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# GULF COUNTY RESTORE ACT PROJECT PRE-PROPOSAL FORM

**Project Name:** BayPark Cultural Center & Recreation Area

**Submitting Entity:** Port St. Joe Redevelopment Agency

**I. Please select one or more eligible activity that the project is classified under:**

- Restoration and protection of the natural resources, ecosystems, fisheries, marine and wildlife habitats, beaches, and coastal wetlands of the Gulf Coast region.
- Mitigation of damage to fish, wildlife and natural resources.
- Implementation of a federally approved marine, coastal or comprehensive conservation management plan, including fisheries monitoring.
- Workforce development and job creation.
- Improvements to or on State parks located in coastal areas affected by the Deepwater Horizon oil spill.
- Infrastructure projects benefitting the economy or ecological resources, including port infrastructure.
- Coastal flood protection and related infrastructure.
- Planning assistance.
- Promotion of tourism and seafood in the Gulf Coast region.

**II. Please provide an executive summary of the project. Describe/quantify the economic (jobs, infrastructure, tourism, etc.) and environmental benefits (habitat, quality, knowledge, long-term sustainability, etc.).**

Development of the BayPark, located along St. Joseph Bay in the City of Port St. Joe, is proposed to include the following types of amenities: bay-front, family-friendly recreation area, fire pits and shade structures, permanent seating, cultural centers (museums) to memorialize and celebrate the culture and history of the area, marine ecology center (including a turtle rescue component), marine history center, a nature walk with improved way-finding and informative text panels, and a community center to host private and public events/meetings and a permanent home for Plein Air. The Cape San Blas Lighthouse compound is included but is being addressed in a proposal from the City of Port St. Joe. Economically, the park will provide revenue (user fees) and jobs (construction, operation and maintenance). In addition, the information included will invite visitors to explore the downtown area, the Dead Lakes, the Cape, and other regional attractions—thus increasing regional revenue. Ecologically, the park

will educate visitors on local flora and fauna, ecological resources, history, and the unique culture of Gulf County. An educational component will include state-approved curriculum to enable field trips for regional students. It will highlight preservation, such as an exhibit on the importance of turtle lighting. This area will provide an enhanced visitor experience and provide additional visitor activities—especially attractive during the shoulder season when tourism numbers decrease.

**III. Please provide a cost summary/budget. Detail any matching/cooperative funds available for use, and any cooperative support from governmental or other agencies.**

The project will be in collaboration with the City of Port St. Joe as well as local nonprofits such as the St. Joseph Historical Society, the Port Theatre Art and Culture Center and will also work closely with the Forgotten Coast Cultural Coalition to meet their needs for the annual Plein Air event. The projected costs are as follows: Bay Front Water Recreation Area: \$1,098,110; Bay Coastal Ecological Resource Center and Community Center: \$2,630,026; walkways, signage, fire pits and additional amenities: \$125,000.

**IV. Please provide a timeline for project completion. Explain the technical and environmental feasibility (including any permitting considerations) of the project.**

The project will be phased to coordinate with fund-raising efforts. Public and private grant money will fund the majority of the project, with matching funds provided by the Port St. Joe Redevelopment Agency. The timeline will be from five to seven years until completion. The DEP has already reviewed the plans and has made recommendations for minor adjustments. Every component can ultimately be permitted or will be adjusted accordingly. Each component is technically feasible and will be designed with the input of professionals for each element.

**V. Please provide the qualifications of the Submitting Entity, the financial feasibility/sustainability and the economic feasibility and sustainability of the project (probability of success, etc.).**

The Port St. Joe Redevelopment Agency has a proven record of success in redevelopment, development, and fund raising. The executive director of the agency holds certificates in both project management (San Diego State University) and fund raising (Indiana University). The Board of Directors includes the skill sets required to properly vet and approve progress: general contractor, financial planner, accountant, business, marketing, and a member of the St. Joseph Historical Society. Each element will have a custom fund-raising plan to focus on foundations and entities that support that type of program. The revenue models (user fees, private

foundation grants for field-trip scholarships, ongoing grant-request programs, public-private partnerships) will make the park self-sustaining, including reserve funds. The probability for success is great; each element is needed and currently unfulfilled. The attraction will draw residents and visitors alike—year round.

**VI. Please provide the anticipated results of the project, and whether it is included in a City of Port St. Joe, City of Wewahitchka or Gulf County Comprehensive and Mitigation Plan?**

The project is currently engaged in the public review process through the City of Port St. Joe. The final plan will reflect public comment and will ultimately be approved and adopted by the City. The anticipated results will be a center for culture, history, education, and recreation—a place where a family can spend an entire day learning about, making plans to explore more, and enjoying our region.

**Submitted By:** Gail Alsobrook

  
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**Signature**

1/15/2013  
\_\_\_\_\_  
**Date**

PORT ST. JOE REDEVELOPMENT AGENCY  
\_\_\_\_\_  
**Company Name**

150 CAPTAIN FRED'S PLACE  
\_\_\_\_\_  
**Address**

PORT ST. JOE, FL 32456  
\_\_\_\_\_  
**Address**

850-229-6899  
\_\_\_\_\_  
**Telephone Number**

GAIL@PSJRA.COM  
\_\_\_\_\_  
**E-mail Address (if applicable)**

BOARD OF COUNTY COMMISSIONERS  
GULF COUNTY, FLORIDA  
**RESTORE ACT COMMITTEE (R.A.C.)**

1000 CECIL G. COSTIN SR. BLVD., ROOM 312, PORT ST. JOE, FLORIDA 32456  
PHONE (850)229-6144 • FAX (850) 229-9252 • EMAIL: tkopinsky@gulfcounty-fl.gov

**PUBLIC RECORDS POLICY AND PUBLIC ACCESS ACKNOWLEDGMENT FOR  
GULF COUNTY RESTORE ACT APPLICANTS**

I, GAIL ALSDBROOK the undersigned authority and/or representative of the entity BST Redevelopment Agency and or the individual who has submitted the Gulf County RESTORE Act Proposal/Pre-Proposal titled BayPark + Port Spatve hereby acknowledge, consent and accept the following representations that coincide with my/our submission for consideration, evaluation and possible recommendation and approval by the Gulf County Board of County Commissioners for funding from the RESTORE Act distribution that strictly complies with the guidelines and regulations set forth under the Restoration and Ecosystems Sustainability, Tourist Opportunities and Revived Economies of the Gulf Coast States Act of 2012:

1. I/We am the authorized representative of the application/pre-proposal referenced above.
2. I/We have thoroughly reviewed and familiarized myself and/or my entity on which I have submitted the application/pre-proposal on behalf of with the entirety of the Gulf County Public Records policy.
3. I/We have thoroughly reviewed and familiarized myself and/or my entity on which I have submitted the application/pre-proposal on behalf of with the entirety of the Florida Statute Chapter 119 which controls and permits public access to information.
4. I/We hereby acknowledge, consent and agree to the controlling policies and statutes above as well as the free and open exchange of any and all submissions provided hereunder this application/pre-proposal and all information exchanged hereafter including but not limited to further amendments to these proposals as well as surveys, studies, research, data production, books, drawings, property records, work papers, county owner lists, files, forms, reports, accounts, documents, manuals, handbooks, instructions, printouts relating in any manner for the production of the application. In addition, all papers, notes, data, reference material, documentation, programs, printouts, and all other media and forms of expression that in any way include, incorporate or reflect any confidential information of what ultimately shall become the Gulf County plans for use and application of the RESTORE Act funding.
5. I/We acknowledge, agree and fully consent to cooperate with the appointed Gulf County RESTORE ACT committee, county officials and staff as a continuing obligation and condition of final review for this RESTORE Act application/pre-proposal.
6. I/We have submitted this acknowledgment to Gulf County RESTORE Act Committee and the Gulf County Board of County Commissioners for the purpose and intent of receiving an evaluation, review and possible recommendations for anticipated funding from the Restoration and Ecosystems Sustainability, Tourist Opportunities and Revived Economies of the Gulf Coast States Act of 2012.

  
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Signature of RESTORE Act Applicant

Date: 1/16/2013

GAIL ALSDBROOK  
\_\_\_\_\_  
Printed Name