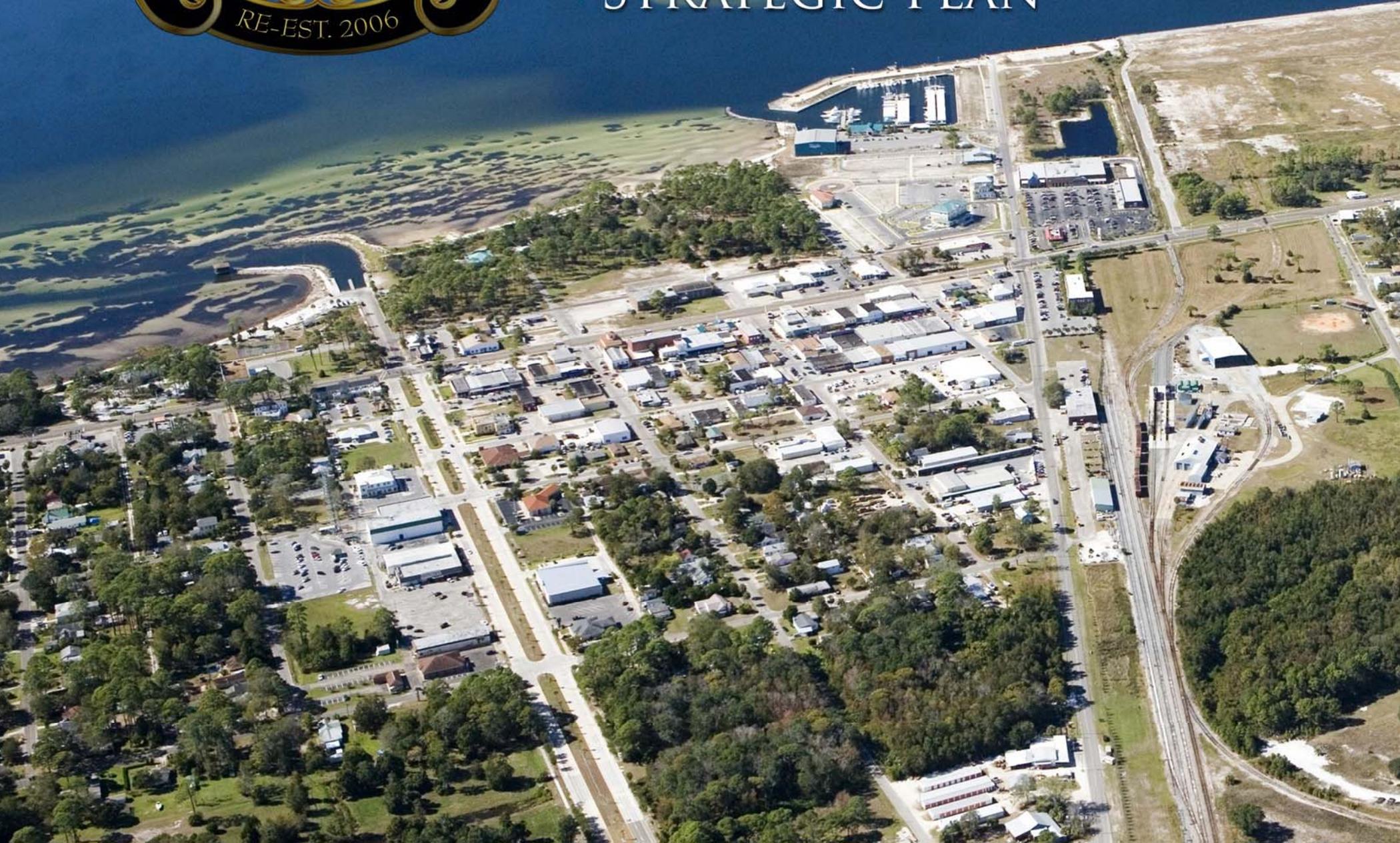




PORT ST. JOE WATERFRONT PARTNERSHIP STRATEGIC PLAN





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PORT ST. JOE WATERFRONT PARTNERSHIP “WATERFRONT STRATEGIC PLAN”



A. INTRODUCTION

The purpose of the Port St. Joe Waterfront Partnership Strategic Plan is to present specific physical improvements, projects and activities that will revitalize the Port St. Joe waterfront. The period addressed by this report is for the next two (2) years. Several of the projects identified in this report will take longer than two years to fully implement. The items addressed in the two year strategic plan are the initial implementation activities to be undertaken in order to enable continued implementation of the long-term projects.

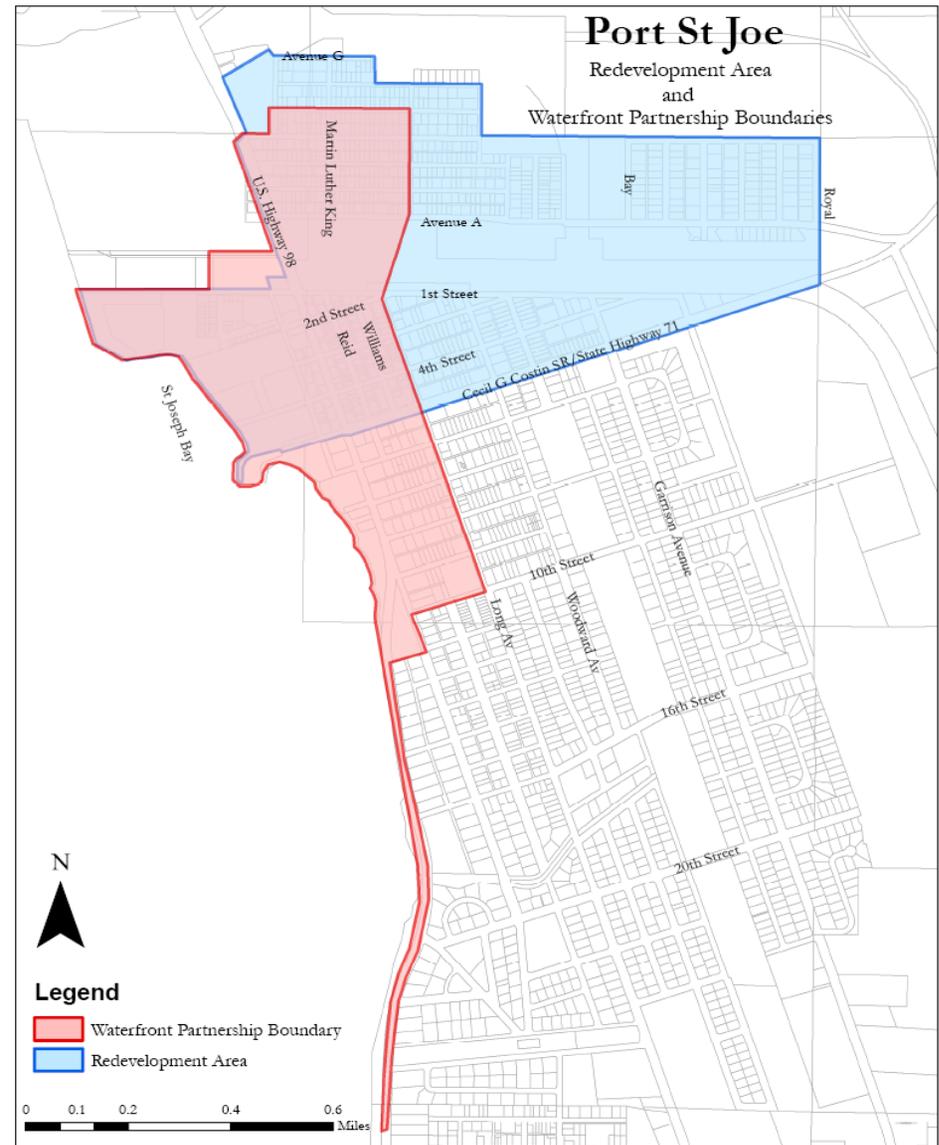
The City of Port St. Joe participates in the Florida Coastal Management Program, (FCMP) Waterfront Florida Communities program and Waterfronts Florida Partnership.

The Waterfronts Florida Partnership is a program that provides innovative support for communities to revitalize and renew declining waterfront districts, areas which have traditionally focused on water dependent economic activities. This innovative support includes planning grants and technical assistance from FCMP staff.

The program is a two-year program where designated communities develop strategic plans for the revitalization of their waterfronts. The Waterfronts Florida Program encourages communities to consider and emphasize the following four areas:

- Environmental & Cultural Resource Protection
- Support of the Viable Traditional Waterfront Economy
- Hazard Mitigation
- Public Access to Working Waterfronts and Coastal Resources

Map 1 Port St. Joe Waterfront Partnership and
Redevelopment Area Boundaries





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The Port St. Joe Waterfronts Communities area includes portions of the Redevelopment Area along U.S. 98 and in downtown Port St. Joe. **Map 1** shows the area included in the Waterfronts Communities program and the Port St. Joe Redevelopment Area.

The Waterfronts Florida Communities Program encourages participation of local Waterfront Communities groups in any concurrent redevelopment activities that may be occurring in their respective communities. The Port St. Joe Waterfront Steering Committee has partnered with the Port St. Joe Redevelopment Agency (PSJRA) with the shared goals of redeveloping Port St. Joe’s waterfront and downtown. The Waterfront Steering Committee has developed a Conceptual Waterfront Boardwalk (the Baywalk) and Trail Plan and specific group objectives as part of their program. This proposed waterfront boardwalk and trail, as well as some of the group’s other community objectives, are incorporated into the PSJRA Redevelopment Plan update. Due to the physical co-location of the Waterfront Partnership area within the Port St. Joe Redevelopment Area, the planning activities and program development for the Waterfront Partnership and the Redevelopment Agency were closely coordinated in order to identify opportunities to develop shared projects and activities, share resources and avoid duplication of efforts.

The items identified in this report include tasks and activities that will address the four focus areas of the Waterfronts Florida Program and complement the redevelopment activities identified in the 2006 update of the Port St. Joe Redevelopment Agency Plan.

B. WATERFRONT PARTNERSHIP MASTER PLAN

The Waterfront Partnership Master Plan identifies long-term redevelopment projects designed to revitalize the City’s Waterfront and complement the City’s downtown redevelopment activities. **Map 2**, shows the proposed locations of the projects identified. The specific projects include:

1. Baywalk

The first project proposed is a 2.5 mile combined seawall sidewalk and elevated waterside walking path called the Baywalk. The Baywalk begins at the Port St. Joe Marina and runs south to a trailhead building near Country Club Road. The Baywalk will feature scenic overlooks, a 16-foot wide pathway and three proposed piers extending into St. Joseph’s Bay. Required right-of-way acquisition is currently under negotiations with City the of Port St. Joe and JOE representatives. Right-of-way acquisition activities are anticipated to be completed by 2nd quarter, 2007. Construction cost estimates are contained in the Implementation Plan section of this report.



Example of pier



Example of Baywalk pathway



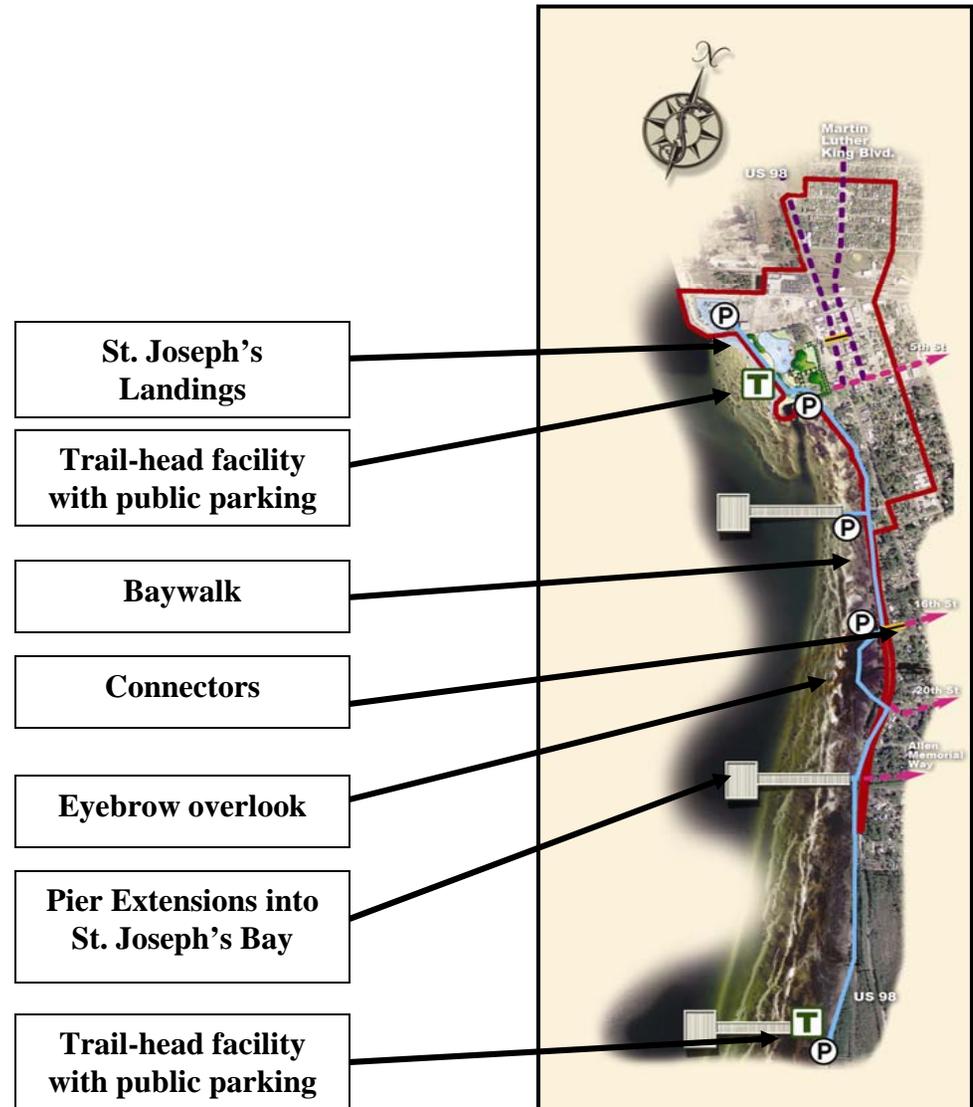
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Map 2 Water Partnership Master Plan Map

The Waterfront Master Plan Map graphically illustrates the locations of the proposed improvements outlined in this report including: the proposed Baywalk; trail-head facilities, trail connectors and improved pedestrian crosswalks that link the waterfront and the Baywalk to downtown Port St. Joe, the Marina, and the City's trail network and parks; public parking lots servicing the trail-head facilities and the proposed St. Joseph's Landings park location.

The blue-line indicates the Baywalk, the red-line represents the Waterfront Partnership's project area boundaries. Trail connectors are represented by the pink-lines.



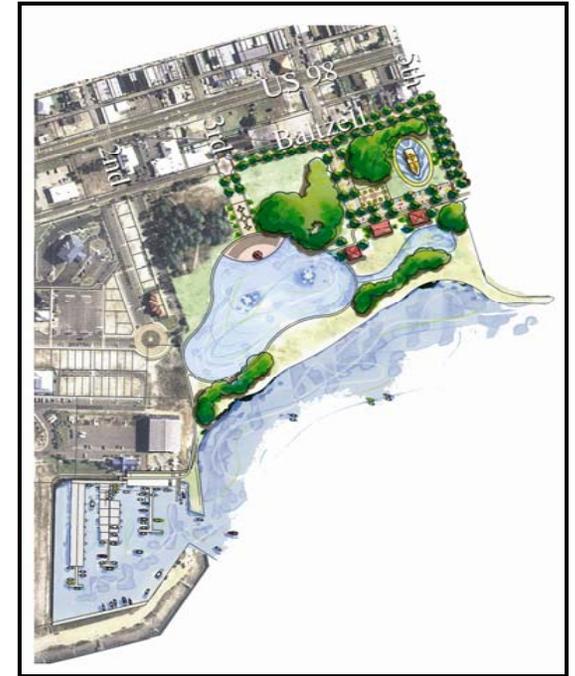


2. St. Joseph’s Landings

St. Joseph’s Landings is an amenitized, recreational, and multi-function open space area. St. Joseph’s Landings is located due west of Baltzell Avenue due east of the historic Maddox House and north of the City’s existing waterfront park.

Key features of this proposed development include:

- Open space and recreational amenities for families and children, featuring a “pirate-ship” themed playground
- A walking path connection to the Baywalk
- An approximate 4.6 acre reflecting pond water feature that will improve the water quality of the Bay, surrounded with walking paths and landscaped connections to downtown
- A 200+ seat, bay front, amphitheatre for public events, concerts, sunsets and activities
- Permanent Kiosks and services to enable utilization of the open spaces for vendors and farmers’ market activities
- Preservation of historic Maddox House and site location for the Tourist Development Commission offices



St. Joseph’s Landings rendering



Example of Amphitheatre



Example of a Farmers’ Market

The St. Joseph’s Landings project will seek to provide the waterfront and the City with a green open space that can accommodate a range of outdoor uses and community functions while providing a pleasant open space, recreation destination when not being utilized for an event. The proposed use of this area will also preserve a clear-view, community vista to the bay.



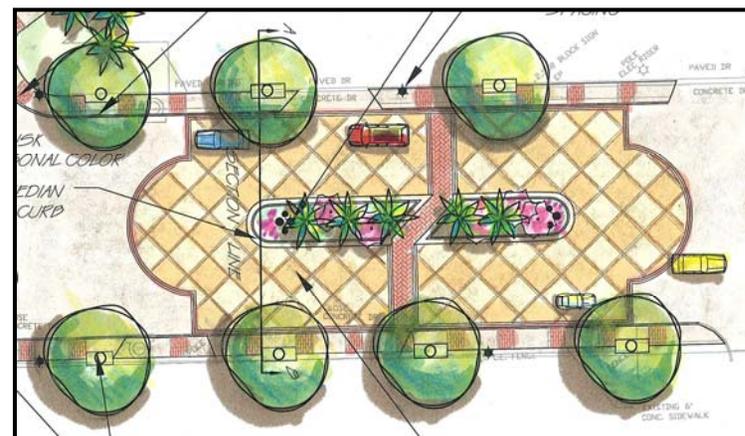
3. Trail Connectors and Improved Pedestrian Crosswalks

Two trailhead facilities and trail connectors are proposed as part of the Waterfront Partnership Master Plan. These facilities have multiple uses. The trail-head buildings will provide a destination point for users of the Baywalk to park their car, use the restrooms, or have a pick nick. The trailhead buildings and trail connectors will also provide a physical connection and path to the waterfront from the downtown and JOE Town Center areas. Pedestrian and trail connections are proposed at 3rd, 5th, 16th and 20th Streets and at Allen Memorial Way. Improved Pedestrian Crosswalks, including brick paver crosswalks, pedestrian safety zones and increased signage are proposed for the US 98 intersections at 3rd Street and 16th Street.



Example of a Trailhead building

Construction cost estimates are contained in the Implementation Plan section of this report.



Example of an improved crosswalk with a landscaped pedestrian 'safe-zone' in center of street

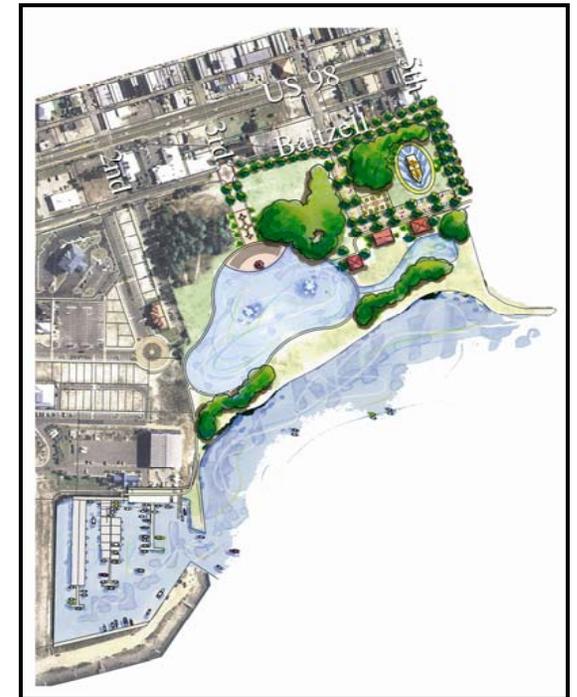


4. Regional Stormwater Treatment Facility

A regional stormwater treatment facility, approximately 4.6 acres in size, is proposed for the northern end of the Baywalk near the St. Joseph’s Landings area. Water flowing into this pond currently flows directly into the bay, untreated. This negatively impacts the water quality. The proposed pond will provide an opportunity for treatment (settling) of the water before flowing to the bay. Native water plant landscaping, reeds, cat-tails and other plants, as well as decorative lit fountains (aerators) can provide additional treatment to the water as well as visual amenities.

The intended result is a water feature that:

- Provides a clear vista to the bay
- Is a visually pleasing public space amenity
- Provides for improved stormwater treatment over current systems
- Utilizes existing piping and stormwater systems
- Enables increased utilization of small downtown parcels that would otherwise have to provide on-site treatment of stormwater, reducing the overall proportion of the parcel area available for redevelopment



St. Joseph’s Landings rendering
showing proposed stormwater
treatment pond location



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C. IMPLEMENTATION PLAN

The following implementation plan presents a short-term, two (2) year schedule, and long-term, beyond two (2+) year, schedule of tasks and activities, designed to implement the previously identified Waterfront Partnership projects.

Activity/Project	Yr 1	Yr 2	Yr 3	Yr 4	Yr 5	Yr 6	Yr 7	Yr 8	Yr 9	Yr 10	Total
	07-08	08-09	09-10	10-11	11-12	12-13	13-14	14-15	15-16	16-17	per
BAYWALK Project (Recreation/Destination)											
Finalize ROW Transfer process and establish transfer schedule with JOE for Multi-Use bay front boardwalk	WP Staff										\$0
Initiate preliminary discussions with NFWFMD regarding permitting of BAYWALK as per Chapters 63-312 & 62-25 of FDEP ERP Program.		WP Staff/ City									\$0
<i>Phase I Design & Engineering</i>		\$866,757									\$866,757
<i>Phase II ROW Acquisition⁻¹</i>			\$75,000								\$75,000
<i>Phase III 3 Phases Construction⁻²</i>				\$2,166,893	\$2,491,927	\$2,865,716	\$3,295,574	\$3,789,910	\$4,358,396		\$18,968,416
<i>Maintenance</i>					\$5,750	\$6,613	\$7,604	\$8,745	\$10,057	\$11,565	\$50,334
Bike Trail Connectors (Recreation/Activity)											
Prepare design documents for bike trail connector including trail head	\$8,000										\$8,000
Construction of bike trail connectors ⁻³					\$33,957	\$33,957					\$67,914
Construct trail head at northern BAYWALK Trail connection ⁻⁴					\$160,000						\$160,000
Construct trail head at southern BAYWALK Trail connection						\$160,000					\$160,000



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Activity/Project	Yr 1	Yr 2	Yr 3	Yr 4	Yr 5	Yr 6	Yr 7	Yr 8	Yr 9	Yr 10	Total
	07-08	08-09	09-10	10-11	11-12	12-13	13-14	14-15	15-16	16-17	per
Maintenance							\$4,500	\$5,000	\$5,500	\$6,000	\$15,000
Improved Pedestrian Crosswalks (Transportation)											
Prepare design concepts for (2) Improved Pedestrian Crosswalks with Pedestrian Safe zones		\$12,000									\$12,000
Prepare right-of-way and acquisition cost estimates for (2) Improved Pedestrian Crosswalks. ⁵			\$5,000								\$5,000
<i>Phase I Design & Engineering</i>				\$75,744							\$75,744
<i>Phase II ROW Acquisition</i>				\$125,000	\$125,000						\$250,000
<i>Phase III Construction</i>						\$189,360	\$189,360				\$378,720
<i>Maintenance</i>								\$5,000	\$5,750	\$6,000	\$10,750
St Joseph Landings Public Space Development (Recreation/Destination/Open Space)											
Prepare design concepts for St. Joseph's Landings	\$8,000										\$8,000
Prepare RFP for to solicit bids for St. Joseph's Landings from developers		\$5,000									\$5,000
<i>Evaluate RFP Responses</i>			Staff								\$0
<i>Prioritize and Rank responses</i>				Staff							\$0
<i>Select Developer</i>				Staff							\$0
Construction of St. Joseph's Landings begins					Construct.	Construct.					\$0
Total Implementation Costs Estimates	\$16,000	\$883,757	\$80,000	\$2,367,637	\$2,816,634	\$3,255,646	\$3,497,038	\$3,808,655	\$4,379,703	\$23,565	\$21,116,635

Cost estimating assumptions: 1-Assumes majority of required ROW donated, 2-Estimated total approximate length of Baywalk, all phases, is 14,610 linear feet or 2.77 miles. Approximately 4,510 linear feet over water, 10,100 linear feet over land. Estimated construction cost per linear foot for Baywalk built over water is \$1,775.52. Estimated construction cost per linear foot for Baywalk built over land is \$923.52. A 15% inflationary factor is applied to future years' construction cost estimates, 3-Estimated total connector length 2.5 miles, cost per linear mile of \$27,166 in 2006 dollars, utilizing existing roadways inclusive of 12% survey, 25% contingency and 10% administrative costs, 4-Trailhead facilities include restrooms, information kiosk and covered patio area. Total building area~ 600 sq. Ft., 5-Individual Improved Median Cost estimates = \$189,360



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D. LOCAL FUNDING SOURCES

1. Redevelopment Agency Tax Increment Fund (TIF)

The primary funding mechanism for PSJRA projects in Port St. Joe is the Tax Increment Fund (TIF). This fund is comprised of the tax increment revenue collected from the City of Port St. Joe and Gulf County. These funds are placed into a Special Redevelopment Trust Fund where they are utilized for projects identified within this Redevelopment Plan within the PSJRA. It is estimated that based on current property valuations, millage rates and pending development projects the potential PSJRA TIF Revenue that could be available to the Port St. Joe Redevelopment Agency in 2016 is ~\$1,963,991 dollars.

The Redevelopment Agency currently has a Tax Increment Fund FY 2007, Carryover balance of \$359,481.00.¹

The Redevelopment Area was recently increased to include additional portions of downtown Port St. Joe and North Port St. Joe. Due to the different activation dates for the different areas contained within the Redevelopment Area, different base years were used to estimate the potential TIF funds. The base years are the year at which the Redevelopment Area is established and provides the benchmark property value with which to measure tax increment growth. The tax increment is the additional ad valorem tax revenue generated from increases in property value in excess of the base year values.

The TIF revenue estimates are based on the base year values, the current City and County millage rates and the estimated rate of property value appreciation. These estimates should be revisited annually as new properties are developed and property value appreciation occurs.

¹ Port St. Joe Redevelopment Agency, FY 2005/2006 Annual Budget, 12/12/06.



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E. OTHER FUNDING SOURCES

Alternative funding sources have been identified based on their applicability to the project recommendations.

1. Florida Boating Improvement Program (FBIP)

The Florida Boating Improvement Program provides funding through competitive grants for boating access projects and other boating-related activities on coastal and/or inland waters of Florida. Eligible program participants include county governments, municipalities and other governmental entities of the State of Florida.

Eligible uses of program funds include:

- Boat ramps and other public launching facilities
- Piers, docks and other mooring facilities
- Recreational channel marking
- Aquatic plant control
- Boating education
- Economic development initiatives that promote boating
- Other local boating-related activities that enhance boating access for recreational boaters.

[Contact FBIP@MyFWC.com](mailto:FBIP@MyFWC.com) or call (850) 488-5600

2. Florida Recreation Development Assistance Program (FRDAP)

FRDAP is a competitive grant program that provides financial assistance to local governments for development and acquisition of land for public outdoor recreational purposes. All county governments and municipalities in Florida and other legally constituted local governmental entities with the legal responsibility for the provision of outdoor recreational sites and facilities. The Florida Department of Environmental Protection will accept FY 2007-08 grant applications for the Florida Recreation Development Assistance Program between September 1-15, 2006. FRDAP application packets are available at the Department of Environmental Protection, Division of Recreation and Parks, Office of Information and Recreation Services, Mail Station #585, 3900 Commonwealth Boulevard, Tallahassee, FL 32399-3000. For more information, call (850) 245-2501, email to Leylani.Velez@dep.state.fl.us or visit www.dep.state.fl.us/parks/oirs.



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3. Florida Communities Trust (FCT)

Florida Communities Trust (FCT) is a state land acquisition grant program that provides funding to local governments and eligible non-profit environmental organizations for acquisition of community-based parks, open space and greenways that further outdoor recreation and natural resource protection needs identified in local government comprehensive plans. Contact the Department of Community Affairs, Division of Housing and Community Development, Florida Communities Trust, 2555 Shumard Oak Blvd., Tallahassee, FL 32399-2100, Ken Reecy, (850) 922-2207, Fax (850) 921-1747, ken.reecy@dca.state.fl.us

4. Waterfront Florida Partnerships (FDEP)

The Waterfront Florida Partnership, launched by the Florida Coastal Management Program in 1997, has been helping to chart a new course for its participating communities. The program was created to provide support, training, innovative technical assistance, and limited financial assistance to communities striving to revitalize and renew interest in their waterfront district, areas which have a tradition of water dependent vitality. The Department of Community Affairs is the lead agency for the Waterfronts Florida Partnership. For more information visit:

www.dep.state.fl.us/cmp/grants/ or (850) 245-2161, Fax (850) 245-2163.

5. Historic Preservation Grants

The purpose of Historic Preservation Grants is to assist in the identification, excavation, protection, and rehabilitation of historic and archeological sites in Florida; to provide public information about these important resources; and to encourage historic preservation in smaller cities through the Florida Main Street program.

Types of historic preservation projects that can be funded include Acquisition and Development projects (including excavation of archeological sites and building rehabilitation, stabilization or planning for such activities); Survey and Planning activities (including surveying for historic properties, preparing National Register nominations, and preparing ordinances or preservation plans); and Community Education projects (such as walking tour brochures, educational programs for school children, videos and illustrating historic preservation principles, and Florida Historical Markers). For more information please contact: Historic Preservation, 500 S. Bronough Street, Tallahassee, FL 32399-0250, (850) 245-6333.



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6. Private Funding Sources

The following organizations provide philanthropic grants to individuals, communities, civic organizations or non-profit organizations that share their philanthropic goals. These organizations were selected for inclusion in this report based on their service areas and the applicability of their philanthropic objectives to the long-term objectives of the Port St. Joe Redevelopment Agency.

- **Wachovia Foundation** – Emphasis of Program: Education & Community Development; Contact Information: 800-922-4684
- **Gulf Power Foundation** - Focus of Foundation: Community Development, Contact Information: Candace KlingleSmith, Administrative Secretary 850-444-6806
- **St. Joe Community Foundation, Formerly Northwest Florida Improvement Foundation** – Emphasis of Program: Community Development; Contact Information: Jane McNabb, Executive Director 850-636-6505 JMcNabb@stjcf.com
- **Jesse Ball DuPont Group** - Port St Joe is one of the two Florida cities named in Ms. DuPont's will and received a share of its \$12-\$18 million dollar annual enrollment. The organization has funded Florida State's University Department of Urban and Regional Planning Department to conduct year long study by involving the stake holders to come up with a unified vision for the North Port St. Joe area. The foundation also provides funding for several of the area churches. <http://www.dupontfund.org/index.asp>