lighthouse Complex Sleeping Beauty Rehab- The project has been re-bid and is under review.
- Core Park Stage, Splash Pad, & Restroom- Looking for Funding
- Sewer Rehab. CDBG-DR- Grant Funding Approved 5/21, Grant Agreement Received, The CCTV bid has been awarded and the contractor is working.
- City Hall Complex- The City has signed the contract for the land swap and staff is working on closing.
- Long Ave. Paving- Final pay request to mill and resurface 1" on the entire road received.
- New Boat Ramp Access Road- Tabled
- Beacon Hill Sewer- The Lift Station is under construction & the Collection System bids are under review.
- Skate Park- Working with the School on the location.
- Washington Gym Complex Roofs- Reviewing the Engineers Report
- ESAD Sewer Purchase Evaluation for Upgrades- The materials have been ordered.
- 20th Street Stormwater Pipe- Working on Camera Quote
- Fish Grinder- Working on Installation.
- Reid Ave. Street Lights- (3) new Light Poles have been received and installation is being scheduled.
- Dr. Joe Parking Lot- Additional benches, trash cans, & repairing the sails. Waiting on one bench to complete the project.

Grants Updated- 7/18/23

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
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. Approved 12/16/22
FEMA	1.4M	Clifford Sims Park Repairs due to Hurricane Michael. Approved 4/21/23
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. The project has been re-bid.
CDBG-DR	\$9,996,000	Sewer Rehab- City Wide. Approved 5/21. CCTV work approved.
CDBG-DR	\$8,566,469	Police/Fire Station. Application not approved. Re-submitted in Round two of funding on 9/15/21. Application not approved.
CDBG-DR	\$4,987,330	Intelligent Stormwater on MLK-FAMU. Application not approved.
FDOT/SCOP	\$479,428	Madison Street from Garrison to Long Ave Re-surfacing. Approved. 100% Plan Set sent to FDOT
National Park System/Hurricane Michael	\$83,000	Washington Gym Rehabilitation. Submitted by UF. Approved and will be administered thru the State of Florida Division of Historical Resources
Historic Resources/Hurricane Michael	\$327,707	Cape San Blas Lighthouse Complex. The project has been re-bid.
USDA	\$4,000,000	Potential 65% loan/35% grant for new Government Complex. The project is on hold.
COVID-19 Rescue Plan	\$1,786,545	Grant Agreement signed 9/15/21. Funds received. \$1,000,000 allocated for a Sports Complex & \$786,545 for Road Paving.
FDEO	\$675,426.00	Commercial District Waterline Replacement. Grant Approved 4/8/22. Phase I out for bids.
FDEP Water Protection Funds	\$965,000	System Wide Septic to Sewer for 175 connections. Grant Application approved 11/10/21. Accepting Applications for service.
FDEP Water Protection Funds	\$4,300,000	Beacon Hill Sewer. Grant Application Approved 11/9/21. The collection system is out for bids and the lift station is being constructed.
FDEP Water Protection Funds	\$1,834,401.60	Pipe Replacement under the 10th 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. Application not approved.
FDEP	\$218,895	Resilient Florida (Study of PSJ). Submitted 8/30/21, Working with UF Approved, waiting.
FRDAP	\$150,000	Core Park Splash Pad, 25% City Match. Submitted 10/14/21. Was not approved.
FDEP	\$145,000	Wastewater Treatment Plant Feasibility Study, submitted 8/22. Was not Approved.
FDOT/SCOP	\$575,417.65	Application for re-surfacing Allen Memorial. Approved on 8/23/22 for the 2024 fiscal year.
Legislative Request Rep. Shoaf	\$500,000 \$2,000,000	Core Park Stage Field of Dreams, both submitted on 7/8/22 for Grants thru DEO
NOAA	\$280,000	Stormwater Management (H&H) Study, Approved 4/21/23
FDOT	\$100,000	Hwy 98 Beautification Grant, Approved 12/16/22. Coastal is working on the design.
Legislative Request	\$1,200,000 \$1,500,000	Field of Dreams- Was not approved Road Paving, both submitted by Clark Smith approved in the 23/24 State Budget
FDOT/SCOP	\$497,055.44	Road Paving from Hwy 98 to MLK on Ave. C & D. Application submitted 3/23