

**BOARD OF COUNTY COMMISSIONERS**

**GULF COUNTY, FLORIDA**

**INFORMATION** September 13, 2011 **PAGE NO.**

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**BOARD OF COUNTY COMMISSIONERS  
GULF COUNTY, FLORIDA  
PLANNING DEPARTMENT  
DAVID RICHARDSON, PLANNER**

1000 CECIL G. COSTIN, SR. BLVD., • ROOM 312 PORT ST. JOE, FLORIDA 32456 • PHONE (850) 227-9562 • FAX (850) 227-9563

To: Gulf County Property Owners

Date: September 7, 2011

Re: Repetitive Loss Property

If you are receiving this notice, the area of your ownership has been identified by the Federal Emergency Management Agency (FEMA) as having a repetitive loss (RL) property, which is property that has experienced two or more flood insurance claims since 1985.

As a participant in the National Flood Insurance Program (NFIP) Community Rating System (CRS), Gulf County is required to provide you with the attached property protection and insurance information. You can get additional flood protection information at [www.FloodSmart.gov](http://www.FloodSmart.gov), <http://www.fema.gov/hazard/flood/index.shtm> or at [www.floridadisaster.org](http://www.floridadisaster.org). With the recent coastal and inland erosion problems, past hurricane activity and river flooding, it is obvious that flood protection is necessary to protect lives, personal property, structures and reduce economic losses. Coastal residence that are not eligible for Federal Flood Insurance are encouraged to follow NFIP guidelines to help protect their property from flood damage and hopefully provide mitigation efforts that may help reduce the cost of private flood insurance. All structures located in an A, AE or VE flood zone is required to be elevated above the designated base flood elevation determined by FEMA for that area.

If your property has been affected by a flood event and you have made any improvements to your property that has lessened the potential for future impacts from flooding, please contact our staff so we can update our RL records. Any mitigation efforts that you might have taken may help improve the county's CRS rating and hopefully lower policy premiums. This is especially true for previous RL structures that have been elevated above base flood elevations. Please note that an Elevation Certificate is necessary to verify the structure meets elevation requirements.

As stated, elevating a structure to base flood elevation or higher is one of the best protective steps you can take. Gulf County enforces a one foot freeboard for all structures located in a flood zone except for Zone A which is three (3) feet above highest adjacent grade. Flood zones A and AE are measured at the finished floor and VE zones are measured at lowest horizontal member. These elevations are the minimum allowed and homeowners are encouraged to elevate their structures higher if possible. Structure setbacks from water resources are also an excellent mitigation effort. In the past twelve (12) months, the County almost experienced a major flooding event and emphasizes the need for preventive flood protection measures. The following are some resource aids and preventive measures you can take to protect your personal items and physical investment:

### **Prepare for flooding and other disasters by doing the following:**

- Know the flood safety guide points and put them into practice.
- Know how to shut off the electricity and gas to your house when flood comes.
- Make a list of emergency numbers and identify a safe place to go to.
- Make a household inventory and document with pictures.
- Put insurance policies, valuable papers, etc. in a safe place. Keep them together in case you have to evacuate your home.
- It is very important and smart for each person to self-sufficient for three to five days after a disaster and not depend on outside assistance. If possible or allowed, a minimum 30 day supply prescription medicine should be planned for if you have advance warning.
- Collect and put cleaning supplies, camera, waterproof boots, etc. in a safe place.
- Develop a disaster response plan.
- Get a copy of *Repairing Your Flooded Home* \*\*.

### **Consider some permanent flood protections measures.**

- Mark your fuse or breaker box to show the circuits to the floodable areas. Turning off the power could save lives.
- Consider elevating your house above flood levels.
- Check your roof, doors and windows for ways that water can enter into your home.
- More information can be found in *Homeowner's Guide to Retrofitting: Six Ways to Protect Your House from Flooding* \*\*
- Note that some flood protection measures may need a building permit and others may not be safe for your type of building, so be sure to talk to the Gulf County Building Department before taking any action.

### **Information for financial assistance after a flood.**

- Get a flood insurance policy – it will help pay for repairs after a flood and, in some cases, it will help pay the costs of elevating a substantially damaged building.
- Additional information: <http://www.floridadisaster.org/Mitigation/FMAP/index.htm>\*\*

### **NFIP Flood Insurance policies.**

- Homeowner's insurance policies do not cover damage from floods. However, because Gulf County participates in the National Flood Insurance Program, you can purchase a separate flood insurance policy. This insurance is backed by the Federal government and is available to everyone **except for most of Indian Pass and all of Cape San Blas as they have been identified as a coastal barrier island. The Coastal Barrier Resource Act (CBRA) prohibits Federal funds being spent in these areas. The County staff is available to assist you in confirming the CBRA status of any parcel or lot.**
- If you are eligible for NFIP insurance, your insurance premiums will be less because Gulf County participates in the Community Rating System (CRS).
- Many mortgages require flood insurance as condition of the loan even if the parcel is not in a flood zone.
- If you are considering flood insurance, there is a 30 day waiting period before your National Flood Insurance Program coverage takes effect.
- Be sure to check with your insurance agent about the current status of your NFIP and homeowners insurance and evaluate if you have sufficient insurance to protect your investments.

\*\* Many of the URL links in this document and other information can be accessed from the Flood Protection & Planning Department link at the bottom of the Gulf County web page or at <http://www.gulfcounty-fl.gov/PlanningDepartment.cfm>. These are large files and may be slow to download.

## **Flood Watches and Warnings**

### **Flood Watch**

Flooding is possible due to weather conditions. Prepare to take appropriate action to protect property and protect lives including evacuating if ordered.

### **Flash Flood Watch**

Rapid flooding is possible due to weather conditions. A flash flood can occur with little or no warning, so immediate action may be required to protect lives and property.

### **Flood Warning**

A flood event is occurring or will occur soon; if advised to evacuate, do so immediately.

### **Flash Flood Warning**

A flash flood is occurring or will occur soon and immediate action is required to protect lives by seeking higher ground.

## **Flooding information can be received through several sources:**

NOAA Weather Radio is the best resource for all weather related events and some models can be coded for Gulf County alerts. **We encourage every household to have a Weather Radio with battery backup.**

Local television stations are a source for flood notices. Local channels are WJHG Ch 7, WPGX Ch 28 and WMBB Ch 13. Local cable channels are another source for notices. Local radio stations are another source for flood information. The internet is an excellent resource by adding [www.srh.noaa.gov/tlh/](http://www.srh.noaa.gov/tlh/) and <http://water.weather.gov/ahps2/index.php?wfo=tae> to your favorite's folder. These sites will provide advance and current flood conditions.

You can also call our Emergency Management Office at (850) 229-9110. **Gulf County Emergency Management also has a new Emergency Notification System. To participate, you have to register with Emergency Management Office to receive Alerts by Phone, Texting, E-mail, and Cell Phone. There is also a link on the County Web Page (<http://www.gulfcounty-fl.gov/>) for Emergency Notification Sign Up.**

If you have any updates, comments or questions about NFIP or CRS, feel free to contact our Planning Department staff at 850-227-9562 between the 7:00 am to 12:00 noon and 12:30 pm to 5:30 pm, Eastern, Monday through Thursday.

Sincerely,

**GULF COUNTY BOARD OF COUNTY COMMISSIONERS**

BOARD OF COUNTY COMMISSIONERS  
GULF COUNTY, FLORIDA  
PLANNING DEPARTMENT  
DAVID RICHARDSON, PLANNER

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1000 CECIL G. COSTIN, SR. BLVD., • ROOM 312 PORT ST. JOE, FLORIDA 32456 • PHONE (850) 227-9562 • FAX (850) 227-9563

August 29, 2011

Division of Community Planning  
Attn: Ray Eubanks, Plan Processing Administrator  
2555 Shumard Oak Boulevard  
Tallahassee, Florida 32399-2100

Re: Adoption Gulf County 11-1

Dear Mr. Eubanks,

Please accept this documentation from Gulf County for adoption the amendments (Gulf County 11-1) to the Gulf County Comprehensive Plan pursuant to the Section 163.3184, Florida Statues.

The Board of County Commissioners (BOCC) held a public hearing for adoption on August 23, 2011. The BOCC approved the amendments by Ordinance 2011-01 (Exhibit 1) .

The following agencies will receive the number of adoption packages listed: DCA-3, DEP-1, DOT-1, DOS-1, ARPC-1, NWWMD-1, FFWCC-1, DOACS-1, DOE-1 and Eglin Air Force Base-1 plus City of Port St. Joe, City of Wewahitchka and Gulf County School Board. This statement is the certification for proof of submittal that the respective agencies were provided copies of Gulf County 11-1 adoption package.

The Comprehensive Plan Amendments are not applicable to an area of critical state concern (9J-11.006(1)(a)5 F.A.C.) and (9J-11.006(1)(a)9., F.A.C.) for a joint planning agreement. The amendments are not applicable to 9J-11.006(1)(a)6 concerning the Wekiva River Protection Area.

The public notice appeared in The STAR.

Gulf County is designated as a rural area of critical economic concern under Section 288.0656(7), F.S.; (Rule 9J-11.006(1)(a)7bb, F.A.C.).

The amendment package contains the adopted changes to five (5) of the existing elements and adds one (1) new optional element. All amendments proposed at transmittal were adopted with changes or without changes. The updated summary section contains our response to each agency that commented or other changes not previously reviewed in a yellow strike-through/underline format (Exhibit 4). The previously reviewed amendments (Black text) are in strike-through/underline format (Exhibit 3). Analysis was provided for the updates (Exhibit 3). There is also a section that list the amendments as adopted with all strike-through/underline formats removed (Exhibit 2). There is no new supporting data.

It is the opinion of Gulf County that all the suggested comments by the respective reviewing agencies have been satisfactorily responded to and presented in a yellow strike-through/underline format (Exhibit 5). Copies of the agencies comments are included in the adoption packet (Exhibit 4). The relationship between the State Land Planning Agency and the adopted changes are listed in Exhibit 6.

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As courtesy to the respective agencies, replacement pages containing the newly adopted amendments are available in PDF format for the complete element and not by the affected pages within an element for those agencies wanting to continue to update their copy of the Gulf County Comprehensive Plan.

The contact person for the Board of County Commissioners is Planner David Richardson. He can be reached at:

Mail: David Richardson  
Gulf County Planning Department  
1000 Costin Blvd., Room 312  
Port St. Joe, FL 32456

E-mail: [drichardson@gulfcounty-fl.gov](mailto:drichardson@gulfcounty-fl.gov)

Telephone: 850-227-9562                      Fax: 850-227-9563

Office hours are 7:00 AM to 12:00 PM and 12:30 PM to 5:30 PM Eastern, Monday-Thursday

Sincerely yours,

**GULF COUNTY BOARD OF COUNTY COMMISSIONERS**



David Richardson  
Planner

- cc: BOCC - Paper
- Don Butler, Chief Administrator - Paper
- Jeremy Novak, County Attorney - Paper
- State Planning Agency - (1) Paper, (2) CD's
- Department of Transportation - CD
- Department of Environmental Protection - CD
- Department of State - CD
- Apalachee Regional Planning Council - CD
- Northwest Water Management District - CD
- Florida Fish and Wildlife Conservation Commission - CD
- Department of Agriculture Consumer Services - CD
- Department of Education - CD
- Eglin Air Force Base - CD
- Local Governments – CPSJ, CW, GCSB - CD

# EXHIBIT

# 1

## ORDINANCE NO. 2011- 01

**AN ORDINANCE AMENDING THE GULF COUNTY COMPREHENSIVE PLAN PER THE REQUIREMENTS OF FLORIDA STATUE 163 BY AMENDING THE ELEMENTS OF THE GULF COUNTY COMPREHENSIVE PLAN THROUGH TEXT ADDITIONS, REMOVALS AND REVISIONS TO THE GOALS, OBJECTIVES AND POLICIES OF THE RESPECTIVE ELEMENTS; ADDING AN ECONOMIC DEVELOPMENT ELEMENT; PROVIDING FINDINGS FOR ADOPTION; PROVIDING FOR REPEAL OF ORDINANCE IN CONFLICT THEREWITH; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.**

**BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF GULF COUNTY, FLORIDA.**

**Whereas**, Gulf County is required to keep the Gulf County Comprehensive Plan Goals, Objectives and Policies concurrent, and

**Whereas**, Personal property rights, protecting the environment, maximizing the county resources, and energy conservation are integral for a productive and healthy Gulf County, and

**Whereas**, Beach erosion between the Stump Hole and T.S. Stone State Park is a serious threat to coastal property owners, and

**Whereas**, All construction seaward of the Coastal Construction Control Line (CCCL) is the jurisdiction of the State of Florida and the Department of Environmental Protection (DEP) as the State agency of jurisdiction for construction permit approval, and

**Whereas**, Gulf County has very limited jurisdiction seaward of the CCCL, all erosion protection measures and construction is subject to the authority and expertise of the State and their agencies, and

**Whereas**, Gulf County has under the provisions of Florida Statue 163 amended the Goals, Objectives and Policies of the Land Use Element, Traffic Circulation Element, Housing Element, Coastal Management Element, Conservation Element, and

**Whereas**, Gulf County citizens have been severely affected by the current national economic recession, and

**Whereas**, Gulf County encourages the use of all our energy resources including renewable energy, and

**Whereas**, Gulf County recognizes the wisdom for energy conservation to provide economic and resource savings, and

**Whereas**, Gulf County has under the provisions of Florida Statue 163 adopted an Economic Development Element as an optional elements to the comprehensive plan to promote economic development, and

**Whereas**, An expedited review per Florida Statue 163 provides for agency review and comments on comprehensive plan amendments, and



# Exhibit 1

## Adopted New or Amended Amendments to the Comprehensive Plan

### Land Use Element

#### Policy 1.1.3

The Gulf County Building Department and Planning Department shall coordinate with area utility providers to ensure the availability of utility service concurrent with the impact of the proposed land use.

#### Policy 1.1.4

Gulf County shall require that the owner of any development project shall be responsible for the provision of adequate drainage and stormwater controls in compliance with all Federal Agencies and Florida Department of Environmental Protection (DEP) and the Northwest Florida Water Management District (NFWFMD) governing the minimum standard for drainage and all stormwater management regulations.

#### Policy 1.1.9

To promote the protection of wetlands and surface water resources in all coastal, inland riverine and isolated wetlands, the following principles will apply. The County shall:

- a) encourage infill development;
- b) require the use of Best Management Practices (BMP) for agriculture and sivalculture;
- c) require the use of vegetated buffer zones adjacent to wetlands and surface waters consistent with the following standards herein and as prescribed in Future Land Use Element 1.1.10 and 2.2.1.

All new development shall be clustered on the portion of the site not located in wetlands and shall maintain a buffer from wetlands and surface waters as prescribed herein and as prescribed in Future Land Use Element Policies 1.1.10 and 2.2.1.

Except for areas governed by Policy 1.3.10 where a transfer of density from the wetland areas to the upland portion of the parcel occurs and consistent with Policy 1.1.10, such transfer shall be at a one to one ratio.

Existing Parcels and/or Lots of Record: It is recognized that there were existing Parcels of land and/or lots of records which existed prior to adoption of this Plan, which do not fit the proposed minimum lot size in certain land use areas. It is the intent of this plan that such Parcels of land and lots of record be recognized and building permits may be issued if all other regulations of this Plan are satisfied.

Lots of record are defined as: Any land parcel within the County for which a single, individual legal description exists in the County records dated prior to the date of adoption of this Plan. Lots of record in subdivision lots may be recorded, or unrecorded platted, or unplatted with documentation.

Existing Parcels and/or Lots of Record: Where alteration of wetlands is necessary in order to allow use of property, mitigation measures will be consistent with best management techniques and with state, regional and federal laws pertaining to wetland alternations.

Subsequent to plan adoption, the County shall not allow lots or parcels to be created without sufficient uplands.

All wetlands shall be delineated to conform to the jurisdiction of the Department of Environmental Protection (FDEP), or Northwest Florida Water Management District (NFWMD), or the U.S. Army Corps of Engineers (USACOE) and shall be managed per agency regulations. National Wetland Inventory (NWI) mapping is a reference guide may not accurately depict all upland or wetland areas.

**Policy 1.1.10**

To promote the protection of shellfish harvesting, wetlands and other surface water resources, specific to the St. Joseph Bay Aquatic Preserve, the County shall require the following:

1. Upland development within 50 feet landward of the St. Joseph Bay Aquatic Preserve boundary and coastal wetlands-(including saltmarsh areas) contiguous to the Preserve boundary shall be prohibited except for deeded lots on or before 1992. Construction will be restricted to minor accessory structures such as elevated walkways, etc.
2. Lots that are contiguous to St. Joseph Bay or the St. Joseph Bay Aquatic Preserve boundary that existed on or before 1992 are subject to the 50 foot buffer. Any 1992 deeded lot or earlier that the 50 foot buffer when applied will not allow development will be assessed a reduced buffer that will allow development. The assessed buffer shall be limited to the minimum reduction needed to allow development. The County may require additional environmental protective measures in mitigation the reduced buffer.
3. Minimum septic tank setbacks from the mean high water line and wetland shall be those specified in Land Use Policy 1.3.8
4. Land development regulations shall contain innovative land development opportunities to cluster high density development in areas that have the least impact on wetlands, such as upland areas and existing developed areas (determinations shall be made on a site specific basis).
5. Residential land uses adjacent to wetland shall be of low density.
6. Minimum buffering requirements for land uses with potential for hazardous waste contamination shall be established in the County's land development regulations.

**Policy 1.1.11**

To promote the protection of shellfish harvesting, wetlands and other surface water resources, specific to Indian Lagoon, the County will apply:

1. Density will conform to Land Use Policy 1.3.10(3).

2. Require a 50' buffer on all newly platted lots.
3. Enforce Land Use Policy 1.3.8.
4. For lots of record before June, 2011, the County will mitigate protective measures including but not limited to buffering and septic system setbacks as a means to protect water quality and shellfish harvesting.

**Policy 1.3.5**

The following residential densities are adopted as part of the County's Comprehensive Plan.

Residential and Mixed Commercial/Residential Land Use Category (residential component). Lot coverage is equal to the total square feet of allowed impervious area.

Low Density – 0-4 units per acre

Medium Density – 5- 8 units per acre

High Density – 9-20 units per acre (High Density is intended for apartments or townhomes)

Low Density development is limited to .30 lot coverage area and three habitable floors and FAR of .7, and Medium/High Density development is limited to .50 lot coverage, three habitable floors with a total height limit of 50 feet (Policy 1.10.2) with a FAR 1.0.

**Agricultural**

Low Density – 1 unit per 40 acres (more than 1 mile from residential, industrial and/or mixed use areas and contains environmental sensitive resources)

Medium Density – 1 unit per 15 acres (more than 1 mile from residential, industrial and/or mixed use areas)

High Density – 1 unit per 2.5 acres (within 1 mile of established residential and/or mixed use areas)

Development is limited to three habitable floors with a total height limit of 50 feet (Policy 1.10.2).

**Policy 1.3.6**

The following parameters will guide the location of agricultural densities in Gulf County:

- (1) High density residential development will be permitted within one mile of any residential, mixed, or industrial land use category as identified on the Future Land Use Map.
- (2) Medium density will be allowed in any area except those areas set aside for low density development.
- (3) Low density will be allowed when the combined acreage of environmental sensitive land

and uplands is at least forty (40) acres and the available upland acreage meeting Policy 2.2.1 can support development.

**Policy 1.3.7**

The following land use intensity parameters will guide non-residential development in Gulf County:

**Commercial or Mixed Commercial/Residential (commercial or non-residential component)**

The intent of this category is to provide a range of general commercial, high intensity commercial and professional service and office uses. General commercial and professional service and office use can occur anywhere within these categories. High intensity commercial development, characterized by higher vehicle trip generations, outdoor storage, or increased nuisance potential, will be limited to those areas further than 75 feet from residential development as identified on a site specific basis.

General and High Intensity Commercial development will be limited to .70 lot coverage, compliance with Ch 1: 1.10.2 for structure height, and a maximum Floor Area Ratio (FAR) of 1.0.

General and High Intensity Commercial or non-residential development will be limited to 25% of the total area within Mixed Commercial/Residential (MCR) Land Use and Residential use may not exceed 95% of the total MCR developed area. For the MCR communities that existed before April, 2006, the mixed use ratio may be varied to meet the needs of the community or area. Commercial development that meets the objectives of Ch.6: O1.2 will be a County priority.

Residential use is not allowed in Commercial Land Use, only in MCR.

A structure footprint containing both Residential and General Commercial use is allowed within Mixed Commercial/Residential (MCR) land use that meets the applicable requirements of the Land Development Regulations (LDR); Florida Building Code and the requirements listed in the following table:

	Low Density 4 units/AC or less	Medium or High Density 5 or more units/AC
Maximum Lot Coverage	.35	.50
Maximum FAR	.50	.70
Wastewater Service	Sewer	Sewer
Water Service	Listed Water Supplier	Listed Water Supplier
Well and Septic - if justified as only service available	Must meet all permitting agency requirements	Must meet all permitting agency requirements
Setbacks or Buffering Requirements	The more restrictive LDR use shall apply	The more restrictive LDR use shall apply
Parking	Both Residential and	Both Residential and

	Commercial shall apply	Commercial shall apply
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Resort Condominium: Any residential type development that meets the requirements of Chapter 509, F.S.

1. Any development that would be regulated by the 1992 coastal density requirements and permitted under Chapter 509, F.S. will be considered commercial properties. The units cannot cease to be rentable until density and land use changes are authorized by an adopted comprehensive plan amendment approved by the State.
2. The developments recorded plat, covenants and restrictions, plus deeds must have prohibitions against the properties becoming residential units not subject to DBPR regulations unless allowed through a State approved comprehensive plan amendment.
3. Resort Condominiums will be required to have a hurricane evacuation plan that is approved by the Gulf County Emergency Management Office.
4. The proposed site must be approved as a Resort Condominium by a County Ordinance and the Property Appraiser will be requested to classify the property a condominium not eligible for homesteading and will be assessed a bed tax.
5. Only be permitted in existing Mixed Commercial/Residential Land Use regulated by Policy 1: 1.3.10 with a 1.0 FAR and .50 lot coverage.
6. Resort Condominiums must meet all applicable commercial development regulations.
7. A public or private water and sewer service licensed and regulated by the State of Florida must be available before a development can be permitted for medium or high density and resort condominium (Ch. 4: Policy 1.3.2).
8. All aspects of a resort condominium must conform to Land Use Element Objective 1.10 and Policies 1.10.1 through 1.10.4.

Industrial:

This category is intended to provide for industrial development such as manufacturing and processing of goods. Industrial facilities lot coverage will be regulated by the facilities stormwater permit development stipulations/restrictions. Any structural height over fifty (50) feet will be approved by Eglin AFB per policy 1.10.2.

Recreational:

Shoreline portions of recreation areas will be reserved for water-dependent recreational uses. Environmentally sensitive (conservation) areas and areas intended for open space will be reserved for passive or low intensity recreational development and impervious surfaces will be limited to facilities supporting or enhancing the designated activity and will not exceed .1 lot coverage per acre and .10 FAR. Moderate to high intensity recreational development will be allowed in all other recreational areas and will be limited to facilities supporting the designated activity with a .20 lot coverage and .20 FAR.

Conservation:

The conservation land use category is intended to accommodate low intensity development that

is compatible with natural resources such as recreational facilities and low intensity public uses and will be limited to .1 lot coverage.

Public:

This category is intended to accommodate low to medium intensity public facilities such as public service, schools and utilities.

Public facilities are limited to .60 lot coverage and three (3) habitable floors.

Agricultural:

The intent of this category is to provide a rural environment for agricultural, silvicultural and mining uses and other uses that are compatible with agricultural activities and the overall rural character of the area. The permitted uses are residential at the densities and intensity standards specified in Policy 1.3.5, preservation, outdoor recreational, and public service/utility. Industrial uses which are ancillary to agricultural, silvicultural or mining operations, or which would be incompatible with urban uses are allowed. Intensity standards for the permitted residential use will be the same as stated in Policies 1.3.5 and 1.3.6.

Mixed Use Agricultural:

In consideration of the vast amount of agricultural land in Gulf County; to manage prudent use of agricultural land that will protect agricultural and open space use and allow limited development to support economic growth and job creation in a highly competitive economy; that existing and future development is and will be located along the major transportation corridors depicted in the Traffic Circulation Map; to promote reduce vehicle miles traveled and greenhouse gas emissions by providing opportunities for employment and consumer essential services to be near their residence; to promote and encourage "green" industrial and commercial projects; and to protect a diverse and challenging topography by allowing limited non- agricultural industrial/commercial development to occur within this specialized land use.

Except for non-agricultural industrial and commercial use, the respective use density/intensity parameters currently allowed in Agricultural Land Use will be applied to development projects within Mixed Use Agricultural. Non-agricultural industrial/commercial projects will be required to comply with the following criteria:

1. The project boundary must be within the Mixed Use Agricultural Land Use as depicted in the Existing and Future Land Use Maps.
2. Roadway access to a Federal, State or Local road will be subject to approval by the respective jurisdictional agency through the Transportation Proportionate Share Ordinance and the Memorandum of Understanding (MOU) with the Florida Department of Transportation (DOT) for improvements to the roadway or planned mitigation projects or both.
3. A non-agricultural based industrial or commercial project must have the endorsement of a local or regional economic development organization. The organization must

confirm that the development project will generate an acceptable return of economic benefits for the local economy or satisfy the requirements of Chapter 196, Florida Statutes.

4. The adjacent properties to a project will be separated by a buffer of sufficient width and landscaping intensity to reduce nuisance impacts such as lighting or noise. Property buffers that are totally vegetation cannot be less than 15 feet wide. On a case by case basis, a structural barrier may be used for landscaping intensity and may reduce the minimum width to 10 feet if the property separation is acceptable.
5. A development must provide spill and contamination protection for adjacent properties that equals or exceeds private or public agency standards or Best Management Practices (BMP), whichever are more stringent, when hazardous products are involved.
6. Each project must present as a minimum certified documentation identifying natural resources such as air and water quality, wetlands, protected species; soils, historic resources; provisions for water and sanitary services; traffic impacts; and any other development requirements as directed in the Gulf County Comprehensive Plan or Land Development Regulations (LDR) or Federal and State regulations.
7. The County total for non-agricultural related development acreage within Mixed Use Agriculture shall not exceed 10 acres per 1,000 populations. Population data will be the county population as determined by BEBR. A chart of total developed acreage will be maintained by the Planning Department and will become part of Chapter 11, Concurrency.
8. The following density/intensity parameters will govern non-agricultural related industrial or commercial development:
  - a) Development lot coverage may not exceed 50% of a Mixed Use Agricultural parcel.
  - b) Development will be limited to a .7 FAR.
  - c) Development meeting the requirements of Conservation Element Policy 1.1.8 and Policy 1.2.2 may be eligible for development bonuses of .7 lot coverage and a 1.0 FAR.
  - d) Comply with Ch1:1.10.2 for structural height.
9. A development project permitted under Mixed Use Agriculture may seek a land use change to Commercial or Industrial Land Use through the amendment process as defined in F.S, Chapter 163.

**Policy 1.3.8**

Conventional septic tank systems shall be prohibited within 150 feet from coastal waters and wetlands (including saltmarsh areas) within the Bayside area depicted on the Future Land Use Map, and shall be prohibited within 75 feet of coastal waters and wetlands (including saltmarsh areas) within the Gulfside area depicted on the revised Future Land Use Map.

Lots or parcels of record which existed prior to January 14, 1992, which cannot be developed without placement of the septic tank within the 150 setback, may be exempted from the 150 foot setback requirement, but the septic tank shall be placed as far landward as possible.

In addition FAR and lot coverage requirements of this Plan, Gulf County will enforce the land development regulations which include the use of vegetative buffer zones between incompatible land uses. The buffering requirements, will be listed in the Gulf County Land Development Regulations.

**Policy 1.3.10**

Gulf County will enforce the following density requirements per the Stipulated Settlement Agreement adopted February 26, 1992

1. A maximum density of 2 dwelling units per acre will be allowed within the Bayside coastal area depicted on the revised Future Land Use Map.
2. A maximum density of 3 dwelling units per acre will be allowed within the Gulfside coastal area depicted on the revised Future Land Use Map.
3. A maximum density of 2 dwelling units per acre will be allowed within the Indian Lagoon coastal area depicted on the revised Future Land Use Map
4. Where a transfer of density from wetlands to upland portions of a site occurs within the Bayside, Gulfside, or Indian Lagoon coastal areas as depicted on the revised Future Land Use Map, such transfer shall be at a density of 1 unit per five acres of wetlands or 20% density value per acre when wetland acreage is more or less than five (5) acres.

**Policy 1.3.12**

In conjunction with Policy 1.1.8, utility facilities such as water, sewer, communication and electrical, may be allowed in any land use if an emergency or critical loss of service is identified. These facilities must eliminate or remove a service deficiency deemed an emergency or beneficial for the overall safety and health of a community or the County. These facilities along with the chosen site will be subject to all applicable Local, State and Federal development regulations except the land use allowance. The facility can be denied because of existing site compatibility but not because of land use.

**Policy: 1.4.11**

Gulf County shall continue to implement through the Land Development Regulations standards and guidelines for the preservation or adaptive reuse of historic resources, consistent with Housing Policies 1.6.1 and 1.6.2. During the development review process, if any historically significant housing, or historic resources are identified, the County shall forward the development plan with the identified historically significant resource to the Department of State and request the Department to assist the County to develop a resource management protection plan, to be included in the development approval.

**Policy: 1.10.5**

To insure the D-3 mission is protected, Eglin Air Force Base has a non-voting membership on the Planning and Development Review Board (PDRB) to represent Eglin on base encroachment and development issues and may attend the PDRB as they deem applicable.

**Policy: 2.2.1**

While approximately 66 percent of Gulf County is wetlands, the natural function of wetlands shall be protected and conserved to the greatest extent practicable. No development will be allowed within a wetland protection zone (buffer) except as allowed pursuant to Policies 1.1.9,

1.1.10, and the exceptions listed below in (3) this Policy.

Regarding low quality wetlands (as defined below), the County will moderate an alternative buffering compromise with the landowner that will enhance the remaining upland buffer to the wetland and habitat providing protection and enabling development of the land. Development buffering of uplands from low quality wetlands shall be determined by the County planning agencies with the goal of providing for wetlands restoration and a minimum 10 foot buffer. Any disturbance of wetlands such as construction, dredging and filling etc., shall be governed by the respective agency with jurisdiction. If any authorized fill is permitted, it shall be counted towards the upland acreage. Wetland protection specific to the St. Joseph Bay Aquatic Preserve pursuant to Policy 1.1.10 of this element will not change.

1. Wetlands in Gulf County, are defined as all areas determined to be jurisdictional by Department of Environmental Protection (DEP), US Army Corps of Engineers or the Northwest Florida Water Management District (NFWMD), and are classified as either low quality or high quality. Low quality wetlands are further defined as jurisdictional wetlands that:

- a.) do not contain existing habitat for listed wildlife and plant life;
- b.) are planted in pine or otherwise disturbed by silviculture activities; or
- c.) are disturbed by ditches, manmade canals and borrow pits; or
- d.) containing existing timber roads, utility rights-of-way, and existing trails; or
- e) are isolated or cutoff by existing upland development or lots with wetlands within a subdivision platted before January, 1993.

As of adoption of Ordinance 2006-04 on April 11, 2006 the planting of pines or creation of new timber roads or utility right of ways within wetlands shall not result in a wetland previously classified as high quality being re-classified as low quality. Upon implementation of the Environmental Resource Permitting authority for wetland permitting to the NFWMD, low quality wetlands shall be subject to all regulatory requirements as prescribed by that permitting program. High quality wetlands are wetlands located within all other jurisdictional areas.

2. High quality wetlands shall be buffered. The desired vegetated buffer shall be 50 feet. When development hardship is documented and confirmed by an environmental assessment that the 50 foot buffer is detrimentally excessive, the County will allow the developer to negotiate with the agency of jurisdiction for an alternative buffer or solution.

3. Wetland buffers for high quality wetlands are naturally vegetated uplands or low-quality wetlands located immediately adjacent to the high quality wetlands jurisdictional line. Except for the listed activities that benefit the public at large, development impacts within high quality wetland or their buffer, described in number 2 above, shall be prohibited. The only public at large activities considered are: Federal or State roadways with environmental impact studies, minor road crossings, minor encroachments for utilities and their maintenance; passive recreational/eco-tourism ground and/or elevated trails and paths; structures that provide water access such as docks, piers and public boat ramps; wetland maintenance and

restoration activities; and where a site specific development has unavoidable wetland conflicts and the employment benefits justifies wetland mitigation.

4. The listed impact activities in 3 above for high quality wetlands, including wetland mitigation, shall be approved and regulated through the wetland permitting process by the regulatory agencies with jurisdiction.
5. The development and disturbance of wetlands or habitat consisting of nesting areas of endangered species, threatened species, and species of special concern, including the nesting area of sea turtles, is limited to the permitting and/or mitigation requirements imposed by the Florida Department of Environmental Protection, US Army Corp of Engineers, Northwest Florida Water Management District and/or United States Fish & Wildlife Service and Florida Fish and Wildlife Conservation Commission or any other agency with jurisdiction of such species or habitat areas.

**Policy: 2.2.2**

With the intense review afforded for a Development of Regional Impact ("DRI") as defined in Section 380.0651(3)(i), Florida Statutes, and Rule 28-24-032(2), Florida Administrative Code, variances from Future Land Use Policies 1.1.9, 1.1.10, 1.4.6, and 2.2.1 - 2.2.3. may be allowed. In the event that the Florida Legislature dispenses with the category of developments called DRI's, but retains the requirement that equivalent or similar large-scale developments undergo review process, then this Policy shall apply to those equivalent or similar developments.

## Traffic Circulation Element

### Goal 1

To maintain, improve and expand a transportation circulation system which provides, energy efficiency, reduction of greenhouse gases, safe and efficient movement of goods and people within and through Gulf County.

#### Objective 1.1

Gulf County shall continue to provide for safe, convenient, energy efficiency and efficient motorized and non-motorized traffic flow by implementing the policies of the Comprehensive Plan.

#### Policy 1.1.1

The County will assess the need to accommodate pedestrian and bicycle traffic on all existing and future road construction projects. When feasible and in accordance with Florida Department of Transportation's guidelines, provisions will be made to reduce greenhouse gas emissions, vehicle miles traveled (VMT), and improve energy efficiency.

#### Policy 1.4.4

Any development that exceeds the established LOS on State and Federal maintained roadways, the developer will comply with the terms of the Proportionate Fair Share Ordinance.

#### Policy 1.4.6

The County will pursue a Memorandum of Understanding (MOU) with the Florida Department of Transportation (FDOT) that identifies the projects and fair share funding needed to improve state-maintained roadways in conjunction with Policy 1.4.4.

## **Housing Element**

### **Objective 1.2**

Gulf County will seek to eliminate substandard housing conditions and encourage the energy efficiency, structural and aesthetic improvement of existing housing by implementing these policies and enforcing the Florida Building Code and Land Development Regulations.

### **Policy 1.2.2**

The energy efficiency regulations of the Florida Building Code shall be applied to all new housing.

### **Policy 1.2.3**

The energy efficiency regulations of the Florida Building Code shall be applied to all new housing.

### **Policy 1.2.4**

Gulf County will permit the use of renewable energy resources on all new and existing housing unless an existing restriction or law will supersede the provisions of the Florida Building Code.

### **Policy 1.5.2**

The County will explore partnerships with other agencies or organizations such as the Community Housing Coalition through the SHIP and other programs or grants to maintain and improve existing low income housing.

## **Coastal Management Element**

### **Objective 1.1**

To allow low density or limited development while promoting the protection of the coastal resources of Gulf County, including wetlands, living marine resources, coastal barriers, and wildlife habitats, shall be managed through the implementation of land development regulations, and by implementing Policies 1.1.1 through 1.1.10.

### **Policy 1.4.7**

Due to the critical erosion impacts to the area between the Eglin Air Force Base property and the T.S. Stone State Park and the financial burdens that exist both for the property owners and the County, Objective 1.9 is established to deal with this critical issue.

### **Objective 1.9**

The following policies will only apply to critical erosion area from all of the Eglin AFB property to the end of the developed portion of T.S. Stone State Park.

### **Policy 1.9.1**

The limitations placed on seawall construction in Policy 1.4.5 will not apply in this area only if the regulatory agencies permit such construction as necessary for emergency property protection.

### **Policy 1.9.2**

By this action, the County does not endorse seawalls. The County does recognize the critical need to protect personal investments, protect an important economic revenue source for both the County and State, and that there are limited protective options available to the property owners and yield coastal protection permitting to the technical expertise of the jurisdictional agencies.

### **Policy 1.9.3**

Gulf County encourages beach restoration and maintenance as the most beneficial protection option as it protects the beach front properties and improves the seashore habitat, especially for the sea turtles.

**Policy 1.9.4**

Because this area is considered a habitat for several endangered species, the unchecked erosion into the primary dunes will eventually destroy or severely impact the habitats. This would not be economically feasible without the added benefit of protecting personal property.

**Conservation Element****Policy 1.1.10**

To advance the reduction of energy consumption, Gulf County will explore the use of solar energy at its recreational facilities, parking facilities and street lights.

**Policy 1.1.11**

Gulf County will explore the use of solar energy to continue reducing the energy consumption at all of its facilities as applicable.

**Objective 1.3**

Gulf County will strive to conserve, appropriately use, and protect the quality and quantity of current and projected water sources and waters that flow into estuarine waters or oceanic waters by implementing Policies 1.3.1 through 1.3.9.

**Objective 1.4**

Gulf County will conserve, appropriately use, and protect its natural resources, including fisheries, wildlife, wildlife habitat, marine habitat, minerals, soils, and native vegetative communities by implementing Policies 1.4.1 through 1.4.11.

**Objective 1.5**

Gulf County will seek to protect natural resources from the effects of hazardous waste by implementing Policies 1.5.1 through 1.5.5.

**Economic Development Element****Goal 1**

Create and support a diverse economy in Gulf County that is conducive to the prosperity of all residents by promoting the opportunities for economic expansion, better jobs, revenue growth, and improving quality of living standards.

**Objective 1**

Gulf County shall enhance economic growth and prosperity of its citizens by implementing Policies 1.1 through 1.12.

**Policy 1.1**

Gulf County shall continue to work with the local Economic Development Council (EDC), Chamber of Commerce (CC), Tourist Development Council (TDC), Port Authority, Cities and other local or area organizations in promoting economic development in Gulf County.

**Policy 1.2**

Gulf County recognizes existing businesses and industries are vital to the economy. Retention and expansion of existing businesses and industries and the employment opportunities they provide is essential for the overall diversification of the economic base and shall be a priority of the County.

**Policy 1.3**

As a means to continue to support the existing businesses and industries, Gulf County will continue the policy of supporting local businesses during the open bidding process to the extent Florida Statutes will allow.

**Policy 1.4**

Gulf County recognizes the economic importance of commerce and industrial parks, commercial land use, mixed commercial/residential land use and mixed use agricultural land use and shall promote each of these uses for economic development as applicable.

**Policy 1.5**

Gulf County Grant Department shall work with the EDC to obtain grant monies that will support economic development as applicable.

**Policy 1.6**

Gulf County will coordinate with the EDC, employers and the education community to train a labor force to meet employment requirements of the local economy.

**Policy 1.7**

To encourage a diverse economy, Gulf County will promote the expansion of "Broadband Communication" into the county and adjacent counties.

**Policy 1.8**

Gulf County will encourage economic development that promotes the reduction of greenhouse gases, energy usage, vehicle miles traveled and other energy conservation measures.

**Policy 1.9**

Gulf County encourages economic development that utilizes renewable energy or resources.

**Policy 1.10**

Gulf County will continue to promote the completion of the "Gulf to Bay Highway" and the "Gulf Coast Parkway" as transportation resources for economic development.

**Policy 1.11**

Gulf County and the EDC will promote economic development through Enterprise Zones by offering tax advantages and incentives to businesses located within the zone boundaries.

**Policy 1.12**

The Development Corridors and the Gulf Coast Parkway Study Area as projected on the Traffic Circulation Map shall be the focus areas for economic development.

**Policy 1.13**

Gulf County recognizes the economic potentials that the Port of Port St. Joe represents and encourages continued development of the Port for both barge and deep water vessels.

**Policy 1.14**

Gulf County encourages development contiguous to the Gulf County Canal be "waterfront" dependent.

**Policy 1.15**

Gulf County encourages economic development that maximizes the opportunities that rail and water transportation provides for reduce highway traffic and volume transporting.

# Memorandum

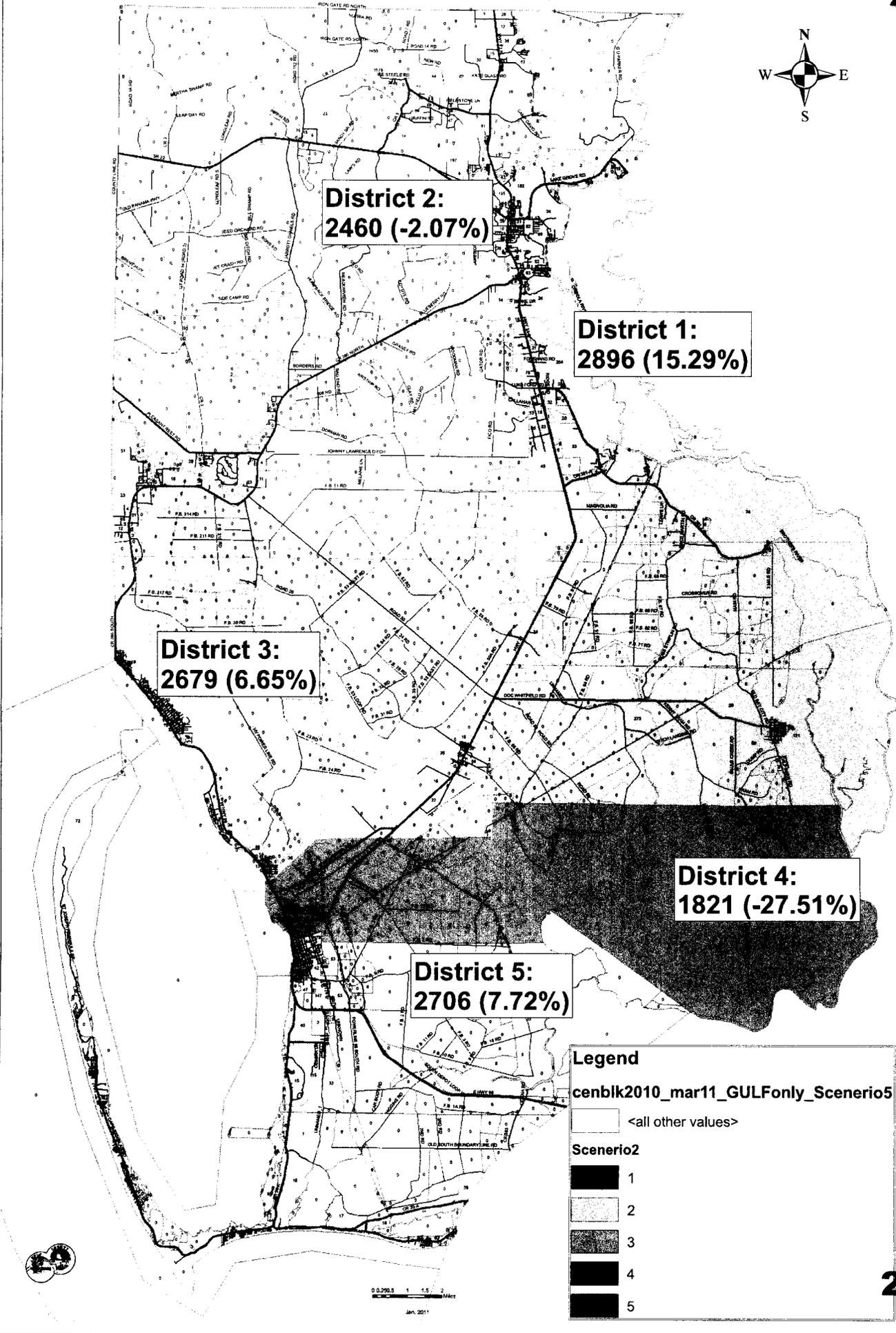
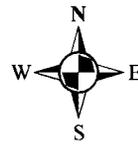
**To:** Sue K. Hopfensperger  
**From:** David Richardson, Planner/Co-Floodplain Administrator  
**Date:** September 1, 2011  
**CC:** BOCC, Don Butler  
**Subject:** Gulf County CRS

Sue,

I think we provide most of the information you requested. If you need additional information and time permits, I will do my best to provide it. Our main goal is to hold the 8 rating during these difficult economic times.

Thank you again for your support during the visit.

Sent US Mail on September 1, 2011



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 JAN 2011

**NOTICE TO RECEIVE SEALED PROPOSALS  
PROPOSAL #1011- 33**

The Gulf County Board of County Commissioners is seeking professional consultant services for Construction Engineering Inspection on Phase IV of the Cape Bike Path Project.

Response Deadline: September 23, 2011 at 4:30 p.m., E.T.  
Bid Opening Date: September 26, 2011 at 10:00 a.m., E.T.

**CONSULTANT ELIGIBILITY:** It is a basic tenet of the County's contracting program that contracts are procured in a fair, open, and competitive manner. By submitting a Letter of Response, the Consultant certifies that they and any proposed sub-consultants are in compliance with FDOT Procedure No. 375-030-006, "Restriction on Consultants Eligibility to Compete for Department Contracts". This procedure is available on FDOT's Web Site. This project is located on the State Highway System and the consultant shall be FDOT prequalified in Work Type 10.1 – Roadway Construction Engineering Inspection.

**FEDERAL DEBARMENT:** By submitting a Letter of Response, the consultant certifies that no principal (which includes officers, directors, or executives) is presently suspended, proposed for debarment, declared ineligible or voluntarily excluded from participation on this transaction by any Federal Department or Agency.

**RESPONSE PROCEDURE:** Qualified consultants are encouraged to **submit the original and three (3) copies of the letter of response to the Office of the Clerk of Circuit Court, Gulf County Courthouse, 1000 Cecil G. Costin, Sr., Blvd., Room 147, Port St. Joe, FL 32456 by the Response Deadline (September 23, 2011 at 4:30 P.M., E.T.)**. Letters of Response are limited to five pages for this project.

**Letters of Response should, at a minimum, include the following information:**

- a. Project Name/DOT Financial Management Number: **412681-3-58-01 (Phase IV)**
- b. Consultant's name and address
- c. Proposed responsible office for consultant
- d. Contact person, phone number and Internet Email Address
- e. Statement regarding previous experience of consultant or sub-consultants in advertised type of work
- f. Proposed key personnel (including sub-consultants) and their proposed roles (do not include resumes)
- g. Project awareness and approach
- h. Indication as to whether the prime firm and/or sub-consultants are disadvantaged business enterprises (DBE)
- i. The outside of the envelope should be marked with "Sealed Proposal #1011-33."

**SELECTION PROCEDURE:** Selection will be made directly from Letters of Response for this project. After ranking of the consultants, the contract fee will be negotiated in accordance with Section 287.055, Florida Statutes.

**Note:** The final selection date and time is provided in this advertisement. Any other meetings will be noticed on the Gulf County Web Site. All public meetings will be held in the Gulf County Commissioners Chambers in the Robert M. Moore Administration Building, 1000 Cecil G. Costin, Sr. Blvd., Port St. Joe, FL 32456. Changes to meeting dates and times will be updated on the Gulf County Web Site. In order to ensure a fair, competitive, and open process, once a project is advertised for Letters of Response or Letters of Qualification, all communications between interested firms and the County must be directed to Towan Kopinsky, Grant Administrator at (850) 229-6144.

The Gulf County Board of County Commissioners hereby notifies all bidders that it will affirmatively ensure that in any contract entered into pursuant to this advertisement, Disadvantaged Business Enterprise will be afforded full opportunity to submit bids in response to this invitation and will not be discriminated against on the grounds of race, color, gender, religion, age, disability, marital status or national origin in consideration for an award.

This project is federally funded with assistance from the Florida Department of Transportation (FDOT) and the Federal Highway Administration (FHWA).

The Gulf County Board of County Commissioners reserves the right to reject any and all proposals deemed in the best interest of the County.

**BOARD OF COUNTY COMMISSIONERS  
GULF COUNTY, FLORIDA  
/s/ Warren J. Yeager, Jr. - Chairman**

Advertise: September 9 & 16, 2011  
Ad #2011-69  
Invoice: Gulf County BOCC  
Ad Size: Legals

2011 SEP -1 10:10:45

**LAW ENFORCEMENT AGREEMENT**

THIS AGREEMENT, made and entered into this 1<sup>st</sup> day of October, 2011 between the SHERIFF OF GULF COUNTY, FLORIDA, hereinafter referred to as SHERIFF, and the CITY OF WEWAHITCHKA, which will hereinafter be referred to as the CITY.

**WITNESSETH**

WHEREAS, the CITY has heretofore maintained a high level of professional police protection for the benefit of the citizens thereof; and

WHEREAS, in recognition of the continued escalation of governmental costs to the CITY and in an effort to minimize the cost of government service for the benefit of the citizens of the CITY; and

WHEREAS, the CITY is desirous of maintaining a high level of competent professional law enforcement services in conjunction and harmony with its program of fiscal responsibility; and

WHEREAS, the SHERIFF has agreed to render to the CITY a continuing high level of professional law enforcement service and the CITY is desirous of contracting for such services, upon the terms and conditions hereinafter set forth, which will cause the tax payers of the CITY to realize a substantial savings; and

NOW, THEREFORE, in consideration of the sums hereinafter set forth and for other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, it is hereby agreed as follows:

**ARTICLE I****LAW ENFORCEMENT SERVICE**

The SHERIFF shall provide to the CITY, and for the term hereinafter set forth, as the same may be extended in accordance with the provisions hereof, competent professional law enforcement protection within and throughout the corporate limits of the CITY under the authority given the SHERIFF by the laws of the State of Florida, by providing police service each day of the year, on a 24-hour basis, which shall include the enforcement of all city ordinances. The SHERIFF shall provide the personnel necessary for such law enforcement.

## **ARTICLE II**

### **CONSIDERATION**

The CITY shall pay to the SHERIFF, in consideration of the services and responsibilities to be performed for the initial term hereof, the sum of Two thousand eight hundred and no/100 dollars (\$2,800.00) for a total of \$33,600.00, which shall be paid per month and shall be accounted to the SHERIFF'S budget in his general revenue fund commencing on the initial date of the Agreement as specified herein.

## **ARTICLE III**

### **EMPLOYMENT RESPONSIBILITY**

All persons appointed by the SHERIFF in the performance of such services, functions and responsibilities as described and contemplated herein for the CITY shall be and remain SHERIFF appointees. The CITY shall not be required to assume any liabilities for or direct payment of any salaries, wages or other compensation, insurance premiums, workers compensation funds, vacation or compensatory time, sick leave benefits or any other amenities of employment other than contributing to pension fund, to any SHERIFF personnel performing services, duties and responsibilities hereunder for the benefit of said CITY and the residents thereof or any other liabilities whatsoever, unless specifically provided herein. In the event that any CITY employee should terminate his employment with or be appointed by the SHERIFF pursuant to this agreement, the CITY agrees to compensate those employees for any benefits accrued to those employees prior to the effective date of this agreement. It is agreed and understood by the parties hereto that the SHERIFF may appoint certain of the policemen currently employed by the CITY as Deputy Sheriffs, but is under no obligation to appoint any or all of said policemen.

## **ARTICLE IV**

### **RIGHT TO CONTROL**

The SHERIFF shall have and maintain the responsibility for the control of the rendition of services, the standards of performance, the discipline of personnel, and other matters incident to the performance of the services, duties and responsibilities described and contemplated herein. Nothing herein contained should be construed to mean that the CITY is contracting away its constitutional authority.

**ARTICLE V**

**AUTHORITY TO ACT**

The CITY does hereby vest in each sworn officer of the SHERIFF, to the extent allowed by law, the police powers of the CITY, which are necessary to implement and carry forth the services, duties and responsibilities imposed upon the SHERIFF hereby, for the sole and limited purpose of giving official and lawful status and validity to the performance thereof by such sworn officer. Any sworn Deputy Sheriff appointed as provided by law, shall be the authority and by this Agreement is vested with the power to:

1. Enforce the ordinances of the CITY;
2. To make arrests incident to the enforcement of any ordinances duly enacted by the CITY; and
3. To provide any other law enforcement functions as authorized or directed by the Charter of the CITY OF WEWAHITCHKA.

**ARTICLE VI**

**DESIGNATION OF COLOR OF PERSONNEL AND PATROL CAR**

The SHERIFF shall have the total responsibility for the selection of uniforms for the Deputy Sheriff performing duties and services pursuant to this Agreement and the making of patrol vehicles.

**ARTICLE VII**

**LIAISON**

A liaison shall be maintained between the CITY and the SHERIFF and/or his designee, who shall meet and confer with the City Commission and such other persons which may, from time to time, be invited by the City Commission; provided, however, that the SHERIFF in carrying out the terms and conditions of this contract, shall consult only with the City Commission of the CITY.

**ARTICLE VIII****INSURANCE**

The personnel appointed and employed by the SHERIFF pursuant to this agreement shall be covered in all respects, as are other members of the SHERIFF'S office, either through the Sheriff's Self-Insurance Fund or through a private company with comparable coverage.

**ARTICLE IX****TERM**

THIS SERVICE AGREEMENT shall remain in full force and effect for the term commencing the 1<sup>st</sup> day of OCTOBER, 2011 and ending with the 30<sup>th</sup> day of SEPTEMBER, 2012, inclusive, unless otherwise extended or terminated in accordance with the terms hereof. Nothing herein shall be construed as extending the contract beyond the tenure of the SHERIFF.

**ARTICLE X****OPTION TO RENEW**

For and in consideration of the mutual benefits herein contemplated, the sufficiency of which is hereby acknowledged, the SHERIFF does hereby extend to the CITY a continuing option to renew this SERVICE AGREEMENT upon the same terms and conditions described herein subject, however, to provision that the contract price shall be negotiated between the parties each year. Any such negotiations shall be completed sixty (60) days prior to the end of the then current year.

**ARTICLE XI****RIGHT OF CANCELLATION AND TERMINATION**

Any party hereto shall have the right to cancel this contract at any time during its existence upon giving ninety (90) day period, this contract shall then be canceled, terminated, become null and void and of no further force and effect.

**ARTICLE XII**

**AUTHORITY TO EXECUTE**

The SHERIFF, by his execution hereof, does hereby represent to the CITY that he has full power and authority to make and execute this SERVICE AGREEMENT pursuant to the powers vested in him under Article VIII of the Constitution of the State of Florida and Section 125.0101, Florida Statutes, to the effect that his making and execution hereof shall create a legal obligation upon himself as a political subdivision of the State and as SHERIFF OF GULF COUNTY, FLORIDA, which shall be legally binding upon him, and that the same shall be enforceable by the CITY according to the extent of the provisions hereof.

**ARTICLE XIII**

**FINES, FORFEITURES, PAYMENT**

All law enforcement education funds levied and collected by the Clerk of the Court and earmarked for the CITY pursuant to Section 943.25, Florida Statutes, shall be assigned over to the SHERIFF and used by the SHERIFF for the law enforcement educational purpose authorized in said statute. This includes all fines and forfeitures connected with police or law enforcement activities, pursuant to Section 316.0261, Florida Statutes. Cash or property forfeited pursuant to Chapter 932, Florida Statutes, shall be awarded to the SHERIFF.

**ARTICLE XIV**

**HOLD HARMLESS**

The SHERIFF shall hold the CITY harmless from any and all manner of actions, causes of action, suits, judgments, executions, claims and demands of any kind whatsoever, in law or in equity, which may result from or arise out of the intentional acts of the SHERIFF, SHERIFF'S DEPUTIES and the employees of the SHERIFF, and the SHERIFF shall indemnify the CITY for any damages, judgments, claims, costs, and expenses, including reasonable attorney's fees, which the CITY might suffer in connection with or as a result of the intentional or negligent acts and alleged intentional or alleged negligent acts of the SHERIFF, SHERIFF'S DEPUTIES and employees of the SHERIFF. The CITY shall hold the SHERIFF harmless from any and all manner of actions, causes of action, suits, judgments, executions, claims and demands of any kind whatsoever, in law or in equity, which may result from or arise out of the constitutionality of Ordinances enacted by the CITY and enforced by the SHERIFF, and the CITY shall indemnify the SHERIFF for any and all damages, judgments, claims, costs, and expenses, including reasonable attorney's fees, which the SHERIFF might suffer in connection with or as a result of the constitutionality of Ordinances enacted by the CITY and enforced by the SHERIFF.

ARTICLE XV

ENTIRE AGREEMENT

The parties acknowledge, one to the other, that the terms hereof constitute the entire understanding and agreement of the Parties with respect hereto. No modification hereof shall be effective unless in writing, executed with the same formalities as this Agreement is executed.

IN WITNESS WHEREOF, the Parties hereto have caused their respective agents to execute this instrument on their behalf, at the times set forth below.

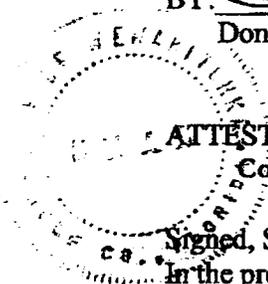
CITY OF WEWAHITCHKA

BY: [Signature]  
Phillip Gaskin, Mayor Pro-Tem

DATED: 8/22/2011

BY: [Signature]  
Donald J. Minchew, City Manager

ATTEST: [Signature]  
Connie Parrish, City Clerk



Signed, Sealed and Delivered  
in the presence of:

[Signature]  
Witness Signature

Leigh Little  
Witness printed name

[Signature]  
Witness Signature

Heather Simmons  
Witness printed name

SHERIFF OF GULF COUNTY, FLORIDA

BY: Joseph Nugent  
Joseph Nugent, Sheriff

DATED: 7-2-11

Signed, Sealed and Delivered  
In the presence of:

Sonya Todd  
Witness Signature as to Sheriff

Sonya Todd  
Witness printed name

Margaret Mathis  
Witness Signature as to Sheriff

Margaret Mathis  
Witness printed name



STATE OF FLORIDA

# DEPARTMENT OF COMMUNITY AFFAIRS

*"Dedicated to making Florida a better place to call home"*

RICK SCOTT  
Governor

BILLY BUZZETT  
Secretary

August 15, 2011

## BY HAND DELIVERY

The Honorable Rick Scott  
Governor, State of Florida  
The Capitol  
Tallahassee, Florida 32399-0001

The Honorable Mike Haridopolos  
President, Florida Senate  
305 Senate Office Building  
404 South Monroe Street  
Tallahassee, Florida 32399-1100

The Honorable Dean Cannon  
Speaker, Florida House of Representatives  
420 The Capitol  
402 South Monroe Street  
Tallahassee, Florida 32399-1300

Re: Joint Progress Report

Dear Governor Scott, President Haridopolos, and Speaker Cannon:

Pursuant to Senate Bill 2156 (2011), enclosed please find the Joint Progress Report relating to the establishment of the Department of Economic Opportunity. This report represents the coordinated efforts of Debby Kearney, Assistant Transition Coordinator, Cynthia Lorenzo, Coordinator for the Agency for Workforce Innovation, Brian McManus, Coordinator for the Department of Community Affairs, Linda Champion, Coordinator for the Department of Education, and Michelle Dennard, Coordinator for the Office of Tourism, Trade, and Economic Development, and is a work in progress. The Transition Coordinators will continue to work with

The Honorable Rick Scott  
The Honorable Mike Haridopolos  
The Honorable Dean Cannon  
August 15, 2011  
Page 2

newly appointed Department of Economic Opportunity Executive Director Doug Darling to ensure that the department will be operational no later than October 1, 2011.

Respectfully,

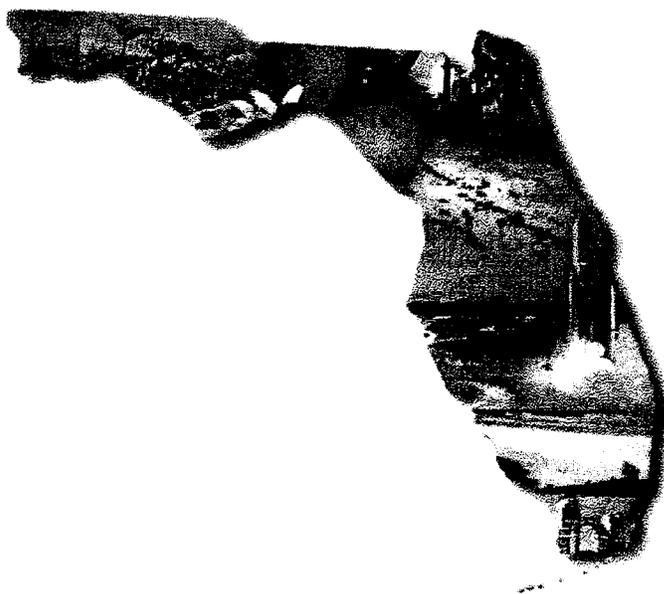


William A. Buzzetti  
Transition Coordinator and Secretary

WAB/rd

Enclosure

cc: Debby Kearney  
Cynthia Lorenzo  
Brian McManus  
Linda Champion  
Michelle Dennard  
(via email)



**DEPARTMENT OF ECONOMIC OPPORTUNITY  
SB 2156: Reorganization**

**Joint Progress Report  
August 15, 2011**

**TRANSITION COORDINATORS**

Billy Buzzett, Transition Coordinator  
Secretary of the Department of Community Affairs

Debby Kearney, Assistant Transition Coordinator  
Assistant Secretary of the Department of Community Affairs

Cynthia Lorenzo, Coordinator for Agency for Workforce Innovation  
Director of the Agency for Workforce Innovation

Brian McManus, Coordinator for the Department of Community Affairs  
Director of Legislative Affairs for the Department of Community Affairs

Linda Champion, Coordinator for the Department of Education  
Deputy Commissioner, Finance and Operations

Michelle Dennard, Deputy Director for the Office of Tourism,  
Trade and Economic Development

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  - D. Agency Divisions
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    - 2. Division of Community Development (DCD)
    - 3. Division of Workforce Services (DWS)
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- IV. PROSPECTIVE EFFICIENCIES
- V. NEXT STEPS

## I. EXECUTIVE SUMMARY

Senate Bill 2156 (2011) realizes the goal of consolidating Florida's economic development efforts into a single, highly focused agency. The Department of Economic Opportunity is designed to work hand-in-hand with Enterprise Florida, Inc. and Workforce Florida, Inc. to accomplish the goals for job creation and improving Florida's business climate.

The Legislature provided the period between July 1 and October 1 to establish the Department of Economic Opportunity and to effectuate the reorganization of a number of other governmental units. Additional time was allotted, until December 31, for the transition of the Florida Sports Foundation and the Black Business Investment Board from independent entities to subdivisions of Enterprise Florida, Inc. This report is submitted pursuant to a requirement in the bill for a Joint Progress Report to be submitted by agency transition coordinators to the Governor, President of the Senate, and Speaker of the House of Representatives by August 15, 2011. The transition coordinators are continuing to work with a team of business leaders in Florida, outside consultants, and economic experts in building the Department of Economic Opportunity and to further the other organizational changes framed by the Governor and the Legislature. Progress to date includes:

- MGT of America, Inc., has been employed by the Executive Office of the Governor for advice on the efficacy of the organizational charts and particularly to recommend a structure that will enhance the integration of the migrating units.
- Evaluation of DEO overhead costs by funding source is currently underway.
- Planning meetings are ongoing between AWI, DCA and DMS related to transfer of FTE positions to DEO.
- A team of government agencies, public-private partnerships, and members of the business community has been assembled and is working with a facilitator to develop a Business Plan by September 1, as required by Senate Bill 2156, that will guide strategic alignment of the Department of Economic Opportunity and the use of economic development incentives.
- The Enterprise Florida's Board of Directors has authorized Enterprise Florida management to complete merger transactions and seek an Attorney General's opinion on compliance with the reorganization statute.
- DMS has prepared a document establishing the step-by-step responsibilities of each constituent agency to accomplish and validate the People First agency data that must be loaded in order to migrate the agencies to DEO.
- Relocation planning is in progress; transition coordinators are in discussion with DMS.

The Transition Coordinators are pleased to report that SB 2156 does not cause any adverse impacts to agency programs. No agencies have failed to cooperate with the reorganization. On the contrary, all participating agencies have worked diligently and harmoniously to further the reorganization. It is expected that timelines will be met and all essential time-sensitive elements of the reorganization will be completed by October 1.

## II. DEPARTMENT OF ECONOMIC OPPORTUNITY

The mission of the Department of Economic Opportunity is to assist the Governor in working with legislative leaders, state agencies, business leaders, and economic development professionals to formulate and implement clear and consistent policies and strategies to promote economic opportunities for all Floridians. The challenge for the Department is to integrate the state's economic development goals and policies, workforce development, community planning and development, and affordable housing. MGT has been instrumental in articulating structural guidelines, including:

- Assuring the agency establishes a single point of contact for economic and job growth initiatives for all of state government;
- Eliminating unnecessary duplication between EFI and the state;
- Dramatically reducing response time of state and local governments;
- Integrating the functions of the three agencies; and,
- Facilitating planning input from WFI and EFI and other growth partners.

The transition coordinators, in conjunction with interested public and private partners, are working to finalize the mission and structure of the Department, its constituent units, and statutory partners.

### A. Department's FTE Composition

There are 1,672 FTE's available for transfer to the Department of Economic Opportunity. A detailed proposal for organizational structure and reductions will be included in the budget amendment submitted to the Legislative Budget Commission.

### B. Responsibilities of the Department

Principal responsibilities of the Department are as follows:

- Overseeing and coordinating economic development, housing, community planning, community development, and unemployment compensation programs.
- Developing a single statewide five-year strategic plan to address the promotion of business formation, expansion, recruitment, and retention to create jobs for all regions of the state. The plan must address economic

development, marketing, and infrastructure development for rural communities.

- Submitting an annual report, with assistance from Enterprise Florida, Inc. and Workforce Florida, Inc., on the state's business climate and economic development.
- Establishing annual performance standards for Enterprise Florida, Workforce Florida, VISIT Florida, and Space Florida and annual reporting on compliance with the standards.
- Monitoring the activities of Enterprise Florida, Workforce Florida, the Florida Housing Finance Corporation, and other public-private partnerships.
- Promoting viable, sustainable communities by providing technical assistance and guidance on growth and development issues, grants, and other assistance to local communities.

### C. Agency Head/Executive Offices

The Department of Economic Opportunity is headed by an Executive Director appointed by the Governor and is subject to Senate confirmation. In addition to the Executive Director's responsibility to administer the Department, Senate Bill 2156 envisions the Director will work cooperatively with Florida's Secretary of Commerce, Enterprise Florida, and Workforce Florida to accelerate the state's economic recovery, promote job growth and support the state's vision of a streamlined, more efficient and business-friendly government.

The following offices and functions are within the Office of the Executive Director:

- Office of the General Counsel
- Office of Information Technology
- Office of the Inspector General
- Office for Civil Rights<sup>1</sup>

### D. Agency Divisions

#### 1. Division of Strategic Business Development - DSBD

This Division is composed of programs and personnel that have been operating as OTTED. This new alignment enables the State to provide a single point of entry for businesses interested in relocating to or expanding in Florida.

The Division's primary responsibilities will continue to be to assist government and businesses to formulate and implement consistent policies and strategies

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<sup>1</sup> The U. S. Department of Labor requires the appointment of an Equal Employment Opportunity officer who reports directly to the highest level unemployment compensation agency official in order to ensure nondiscrimination and equal opportunity in employment, programs, and services within the agency's jurisdiction.

designed to provide economic opportunities for all Floridians. The Division of Strategic Business Development supports business owners in making informed, critical economic decisions. The Division offers Florida's new and expanding businesses a comprehensive package of financial and technical resources and assistance to support job creation and retention.

The Division's incentive programs include the following:

- Qualified Target Industry Tax Refund Program
- Quick Action Closing Fund
- Innovation Incentive
- Qualified Defense Contractors Tax Refund Program
- Economic Development Transportation Fund
- Capital Investment Tax Credit
- Rural Community Development Revolving Loan Program
- Florida First Business Bond Pool
- High Impact Performance Incentive Grants
- New Markets Development Program
- Rural Infrastructure Fund
- Rural and Urban Job Tax Credits
- Semiconductor, Space, and Defense Sales and Use Tax Exemption
- Enterprise Zone Program
- Brownfield Redevelopment Bonus
- Community Contribution Tax Credit Program
- Jobs for the Unemployed Tax Credit Program
- Local Government Distressed Area Matching Grant Program
- Manufacturing and Spaceport Investment Incentive Program

## 2. Division of Community Development (DCD)

The Division of Community Development is composed of the Division of Housing and Community Development of the Department of Community Affairs and the restructured Division of Community Planning from that Department. The Division will manage the state's land planning and community development responsibilities, ensuring that new growth fosters economic development while protecting resources of state significance and providing low-income Floridians with the skills and programs they need to better themselves and their communities. The Division is also responsible for the implementation of a number of grant programs designed to strengthen communities.

On the community planning side of this Division, primary responsibilities include working with and providing technical assistance to local governments, state agencies, and the private sector to ensure high quality growth and sustainable patterns of development across the state relating to:

- Local Government Comprehensive Plan Review

- Areas of Critical State Concern
- Developments of Regional Impact
- Hazard Mitigation Planning
- Post-disaster Redevelopment Planning
- Homeowners Association Covenant Revitalization

The housing and community development side of the Division provides grants to local governments for infrastructure, revitalization, disaster recovery, housing rehabilitation and economic development, as well as assisting citizens in meeting critical housing and utilities needs through the following programs:

- Community Development Block Grants
- Community Services Block Grants
- Low-Income Home Energy Assistance
- Weatherization Assistance
- Special District Information Program
- Front Porch Florida Initiative

### 3. Division of Workforce Services (DWS)

The Division of Workforce Services is composed of two former divisions of the Agency for Workforce Innovation—the Division of Workforce Services and the Division of Unemployment Compensation. This Division serves a vital role in the "Employ Florida Network," working with Workforce Florida and Florida's 24 Regional Workforce Boards to focus on strengthening the state's business climate by helping Floridians gain employment, remain employed, and advance in their careers by improving their skills.

By working with the U. S. Department of Labor, the Division implements the state's responsibilities under the federal unemployment insurance program, disburses federal workforce funds, and provides guidance to Regional Workforce Boards. Specifically, this Division will:

- Provide temporary wage replacement benefits to qualified individuals who are out of work through no fault of their own
- Process Disaster Unemployment Assistance following a disaster declared by the President
- Conduct hearings and issue decisions to resolve disputes related to unemployment compensation eligibility and the payment and collection of unemployment compensation taxes
- Oversee the Department of Revenue's assessment, payment, and collection of employer taxes that fund unemployment compensation benefits
- Provide program support to the 24 Regional Workforce Boards that operate the state's nearly 100 One-Stop Career Centers
- Provide grant opportunities to promote local and state partnerships
- Administer the Work Opportunity Tax Credit

- Administer Alien Labor Certification
- Administer Health Coverage Tax Credits
- Produce, analyze, and distribute labor market statistics through employer surveys, economic modeling, and administrative records
- Serve as the Census Data Center for Florida
- Manage the contract with Workforce Florida to ensure performance requirements and deliverables for the administration and coordination of workforce services are met

#### 4. Division of Finance and Administration (DFA)

The Division of Finance and Administration will provide and promote integrated management, productivity, and accountability to help the Department achieve its mission, goals and objectives. This Division is composed of the similar divisions within the Agency for Workforce Innovation and the positions from the Department of Community Affairs necessary to ensure that all programs will be adequately served. The Division will include the following units:

- Human Resource Management
- Accounting
- Budget Management
- Grants Management
- General Services

#### E. Agency Partners

##### 1. Secretary of Commerce

The President of Enterprise Florida, Inc., is designated as Florida's Secretary of Commerce. It is the responsibility of the Secretary of Commerce to lead the job creation and economic development mission in Florida. The Secretary of Commerce promotes sustainable development and improved standards of living for Floridians by working in partnership with businesses, universities, and community leaders. The Secretary is responsible for trade, entrepreneurship, and business development.

##### 2. Enterprise Florida, Inc.

Enterprise Florida is responsible for coordinating economic development for the State of Florida. The corporation is a public-private partnership and its mission is to diversify the state's economy and create better-paying jobs for its citizens by supporting, attracting, and helping to create and sustain Florida businesses.

Through the incorporation of and/or the strategic alignment with the Florida Sports Foundation, the Black Business Investment Board, Space Florida, and

VISIT Florida, Enterprise Florida and the Secretary of Commerce provide the central point of contact for economic development.

### 3. Workforce Florida, Inc.

Workforce Florida is the statewide business-led workforce policy board. Charged with overseeing the policy governing the state's workforce system, Workforce Florida develops strategies to help Floridians enter and advance in the workforce, thus supporting economic development priorities and strengthening the state's business climate.

Workforce Florida, at the state level, and Regional Workforce Boards at the local level, are where business and the public sector collaborate to influence workforce policy and investment, while bolstering employment, training, and economic development.

### 4. Florida Housing Finance Corporation (FHFC)

The FHFC is the state's housing finance agency and administers federal and state resources to finance the development of affordable homeowner and rental housing and to assist homebuyers. Its purpose is to access federal housing initiatives, stabilize the flow of funds for affordable housing, promote affordable housing, and boost Florida's construction industry.

## III. AGENCY REORGANIZATION PROGRESS

### A. DEPARTMENT OF ECONOMIC OPPORTUNITY

#### Staffing/Structure

- Governor Scott announced Executive Director Doug Darling to head the Department effective October 1, 2011.
- MGT of America Inc., has been contracted by the Governor's Office for advice on establishing organizational charts and particularly to recommend a structure that will enhance the integration of the migrating units.

#### Finance and Accounting

- Operating Level Organization code for the Department has been selected and is in the process of being established in the state accounting system by the Department of Financial Services.
- DEO budget entity codes have been identified.
- Evaluation of DEO overhead costs by funding source is currently underway.
- The drafting of an all-encompassing comprehensive Legislative Budget Commission (LBC) amendment is in process.

### Personnel

- FTE crosswalk of positions from AWI, DCA and OTTED has been completed
- Planning meetings are ongoing between AWI, DCA and DMS related to transfer of FTE positions to DEO
- DMS has prepared a document establishing the step-by-step responsibilities of each constituent agency to accomplish and validate the People First agency data that must be loaded in order to migrate the agencies to DEO
- Initial steps are underway to review position descriptions, titles, etc. for DEO

### Physical Moves

- Relocation planning is in progress. Transition coordinators are in discussion with DMS. A primary consideration is co-locating functions and programs to maximize integration of the various units. To date, plans are for the executive offices of the Department to be located in the Caldwell Building, including the Executive Director, General Counsel, Inspector General, Information Technology, and Chief of Staff or Deputy Executive Directors. Workforce services, information technology, the Director's office, and administrative functions would remain in the Caldwell Building, and the community planning staff would move to the Caldwell Building.
- Space is available for the housing and community development side of the Division of Community Development in the Collins Building, just behind the Caldwell Building.
- Current plans have the Division of Strategic Business Development remain in OTTED's current Capitol offices.

### DEO Business Plan

- A team is working with a facilitator to develop the business plan required by SB 2156. The team includes representatives from government, public-private partnerships and private industry.
- A timeline has been established to ensure the report is timely filed by September 1. Three meetings of the team have been held.

### Enterprise Florida, Inc.

- The Enterprise Florida's Board of Directors has authorized Enterprise Florida management to complete merger transactions and seek an Attorney General's opinion on compliance with the reorganization statute.
- Legal issues relating to mergers have been evaluated for the Florida Black Business Investment Board and Florida Sports Foundation are being addressed.
- Enterprise Florida has completed necessary due diligence on benefit, insurance, accounting, auditing, information technology, and management systems to ensure a smooth merger and continuance of uninterrupted

operations for the Florida Black Business Investment Board and Florida Sports Foundation.

- Merger documents have been drafted for the Florida Black Business Investment Board transaction and have been delivered to the Florida Black Business Investment Board of Directors. Merger will immediately follow that approval. The Florida Black Business Investment Board staff will become employees of Enterprise Florida, and the Florida Minority Business Investment Corporation will become a wholly owned and controlled Enterprise Florida subsidiary.
- Merger documents have been partially crafted for the Florida Sports Foundation and Florida Sports Charitable Foundation. Not-for-profit tax considerations may alter the merger method for the Florida Sports Foundation, but are not expected to be an impediment to completion of transactions.
- Existing contracts between the Florida Sports Foundation and professional sports teams that contribute their logos for use on license tags (proceeds of which are used to support amateur sports in Florida) need to be preserved. Resolving this issue may require additional time before the merger can occur without jeopardizing the Florida Sports Foundation's key revenue source.
- Florida Sports Foundation employees will become employees of Enterprise Florida upon merger. Merger will be completed upon Sports Foundation approval of merger documents by its Board of Directors and obtaining consents as described above. The Florida Sports Foundation managing officer will become a fully participating senior officer of Enterprise Florida.
- In August 2011, Space Florida and Enterprise Florida had their first Board of Directors' meetings with appointed directors serving expanded roles mandated by reorganization.
- A draft Visit Florida contract is under review and will be in place prior to normal advances of appropriated monies.

#### Florida Ready-to-Work

- Contract with Worldwide Interactive Network, Inc. (WIN) has been executed.
- Contract was developed and negotiated in collaboration with the Florida Department of Education, AWI, and WIN.
- Currently coordinating with the transition team to ensure a smooth transfer of administrative and programmatic services.
- DOE is on schedule for the October 1, 2011, transfer to DEO.

#### Miscellaneous

- Chart of reports required in SB 2156 has been prepared.

#### B. MGT OF AMERICA, INC.

The Governor's office contracted with MGT of America, Inc., a national governmental organizational/management consulting firm, to analyze the

implementation of the new DEO and recommend an organizational structure for the merger of three agencies that will effectively and efficiently accomplish the Governor's and Legislature's economic and job growth goals.

MGT began its work on July 27, 2011. Since then, MGT's project team has:

- Studied state statutes establishing DEO to fully identify the statutory requirements for DEO.
- Interviewed key legislative staff in both the Senate and the House of Representatives to develop a more detailed understanding of the legislative intent and expectations for the Department.
- Interviewed the Executive Directors (CEOs) of DCA, AWI, and OTTED to develop a more detailed understanding of both how those agencies have functioned in the past and how they can alter or expand their programs to more effectively promote economic and job growth in Florida, while still fulfilling their other statutory and contractual requirements.
- Requested that the AWI and OTTED prepare detailed lists and summary descriptions of their current programs, organizational structures and staffing levels. Prepared a similar set of information for those units in DCA.
- Interviewed 35 managers and staff in OTTED, DCA, AWI and the Governor's office to gather information about current work processes and receive their input and ideas about how the new DEO should be structured so as to operate most efficiently and effectively. In addition to interviewing staff and managers in the program areas, MGT also interviewed managers and staff in the areas of: Financial Management, Inspector General, Information Technology, Human Resources, Purchasing, General Services, Public Relations, Legislative Affairs, Equal Opportunity Office, and Budgeting.
- Interviewed senior representatives from the Florida Chamber of Commerce and Associated Industries, both representing Florida's private businesses, to obtain their ideas about needed improvements in Florida's economic and job growth programs with emphasis on both the role of the new DEO and how the state's economic development organizations should work with other state, regional, and local economic development organizations
- Interviewed the Secretary of Commerce/President of Enterprise Florida to learn more about how Enterprise Florida and DEO could work together to more effectively promote state economic and job growth, with particular emphasis on the organizational structure of DEO.
- Interviewed the President of Workforce Florida to learn more about how they and DEO can work together more effectively to promote job and economic growth in Florida, again with particular emphasis on the organizational structure of DEO.
- Gathered information on the best organizational practices in other states with an emphasis on organizational structures.

- Based on the information collected and ideas expressed by those interviewed, MGT presented its views on organization structure to the Governor's Office on August 10, 2011.

C. EXECUTIVE OFFICE OF THE GOVERNOR (EOG) – Division of Emergency Management (DEM)

Staffing/Structure

- Regular meetings between DEM and the EOG are occurring to discuss and resolve all transition issues.
- Organizational chart has been completed.

Finance and Accounting

- Operating Level Organization code for the agency has been selected and discussions between the EOG, DEM and the Department of Financial Services are underway to begin the process of establishing the codes in the state accounting system.
- DEM budget entity codes have been identified.
- Regular meetings between DEM and the EOG are occurring to discuss and resolve issues relating to Finance, Accounting, and Budget.

Personnel

- Planning meetings are ongoing between DEM and DMS related to transfer of current FTE positions to the EOG. DEM will begin discussions on the transfer of the DCA positions to the EOG upon receiving final approval.
- Regular meetings between DEM and the EOG are occurring to discuss and resolve issues relating to personnel.

Physical Moves

- DEM is working with DMS to consolidate staff within the Sadowski Building and to identify contiguous vacant space for leasing to another entity.

D. DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION (DBPR) – Florida Building Codes and Standards Section

- Weekly reports are generated to follow tasks accomplished. Tasks accomplished to date include:
  - Migration of accounting functions with the Chief Financial Officer, EOG, and DMS has been coordinated.
  - Preliminary account code structure has been developed.
  - New organization codes and expansion options are established and titled.
  - Accounting code structure is established.
- Organizational chart has been completed.

- The Codes and Standards Section of DCA will likely move to DBPR in the beginning of 2012. The move has been delayed pending the build out of existing space at DBPR.

E. DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP) – Florida Communities Trust

- Florida Communities Trust will be placed within DEP's Division of State Lands and will move to the Carr Building on Capital Circle.
- Regular meetings between FCT and DEP are occurring to discuss and resolve all transition issues.
- New organization codes have been developed.

F. DEPARTMENT OF EDUCATION (DOE) – Office of Early Learning (OEL)

- Organization chart has been completed.
- The OEL is proposed to relocate to the Lottery Building, where all OEL employees could be housed in one location.
- AWI staff is meeting regularly with DOE staff to establish the service level agreement for administrative support. Finance and accounting procedures are currently being discussed to ensure the Type 2 transfer is completed timely and the payment process to coalitions are seamless.
- OEL and AWI are developing a service level agreement for continued technical support by AWI. Until the Early Learning Information System (ELIS) is complete, maintaining existing processes will ensure continuity of service and will reduce administrative costs. OEL will draft an MOU between DOE and OEL regarding continuation of this partnership with AWI for non-strategic technology support.

**IV. PROSPECTIVE EFFICIENCIES**

- A. Changes underway in the Unemployment Compensation program are expected to improve government efficiency and provide a projected \$4.7 million savings annually in administrative costs (Internet UC claims system); other changes should save the state's employers an estimated \$103 million annually. These changes result from other 2011 legislation, but will be ultimately implemented by DEO.
- B. Due to the streamlining changes in Senate Bill 2156 and House Bill 7207, the state's growth management responsibilities can be administered with a budget reduced by \$1.7 million and a 50% reduction in land planners. Eliminating a requirement of the state to publish certain comprehensive planning notices in newspapers should result in a savings of approximately \$400,000 annually.
- C. The expedited comprehensive plan review process should be reduced by 71 days.

- D. Reorganization also allowed for a reduction in DCA executive and administrative staff positions, resulting in a savings of nearly \$2.5 million.
- E. Reorganization will promote the ability for economic development sectors of the agency to combine forces for greater results. Collaboration between the Division of Community Development, Regional Workforce Boards and Community Action Agencies can result in more targeted training for low-income Floridians. The job-creation elements of the Community Development Block Grant program will be enhanced with a closer relationship with the Regional Workforce Boards.
- F. Operational efficiencies have been implemented to maximize program access and effectiveness.
- G. It is expected that further efficiencies resulting from strategic alignment of OTTED with Workforce Florida, Enterprise Florida, Space Florida, the Florida Ports Council, the business community and other economic development stakeholders will be identified in the Business Plan due for submission September 1, 2011.
- H. Consolidation of Information Technology will reduce redundant staff, allow business process improvements, eliminate technology expenditures related to common services such as email, ERP/financial/human resource systems, security services, licensing, and basic peripheral devices (printers, facsimile machines, scanners, etc.).
- I. Cost savings would result by streamlining the process for submitting various fees to the Florida Building Commission and making the system fully automated. Co-locating the Codes and Standards Section with DBPR may allow for efficiencies to be realized in the Florida Building Commission Course Accreditation Program.
- J. The transition allows for the OEL to be located in a single building for the first time, providing opportunities for efficiencies in centralizing personnel, functions, duties, and operations.
- K. The move of the Florida Communities Trust unit to the Department of Environmental Protection will allow for a seamless process with a single application for land acquisition and park improvements, resulting in efficiencies for local governments. Further efficiencies will result from streamlining the overlapping functions of FCT and DEP in undertaking land acquisition responsibilities.

V. NEXT STEPS

A. Legislative Recommendations

Merging Agencies together to create a streamlined economic development effort has created an opportunity to review current law for further refinement. In the coming months, the Department of Economic Opportunity will be compiling suggestions for Legislative action this Session. Any proposed legislation will be geared toward furthering the State's streamlined economic development strategy.

B. Timelines

The Joint Legislative Budget Commission (LBC) is scheduled to meet September 7, 2011. The LBC will approve the transfer of the funds and FTE transferring from one agency to another. Preliminary consultation dates are set with Legislative staff for August 17<sup>th</sup> and August 27<sup>th</sup>.



2011 AUG 23 AM 7:25  
 GULF COUNTY  
 COMMISSIONERS

August 15, 2011

Honorable Kesley Colbert, CFA  
 Gulf County Property Appraiser  
 1000 Cecil Costin Sr. Blvd., Room 110  
 Port St. Joe, Florida 32456

Dear Mr. Colbert:

Pursuant to Section 195.087(1)(b), Florida Statutes, the Department of Revenue has made any necessary changes to your 2011-12 budget. The enclosed budget reflects any changes that were necessary based upon our review of additional information or testimony presented.

The above referenced statute provides that this final budget, as approved by the Department of Revenue, may only be amended through a budget amendment requested by the Property Appraiser or an appeal to the Governor and Cabinet sitting as the Administration Commission. The Administration Commission may amend the budget if it finds that any aspect of the budget is unreasonable in light of the workload of the office of the Property Appraiser in the county under review. A written request must be filed no later than 15 days following the public hearing to finalize your county's budget and adoption of millage rates. Appeals may be filed by the Property Appraiser or the presiding officer of the County Commission.

The 2011-12 salary for the official is not yet available from the Office of Economic and Demographic Research (EDR). Therefore, it will be necessary for this office to make a technical amendment to the budget at a later date to reflect the final salary and any necessary adjustment for matching benefits.

If you have any questions regarding your budget, please feel free to contact me at (850) 617-8845.

Sincerely,

*Cathy Galavis*

Cathy Galavis, Budget Supervisor  
 Property Tax Oversight Program

2011 AUG 23 PM 4:05

CG/cs

Enclosures

cc: Board of County Commissioners

**PROPERTY APPRAISER'S  
SUMMARY OF THE 2011-12 BUDGET BY APPROPRIATION CATEGORY**

**GULF COUNTY**

APPROPRIATION CATEGORY	ACTUAL EXPENDITURES 2009-10 (2)	APPROVED BUDGET 2010-11 (3)	ACTUAL EXPENDITURES 3/31/11 (4)	REQUEST 2011-12 (5)	(INCREASE/DECREASE)		(INCREASE/DECREASE)		
					AMOUNT (6)	% (6a)	AMOUNT APPROVED 2011-12 (7)	AMOUNT (8)	% (8a)
PERSONNEL SERVICES (Sch. 1-1A)	283,446	329,673	142,668	316,520	(13,153)	-4.0%	318,402	(11,271)	-3.4%
OPERATING EXPENSES (Sch. II)	68,925	57,422	11,107	57,422	0	0.0%	57,422	0	0.0%
OPERATING CAPITAL OUTLAY (Sch. III)	0	6,451	0	6,451	0	0.0%	6,451	0	0.0%
NON-OPERATING (Sch. IV)		0		0	0	-----	0	0	-----
TOTAL EXPENDITURES	\$352,371	\$393,546	\$153,775	\$380,393	(\$13,153)	-3.3%	\$382,275	(\$11,271)	-2.9%
NUMBER OF POSITIONS		6		6	0	0.0%	6	0	0.0%
					COL (5) - (3)		COL (6) / (3)		

## BEFORE THE FLORIDA PUBLIC SERVICE COMMISSION

In re: Nuclear cost recovery clause.

DOCKET NO. 110009-EI  
ORDER NO. PSC-11-0361-PAA-EI  
ISSUED: August 29, 2011

The following Commissioners participated in the disposition of this matter:

ART GRAHAM, Chairman  
LISA POLAK EDGAR  
RONALD A. BRISÉ  
EDUARDO E. BALBIS  
JULIE I. BROWNNOTICE OF PROPOSED AGENCY ACTION  
ORDER APPROVING RULE VARIANCE

BY THE COMMISSION:

NOTICE is hereby given by the Florida Public Service Commission that the action discussed herein is preliminary in nature and will become final unless a person whose interests are substantially affected files a petition for a formal proceeding, pursuant to Rule 25-22.029, Florida Administrative Code (F.A.C.).

Background

On March 1, 2011, Progress Energy Florida, Inc. (PEF) filed a petition to seek a prudence review of and to recover certain costs associated with construction of the Crystal River Unit 3 Uprate and the Levy Units 1 and 2 nuclear power plants, pursuant to Rule 25-6.0423, F.A.C., and Section 366.93, Florida Statutes (F.S.). On March 1, 2011, Florida Power & Light Company (FPL) also filed a petition to seek a prudence review of and to recover certain costs associated with nuclear power plant costs. PEF and FPL filed their petitions in Docket No. 110009-EI, the Nuclear Cost Recovery Clause (NCRC) docket.

On June 21, 2011, PEF and FPL filed a Joint Petition for Variance from or Partial Waiver of Rule 25-6.0423(5)(c)4, F.A.C. (Petition). A Florida Administrative Weekly notice was issued on July 8, 2011, advising that the Petition was received and providing for a 14-day comment period. The comment period expired on July 22, 2011. No comments were received.

We have jurisdiction over this matter pursuant to Sections 120.542, 366.05, and 366.06, F.S.

INFORMATION  
DATE: 8/13/11 LL

DOCUMENT NUMBER-DATE

06197 AUG 29 =

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FPSC-COMMISSION CLERK

Analysis and Ruling

We adopted Rule 25-6.0423, F.A.C., to implement Section 366.93, F.S., which provides for alternative cost recovery for costs incurred in the development of nuclear power plants. PEF and FPL are engaged in cost recovery proceedings in the NCRC docket for their respective nuclear projects pursuant to this rule. Alternative cost recovery pursuant to the applicable statute and rule is achieved by incorporating the nuclear cost recovery amount approved in the NCRC docket into the utility's capacity cost recovery factor in Docket No. 110001-EI, or the Fuel and Purchased Power Cost Recovery docket. Subsection (5)(c)2 of Rule 25-6.0423, F.A.C., provides for our determination in the annual NCRC docket by October 1 of each year. Rule 25-6.0423(5)(c)4, F.A.C., sets forth the time by which the utility must file revisions to its fuel and purchased power cost recovery filings ("fuel clause filings"). It states:

The final true-up for the previous year, actual/estimated true-up for the current year, and subsequent year's projected power plant costs as approved by the Commission pursuant to subparagraph (5)(c)2 will be included for cost recovery purposes as a component of the following year's capacity cost recovery factor in the Fuel and Purchased Power Cost Recovery. The utility must file all necessary revisions to the fuel and purchased power cost recovery filings no later than October 15 of the current year.

In the current NCRC docket, we scheduled a Special Agenda Conference on October 24, 2011, to determine the nuclear cost recovery amounts that PEF and FPL will be permitted to recover. PEF and FPL have notified us of their agreement to the Special Agenda Conference date. In their Petition, PEF and FPL state that they will not be able to comply with the timeframe established by Rule 25-6.0423(5)(c)4, F.A.C., because the date of the Special Agenda Conference in the NCRC docket falls outside of the timeframe established by Rule 25-6.0423(5)(c)2, F.A.C. Because we will not make our determination in the NCRC docket until October 24, 2011, PEF and FPL state that they cannot revise their fuel clause filings prior to that date. Accordingly, PEF and FPL assert that it would be impossible to comply with strict application of Rule 25-6.0423(5)(c)4, F.A.C., which requires the utilities to make their filings by October 15, or nine days before we have ruled in this proceeding.

We are authorized by Section 120.542, F.S., to grant variances or waivers to the requirements of our rules where the party subject to the rules has demonstrated that the underlying purpose of the statute has been or will be achieved by other means and strict application of the rules would cause the party substantial hardship or violate principles of fairness. "Substantial hardship," as defined in this section, means demonstrated economic, technological, legal, or other hardship.

The underlying statutory provision pertaining to Rule 25-6.0423, F.A.C., is Section 366.93, F.S. Section 366.93, F.S., provides for alternative cost recovery for costs incurred in the development of nuclear power plants.

PEF and FPL request that they be permitted to submit their fuel clause filings by November 8, 2011, due to the inability to comply with the filing date set forth in Rule 25-6.0423(5)(c)4, F.A.C. The utilities state that this variance request is temporary because it is only being sought for 2011. According to the utilities, their variance request is consistent with the underlying purpose of Section 366.93, F.S., which is to allow for timely alternative cost recovery for costs incurred in the development of nuclear power plants. The utilities contend that this statutory purpose cannot be achieved absent a variance from the filing date set forth in Rule 25-6.0423(5)(c)4, F.A.C., which is meant to provide the utility with enough time to revise its fuel clause filings and to provide the Commission with enough time to include the utility's revisions in its determination and order in the Fuel and Purchased Power Cost Recovery docket. PEF and FPL assert that the requested variance will achieve those purposes.

We find that PEF and FPL have adequately demonstrated that they are entitled to a rule variance under the criteria of Section 120.542, F.S. The utilities have met the underlying purpose of Section 366.93, F.S., which is to allow for timely alternative cost recovery for costs incurred in the development of nuclear power plants. Moreover, PEF and FPL have shown that they will suffer substantial hardship if Rule 25-6.0423(5)(c)4, F.A.C., is strictly applied. Therefore, we grant PEF and FPL's request for a variance from Rule 25-6.0423(5)(c)4, F.A.C., to the extent that the rule requires the utilities to make their filings by October 15.

However, each company shall submit its fuel clause filings by 12:00 p.m. on October 27, 2011, rather than November 8, 2011. This earlier date will provide each utility sufficient time after the October 24, 2011 Special Agenda Conference to revise its fuel clause filings, while affording the Commission staff and the parties to Docket No. 110001-EI adequate time to review the revised filings prior to the Fuel and Purchased Power Cost Recovery hearings on November 1-3, 2011. We note that PEF and FPL stated at a noticed, informal meeting on July 6, 2011, in Docket Nos. 110009-EI and 110001-EI that they had no objection to submitting their fuel clause filings by 12:00 p.m. on October 27, 2011.

Based on the foregoing, it is

ORDERED by the Florida Public Service Commission that the Joint Petition for a Variance from or Partial Waiver of Rule 25-6.0423(5)(c)4, F.A.C., filed by Progress Energy Florida, Inc. and Florida Power & Light Company, is granted as set forth herein. It is further

ORDERED that if no timely protest is received to this proposed agency action on Progress Energy Florida, Inc. and Florida Power & Light Company's joint request for a variance in Docket No. 110009-EI, this Order will become final upon the issuance of a Consummating Order. It is further

ORDERED that Docket No. 110009-EI shall remain open pending our decision on Progress Energy Florida, Inc. and Florida Power & Light Company's petitions in the Nuclear Cost Recovery Clause.

By ORDER of the Florida Public Service Commission this 29th day of August, 2011.

  
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ANN COLE  
Commission Clerk  
Florida Public Service Commission  
2540 Shumard Oak Boulevard  
Tallahassee, Florida 32399  
(850) 413-6770  
www.floridapsc.com

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NOTICE OF FURTHER PROCEEDINGS OR JUDICIAL REVIEW

The Florida Public Service Commission is required by Section 120.569(1), Florida Statutes, to notify parties of any administrative hearing that is available under Section 120.57, Florida Statutes, as well as the procedures and time limits that apply. This notice should not be construed to mean all requests for an administrative hearing will be granted or result in the relief sought.

Mediation may be available on a case-by-case basis. If mediation is conducted, it does not affect a substantially interested person's right to a hearing.

The action proposed herein is preliminary in nature. Any person whose substantial interests are affected by the action proposed by this order may file a petition for a formal proceeding, in the form provided by Rule 28-106.201, Florida Administrative Code. This petition must be received by the Office of Commission Clerk, 2540 Shumard Oak Boulevard, Tallahassee, Florida 32399-0850, by the close of business on September 19, 2011.

In the absence of such a petition, this order shall become final and effective upon the issuance of a Consummating Order.

Any objection or protest filed in this/these docket(s) before the issuance date of this order is considered abandoned unless it satisfies the foregoing conditions and is renewed within the specified protest period.



August 22, 2011

8/22/11  
10:08 AM

**CERTIFIED MAIL**

Chairman Carmen McLemore  
Gulf County Comm  
1000 Cecil G. Costin SR. Blvd, Room 302  
Port St. Joe, FL 32456

Dear Chairman McLemore,

We are pleased to announce that Mediacom and NFL Network have reached a new, long-term agreement for carriage of NFL Network and NFL RedZone in time for the start of the 2011 NFL.

NFL network will be available to customers that have the Digital Plus tier of service (\$12.00 a month) and NFL RedZone will be a stand-alone service for a one-time fee of \$49.95 for each NFL season. The customer must have NFL Network (Digital Plus) in order to subscribe to RedZone.

Although we do not have an exact date for these new additions, we expect NFL Network and NFL Redzone to be available by the start of the NFL season.

If you have any questions feel free to contact me at [dservies@mediacomcc.com](mailto:dservies@mediacomcc.com) or at (850) 934-7701.

Sincerely,

David Servies  
Vice President of Operations

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# Linda Griffin

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Supervisor of Elections  
Gulf County

401 Long Ave. • Port St. Joe, Florida 32456-1707

September 2, 2011

Warren J Yeager, Chairman  
Gulf County BOCC

Mr. ~~Chairman~~ <sup>Warren</sup> Yeager,

I respectfully request to keep the funds left in my 2011 – 2012 budget to cover the cost of the extra election (PPP) to be held in fiscal year 2012 – 2013. As you know, the Presidential Preference Primary is only held every 4 years. The election is tentatively scheduled for January 2012.

Thank you for your consideration of this request,

Linda Griffin, Supervisor  
Gulf County Elections Office

2011 SEP -1 PM 2:53

8/13/11 U

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Fairpoint