

**October 1, 2024
Regular Meeting
12:00 Noon**

**City Commission Chambers
2775 Garrison Avenue
Port St. Joe, Florida**



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

October 1, 2024

Call to Order

Consent Agenda

Minutes

- Regular Meeting 9/17/24 Pages 1-5
- Special Meeting 9/17/24 Pages 6-7
- Emergency Meeting 9/26/24 Pages 8-9

Planning Board Recommendations

- Parcel #03040-002R, 68V Salt Pines 2024 LLC Pages 10-71
 - Ordinance 610 Future Land Use Map Amendment
2nd Reading & Adoption
 - Development Order Request

City Engineer

- Update

City Attorney

- Update

Old Business

- City Projects Pages 72-73

New Business

- FDOT Traffic Signal Maintenance Agreement Pages 74-85
- Core Park Restroom & Splash Pad- Commissioner Hoffman Pages 86-87
- Resolution 2024-12 Rental Fees Pages 88-90
- Rental Agreement

Public Works

- CDBG- DR Task Order for Construction Admin. & Inspection Pages 91-98

Surface Water Plant

- RFP 2024-16 Chemical Bids Page 99

Wastewater Plant

- RFP 2024-15 Spray Field Zone 3 Materials Page 100

- **RFP 2024-17 Bar Screen Wastewater Treatment Plant**

Page 101

Finance Director

- **FEMA- Update**
- **Grants Reimbursement- Update**

Code Enforcement

- **Update**

Police Department

- **Update**

City Clerk

- **Grants- Update**

Pages 102-103

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, September 17, 2024, at Noon.**

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

CONSENT AGENDA

Proclamation Honoring the Life of Chance Gainer

Mayor Buzzett read the Proclamation Honoring the Life of Chance Gainer and presented the Proclamation to his parents J. J., and Equillar Gainer. Mayor Buzzett encouraged citizens to wear the school colors of Purple and Gold or the #2 on Wednesday, September 18, 2024, Chance Gainer Day in the City of Port St. Joe.

Mayor Buzzett requested a 5 minute recess at 12:10 P.M. for the Gainer Family and friends to leave the building.

The meeting continued at 12:15 P.M.

Minutes

A Motion was made by Commissioner Lowry, second by Commissioner Hoffman, to approve the Minutes of the Special Meeting of September 3, 2024. All in favor; Motion carried 5-0.

Planning Board Recommendations

Parcel #03040-002R, 68V Salt Pines 2024 LLC; Ordinance 610 Future Land Use Map Amendment: First Reading

A Motion was made by Commissioner Hoffman, second by Commissioner Lowry, to have the First Reading of Ordinance 610. All in favor; Motion carried 5-0.

Robert Branch voiced his concerns about the Ordinance.

Attorney McCahill read Ordinance 610 by Title only.

City Engineer

RFP 2024-13 Monument Avenue Paving

A Motion was made by Commissioner Lowry, second by Commissioner Kerigan, to award the project to Robert and Roberts, Inc., in the amount of \$305,671.90. All in favor; Motion carried 5-0.

RFP 2024-14 Allen Memorial Paving

A Motion was made by Commissioner Kerigan, second by Commissioner Langston, to award the project to Robert and Roberts, Inc., in the amount of \$385,987.50. All in favor; Motion carried 5-0. Christy McElroy and Robert Branch expressed their concerns about the project.

City Street Resurfacing

The advertisement for this project has been provided to the City.

City Government Complex

Mr. Anderson has spoken with the City's Architect and is waiting for a response from him.

Monument Avenue

The bid was awarded earlier in today's meeting and will be paid for with City funds.

Allen Memorial Way

This bid was awarded earlier in today's meeting and will be paid for with FDOT Funds.

Beacon Hill Sewer

Dewberry is currently awaiting as-built revisions.

Downtown Utilities Phase 2

The project is in progress and going well with minimal disturbances.

HMGP Grant – Elevation of 12 Lift Stations

This project is currently waiting on State approval for the additional funding to award the bid.

Wastewater Sprayfield Expansion CEI

Dewberry rode the site this morning, the area looks good, and they are closing the project.

10th Street Pipe Replacement

The 30% design and material takeoff has been provided to the City.

Avenue C and Battle Street Intersection

This project is in design.

Long Avenue Paving

The contractor has been asked to get a second opinion and to get feedback before paving begins.

City Attorney.

Ordinance 613 Food Truck Amendment – Discussion

A Motion was made by Commissioner Lowry, second by Commissioner Hoffman, to read Ordinance 613 and issue a license for the Coffee Truck that was previously denied. All in favor; Motion carried 5-0.

Chester Davis asked for clarification to the Amendment.

Old Business

City Projects

There was no discussion of City Projects.

New Business

FL 27 Recycle – Christina and Richard Bracken

Mr. Bracken presented his plan to launch a recycling program in the City and Gulf County.

Special Master Contract

A Motion was made by Commissioner Lowry, second by Commissioner Kerigan, to approve a new two year contract for Code Enforcement Special Magistrate Mel Magidson, Jr., that includes increasing his pay to \$200.00 per hour. All in favor; Motion carried 5-0.

Workforce Board Building Roof

Mr. Anderson shared that Clay Smallwood, III, Gulf County Assistant Administrator noted that due to the Emergency Situation, they are acquiring quotes for the project as this is a joint venture between the City and Gulf County.

BCC Contract

A Motion was made by Commissioner Hoffman, second by Commissioner Lowry, to approve a new contract with BCC. All in favor; Motion carried 5-0. This is for a 5 year period and a 3% increase for the coming year with an option of increasing 3% per year in years 2-5. BCC has not gone up on their contract in the past and the City is very pleased with the service from BCC.

Resolution 2024-08 Trash Rates

A Motion was made by Commissioner Lowry, second by Commissioner Kerigan, to adopt Resolution 2024-08, Trash Rates. All in favor; Motion carried 5-0. Mr. Anderson introduced Mike Cox with BCC and complimented him on the work he does with the City.

Public Works – John Grantland

Mr. Grantland did not have any updates for the Commission. He noted that storm water has been an issue and Public Works is currently working on a pipe failure on Battles Street.

Surface Water Plant – Larry McClamma

Mr. McClamma did not have anything new for the Commissioners.

Wastewater Plant – Joe Harris

Mr. Harris shared that the rain last week left 10” of free board in the lagoon and staff is spraying. A proposed site plan has been received from Baskerville Donovan.

Finance Director – Mike Lacour

FEMA Update

A reimbursement request has been submitted to FEMA for Clifford Sims Park.

FRDAP Grant Applications

FRDAP 2024-09 Benny Roberts Sports Park Phase II

A Motion was made by Commissioner Kerigan, second by Commissioner Hoffman, to adopt Resolution 2024-09 to apply to FRDAP for a \$200,000 grant for Benny Roberts Sports Park Phase II. All in favor; Motion carried 5-0.

Mayor Buzzett asked for discussion.

Christy McElroy voiced her concerns about the project.

FRDAP 2024-10 George Core Park Phase I

A Motion was made by Commissioner Langston, second by Commissioner Lowry, to adopt Resolution 2024-10 to apply to FRDAP for a \$200,000 grant for George Core Park Phase I. All in favor; Motion carried 5-0.

Robert Branch shared his concerns about the application.

Grant Reimbursement Updates

Mr. Lacour is working to compile the final submissions for reimbursement.

Code Enforcement

Mr. Anderson shared that hearings are being held for properties not in compliance. A request has been received for assistance in removing two more houses and Mr. Anderson will be reaching out to the County to see if they would be willing to work with the City on this.

Police Department – Chief Richards

Chief Richards is seeking quotes for new vehicles and plans to move away from the current provider as he is having numerous issues with their product.

City Clerk – Charlotte Pierce

Current Grants Update

Clerk Pierce shared that a good bit of City Staff time continues to be spent addressing grant Compliance and reviewing grant opportunities.

Centennial Building Grand Re-Opening

Ms. Pierce reminded the Commissioners of the Grand Re-opening of the Centennial Building on September 27, 2024, from 7 P. M. until Midnight. She also reminded the Commissioners of Open Enrollment Wednesday through Friday.

Citizens to be Heard

Chester Davis and Robert Branch share their concerns with the Commission.

Discussion Items by Commissioners

Neither Commissioners Langston, Kerrigan, Lowry, nor Hoffman had any additional information to share.

Mayor Buzzett thanked the Commissioners for filling in while he was away.

Motion to Adjourn

There was no other business to come before the Commission, Mayor Buzzett adjourned the meeting at 1:35 P.M.

Approved this _____ day of _____ 2024.

Rex Buzzett, Mayor

Date

Charlotte M. Pierce, City Clerk

Date

MINUTES OF THE SPECIAL MEETING FOR THE FISCAL YEAR 2024 – 2025 BUDGET FOR THE CITY OF PORT ST. JOE; ORDINANCE 611: AD VALOREM TAX; ORDINANCE 612: 2024 - 2025 BUDGET FOR FY 2024 – 2025; RESOLUTION 2024-06, 2024 – 2025 WATER AND SEWER UTILITY RATES; RESOLUTION 2024-07, 2024 – 2025 PAY SCALE WITH THE BOARD OF CITY COMMISSIONERS FOR THE CITY OF PORT ST. JOE, FLORIDA, HELD IN THE WARD RIDGE BUILDING, September 17, 2024, at 5:01 P.M.

The following were present: Mayor Buzzett, Commissioners Hoffman and Langston. City Manager Jim Anderson, City Clerk Charlotte Pierce, Finance Director Mike Lacour, Police Chief Jake Richards, and City Attorney Clinton McCahill, were also present. Commissioners Kerigan and Lowry were absent.

The purpose of the Special Meeting was Ordinance 611 – 2024 / 2025 Ad Valorem Tax Millage Rate First Public Hearing; Ordinance 612 – 2024 / 2025 Budget Public Hearing; Resolution 2024-06, 2024-2025 Water and Sewer Utility Rates; Resolution 2024-07, 2024-2025 Pay Scale.

City Attorney –

Ordinance 611 Ad Valorem Property Taxes 2024 – 2025, Public Hearing, Second Reading and Adoption

Mayor Buzzett asked for Public Input, but there was none as no one from the public attended the Meeting.

A Motion was made by Commissioner Hoffman, second by Commissioner Langston, to have the Second Reading and Adoption of Ordinance 611. All in favor; Motion carried 3-0.

Attorney McCahill read Ordinance 611 in its entirety.

The Ad Valorem Property Tax Millage Rate for Municipal Purposes to be levied on the taxable property within the City limits of the City of Port St. Joe during the Fiscal Year Beginning October 1, 2024, and ending September 30, 2025, is set at the rate of 3.5914 mills. The percentage by which this millage rate to be levied is more than the rolled-back rate of 3.2975 mills (computed pursuant to Florida law) is 8.91%.

Ordinance 612 Budget 2024 – 2025, Public Hearing, Second Reading and Adoption:

Mayor Buzzett asked for Public Input, but there was none as no one from the public attended the Meeting.

A Motion was made by Commissioner Langston, second by Commissioner Hofman, to have the Second Reading and Final Adoption of Ordinance 612. All in favor; Motion carried 3-0.

Attorney McCahill read Ordinance 612 by Title only.

Resolution 2024-06, 2024 – 2025 Water and Sewer Utility Rates

A Motion was made by Commissioner Hoffman, second by Commissioner Langston, to have a Moratorium on Water and Sewer Rates increase for FY 2024 – 2025. All in favor; Motion carried 3-0.

Resolution 2024-07, 2024 – 2025 Pay Scale

A Motion was made by Commissioner Hoffman, second by Commissioner Langston, to adopt the Pay Scale for FY 2024 – 2025. All in favor; Motion carried 3-0.

Citizens to be Heard

There was no public attendance at the meeting.

Discussion items by Commissioners

Mayor Buzzett shared that he had received several phone calls asking why the City did not use the roll back rate for taxes this year. He explained to the callers that the funds are being used for improvement within the City.

Commissioner Hoffman noted that he had spoken with County Administrator Michael Hammond and Assistant County Administrator, Clay Smallwood, III, and was told that the County has budgeted \$50,000 to be used by the City for a Splash Pad and \$75,000 to be used for bathrooms at Core Park. The County is asking that the City match their funds and get started on the projects. Commissioner Hoffman requested that these items be placed on the next Agenda.

He also shared that the County has purchased the property back from Willie Ramsey on Marvin Avenue and it could possibly be used for additional parking in the baseball park area.

There were no other issues to be addressed by the Commissioners.

Motion to Adjourn

Mayor Buzzett adjourned the meeting at 5:20 P.M.

Approved this _____ day of _____ 2024.

Rex Buzzett, Mayor

Date

Charlotte M. Pierce, City Clerk

Date

MINUTES OF THE EMERGENCY MEETING FOR HURRICANE HELENE OF THE BOARD OF CITY COMMISSIONERS FOR THE CITY OF PORT ST. JOE, FLORIDA, HELD AT 2775 GARRISON AVENUE SEPTEMBER 25, 2024, AT 10:30 A.M.

The following were present: Mayor Buzzett, Commissioners Hoffman, Kerigan, and Langston. City Manager Jim Anderson, City Clerk Charlotte Pierce, Deputy Clerk Ingrid Bundy, Finance Director Mike Lacour, Chief of Police Jake Richards, Surface Water Treatment Plant Manager Larry McClamma, Wastewater Treatment Plant Manager Kevin Pettis, and Wastewater Treatment Plant Chief Operator Joe Harris were also present. Commissioner Lowry was absent.

The Purpose of the meeting was to update the Commission on Hurricane Helene.

Call to Order

Agenda

Hurricane Helene

Resolution 2024-11 Local State of Emergency

A Motion was made by Commissioner Langston, second by Commissioner Kerigan, to adopt Resolution 2024-11. All in favor; Motion carried 4-0.

After adopting the Resolution, Commissioner Hoffman requested that language in the Resolution be changed.

Commissioner Langston rescinded his Motion and Commissioner Kerigan rescinded his second to the Motion. All in favor; Rescission carried 4-0

A Motion was made by Commissioner Kerigan, second by Commissioner Langston, to pay employees that are working during the hurricane overtime for the period of 6 A.M. Thursday, September 26, 2024, through Sunday, September 29, 2024. All in favor; Motion carried 4-0 to adopt Resolution 2024-11 with the following change. Employees who physically work during this period will be paid holiday pay in addition to their regular pay.

City Manager Jim Anderson shared that this morning the Gulf County Board of County Commissioners extended the evacuation area to include Cape San Blas, Oak Grove, and the nursing home. It is still anticipated that Hurricane Helene will make landfall near the areas of Carrabelle, St. Marks and Keaton Beach. Local storm surge could be a minimum of 1'-3' and there should be a falling tide during the onset of the hurricane. He asked that vehicles not be driven down Highway 98 or Monument Avenue due to the anticipated rain and flooding.

The Surface Water Treatment Plant will be the headquarters for City employees should the need arise.

Citizens to be Heard

No one from the Public attended the meeting.

Discussion Items by Commissioners

Commissioner Hoffman asked for clarification of Non-essential employees. Mr. Anderson responded that Non-essential employees would be clerical and those on standby as designated by the Department Heads.

Commissioner Kerigan encouraged residents who might need somewhere to park additional vehicles to contact the owners of the property to see about leaving their vehicles there.

Commissioner Langston asked about wellness checks on residents. Chief Richards responded that they would need to immediately let the Police Department know they plan to stay so they will know who to check on. Chief Richards also stated that the Ward Ridge Building would serve as the location for the Police Department should their building be uninhabitable.

Mayor Buzzett reminded residents of the weather conditions, encouraged everyone to be safe, and don't go sightseeing.

The meeting was recessed at 11:05 A.M.

Approved this _____ day of _____ 2024.

Rex Buzzett, Mayor

Date

Charlotte M. Pierce, City Clerk

Date

ORDINANCE NO. 610

AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN FUTURE LAND USE MAP OF THE CITY OF PORT ST. JOE, FLORIDA BY AND THROUGH PROCEDURES REQUIRED FOR SMALL-SCALE MAP AMENDMENTS PURSUIT TO AUTHORITY UNDER STATE STATUTES SECTION 163.3187, SPECIFICALLY CHANGING PARCEL ID NUMBER 03040-002R FROM COMMERCIAL TO RESIDENTIAL R-3, PROVIDING FOR AN AMENDMENT OF THE ZONING MAP OF THE CITY OF PORT ST. JOE CHANGING FROM C-1 TO R-3; AND PROVIDING FOR REPEAL OF ANY CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, on September 3, 2024, the Planning and Development Review Board sitting as the local planning agency for the City, recommended approval of the small-scale amendment to the comprehensive plan and Zoning Map of the City; and

WHEREAS, the City Commission desires to adopt the amendment 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.

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

SECTION 1. APPROVAL

The City of Port St. Joe Comprehensive Plan Future Land Use Map and Zoning Map are hereby amended as set forth on Exhibit "A" and are hereby changed from Commercial land use to Residential R-3 and the Zoning from C-1 to R-3. The application and all documentation submitted by the Applicant in support of it are hereby incorporated by reference.

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 amendment 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. FUTURE LAND USE MAP

Upon this Ordinance becoming effective, the City of Port St. Joe Future Land Use Map shall be amended to show the Property as having a land use of Residential R-3.

SECTION 5. ZONING

The Zoning map of the City of Port St. Joe is hereby amended to show the property described in Exhibit "A" as R-3.

SECTION 6. REPEAL

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

SECTION 7. 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 8. EFFECTIVE DATE

This ordinance shall become effective upon adoption as provided by law.

This Ordinance was adopted in open regular meeting after its second reading this ____ day of _____, 2024.

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

By: _____
Rex Buzzett, Mayor-Commissioner

Attest: _____
Charlotte M. Pierce
City Clerk

EXHIBIT "A"

Future Land Use Map:

03040-002R - Proposed Future Land Use

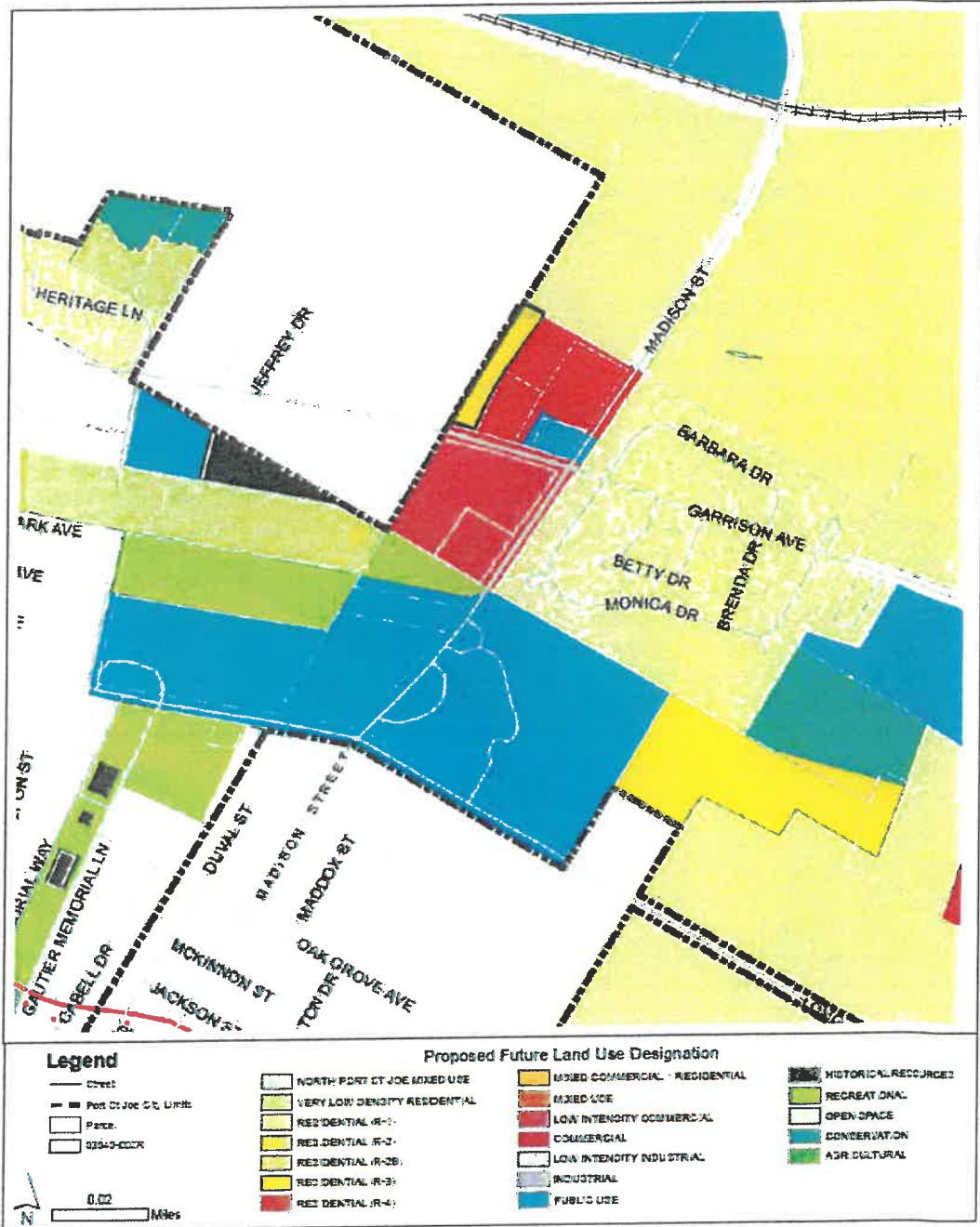
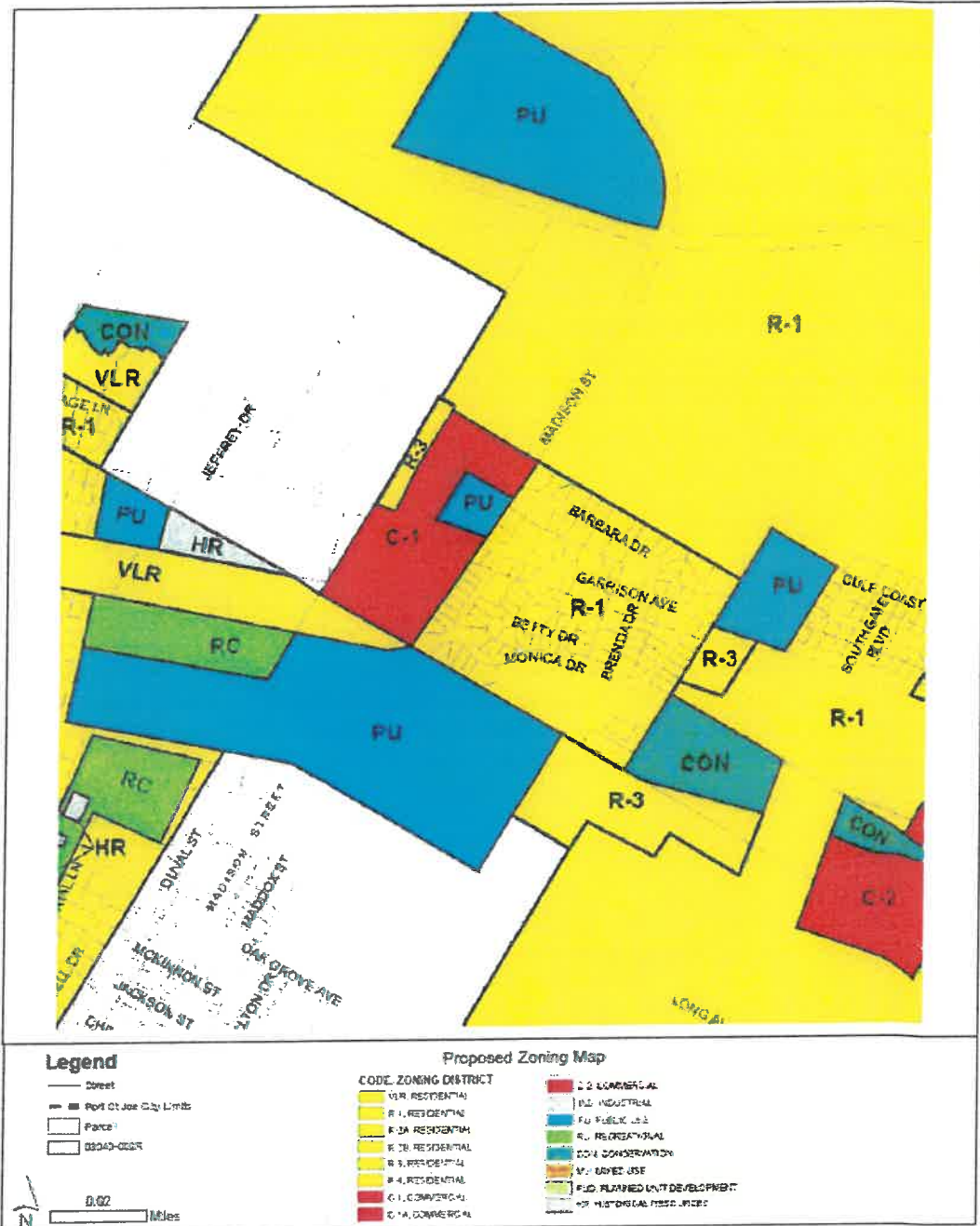


EXHIBIT "A"

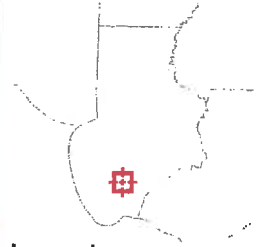
Zoning Map:

03040-002R - Proposed Zoning Map





Overview



Legend

-  Parcels
-  Roads

Parcel ID	03040-002R	Alternate ID	03040002R	Owner Address	68V SALT PINES 2024 LLC
Sec/Twp/Rng	18-8S-10W	Class	VACANT		707 BELROSE AVE
Property Address	GARRISON AVE	Acreage	2.7		DAPHNE, AL 36526
	PORT ST JOE				
District	5				
Brief Tax Description	S 18 T 8 R 10 2 AC M/L				
	<i>(Note: Not to be used on legal documents)</i>				

Date created: 8/8/2024
 Last Data Uploaded: 8/8/2024 8:15:21 AM

Developed by  **Schneider**
 GEOSPATIAL

CITY OF PORT ST. JOE FUTURE LAND USE MAP
AMENDMENT APPLICATION

Property Address: GARRISON AVE

Current Land Use: C-1

Property Owner: 68V SALT PINES (FL) 2024, L.L.C. / NATHAN COX


Proposed Land Use: R-3

Mailing Address: P.O. BOX 280 PORT ST. JOE, FL 32457


Phone: 850-340-1270

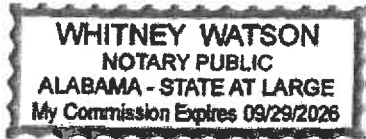
Applicant if Different: SAME

Parcel Number: 03040-002R


Owners Signature

Sworn to and subscribed before me this 23rd day of July 2024, Personally Known
OR Produced Identification.
Type Provided _____.


Signature of Notary



PUBLIC NOTICE

- 1. A sign will be posted for two weeks on the property seeking the change and a notice will be published in the local newspaper.

APPLICATION REQUIREMENTS

Application Fee: Small Scale Amendment - \$500.00 – Large Scale Amendment \$2,000.00

Legal Description of Property

Copy of Deed

Copy of Survey


Owner Signature

Date: 7/23/24


Applicant Signature

Date: 7/23/24

Prepared By and Return To:
Kayla Dell
DHI Title of Florida, Inc.
14251 Panama City Beach Pkwy
Panama City Beach, FL 32413

Order No.: 198-243500380

Property Appraiser's Parcel I.D. (folio) Number:

Sales Price: \$1,700,000.00

Documentary Stamps: \$ 11,900.00

*68 Ventures
Watson Corp
Foreign Limited*

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (this "Deed"), executed as of the 18 day of July, 2024 by PTW, LLC, a Florida limited liability company (as to Parcel 1), whose mailing address is 1601 Constitution Dr, Port Saint Joe, FL 32456 and Patricia T. Warriner, a married woman (as to Parcel 2) ("Grantor"), whose mailing address is 1601 Constitution Dr, Port Saint Joe, FL 32456, to 68V Salt Pines (FL) 2024, LLC, a Florida limited liability company ("Grantee"), whose mailing address is 707 Belrose Ave, Daphne, AL 36526:

WITNESSETH:

That Grantor, for and in consideration of the sum of ten dollars (\$10.00) and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, and sold to Grantee and Grantee's successors and assigns forever, the real property situate, lying, and being in County of Gulf, State of Florida, and described as follows (the "Property"):

See Exhibit A

TOGETHER with all of the Grantor's rights, title and interest in and to all licenses, approvals, tenements, hereditaments, and appurtenances belonging or in any way appertaining to the Property.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby specially covenants with Grantee that Grantor is lawfully seized of the Property in fee simple, and hereby specially warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise, and that the Property is being conveyed to Grantee subject to those permitted exceptions identified in Exhibit B attached hereto and made a part hereof, provided the foregoing shall not serve to reimpose the same.

[SIGNATURE ON NEXT PAGE]

SPECIAL WARRANTY DEED
(Continued)

File No. 198-243500380

IN WITNESS WHEREOF, the Grantor has signed and sealed these presents the day and year first above written.

Patricia T. Warriner
Patricia T. Warriner

PTW, LLC, a Florida limited liability company

BY: Tapper and Company Property Management, Inc
As Manager

BY: David Warriner
David Warriner, Manager

Signed, sealed and delivered in presence of:

Kristy Walker
Witness Signature

Kristy Walker
Printed Name of First Witness

P.O. Box 3392 Cashers, NC 28717
Address of First Witness

Mari Maxey
Witness Signature

Mari Maxey
Printed Name of Second Witness

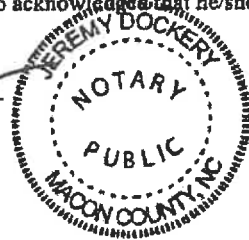
1990 HWY 90 Vienna, GA 31092
Address of Second Witness

STATE OF FLORIDA NC.

COUNTY OF Jackson

The foregoing instrument was acknowledged before me, by means of physical presence or online notarization, this 16 day of July, 2024, by Patricia T. Warriner, with whom I am personally acquainted (or provided to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for purposes therein contained.

Jeremy Dockery
Notary Public
My Commission Expires: May 01, 2026

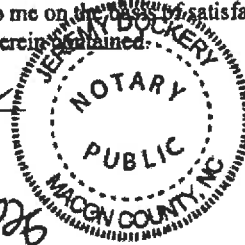


STATE OF FLORIDA NC.

COUNTY OF Jackson

The foregoing instrument was acknowledged before me, by means of physical presence or online notarization, this 16 day of July, 2024, by David Warriner, Manager of PTW, LLC, a Florida limited liability company, with whom I am personally acquainted (or provided to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for purposes therein contained.

Jeremy Dockery
Notary Public
My Commission Expires: May 01, 2026



SPECIAL WARRANTY DEED

(Continued)

File No. 198-243500380

EXHIBIT A

PARCEL 1:

A PARCEL OF LAND LYING AND BEING IN THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 8 SOUTH, RANGE 10 WEST, GULF COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 7, TOWNSHIP 8 SOUTH, RANGE 10 WEST, GULF COUNTY, FLORIDA AND PROCEED SOUTH 88 DEGREES 54 MINUTES 51 SECONDS EAST, ALONG THE SOUTH BOUNDARY OF SAID SECTION 7, FOR A DISTANCE OF 767.92 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF GARRISON AVENUE (100' RIGHT OF WAY) FOR THE POINT OF BEGINNING; SAID POINT ALSO BEING ON A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 5,779.85 FEET, THROUGH A CENTRAL ANGLE OF 02 DEGREES 36 MINUTES 50 SECONDS; THENCE PROCEED NORTHERLY ALONG SAID RIGHT OF WAY LINE AND CURVE FOR AN ARC DISTANCE OF 263.68 FEET, (CHORD BEARING AND DISTANCE = NORTH 17 DEGREES 29 MINUTES 02 SECONDS WEST, FOR A DISTANCE OF 263.66 FEET); THENCE NORTH 18 DEGREES 47 MINUTES 27 SECONDS WEST, ALONG SAID RIGHT OF WAY LINE, FOR A DISTANCE OF 668.99 FEET TO THE SOUTHWEST CORNER OF PROPERTY RECORDED IN OFFICIAL RECORDS BOOK 226, PAGE 823 OF THE PUBLIC RECORDS OF GULF COUNTY, FLORIDA; THENCE LEAVING SAID RIGHT OF WAY LINE PROCEED SOUTH 88 DEGREES 55 MINUTES 47 SECONDS EAST, ALONG THE SOUTH BOUNDARY LINE OF SAID PROPERTY, FOR A DISTANCE OF 421.06 FEET TO THE SOUTHEAST CORNER OF SAID PROPERTY; THENCE NORTH 18 DEGREES 47 MINUTES 09 SECONDS WEST, ALONG THE EAST BOUNDARY OF SAID PROPERTY, FOR A DISTANCE OF 329.71 FEET TO A POINT ON THE SOUTH BOUNDARY LINE OF PROPERTY RECORDED IN OFFICIAL RECORDS BOOK 602, PAGE 762 OF THE PUBLIC RECORDS OF GULF COUNTY, FLORIDA; THENCE SOUTH 89 DEGREES 43 MINUTES 11 SECONDS EAST ALONG THE SOUTH BOUNDARY LINE OF SAID PROPERTY, FOR A DISTANCE OF 180.15 FEET TO THE SOUTHEAST CORNER OF SAID PROPERTY; THENCE NORTH 01 DEGREE 05 MINUTES 18 SECONDS EAST, ALONG THE EAST BOUNDARY LINE OF SAID PROPERTY, FOR A DISTANCE OF 329.37 FEET TO THE NORTHEAST CORNER OF SAID PROPERTY; THENCE NORTH 89 DEGREES 07 MINUTES 16 SECONDS WEST, ALONG THE NORTH BOUNDARY LINE OF SAID PROPERTY, FOR A DISTANCE OF 720.33 FEET TO A POINT MARKING THE NORTHWEST CORNER OF SAID PROPERTY (POINT ALSO BEING ON THE EAST RIGHT OF WAY LINE OF AFORESAID GARRISON AVENUE); THENCE NORTH 18 DEGREES 47 MINUTES 25 SECONDS WEST, ALONG SAID RIGHT OF WAY LINE FOR A DISTANCE OF 449.58 FEET TO THE SOUTHWESTERLY CORNER OF GARRISON PLANTATION, A SUBDIVISION RECORDED IN PLAT BOOK 4, PAGE 9 OF THE PUBLIC RECORDS OF GULF COUNTY, FLORIDA; THENCE LEAVING SAID RIGHT OF WAY LINE PROCEED NORTH 89 DEGREES 59 MINUTES 11 SECONDS EAST, ALONG THE SOUTH BOUNDARY LINE OF SAID SUBDIVISION, FOR A DISTANCE OF 357.53 FEET TO A POINT MARKING THE SOUTHEAST CORNER OF SAID SUBDIVISION (POINT ALSO MARKING THE SOUTHWEST CORNER OF PROPERTY RECORDED IN OFFICIAL RECORDS BOOK 560, PAGE 546 OF THE PUBLIC RECORDS OF GULF COUNTY, FLORIDA); THENCE SOUTH 89 DEGREES 36 MINUTES 06 SECONDS EAST, ALONG THE SOUTH BOUNDARY LINE OF SAID PROPERTY, FOR A DISTANCE OF 777.22 FEET TO THE WESTERLY EDGE OF A DRAINAGE DITCH; THENCE SOUTH 19 DEGREES 25 MINUTES 54 SECONDS EAST, ALONG SAID WESTERLY EDGE, FOR A DISTANCE OF 2,090.14 FEET TO THE INTERSECTION OF SAID WESTERLY EDGE WITH THE SOUTH BOUNDARY LINE OF AFORESAID

SPECIAL WARRANTY DEED

(Continued)

File No. 198-243500380

SECTION 7; THENCE NORTH 88 DEGREES 54 MINUTES 51 SECONDS WEST, ALONG SAID SECTION LINE, FOR A DISTANCE OF 286.76 FEET; THENCE CONTINUE NORTH 88 DEGREES 54 MINUTES 51 SECONDS WEST, ALONG SAID SOUTH BOUNDARY, FOR A DISTANCE OF 884.99 FEET TO THE POINT OF BEGINNING.

PARCEL 2;

A PARCEL OF LAND BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 8 SOUTH, RANGE 10 WEST, GULF COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 18, TOWNSHIP 8 SOUTH, RANGE 10 WEST, GULF COUNTY, FLORIDA AND PROCEED SOUTH 88 DEGREES 54 MINUTES 51 SECONDS EAST, ALONG THE NORTH BOUNDARY OF SAID SECTION 18, FOR A DISTANCE OF 767.92 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF GARRISON AVENUE (100' RIGHT OF WAY) FOR THE POINT OF BEGINNING; THENCE LEAVING SAID RIGHT OF WAY LINE CONTINUE SOUTH 88 DEGREES 54 MINUTES 51 SECONDS EAST, ALONG SAID NORTH BOUNDARY LINE, FOR A DISTANCE OF 884.70 FEET; THENCE LEAVING SAID NORTH BOUNDARY LINE PROCEED SOUTH 01 DEGREE 13 MINUTES 47 SECONDS WEST, FOR A DISTANCE OF 87.03 FEET; THENCE NORTH 89 DEGREES 33 MINUTES 13 SECONDS WEST, FOR A DISTANCE OF 855.44 FEET TO A POINT ON THE AFORESAID EASTERLY RIGHT OF WAY LINE OF GARRISON AVENUE, POINT BEING ON A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 5,779.85 FEET, THROUGH A CENTRAL ANGLE OF 00 DEGREES 59 MINUTES 59 SECONDS; THENCE PROCEED NORTHERLY ALONG SAID RIGHT OF WAY LINE AND CURVE FOR AN ARC DISTANCE OF 100.86 FEET, (CHORD BEARING AND DISTANCE = NORTH 15 DEGREES 40 MINUTES 37 SECONDS WEST, FOR A DISTANCE OF 100.86 FEET) TO THE POINT OF BEGINNING.

SPECIAL WARRANTY DEED
(Continued)

File No. 198-243500380

Exhibit B

1. Taxes and assessments for the year 2024 and subsequent years which are not yet due and payable.
2. Distribution Easement in favor of Florida Power Corporation d/b/a Progress Energy Florida, Inc. recorded in Official Records Book 410, Page 936 as affected by the Partial Release of Easement recorded in Official Records Book 716, Page 223 of the Public Records of Gulf County, Florida.
3. No insurance as to any portion of subject lands that may lie within the property described in the deed recorded in Official Records Book 518, Page 716 of the Public Records of Gulf County, Florida.
4. Consequences, if any, of the failure of The Lands to have a definite ascertainable and locatable legal description pursuant to the minimum technical standards for land surveying as required by Florida Statutes.

KEY DR

200 - 0430

C-1

PU

MADISON ST

BARBARA DR

GARRISON AVE

R-1

BETTY DR

MONICA DR

BRENDA DR

IMPORTANT NOTICE

The Property Appraiser makes every effort to produce the most accurate information possible. No warranties, expressed or implied are provided for the data herein, its use or interpretation. The assessment information is from the last certified tax roll. All other data is subject to change. This website is NOT TO BE USED FOR FINANCING PURPOSES, INSURANCE PURPOSES, AND/OR ADDRESS VERIFICATION! If you need address verification contact the Emergency Management Addressing office at 850-229-9110

***An Actual Year of 1900 is not a true representation of the Actual Year built. This is a "default" setting where an actual date is not known. The Effective Year is simply reflective of the current market and the condition of the property. The Effective Year is evident by the condition and utility of the structure and may or may not represent the Actual Year Built.**

Parcel Summary

Parcel ID 03040-002R
Location Address GARRISON AVE
PORT ST JOE
Brief Tax Description S 18 T 8 R 10 2 AC M/L 278.10 FT PARCEL ON EAST SIDE OF GARRISON AVE ORB 310/1 FR WARRINER ORB 831/363 WD FR WARRINER MAP 69B
(Note: Not to be used on legal documents.)
Property Use Code VACANT (0000)
Sec/Twp/Rng 18-85-10W
Tax District Port St. Joe City (5)
Millage Rate 15.5418
Acreage 2.7
Homestead N

[View Map](#)

Owner Information

Primary Owner
68V SALT PINES 2024 LLC
707 BELROSE AVE
DAPHNE, AL 36526

Sales

Multi Parcel	Sale Date	Sale Price	Instrument	Book/Page	Qualification	Vacant/Improved	Grantor	Grantee
Y	7/18/2024	\$1,700,000	WD	<u>831/363</u>	Qualified	Vacant	WARRINER PATRICIA T	68V SALT PINES 2024 LLC

Valuation

	2024 Preliminary Values	2023 Certified Values	2022 Certified Values	2021 Certified Values
Building Value	\$0	\$0	\$0	\$0
Extra Features Value	\$0	\$0	\$0	\$0
Land Value	\$183,600	\$108,000	\$108,000	\$86,400
Land Agricultural Value	\$0	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$108,000	\$108,000	\$0
Just (Market) Value	\$183,600	\$108,000	\$108,000	\$86,400
Assessed Value	\$99,385	\$90,350	\$82,136	\$74,669
Exempt Value	\$0	\$0	\$0	\$0
Taxable Value	\$99,385	\$90,350	\$82,136	\$74,669
Maximum Save Our Homes Portability	\$84,215	\$17,650	\$25,864	\$11,731

*Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

No data available for the following modules: Building Information, Extra Features, Sketches.

The Property Appraiser makes every effort to produce the most accurate information possible. No warranties, expressed or implied are provided for the data herein, its use or interpretation. The assessment information is from the last certified tax roll. All other data is subject to change. This website is NOT TO BE USED FOR FINANCING PURPOSES, INSURANCE PURPOSES, AND/OR ADDRESS VERIFICATION! If you need address verification contact the Emergency Management Addressing office at 850 229-9110
[| User Privacy Policy](#) ; [GDPR Privacy Notice](#)
 Last Data Upload: 8/7/2024, 2:33:09 PM

Contact Us



Future Land Use Map Amendment

**Applicant: 68V SALT PINES 2024 LLC
707 BELROSE AVE, DAPHNE, AL 36526**

Public Hearings will be held in the Planning, Development, & Review Board's Regular Meeting on, Sept 3, 2024, at 4:00 P.M. EST and at the Regular City Commission Meeting on Sept 17, 2024, at 12:00 P.M. EST and Oct 1, 2024, at 12:00 P.M. EST at the Ward Ridge Building, 2775 Garrison Ave., Port St. Joe, FL 32456 for discussion and approval.

**CITY OF PORT ST. JOE PLANNING DEPARTMENT
DEVELOPMENT ORDER APPLICATION PACKET**

INCOMPLETE SUBMITTALS WILL NOT BE REVIEWED

(The Building Department requires separate forms and fees to obtain building permits.)

NOTE: THE ADDRESS OF THE PROPERTY MUST BE POSTED PRIOR TO SUBMITTAL.

1. x Two complete sets of plans, drawn to scale.
Including: A site plan with square feet of living, total square feet, impervious surface, and setbacks.

** Setbacks are measured from the closest overhang to property line**

A site plan showing any protected trees which will be removed from the property. (Protected trees are any trees other than pine larger than 8" in diameter measure 54" from the base of the tree.)

2. x Development Order Packet
3. n/a New Address application
4. x Complete City water meter impact form
5. x Complete Driveway permit application

(Please refer to City of Port St. Joe's Land Development Regulations)

DESCRIPTION

Project Address GULF CO. PARCEL ID: 03040-002R, GARRISON AVE, PORT ST. JOE, FL 32465

Lot Square Footage: 79,926.14 Dwelling Square Footage: 12,678.94

Driveway Square Footage: N/A Accessory Building Square Footage: N/A

Pool Square Footage: N/A Patio/Deck Square Footage: N/A

Setbacks: Front: 20' Left Side: 7.5'

Rear: 20' Right Side: 7.5'

Floor Area Ratio: 15.87% Lot Coverage: 15.87%

Building Height in Feet: 60' (MAX.) Impervious Surface: 12,678.94 SQFT

Landscape Buffers: (height x width) N/A Elevation: 18.94' (MIN.)

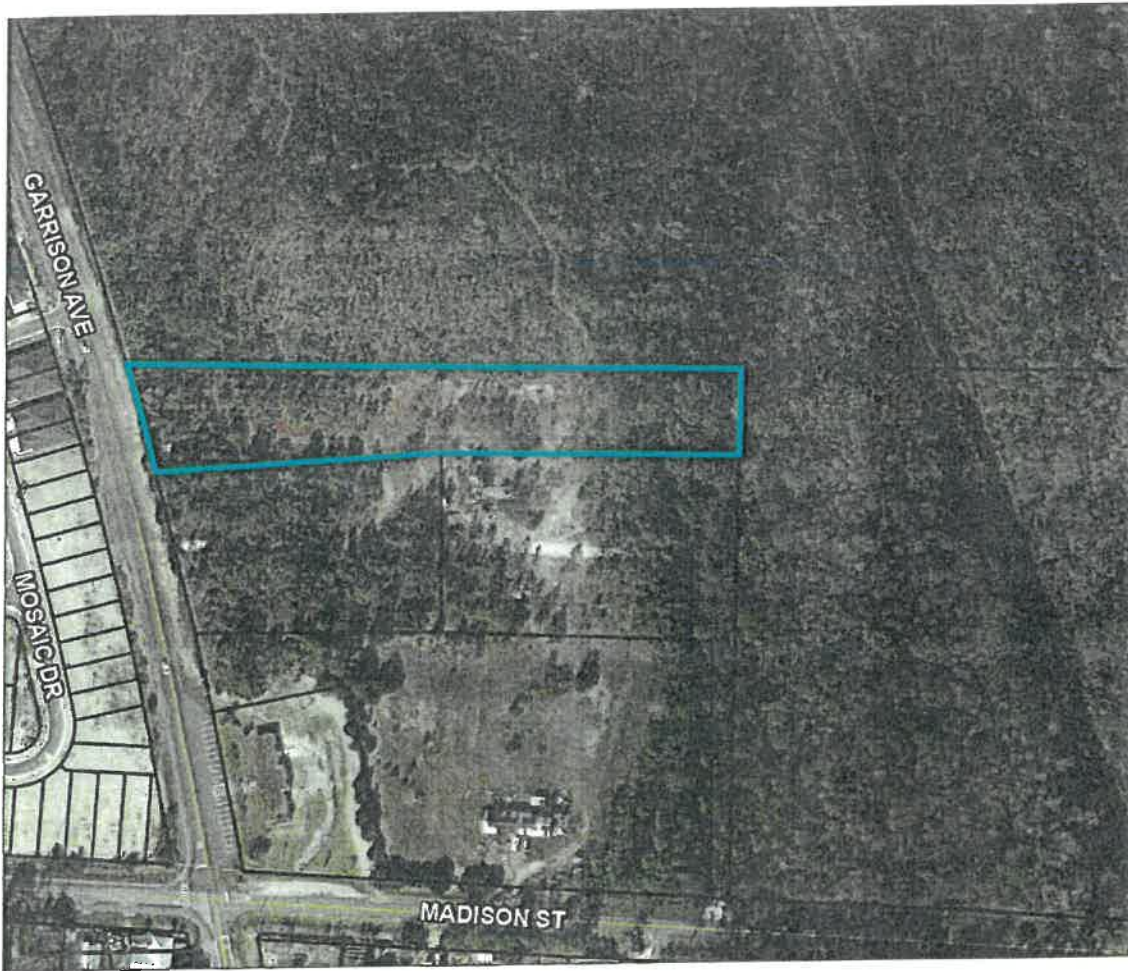
68V SALT PINES (FL) 2024, L.L.C. 707 BELROSE AVE 850-340-1270

NATHAN COX Will Lowery DAPHNE, AL 35626

Applicant Name Applicant Address Phone Number

[Signature] 8/8/24

Applicant Signature Date



Overview



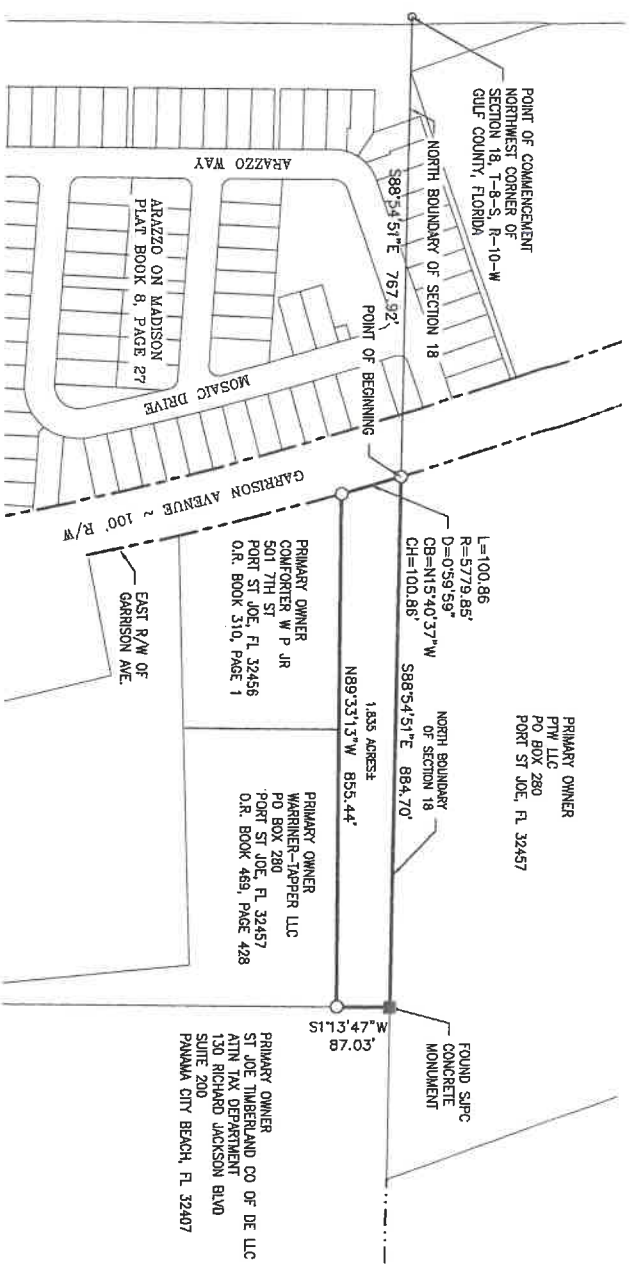
Legend

- Parcels
- Roads

Parcel ID	03040-002R	Alternate ID	03040002R	Owner Address	68V SALT PINES 2024 LLC
Sec/Twp/Rng	18-8S-10W	Class	VACANT		707 BELROSE AVE
Property Address	GARRISON AVE	Acreage	2.7		DAPHNE, AL 36526
	PORT ST JOE				
District	5				
Brief Tax Description	S 18 T 8 R 10 2 AC M/L				
	(Note: Not to be used on legal documents)				

Date created: 7/30/2024
 Last Data Uploaded: 7/29/2024 5:35:54 PM

Developed by Schneider
 GEOSPATIAL



SYMBOLS & ABBREVIATIONS:

- R/W = RIGHT OF WAY
- L.B. = LICENSED BUSINESS
- P.S.M. = PROFESSIONAL SURVEYOR
- O.R. = OFFICIAL RECORDS
- L = ARC LENGTH
- R = RADIUS
- Δ = DELTA ANGLE
- CB = CHORD BEARING
- CH = CHORD LENGTH
- S.P.C. = SET 5/8" CAPPED IRON ROD L.B. #8011
- = FOUND 4" BY 4" CONCRETE MONUMENT

CERTIFIED TO:

PTW LLC
 FIRST AMERICAN TITLE INSURANCE COMPANY
 68V SALT PINES (F1) 2024, L.L.C.
 OHI TITLE AGENCY
 ATLANT NATIONAL TITLE INSURANCE COMPANY

1 2

SURVEYOR'S NOTES:

1. BEARINGS SHOWN HEREON ARE REFERENCED TO FLORIDA STATE PLANE COORDINATES, NORTH ZONE, NAD 1983/2011, U.S. SURVEY FEET.
2. THIS SKETCH, MAP, AND REPORT IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SKETCH MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
3. SOURCE OF INFORMATION: SUBDIVISION PLATS OF GARRISON PLANTATION (P.B.4, PAGE 9), AS RECORDED IN THE PUBLIC RECORDS OF GULF COUNTY, FLORIDA; DEED DESCRIPTIONS AS RECORDED IN THE PUBLIC RECORDS OF GULF COUNTY, FLORIDA.
4. THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF GULF COUNTY, FLORIDA.
5. THE SKETCH DEPICTED HEREON WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR PROFESSIONAL SURVEYORS AND MAPPERS AS DEFINED IN CHAPTER 54-17 OF THE FLORIDA ADMINISTRATIVE CODE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.

NO.	REVISIONS	BY	DATE

DESIGNER & ENGINEER, L.L.C.
 265 ABERDEEN PARKWAY
 PALMVALE CITY, FLORIDA 32465
 PHONE: 888.522.0844 FAX: 888.522.1111
 CERTIFICATE OF AUTHORIZATION NO. L.B. 8011

FIELD NO.	NA	FIELD DATE	NA

BOUNDARY SURVEY
 GARRISON AVENUE - SOUTH PARCEL
 SECTION 18, TOWNSHIP 8 SOUTH, RANGE 10 WEST
 GULF COUNTY, FLORIDA

David J Bartlett
 2024-07-17
 09:32:24
 -05:00
 DATE SHOWN
 PROFESSIONAL SURVEYOR & MAPPER No. 159818

PROJECT NO.	SHEET NO.
8017034	1
	OF 1



Parcel Summary

Parcel ID: 03040-002R
 Location Address: GARRISON AVE
 PORT ST JOE
 Brief Tax Description: 5 18 T 8 R 10 2 AC W/L 278.10 FT PARCEL ON EAST SIDE OF GARRISON AVE ORB 831/363 WD FR WARRINER MAP 69B
 (Note: Not to be used on legal documents.)
 Property Use Code: VACANT (0000)
 Sec/Twp/Rng: 16-65-10W
 Tax District: Port St. Joe City (5)
 Millage Rate: 15.5418
 Acreage: 2.7
 Homestead: N

[View Map](#)

Owner Information

Primary Owner:
[ARMY SAIT FINES 2024 LLC](#)
 707 BELROSE AVE
 DAPHNE, AL 36526

Land Information

Land Use:
 590027 - P53 AC (2-3)

Municipality: City of Port St. Joe



Gulf County Appraiser
 Mitch Burke - CFA
 (850) 229-6115

Announcements

How to use the Season Site - View
[Demo Videos](#)

Columns

Number of Units	Unit Type	Frontage	Depth
2.7	AC	0	0

Garrison Ave - GIS Information
 Gulf County Parcel No. 03040-002R

qPublic.net™ Gulf County, FL

Layers Map Search Results Report Sub Search Subst List Safety List Info Calculator Home

Legend

Quick Links

- Property Search
- View Map

Layers:

- Parcel Zones
- Parcel Count
- Parcel
- Parcel Numbers
- Address Numbers
- Yearly Sale
- USA Major Highways
- Roads
- Easements
- Drainages
- Railroads
- Water Features
- Streams and Rivers
- City Labels
- Loc Numbers
- Labels
- County Outlines
- 2013 Aerial Photos
- 2019 Aerial Photos
- 2019 Aerial Photos
- Regional Land Use

Results:

Parcel ID: 03040-002R
 APN: 03040002R
 Address: GARRISON AVE
 Owner: GBV SALT PINES 2024 LLC
 Acres: 2.7
 View Details (Loading)

Parcel ID: 03040-002R
 Sec/Twp/Rng: 18-85-10W
 Property Address: GARRISON AVE
 PORT ST JOE
 District
 Brief Tax Description

Alternate ID: 03040002R
 Class: VACANT
 Acreage: 2.7

Owner Address: GBV SALT PINES 2024 LLC
 707 BELROSE AVE
 DAPHNE, AL 36526

5
 5 18 T 8 R 10 2 AC +/-
 (Note: Not to be used on legal documents)

Exposure: B

Garrison Ave - GIS Information
 Gulf County Parcel No. 03040-002R

qPublic.net™ Gulf County, FL

Search Results Sales Search Sales Results Box Content Home

Layers: Legend

Quick Links:

- Property Search
- View Map

Layers:

- Parcel Search
- Sales
- Parcel Numbers
- Address Numbers
- Vacant Sites
- USA Major Highways
- Road
- Easements
- Delineations
- Railroads
- Water Features
- Streams and Knolls
- City Labels
- State Routes
- USFS
- County Outlines
- 2012 Aerial Photos
- 2019 Aerial Photos
- 2012 Aerial Photos
- Esri

Results:

Parcel ID: 03040-002R
 ARI: 0900002R
 Address: GARRISON AVE
 Owner: ABV SALT PHES
 2024 LLC
 Acres: 2.7
 View Details (External Link)

Parcel

Owner Address: 687 SALT PHESES 2024 LLC
 707 BIRCHSIDE LANE
 GARRISON, FL 32026

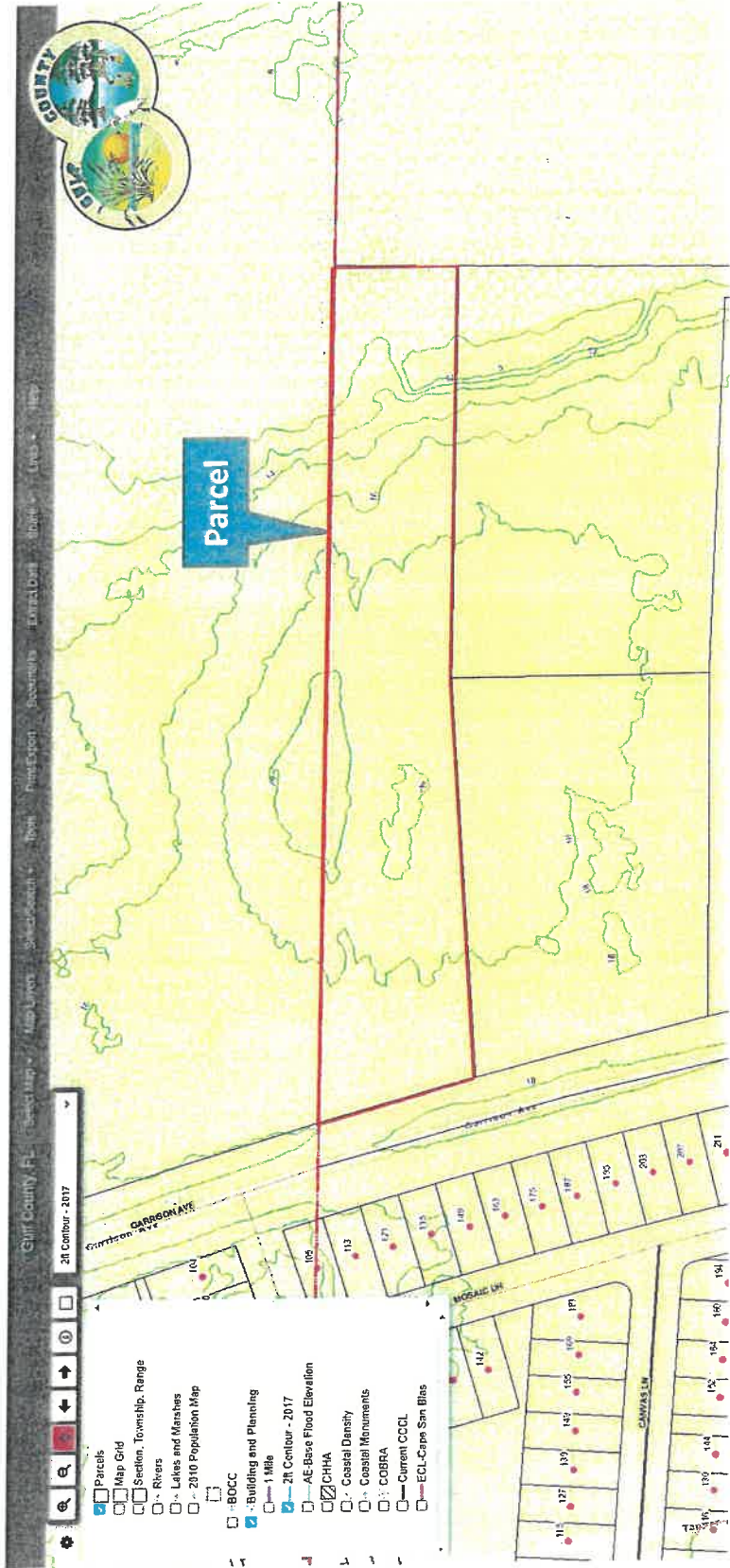
Alternate ID: 03040-002R
 Class: VACANT
 Acres: 2.7

Parcel ID: 03040-002R
 Section: 04
 Property Address: GARRISON AVE
 PORT ST JOE

District: B14
 Brief Tax Description: S 187.8 R 10 2 AC M/L
 If you'd like to be used on legal documents:

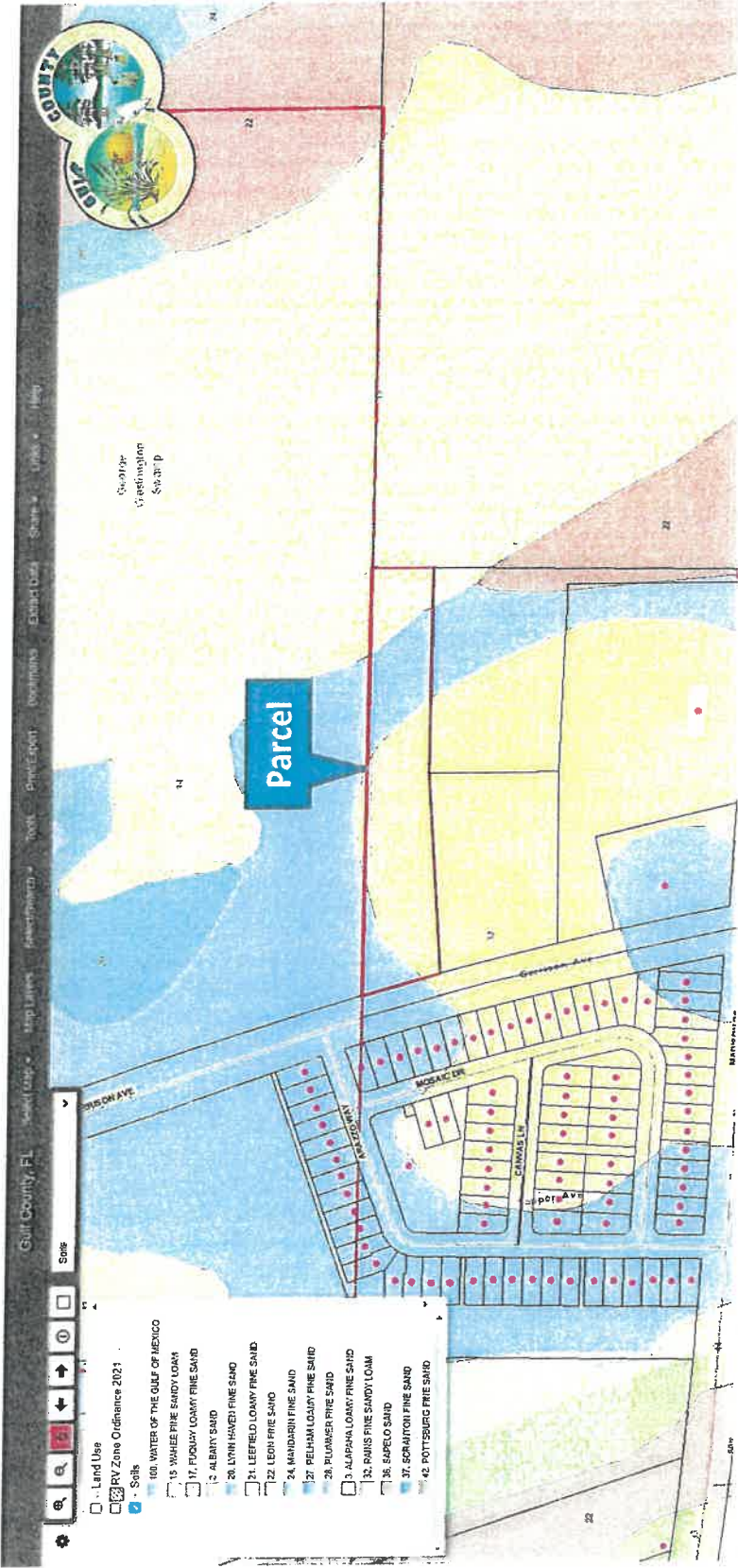
Map

Garrison Ave - GIS Information
 Gulf County Parcel No. 03040-002R



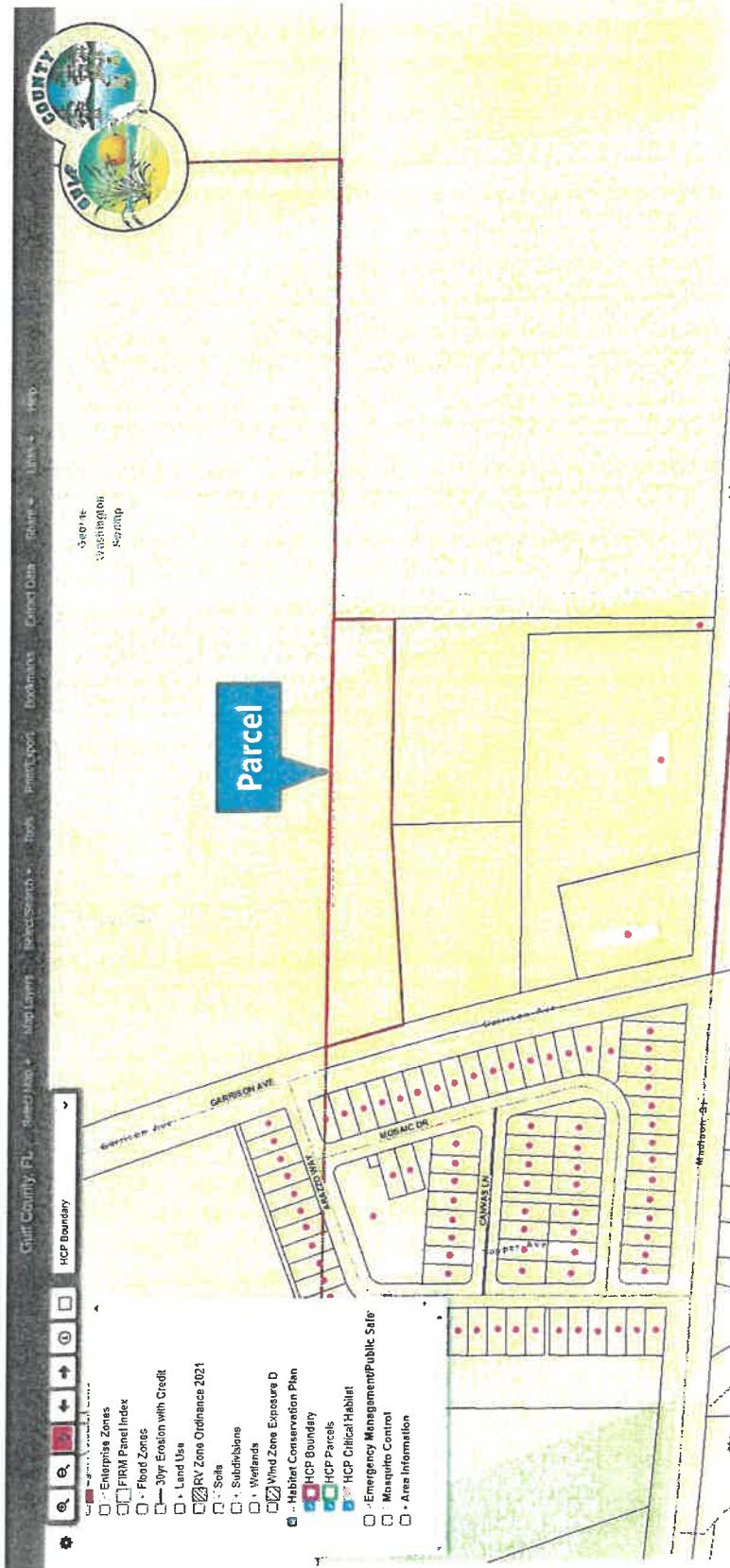
Existing Contours Per. Gulf County GIS

Garrison Ave - GIS Information
 Gulf County Parcel No. 03040-002R



Soils: Mandarin Fine Sand; Resota Fine Sand, 0 to 5 Percent Slopes; Dorovan-Croatan Complex, Depressional

Garrison Ave - GIS Information
 Gulf County Parcel No. 03040-002R



Located Outside the Habitat Conservation Boundary

Garrison Ave - GIS Information
 Gulf County Parcel No. 03040-002R



Garrison Ave - GIS Information
 Gulf County Parcel No. 03040-002R



National Wetlands Inventory

NWFWMD Flood Report

Effective BFE:	N/A	Prelim BFE:	N/A
Effective Fld Zone:	A:15%; X:85%	Prelim Fld Zone:	Not Available
Effective Fld Zone at Clicked Location :	X	Prelim Fld Zone at Clicked Location :	N/A
Effective FIRM Panel :	12045C0341H	Prelim FIRM Panel :	Not Available
Clicked Location (approximate):	29.79121, -85.28425	Parcel ID :	03040-002R
Address (approximate):	Port St. Joe, FL, USA		

Print:

Select a layout ▼

****This printed report opens in a new browser. You may need to enable popups on your browser.**

Effective Flood Map: 3/9/2021



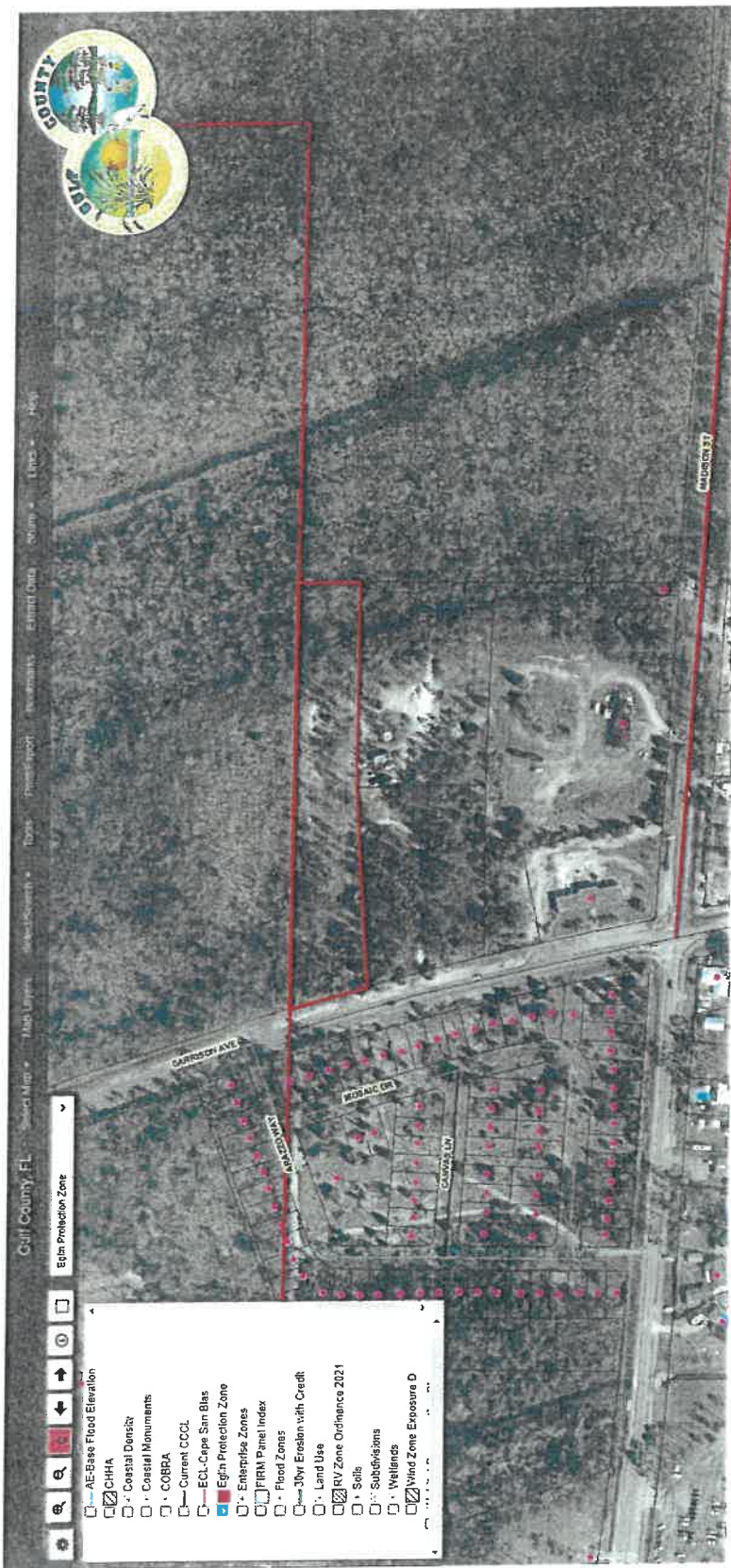
Northwest Florida Water Management District Flood Map

Garrison Ave - GIS Information
 Gulf County Parcel No. 03040-002R



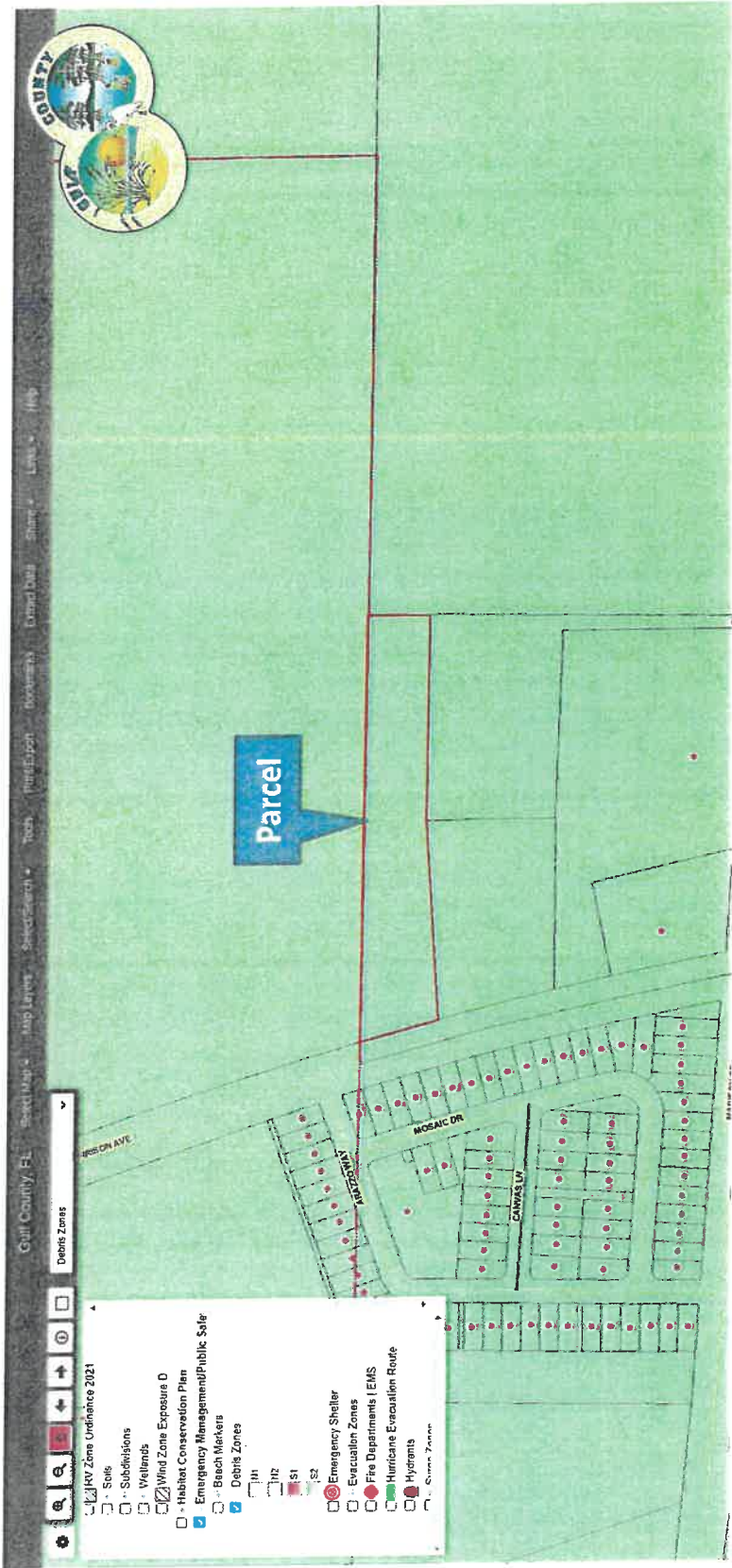
Outside CCCL & Coastal Monuments & General Permit Line

Garrison Ave - GIS Information
 Gulf County Parcel No. 03040-002R



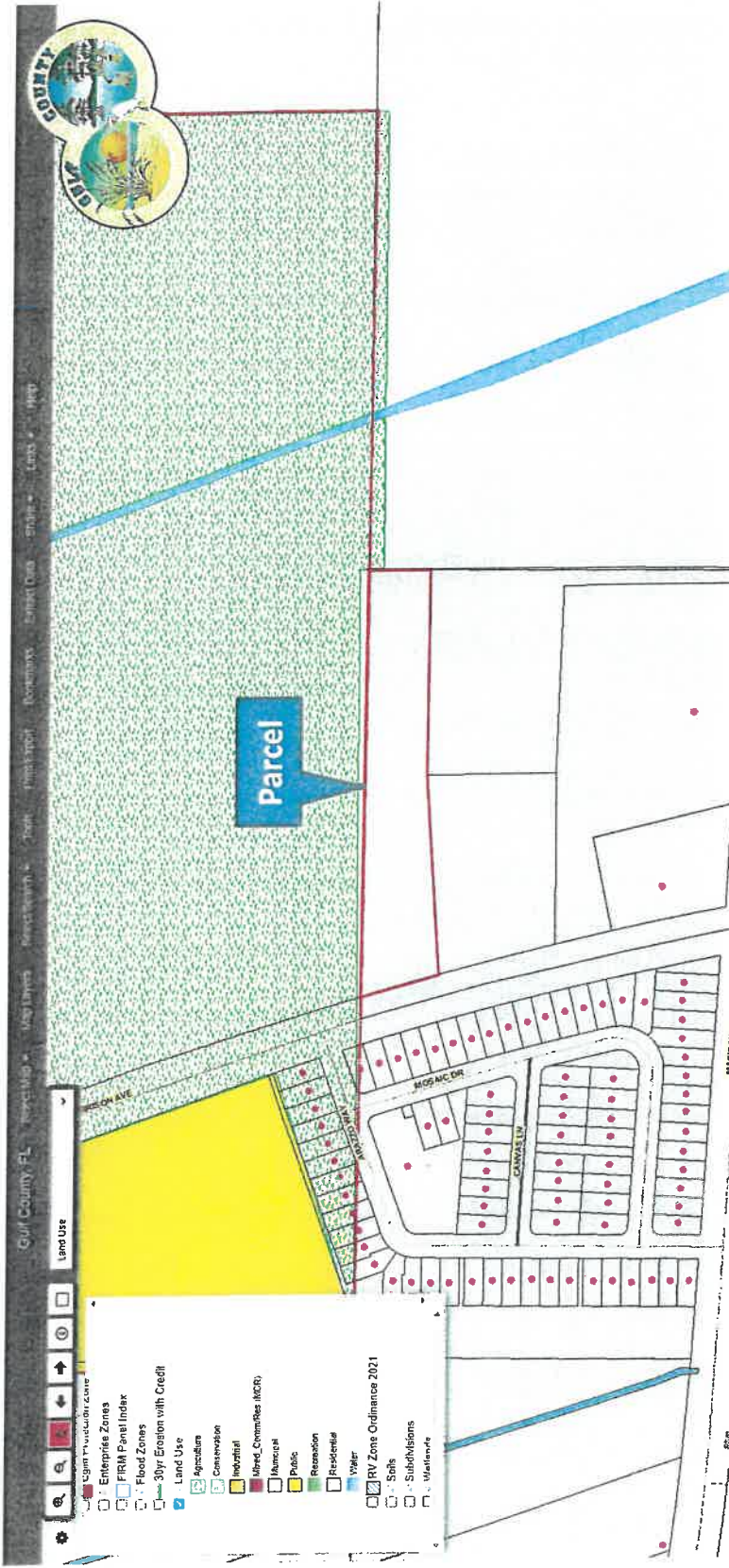
Eglin Protection Zone: Outside

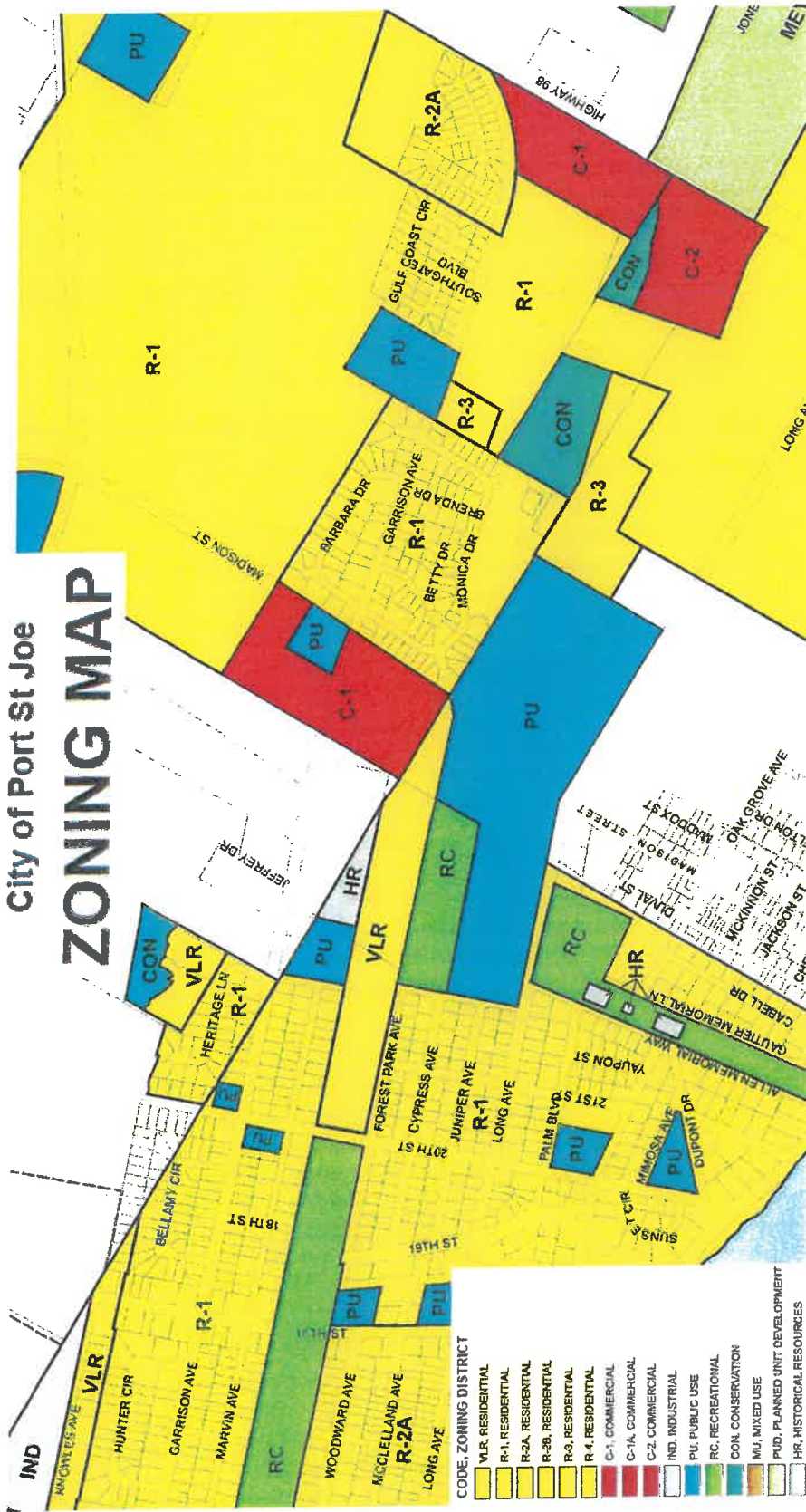
Garrison Ave - GIS information
 Gulf County Parcel No. 03040-002R



Wind Debris: S2

Garrison Ave - GIS Information
Gulf County Parcel No. 03040-002R





Zone: C-1, Commercial

Sec. 3.09. Same--C-1 district.

The following regulations apply in C-1 commercial district:

(1) Uses permitted:

- a. Any use permitted in C-1A district.
- b. Trade service establishments, self-service laundries, shops for the sale and repair of batteries, radios, bicycles, guns, shoes, tires, typewriters, watches and jewelry and other mechanisms, bakeries, painters, paper hangers, plumbers, addressing and mailing, advertising and distributing, multi-graphing, printing and laboratories.
- c. Vocational schools, including trade, secretarial, art, professional, music, dancing and dramatic schools.
- d. Commercial amusements, games and sports.
- e. Funeral homes.
- f. Restaurants, automobile sales rooms and used car sales lots.
- g. Churches. Section 6-3 of Chapter 6 of the Code of Ordinances of the City of Port St. Joe shall have no application to a church located in a commercial or mixed use area.

(2) Prohibited: Industrial establishments, lumber yards, junk dealers, automobile wrecking or any business where materials sold are not housed within a building, and not mechanical garages, except when operated in conjunction with automobile sales

rooms and in the same building, are specifically prohibited from this district. Additional uses listed in section 3.21 are prohibited within the C-1 district.

(3) Requirements: The requirements as to subsection (3) through (8) of section 3.08 shall be applicable in this zone as if they were copied herein verbatim; provided, however, there shall be no rear yard requirement for buildings located on lots abutting on alleys lying between Reid and Williams Avenues, and Reid and Monument Avenues, extending from First Street to Fifth Street.

Garrison Ave - GIS Information
 Gulf County Parcel No. 03040-002R



Subdivision: N/A

Prepared By and Return To:
Kayla Dell
DHI Title of Florida, Inc.
14251 Panama City Beach Pkwy
Panama City Beach, FL 32413

Order No.: 198-243500380

Property Appraiser's Parcel I.D. (folio) Number:

Sales Price: \$1,700,000.00

Documentary Stamps: \$ 11,900.00

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (this "Deed"), executed as of the 18 day of July, 2024 by PTW, LLC, a Florida limited liability company (as to Parcel 1), whose mailing address is 1601 Constitution Dr, Port Saint Joe, FL 32456 and Patricia T. Warriner, a married woman (as to Parcel 2) ("Grantor"), whose mailing address is 1601 Constitution Dr, Port Saint Joe, FL 32456, to 68V Salt Pines (FL) 2024, LLC, a Florida limited liability company ("Grantee"), whose mailing address is 707 Belrose Ave, Daphne, AL 36526:

WITNESSETH:

That Grantor, for and in consideration of the sum of ten dollars (\$10.00) and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, and sold to Grantee and Grantee's successors and assigns forever, the real property situate, lying, and being in County of Gulf, State of Florida, and described as follows (the "Property"):

See Exhibit A

TOGETHER with all of the Grantor's rights, title and interest in and to all licenses, approvals, tenements, hereditaments, and appurtenances belonging or in any way appertaining to the Property.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby specially covenants with Grantee that Grantor is lawfully seized of the Property in fee simple, and hereby specially warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise, and that the Property is being conveyed to Grantee subject to those permitted exceptions identified in Exhibit B attached hereto and made a part hereof, provided the foregoing shall not serve to reimpose the same.

[SIGNATURE ON NEXT PAGE]

SPECIAL WARRANTY DEED
(Continued)

File No. 198-243500380

IN WITNESS WHEREOF, the Grantor has signed and sealed these presents the day and year first above written.

Patricia T. Warriner
Patricia T. Warriner

PTW, LLC, a Florida limited liability company

BY: Tapper and Company Property Management, Inc
As Manager

BY: David Warriner
David Warriner, Manager

Signed, sealed and delivered in presence of:

Kristy Walker
Witness Signature
Kristy Walker
Printed Name of First Witness

Mari Maxey
Witness Signature
Mari Maxey
Printed Name of Second Witness

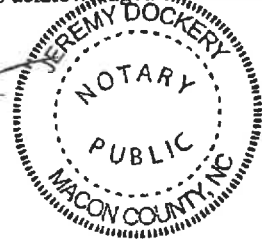
P.O. Box 3392 Cashers, NC 28717
Address of First Witness

1990 HWY 90 Vienna, GA 31092
Address of Second Witness

STATE OF ~~FLORIDA~~ NC.
COUNTY OF Jackson

The foregoing instrument was acknowledged before me, by means of physical presence or ___ online notarization, this 16 day of July, 2024, by Patricia T. Warriner, with whom I am personally acquainted (or provided to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for purposes therein contained.

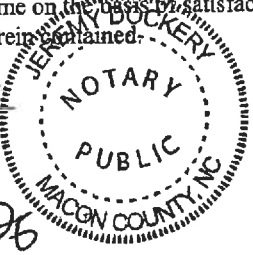
Jeremy Dockery
Notary Public
My Commission Expires: May 21, 2026



STATE OF ~~FLORIDA~~ NC.
COUNTY OF Jackson

The foregoing instrument was acknowledged before me, by means of physical presence or ___ online notarization, this 16 day of July, 2024, by David Warriner, Manager of PTW, LLC, a Florida limited liability company, with whom I am personally acquainted (or provided to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for purposes therein contained.

Jeremy Dockery
Notary Public
My Commission Expires: May 21, 2026



SPECIAL WARRANTY DEED

(Continued)

File No. 198-243500380

EXHIBIT A

PARCEL 1:

A PARCEL OF LAND LYING AND BEING IN THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 8 SOUTH, RANGE 10 WEST, GULF COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 7, TOWNSHIP 8 SOUTH, RANGE 10 WEST, GULF COUNTY, FLORIDA AND PROCEED SOUTH 88 DEGREES 54 MINUTES 51 SECONDS EAST, ALONG THE SOUTH BOUNDARY OF SAID SECTION 7, FOR A DISTANCE OF 767.92 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF GARRISON AVENUE (100' RIGHT OF WAY) FOR THE POINT OF BEGINNING; SAID POINT ALSO BEING ON A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 5,779.85 FEET, THROUGH A CENTRAL ANGLE OF 02 DEGREES 36 MINUTES 50 SECONDS; THENCE PROCEED NORTHERLY ALONG SAID RIGHT OF WAY LINE AND CURVE FOR AN ARC DISTANCE OF 263.68 FEET, (CHORD BEARING AND DISTANCE = NORTH 17 DEGREES 29 MINUTES 02 SECONDS WEST, FOR A DISTANCE OF 263.66 FEET); THENCE NORTH 18 DEGREES 47 MINUTES 27 SECONDS WEST, ALONG SAID RIGHT OF WAY LINE, FOR A DISTANCE OF 668.99 FEET TO THE SOUTHWEST CORNER OF PROPERTY RECORDED IN OFFICIAL RECORDS BOOK 226, PAGE 823 OF THE PUBLIC RECORDS OF GULF COUNTY, FLORIDA; THENCE LEAVING SAID RIGHT OF WAY LINE PROCEED SOUTH 88 DEGREES 55 MINUTES 47 SECONDS EAST, ALONG THE SOUTH BOUNDARY LINE OF SAID PROPERTY, FOR A DISTANCE OF 421.06 FEET TO THE SOUTHEAST CORNER OF SAID PROPERTY; THENCE NORTH 18 DEGREES 47 MINUTES 09 SECONDS WEST, ALONG THE EAST BOUNDARY OF SAID PROPERTY, FOR A DISTANCE OF 329.71 FEET TO A POINT ON THE SOUTH BOUNDARY LINE OF PROPERTY RECORDED IN OFFICIAL RECORDS BOOK 602, PAGE 762 OF THE PUBLIC RECORDS OF GULF COUNTY, FLORIDA; THENCE SOUTH 89 DEGREES 43 MINUTES 11 SECONDS EAST ALONG THE SOUTH BOUNDARY LINE OF SAID PROPERTY, FOR A DISTANCE OF 180.15 FEET TO THE SOUTHEAST CORNER OF SAID PROPERTY; THENCE NORTH 01 DEGREE 05 MINUTES 18 SECONDS EAST, ALONG THE EAST BOUNDARY LINE OF SAID PROPERTY, FOR A DISTANCE OF 329.37 FEET TO THE NORTHEAST CORNER OF SAID PROPERTY; THENCE NORTH 89 DEGREES 07 MINUTES 16 SECONDS WEST, ALONG THE NORTH BOUNDARY LINE OF SAID PROPERTY, FOR A DISTANCE OF 720.33 FEET TO A POINT MARKING THE NORTHWEST CORNER OF SAID PROPERTY (POINT ALSO BEING ON THE EAST RIGHT OF WAY LINE OF AFORESAID GARRISON AVENUE); THENCE NORTH 18 DEGREES 47 MINUTES 25 SECONDS WEST, ALONG SAID RIGHT OF WAY LINE FOR A DISTANCE OF 449.58 FEET TO THE SOUTHWESTERLY CORNER OF GARRISON PLANTATION, A SUBDIVISION RECORDED IN PLAT BOOK 4, PAGE 9 OF THE PUBLIC RECORDS OF GULF COUNTY, FLORIDA; THENCE LEAVING SAID RIGHT OF WAY LINE PROCEED NORTH 89 DEGREES 59 MINUTES 11 SECONDS EAST, ALONG THE SOUTH BOUNDARY LINE OF SAID SUBDIVISION, FOR A DISTANCE OF 357.53 FEET TO A POINT MARKING THE SOUTHEAST CORNER OF SAID SUBDIVISION (POINT ALSO MARKING THE SOUTHWEST CORNER OF PROPERTY RECORDED IN OFFICIAL RECORDS BOOK 560, PAGE 546 OF THE PUBLIC RECORDS OF GULF COUNTY, FLORIDA); THENCE SOUTH 89 DEGREES 36 MINUTES 06 SECONDS EAST, ALONG THE SOUTH BOUNDARY LINE OF SAID PROPERTY, FOR A DISTANCE OF 777.22 FEET TO THE WESTERLY EDGE OF A DRAINAGE DITCH; THENCE SOUTH 19 DEGREES 25 MINUTES 54 SECONDS EAST, ALONG SAID WESTERLY EDGE, FOR A DISTANCE OF 2,090.14 FEET TO THE INTERSECTION OF SAID WESTERLY EDGE WITH THE SOUTH BOUNDARY LINE OF AFORESAID

SPECIAL WARRANTY DEED
(Continued)

File No. 198-243500380

SECTION 7; THENCE NORTH 88 DEGREES 54 MINUTES 51 SECONDS WEST, ALONG SAID SECTION LINE, FOR A DISTANCE OF 286.76 FEET; THENCE CONTINUE NORTH 88 DEGREES 54 MINUTES 51 SECONDS WEST, ALONG SAID SOUTH BOUNDARY, FOR A DISTANCE OF 884.99 FEET TO THE POINT OF BEGINNING.

PARCEL 2;

A PARCEL OF LAND BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 8 SOUTH, RANGE 10 WEST, GULF COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 18, TOWNSHIP 8 SOUTH, RANGE 10 WEST, GULF COUNTY, FLORIDA AND PROCEED SOUTH 88 DEGREES 54 MINUTES 51 SECONDS EAST, ALONG THE NORTH BOUNDARY OF SAID SECTION 18, FOR A DISTANCE OF 767.92 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF GARRISON AVENUE (100' RIGHT OF WAY) FOR THE POINT OF BEGINNING; THENCE LEAVING SAID RIGHT OF WAY LINE CONTINUE SOUTH 88 DEGREES 54 MINUTES 51 SECONDS EAST, ALONG SAID NORTH BOUNDARY LINE, FOR A DISTANCE OF 884.70 FEET; THENCE LEAVING SAID NORTH BOUNDARY LINE PROCEED SOUTH 01 DEGREE 13 MINUTES 47 SECONDS WEST, FOR A DISTANCE OF 87.03 FEET; THENCE NORTH 89 DEGREES 33 MINUTES 13 SECONDS WEST, FOR A DISTANCE OF 855.44 FEET TO A POINT ON THE AFORESAID EASTERLY RIGHT OF WAY LINE OF GARRISON AVENUE, POINT BEING ON A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 5,779.85 FEET, THROUGH A CENTRAL ANGLE OF 00 DEGREES 59 MINUTES 59 SECONDS; THENCE PROCEED NORTHERLY ALONG SAID RIGHT OF WAY LINE AND CURVE FOR AN ARC DISTANCE OF 100.86 FEET, (CHORD BEARING AND DISTANCE = NORTH 15 DEGREES 40 MINUTES 37 SECONDS WEST, FOR A DISTANCE OF 100.86 FEET) TO THE POINT OF BEGINNING.

SPECIAL WARRANTY DEED
(Continued)

File No. 198-243500380

Exhibit B

1. Taxes and assessments for the year 2024 and subsequent years which are not yet due and payable.
2. Distribution Easement in favor of Florida Power Corporation d/b/a Progress Energy Florida, Inc. recorded in Official Records Book 410, Page 936 as affected by the Partial Release of Easement recorded in Official Records Book 716, Page 223 of the Public Records of Gulf County, Florida.
3. No insurance as to any portion of subject lands that may lie within the property described in the deed recorded in Official Records Book 518, Page 716 of the Public Records of Gulf County, Florida.
4. Consequences, if any, of the failure of The Lands to have a definite ascertainable and locatable legal description pursuant to the minimum technical standards for land surveying as required by Florida Statutes.



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
68V SALT PINES (FL) 2024, L.L.C.

Filing Information

Document Number L24000221467
FEI/EIN Number NONE
Date Filed 05/17/2024
State FL
Status ACTIVE

Principal Address

707 BELROSE AVENUE
DAPHNE, AL 35626

Mailing Address

707 BELROSE AVENUE
DAPHNE, AL 35626

Registered Agent Name & Address

ANNE SCHULTZ, KERRY, ESQUIRE
2777 GULF BREEZE PARKWAY
GULF BREEZE, FL 32563

Authorized Person(s) Detail

Name & Address

Title MGR

68 VENTURES, LLC
707 BELROSE AVENUE
DAPHNE, AL 35626

Annual Reports

No Annual Reports Filed

Document Images

05/17/2024 -- Florida Limited Liability [View image in PDF format](#)

49



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Foreign Limited Liability Company

68 VENTURES, LLC

Filing Information

Document Number M21000006137
FEI/EIN Number 81-3290751
Date Filed 05/19/2021
State AL
Status ACTIVE

Principal Address

707 Belrose Ave
 Daphne, AL 36526

Changed: 05/01/2023

Mailing Address

707 Belrose Ave
 Daphne, AL 36526

Changed: 05/01/2023

Registered Agent Name & Address

Schultz, Kerry Anne, Esq.
 2779 Gulf Breeze Parkway
 Gulf Breeze, FL 32563

Name Changed: 04/30/2024

Address Changed: 04/30/2024

Authorized Person(s) Detail

Name & Address

Title MGR

COX, NATHAN L
 707 Belrose Ave
 Daphne, AL 36526

Annual Reports

50

Report Year	Filed Date
2022	04/29/2022
2023	05/01/2023
2024	04/30/2024

Document Images

04/30/2024 -- ANNUAL REPORT	View image in PDF format
05/01/2023 -- ANNUAL REPORT	View image in PDF format
04/29/2022 -- ANNUAL REPORT	View image in PDF format
05/19/2021 -- Foreign Limited	View image in PDF format

Florida Department of State, Division of Corporations

AUTHORIZED REPRESENTATIVE

Gulf County Planning Department
1000 Cecil G. Costin Sr. Blvd. Rm 311
Port St. Joe, Florida 32456

RE: PROJECT NAME: SALT PINES SUBDIVISION
PROJECT NUMBER: 23-683-02

This form is to advise you that I hereby authorize L. Jack Husband III, P.E and or Clay Murphy, E.I. with Southeastern Consulting Engineers, Inc. to act as my authorized representative in all future dealings with Gulf County regarding the above-referenced project.



Signature

68V SALT PINES (FL) 2024, L.L.C. – NATHAN COX/MANAGER
707 Belrose Avenue
Daphne, AL 35626

Date: 7/23/24

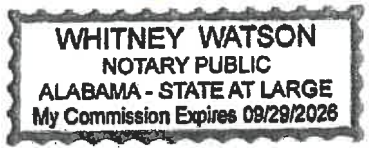
Sworn and subscribed before me this 23rd day of July, 2024

By Nathan L. Cox (Name of Affiant). S/he is personally known to me or has produced _____ as identification or is personally known.

State of Alabama

Signature of Notary:  My Commission Expires: Sept. 29, 2026

Notary's Printed Name: Whitney Watson



SCE
 SOUTHEASTERN
 CONSULTING ENGINEERS, INC.

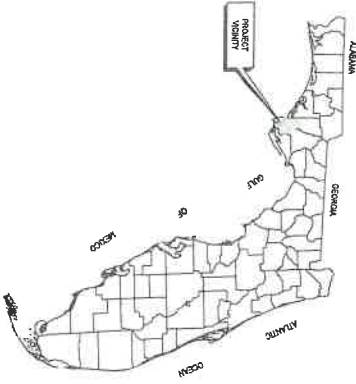
SALT PINES SUBDIVISION PERMIT PLANS

SECTION 07/18 TOWNSHIP 8S RANGE 10W

GULF COUNTY COUNTY, FLORIDA
 (GULF CO. PARCEL ID. 03019-000R & 03040-0020R)
 FOR

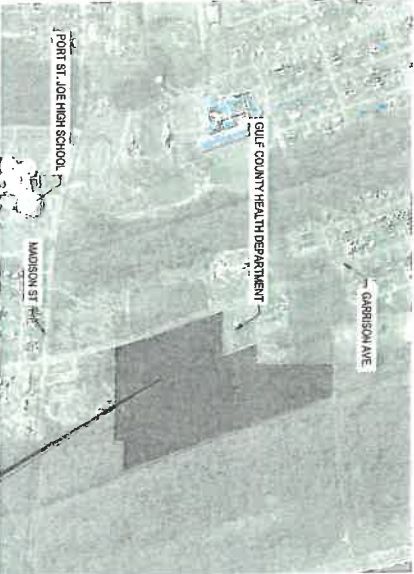
PTW, LLC
 P.O. BOX 280
 PORT ST. JOE, FL 32457

PROJECT VICINITY



THESE PLANS ARE DESIGNED IN ACCORDANCE WITH:
 • AUTO MAINTENANCE CONTRACT SERVICE CONTRACT EDITION
 • FDOT REGIONAL MAINTENANCE CONTRACT EDITION
 • FDOT REGIONAL STORMWATER EROSION AND SEDIMENTATION CONTROL SPECIFICATIONS MANUAL

LOCATION MAP



PROJECT AREA

THE ABOVE NAMED PROFESSIONAL ENGINEER SHALL BE RESPONSIBLE FOR THE SHEETS LISTED IN THE SHEET INDEX ABOVE IN ACCORDANCE WITH RULE 61G15-23.004, F.A.C.

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

Sheet List Table

Sheet Number	Sheet Title
C-01	GENERAL NOTES
C-02	EXISTING CONDITIONS
C-03	GENERAL NOTES
C-04	DEVELOPMENT PLAN
C-05	LOT LAYOUT
C-06	LOT DATA TABLE - 01
C-07	LOT DATA TABLE - 02
C-08	GRAZING PLAN
C-09	CUT AND FILL DRAWING
C-10	PERMEABLE PAVEMENT PLAN
C-11	STORM WATER MANAGEMENT
C-12	STORM WATER PUMP & STORAGE
C-13	STORM WATER PUMP & STORAGE
C-14	STORM WATER PUMP & STORAGE
C-15	STORM WATER PUMP & STORAGE
C-16	STORM WATER PUMP & STORAGE
C-17	GULF COUNTY POTABLE TREATMENT PLANT
C-18	SANITARY SEWER PLAN
C-19	PUMP STATION
C-20	PUMP STATION
C-21	PUMP STATION
C-22	PLATE PROFILE - 01
C-23	PLATE PROFILE - 02
C-24	GROUND BENCHMARK
C-25	GROUND BENCHMARK
C-26	GROUND BENCHMARK
C-27	GROUND BENCHMARK
C-28	GROUND BENCHMARK
C-29	GROUND BENCHMARK
C-30	TYPICAL SECTIONS
C-31	TYPICAL SECTIONS
C-32	TYPICAL SECTIONS
C-33	TYPICAL SECTIONS

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COVER SHEET

SALT PINES SUBDIVISION
 GULF COUNTY, FLORIDA
 GULF COUNTY PARCEL I.D.: 03019-000R & 03040-0020R

SCE
 SOUTHEASTERN
 CONSULTING ENGINEERS, INC.
 P.O. BOX 141
 WEAVERTON, FL 32465
 (904) 636-3860
 LEF 20064

PROJECT NUMBER:	REVISIONS:
23-683-02	DATE BY ITEM
DESIGNED BY: C. MURPHY	DRAWN BY: W. BAILEY
CHECKED BY: J. HUSBAND	
FOR: PTW, LLC	
1100 BOX 280	
PORT ST. JOE, FL 32457	

DATE: 07/17/2024
 SHEET NO.: C-00

GENERAL NOTES

- 1. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS AT THE JOB SITE TO CONFIRM THAT THE CONTRACTOR IS PROVIDING THE CORRECT DIMENSIONS AND CONDITIONS. ANY DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO THE ARCHITECT FOR RESOLUTION.
2. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO THE ARCHITECT FOR RESOLUTION.
3. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO THE ARCHITECT FOR RESOLUTION.

WATER AND SEWER NOTES

- 1. ALL UTILITY CONNECTIONS SHALL BE MADE IN ACCORDANCE WITH THE LOCAL GOVERNING BODY'S REGULATIONS. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO THE ARCHITECT FOR RESOLUTION.
2. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO THE ARCHITECT FOR RESOLUTION.

LEGEND
- DISTINCTIONAL
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- STORM SEWERS PIPE
- STORM SEWERS MANHOLE
- STORM SEWERS CHECK VALVE
- STORM SEWERS CLEANOUT
- STORM SEWERS CLEANOUT COVER
- STORM SEWERS CLEANOUT COVER FRAME
- STORM SEWERS CLEANOUT COVER FRAME WITH GRATE
- STORM SEWERS CLEANOUT COVER FRAME WITH GRATE AND GROUND COVER

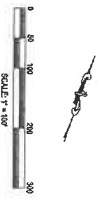
STORM WATER NOTES

- 1. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO THE ARCHITECT FOR RESOLUTION.
2. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO THE ARCHITECT FOR RESOLUTION.

GENERAL NOTES 54
SOUTHERN CONSULTING ENGINEERS, INC.
SALT PINES SUBDIVISION
GULF COUNTY, FLORIDA
GULF COUNTY PARCEL I.D.: 03019-000R & 03040-0020R
PROJECT NUMBER: 23-683-02
DESIGNED BY: C. MURPHY DRAWN BY: W. BAILEY CHECKED BY: J. HUSBAND
DATE: 07/19/24 SHEET NO: C-01



LEGEND
 [Symbol] EXISTING CONDITIONS
 [Symbol] HERITAGE MOUNTAIN KNUCKLES IMPROVEMENT



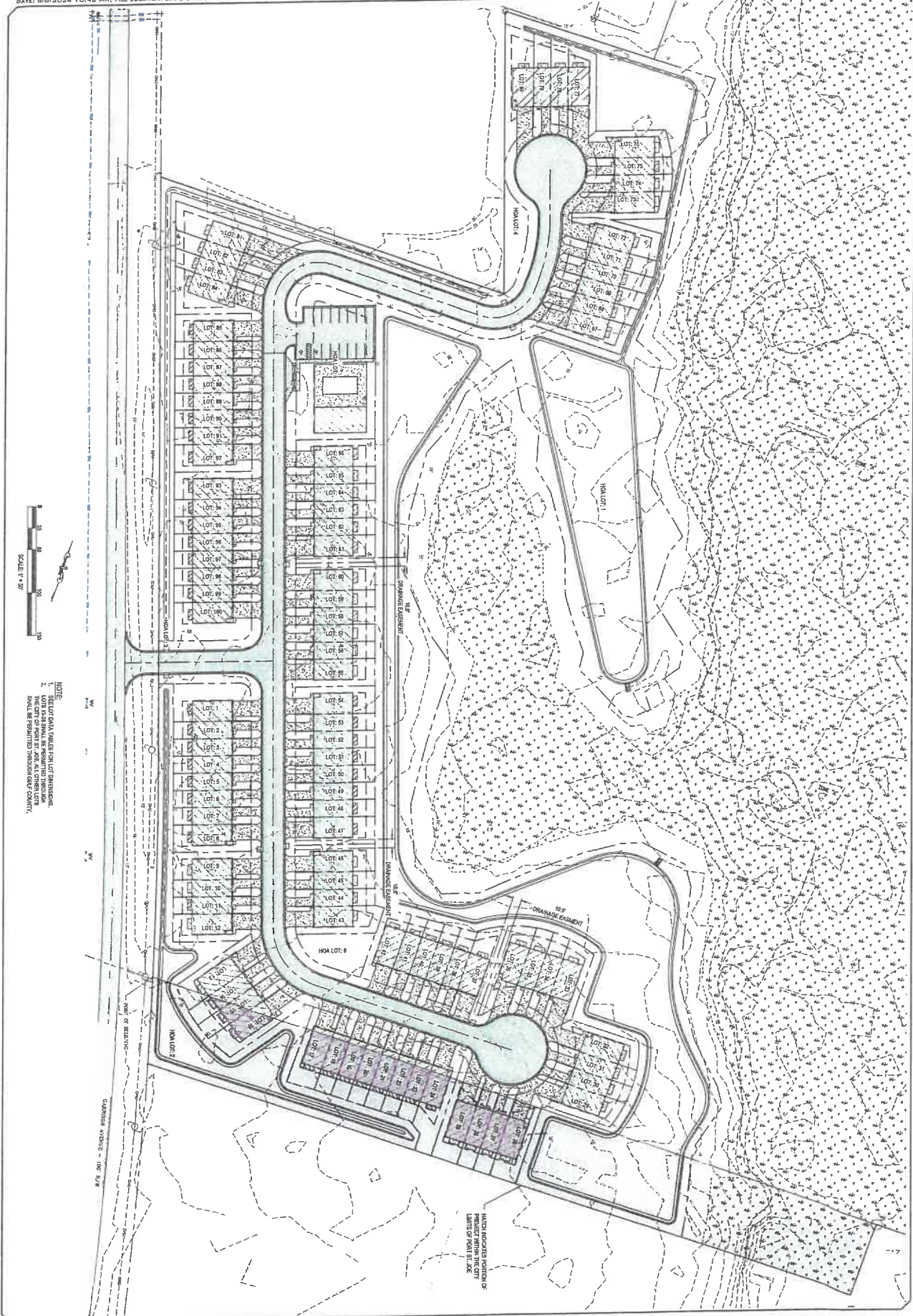
PROJECT NUMBER: 23-683-02	DESIGNED BY:		DRAWN BY:		CHECKED BY:	
	C. MURPHY	W. BAILEY	J. HUSBAND			
FOR: PTW, LLD P.O. BOX 280 PORT ST. JOE, FL 32457	DATE:		BY:		ITEM:	

EXISTING CONDITIONS

SALT PINES SUBDIVISION
GULF COUNTY, FLORIDA
GULF COUNTY PARCEL I.D.: 03019-000R & 03040-0020R



SCE
 SOUTHERN CONSULTING ENGINEERS, INC.
 P.O. BOX 141
 WEAVERTON, FL 32465
 (904) 639-0300
 LRF 29064



NOTE:
 1. SEE LOT DIMENSIONS FOR LOT DIMENSIONS.
 2. THE CITY OF GULF COUNTY SHALL BE PERMITTED THROUGH GULF COUNTY.



LOT LAYOUT

58

PROJECT NUMBER: 23-683-02	DESIGNED BY: G. MURPHY	DRAWN BY: W. BAILEY	CHECKED BY: J. HUSBAND
DATE: 07/18/24	SHEET NO. C-05		
FOR: PTW, LLC P.O. BOX 280 PORT ST. JOE, FL 32457			

REVISIONS:	DATE	ITEM

SALT PINES SUBDIVISION
 GULF COUNTY, FLORIDA
 GULF COUNTY PARCEL I.D.: 03019-000R & 03040-0020R

SCE
 SOUTHEASTERN
 CONSULTING ENGINEERS, INC.
 P.O. BOX 141
 WINTERHAWK, FL 32465
 (904) 639-3800
 188 29064

LOT DATA TABLE					LOT DATA TABLE					LOT DATA TABLE					LOT DATA TABLE								
PARCEL #	AREA (SQFT)	AREA (ACRES)	PERMETER (FEET)	SEGMENT LENGTHS	SEGMENT BEARINGS	PARCEL #	AREA (SQFT)	AREA (ACRES)	PERMETER (FEET)	SEGMENT LENGTHS	SEGMENT BEARINGS	PARCEL #	AREA (SQFT)	AREA (ACRES)	PERMETER (FEET)	SEGMENT LENGTHS	SEGMENT BEARINGS	PARCEL #	AREA (SQFT)	AREA (ACRES)	PERMETER (FEET)	SEGMENT LENGTHS	SEGMENT BEARINGS
LOT 1	13464 (SQFT)	0.304 (ACRES)	201.87	112.00, 112.00, 112.00, 112.00	N 0° 0' 0" W 112.00 FT, S 90° 0' 0" W 112.00 FT, N 0° 0' 0" W 112.00 FT, S 90° 0' 0" W 112.00 FT	LOT 18	14826 (SQFT)	0.336 (ACRES)	222.87	112.00, 112.00, 112.00, 112.00	N 0° 0' 0" W 112.00 FT, S 90° 0' 0" W 112.00 FT, N 0° 0' 0" W 112.00 FT, S 90° 0' 0" W 112.00 FT	LOT 31	13214 (SQFT)	0.301 (ACRES)	201.87	112.00, 112.00, 112.00, 112.00	N 0° 0' 0" W 112.00 FT, S 90° 0' 0" W 112.00 FT, N 0° 0' 0" W 112.00 FT, S 90° 0' 0" W 112.00 FT	LOT 34	13464 (SQFT)	0.304 (ACRES)	201.87	112.00, 112.00, 112.00, 112.00	N 0° 0' 0" W 112.00 FT, S 90° 0' 0" W 112.00 FT, N 0° 0' 0" W 112.00 FT, S 90° 0' 0" W 112.00 FT

PROJECT NUMBER: 23-683-02
 DESIGNED BY: W. BAILEY
 DRAWN BY: J. HUSBAND
 CHECKED BY: J. HUSBAND
 DATE: _____

REVISIONS:

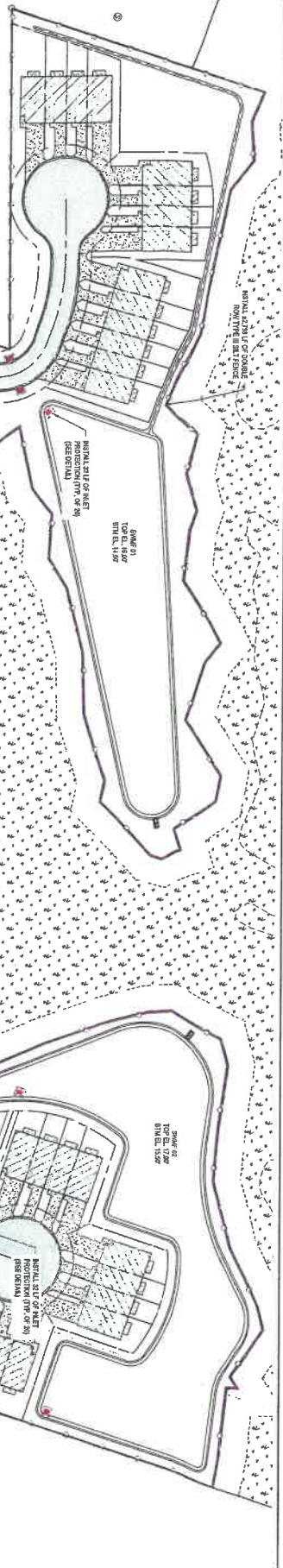
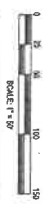
NO.	DATE	BY	ITEM

LOT DATA TABLE - 01

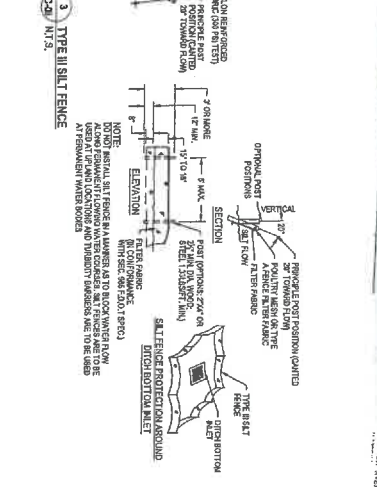
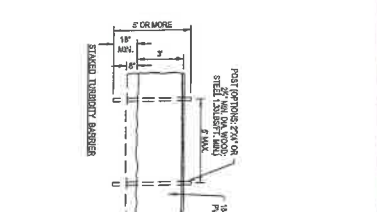
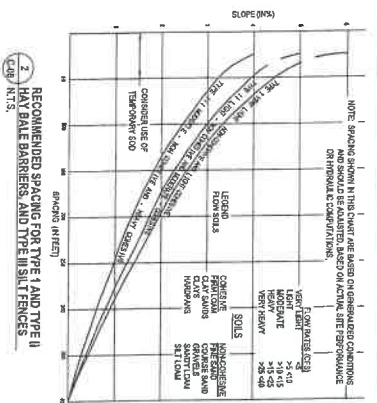
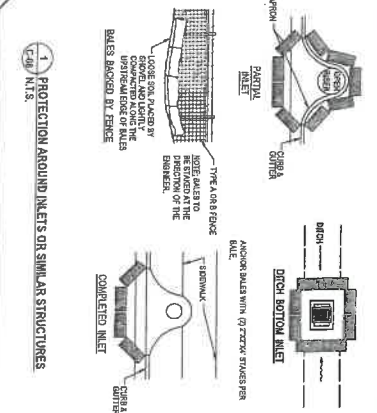
SALT PINES SUBDIVISION
 GULF COUNTY, FLORIDA
 GULF COUNTY PARCEL I.D.: 03019-000R & 03040-0020R

BCE
 SOUTHERN ENGINEERING, INC.
 CONSULTING ENGINEERS, INC.
 P.O. BOX 141
 TAMPA, FL 33601
 TEL: 813-973-8668
 FAX: 813-973-8669
 WWW.BCE-FL.COM

ITEM	QUANTITY
TYPE II SALT FENCE	664 LF
ANCHOR BARRIERS	234 SPT
ANCHOR BARRIERS	562 SPT



NOTES:
 1. DO NOT INSTALL SALT FENCE IN AREAS AS TO ROCK MATTER FROM ALASKA PERMANENT FLOWING WATER COURSE. THE LOCATION AND NUMBER ARE TO BE DETERMINED BY THE CONTRACTOR.
 2. DO NOT INSTALL SALT FENCE IN AREAS AS TO ROCK MATTER FROM ALASKA PERMANENT FLOWING WATER COURSE. THE LOCATION AND NUMBER ARE TO BE DETERMINED BY THE CONTRACTOR.



NOTES:
 1. CONCRETE SLOTTED WALLS, & CONCRETE TO TOP OF NON-COMPACTED GRANULAR SUBSTRATE TO BE CONSTRUCTED TO PREVENT EROSION.
 2. ANCHOR BALE COILS SHALL BE 1.5\"/>

DESIGNED BY:	DRAWN BY:	CHECKED BY:	DATE:	ITEM:
C. MURPHY	W. BAILEY	J. HUSBAND		

PROJECT NUMBER: 23-683-02
FOR: PTW, LLC
 P.O. BOX 380
 PORT ST. JOE, FL 32457

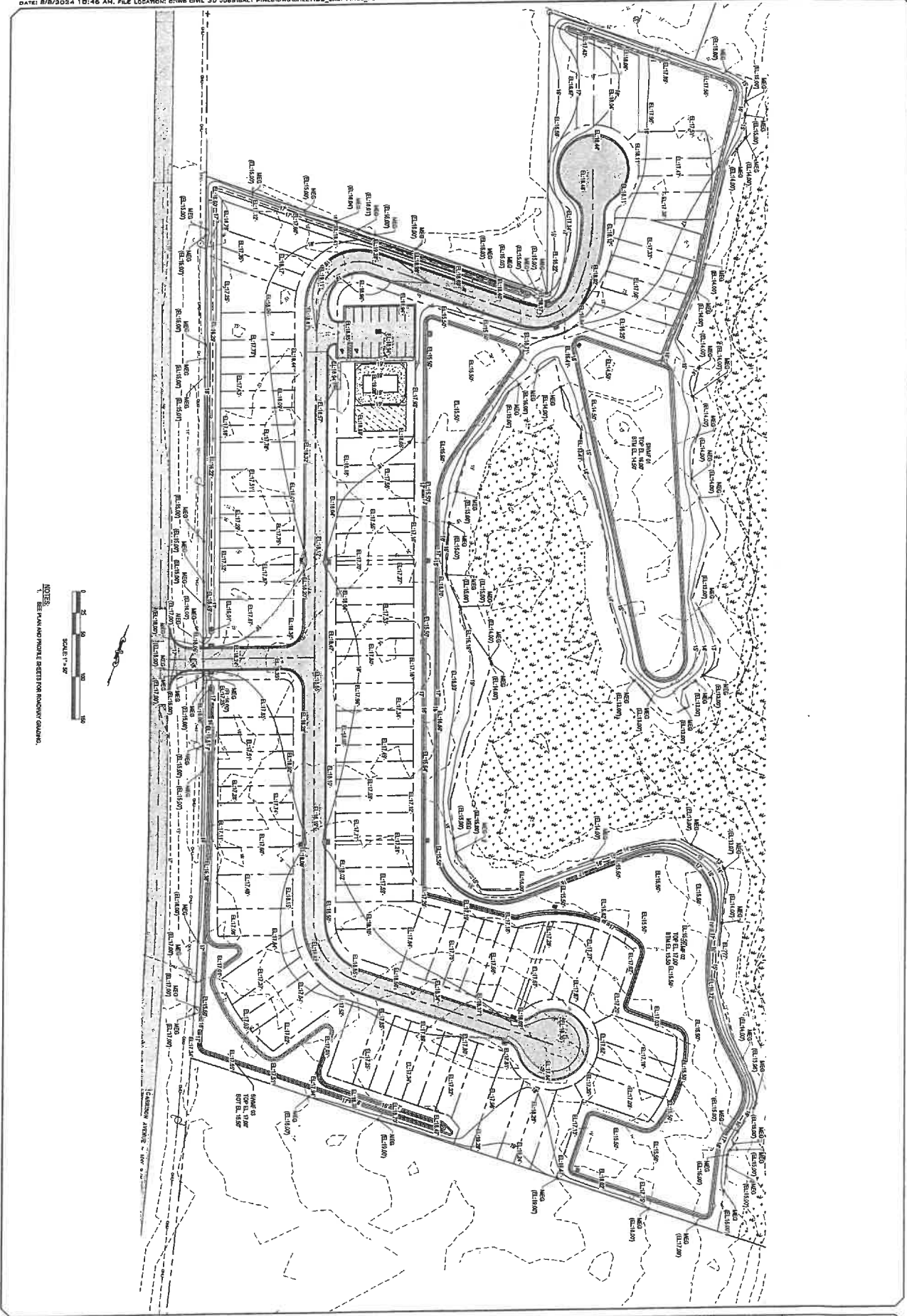
REVISIONS:

NO.	DATE	DESCRIPTION

EROSION CONTROL PLAN

SALT PINES SUBDIVISION
 GULF COUNTY, FLORIDA
 GULF COUNTY PARCEL I.D.: 03019-000R & 03040-0020R

61



NOTES:
1. SEE PLAN AND PROFILE SHEETS FOR ROADWAY GRADING.



PROJECT NUMBER: 23-683-02
 DESIGNED BY: D.MURPHY
 DRAWN BY: W.BAILEY
 CHECKED BY: J.HUSBAND
 DATE: _____ BY: _____ ITEM: _____
 FOR: PTW, LLC
 P.O. BOX 280
 PORT ST. JOE, FL 32457

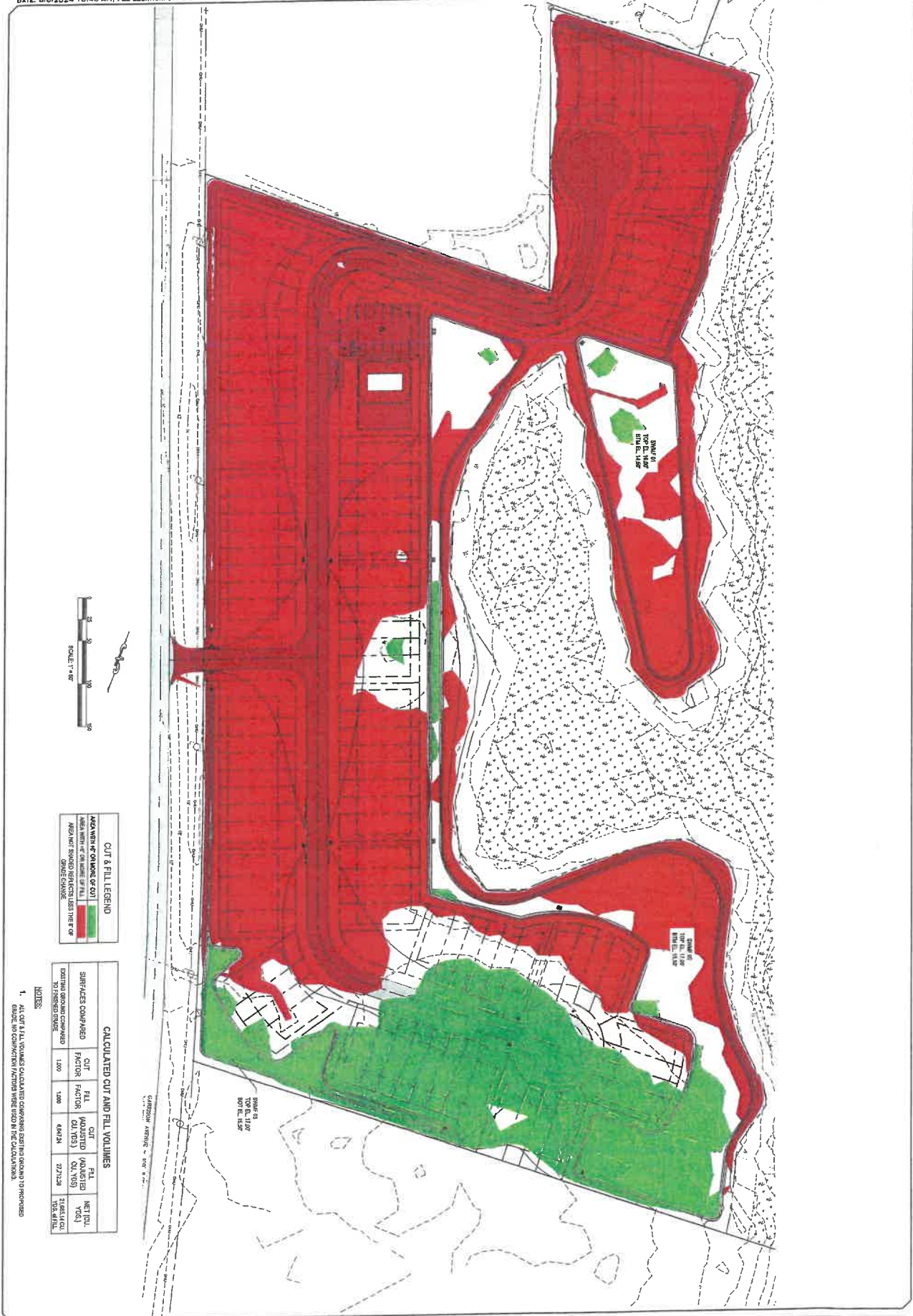
NO.	REVISIONS:

GRADING PLAN

62

SALT PINES SUBDIVISION
 GULF COUNTY, FLORIDA
 (GULF COUNTY PARCEL I.D.: 03019-000R & 03040-0020R)

SCE
 SOUTHEASTERN
 CONSULTING ENGINEERS, INC.
 P.O. BOX 141
 WEAVERVILLE, FL 32405
 1888 539-3888
 184 29064



CUT & FILL LEGEND

AREA WITH OR CHANGE OF CUT

AREA WITH OR CHANGE OF FILL

AREA NOT SHOWN REFLECTS LESS THAN 5% OF OTHER CHANGE

CALCULATED CUT AND FILL VOLUMES

SURFACES COMPARED	CUT FACTOR	FILL FACTOR	CUT (ADJUSTED CU YDS)	FILL (ADJUSTED CU YDS)	NET VOL. (TONS)
EXISTING (GRADE COMPARED TO FINISHED) GRADE	1.00	1.00	66424	27128	33850

NOTES

1. ALL CUT & FILL VOLUMES CALCULATED COMPARING EXISTING TO PROPOSED GRADE. NO CORRECTION FACTORS WERE USED IN THE CALCULATIONS.

PROJECT NUMBER: 23-683-02

DESIGNED BY: E. MURPHY
 DRAWN BY: W. GAILEY
 CHECKED BY: J. HUSBAND

DATE: _____ BY: _____ ITEM: _____

FOR: PTW, LLC
 P.O. BOX 280
 PORT ST. JOE, FL 32457

CUT AND FILL DIAGRAM . 63

SALT PINES SUBDIVISION
 GULF COUNTY, FLORIDA
 GULF COUNTY PARCEL I.D.: 03019-000R & 03040-0020R



DATE: 01/08/24
 SHEET NO.: C-10

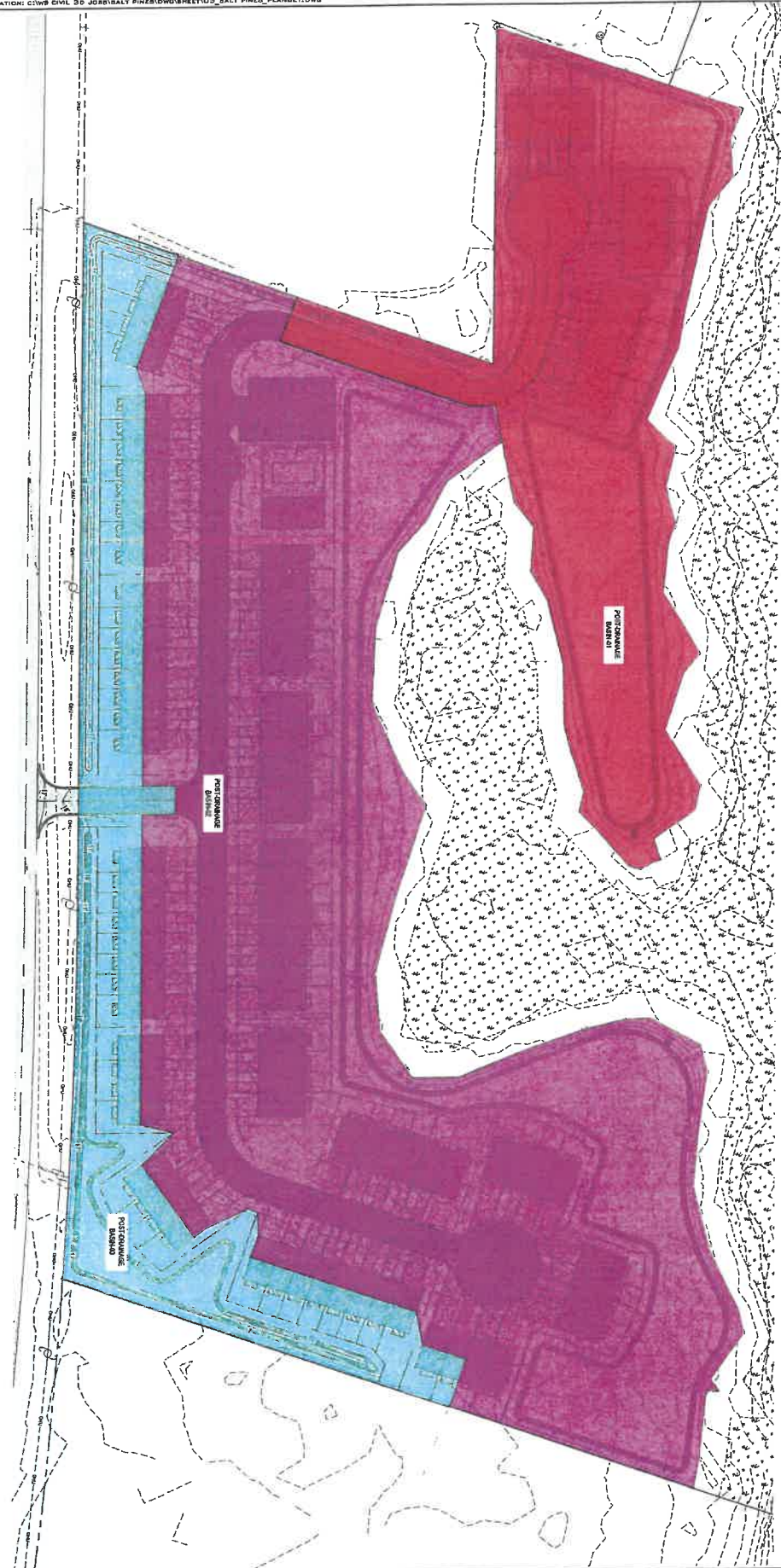


PROJECT NUMBER: 23-683-02
 DESIGNED BY: C. MURPHY
 DRAWN BY: W. BAILEY
 CHECKED BY: J. HUSBAND
 DATE: 07/18/24
 SHEET NO.: C-11
 OR: PTW, LLC
 P.O. BOX 280
 PORT ST. JOE, FL 32457

REVISIONS:			
NO.	DATE	BY	ITEM

PRE DRAINAGE BASIN 69
 SALT PINES SUBDIVISION
 GULF COUNTY, FLORIDA
 GULF COUNTY PARCEL I.D.: 03019-000R & 03040-0020R

SCE
 SOUTHEASTERN
 CONSULTING ENGINEERS, INC.
 P.O. BOX 141
 WENAHATCHIA, FL 32465
 (850) 639-3860
 LEF 29064



POST-DRAINAGE BASIN 1

DENOTES PRE-DRAINAGE BASIN			
ITEM	AREA (SQFT)	AREA (ACRES)	
TOTAL BASIN AREA	102,313 SQFT	2.34 ACRES	
PROPOSED IMPERVIOUS AREA	30,140 SQFT	0.69 ACRES	

POST-DRAINAGE BASIN 02

DENOTES PRE-DRAINAGE BASIN			
ITEM	AREA (SQFT)	AREA (ACRES)	
TOTAL BASIN AREA	94,158 SQFT	2.15 ACRES	
PROPOSED IMPERVIOUS AREA	152,643 SQFT	3.48 ACRES	

POST-DRAINAGE BASIN 03

DENOTES PRE-DRAINAGE BASIN			
ITEM	AREA (SQFT)	AREA (ACRES)	
TOTAL BASIN AREA	95,136 SQFT	2.18 ACRES	
PROPOSED IMPERVIOUS AREA	27,450 SQFT	0.63 ACRES	



PROJECT NUMBER: 23-683-02

DESIGNED BY:	DRAWN BY:	CHECKED BY:	DATE	BY	ITEM
C. MURPHY	W. BAILEY	J. HUSBAND			

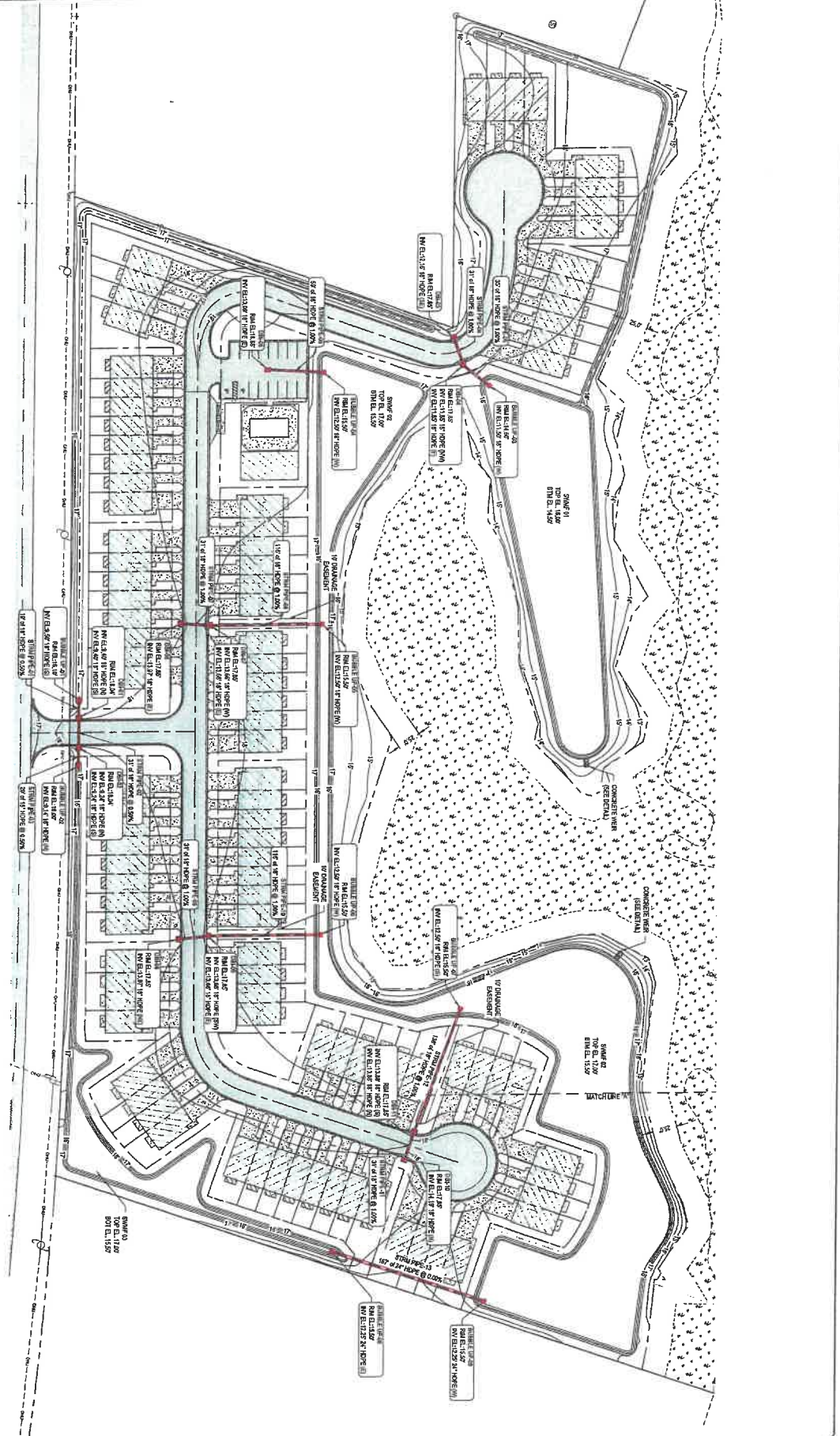
FOR: PTW, LLC
P.O. BOX 280
PORT ST. JOE, FL 32457

POST DRAINAGE BASIN 65

SALT PINES SUBDIVISION
GULF COUNTY, FLORIDA
GULF COUNTY PARCEL I.D.: 03019-000R & 03040-0020R

SCE
SOUTHEASTERN
CONSULTING ENGINEERS, INC.
P.O. BOX 143
SEASIDE, FL 32465
(850) 639-3860
LW 23064

DATE: 8/1/2024
C-12



STORM SEWER PARTS LIST

ITEM	QUANTITY
POST TYPED MAN	110A
TYPE MAN	110A
TYPE PIPE	611D
TYPE PIPE	611D

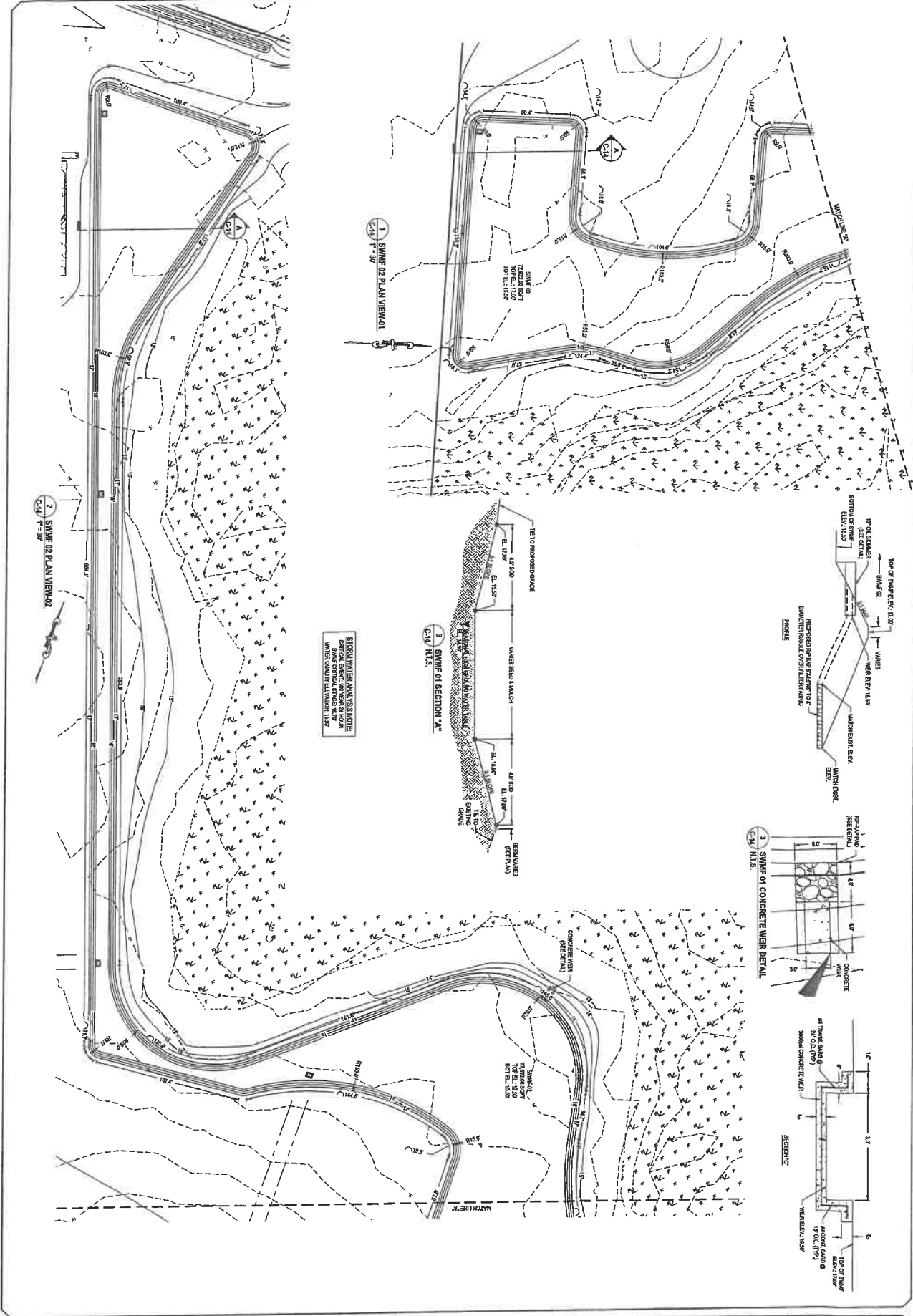
PROJECT NUMBER: 23-683-02	REVISIONS:
DESIGNED BY: C. MURPHY	DRAWN BY: W. BAILEY
CHECKED BY: J. HUSBAND	DATE BY ITEM
FOR: PTW, LLC	
P.O. BOX 280	
PORT ST. JOE, FL 32457	
DATE: 07/18/24	
SHEET NO. C-13	

STORM WATER PLAN & DETAILS

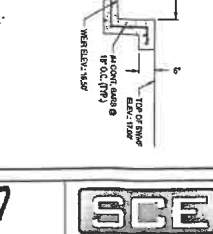
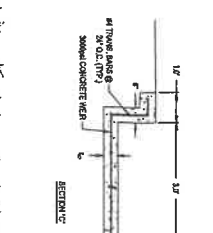
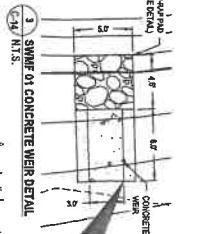
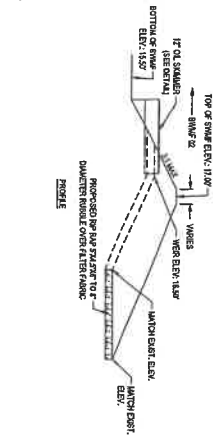
66

SALT PINES SUBDIVISION
GULF COUNTY, FLORIDA
GULF COUNTY PARCEL I.D.: 03019-000R & 03040-0020R

SCE
SOUTHEASTERN
CONSULTING ENGINEERS, INC.
P.O. BOX 1481
WEAVERVILLE, FL 32465
10501 659-3860
LEF 2024



STORM WATER ANALYSIS NOTE:
 CONCRETE WEIR QUALITY ELEVATION: 15.27
 WATER QUALITY ELEVATION: 15.27

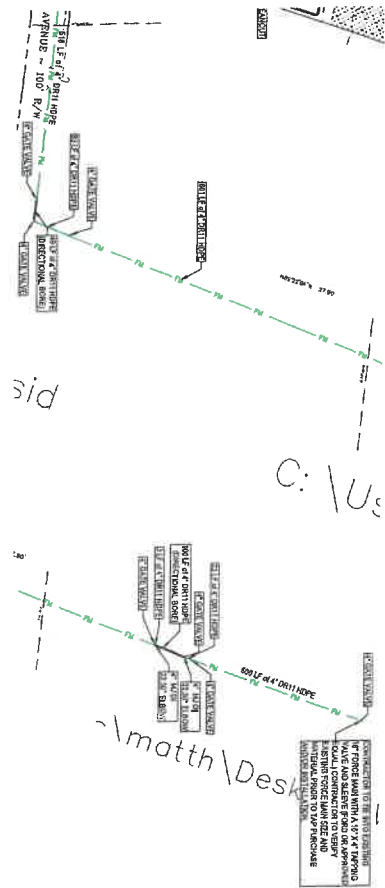
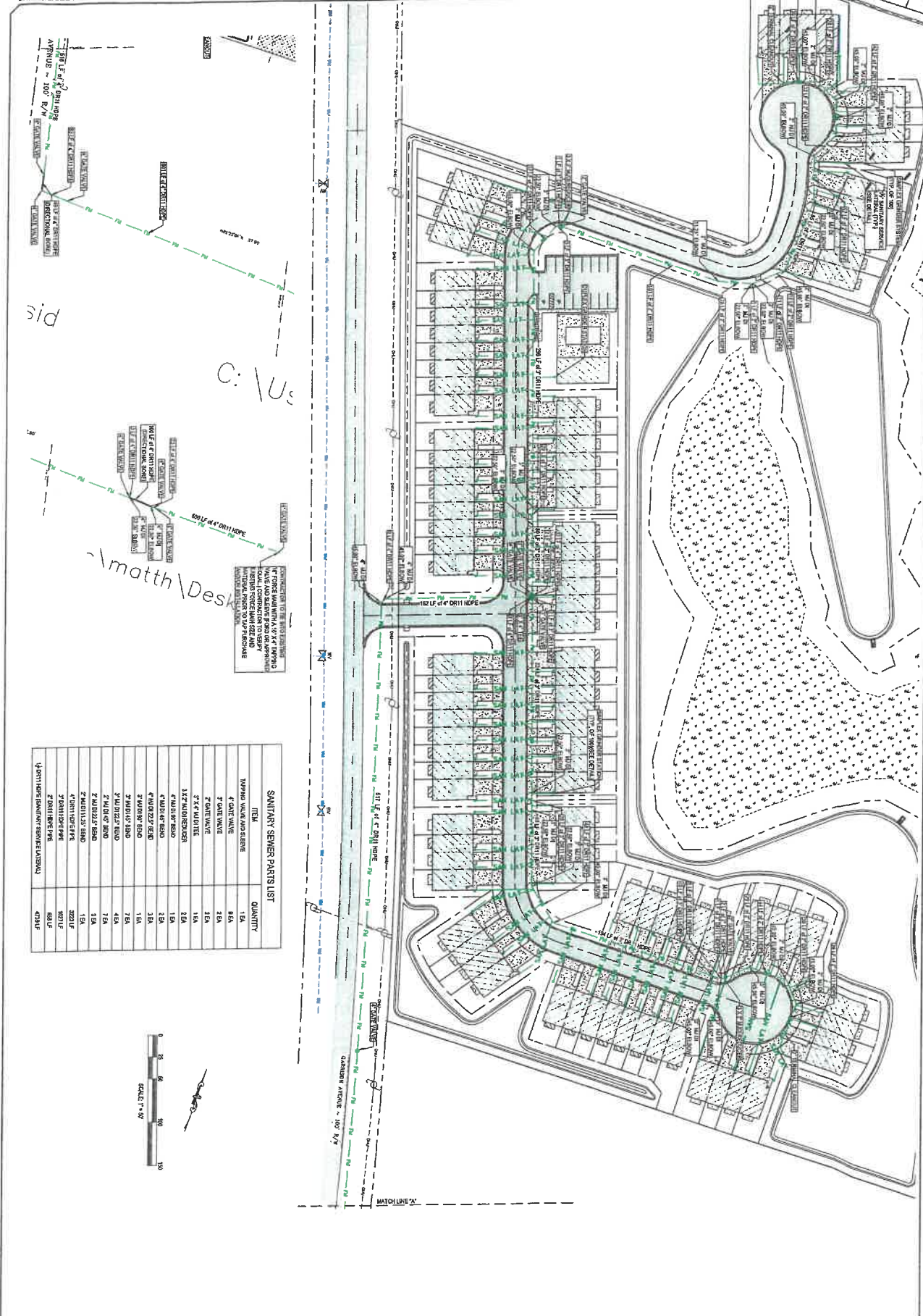


PROJECT NUMBER: 23-683-02	DESIGNED BY: C. MURPHY	DRAWN BY: W. BAILEY	CHECKED BY: J. HUBBARD	DATE:	BY:	ITEM:
FOR: PTW, LLC P.O. BOX 280 PORT ST. JOE, FL 32457						

STORM WATER PLAN & DETAILS **67**

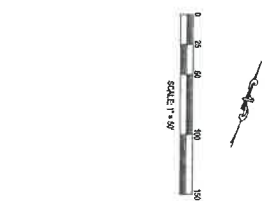
SALT PINES SUBDIVISION
 GULF COUNTY, FLORIDA
 GULF COUNTY PARCEL I.D.: 03019-000R & 03040-0020R

SCE
 SOUTHERN ENGINEERS, INC.
 P.O. BOX 141
 WINTER HAVEN, FL 32465
 (888) 639-3860
 187 32264



SANITARY SEWER PARTS LIST

ITEM	QUANTITY
1" DIA. 10' LONG	1
1" DIA. 15' LONG	1
1" DIA. 20' LONG	1
1" DIA. 25' LONG	1
1" DIA. 30' LONG	1
1" DIA. 35' LONG	1
1" DIA. 40' LONG	1
1" DIA. 45' LONG	1
1" DIA. 50' LONG	1
1" DIA. 55' LONG	1
1" DIA. 60' LONG	1
1" DIA. 65' LONG	1
1" DIA. 70' LONG	1
1" DIA. 75' LONG	1
1" DIA. 80' LONG	1
1" DIA. 85' LONG	1
1" DIA. 90' LONG	1
1" DIA. 95' LONG	1
1" DIA. 100' LONG	1
1" DIA. 105' LONG	1
1" DIA. 110' LONG	1
1" DIA. 115' LONG	1
1" DIA. 120' LONG	1
1" DIA. 125' LONG	1
1" DIA. 130' LONG	1
1" DIA. 135' LONG	1
1" DIA. 140' LONG	1
1" DIA. 145' LONG	1
1" DIA. 150' LONG	1
1" DIA. 155' LONG	1
1" DIA. 160' LONG	1
1" DIA. 165' LONG	1
1" DIA. 170' LONG	1
1" DIA. 175' LONG	1
1" DIA. 180' LONG	1
1" DIA. 185' LONG	1
1" DIA. 190' LONG	1
1" DIA. 195' LONG	1
1" DIA. 200' LONG	1
1" DIA. 205' LONG	1
1" DIA. 210' LONG	1
1" DIA. 215' LONG	1
1" DIA. 220' LONG	1
1" DIA. 225' LONG	1
1" DIA. 230' LONG	1
1" DIA. 235' LONG	1
1" DIA. 240' LONG	1
1" DIA. 245' LONG	1
1" DIA. 250' LONG	1
1" DIA. 255' LONG	1
1" DIA. 260' LONG	1
1" DIA. 265' LONG	1
1" DIA. 270' LONG	1
1" DIA. 275' LONG	1
1" DIA. 280' LONG	1
1" DIA. 285' LONG	1
1" DIA. 290' LONG	1
1" DIA. 295' LONG	1
1" DIA. 300' LONG	1



<p>PROJECT NUMBER: 23-683-02</p> <p>DESIGNED BY: C. MURPHY</p> <p>DRAWN BY: W. BAILEY</p> <p>CHECKED BY: J. HUSBAND</p> <p>FOR: PTW, LLC P.O. BOX 280 PORT ST. JOE, FL 32457</p>	<p>REVISIONS:</p> <table border="1"> <thead> <tr> <th>DATE</th> <th>BY</th> <th>ITEM</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	DATE	BY	ITEM										<p>SANITARY SEWER PLAN</p> <p>SALT PINES SUBDIVISION GULF COUNTY, FLORIDA GULF COUNTY PARCEL I.D.: 03019-000R & 03040-0020R</p>	<p>GCE SOUTHEASTERN CONSULTING ENGINEERS, INC.</p> <p>P.O. BOX 141 WENONAH, FL 32465 850-639-2800 LEF 29064</p>
DATE	BY	ITEM													

Current City Projects 10/1/24

- Maddox Park Drainage- Need more info. from engineer to bid and direction from the Board.
- Lighthouse Complex Sleeping Beauty Rehab- The bid has been awarded Monolith Construction and the State has approved the modified plans.
- Sewer Rehab. CDBG-DR- Grant Funding Approved 5/21, Grant Agreement Received, The CCTV work is complete and Anchor Engineering is working on the rehab/replacement plans. L& K Contractors have been awarded the Lift Station Rehab bid on 8/20/24.
- Long Ave. Paving- Final pay request to mill and resurface 1" on the entire road to be completed in the Summer 2024
- Beacon Hill Sewer- The Lift Station is Operational & the Collection System is built. City staff is preparing to install the taps.
- 11/7/23 Dewberry has provided a conceptual drawings for the 10th Street Ballfields based on League Representatives. Dewberry is preparing the bid specs for the existing pipe replacement.
- 9/15/23 Dewberry tasked to Survey & Topo the new City Hall Complex with Conceptual Plan options. Dewberry has now been tasked to handle the Civil Engineering and permitting. The next step is to procure Architectural Services.
- 9/26/23 Dewberry tasked to work on the Expansion of Zone 3 at the WW Sprayfields. The bid was awarded to North Florida Construction on 4/16/24 to clear the property.
- Downtown Waterline Replacement Phase II- The SRF Funding has been approved and the bid has been awarded to L & K Contractors. Construction began on 9/30/24.
- 2/11/24 A Task Order was signed with Dewberry to survey the alley between Bay & Harbor Street for potential stormwater improvements. The survey is complete and we are waiting on the H & H Study to determine the best course of action.

- 3/5/24 A Task Order was signed for Dewberry to design the paving of Monument Ave. from 19th Street to Allen Memorial. The project is out for bids 7/26/24.
- Allen Memorial Paving SCOP Grant. The Project is out for bids 7/26/24.
- 3/19/24 A Task Order was signed with Dewberry to design the \$1.5 M Legislative Approp. for multiple roads to be paved.

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION
TRAFFIC SIGNAL MAINTENANCE AND COMPENSATION AGREEMENT

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CONTRACT NO. ASZ49
FINANCIAL PROJECT NO. 43674218803
F.E.I.D. NO. F590953785013

THIS TRAFFIC SIGNAL MAINTENANCE AND COMPENSATION AGREEMENT ("Agreement"), is entered into this _____ day of _____, between the Florida Department of Transportation, an agency of the State of Florida, herein called the "Department", and City of Port St Joe, Florida, _____ ("Maintaining Agency").

WITNESSETH:

- A. The Department is authorized under Section 335.055, Florida Statutes, to enter into this Agreement.
- B. The Maintaining Agency is authorized under _____ to enter into this Agreement and has authorized its undersigned representative to enter into and execute this Agreement on behalf of the Maintaining Agency.

NOW, THEREFORE, in consideration of the mutual covenants contained in the Agreement, the sufficiency of which is acknowledged, the parties mutually agree and covenant as follows:

1. The Maintaining Agency shall be responsible for the "Project," defined as the maintenance and continuous operation of the following, located on the State Highway System:
 - a. Traffic signals ("TS")
 - b. Interconnected and monitored traffic signals ("IMTS") - defined as signals that are interconnected with telecommunications and are monitored at a central location
 - c. Traffic signal systems - defined as central computer; traffic monitoring cameras ("TrMC"; must fulfill District purpose and need and be accessible from Department's Video Aggregation System); arterial dynamic message signs ("ADMS"); communications devices; interconnect / network; vehicle, bicycle & pedestrian detection devices [including passive pedestrian detection ("PPD") and accessible pedestrian detection]; traffic signal hardware and software; preemption devices; probe data detection system ("PDDS"); and uninterruptible power supplies ("UPS")
 - d. Control devices - defined as intersection control beacons ("ICB"), traffic warning beacons ("TWB"; including LED highlighted signs), illuminated street name signs ("ISNS"), and pedestrian flashing beacons ("PFB"; i.e., school zone flashing beacons, pedestrian crossing beacons, and Rectangular Rapid Flashing Beacons)
 - e. Emergency/fire department signals ("FDS")
 - f. Speed activated warning displays ("SAWD"); including curve warning feedback signs),
 - g. Blank out signs ("BOS", including Lane Control Signs)
 - h. Pedestrian hybrid beacons ("PHB")
 - i. Connected Automated Vehicle Devices ("CAVD"; i.e., roadside units and roadside equipment), and
 - j. In-roadway warning lights ("IRWL") system (specific to mid-block crossing and unsignalized intersection applications, as defined in the FDOT Traffic Engineering Manual)

All traffic signals and control devices mentioned in the above paragraph 1.a-j are referred to in this Agreement as "Traffic Signals and Devices". The Maintaining Agency shall be responsible for the payment of electricity and electrical charges incurred in connection with operations of such Traffic Signals and Devices upon final acceptance by the Department of the installation of each signal or device

2. The Department agrees to pay the Maintaining Agency an annual compensation amount based on the Department's fiscal year. The compensation amount consists of the cost of the maintenance and continuous operation of the Traffic Signals and Devices as identified in Exhibit A, which is attached and incorporated into this Agreement. Compensation will also be made for costs incurred for the repair and/or replacement of damaged Traffic Signals and Devices as identified in Exhibit C, attached and incorporated into this Agreement. Payments by the Department will be made in accordance with Exhibit B. In the case of construction contracts, the Maintaining Agency shall be responsible for the payment of electricity and electrical charges incurred in connection with the operation of the Traffic Signals and Devices and shall undertake the maintenance and continuous operation of these Traffic Signals and Devices upon final acceptance of the installation by the Department. Prior to any final acceptance of the installation by the Department, the Maintaining Agency will have the opportunity to inspect and request modifications or corrections to the installation(s) and the Department agrees to undertake those modifications or corrections prior to final acceptance so long as the modifications or corrections comply with the Agreement, signal plans, and specifications previously approved by both the Department and Maintaining Agency. Repair or replacement and other responsibilities of the installation contractor and the Department, during construction, are contained in the Department's Standard Specifications for Road and Bridge Construction.
3. If Traffic Signals and Devices are damaged and the Maintaining Agency or its contractors did not cause the damages, then the Department shall reimburse the Maintaining Agency for the actual costs incurred by the Maintaining Agency for repairs and/or replacement of Traffic Signals and Devices, once the following occurs:

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- a. The Department has approved a properly completed invoice for reimbursement that was provided to the Department outlining the details of the requested reimbursements; and
- b. Evidence of the costs incurred were included as an attachment to the invoice.

Exhibit C sets forth additional conditions that apply when the Maintaining Agency seeks to obtain reimbursement for costs incurred for repair and/or replacement and associated contract documentation of damaged Traffic Signals and Devices. Exhibit C also serves as a form invoice that can be used by the Maintaining Agency. The Maintaining Agency shall obtain written approval from the Department regarding the appropriate method of repair and/or replacement of damaged Traffic Signals and Devices prior to performing the emergency and/or permanent repair and/or replacement work. If there is an immediate risk to public safety due to damaged Traffic Signals and Devices and the Maintaining Agency is unable to immediately obtain the Department's written approval regarding the method of repair and/or replacement, then the Maintaining Agency shall immediately repair and/or replace the Traffic Signals and Devices. The Maintaining Agency shall notify the Department within thirty (30) calendar days of becoming aware of any damage to Traffic Signals and Devices caused by third parties or Force Majeure event. The Department shall be responsible for pursuing reimbursement from individuals and/or the third parties who cause damages and are liable for replacement and/or repair costs to Traffic Signals and Devices. If the Maintaining Agency or its contractors causes damages to the Traffic Signals and Devices, then the Maintaining Agency shall repair and/or replace the Traffic Signals and Devices, and the Maintaining Agency shall be fully responsible for the cost of repair and/or replacement to the extent the damages were caused by the Maintaining Agency. Governor declared emergencies (i.e., hurricanes) are handled outside the framework of this Agreement through a combination of Federal and State Emergency Management mechanisms. An emergency contract may be used after a Governor's declaration of emergency has been signed to cover for reimbursement for storm recovery efforts.

4. The Maintaining Agency shall maintain and operate the Traffic Signals and Devices in a manner that will ensure safe and efficient movement of highway traffic and that is consistent with maintenance practices prescribed by the International Municipal Signal Association (IMSA) and operational requirements of the Manual on Uniform Traffic Control Devices (MUTCD), as amended.
5. The Maintaining Agency's maintenance responsibilities include, but are not limited to, locates, preventive maintenance (periodic inspection, service, and routine repairs), restoration of services, and emergency maintenance (troubleshooting in the event of equipment malfunction, failure, or damage). Restoration of services may include temporary poles and/or signals, stop signs or other methods to maintain traffic. The Maintaining Agency shall record its maintenance activities in a traffic signal maintenance log, as they occur, and include this as part of the annual report, highlighting the time it took to restore the normal service and number of times such events occurred.
6. Neither the Maintaining Agency nor the Department shall be liable to the other for any failure to perform under this Agreement to the extent such performance is prevented by a Force Majeure Event and provided that the party claiming the excuse from performance has (a) promptly notified the other party of the occurrence and its estimated duration, (b) promptly remedied or mitigated the effect of the occurrence to the extent possible, and (c) resumed performance as soon as possible. These events shall be documented with detailed damage inspection report forms completed and submitted to the Department within twelve (12) weeks of the end of the Force Majeure event.

A "Force Majeure Event" means the occurrence of:

- (a) an act of war, hostilities, invasion, act of foreign enemies, riot, terrorism or civil disorder;
- (b) act of God (such as, but not limited to, fires, explosions, earthquakes, drought, hurricanes, storms, lightning, tornados, tidal waves, floods, extreme weather or environmental conditions, and other natural calamities);
- (c) or another event beyond the control of the non-performing party and which could not have been avoided or overcome by the exercise of due diligence.

7. The Department intends to conduct a structural inspection of the mast arm structures every sixty (60) months. The inspection report will serve as ninety (90) days notification to the Maintaining Agency that deficiencies exist that require preventive maintenance. Preventive maintenance of the mast arm structures includes, but is not limited to, spot painting, cleaning, all wiring repair and replacement, graffiti removal, all signal related issues (including lighting, signs and connections), tightening of nuts, replacing missing or deficient bolts, replacement of missing cap covers or equivalent, replacement of missing or deficient access hole cover plates, repairing improper grounding, and repainting any painted mast arms installed after April 30, 2015. If the preventive maintenance is not carried out after the expiration of the 90-day notice given to the Maintaining Agency, the Department shall withhold 8.33% up to a maximum of 25% of the total annual compensation amount under this Agreement for the affected signal locations each month.
8. Any and all work performed by the Maintaining Agency must conform to the current Department Standard Specifications for Road and Bridge Construction as applicable. Mast arms that the Department determines to be at the end of their useful life cycle will be replaced by the Department so long as documented preventive maintenance was satisfactorily performed by the Maintaining Agency. In the case of a total paint failure, as determined by the Department, on a mast arm installed prior to April 30, 2015, the Department may repaint or replace with a galvanized mast arm. The aforementioned requirement does not apply to any mast arm that was installed under a separate mast arm paint finish agreement; in such case, the terms of that agreement shall govern.

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9. The Maintaining Agency may remove any component of the installed equipment for repair or testing; however, it shall only make permanent modifications or equipment replacements and only if the equipment provided is capable of performing at minimum the same functions as the equipment being replaced. The Department shall not make any modifications or equipment replacements without prior written notice to and consultation with the Maintaining Agency.
10. The Maintaining Agency shall implement and maintain the timing and phasing of the traffic signals in accordance with the Department's timing and phasing plans, specifications, special provisions, Department re-timing projects, and the Department's Traffic Engineering Manual. The Maintaining Agency shall obtain prior written approval from the Department for any modification in phasing of signals and flash times (where applicable). Signal Systems timings (cycle length, split, offsets) are considered operational changes and may be changed by the Maintaining Agency to accommodate changing needs of traffic. The Maintaining Agency may make changes in the signal timing provided these changes are made under the direction of a qualified Professional Engineer registered in the State of Florida. The Maintaining Agency shall make available a copy of the timings to the Department upon request. The Department reserves the right to examine equipment, timing and phasing at any time and, after consultation with the Maintaining Agency, may specify modifications. If the Department specifies modification in timing or phasing, implementation of such modifications will be coordinated with, or made by, the Maintaining Agency. All signal timing and phasing records shall be retained by the Maintaining Agency for at least three (3) years, and will be made available to the Department upon request.
11. The Maintaining Agency shall note in the maintenance log any changes in timings and phasings, and keep a copy of the timings and phasings, and any approval documentation in a file. A copy of the log shall be provided to the Department upon request. Maintaining Agencies may provide this information electronically.
12. The Maintaining Agency and the Department shall update Exhibit A on an annual basis through an amendment of this Agreement. The Maintaining Agency designates _____ as its authorized representative(s), who is delegated the authority to execute all amendments to Exhibit A of this Agreement on behalf of the Maintaining Agency. Exhibit A will contain all Traffic Signals and Devices on the State Highway System which are within the jurisdiction of the Maintaining Agency and are operated and maintained by the Maintaining Agency. No changes or modifications may be made to Exhibit A during the Department's fiscal year for compensation. New Traffic Signals and Devices added by the Department during its fiscal year must be maintained and operated by the Maintaining Agency upon the Department's final acceptance. The Maintaining Agency and the Department shall amend Exhibit A preceding the Department's new fiscal year, which will include all new Traffic Signals and Devices added to the State Highway System during the Department's current fiscal year and delete those removed during the same period. The Maintaining Agency will begin receiving compensation for new Traffic Signals and Devices that were added to Exhibit A by amendment of this Agreement in the Department's fiscal year occurring after the Traffic Signals and Devices are installed and final acceptance of such installation is given by the Department. In the event that no change has been made to the current year's Exhibit A, a certification from the Maintaining Agency shall be provided to the Department certifying that no change has been made to Exhibit A in the Department's current fiscal year. The annual compensation will be a lump sum payment (*minus any retainage or forfeiture*) as set forth in Exhibit B. Future payments will be based on the information provided in Exhibit A, in accordance with the provisions as set forth in Exhibit B, attached to and incorporated in this Agreement.
13. Payment will be made in accordance with Section 215.422, Florida Statutes.
14. There shall be no reimbursement for travel expenses under this Agreement.
15. Bills for fees or other compensation for services or expenses shall be submitted in detail sufficient for a proper pre-audit and post-audit thereof.
16. The Maintaining Agency should be aware of the following time frames. Inspection and approval of goods or services shall take no longer than twenty (20) working days. The Department has twenty (20) days to deliver a request for payment (voucher) to the Department of Financial Services. The twenty (20) days are measured from the latter of the date the invoice is received or the goods or services are received, inspected and approved.
17. If a payment is not available within forty (40) days, a separate interest penalty at a rate as established pursuant to Section 55.03(1), Florida Statutes, will be due and payable, in addition to the invoice amount, to the Maintaining Agency. Interest penalties of less than one (1) dollar will not be enforced unless the Maintaining Agency requests payment. Invoices returned to a Maintaining Agency because of Maintaining Agency preparation errors will result in a delay in the payment. The invoice payment requirements do not start until a properly completed invoice is provided to the Department.
18. A Vendor Ombudsman has been established within the Department of Financial Services. The duties of this individual include acting as an advocate for contractors or vendors who may be experiencing problems in obtaining timely payment(s) from a state agency. The Vendor Ombudsman may be contacted at (850) 413-5516.
19. Records of costs incurred under the terms of this Agreement shall be maintained and made available upon request to the Department at all times during the period of this Agreement and for five (5) years after final payment is made. Copies of these documents and records shall be furnished to the Department upon request. Records of costs incurred include the Maintaining

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Agency's general accounting records and the Project records, together with supporting documents and records, of the contractor and all subcontractors performing work on the Project, and all other records of the Contractor and subcontractors considered necessary by the Department for a proper audit of costs.

20. If, after Project completion, any claim is made by the Department resulting from an audit or for work or services performed pursuant to this Agreement, the Department may offset such amount from payments due for work or services done under any agreement which it has with the Maintaining Agency owing such amount if, upon demand, payment of the amount is not made within 60 days to the Department. Offsetting any amount pursuant to this paragraph shall not be considered a breach of contract by the Department.
21. The Maintaining Agency must submit the final invoice on the Project to the Department within 120 days after termination of the Agreement. Invoices submitted after the 120-day time period may not be paid.
22. In the event this contract is for services in excess of \$25,000.00 and a term for a period of more than one (1) year, the provisions of Section 339.135(6)(a), F.S., are hereby incorporated:

"The Department, during any fiscal year, shall not expend money, incur any liability, or enter into any contract which, by its terms, involves the expenditure of money in excess of the amounts budgeted as available for expenditure during such fiscal year. Any contract, verbal or written, made in violation of this subsection is null and void, and no money may be paid on such contract. The Department shall require a statement from the Comptroller of the Department that such funds are available prior to entering into any such contract or other binding commitment of funds. Nothing herein contained shall prevent the making of contracts for periods exceeding 1 year, but any contract so made shall be executory only for the value of the services to be rendered or agreed to be paid for in succeeding fiscal years; and this paragraph shall be incorporated verbatim in all contracts of the Department which are for an amount in excess of \$25,000.00 and which have a term for a period of more than 1 year."
23. The Department's performance and obligation to pay under this Agreement is contingent upon an annual appropriation by the Legislature. If the Department's funding for this Project is in multiple fiscal years, funds approval from the Department's Comptroller must be received each fiscal year prior to costs being incurred. See Exhibit B for funding levels by fiscal year. Project costs utilizing these fiscal year funds are not eligible for reimbursement if incurred prior to funds approval being received. The Department will notify the Maintaining Agency, in writing, when funds are available.
24. In accordance with Section 287.134, Florida Statutes, an entity or affiliate who has been placed on the Discriminatory Vendor List may not submit a bid on a contract to provide any goods or services to a public entity, may not submit a bid on a contract with a public entity for the construction or repair of a public building or public work, may not submit bids on leases of real property to a public entity, may not be awarded or perform work as a contractor, supplier, contractor, supplier, subcontractor, or consultant under a contract with any public entity, and may not transact business with any public entity.
25. A person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a bid on a contract to provide any goods or services to a public entity, may not submit a bid on a contract with a public entity for the construction or repair of a public building or public work, may not submit bids on leases of real property to a public entity, may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity, and may not transact business with any public entity in excess of the threshold amount provided in Section 287.017, Florida Statutes, for CATEGORY TWO for a period of thirty-six (36) months from the date of being placed on the convicted vendor list.
26. An entity or affiliate who has had its Certificate of Qualification suspended, revoked, denied or have further been determined by the Department to be a non-responsible contractor may not submit a bid or perform work for the construction or repair of a public building or public work on a contract with the Maintaining Agency.
27. The Department shall consider the employment by any contractor of unauthorized aliens a violation of Section 274A(e) of the Immigration and Nationality Act. If the contractor knowingly employs unauthorized aliens, such violation will be cause for unilateral cancellation of this Agreement.
28. No funds received pursuant to this Agreement may be expended for lobbying the Legislature, the judicial branch or a state agency.
29. The Maintaining Agency shall comply and require its contractors and subcontractors to comply with all terms and conditions of this Agreement and all federal, state, and local laws and regulations applicable to this Project.
30. The Maintaining Agency may be subject to inspections of Traffic Signals and Devices by the Department. Such findings will be shared with the Maintaining Agency and will be the basis of all decisions regarding payment reduction, reworking, Agreement termination, or renewal. If at any time the Maintaining Agency has not performed the maintenance responsibility on the locations specified in the Exhibit A, the Department has the option of (a) notifying the Maintaining Agency of the deficiency with a

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requirement that it be corrected within a specified time, otherwise the Department shall deduct payment, suspend funds, or terminate funds for any deficient maintenance of Traffic Signals and Devices that has not been corrected at the end of such time, or (b) take whatever action is deemed appropriate by the Department. Any deduction in payment, suspension of funds, or termination of funds does not relieve any obligation of the Maintaining Agency under the terms and conditions of this Agreement.

31. The Department shall monitor the performance of the Maintaining Agency in the fulfillment of its responsibilities under the Agreement. The Maintaining Agency shall submit an annual Report prior to July 15 of each year detailing the following:
- a. All detection device malfunctions: Detection devices include, without limitation, all vehicle presence detectors and all pedestrian/bicycle detectors. Traffic devices supported by detection devices ("TDSDD") include, without limitation, traffic signals, PHBs, and warning devices. Repairs to all vehicle presence detectors shall be made within ninety (90) days with a goal of thirty (30) days if feasible. Repairs to all pedestrian/bicycle detectors shall be made within seventy-two (72) hours of discovery. If repair to vehicle presence detection device progresses beyond thirty (30) days, by the 31st day, the Maintaining Agency shall have a plan available to reestablish detection prior to day 30. The Maintaining Agency shall ensure that 90% of all TDSDD are operating without detection failures. Discovery and repair dates for each malfunctioning detection device shall be logged in the annual report. If the repairs cannot be performed within the stipulated times, the Maintaining Agency shall document the reason(s) why in the annual report. If more than 10% of the TDSDD are experiencing detection failure(s) by the end of the stipulated times, unless a longer period is approved by the Department due to extraordinary circumstances, each of these TDSDD may only be compensated at 90% of the unit compensation rate stated in Exhibit B for each day (i.e., the annual unit compensation rate is reduced by 1/3650 daily) that more than 10% of the TDSDD are experiencing detection failure(s).
 - b. Traffic signal and pedestrian hybrid beacon ("PHB") preventive maintenance inspections: Traffic signals and PHBs shall receive a comprehensive preventive maintenance inspection on at least 50% of all traffic signals and PHBs annually, alternating the remaining 50% the following year. Preventive maintenance inspection shall include verification that all detection is working, the traffic signal or PHB is cycling properly, the ventilation system is functioning, and filters are clean. Basic traffic cabinet maintenance shall also verify power feed voltages, verify that the vehicle and pedestrian indications are functioning properly, test the effective functioning of pedestrian push buttons, and check hinges and door locks. At least one (1) conflict monitor test shall be performed on 50% of traffic signals and PHBs annually, alternating the remaining 50% the following year. Each test is to be documented and included in the annual report to the Department. The inspection report shall note the location, date of inspection, and any actions taken. If 50% of the traffic signals and PHBs do not receive at least one (1) comprehensive preventive maintenance inspection during a twelve (12) month period, there shall be a 20% retainage of the annual compensation amount for the affected traffic signal and PHB locations until the preventive maintenance inspection is made. If the requirements of this paragraph 31.b are not performed within the state's next fiscal year, the 20% retainage of the annual compensation amount for the affected traffic signal and PHB locations will be forfeited.
 - c. For any traffic signals that are interconnected with telecommunications and their real-time operation is electronically monitored via software by personnel at a central location and are therefore receiving the higher compensation amount as described in Exhibit B, the name(s) and title(s) of those monitoring those intersections, and the location of the central monitoring facility(ies), are to be documented and contained in the annual report submitted to the Department. The Maintaining Agency shall be responsible for maintaining current licenses and support agreements for all computer applications necessary for IMTS including, but not limited to, central computer systems, TrMC applications, detection software, and data collection programs, unless other arrangements are made between the Department and the Maintaining Agency for specific applications or systems.
32. The Maintaining Agency may enter into agreements with other parties pertaining to Traffic Signals and Devices including, but not limited to, agreements relating to costs and expenses incurred in connection with the operation of Traffic Signals and Devices on the State Highway System, provided that such Agreements are consistent with the mutual covenants contained in this Agreement. The Maintaining Agency shall furnish a copy of such agreements to the Department.
33. This Agreement may not be assigned or transferred by the Maintaining Agency in whole or in part without prior written consent of the Department.
34. The Maintaining Agency shall allow public access to all documents, papers, letters, or other material subject to provisions of Chapter 119, Florida Statutes, and made or received by the Maintaining Agency in conjunction with this Agreement. Failure by the Maintaining Agency to grant such public access will be grounds for immediate unilateral cancellation of this Agreement.
35. At no additional cost to the Department, the Maintaining Agency shall provide the Department with, at minimum, read-only access to all traffic signal data available from the firmware of the traffic signal controllers and other devices covered under this Agreement. The Maintaining Agency shall include the Department as a party to all traffic signal firmware/software related agreements that the Maintaining Agency enters into with other parties.
36. This Agreement is governed by and construed in accordance with the laws of the State of Florida. The invalidity or unenforceability of any portion of this Agreement does not affect the remaining provisions and portions hereof. Any failure to

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enforce or election on the part of the Department to not enforce any provision of this Agreement does not constitute a waiver of any rights of the Department to enforce its remedies hereunder or at law or in equity.

37. In no event shall the making by the Department of any payment to the Maintaining Agency constitute or be construed as a waiver by the Department of any breach of covenant or any default which may then exist on the part of the Maintaining Agency and the making of such payment by the Department, while any such breach or default shall exist, shall in no way impair or prejudice any right or remedy available to the Department with respect to such breach or default.
38. The term of this Agreement is twenty (20) years from the date of execution of the Agreement; provided that either party may cancel this Agreement prior to the expiration of the term of this Agreement. A minimum notice period of two (2) years plus the remaining months of the Department's fiscal year shall be provided to the other party in writing. Should the Maintaining Agency provide its written notice of cancellation to the Department, the notice shall be endorsed by the elected body (County Commission, City Council, or local agency governing body) under which the Agency operates.
39. Any Project funds made available by the Department which are determined by the Department to have been expended in violation of this Agreement or any other applicable law or regulation shall be promptly refunded in full to the Department. Acceptance by the Department of any documentation or certifications, mandatory or otherwise permitted, that the Maintaining Agency files shall not constitute a waiver of the Department's rights and Department has the right to verify all information at a later date by audit or investigation. Within thirty (30) days of the termination of this Agreement, the Maintaining Agency shall refund to the Department any balance of unobligated funds which were advanced or paid to the Maintaining Agency. In the event the Maintaining Agency fails to perform or honor the requirements and provisions this Agreement, the Maintaining Agency shall return funds in accordance with this paragraph within thirty (30) days of termination of the Agreement.
40. Upon execution, this Agreement cancels and supersedes any and all prior Traffic Signal Maintenance Agreement(s) between the parties, except any specific separate Agreements covering painted mast arm maintenance or any other aspect related to the painting of mast arms.
41. The Department reserves the right to remove select critical corridors or critical intersections from the Maintaining Agency's obligation under this Agreement. The remaining intersections and corridors would continue to be covered under this Agreement. The Department will provide a minimum of one year notice prior to take-over of maintenance of critical corridors or critical intersections.
42. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which shall constitute the same Agreement. A facsimile or electronic transmission of this Agreement with a signature on behalf of a party will be legal and binding on such party.
43. The Department agrees that the Maintaining Agency must comply with State law regarding appropriations and budgets. This Agreement shall not be interpreted to conflict with State law applicable to the Maintaining Agency.
44. The Maintaining Agency shall:
 - a. utilize the U.S. Department of Homeland Security's E-Verify system to verify the employment eligibility of all new employees hired by the Maintaining Agency during the term of the Agreement; and
 - b. expressly require any contractors and subcontractors performing work or providing services pursuant to the Agreement to likewise utilize the U.S. Department of Homeland Security's E-Verify system to verify the employment eligibility of all new employees hired by the subcontractor during the Agreement term.
45. Unless authorized by law and agreed to in writing by the Department, the Department will not be liable to pay attorney fees, interest, or cost of collection.
46. The Parties agree to comply with s.20.055(5), Florida Statutes, and to incorporate in all subcontracts the obligation to comply with s.20.055(5), Florida Statutes.
47. Exhibits A, B, and C are attached and incorporated into this Agreement.
48. This Agreement contains all the terms and conditions agreed upon by the parties.

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IN WITNESS WHEREOF, the parties have caused these presents to be executed, the day and year first above written.

City of Port St Joe _____, Florida
(Maintaining Agency)

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION

By _____
(Authorized Signature)

By _____
(Authorized Signature)

Print/Type Name: _____

Print/Type Name: _____

Title: _____

Title: _____

Legal Review: _____

Attorney: _____ Date: _____

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**EXHIBIT B
 TRAFFIC SIGNAL MAINTENANCE AND COMPENSATION AGREEMENT**

- 1.0 PURPOSE
 This exhibit defines the method and limits of compensation to be made to the Maintaining Agency for the services described in this Agreement and in Exhibit A and method by which payments will be made.
- 2.0 COMPENSATION FOR MAINTENANCE AND OPERATION
 For the satisfactory completion of all services related to maintenance and operation detailed in this Agreement and Exhibit A of this Agreement, the Department will pay the Maintaining Agency the Total Lump Sum (*minus any retainage or forfeiture*) in Exhibit A. The Maintaining Agency will receive one lump sum payment (*minus any retainage or forfeiture*) at the end of each fiscal year for satisfactory completion of service.

Total Lump Sum (*minus any retainage or forfeiture*) Amount for each fiscal year is calculated by adding all the individual Traffic Signal and Device unit amounts.
 Pedestrian Flashing Beacon: includes school zone beacons, pedestrian crossing beacons, and rectangular rapid flashing beacons (RRFB). Systems shall be paid at a unit rate per controller regardless of the number of individual devices or poles.
 Connected and Automated Vehicles Devices (CAVD): include roadside units and roadside equipment.

Unit Compensation Rates per Unit on the State Highway System																	
FY	Traffic Signals (TS) Intersection	Traffic Signal - Interconnected & monitored (IMTS) Intersection	Intersection Control Beacon (ICB) Intersection	Pedestrian Flashing Beacon (PFB) System	Emergency Fire Dept. Signal (FDS) System	Speed Activated Warning Display (SAWD) System	Illuminated Street Signs (ISNS) Intersection	Blank Out Sign (BOS) Device	Traffic Warning Beacon (TWB) System	Probe Data Detection System (PDDS) Device	Uninterruptible Power Supply (UPS) Device	Connected Automated Vehicle Devices (CAVD) Device	Pedestrian Hybrid Beacon (PHB) System	Arterial Dynamic Message Sign (ADMS) Device	Passive Pedestrian Detection (PPD) System	Traffic Monitoring Camera (TMC) Device	In-Roadway Warning Lights (IRWL) System
2021	\$ 3,573	\$ 5,134	\$ 896	\$ 717	\$ 1,252	\$ 360		\$ 360	\$ 360	\$ 115	\$ 115	\$ 514					
22-23	\$ 3,670	\$ 5,273	\$ 921	\$ 737	\$ 1,286	\$ 370		\$ 370	\$ 370	\$ 119	\$ 119	\$ 527					
23-24	\$ 3,910	\$ 5,558	\$ 947	\$ 758	\$ 1,323	\$ 381	\$ 391	\$ 419	\$ 381	\$ 123	\$ 123	\$ 542	\$ 2,645	\$ 2,027	\$ 1,644	\$ 688	\$ 658
2024-25	Based on the Consumer Price Index (CPI), the compensation amounts will be revised.																
2025-26	Based on the CPI, the compensation amounts will be revised.																

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Based on the Consumer Price Index (CPI), the Unit Rate for the following fiscal year will be adjusted accordingly, unless otherwise specified in an amendment to this Agreement. However, if CPI is negative, there shall be no reduction from the previous year's compensation.

3.0 COMPENSATION FOR REPAIR AND/OR REPLACEMENT OF DAMAGED TRAFFIC SIGNALS AND DEVICES

For the satisfactory completion of all services related to repair and/or replacement of damaged Traffic Signals and Devices detailed in this Agreement, the Department will pay the Maintaining Agency a Lump Sum amount of the actual costs incurred for the replacement and/or repair of the damaged Traffic Signals and Devices as set forth in the invoice submitted to the Department. The invoice for the costs incurred for the replacement and/or repair of damaged Traffic Signals and Devices shall contain the information required in Exhibit C and any other additional information requested by the Department to justify the costs incurred. The reimbursement amount is subject to approval by the Department.

4.0 PAYMENT PROCESSING

For regular maintenance costs, the Maintaining Agency shall invoice the Department in a format acceptable to the District Traffic Operations Engineer, on an annual basis for the reimbursement costs incurred by the Maintaining Agency for the previous year prior to 5:00 p.m. on July 15th of each year. For example, the Maintaining Agency shall submit its invoice for the fiscal year beginning July 1, 2022 through June 30, 2023 no later than July 15, 2023.

For costs incurred for repair and/or replacement of damaged Traffic Signals and Devices, applicable reimbursements will be processed after the Department receives a properly completed and supported invoice from the Maintaining Agency. The Maintaining Agency shall submit invoices for repair and/or replacement costs due to damaged Traffic Signals and Devices within 60 days of the work completed date for which the Maintaining Agency is invoicing.

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EXHIBIT C
Reimbursement for Replacement and/or Repair of
Damaged Traffic Signals and Devices

Subject to the terms and conditions of the Agreement, the Department will reimburse the Maintaining Agency a Lump Sum amount for costs incurred for the replacement and/or repair and associated contract documentation of Traffic Signals and Devices damaged as a result of third parties or as a result of other causes that were not caused by the Maintaining Agency or its contractors. Agreement paragraph 3 provides administrative procedures on how third party and Force Majeure events are handled for reimbursement. Force Majeure events shall be documented with detailed damage inspection report forms within twelve (12) weeks following the end of the Force Majeure event. Costs related to Governor declared emergencies are not reimbursable under this agreement.

The Department follows the Traffic Signal Maintenance and Compensation Agreement Manual (Topic No. 750-010-022) for submitting damage claims. In submitting this Exhibit C to the Department, the Maintaining Agency is required to adhere to Chapter 2 of the Traffic Signal Maintenance and Compensation Agreement Manual, dated March 31, 2023, available at: [Traffic Signal Maintenance and Compensation Agreement Manual](#).

The Maintaining Agency is not required to provide a police report in situations where damage is caused to Traffic Signals and Devices by a Force Majeure Event or as a result of other causes beyond the control of the Maintaining Agency that do not necessarily prevent performance, which includes but is not limited to: storms, winds, lightning, flooding and other natural and weather related causes. The Maintaining Agency must provide a police report in all situations where a traffic accident, theft, or vandalism causes damage to Traffic Signals and Devices to the extent the Maintaining Agency has the ability and opportunity to obtain a police report.

Applicable reimbursements will be processed after the Department receives a properly completed and supported invoice from the Maintaining Agency. The following information shall be provided by the Maintaining Agency to be eligible for the reimbursement payment:

Date and Time of Accident/Incident:	
Location of Accident/Incident:	
Provide Police Report (if applicable) and the Following Information:	
<ol style="list-style-type: none"> 1. Attach pictures of damaged traffic signals and devices, as well as completed work. 2. Attach invoices or receipt of equipment purchased to replace damaged components. 3. Attach detailed documentation of labor costs associated with replacing and/or repairing damaged components, including dates of performance and completion of the work. 	
Contract No.: _____	
Project No.: _____	
Total Lump Sum Reimbursement Amount	\$

The Maintaining Agency hereby certifies that it has replaced and repaired all the Traffic Signals and Devices at the location or signalized intersection referenced above. Henceforth, this document is the Maintaining Agency's request for reimbursement to the Department for the services of restoring the Traffic Signals and Devices to their original operating condition.

The Parties agree to the Total Lump Sum Reimbursement Amount set forth above.

 Maintaining Agency Date

 District Traffic Operations Engineer Date

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EXHIBIT A
Reimbursement for Maintenance and Operation FY 2025

Intersection Location	Traffic Signals (TS)	Traffic Signal - Interconnected & monitored (IMTS)	Intersection Control Beacon (ICB)	Pedestrian Flashing Beacon (PFB)	Emergency Fire Dept. Signal (FDS)	Speed Activated Warning Display (SAWD)	Illuminated Street Name Signs (ISNS)	Blank Out Sign (BOS)	Traffic Warning Beacon (TWB)	Probe Data Detection System (PDDS)	Uninterruptible Power Supplies (UPS)	Connected Automated Vehicle Devices (CAVD)	Pedestrian Hybrid Beacon (PHB)	Arterial Dynamic Message Sign (ADMS)	Passive Pedestrian Detection (PPD)	Traffic Monitoring Camera (TMC)	In-Roadway Warning Lights (RWL)	Compensation Amount (using Unit Rates from Exhibit B)
SR 30 at SR 71 (FHTH)	\$4,024.00																	\$4,024.00
SR 30 at 1ST ST / MARINA DR	\$4,024.00																	\$4,024.00
SR 30 at 3RD ST				\$780.00														\$780.00
Total Lump Sum Amount*																		\$8,828.00

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*Amount paid shall be the Total Lump Sum (minus any retainage or forfeiture).

I certify that the above Traffic Signals and Devices will be maintained and operated in accordance with the requirements of the Traffic Signal Maintenance and Compensation Agreement. For satisfactory completion of all services detailed in this Agreement for this time period, the Department will pay the Maintaining Agency a Total Lump Sum (minus any retainage or forfeiture) of \$ \$8,828.00

Maintaining Agency _____ Date _____ District Traffic Operations Engineer _____ Date _____

RESOLUTION NO 2024-12

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF PORT ST. JOE ADOPTING A SCHEDULE OF FEES, CHARGES AND EXPENSES RELATED TO PROGRAMS AND FACILITIES PROVIDED BY THE CITY OF PORT ST. JOE, PROVIDING FOR REPEAL OF ANY RESOLUTION IN CONFLICT HEREWITH, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the City of Port St. Joe, Florida provides numerous facilities and programs for the benefit of the public; and

WHEREAS, these programs and facilities require considerable expenditure of public funds; and

WHEREAS, it is appropriate for the actual users of these facilities and programs to bear a portion of the costs thereof; and

WHEREAS, it is in the best interest of the City Commission and the people of the City of Port St. Joe to adopt a schedule of fees, charges and expenses;

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 schedule of fees, charges and expenses attached hereto as Exhibit "A" for programs and facilities described therein.
2. Resolutions or other schedule of fees, charges and expenses of any kind associated with City programs and facilities adopted prior to the date hereof is repealed.
3. This Resolution is effective immediately upon passing.

THIS RESOLUTION ADOPTED this ____ day of October, 2024.

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

BY: _____
Rex Buzzett, Mayor-Commissioner

Attest: _____
Charlotte M. Pierce, Auditor/Clerk

EXHIBIT A: RECREATION PROGRAMS AND FACILITY FEE SCHEDULE
CITY OF PORT ST. JOE
RECREATION USER FEES

FACILITY FEES

PROGRAM LOCATION/AREA	ACTIVITY	USER FEE
Public Building Rental (Commercial) Rental time: 12 pm (noon) day prior to event to 12 pm (noon) day after event	Facility Rental (Individuals, Corporations, or Businesses)	\$1,000.00 Security Deposit and \$1,500.00 (+tax) per day Seasonal \$50 (+tax) per day utility fee, May - September
Public Building Rental (Non-Commercial) Rental time: 12 pm (noon) day prior to event to 12 pm (noon) day after event	Facility Rental (Individuals and Groups)	\$1,000.00 Security Deposit and \$400.00 (+tax) per day Seasonal \$50 (+tax) per day utility fee, May - September
Public Building Rental (Civic/Non Profit) Rental time: 12 pm (noon) day prior to event to 12 pm (noon) day after event	Facility Rental	\$1,000.00 (+tax) per day Seasonal \$50 (+tax) per day utility fee, May - September
STAC House Building Rental (Non-Commercial)	Facility Rental (Birthday Parties)	\$200.00 Security Deposit and \$100.00 (+tax) per day
Event Park Rental	Park Rental	\$200.00 Security Deposit and \$100.00 up to \$1,000.00 (+tax) per day
Pavilion Rental	Pavilion Rental	No Fee First come, First Serve
Frank Pate Park	Boat Launch Fee	City Property Owner - No Fee County Property Owner - No Fee Out-of-County - \$20 per day; \$100 Annual Pass

ADMINISTRATIVE FEES

Code Enforcement	Special Pick Up Admin Fee	\$25.00 per pick up
Administrative	Lien Search Fee Procurement Search Fee	\$25.00 per search \$50.00 per search
Waste Water (In City Haulers)	Dumping Fee	\$55.00 per 1,000 gallons truck capacity
Waste Water (Out of City Haulers)	Dumping Fee	\$100.00 per 1,000 gallons truck capacity

**AGREEMENT FOR TEMPORARY USE OF CENTENNIAL BUILDING
CITY OF PORT ST. JOE, FLORIDA**

NAME OF INDIVIDUAL OR ORGANIZATION ENTERING AGREEMENT (HEREIN KNOWN AS USER): _____

STREET ADDRESS: _____

CITY: _____ STATE: _____ ZIP: _____

TELEPHONE: _____ EMAIL: _____

DATE(S) REQUESTED: _____ TIME(S) OF EVENT: _____

TYPE OF EVENT IN DETAIL: _____

PROPOSED # OF PEOPLE ATTENDING EVENT: _____

Please check the following boxes that apply to your event: Alcohol Artists/Vendors Tax Exempt

In consideration of the mutual covenants and conditions contained herein, the Board of City Commissioners of the City of Port St. Joe, Florida, a municipal corporation (herein known as "City"), agrees to make available the Centennial Building to User on the date(s) set forth above.

All Users be advised that the Board of City Commission does not rent this facility to organizations for extended periods of time. Rentals are on a temporary basis only, and Users are urged to make other arrangements as soon as possible.

1. The City shall:

- a. Furnish light, heat, and water by means of appliances installed for ordinary purposes, but for no other purposes. Interruptions, delays, or failure to furnish any of the same, caused by anything beyond the control of the City Commissioners, shall not be charged to the City of Port St. Joe.
- b. Not be responsible for damages, accidents, or injury that may happen to the User or their agents, servants, employees, spectators, or any and all other participants and/or property from any cause whatsoever, arising out of or resulting from the above-described activity during the period covered by this agreement.
- c. Reserve the right, in the exercise of its discretion, to rescind and cancel this agreement at any time when the purpose or purposes for which the premises herein described are being used and intended to be used, shall be obnoxious or inimical to the best interest of the City; anything herein contained notwithstanding.
- d. The activities of the City have priority, and the City reserves the right to alter this schedule by notifying the renting party 48 hours prior to a scheduled event.

2. The User shall:

- a. Take the premises as they are found at the time of occupying by the User.
- b. Remove from the premises within twenty-four (24) hours following the conclusion of the contracted activity all equipment and materials owned by the User. The City assumes no liability for the User's equipment and materials.

- c. Not re-assign this agreement or sublet the premises or any part thereof or use said premises or any part thereof for any purpose other than that herein specified, without written consent of the City.
- d. Indemnify the City and hold it harmless from any liability, including court costs and attorney fees which result from any of the activities which occur on the property during the term of this Agreement. In the event that the User's use of the premises includes a performance or performances which might be subject to a license fee payable to any organization such as ASCAP or BMI, the User shall be responsible for such fee and will indemnify and hold the City harmless in the event that any such fee is assessed against the City.
- e. Not load or unload any equipment, furniture, tables, or chairs through the front entrances. The User acknowledges that only the side doors may be used to load or unload aforementioned items.

3. Payment of Charges:

- a. All payments and deposits must be made by check or money order payable to the "City of Port St. Joe" and paid in full before the facility is reserved.
- b. All payments will be delivered to the City as of the date of the execution of this Agreement.
- c. Attached hereto as Exhibit "A" is the fee schedule for use of these City facilities.

4. The following Regulations shall be followed:

- a. Activities will not be permitted between 12:00 a.m. (midnight) and 6:00 a.m. without prior permission from the Commission.
- b. The City equipment will not be taken from the premises under any conditions and in the event any equipment is found missing, the User is responsible for its replacement costs.
- c. Alcohol Permits and/or Certificates of Liability Insurance must be provided to the City before rental when alcohol is allowed at the event.
- d. Certificates of Liability Insurance must be provided to the City before facility is reserved for all large events.
- e. A trash plan must be in place for all events and given to the City at the time the facility is reserved.
- f. A security plan must be in place for all large events and given to the City at the time the facility is reserved.
- g. All lineups of artists and/or vendors must be provided to the City at the time the facility is reserved.
- h. The premises shall not be marked upon, painted, cut, drilled, taped, glued, nailed or screwed into, or in any way defaced on the walls, ceiling, partitions, stage, drapes, window coverings or floors of the premises or buildings. Any defacement, damage, or injury caused will be the responsibility of the User who signed this application.
- i. All chairs and tables must have rubber tips to protect the floor.

5. Deposit Guidelines:

- a. Deposits will be cashed immediately, and a refund check will be issued once the following items have been addressed after the rental date(s).
 - i. All lights were turned off after the event
 - ii. All A/C Heating units must be turned back up to a temperature of 77°
 - iii. All trash and decorations have been removed and placed in outside dumpsters
 - iv. The premises have been left secured
 - v. No damage to the property
 - vi. All the tables and chairs were folded and returned to the location where they were found. *Do not remove table and chairs from premises – make any party planners aware they are the property of the City*

- vii. Keys must be returned to City Hall no later than 12:00 p.m. (noon) the day after the event. If the event occurs on a weekend, there is a drop box behind City Hall where the keys can be returned.

All buildings are inspected by a city employee prior to, and after each event. Items not found in satisfactory condition after the event will result in a forfeiture of the deposit.

Deposits will not be returned on cancellations unless requested 30 days before the scheduled rental

6. Acknowledgement:

- a. This agreement will not be binding upon the City until occupied and approved by the City Commissioners.
- b. It is understood that the City, as used herein, shall include the employees, administrators, agents, and City Commissioners.
- c. I, _____ (person requesting permit), a citizen of the State of Florida and the United States of America, do hereby solemnly swear or affirm that I am not a member of an organization or party with believes in or teaches, directly or indirectly, the overthrow of the Government of the United States or of Florida by force or violence. Furthermore, the organization that I represent subscribes to the above statements of loyalty.
- d. _____(initials) My signature on this document ensures that I am the person responsible for this entity.
- e. I understand that masks are strongly encouraged, and anyone attending this event will follow the CDC Guidelines in place for COVID-19.

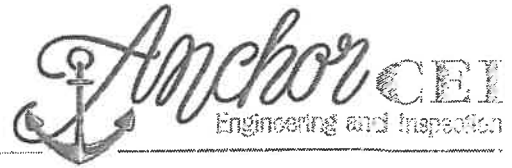
User Printed Name

Date

User Signature

For Office Use Only

_____ Approving Authority	_____ Date



P. 850.215.1285 F. 850.215.1286
450 Magnolia Avenue
Panama City, FL 32401

September 16, 2024

**Ms. Jim Anderson
City Manager
City of Port St. Joe
City Hall
305 Cecil G. Costin, Sr. Boulevard
Port St. Joe, Florida 32456**

Sent via email to: janderson@psj.fl.gov and cpierce@psj.fl.gov

**RE: CDBG-DR Sewer Collection and Transmission System Rehabilitation
Phase 2: Lift Station and Forcemain Design
Construction Administration and Inspection**

Dear Mr. Anderson:

At the request of the City of Port St. Joe (City), Anchor Consulting Engineering and Inspection, Inc. (Anchor) is pleased to submit the below proposal and attached Task Order for professional construction administration and construction engineering and inspection services for the **Phase 2: Lift Station and Forcemain Design** project. This proposal/task order is attached to and made part of the Agreement between the City of Port St. Joe and Anchor dated July 25, 2022 for **CDBG-DR Sewer Collection and Transmission System Rehabilitation**.

These construction administration and construction engineering and inspection services are for **Phase 2: Lift Station and Forcemain Design** which includes replacement/rehabilitation of the Hodrick Lift Station, Clifford Sims Lift Station, and the 20th Street/Dupont Lift Station along with sewer mains within these areas.

SCOPE OF SERVICES

Construction Conferences

1. Anchor will schedule and conduct Construction Conferences, including the Pre-Construction and periodic Progress Meetings, with the City, Contractor, Permitting Agencies, Utilities, and other stakeholder, as needed.
2. Anchor will prepare and distribute the Agenda and other meeting-related documents to the Construction Team members prior to the meeting via e-mail and will have copies available for those that attend the meetings in person.
3. Anchor will address and resolve issues that arise at the meeting with appropriate offices, agencies, and divisions.
4. Anchor will prepare and distribute detailed minutes of the meeting and the list of the participants that attended both in person and virtually.

**CDBG-DR Sewer Collection and Transmission System Rehabilitation
Phase 2: Lift Station and Forcemain Design Construction Administration and Inspection
September 16, 2024**

Section 3 and Davis Bacon Assistance

It was determined that Anchor would be assisting with Section 3 and Davis Bacon by providing the following additional services:

1. Anchor shall verify Davis Bacon and Section 3 Compliance of Contractor
2. Anchor shall verify Wage Determinations.
3. Anchor shall conduct on site employee interviews and site compliance visits.
4. Anchor shall review and verify certified payroll to include.
5. Anchor shall report Contractor Violations.
6. Anchor shall collect the percentage of work completed by low- and very-low income from the contractor, which will be tracked and verified against the weekly payrolls.
7. Anchor shall track the Contractor's efforts in hiring low- and very-low income workers.

Construction Administration

Anchor shall provide construction administration during the duration of the project which will consist of:

1. Anchor shall prepare for and attend, when requested, any periodic or in-depth City inspections that may be conducted on the project related to project work, progress, or records.
2. Anchor shall prepare for, cooperate with, and assist auditors that may be assigned to review project records, payments, reports, etc.
3. Anchor shall provide ample inspectors and assistance to oversee all work being done on the contract.
4. Anchor shall also obtain from the Construction Contractor a list of Contractor's personnel that will be responsible for any occurrence that may arise on the project for the life of the project.

Construction Inspection

1. Anchor shall provide effective and qualified construction inspection services. All field technicians are certified in the applicable FDOT certification workshops listed below:
 - a. Earthworks 1 & 2
 - b. Asphalt Paving 1 & 2
 - c. Advanced MOT
2. Anchor shall submit inspection reports to the Construction Team on a weekly basis for all inspections conducted the week prior.

Supplemental Agreements/Construction Change Orders

1. Anchor shall notify the City of the necessity of any Supplemental Agreements/Construction Changes Orders.
2. Anchor may assist the City's efforts to negotiate prices for additional pay items with the Contractor while adhering to the Construction Contract.
3. Anchor shall coordinate the execution of Change Orders with the City and the Contractor.
4. Anchor will track all Change Orders against the budget and time and will provide a summary of those changes per Change Order.

Reporting

Anchor may assist the City in ensuring that all reporting required by the City and other agencies (i.e., FDEP or others) is correctly completed and submitted in a timely manner.

Submittal/Shop Drawing Review

Anchor shall review all shop drawings/submittals for conformance with the plans and specifications. Anchor shall submit a Engineer-stamped response indicating whether the submittal has *No Exceptions Taken, Furnish with Changes Noted, Amend and Resubmit* or *Rejected* with the submittal marked up with corrections, if needed.

Anchor will log all submittals as they come in and when they are returned with the status of the return.

Applications for Payment

1. Anchor shall document and ensure accurate quantities during inspection which will be used to verify Monthly Payment Applications.
2. Anchor shall recommend that test reports be on file prior to payment. The Engineer of Record may approve any waiver of testing documents prior to payment.
3. Anchor shall review all Pay Applications to ensure Pay Applications are priced at the Contractor's Unit Bid Pricing and will ensure accuracy of calculations and documentation.
4. Anchor will submit comments to the Contractor, if any, and will certify the Application for Payment when all comments are addressed by the Contractor.
5. Anchor will submit the Anchor-Certified Application for Payment to the City for payment processing.

Revisions to the Construction Contract Plans

Where conflict or issues arise, Anchor shall submit revisions to the contract plans or cross sections to the City for approval and processing. The Contractor will not proceed with the work under consideration until revisions are formally approved by the City. Distribution of

Correspondence

A copy of relevant correspondence between Anchor, Contractor, and its subcontractors, or others concerning matters related to the project shall be maintained as an office e-file copy for submission with the Final Records to the City.

Inspection of Work

1. Anchor shall provide inspection services for conformance to Plans and Specifications for the project.
2. Anchor shall observe, estimate, and record quantities for payment. The quantities and field measurements shall be recorded in the project records.
3. Anchor shall notify the Contractor of deficiencies or problems immediately.
4. Anchor shall inspect daily erosion control items for conformance to the plans as well as effectiveness in the field.
5. Anchor shall inspect for conformance with any permitting requirements that may be included as part of the construction contract.
6. Anchor shall notify the City of deficiencies.
7. Anchor shall prepare to justify all pay quantities in the case of questions by the City.
8. Anchor shall prepare an accurate report after each onsite inspection, signed by the inspector, which will consist of the following details:
 - a. A record of the contractors on the project.
 - b. Their personnel (number and classification).
 - c. Equipment (number and type or size).
 - d. Location and work performed by each contractor or subcontractor.
 - e. Events of note on the project.
 - f. Any accidents on the project and any details surrounding the accident such as police report number, injuries, causes, time, etc. Anchor will obtain a copy of the police report for the project records, whenever possible
 - g. Weather conditions, an estimated amount of precipitation, and the average daily temperature. A total rain day schedule should be kept.
 - h. Any other details that may be important later in the project life.
9. Anchor's inspector will be on site and will record the events and testing scheduled throughout the project.

**CDBG-DR Sewer Collection and Transmission System Rehabilitation
Phase 2: Lift Station and Forcemain Design Construction Administration and Inspection
September 16, 2024**

Certificate of Completion

1. Anchor will provide certificates of construction completion. Anchor will provide a letter of assurance for the regulatory permit completion certifications to include "based on as-builts provided," or similar language.
2. Anchor will note changes made in the field on the Field Copy of the drawings that will be submitted at the end of the project.
3. Anchor will review the as-builts and coordinate with the surveyor and the City on any necessary changes or additions. As-builts will be submitted with the Certificate of Completion.

Project Claims

Anchor will prepare documentation and assist in the defense of the Owner, when requested, in preparation for claims or possible claims (limited to 20 hours of administrative or inspection time per project).

COMPENSATION AND SCHEDULE

Anchor proposes to provide the construction administration and inspection services to the City of Port St. Joe for the **CDBG-DR Sewer Collection and Transmission System Rehabilitation - Phase 2: Lift Station and Forcemain Design Construction Administration and Inspection Services** project for a not-to-exceed monthly fee of **\$95,600.00**.

This project is anticipated to reach final completion within 365 days of the Notice to Proceed. In the event that the project is extended beyond 365 days or additional services are required outside of this scope of services, an Amendment may be submitted to the City to cover the additional cost incurred by Anchor.

CLOSING

If the City is in agreement with the above scope of services, please execute the Task Order attached (**Attachment A**) and return to Anchor as our Notice to Proceed. Anchor appreciates the opportunity to be of continued service to the City and we look forward to completing the construction phase of this important project.

If you have any questions or comments, please call me at emoore@anchorcei.com or call me at 850.215.1285.

Anchor Consulting Engineering and Inspection, Inc.



**Elizabeth S. Moore, PE
President**

EM/mor

Attachments

***CDBG-DR Sewer Collection and Transmission System Rehabilitation
Phase 2: Lift Station and Forcemain Design Construction Administration and Inspection
September 16, 2024***

COPY: Brittany Trumbull, PE, Vice President, Anchor (via email emoore@anchorcei.com)
Mandy O'Regan, Planning Technician, Anchor (via email moregan@anchorcei.com)



ATTACHMENT A

ANCHOR TASK ORDER

ATTACHMENT A

**COMBINED TASK ORDER
AND NOTICE TO PROCEED**

TASK ORDER NO. 1680.007

Reference is made to that certain **AGREEMENT FOR PROFESSIONAL SERVICES** between the **CITY OF PORT ST. JOE** and **ANCHOR CONSULTING ENGINEERING AND INSPECTION, INC.** (Consultant) dated **JULY 25, 2022** (the "Agreement"), the terms, conditions and definitions of which are incorporated herein as if set forth in full.

Pursuant to the Agreement, Consultant agrees to perform the specific tasks set forth upon incorporated proposal letter dated **September 16, 2024** relating to the **CDBG-DR Sewer Collection and Transmission System Rehabilitation - Phase 2: Lift Station and Forcemain Design - Construction Administration and Inspection Services** project.

Consultant's total compensation shall be a not to exceed amount of **\$95,600.00**.

Work shall begin immediately upon signed Task Order.

There are no additional rights and obligations related to this Task Order other than as specified in the Agreement.

Upon execution of this task order by both Consultant and the City of Port St. Joe, Consultant is directed to proceed.

Parties have caused these presents to be executed in their names on the date shown.

ANCHOR CONSULTING ENGINEERING AND INSPECTION, INC.



Elizabeth S. Moore, P.E.
President

09/16/2024

Date

CITY OF PORT ST. JOE

Jim Anderson
City Manager

Date

Grants Updated- 10/1/24

Title	Amount	Status
NWFWMD/NERDA	\$971,850	Draft Stormwater Master Plan Complete. Water Quality portion is on hold.
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
Historic Resources/Hurricane Michael	\$497,495	Centennial Bldg. Rehab. Grant awarded.
CDBG-DR	\$9,996,000	Sewer Rehab- City Wide. Approved 5/21. CCTV work approved.
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. Waiting on Approval of the amended scope of work by the State.
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 10 th Street Sports Complex & \$786,545 for Road Paving already spent.
FDEO	\$675,426.00	Commercial District Waterline Replacement. Grant Approved 4/8/22. Phase I under construction.
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	\$218,895	Resilient Florida (Study of PSJ). Submitted 8/30/21, Working with UF.
FRDAP	\$150,000	Core Park Splash Pad & Restroom, 25% City Match. Submitted 8/27/23. Second Request. Was not approved.
FDOT/SCOP	\$575,417.65	Application for re-surfacing Allen Memorial. Approved on 8/23/22 for the 2024 fiscal year.
NOAA	\$280,000 \$1,563,611	Stormwater Management (H&H) Study, Approved 4/21/23 Phase II Application submitted 12/19/23
FDOT Phase I FDOT Phase II	\$100,000 \$129,580	Hwy 98 Beautification Grant, Approved 12/16/22. Coastal has completed the design. Out for bids Phase II approved 1/10/24

Legislative Request 2023	\$1,500,000	Road Paving, submitted by Clark Smith approved in the 23/24 State Budget. Grant being worked thru FDOT.
FDEP/SRF	\$102,000 Loan/\$98,000 Grant	Lead and Copper Service Line Inventory. Additional \$9,800 Grant/\$10,200 Loan Approved as well.
FDEP/SRF	\$1,506,338 Loan/\$655,456 Grant	Downtown Water line Replacement Phase II. Approved, Application submitted on 11/2/23
Legislative Request 2023	\$500,000 \$1,000,000	Fire/Police Public Safety Facility Road Paving Workforce Housing Project Submitted 11/10/23. Was not approved
Army Corps of Engineers	TBD, up to \$15,000,000	Stormwater Improvements, Application submitted on 10/18/23. Was not approved.
Gulf Consortium	\$750,000	Signed the sub-grant agreement with Gulf County on 10/31/23 for the ESAD Purchase re-imburement
Dept. of Commerce	\$2,000,000	Rural Infrastructure Fund, Workforce Housing Access Road. Application submitted 11/3/23. Was not approved.
FDOT	\$47,302	Police Dept. - Occupant Protection. Application submitted on 2/27/24.
FDOT	\$84,302	Police Dept. -Speed & Aggressive Driving. Application submitted on 2/27/24.
FDOT	\$561,884.66	Ave C & D Paving SCOP Grant. Application submitted the first week in March 2024.
Historic Resources (FDHR)	\$1,000,000	Washington Gym Improvements. 25% match required. City/County/UF partnership. Application submitted 5/31/24.
FDEP	\$84,000,000	Waste Water Plant Improvements. Application submitted 5/29/24.
FDEP	\$80,000	Water Plant Backwash Reuse Project. Application submitted 6/11/24. Estimated \$200,000 project with Max of 40% Grant. Was not approved.
Dept. of Commerce	\$1,534,824	Workforce Housing Road. Application submitted 7/16/24. Was not approved.