

**February 20, 2018
Regular Meeting
6:00 P.M.
2775 Garrison Avenue
Port St. Joe, Florida**



City of Port St. Joe

Bo Patterson, Mayor-Commissioner
Eric Langston, Commissioner, Group I
David Ashbrook, Commissioner, Group II
Brett Lowry, Commissioner, Group III
Rex Buzzett, Commissioner, Group IV

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

BOARD OF CITY COMMISSION

Regular Public Meeting

6:00 P.M.

2775 Garrison Avenue

Tuesday February 20, 2018

Call to Order

Consent Agenda

Minutes

- **Regular Commission Meeting 2/6/18**

Pages 1-3

PSJRA

- **Update**

City Attorney

- **Ordinance 547, Comprehensive Plan Amendment-Evaluation and Appraisal Report**
 - **Public Hearing**
 - **First Reading & Transmittal to DEO for Review**

Pages 4-64

Old Business

- **Palm Blvd. Bridge- Quin Lowrey**
- **NWFLOC Meeting/Training 2/22- Update**
- **City Handbook- Comm. Ashbrook**
- **Accessory Buildings- Workshop 2/27 at 5:00**
- **Road Bond Money/Long Ave. Project- Update**
- **Blues in the Lot- Mayor Patterson**

New Business

- **Facilities Accessibility – Bruce Ballister**
- **Ward Ridge Bldg. Repairs**
- **Northwest RAO Boundary Change**
- **Landscaping on MLK- Comm. Langston**
- **Historic Cemetery- Comm. Langston**

Pages 65-69

Pages 70-83

Public Works

- **Water Line Replacement Project- Update**

Surface Water Plant

- **Update**

Waste Water Plant

- **Update**

Finance Director

- **Update**

City Engineer

- **Projects Update**
 - **Frank Pate Park Boat Ramp Improvements**
 - **Jones Homestead Sewer**

Code Enforcement

- **Update**

Page 84**Police Department**

- **Update**

City Clerk

- **Update**

Citizens to be Heard**Discussion Items by Commissioners****Motion to Adjourn**

**MINUTES OF THE REGULAR MEETING OF THE BOARD OF CITY
COMMISSIONERS FOR THE CITY OF PORT ST. JOE, FLORIDA, HELD AT
2775 GARRISON AVENUE, February 6, 2018 AT 6:00 P.M.**

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

Mayor Patterson requested that a Moment of Silence be observed for Commissioner Langston and his family in the death of his mother.

CONSENT AGENDA

Minutes

A Motion was made by Commissioner Buzzett, second by Commissioner Lowry, to approve the Minutes of the Regular Commission Meeting on January 16, 2018. All in favor; Motion carried 5-0.

PORT ST. JOE REDEVELOPMENT AGENCY (PSJRA) Bill Kennedy shared that this year the PSJRA would be focusing on Reid Avenue by improving the plant beds and possibly the repaving of the road. A Workshop is planned for February 20, 2018, at 4:30 P.M., to discuss these ideas. Mr. Kennedy will be delivering the PSJRA's Annual Report to all businesses on Reid and Highway 98 to make them aware of what the PSJRA has done and let them know about the Workshop. He anticipates the gateway arch will be completed tomorrow.

CITY ATTORNEY –

Ordinance 546 CIP Plan Update: Second Reading and Consideration of Adoption -

A Motion was made by Commissioner Ashbrook, second by Commissioner Langston, to have the Second Reading of Ordinance 546. Mr. McCahill read Ordinance 546 by Title only.

A Motion was made by Commissioner Buzzett, second by Commissioner Lowry, to adopt Ordinance 546. All in favor; Motion carried 5-0.

Accessory Buildings was moved from New Business for discussion. After pros and cons of a moratorium on these buildings, a Motion was made by Commissioner Buzzett to have a temporary moratorium until issues of height, size, and the LDR could be amended. The Motion died for the lack of a second.

Commissioner Langston asked that the issue be Tabled. After a discussion, a Workshop was set for February 27, 2018, at 5:00 P.M., for public input on Accessory Buildings.

CITY MANAGER'S REPORT – Jim Anderson

Old Business

Centennial Building Train – Commissioner Buzzett: A Motion was made by Commissioner Buzzett, second by Commissioner Ashbrook, for Gulf Fence and Construction Company to install the fence for \$4,220. All in favor; Motion carried 5-0.

Mayor Pro-tem: A Motion was made by Commissioner Lowry, second by Commissioner Buzzett, for Commissioner Ashbrook to serve as Mayor Pro tem. All in favor; Motion carried 5-0.

SCOP Grant Cycle – Mr. Anderson reminded the Commissioners a decision needs to be made on what to apply for during this grant cycle.

NWFLOC Meeting / Training February 22, 2018, Update: Mr. Anderson shared that Mayor Patterson and the Commissioners have been signed up for the Ethics Training Class and asked that anyone attending the meeting and dinner let Staff know so reservations could be made for those events also. Commissioner Langston noted that he has a conflict and will not be able to attend any events on February 22nd.

New Business

Accessory Buildings – Commissioner Buzzett: Addressed earlier under City Attorney.

Chamber of Commerce – Request to Advertise Event: After a discussion on closing Reid Avenue, alcohol being consumed on the street, and recent meetings where citizens were emphatic about alcohol outside of businesses, a Motion was made by Commissioner Buzzett, second by Commissioner Ashbrook, to advertise the event on the city water bill providing the date and time only. The Motion passed with Commissioners Ashbrook, Buzzett, Langston, and Lowry voting in favor. Mayor Patterson voted no. The Chamber is to get with City Staff to determine the block to be used for the event. In the future, only non-departmental entities, funded in the budget, will be promoted on water bills.

Heather Blood, John Parker, and Tim Depuy shared their thoughts on the event and felt a precedence had been set with the PortOberfest in October.

Retirement Payout – Janice Hamilton was recognized for her 21 years of service to the City. A Motion was made by Commissioner Lowry, second by Commissioner Buzzett, to approve the Retirement Payout of Mrs. Hamilton. All in favor; Motion carried 5-0.

City Handbook – Commissioner Ashbrook requested that Commissioners review the proposed City Handbook and be prepared to vote on it at the February 20, 2018, meeting.

Legislative Update – Commissioner Ashbrook updated the Commission on the following issues before the legislature: Vacation Rentals, time of City elections, sun setting of CRAs and requirements to extend them, Opioids restrictions, Impact Fees may not be allowable to pay down debt, and Affordable Housing waiver of fees may be required.

Evaluation and Appraisal Report – Mr. Anderson noted that this will come before the PDRB and City Commission and will have to be submitted by March 1, 2018, to be in compliance with the state.

Commissioner Lowry questioned the hand out, Facilities Accessibility Evaluation, and Mr. Anderson shared that was provided by Bruce Ballister who had completed the evaluation. This is done to insure that the City is in compliance with the Americans with Disabilities Act of 1990. The plan must be acted upon within 3 years and maintained for review by interested parties. This item will be on the February 20, 2018, Agenda.

Public Works – John Grantland

Water Line Replacement Project Update: Mr. Grantland advised that construction is complete, lines are being disinfected, and sampling should be done later this week. He also shared that the new excavator was delivered today, and White City will be without water from 9 A.M. until 1 P.M. tomorrow while repairs are being made to the tank there.

Surface Water Plant – Larry McClamma was out due to the illness of his father.

Wastewater Plant – Kevin Pettis

WWTP Repower Request to Bid – A Motion was made by Commissioner Buzzett, second by Commissioner Ashbrook, to bid out upgrading the plant power supply. All in favor; Motion carried 5-0.

Mr. Pettis noted the pond level is the lowest it has been in years and the goal is to get it down to 14'.

Finance Director – Mike Lacour did not have anything to share with the Commission.

City Engineer – Clay Smallwood, III, was absent due to illness and Mr. Anderson updated the Commission.

Project Updates -

Frank Pate Park Boat Ramp Improvements – Verbal approval has been given for additional concrete and a rub rail on the left side of the basin.

Long Avenue Water / Sewer / Road Paving – Mr. Smallwood is working on the State Revolving Fund documents. Commissioner Ashbrook noted that Representative Beshears is supporting the funding request and it has been sent to the senate.

Jones Homestead Sewer – Several more customers are still needed.

Code Enforcement no action was required.

Police Department – **Chief Matt Herring** reminded the Commission of the Port St. Joe Police Department Family Fun Day to be held on Saturday, March 10, 2018, from 10 A.M. to 2 P.M. at Frank Pate Park. 20 bicycles will be given away, free food will be provided and there will be rides, a petting zoo, and other activities for the community to enjoy. Estimated attendance for last year's event was 1,000 people.

City Clerk - Charlotte Pierce asked that the Commission review the Facilities Accessibility Evaluation that was provided by Mr. Ballister as it will be on the February 20, 2018, Agenda.

Clerk Pierce provided a 2018 General Election Time Line for the upcoming City Election.

Citizens to be Heard – No one from the public spoke.

Discussion Items by Commissioners

Commissioner Buzzett did not have anything else to share.

Commissioner Lowry announced that he will be seeking re-election, he has enjoyed serving, and would like to continue.

Commissioner Ashbrook did not have anything else to discuss with the Commission.

Commissioner Langston shared that he will be running for the Group I seat that he currently holds. He also asked about alleys in North Port St. Joe being cleaned. Mr. Grantland will get with Commissioner Langston on this.

Mayor Patterson asked about a fish cleaning station at Frank Pate Park. Commissioners and Staff mentioned the problems that a station has created in other local areas and were not in favor of adding one.

He also asked about City owned pumping stations in the Jones Homestead area. Mr. Grantland shared that the City does not have any stations in that area.

The Mayor noted the need for striping of the parking area at the Ward Ridge Building.

Mr. Anderson shared that the lettering for the Ward Ridge Building is in and asked if the Commission wanted to paint the building before adding the lettering. There is also a problem with the front awning and work is being done on the lower roof / overhang area in front of the building. The building repairs will be on the February 20, 2018, Agenda for discussion.

A Motion was made by Commissioner Ashbrook, second by Commissioner Buzzett, to adjourn the meeting at 7:05 P.M.

Approved this _____ day of _____ 2018.

James "Bo" Patterson, Mayor

Date

Charlotte M. Pierce, City Clerk

Date

ORDINANCE NO. 547

AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN OF THE CITY OF PORT ST. JOE, SPECIFICALLY TO ADOPT EVALUATION AND APPRAISAL REVIEW (EAR) BASED AMENDMENTS PURSUANT TO SECTION 163.3191, FLORIDA STATUTES; (1) UPDATE THE GOALS, OBJECTIVIES AND POLICIES OF THE FUTURE LAND USE, TRAFFIC CIRCULATION, HOUSING, INFRASTRUCTURE, COASTAL MANAGEMENT, CONSERVATION, ECONOMIC AND CAPITAL IMPROVEMENT ELEMENTS OF THE COMPREHENSIVE PLAN, (2) TO UPDATE THE FUTURE LAND USE MAP SERIES; PROVIDING FOR SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT HERewith AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, Section 163.3191, Florida Statutes, requires that local governments evaluate their comprehensive development plans to determine if plan amendments are necessary to reflect changes in state requirements since the last update of their comprehensive development plan, and notify the state land planning agency as to its determination; and

WHEREAS, the City provided this notice to the state land planning agency on February 17, 2017, and Section 163.3191, Florida Statutes, requires that local governments who have determined that plan amendments are necessary to reflect changes in state requirements transmit the amendments to the state land planning agency within one year of notification, that date being: March 1, 2017; and

WHEREAS, on February 13, 2018, the Planning and Development Review Board sitting as the local planning agency for the City, recommended transmittal of the amendments to the comprehensive plan of the City; and

WHEREAS, the City Commission desires to adopt the amendments to the current comprehensive plan to guide and control the future development of the City, and to preserve, promote, and protect the public health, safety, and welfare.

WHEREAS, on February 20, 2018 the Port St. Joe City Commission authorized transmittal of the proposed plan amendment to the appropriate state agencies;

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

SECTION 1. APPROVAL

The City of Port St. Joe Comprehensive Plan Is hereby amended as set forth on Exhibit "A".

SECTION 2. CONSISTENCY WITH CITY OF PORT ST. JOE COMPREHENSIVE PLAN

The Board of City Commissioners hereby finds and determines that the approval of the amendments is consistent with the goals, objectives and policies of the City of Port St. Joe Comprehensive Plan as amended.

SECTION 3. ENFORCEMENT

The City may enforce this Ordinance as authorized by law.

SECTION 4. REPEAL

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

SECTION 5. SEVERABILITY

The provisions of this Ordinance are hereby declared to be severable. If any provision of this Ordinance, or the application thereof, to any person or circumstance is held to be invalid, such invalidity shall not affect other provisions or applications of this Ordinance that can be given effect without the invalid provision or application.

SECTION 6. EFFECTIVE DATE

The effective date of this plan amendment, if the amendment is not timely challenged, shall be 31 days after the state land planning agency notifies the local government that the plan amendment package is complete. If timely challenged, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective. If a final order of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the state land planning agency.

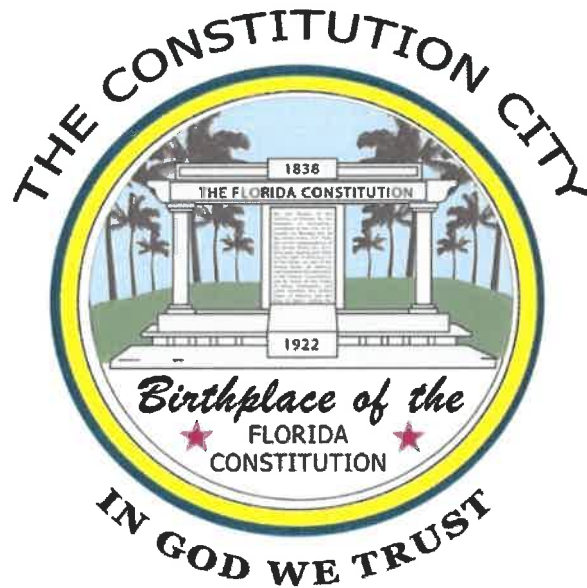
This Ordinance was adopted in open regular meeting after its second reading this ____ day of _____, 2018.

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

By: _____
James "Bo" Patterson, Mayor-Commissioner

Attest: _____
Charlotte M. Pierce
City Clerk

City of Port St. Joe Comprehensive Plan



2018 Comp Plan Update EAR Based Text Amendments

EAR Based Text Amendments Summary

At least every seven years, pursuant to Rule Chapter 73C-49, Florida Administrative Code, local governments are responsible for determining whether the need exists to amend the comprehensive plan to reflect changes in state requirements since the last time the comprehensive plan was updated. The following amendments are proposed as part of the Evaluation and Appraisal Report (EAR) process.

Future Land Use Element

- Revise Policy 1.1.3 to update rule references regarding stormwater management requirements.
- Revise Policy 1.4.2 to include the North Port St Joe area.
- Revise Policy 1.4.5 to update reference to general planning efforts in the North Port St Joe area
- Revise Policy 1.9.4 to delete reference to previously approved Town Center PUD which since then has been abandoned and include reference to adopted Map 20 which shows the linear green space along the canal on Forest Park Avenue

Conservation Element

- Revise Policy 1.2.2 to update reference to “high aquifer recharge areas” as suggested by the water management district.
- Revise Policy 1.3.1 to update rule references regarding stormwater management requirements.
- Revise Policy 1.7.1.1 to reflect current LDRs citation.
- Revise Policy 1.9.6 to reflect ongoing efforts to reduce water losses; the City has indicated that they are currently around 15% due to flushing and the effort to continue replacing old pipes.
- Delete Policy 1.9.8 as the City has already adopted such ordinance to conserve water.
- Renumber Policy 1.9.9 as Policy 1.9.8

Coastal Management Element

- Add Policy 1.1.5 to meet the new requirements of the 2015 statutory changes to the Coastal Management Element. The policy requires the floodplain administrator or building official to review proposed development sites to ensure safety from flooding and minimize flood damage through design in accordance with the city’s Floodplain Management Ordinance.
- Revise Objective 1.4 to change reference to Traffic Circulation Element.
- Revise Policy 1.4.2 to change reference to Traffic Circulation Element.
- Revise Policy 1.5.1 to add timeframe for achievement of the policy.
- Add Policy 1.5.4 to meet the new requirements of the 2015 statutory changes to the Coastal Management Element. The policy encourages the removal of real properties from flood prone areas.
- Add Policy 1.5.5 to meet the new requirements of the 2015 statutory changes to the Coastal Management Element. The policy considers purchasing flood prone areas for recreation uses and open space.
- Revise Policy 1.6.1 to add timeframe for achievement of the policy.
- Revise Policy 1.6.4 to include ERP statutory references.

- Add Policy 1.6.5 to meet the new requirements of the 2015 statutory changes to the Coastal Management Element. The policy continues to upgrade stormwater infrastructure.
- Revise Policy 1.9.1 to include ERP statutory references.
- Add Policy 1.9.2 to meet the new requirements of the 2015 statutory changes to the Coastal Management Element. The policy requires an update to the Floodplain Management Ordinance and ensure consistency with the Florida Building Code.
- Add Policy 1.9.3 to meet the new requirements of the 2015 statutory changes to the Coastal Management Element. The policy requires construction seaward of the coastal construction control line to be consistent with chapter 161, Florida Statutes.
- Add Policy 1.11.2 to require a plan to be in place for special care facilities in times of natural disasters.
- Add Objective 1.13 to meet the new requirements of the 2015 statutory changes to the Coastal Management Element. The Objective requires assessment of impacts from sea level rise in order to reduce flooding risk.
- Add Policy 1.13.1 to meet the new requirements of the 2015 statutory changes to the Coastal Management Element. The policy requires an update and maintenance of maps identifying high flood hazards areas.
- Add Policy 1.13.2 to meet the new requirements of the 2015 statutory changes to the Coastal Management Element. The policy requires utilizing mapping tools to identify development and redevelopment areas that are at high risk for flooding.
- Add Policy 1.13.3 to meet the new requirements of the 2015 statutory changes to the Coastal Management Element. The policy requires the consideration of sea level rise on future decisions regarding infrastructure and public facilities.
- Add Policy 1.13.4 to meet the new requirements of the 2015 statutory changes to the Coastal Management Element. The policy requires updates to the land development regulations to enhance flood mitigation measures.
- Add Policy 1.13.5 to meet the new requirements of the 2015 statutory changes to the Coastal Management Element. The policy considers participation in the National Flood Insurance Program and enhancing Community Rating System scores.
- Add Policy 1.13.6 to meet the new requirements of the 2015 statutory changes to the Coastal Management Element. The policy identifies efforts to ensure compliance with the National Flood Insurance Program.

Infrastructure Element

- Revise Objective 1.1 to reflect continue implementation of procedures to ensure availability of services when needed to serve development.
- Revise Policy 1.1.5 to update rule references.
- Revise Objective 2.1 to delete specific infrastructure improvements as they should be included in the Capital Improvements Plan
- Update Objective 2.2 to reflect new planning horizon of 2030.
- Update planning horizon to 2030 and coordinate with the NFWFMD to ensure Water Supply Facilities Work Plan is OK for new planning timeframe.

Traffic Circulation Element

- Revise Policy 1.5.5 to delete reference to abandoned Town Center PUD

Housing

- Revise Objective 1.2 to reflect the City's efforts to continue to evaluate the number of units that need improvements.
- Revise Policy 1.2.3 to accurately reflect the City's actions to improve housing conditions.
- Revise Objective 1.3 to reflect the City's efforts to continue to decrease the number of people living in substandard housing in the community.

Capital Improvements Element

- Delete Policy 1.5.3 defining "financial feasibility" as the requirement that the schedule of improvements demonstrate financial feasibility has been eliminated.
- Renumber Policy 1.5.4 as Policy 1.5.3
- Update Exhibit 1. Capital Improvements Plan
- Update Exhibit 2. Gulf County 5-Year School District Facilities Work Program

Economic Development Element

- Revise policy 1.1.6 to reflect continuation of participating on the Competitive Florida Partnership program as the City was already designated as a pilot community
- The City is proposing to revise Policy 1.2.3 to update the name of the Gulf County Economic Development Coalition.

~~FUTURE LAND USE ELEMENT~~

FUTURE LAND USE ELEMENT

GOALS, OBJECTIVES AND POLICIES

GOAL 1: ENSURE THAT FUTURE DEVELOPMENT AND REDEVELOPMENT OF THE CITY ACCOMMODATES THE PROJECTED POPULATION PROMOTING DEVELOPMENT PATTERNS WHICH SUPPORT VIBRANT ECONOMIC AND SOCIAL DEVELOPMENT IN AN ENVIRONMENTALLY ACCEPTABLE MANNER.

OBJECTIVE 1.1: Growth management in the City will be in accordance with the adopted plan. The City will enforce adopted land development regulations that require land development to be compatible with topography, soil and natural resource conditions, land use categories and the availability of adequate facilities and services at or above adopted level of service.

Policy 1.1.1: Development of vacant lands will require provisions for drainage and stormwater management which are to be in compliance with State regulations.

Policy 1.1.2: Open space provisions, as well as safe and convenient on-site traffic flow provisions will be required for developments under the City's adopted land development regulation.

Policy 1.1.3: The City will develop and maintain an on-going program of stormwater management, including both regulation and capital improvements. Stormwater regulations shall rely upon existing laws and rules for permitting criteria. Stormwater permits must be obtained pursuant to the provisions of ~~Rule 62-346~~ Environmental Resource Permitting (ERP), Chapter 62-330 and Chapter 62-312, Florida Administrative Code (F.A.C.) and comply with applicable provisions of Chapters 62-4 and 62.520 F.A.C. prior to the City issuing final development approval.

OBJECTIVE 1.2: The City will require that facilities and services be provided concurrently with the impacts of development. The City will include provisions for public utility crossings, easements, or rights-of-way in the land development regulation.

Policy 1.2.1: New development within the City will be in areas within or immediately adjacent to existing areas of public services (sanitary sewer, solid waste, drainage and potable water).

Policy 1.2.2: No additional septic tank permits will be issued in any area where city sewer service is available within the city limits in accordance with the existing Sewer Use Ordinance.

Policy 1.2.3: The concurrent availability of facilities and services necessary to serve proposed developments at the City's adopted Level of Service (L.O.S.) will be required before development will be approved. L.O.S. standards are listed in the transportation, recreation and open space, public schools facilities and infrastructure (sewer, waste, drainage, potable water, groundwater; recharge element) elements of the plan.

Policy 1.2.4: As with public services, projected growth will occur along the existing traffic circulation network, owing to the availability and accessibility of vacant/undeveloped land within this network. The City will enforce land development regulations which address

abutting incompatible land uses by requiring vegetative screening to create buffer zones between incompatible land uses if they occur.

Policy 1.2.5: The City shall coordinate with legally established public utilities or public works consistent with statutory requirements and as provided in local franchise agreements, to provide land needed for location of utilities facilities.

Policy 1.2.6: The City shall not provide public facilities or services outside its incorporated limits unless provided for by inter-local agreement or contract.

OBJECTIVE 1.3: The City will reduce or eliminate land uses inconsistent with the character of the community as defined by the plan.

Policy 1.3.1: Provisions for compatibility of adjacent land uses have been outlined by the plan. Through the adoption and implementation of development regulations, compatibility of adjacent land uses will be enforced; for example, the character of existing residential neighborhoods will be preserved from commercial encroachment by adequate buffering.

Policy 1.3.2: The City will strictly enforce standards on non-conforming land uses.

Policy 1.3.3: The City's Comprehensive Plan will control land uses, densities and intensities of development within the City as well as provide for mixed land use designations and development policies.

Policy 1.3.4: Densities or intensities of use for each future land use category are as follows:

Very Low Density Residential (VLR)

Density--No more than 4 dwelling units per acre.

Intensity--no more than 40% lot coverage.

Building height limitation: 35 ft.

Low-Density Residential (R-1)

Density--No more than 5 dwelling units per acre.

Intensity--no more than 40% lot coverage as determined by dividing the impervious areas by the gross area of the site or lot.

Building height limitation: 35ft.

Medium Density Residential (R-2):

Density--Five to seven units per acre. Intensity--No more than 60% lot coverage as determined by dividing the impervious areas by the gross area of the site or lot. Zoning

Sub-district R-2a Building height limitation: 35 ft;

Zoning Sub-district R2b Building height limitation: 60 ft.

High Density Residential (R-3):

Density--Seven to 15 units per acre. Intensity--no more than 80% lot coverage as determined by dividing the impervious areas by the gross area of the site.

Building height limitation: 60 ft.

Very High Density Residential (R-4):

Density – 15-30 units per acre. Intensity –no more than 80% lot coverage as determined by dividing the impervious areas by the gross area of the site.

Building height limitation: 60 ft. This land use category shall only be available for parcels of land north of Tapper Bridge and south of the intersection of Government lot 2, Section 27, Township 7 South, Range 11 West of the eastern right-of-way line of US 98 highway.

Commercial District (G.C.):

Intensity--100% lot coverage in the Central Business District (Blocks 2, 3, 7, 8, 14, 15, 22, and 23), 90% in all other areas. Building height limitation: 60 ft.

Low Intensity Commercial:

Intensity--60% lot coverage.
Building height limitation: 60 ft

Industrial District (I):

Intensity--no more than 90% lot coverage. Building height limitation: 60 ft.

Low Intensity Industrial:

Intensity--no more than 65% lot coverage. Building height limitation: 60 ft.

Public Use:

Intensity--100% lot coverage in the Central Business District--60% lot coverage in all other areas.
Building height limitation: 60 ft.

Recreational:

Intensity – no more than 40% lot coverage. Building height limitation: 35%

Open Space:

Intensity - no more than 10% lot coverage. This category shall be used for undeveloped lands suitable for passive recreation or conservation uses.

Conservation:

This category shall be used for protection of natural resources. No development shall be allowed in Conservation areas.

Mixed Use

The purpose of this land use category is to allow a mix of Residential, Commercial and other uses to promote development of a high quality environment for living, working or visiting. Other uses allowed are Industrial, Public uses, Recreational, Open Space and Conservation. The Mixed Use category may be assigned to appropriate areas of the City and will be limited to areas with an adequate level of public facilities and services. The Mixed Use category will encourage vertical integration of various residential and non-residential uses within these areas, achieving internal trip capture. Development in areas

designated as Mixed Use category shall contain the minimum percentage of at least two of the following Land Use Categories:

Land Use Category	Allowable Mix of Uses
Residential	25 - 75 %
Commercial	25 - 75 %
Other uses such as Industrial, Public, Recreational, Open Space and Conservation.	25 - 75 %

Residential density in the Mixed Use land use category may not exceed 15 units per acre; Commercial and Industrial uses may not exceed maximum lot coverage of 90% and 60 ft building height limitation. Mixed Use within the Redevelopment Area delineated in Map 20 shall not exceed 35 ft building height. Intensity standards for other uses allowed in the Mixed Use category are as defined in the individual Public, Recreational, Open Spaces and Conservation land use categories contained in FLUE Policy 1.3.4.

Policy 1.3.5: The geographic area described by the Windmark Beach DRI Development Order and identified in City Ordinance 380, shall be subject to not only the provisions relating to density (i.e. no more than 4 dwelling units per acre) described in Future Land Use Policy 1.3.4 for Very Low Density Residential, but also the following:

1. Residential land uses shall be limited to a maximum of 1,591 dwelling units, retail uses shall be limited to a maximum of 89,000 square feet, office uses shall be limited to a maximum of 22,000 square feet and motel/hotel uses shall be limited to a maximum of 433 rooms. The development amount will be in accordance with the equivalency matrix as described in the Windmark Beach Development Order.
2. Development located within the evacuation zone for a category 1 hurricane as identified in the *Apalachee Regional Hurricane Evacuation Study Technical Report (2004)* and reflected on Map 9A, shall be limited to 190 residential dwelling units. Development within the Coastal High Hazard Area, as defined in Policy 1.1.2 of the Coastal Management Element, identified as the area below the elevation of the Category 1 storm surge line as established by the Sea, Lake and Overland Surges from Hurricanes (SLOSH) computerized storm surge model, and not addressed by Future Land Use Element Policy 1.3.5, shall be limited to the number of units reflected in the master plan and Planned Unit Development (PUD) as of January 1, 2009, unless additional units are approved through a future large-scale plan amendment.
3. Development located within the "Recreation" land use category shall be limited to

recreation uses for the general public and Windmark Beach, including a maximum of 6 boat docks for temporary mooring, dune walkover structures and boardwalks.

4. In order to better integrate commercial and residential uses, high intensity commercial uses may be located within a distance greater than 75 feet of residential development as identified on a site specific basis.
5. Through the distribution of development, the City will conserve and protect wetlands within the Windmark Beach DRI. Wetland impacts will be avoided whenever practicable, and where unavoidable, impacts will be minimized. Wetlands along the shore and wetlands associated with on-site streams will receive the highest protection. Buffers will be utilized to protect wetlands and on-site streams. Wetland buffers will be naturally vegetated uplands which will be located an average of 50 feet from the jurisdictional line with no development occurring within 25 feet of wetlands, except for minimal encroachment associated with the spine road west of realigned US 98. A buffer of a minimum width of 50 feet from the jurisdictional line shall be maintained along the three on-site streams. Minor encroachments in buffers will be allowed for roads, utilities, golf course flyways, boardwalks and other recreational crossings, but the number of such encroachments will be minimized by collocation of such facilities where feasible.

Policy 1.3.6: The City shall enforce adopted Land Development Regulations that regulate the subdivision of land through provision of, or reference procedures for platting of land, review and approval process for plat approval, design standards, required improvements, required dedications and legal documents, and other such relevant requirements.

Policy 1.3.7: The City will utilize land development review procedures which encourage mixed land uses when beneficial, and to include conservation uses and natural groundwater aquifer recharge areas.

Policy 1.3.8: The City will regulate signage through provisions of, or reference to, specific and detailed requirements which shall include, but not be limited to, standards for the location or placement of signs, construction standards, prohibited characteristics, compliance with other codes, sign removal or repair procedures, standards for off-premises signs, illumination restrictions, or other such relevant requirements.

Policy 1.3.9: In addition to the density restrictions set forth for the Low-Density Residential (R-1) future land use category within Policy 1.3.4, the following sub-area policies shall apply to the Property:

- (a) The Property is limited to a maximum of two thousand one hundred twenty five (2,125) residential dwelling units.
- (b) The boundaries of those wetlands designated as Conservation on the Future Land Use Map may be revised as necessary, without need for an amendment to the Future Land Use Map, following a formal wetland delineation, jurisdictional determination, and accurate surveys, which are relied upon as best available data obtained during the development phases for a proposed development project.

Policy 1.3.10: Development of the site subject to City of Port St. Joe Ordinance No. 423 shall be limited to 70% lot coverage and 50 feet building height exclusive of stacks, and non-habitable towers, including catwalks for the maintenance thereof. The City may allow development up to 65

feet building height upon written approval from Eglin Air Force Base planning office.

Policy 1.3.11: In addition to the height restrictions for mixed use development in the City's Downtown area as shown on Map 20, residential density increases in the Downtown area as a result of City of Port St Joe Ordinance No. 442 adopted on March 16, 2010, shall be limited to the areas located outside the Coastal High Hazard Area.

Policy 1.3.12: Development of the property subject to City of Port St. Joe Ordinance No. 477 shall be limited to a maximum of 6 residential dwelling units.

Policy 1.3.13: In addition to the density restrictions set forth for the High-Density Residential (R-3) future land use category within Policy 1.3.4, the following sub-area policies shall apply to the development of the Property subject to City of Port St Joe Ordinance No. 500:

- (a) Development of the Property is limited to a maximum of one hundred and fifty (150) residential dwelling units. No density bonus allowable pursuant to the City of Port St. Joe Land Development Regulations shall be allowed on the property described herein.
- (b) The boundaries of wetlands on the eastern and western portion of the site shall be delineated, classified and protected consistent with Conservation Element Objective 1.7 and implementing policies of the City's comprehensive plan and Section 4.11, Wetland protection provisions in the Land Development Code.
- (c) Vegetation, wildlife and their habitat shall be protected consistent with Conservation Element Objective 1.4 and implementing policies of the City's comprehensive plan and Section 4.09, Vegetation and Wildlife and their habitat provisions in the Land Development Code.

Policy 1.3.14: In addition to the density restrictions set forth for the High-Density Residential (R-3) future land use category within Policy 1.3.4, the following sub-area policies shall apply to the development of the Property subject to City of Port St Joe Ordinance No. 533:

- (a) Development of the property is limited to a maximum of 24 townhouses. No density bonus allowable pursuant to the City of Port St. Joe Land Development Regulations shall be allowed on the property described herein.
- (b) Stormwater facilities will be designed to meet and exceed level of service standards and protect the functions of natural stormwater management features consistent with Infrastructure Policies 1.1.5 and 1.1.6 of this Plan.
- (c) The boundaries of wetlands on the western portion of the site shall be delineated, classified and protected consistent with Conservation Element Objective 1.7 and implementing policies of the City's comprehensive plan and Section 4.11, Wetland protection provisions in the Land Development Code.
- (d) Building heights of the property shall be limited to 35 ft. The developer of the subject property will maintain a 40 ft undisturbed natural vegetative buffer on the western boundary of the property.

OBJECTIVE 1.4: The City will discourage urban sprawl and encourage redevelopment and renewal of blighted areas by funding infrastructure improvements in commercial areas and continue to support state and federal programs to renew blighted areas. Infrastructure improvements (listed in the Capital Improvements Element) will be accomplished as planned.

Policy 1.4.1: Emphasis will be placed by the City in activities which will assist in revitalizing the downtown and the waterfront area. The City will support and cooperate with the downtown merchants, the Downtown Redevelopment Agency Board and the Waterfronts Partnership Committee in providing assistance to implement the vision for these areas and tie the downtown and waterfront together.

Policy 1.4.2: The City will support the City of Port St Joe Redevelopment Agency to implement the updated Redevelopment Plan and will consider recommendations to revitalize the downtown area [and the North Port St Joe area](#).

Policy 1.4.3: The City will support the implementation of the recommendations from the Waterfronts Partnership Committee to develop the waterfront area balancing economic growth, ecological concerns and recreational needs of the community.

Policy 1.4.4: The City will maintain and enhance the waterfront area, integrating downtown development with the waterfront park system, preserving bay views when practical and ensuring that development around the waterfront encourages street level pedestrian activity for residents and visitors.

Policy 1.4.5: The City will support the planning efforts ~~of the Friends of~~ [the North Port St Joe area Working Group](#). The City will take into consideration the findings and recommendations ~~of the Working Group~~ to improve conditions in the neighborhood and throughout the City.

Policy 1.4.6: The City will coordinate and support planning and economic development efforts within the designated Enterprise Zone.

Policy 1.4.7: The City will support the Brownfield program and promote rehabilitation of old industrial areas, addressing any contamination problems and eventually return these areas for future community and economic development.

Policy 1.4.8: The City will support Gulf County's designation as a Rural Area of Critical Economic Concern to promote economic opportunities and development.

OBJECTIVE 1.5: The City will protect and restore natural and historical resources by continuing to enforce existing regulations, such as building codes, storm water runoff regulations and subdivision regulations. The City will enforce adopted Land Development Regulations to set up a review process (i.e. site plan reviews) which will review and assess impacts to natural and historical resources caused by proposed development.

Policy 1.5.1: The City will protect potable water wellfields and natural groundwater aquifer recharge areas by working with the Northwest Florida Water Management District (N.F.W.M.D.). The City shall protect the quantity and quality of groundwater supply. The City shall regulate development adjacent to designated wellheads and designated surface potable water supplies resources to protect

these water supplies from potential contamination. The City shall enforce Land Development Regulations that prohibit land uses such as sanitary landfills, wastewater treatment facilities, and/or other land uses which store or handle toxic or hazardous waste or materials within wellhead protection areas which area defined as all land within a 500-foot radius of an existing or proposed protected wellhead (see Map 4). Management of pollutant sources will be controlled by provision of, or reference to, specific requirements that shall include, but not be limited to, land use designation, zoning ordinances, source permitting, prohibition and site specific plan review.

Policy 1.5.2: The City will continue to cooperate with the state Division of Historical Resources in identifying and preserving historic and archaeological resources. The City shall seek grants with the Division to conduct a city-wide historic resource survey.

Policy 1.5.3: The City will enforce adopted guidelines for addressing the preservation of historic resources, as a part of its site plan development review regulations.

Policy 1.5.4: Historic resources will be subject to conditional development requirements prior to permits being issued for demolition or substantial alteration. Rehabilitation guidelines shall be as specified in the U.S. Secretary of the Interior's "*Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*" as amended.

Policy 1.5.5: The City will enforce standards and criteria included in the land development regulations to protect the natural resources.

Policy 1.5.6: The City shall protect surface water quality of the Port St. Joe freshwater canal by restricting development within the City owned buffer only to necessary surface water treatment facility infrastructures. These structures will be allowed within the area own by the City along the fresh water canal from the Chipola River as shown in Map 16.

Policy 1.5.7: The City shall coordinate with the County to ensure that the entire potable freshwater canal is protected including areas outside the City property as shown in Map 17.

OBJECTIVE 1.6: The City will continue to plan for emergency hurricane evacuation by ensuring the coordination of coastal area population densities with the adopted regional hurricane evacuation plan.

Policy 1.6.1: The City will coordinate with the Florida Department of Transportation (F.D.O.T.), Gulf County and state and local authorities in providing safe and efficient evacuation routes and signage.

Policy 1.6.2: The City will enforce building regulations in areas subjected to seasonal flooding and in coastal high hazard areas.

Policy 1.6.3: The City will maintain safe and adequate hurricane evacuation times and maintain or improve existing level of service standards on roadways as specified in the Traffic Circulation Element and as also specified in the applicable regional hurricane evacuation study

Policy 1.6.4: The City shall limit the density of dwelling units in the Coastal High Hazard Area (see Map 9) so as not to exceed hurricane evacuation capabilities within the City's jurisdiction. This will be accomplished as part of the development review process.

Policy 1.6.5: The City shall prohibit the construction of new hospitals, nursing homes, and group homes in the CHHA, discourage the siting or expansion of these facilities in Category 2 and 3 Evacuation zones, with the exception of the proposed siting of the Sacred Heart Hospital facility, and limit the expansion of existing sites to the boundaries of the currently developed lot.

Policy 1.6.6: The City shall consider opportunities to decrease residential development potential on remaining vacant lands in the CHHA through plan amendments to less intensive uses, land purchase or transfer of development rights.

Policy 1.6.7: The City will consider the location of the proposed development and hurricane evacuation level and ensure appropriate mitigation prior to approval of new proposed development. The City will consider mitigation, reduction or elimination of uses that are inconsistent with interagency hazard mitigation report recommendations that the City determines appropriate.

Policy 1.6.8: The City will address areas subject to seasonal and periodic flooding and provide for drainage and stormwater management through specific requirements and/or standards for construction in designated flood-prone areas.

Policy 1.6.9: The City will continue to protect areas subject to seasonal or periodic flooding by implementing the Floodplain Management Ordinance designed to:

1. Restrict or prohibit uses which are dangerous to health, safety and property due to water or erosion hazards, which result in damaging increases in erosion or in flood heights and velocities;
2. Require that uses vulnerable to floods including facilities which serve such uses be protected against flood damage throughout their intended life span;
3. Control the alteration of natural floodplains, stream channels, and natural protective barriers which are involved in the accommodation of flood waters;
4. Control filling, dredging and other development which may increase erosion or flood damage; and,
5. Prevent or regulate the construction of flood barriers which will unnaturally divert floodwaters or which may increase flood hazards to other lands.

OBJECTIVE 1.7: The City will coordinate with the County on annexations during the planning period ensuring compatibility and buffering of adjacent land uses.

Policy 1.7.1: If annexation is proposed to the City, annexation costs will be negotiated.

Policy 1.7.2: Approval of annexation will require that there are provisions to insure that infrastructure be in place at or above adopted levels of service at the time of development.

OBJECTIVE 1.8: The City will coordinate the comprehensive plan and resultant development regulations with appropriate resource planning and management plans.

Policy 1.8.1: The City will coordinate land use programs and activities with the Port St. Joseph Bay Aquatic Preserve Management Plan.

Policy 1.8.2: The City shall coordinate with the School Board on future land use map amendments that increase residential densities in the City.

Policy 1.8.3: School facilities shall be allowed in all land use categories except Conservation, Open Space, Industrial and Low Intensity Industrial categories. New schools shall be located in areas where they become community focal points and proximate to planned residential areas they will serve. New school facilities will not be allowed in existing residential neighborhoods.

OBJECTIVE 1.9: The City will promote energy-efficient land use patterns, and reduce greenhouse gas emissions in the City of through energy conservation growth management strategies.

Policy 1.9.1: The City will discourage urban sprawl and promote compact, mixed use development to reduce vehicle miles traveled and reduce greenhouse gas emissions.

Policy 1.9.2: The City will promote activities to revitalize the downtown and waterfront area and provide assistance to implement the vision of these areas and tie the downtown and waterfront together with other areas of the City.

Policy 1.9.3: The City will provide for continued investment in public facilities and infrastructure in these areas including streetscape and pedestrian improvements, an increased network of bike and pedestrian paths and connections to provide non-auto transportation options and enhance the livability of the City.

Policy 1.9.4: The City will promote connections to link the Downtown Port St Joe Area with the ~~planned Town Center development along the bay and~~ North Port St Joe, the Baywalk Park and the City's existing linear green space along the canal on Forest Park Avenue [as shown on Map 20](#) to provide alternative transportation options, reduce vehicle miles traveled, minimize fuel consumption and contribute to reduction in greenhouse gas emissions.

Policy 1.9.5: The City will encourage green design practices in new development and redevelopment to foster energy efficient land use patterns.

Policy 1.9.6: The City will support energy conservation measures and practices in the administration, design, and construction of City buildings and facilities to reduce energy consumption and tax dollars allocated for power and fuel.

Policy 1.9.7: The City will promote education of City employees in energy conservation measures and practices and promote certification for energy conservation practices.

Policy 1.9.8: The City will support intergovernmental programs with adjacent jurisdictions to promote energy conservation.

Policy 1.9.9: The City will support incentives and programs by state and federal government to promote energy efficiency and conservation and the use of solar and other clean alternative energy sources.

Policy 1.9.10: The City will support initiatives that generate energy from local renewable sources as a part of economic development efforts.

Policy 1.9.11: The City will coordinate and support Gulf County efforts to attract green energy technology industries to the region.

CONSERVATION ELEMENT GOALS, OBJECTIVES AND POLICIES

GOAL 1: THE CITY OF PORT ST. JOE WILL CONSERVE, PROTECT, AND APPROPRIATELY MANAGE THE NATURAL RESOURCES DESCRIBED IN THE CONSERVATION ELEMENT OF THE PLAN TO ENSURE THE HIGHEST ENVIRONMENTAL QUALITY POSSIBLE CONSISTENT WITH APPLICABLE STATE AND FEDERAL LAWS.

OBJECTIVE 1.1: The City will continue to monitor and ensure compliance with established minimum air quality standards.

Policy 1.1.1: Proposed developments which have the potential to lessen ambient air quality will be required to obtain state and federal permits before review of local development application can proceed

Policy 1.1.2: An ambient air monitoring station is presently located at the City's Wastewater Treatment Plant and will continue to monitor ambient air quality

OBJECTIVE 1.2: The City will conserve and protect the quality and quantity of current and projected water sources and waters that flow into the estuarine waters by implementing Policies 1.2.1 through 1.2.3.

Policy 1.2.1: The City will make improvements to drainage and stormwater system components. Projects will be undertaken in accordance with the schedule provided in the Capital Improvements Element of this Plan.

Policy 1.2.2: The City will cooperate with NorthWest Florida Water Management District N.W.F.W.M.D. in identifying the ~~prime natural groundwater~~ high aquifer recharge areas and assist the N.W.F.W.M.D. in monitoring groundwater quality levels, and conditions for the possibility of salt water intrusion.

Policy 1.2.3: Activities that would withdraw groundwater to the point of salt water intrusion or would damage important identified water sources including existing cones of influence, water, recharge areas, inflow to surface public water supply resources and water wells, are recognized as being detrimental to the City's environment and economy and shall be referred to the NFWMD to be addressed under that agency's authority.

Policy 1.2.4: The City will adopt procedures for emergency water conservation in accordance with the plans and guidance of the NorthWest Florida Water Management District. (N.W.F.W.M.D.)

Objective 1.3: Minimize erosion, sedimentation and stormwater runoff.

Policy 1.3.1: The City shall undertake measures to reduce stormwater pollution loads into adjacent water bodies by maintaining an on-going program of stormwater management, including both regulation and capital improvements. The City will review development proposals for necessary stormwater management facility needs and require stormwater permits pursuant to the Environmental Resource Permit provisions of ~~Rule 62-346~~ Chapter 62-330 and Chapter 62-312, Florida Administrative Code (F.A.C.) and comply with applicable provisions of Chapters 62-4 and 62.520, F.A.C. prior to the issuance of final development approval.

Policy 1.3.2: The City shall minimize land use disturbance, clearing of native vegetation and

removal of top soil. The City shall encourage utilization of Low Impact Design (LID) strategies and techniques and construction best management practices (BMPs), such as use of silt fences and sediment basins to retain sediment onsite during development.

Policy 1.3.3: The following general requirements shall apply to stormwater management systems throughout the City:

- a) No direct discharge of stormwater to waterways or waterbodies;
- b) When soil and water table conditions allow, require the use of offsite retention systems for stormwater treatment.
- c) Promote the use of BMPs and the "Treatment Train" concept by promoting the use of swales and landscape infiltration systems;
- d) Swale conveyances shall be used to the greatest extent possible;
- e) Projects in areas zoned for Industrial land uses shall assure that industrial pollutants do not enter the stormwater system or come in contact with the surface or ground water.

OBJECTIVE 1.4: The City will conserve and protect its natural resources, including fisheries, wildlife, wildlife habitat, marine habitat, minerals, soils and native vegetative communities.

Policy 1.4.1: The City shall support the conservation and protection of ecologically sensitive terrestrial and marine ecological communities, as well as critical wildlife habitat. Land Development Regulations and development review processes will be used to minimize development impacts on these areas.

Policy 1.4.2: The City shall pursue the use of acquisition funding programs such as the Florida Forever Program, Florida Community Trust, DEP Office of Florida Greenways & Trails and others to acquire fee simple or less-than-fee ownership through conservation easements on land that has been identified as critical or sensitive resources.

Policy 1.4.3: During development review processes the City shall consider the use of other innovative approaches to protect sensitive resources, such as the transfer of development rights, clustering, performance zoning, open space zoning, on-site density transfer and other techniques to maximize the establishment of open space areas or areas of protection for identified environmental sensitive resources.

Policy 1.4.4: Proposed development sites will be required to be examined for the presence of state and federally protected plant and animal species prior to site clearing or construction. When a listed species is found, the proposal for development shall be submitted to the Florida Fish and Wildlife Conservation Commission (FWWCC) and DEP for recommendations to minimize the impact of development on those species. These recommendations will be considered part of the development approval process where threatened and endangered species are present.

Policy 1.4.5: The City shall encourage the protection of native vegetation as part of its land development regulations. Such standards shall include types and size of vegetation to be protected, removal/replacement, criteria, construction practices, and other similar provisions.

Policy 1.4.6: The City shall cooperate with Gulf County to protect vegetative communities located within more than one jurisdiction through application of provisions within the land development regulations.

OBJECTIVE 1.5: The City will conserve and protect natural resources from the effects of hazardous waste.

Policy 1.5.1: The City will initiate a public awareness program to inform citizens of the recycling

alternatives for hazardous waste.

Policy 1.5.2: The City will enter into an agreement with Gulf County for temporary storage of any future hazardous waste that the City might generate based on Gulf County constructing a temporary storage/transfer facility as recommended in the 1986 Gulf County Hazardous Waste Management Assessment.

Policy 1.5.3: The City will continue to coordinate with the Apalachee Regional Planning Council (A.R.P.C) and the Regional Hazardous Waste Management Plan and require regional approval (permitting) before local review of any development which might have the potential to generate hazardous waste.

Policy 1.5.4: The City shall coordinate with the Florida Department of Environmental Protection(FDEP)on the requirements that all stationary above-ground and underground petroleum storage tanks conform to the provisions of Chapter 17-61, F.A.C., and that permits be obtained from FDEP prior to installation or removal of such tanks.

Policy 1.5.5: The City shall coordinate with appropriate governmental agencies that monitor small quantity generators of hazardous waste as specified under SS. 403.7234 and SS. 403.7236, F.S.

Policy 1.5.6: The City shall coordinate with the Florida Department of Health to provide information regarding “good gardening practices” to residents of the Mill View subdivision and encourage the use of such practices to reduce possible exposure to fill chemicals.

Objective 1.6: The City will continue to support the restoration of degraded natural systems.

Policy 1.6.1: Septic tanks will no longer be allowed within the city limits where city sewer service is available.

Policy 1.6.2: If natural resources are contaminated by hazardous wastes, the party responsible for the contamination will be responsible for appropriate remedial actions.

Policy 1.6.3: If natural systems are degraded by stormwater runoff from transportation facilities which are under the authority and maintenance of the state (Florida Department of Transportation), the City will take the necessary actions to improve the conditions by notifying appropriate state agencies.

Objective 1.7 Wetlands within the City of Port St. Joe shall be conserved through the combined use of the City’s Comprehensive Plan standards, and state and federal wetlands permitting programs involving the Florida Department of Environmental Protection (FDEP), Northwest Florida Water Management District, and the United States Army Corps of Engineers (ACOE), . Major wetlands and wetland systems are identified on **Map 7** of the adopted plan.

Policy 1.7.1 The protection of wetlands shall be accomplished through the use of the Comprehensive Plan, including the Future Land Use Map, and shall take into account the type, intensity or density, extent, distribution and location of allowable land uses and the types, values, functions, sizes, conditions and locations of affected wetlands. Land uses that are incompatible with the protection of wetlands and wetland functions shall be directed away from wetlands.

Policy 1.7.2: The City shall continue to conserve wetlands through the implementation of its Land Development Regulations in accordance with Sec. 4.11 through Sec. 4.16.

Policy 1.7.3: The plan amendment process and the development review process shall require that the location and extent of wetlands (as defined by the Northwest Florida Water

Management District [NFWFMD], FDEP, and ACOE) within the development site be identified.

Policy 1.7.4: Low quality wetlands shall mean those wetlands that do not have habitat for federally threatened or endangered species or state classified rare, critically imperiled or species of special concern, and that meet at least one of the following criteria:

- a) Any wetland planted in pine or otherwise disturbed by silviculture activities
- b) Any wetland consisting of a ditch, man made canal or and borrow pit
- c) Any wetland containing timber roads or utility rights-of-way
- d) Any wetlands that are degraded due to the prevalence of exotic vegetation evidenced by the majority of the wetland containing exotic or non-native invasive species.

As of the adoption of Ordinance No. 344, in May 2007, the planting of pines, creation of new timber roads or utility right of ways within wetlands shall not result in a previously classified high quality wetland from being re-classified as low-quality.

Policy 1.7.5: Impacts to low quality wetlands may be authorized on a case by case basis in conjunction with and as approved by applicable regulatory agencies unless such impacts are contrary to the interest of the public. When encroachments, alterations or removal of low-quality wetlands are permitted, it shall be mitigated based on the appropriate regulatory agency including FDEP, NFWFMD, and ACOE.

Policy 1.7.6: High quality wetlands shall mean all wetlands that do not qualify as a low quality wetland. High quality wetlands shall be protected with a 25-foot wide naturally vegetated buffer landward from the identified edge of the wetland except for those wetlands as provided in Policy 1.7.11. High quality wetlands reviewed as part of amendments to the Future Land Use Map shall be designated as Conservation on the Future Land Use Map series.

Policy 1.7.7: Development within high quality wetlands and their associated buffers shall be prohibited except for uses approved by the appropriate permitting agency involving passive recreational trails, water access, wetland maintenance and restoration. All encroachments into the 25-foot buffer shall be those that do not adversely affect the predevelopment hydrology of the wetland including water quality or quantity. Further, impacts to high quality wetlands shall be limited to cases where no other feasible and practicable alternative exists that will permit a reasonable use of the land as described in Policy 1.7.8.

Policy 1.7.8: The Technical Advisory Committee (TAC) or the Local Planning Agency (LPA) may use the site plan and biological assessments performed by a qualified professional to determine that no reasonable alternative (such as clustering development on upland portions of the site, shifting development within the site, using variance of lot and setback requirements etc) is available to avoid proposed impacts to high quality wetlands, and that the nature and degree of disturbance is the minimum possible to achieve development that is otherwise compliant with the goals, objectives, and policies of the Plan. A finding that no reasonable alternative is available shall only be provided when the impact is identified as beneficial to an overriding public interest. Local government approval shall not substitute for state and federal regulatory review or recommendations for preservation and mitigation.

Policy 1.7.9: New development shall be clustered on upland portions of a development site, which are not otherwise environmentally sensitive. To facilitate the clustering of development out of and away from wetlands, deviations from minimum lot sizes and density transfers on a

one-to-one basis (based on density and intensity of the current land use designation) to the buildable portion of the site, may be authorized. In no case shall the density exceed the designated gross density on the future land use map. _

Policy 1.7.10: Wetlands within the current city limits of the City of Port St. Joe, which are located on property which is subject to already approved existing plats, development orders or Planned Unit Developments (P.U.Ds) approved as of January 1, 2007 shall not be subject to Conservation Element policies 1.7.1 -1.7.9.

Policy 1.7.11: With the exception of water dependent uses consistent with the master plan of the port of Port St. Joe and water dependent uses that serve as public access, the required setback or minimum buffer for all areas along St. Joseph Bay and coastal and riverine wetlands shall be a minimum of 50 feet as measured from the mean high water line (MHWL). Predevelopment water flow and quality shall be maintained (see Section ~~3.15 of the Existing LDRs as of October 1, 2006~~ 4.08 of the LDRs, St Joseph Bay Shoreline Protection Zone).

Objective 1.8: The City shall continue to increase public access to the City of Port St. Joe's water resources. Provide public boat launches and/or marinas in appropriate locations to meet water access needs and to direct these uses to areas of least environmental harm.

Policy 1.8.1: The City will evaluate potential sites for boat launch/ramp and parking needs. The City will work with both public and private entities to seek funding sources to develop launches/ramps and possible marinas, including land purchase costs and facility development. Potential public sources for facility development include: Florida Boating Improvement Program (FFWCC), Florida Recreation Development Assistance Program (aka, FRDAP by DEP). Resources for land acquisition include the Florida Community Trust.

Policy 1.8.2: Encourage and support marina facilities in the City to become members of the Florida Clean Marina Program (A FDEP and USFWS sponsored program).

Policy 1.8.3: The City shall coordinate with the FDEP Office of Greenways and Trails, the FDCA's Florida Community Trust Office and the FDOT to track opportunities to develop community conservation and recreational attributes. Further, the City should work with private land owners to plan for conservation, trail and greenway development opportunities

Objective: 1.9: Conservation of fresh water supply shall be pursued.

Policy 1.9.1: The City shall encourage use appropriate water conservation techniques including the use of high-efficiency, low-volume plumbing fixtures, appliances and other water conserving devices.

Policy 1.9.2: Mixed use and larger developments in the City shall be encouraged to maintain native vegetation and to incorporate xeriscape practices and the use of native landscape plant materials into site landscaping design.

Policy 1.9.3: Homeowners association and businesses shall be directed to consider implementation of the Florida Yards and Neighborhoods Program developed by the University of Florida.

Policy 1.9.4: The City will continue to implement the adopted Xeriscape Ordinance to ensure conservation of water resources.

Policy 1.9.5: The City will recommend and request Gulf County to adopt a Xeriscape/Florida Friendly Landscape Ordinance within the unincorporated portion of the City's Water Service Area.

Policy 1.9.6: The City will ~~continue to incrementally~~ reduce unaccounted water losses ~~to 10% by 2015~~ through ongoing improvements to water distribution lines as shown in the capital improvement plan.

Policy 1.9.7: The City will continue to implement an adopted ordinance intended to promote and support water conservation efforts.

~~**Policy 1.9.8:** By December 2015, the City will consider adoption of an Irrigation Efficiency Ordinance.~~

Policy 1.9.89: The City shall continue to implement Public Education and Information Program to encourage citizens to conserve water and promote the efficient use of water resources.

Policy 1.9.910: The City will provide the NFWFMD a Reuse Feasibility Study per the Guidelines for Preparation of Reuse Feasibility Studies (FDEP, May 2007) by December 31, 2020.

Objective: 1.10: Conservation of energy and reduction of greenhouse gas shall be pursued.

Policy 1.10.1: Energy Conservation Areas shown in **Map 20** highlight features that contribute to reduced energy use and greenhouse production: parks, open space areas, increased network of bike and pedestrian paths and connections to provide non-auto transportation options and enhance the livability of the City. These connections will provide alternative transportation options, reduce vehicle miles traveled, minimize fuel consumption and contribute to reduction in greenhouse gas emissions.

Policy 1.10.2: The City shall develop a Public Education and Information Program to encourage citizens to conserve energy and reduce greenhouse gas.

COASTAL MANAGEMENT ELEMENT
GOALS, OBJECTIVES, AND POLICIES

GOAL 1: PROTECT COASTAL RESOURCES AND HUMAN LIFE AND LIMIT PUBLIC EXPENDITURES IN AREAS THAT ARE SUBJECT TO DESTRUCTION BY NATURAL DISASTERS.

OBJECTIVE 1.1: The City will protect coastal resources by coordinating any actions contemplated which would affect the coastal area with the county and state.

Policy 1.1.1: Enforce the City's building code ordinances which contain provisions requiring standards of the Federal Emergency Management Administration's (F.E.M.A.) regulations for the coastal flood zone area ("B" Zone) and the coastal high hazard area (Category 1 Hurricane Evacuation Zone) within the City be met before issuance of local building permits can be authorized (see Policy 1.2.2).

Policy 1.1.2: The Coastal high-hazard areas (CHHA) within the City shall be the areas below the elevation of the category 1 storm surge line as established by a Sea, Lake and Overland Surges from Hurricanes (SLOSH) computerized storm surge model as defined in Section 163.3178(2)(h) and depicted on the attached Map 9.

Policy 1.1.3: The City shall coordinate with the county and other regulatory authorities to protect the estuary and waters of St. Joseph's Bay, prevent estuarine pollution, control surface water runoff, protect living marine resources and ensure adequate sites for water-dependent uses.

Policy 1.1.4: The City shall coordinate with the St. Joseph's Bay aquatic preserve management plan on matters specified in Policy 1.1.3. Coordination will be by written notification.

Policy 1.1.5: The floodplain administrator/building official shall review all permit applications to determine whether proposed development sites will be reasonably safe from flooding. If a proposed development site is in a flood hazard area, all site development activities, (including grading, filling, utility installation and drainage modification), all new construction and substantial improvements shall be designed and constructed with methods, practices and materials that minimize flood damage and that are in accordance with the city Floodplain Management Ordinance.

OBJECTIVE 1.2: The City will promote protection of the natural resources of the shoreline and estuarine areas of the coastal high hazard area by adopting a future land use plan which directs population concentrations away from the CHHA and gives priority to water-dependent uses.

Policy 1.2.1: The City will take immediate action to restore and enhance any disturbed or degraded natural resources which are impacted by any City capital improvement projects.

Policy 1.2.2: The City shall limit specific and cumulative impacts upon coastal wetlands, water quality, and management wildlife habitat and living marine resources using the following regulatory techniques: require protection of identified wildlife habitat as part of enforceable development agreements, coordinate with the Florida Department of Environmental Protection to restrict construction activities which would permanently damage marine resources unless appropriate mitigation measures are undertaken, and enforcement of policies.

OBJECTIVE 1.3: The City will continue to improve public access to the coastal area through enhancement and/or rehabilitation of ground maintenance in such areas including the Port St Joe Marina, the Waterfront Park area and the beaches.

Policy 1.3.1: The City will improve maintenance of the Waterfront Park by increasing maintenance of trash barrels and promoting the proper disposal of all litter.

Policy 1.3.2: Maintenance dredging of the channel leading from the public boat ramp will be carried out in accordance with state and federal permits.

OBJECTIVE 1.4: The City will protect the coastal area infrastructure by adopting infrastructure projects and Levels of Service (L.O.S.) which are listed in the [Transportation Traffic Circulation](#) Element, Recreation and Open Space Element, and Sanitary Sewer, Drainage, Potable Water sub-elements and Capital Improvements Element of this Plan.

Policy 1.4.1: In order to protect the human population and the shoreline and estuarine resources of the coastal zone, all infrastructure improvements will be designed in accordance with standards which consider impacts to the Coastal zone (natural disasters such as hurricanes, flooding, etc. with resultant emergency evacuation requirements).

Policy 1.4.2: Emergency evacuation plan (responsibility of Gulf County Administrative Assistant) will be coordinated with regional and state authorities and reflect the designated evacuation routes in the [Transportation Traffic Circulation](#) Element of this Plan.

Policy 1.4.3: The City will maintain infrastructure capacity to provide public facilities of the type and density of development as shown on the Future Land Use Map. Capacities shall be estimated using level of service standards in the Plan. No development shall be permitted in the coastal area unless public facilities and services are available concurrently with the impacts of development or project to coincide with the demands generated by development or redevelopment.

OBJECTIVE 1.5: Post disaster redevelopment in the coastal zone will be coordinated by City in conjunction with the County Emergency Management Office, Apalachee Regional Planning Council (Hazard Mitigation Plan) and Federal Emergency Management Administration. Procedures shall be established which will reduce the exposure of human life, and public and private property to hurricane-related hazards (see Policies 1.5.1, 1.5.2, 1.11.1).

Policy 1.5.1: [By 2019](#) the City shall prepare a post-disaster redevelopment plan that addresses

short and long term needs after a disaster occurs; addresses the removal, relocation or structural modification of infrastructure facilities which have experienced repeated storm damage; considers the limitations of redevelopment in areas that have experienced repetitive losses and considers the incorporation of the recommendations of interagency hazard mitigation reports..

Policy 1.5.2: When undertaking post-disaster redevelopment activities, development permits may be waived for short-term recovery measures such as emergency repairs to streets, water, electricity or other utilities to restore service; removal of debris; and public assistance matters including temporary shelter or housing.

Policy 1.5.3: Long-term redevelopment shall require approval of development permits and be consistent with this plan. These activities include: repair and restoration of private residential or commercial structures with damage in excess of \$50,000 net value; non-emergency repairs to bridges, highways, streets, or public facilities; repair or restoration of docks, seawalls, groins, or other similar structures.

Policy 1.5.4: The City shall continue to encourage redevelopment principles, strategies and engineering solutions that will result in the removal of coastal real property from flood designations established by Federal Emergency Management Agency.

Policy 1.5.5: The City shall continue to consider purchasing properties in areas most vulnerable to destructive storm surges for recreation uses and open space.

OBJECTIVE 1.6: Mechanisms to protect, conserve, and enhance coastal marine resources and maintain or improve estuarine environmental quality will be continued in order to protect sensitive coastal resource areas from the impact of potential future development. These mechanisms shall include, but not be limited to, the following policies. Sensitive coastal resource areas include the coastal high-hazard areas, the St Joseph Bay aquatic preserve and estuarine wetlands.

Policy 1.6.1: The City will, upon completion of the Master Drainage Plan update by 2020, incorporate the recommendations of the update into (1) the Analysis, and (2) the Goals, Objectives and Policies of the Coastal Management element as they pertain to maintaining the water quality and estuarine resources of St. Joseph's Bay.

Policy 1.6.2: The City will periodically review its land development regulations, permitting and enforcement procedures to ensure compliance with the state and federal regulatory programs and to ensure adequate protection of the City's coastal resources.

Policy 1.6.3: The aquatic preserve which has been established in St. Joseph Bay will be addressed in any review of development impacts in the City's coastal resources.

Policy 1.6.4: The City will reserve final approval of development permits until all applicable permits are obtained from jurisdictional agencies, including storm water discharge permits obtained pursuant to Rule 62-346, F.A.C., Environmental Resource Permitting (ERP), Chapter 62-330 and Chapter 62-312, Florida Administrative Code, and

comply with applicable provisions of Chapters 62-4 and 62.520, F.A.C., and jurisdictional interpretation on wetlands conducted pursuant to Chapter 62-340, F.A.C.

Policy 1.6.5: The City shall continue to upgrade its stormwater infrastructure through drainage improvements, installation of tidal backflow preventers, and seawall repair in addition to sustainable flood management actions such as installation of bios wales, use of pervious pavement and maintenance of natural preservation areas.

OBJECTIVE 1.7: The City will preserve historic resources.

Policy 1.7.1: The City's development regulations will provide for protection as well as guidance for sensitive, adaptive reuse of historic resources.

Policy 1.7.2: The City shall seek grants to conduct a survey of historical resources and evaluate their significance.

Policy 1.7.3: The City shall assess the potential risks to significant historic resources and identify/implement mitigation options necessary to protect or reduce the risks to these resources.

Policy 1.7.4: The City shall utilize the Local Mitigation Strategy process as one option for funding specific mitigation projects for historic resources.

OBJECTIVE 1.8: The City shall use the criteria specified in Policy 1.8.1 for prioritizing shoreline use.

Policy 1.8.1: The City recognizes the need to establish the public interest between competing waterfront land uses. The City shall choose the following land uses in priority order: water-dependent, water-related land uses where a definitive public purpose has been established, and other land uses (residential, commercial, institutional, or industrial).

Policy 1.8.2: Specific and detailed provisions for the siting of marinas shall be included in the land development regulations. Such provisions shall include, but not be limited to, the following criteria:

- Demonstrate the presence of sufficient upland area to accommodate parking, utility and support facilities;
- Provide hurricane mitigation and evacuation plan;
- Be located in proximity to natural channels so that minimum or no dredging shall be required for provision of docking facilities;
- Maintain water quality standards as provided by Chapter 403, Florida Statutes; Demonstrate that it meets a public need thereby demonstrating economic viability/feasibility.

OBJECTIVE 1.9: The City shall establish construction standards which minimize the impacts of man-made structures on the coastal zone.

Policy 1.9.1: The City shall require the enforcement of the provisions of the Flood Ordinance, building set-backs from the shoreline and stormwater permits pursuant to Rule 62-346, F.A.C.

Environmental Resource Permitting (ERP), Chapter 62-330 and Chapter 62-312, Florida Administrative Code, and comply with applicable provisions of Chapters 62-4 and 62.520, F.A.C., in order to lessen the impact of man-made structures on the coastal zone.

Policy 1.9.2: The City shall update its Floodplain Management Ordinance for consistency with the latest edition of the Florida Building Code and also ensure that all future modifications of the flood-resistant construction requirements in the Ordinance continue to be consistent with, or more stringent than, requirements of the Florida Building Code and applicable flood plain management regulations set forth in 44 C.F.R. part 60.

Policy 1.9.3: Construction activities seaward of the coastal construction control lines established pursuant to section 161.053, Florida Statutes, shall be consistent with chapter 161, Florida Statutes.

OBJECTIVE 1.10: The City shall limit public expenditures which fund or subsidize development in the coastal high-hazard area except for water-dependent facilities.

Policy 1.10.1: The City shall provide specific provisions to include set backs from the shoreline for non- water dependent structures and coordination of permitting with appropriate jurisdictional agencies.

OBJECTIVE 1.11: The City will direct population concentrations away from the CHHA.

Policy 1.11.1: The City shall protect human life by preventing locating hospitals, nursing homes and other similar structures which concentrate sensitive needs population in the CHHA.

Policy 1.11.2: Hospitals, nursing homes, assisted living facilities, group homes and similar facilities shall be required to have a plan to ensure the health, safety and well-being of those in their care specially during natural disasters including evacuation plans and agreements with other facilities to transfer their vulnerable population.

OBJECTIVE 1.12: The City adopt and shall maintain a level of service of 16 hours for out of county hurricane evacuation for a category 5 storm event as measured on the Saffir-Simpson scale.

Policy 1.12.1: The City shall coordinate with and assist Gulf County in the implementation of the Gulf County Emergency Management Plan (CEMP) by providing police and fire department support personnel during emergencies.

Policy 1.12.2: The City shall review and, where appropriate, incorporate applicable recommendations regarding hurricane evacuation from other disaster preparedness plans (county, regional, state and federal) into this Plan. Specific inclusions of future recommendations will be undertaken as Plan amendments.

Policy 1.12.3: The Category 5 evacuation area is that area identified as the category 1 through 5 evacuation area in the regional hurricane evacuation study completed in 2004 and is depicted on

Map 9a.

Policy 1.12.4: Future Land Use Map amendments and development shall meet and maintain the adopted level of service as identified in Objective 1.12 and shall be supported by adequate and relevant data and analysis demonstrating that the adopted hurricane evacuation level of service for the Category 5 evacuation area is maintained. Data and analysis shall include at a minimum, an analysis of the impacts of development on the Category 5 hurricane evacuation clearance time.

Policy 1.12.5: If the analysis indicates that the evacuation time level of service will not be achieved, then mitigation can be approved to the extent that it will maintain the adopted level of service as established in Objective 1.12. Appropriate mitigation includes, without limitation, payment of money, contribution of land, and construction of hurricane shelters and transportation facilities. The data and analysis demonstrating adequate mitigation shall include identification of the type of improvement, the cost of the improvement and the timing of the improvement, and a binding agreement between the local government and the developer identifying the mitigation plan in terms of type of project(s), cost of project(s), and timing of project(s). Mitigation measures requiring publicly funded capital improvements to construct facilities shall be incorporated into the City or Port St. Joe 5-year Capital Improvements Schedule. Mitigation measures requiring privately funded capital improvements may be included in the Capital Improvements Schedule, but need not be publicly funded.

Policy 1.12.6: To better plan for emergencies created by natural disasters, the City shall continue to provide input on the Gulf County CEMP and shall support and implement the adopted CEMP.

Policy 1.12.7: The City shall continue to support the Local Mitigation Strategies in Gulf County evaluating the risks and vulnerabilities facing the community and coordinating with local government planning officials and emergency management planners regarding mitigation and implementing funding sources.

Policy 1.12.8: The City shall consider integrating hazard mitigation principles from the Local Mitigation Strategies into the City's comprehensive plan to reduce future damage to property and public facilities, avoid development in hazardous areas and provide for adequate public shelters and maintain safe and adequate hurricane evacuation clearance times.

Objective 1.13: The City shall continue to assess the impacts of sea level rise in order to reduce flood risk in the community.

Policy 1.13.1: The City shall maintain and update as needed all maps—including FEMA flood zones and repetitive claim maps, storm surge/Coastal High Hazard Area maps and sea level rise impact maps— identifying current and potential future areas subject to high flood hazard.

Policy 1.13.2: The City shall continue to use the Future Land Use Map and best available data mapping tools provided by such agencies as the National Oceanic and Atmospheric Administration (NOAA), as the basis for development and redevelopment in areas of the county that are at high risk for high-tide events, storm surges, flash floods, storm water runoff and sea level rise.

Policy 1.13.3: The City shall take into consideration projected sea level rise in all future decisions regarding the design, location, and development of infrastructure and public facilities in the potentially affected areas.

Policy 1.13.4: The city shall continue to revise the land development regulations to enhance flood mitigation measures in vulnerable areas to reduce future risks associated with high tide events, storm surge, flash floods, stormwater runoff, and the related impacts of sea level rise. In these areas, the City shall require vulnerability reduction measures for all new construction, redevelopment, and infrastructure such as additional shoreline hardening, elevated grade surface, elevated structures, floodable development, buffers and setbacks, higher floor elevations and incorporation of natural infrastructure for increased resilience.

Policy 1.13.5: The City shall consider participating in the National Flood Insurance Program (NFIP) and continue to work to enhance its Community Rating System (CRS) scores to ensure the best possible flood insurance rates for property owners.

Policy 1.13.6: In an effort to ensure continued compliance with the NFIP, the City will:

1. Continue to enforce the adopted Floodplain Management Ordinance requirements, which include regulating all new development and substantial improvements in Special Flood Hazard Areas (SFHA).
2. Continue to maintain all records pertaining to floodplain development, which shall be available for public inspection.
3. Continue to notify the public when there are proposed changes to the floodplain ordinance or Flood Insurance Rate Maps (FIRM).
4. Maintain the map and Letter of Map Change repositories.
5. Continue to promote Flood Insurance for all properties.
6. Continue the Community Rating System outreach programs.

PORT ST. JOE PORT MASTER PLAN

PORT GOALS, OBJECTIVES, AND POLICIES

GOAL 1: ECONOMIC GROWTH THE PORT OF PORT ST. JOE IS LOCATED WITHIN THE MUNICIPAL JURISDICTION OF THE CITY OF PORT ST. JOE, THE COUNTY SEAT OF GULF COUNTY IN NORTHWEST FLORIDA. AS SUCH, THE PORT ST. JOE PORT AUTHORITY INTENDS TO PLAN AND DEVELOP THE IDENTIFIED PORT PLANNING AREA IN ACCORDANCE WITH MARKET FORECASTS, THE COMMUNITY'S COMMERCIAL AND INDUSTRIAL RESOURCES, AND IN COOPERATION WITH ITS PUBLIC AND PRIVATE PARTNERS TO CREATE JOBS AND STIMULATE LOCAL AND REGIONAL ECONOMIC DEVELOPMENT. TO ACHIEVE THIS GOAL, THE PORT ST. JOE PORT AUTHORITY SHALL IMPLEMENT A PHASED PROGRAM OF INFRASTRUCTURE DEVELOPMENT, TARGETED MARKETING, AND COLLABORATION WITH ITS PRIVATE PARTNERS TO CREATE A PORT ENVIRONMENT THAT PROVIDES THE MAXIMUM ECONOMIC, ENVIRONMENTAL, AND SOCIAL BENEFITS TO THE COMMUNITY. THIS

GOAL IS CONSISTENT WITH GOAL 21 OF THE STATE COMPREHENSIVE PLAN, WHICH ADDRESSES ECONOMIC STABILITY, JOB OPPORTUNITIES, AND INCREASED PER CAPITA INCOME FOR THE STATE'S RESIDENTS.

Objective 1.1: Port Planning Area Development. The Port St. Joe Port Authority shall pursue the phased planning and development of the Port Planning Area, including both Port and private properties, consistent with this Port Master Plan, to provide appropriate support facilities that will accommodate projected waterborne commerce demand. Consistent with Goal 3, this development shall address environmental concerns, such as estuarine water quality and wetland mitigation, while still providing an economically sound site development plan conducive to attracting the desired tenant and user base.

Policy 1.1.1: Market Assessment. The Port St. Joe Port Authority shall complete a market assessment or utilization of that information prepared by others that identifies potential waterborne commerce activities for short-term growth (5-year planning period) and longer-term expansion (10-year planning horizon).

Policy 1.1.2: Land Acquisition. The Port St. Joe Port Authority shall acquire land through purchase, lease, easement, or other as needed to support Port development and economic growth.

Policy 1.1.3: Waterfront and Upland Development. The Port St. Joe Port Authority shall plan and develop waterfront and supporting upland infrastructure to accommodate the demand projections in the Port's market assessment and subsequent user commitments. The anticipated development includes berth and apron construction, site improvement, storage areas, cargo-handling equipment, and other infrastructure needed for tenant and user service.

Policy 1.1.4: St. Joseph Bay Entrance Channel and Gulf County Canal Dredging. The Port St. Joe Port Authority shall coordinate with the U.S. Army Corps of Engineers and other applicable local, regional, and federal regulatory agencies and stakeholders for the resumption of maintenance dredging as needed to accommodate the identified waterborne commerce operations (see Goal 2, Objectives 2.1 and 2.2).

Policy 1.1.5: On-Port Road and Rail. The Port St. Joe Port Authority shall develop an efficient road network within the Port Planning Area and explore opportunities to develop internal rail spurs to support operations as needed (Goal 2, Objective 2.3).

Policy 1.1.6: Facility Maintenance. The Port St. Joe Port Authority shall provide adequate maintenance and upkeep of its in-water and upland facilities to derive the best use from its infrastructure.

Objective 1.2: Economic Diversification. The Port St. Joe Port Authority shall explore opportunities to develop synergies between its waterborne commerce operations and other economic resources in the area.

Policy 1.2.1: Facility Utilization. The Port St. Joe Port Authority shall seek potential tenants and other users to achieve maximum site utilization and pursue expansion and development when new facilities will support economic growth.

Policy 1.2.2: Complementary Upland Development. The Port St. Joe Port Authority shall, in a phased approach, allow for and encourage upland development in the Port Planning Area that complements its waterborne commerce operations.

Policy 1.2.3: Foreign Trade Zone Designation. The Port St. Joe Port Authority shall explore the establishment of a foreign trade zone to achieve the economic benefits such zones can generate. If appropriate, the Port Authority shall pursue the option of becoming a subzone or a licensee of another Foreign Trade Zone, such as the one at Port Panama City.

GOAL 2: TRANSPORTATION EFFICIENCIES. SEAPORTS DEPEND ON EFFICIENT INTERMODAL ACCESS TO PROVIDE COST-EFFECTIVE AND COMPETITIVE SERVICES. CONSEQUENTLY, THE PORT ST. JOE PORT AUTHORITY SHALL COLLABORATE WITH CITY, COUNTY, STATE, AND FEDERAL AGENCIES AND WITH PRIVATE ENTITIES RESPONSIBLE FOR WATER, HIGHWAY, AND RAIL CONNECTIVITY TO ENSURE THAT THE INTERMODAL TRANSPORTATION INFRASTRUCTURE AND CONNECTIVITY ESSENTIAL TO PORT OPERATIONS ARE IN PLACE.

Objective 2.1: Ship Channel and Gulf County Canal Access. The Port St. Joe Port Authority shall pursue maintenance dredging of the Ship Channel (defined as all ranges plus Harbor Channel and Turning Basin) and Gulf County Canal to provide the water depths needed to serve the vessels anticipated to call at the Port. To the extent possible, consistent with the development and expansion needs of the Port, maintenance and new dredging activities and the management of spoil material shall be pursued in a manner respectful of the State Comprehensive Plan's goals and policies addressing stewardship of water resources, coastal and marine resources, and natural systems.

Policy 2.1.1: Ship Channel Maintenance Dredging. The Port St. Joe Port Authority shall pursue maintenance dredging of the Ship Channel and Gulf County Canal to provide the water depths needed to serve the vessels anticipated to call at Port. As part of the long-term maintenance and dredging activities the Port Authority will develop, or cooperate with the development if performed by others, a Dredged Material Management Plan for maintenance and dredging activities at St. Joseph's Bay and the Gulf County Canal.

Policy 2.1.2: Gulf County Canal Dredging. The Port St. Joe Port Authority shall cooperate with the maintenance dredging activities and efforts of the USACE in proximity to the Port Planning Area to maintain the water depths and width needed to serve the vessels that are anticipated to call at the Port.

Policy 2.1.3: Maintenance Dredging. The Port St. Joe Port Authority shall undertake maintenance dredging, as required to ensure safe navigational conditions for the ships and barges calling at its facilities.

Policy 2.1.4: Spoil Site Development. The Port St. Joe Port Authority shall develop, in accordance with the Dredge Material Management Plan and within the limits of its responsibility and funding resources, environmentally acceptable spoil sites for the disposal of the material the dredging

projects will generate. If the spoil material is of the proper quality, and if it is permissible by the regulatory agencies, dredged material will be used for beach creation and renourishment. The added benefit of this disposal option is additional storm protection for adjacent land, and particularly for US 98, which is frequently damaged by wave action from storms.

Objective 2.2: Intracoastal Connections. To take better advantage of its proximity to the Intracoastal Waterway, the Port St. Joe Port Authority shall support initiatives to improve Intracoastal connections, including shallow-water barge facilities, if appropriate to meet the requirements of Port users or to serve complementary industrial facility development in the region.

Policy 2.2.1: Gulf Intracoastal Waterway. The Port St. Joe Port Authority shall cooperate with entities seeking to improve conditions along the Gulf Intracoastal Waterway and promote more barge traffic.

Policy 2.2.2: Shallow-water Barge Facilities. The Port St. Joe Port Authority shall consider synergies with industrial users that can be served by barge as well as by road and rail.

Objective 2.3: Highway Access and Connectivity. The Port St. Joe Port Authority shall collaborate with local and state agencies to develop the intermodal connections needed for the efficient movement of goods to and from its facilities.

Policy 2.3.1: On-Port Road Improvements. The Port St. Joe Port Authority shall develop internal roads to serve Port Planning Area users which provide efficient access to the proximate off-Port city, county, and state network and shall coordinate the development of its on-Port roads with the City, County, and Florida Department of Transportation.

Policy 2.3.2: Off-Port Highway Improvements. The Port St. Joe Port Authority shall work with the Florida Department of Transportation to gain funding for any needed improvements to roads over which Port truck traffic must travel. Such roads include US 98 (SR 30), SR 71, CR 382, Gulf Coast Parkway, and Gulf to Bay Highway.

Objective 2.4: Rail Service and Connectivity. The Port St. Joe Port Authority shall implement rail service when user demand so warrants and collaborate with the AN Railway to obtain the best possible service and interchanges.

Policy 2.4.1: On-Port Rail Improvements – Port Property. The Port St. Joe Port Authority shall develop a rail spur to its Parcel B property from the AN Railway if required to serve Port Planning Area users.

Policy 2.4.2: On-Port Rail Improvements – Private Property. The Port St. Joe Port Authority shall cooperate with private property owners within the Port Planning Area to provide rail access to those properties when their planned improvements are in compliance with this Port Master Plan and determined to be beneficial to the public good.

Policy 2.4.3: Off-Port Rail Connections. The Port St. Joe Port Authority shall work with the AN

Railway to identify and pursue improvements to the off-Port rail infrastructure, which could facilitate goods movement to and from the Port.

GOAL 3: ENVIRONMENTAL STEWARDSHIP. AS A RESPONSIBLE CITIZEN OF THE REGION CONCERNED WITH THE HEALTH AND WELL-BEING OF ITS CITIZENRY, AS EXPRESSED IN THE *STATE COMPREHENSIVE PLAN*, GOAL 5(B) 1, THE PORT ST. JOE PORT AUTHORITY IS COMMITTED TO PRESERVING AND PROTECTING THE QUALITY OF THE ENVIRONMENTAL RESOURCES WITHIN ITS COMMUNITY. IT SHALL CONSERVE AND PROTECT THOSE RESOURCES, CONSISTENT WITH PORT DEVELOPMENT AND EXPANSION NEEDS.

Objective 3.1: Natural Resource Preservation and Protection. In carrying out its development activities and day-to-day operations, the Port St. Joe Port Authority shall conserve and protect natural resources and shall cooperate with federal, state, regional and local agencies in developing sound environmental policies and measures to minimize the environmental impacts of Port development and operations. The Port Authority recognizes the intent of Goal 9, Policies 1 and 7 in the *State Comprehensive Plan*, to protect natural systems and will do so to the extent consistent with Port development and expansion needs.

Policy 3.1.1: Coastal Resources. The Port St. Joe Port Authority shall evaluate the specific and cumulative impacts of its plans on coastal resources before undertaking development and expansion activities and shall take measures to minimize negative impacts where possible, or to mitigate for damage that cannot be avoided. This policy is consistent with Goal 3, Policies 4, 6, and 7 of the *State Comprehensive Plan*. It is understood that as yet unfinalized plans by private landowners for the long-term development of their waterfront property on the Bay may impact coastal resources in the future. The Port of Port St. Joe, a proactive public entity, whose mission is to help the community overcome an economic downturn by creating jobs and development synergies, has no involvement with or knowledge of the plans of these private landowners and, consequently, is not in a position to address the eventual impacts of these plans. To the contrary, these future plans by private entities will need to address their cumulative impacts with Port development, which is leading the way in this area.

Policy 3.1.2: Estuarine and Surface Water Quality. The Port St. Joe Port Authority shall limit specific and cumulative impacts on water quality to maintain the integrity of the St. Joseph Bay Aquatic Preserve and maintain the applicable water standards. In so doing, the drainage system(s) in the Port Planning Area shall be designed to meet NPDES, FDEP, and Northwest Florida Water Management District water quality standards. The Port Authority and other landowners within the Port Planning Area shall coordinate their efforts with federal, state, regional, county and city governmental agencies. This policy is consistent with Goal 7, Policies 10 and 12 as well as Goal 15, Policy 6 in the *State Comprehensive Plan*.

Policy 3.1.3: Wetlands and Wildlife Habitat. The Port St. Joe Port Authority shall limit specific and cumulative impacts on identified wetlands and wildlife habitat on its properties by providing mitigation measures or, if possible, by avoiding projects that destroy or significantly degrade such habitat. Due to the industrial nature of the prior uses of the properties in the Port Planning Area, the wetlands and habitat therein have been previously impacted and are of very low quality.

Policy 3.1.4: Portwide Best Management Practices. The Port St. Joe Port Authority shall identify and provide best management practice guidelines for staff and tenants/users to observe in conducting their operations.

Objective 3.2: Plan Implementation Coordination. The Port St. Joe Port Authority shall be proactive in coordinating its development efforts with local, state, and federal permitting agencies and with private stakeholders to ensure that its development and operations are carried out in accordance with the public interest and regulatory requirements.

Policy 3.2.1: Sensitivity to Local Concerns. The Port St. Joe Port Authority shall give consideration to the concerns of local interests in implementing its development program and shall seek out the best possible environmental solutions to controversial issues.

Policy 3.2.2: Permit Compliance. The Port St. Joe Port Authority shall comply with the provisions of the eventual permits governing its in-water and upland development program, and shall work with local, state, and federal agencies to achieve a sound balance between its expansion requirements and the need to protect the surrounding environment.

GOAL 4: SAFETY AND SECURITY. THE PORT ST. JOE PORT AUTHORITY SHALL REDUCE EXPOSURE OF HUMAN LIFE AND PROPERTY TO DESTRUCTION BY NATURAL HAZARDS THROUGH HAZARD MITIGATION AND HURRICANE EVACUATION MEASURES AND SHALL PROTECT HUMAN LIFE AND PROPERTY FROM MANMADE DISASTERS THROUGH SAFETY AND SECURITY PROGRAMS.

Objective 4.1: Protection from Natural Hazards. The Port St. Joe Port Authority shall implement the measures required by the City of Port St. Joe, Gulf County and other agencies to protect human life and property from hazards.

Policy 4.1.1: Flood Zone Compliance. The Port St. Joe Port Authority shall see that any habitable, non-residential buildings in special flood hazard areas are designed and constructed to reduce the potential for flooding and wind damage. This policy is consistent with Goal 15, Policy 6, with respect to the potential for flooding.

Policy 4.1.2: Building Code Compliance. The Port St. Joe Port Authority shall see that all buildings are designed and constructed in accordance with the Unified Florida Building Code or as approved by the City of Port St. Joe.

Policy 4.1.3: Hurricane-Preparedness. The Port St. Joe Port Authority shall prepare a hurricane evacuation contingency plan and keep its plan up to date, ensuring that it is consistent with city and county emergency plans.

Policy 4.1.4: Post-Disaster Redevelopment. The Port St. Joe Port Authority shall implement post-disaster redevelopment procedures to reduce or eliminate exposure of human life and property to natural hazards. These procedures shall include the structural modification or removal of facilities

that have experienced repeated storm damage.

Objective 4.2: Protection from Manmade Disasters. The Port St. Joe Port Authority shall reduce exposure of human life and property to harm from manmade disasters by implementing sound safety and security programs.

Policy 4.2.1: Safe Operating Environment. To provide a safe operating environment, the Port St. Joe Port Authority shall require that its personnel, tenants, facility operators, stevedores, etc. comply with the safety requirements of all federal, state, and local government and regulatory entities.

Policy 4.2.2: Security Plan. The Port St. Joe Port Authority shall prepare and implement the security plan mandated and approved under federal guidelines consistent with funding availability.

GOAL 5: INTERGOVERNMENTAL COORDINATION AND REGIONAL COLLABORATION. THE PORT ST. JOE PORT AUTHORITY SHALL COORDINATE ITS EFFORTS WITH STATE AND LOCAL GOVERNMENTAL AND PRIVATE SECTOR ENTITIES AND SHALL COLLABORATE WITH INITIATIVES TO ENHANCE ECONOMIC DEVELOPMENT OPPORTUNITIES IN NORTHWEST FLORIDA. THIS GOAL IS CONSISTENT WITH GOAL 25, POLICY 7 OF THE *STATE COMPREHENSIVE PLAN*, WHICH ADDRESSES THE INTEGRATION OF SYSTEMATIC PLANNING CAPABILITIES AT ALL LEVELS OF GOVERNMENT, WITH AN EMPHASIS ON THE COORDINATION OF REGIONAL PROBLEMS, ISSUES, AND CONDITIONS.

Objective 5.1: Compatibility with City's Comprehensive Plan. The Port St. Joe Port Authority shall work with the City of Port St. Joe to see that Port maintenance and expansion activities are compatible with and support the programs and policies contained in the City's Comprehensive Plan.

Policy 5.1.1: Plan Coordination. The Port St. Joe Port Authority shall coordinate its planning and development efforts with the City of Port St. Joe to ensure that the Port's planned projects and land uses (Objectives 1.1 and 1.2) consistent with the City's Comprehensive Plan. It shall also evaluate proposed amendments to the City's Comprehensive Plan, particularly the Coastal Management Element, as to potential impacts on Port activities.

Policy 5.1.2: Infrastructure and Utility Capacity. The Port St. Joe Port Authority shall coordinate with the City to ensure the provision of adequate infrastructure and utilities for Port operations.

Objective 5.2: Governmental and Agency Coordination. The Port St. Joe Port Authority shall coordinate its development and expansion program with applicable agencies to promote sound planning and economic growth.

Policy 5.2.1: Gulf County. The Port St. Joe Port Authority shall support the economic development initiatives of Gulf County, by pursuing activities that expand opportunities in trade, industry, and manufacturing.

Policy 5.2.2: Local, Regional, State, and Federal Agencies. In addition to city and county governments, the Port St. Joe Port Authority shall cooperate with the Apalachee Regional Planning Council; the Northwest Florida Water Management District; the Florida Departments of Transportation, Economic Opportunity, and Environmental Protection; the U.S. Army Corps of Engineers, Florida's *State Comprehensive Plan*, and other applicable agencies in implementing the goals, objectives and policies of this Port Master Plan.

Objective 5.3: Collaboration with Local and Regional Maritime, Commercial and Industrial Interests. To help achieve its primary goal of economic development, the Port St. Joe Port Authority shall cooperate with other Northwest Florida interests as they seek to expand the region's commercial and industrial base.

Policy 5.3.1: Economic Development Groups. The Port St. Joe Port Authority shall participate in the efforts of local and regional groups pursuing area wide economic development.

Policy 5.3.2: Northwest Florida Seaports. The Port St. Joe Port Authority shall cooperate with the Port of Panama City and the Port of Pensacola to pursue areas of common interest, such as cargo-handling synergies, regional promotional campaigns, special funding opportunities, and dredging issues. The Port St. Joe Port Authority shall support the Memorandum of Understanding currently in place with the Panama City Port Authority, which outlines a mutually beneficial working relationship between the two Port Authorities.

GOAL 6: FINANCIAL STABILITY. THE PORT ST. JOE PORT AUTHORITY SHALL IMPLEMENT MEASURES TO SECURE ITS FINANCIAL HEALTH AS IT PROCEEDS WITH ITS DEVELOPMENT AND EXPANSION PROGRAM.

Objective 6.1: Budgetary Process. The Port St. Joe Port Authority shall implement a budgetary process that balances Port revenues, operating expenses, and capital expenditures needed to satisfy the anticipated market demand and capture new market share.

Policy 6.1.1: Port Revenues. The Port St. Joe Port Authority shall monitor tariffs and fees charged by Gulf Ports Association members and shall implement a competitive fee structure.

Policy 6.1.2: Annual Capital Improvement Plan Updates. The Port St. Joe Port Authority shall update its capital improvement plan annually to reflect budgetary and market changes, prioritizing its project implementation to obtain the best return on facility investments.

Objective 6.2: Funding Opportunities. The Port St. Joe Port Authority shall pursue diverse funding opportunities to accelerate the rate at which it can implement its capital improvement program.

Policy 6.2.1: Legislative Contacts. The Port St. Joe Port Authority shall prepare a briefing for area legislators in the fall of each year to reacquaint them with the Port's economic impact on the region and the importance of its needs being addressed in the state's budget process.

Policy 6.2.2: Grants/Loans. The Port St. Joe Port Authority shall actively seek grant funds from

state and federal sources and shall supplement funding needs not met by grants with loans from commercial lending institutions and/or governmental entities.

Policy 6.2.3: Public/Private Partnerships. The Port St. Joe Port Authority shall continue to explore opportunities for public/private partnerships in the development of maritime and industrial facilities.

Table 5-1 on the next page summarizes the above goals, policies, and objectives for easy reference.

Table 5-1 Summary of Port of Port St. Joe Goals, Objectives and Policies

Goal	Objective	Policy
1. Economic Growth	1.1: Port Planning Area Development	1.1.1: Market Assessment 1.1.2: Land Acquisition 1.1.3: Waterfront and Upland Development 1.1.4: St. Joseph Bay Channel and Gulf County Canal Dredging 1.1.5: On-Port Road and Rail 1.1.6: Facility Maintenance
	1.2: Economic Diversification	1.2.1: Facility Utilization 1.2.2: Complementary Upland Development 1.2.3: Foreign Trade Zone Designation
2. Transportation Efficiencies	2.1: Ship Channel and Gulf County	2.1.1: Ship Channel Maintenance Canal Access 2.1.2: Gulf County Canal Dredging 2.1.3: Maintenance Dredging 2.1.4: Spoil Site Development
	2.2: Intracoastal Connections	2.2.1: Gulf Intracoastal Waterway 2.2.2: Shallow-Water Barge Facilities
	2.3: Highway Access and Connectivity	2.3.1: On-Port Road Improvements 2.3.2: Off-Port Highway Improvements
	2.4: Rail Service and Connectivity	2.4.1: On-Port Rail Improvements – Port Property 2.4.2: On-Port Rail Improvements – Private Property 2.4.3: Off-Port Rail Connections
3. Environmental Stewardship	3.1: Natural Resource Preservation and Protection	3.1.1: Coastal Resources 3.1.2: Estuarine and Surface Water Quality 3.1.3: Wetlands and Wildlife Habitat 3.1.4: Portwide Best

Goal	Objective	Policy
		Management Practices
	3.2: Plan Implementation Coordination	3.2.1: Sensitivity to Local Concerns 3.2.2: Permit Compliance
4. Safety and Security	4.1: Protection from Natural Hazards	4.1.1: Flood Zone Compliance 4.1.2: Building Code Compliance 4.1.3: Hurricane-Preparedness 4.1.4: Post-Disaster Redevelopment
	4.2: Protection from Manmade Hazards	4.2.1: Safe Operating Environment 4.2.2: Security Plan
5. Intergovernmental Coordination and Regional Collaboration	5.1: Compatibility with City's Comprehensive Plan	5.1.1: Plan Coordination 5.1.2: Infrastructure and Utility Capacity
	5.2: Governmental and Agency Coordination	5.2.1: Gulf County 5.2.2: Local, Regional, State and Federal Agencies
	5.3: Collaboration with Regional Maritime, Commercial and Industrial Interests	5.3.1: Economic Development Groups 5.3.2: Northwest Florida Seaports
6. Financial Stability	6.1: Budgetary Process	6.1.1: Port Revenues 6.1.2: Annual Capital Improvement Plan Updates
	6.2: Funding Opportunities	6.2.1: Legislative Contacts 6.2.2: Grants/Loans 6.2.3: Public/Private Partnerships

SANITARY SEWER, SOLID WASTE, STORMWATER MANAGEMENT
~~POTABLE WATER AND GROUNDWATER AQUIFER RECHARGE~~
ELEMENT

DRAFT

**SANITARY SEWER, SOLID WASTE, STORMWATER MANAGEMENT
POTABLE WATER AND GROUNDWATER AQUIFER RECHARGE ELEMENT**

GOALS, OBJECTIVES, AND POLICIES

GOAL 1: NEEDED PUBLIC FACILITIES SHALL BE PROVIDED IN A MANNER WHICH PROTECTS INVESTMENTS IN EXISTING FACILITIES AND PROMOTES ORDERLY, COMPACT URBAN GROWTH.

OBJECTIVE 1.1: ~~By 2020, the~~ City of Port St. Joe will continue to implement procedures to ensure that at the time a development permit is issued, adequate facility capacity is available or will be available when needed to serve the development ~~in a timely manner.~~

Policy 1.1.1: The residential (City and Oak Grove) level of service standard for sanitary sewer facilities is equal to 150 gallons per ~~acre~~ per day, shall be used as the basis for determining the availability of facility capacity and the demand generated by a development.

Policy 1.1.2: The commercial/light industrial level of services standard for sanitary sewer facilities is equal to 1,450 gallons per acre per day and shall be used as the basis for determining the availability of facility capacity and the demand generated by a development.

Policy 1.1.3: New heavy industrial facilities shall provide sewage service data and contribute toward the cost of developing increased collection, transmission and treatment systems.

Policy 1.1.4: The City-wide average solid waste level of service standard shall be 8 pounds per capita per day and shall be used as the basis for determining the availability of facility capacity and the demand generated by a development.

Policy 1.1.5: The following level of service Stormwater Management standards shall be used as the basis for determining the availability of facility capacity and the demand generated by a development:

- 25-yr. frequency, 24-hr. duration storm event for those areas designated as residential, commercial, mixed commercial/residential, public, and industrial land use on the Future Land Use Map; and
- 3-yr. frequency, 24-hr. duration storm event for those areas designated as agricultural, conservation, and recreation land use on the Future Land Use Map.
- All new and re-development projects shall comply with the stormwater design and performance standards and stormwater retention and detention standards contained within section 62-346 Environmental Resource Permitting (ERP), Chapter 62-330 and Chapter 62-312, and comply with applicable provisions of Chapters 62-4 and 62.520, Florida Administrative Code F.A.C.

Policy 1.1.6: All future development and re-development shall protect the functions of natural Stormwater Management features by complying with the level of service as listed within this Plan and by obtaining proper approved Stormwater Management permits from

the Florida Department of Environmental Protection, Northwest Florida Water Management District, and requirements of Policy 1.1.5.

Policy 1.1.7: The residential (City) potable water level of service standard for potable water facilities is equal to 130 gallons per capita, per day, and shall be used as the basis for determining the availability of facility capacity and the demand generated by a development.

Policy 1.1.8: For unincorporated areas such as Oak Grove, White City, and St. Joe Beach, the potable water level of service is equal to 100 gallons per capita per day, and shall be used as the basis for determining the availability of facility capacity and the demand generated by a development.

Policy 1.1.9: The commercial/light industrial potable water level of service standard is equal to 2,000 gallons per acre per day and shall be used as the basis for determining the availability of facility capacity and the demand generated by a development.

Policy 1.1.11: The heavy industrial potable water level of service is equal to 50 gallons per day per employee for sanitary usage only.

Policy 1.1.12: The heavy industrial potable water level of service for process usage is equal to 11,000 gallons per acre, per day.

Policy 1.1.13: All improvements for replacement, expansion or increase in capacity of facilities shall be compatible with the adopted level of service standards for the facilities.

Policy 1.1.14: The Public Works Department shall develop procedures to update facility demand and capacity information as development permits are issued.

Policy 1.1.15: Annual summaries shall be prepared for capacity and demand information for each facility and service area.

Policy 1.1.16: Consistent with the urban growth policies of the Future Land Use element of this plan, provision of centralized sanitary sewer and potable water service shall be limited to the service areas shown for these facilities in the support documents of this plan to areas where the City has legal commitments to provide facilities and services as of the date of adoption of this plan.

Policy 1.1.17: The City will institute a water distribution leak prevention program in an effort to conserve our natural resource, "water". In addition, water customers will be continuously informed to conserve water for conservation sakes. Programs instituted by the Water Management District, such as alternate irrigation program, will be supported by the City.

OBJECTIVE 1.2: The City will maintain a five-year schedule of capital improvement needs for public facilities, to be updated annually in conformance with the review process for the Capital Improvement Element of this plan.

Policy 1.2.1: A Capital Improvement Coordinating Committee is hereby created, composed of the City Commissioners and City Auditor-Clerk for the purpose of evaluating and ranking capital improvement projects proposed for inclusion in the five-year schedule of capital improvement needs.

Policy 1.2.2: Proposed capital improvement projects will be evaluated and ranked according to the following priority level guidelines:

Level One – whether the project is needed to protect public health and safety, to fulfill the City's legal commitment to provide facilities and services, or to preserve or achieve full use of existing facilities.

Level Two – whether the project increases efficiency of use of existing facilities, prevents or reduces future improvement costs or provides service to developed areas lacking full service.

Level Three – whether the project represents a logical extension of facilities and services within a designated service area.

GOAL 2: PORT ST. JOE WILL PROVIDE SANITARY SEWER, SOLID WASTE, STORMWATER MANAGEMENT AND POTABLE WATER FACILITIES AND SERVICES TO MEET EXISTING AND PROJECTED DEMAND IDENTIFIED IN THIS PLAN.

OBJECTIVE 2.1: The City will complete the process of replacing the potable water infrastructure and then focus on replacing/upgrading the sanitary sewer infrastructure. The City will continue to pursue funding to update the Master Stormwater Management Plan to identify and construct improvements. Existing deficiencies will be corrected by undertaking the projects in the five-year schedule of capital improvements. The following projects that are outside of the five year window will be included in future five year schedules:

Stormwater Management:

- Area 1: Canals "A" and "B" should be excavated with bottom width a minimum of 3 feet and (10) 36-inch pipe culvert should be constructed under the railroad.
- Area 1: Widen Canal "C" with a 5-foot bottom width and Canal "D" with a 14-foot bottom width. In Canal "D", double 6-foot by 6-foot box culverts are proposed at the road to the Arizona Chemical Plant and at S.R. 381.
- Area 3: Canals proposed for Area 3 are Canals "E" and "G", with 3-foot bottom widths. At the confluence of the canal, a new controlling weir structure will regulate the outgoing flow from the east side of the railroad to ensure the increased flow from the proposed storm improvements does not increase the flow beyond that of preconstruction runoff. A detention pond is required to be constructed along Canal "F", with 20-foot bottom width and 60-foot top width. Additional City right-of-way will be required parallel to the existing easement.
- Area 4: There is a serious flooding problem along Monument Avenue (U.S. Highway 98) due to the inadequacy of the State's storm sewer system in this area. Canal "G", with a 3-foot bottom width, is designed to divert the storm flow excess from the State's system on Monument Avenue to Area 3.
- Area 9: The proposed 24-inch storm sewer on Sixth Street and Long Avenue will remedy the flooding problems east of Long Avenue.

Potable Water Projects:

- Replace existing 2" distribution mains with 6" mains on Palm Boulevard.

Policy 2.1.1: Projects needed to correct existing deficiencies shall be given priority in the formulation and implementation of the annual work programs of the City.

Policy 2.1.2: No permits shall be issued for new development which would result in an increase in demand on deficient facilities prior to completion of improvements needed to bring the facility up to standard.

Policy 2.1.3: The annual summaries of facility capacity and demand information prepared by the City Planning Agency shall be used to evaluate the need for the timing and location of projects to extend or increase the capacity of facilities.

Policy 2.1.4: All projects required to meet projected demands for the years beyond the five year schedule shall be submitted to the Capital Improvements Coordinating Committee and scheduled in the Capital Improvement Element of this plan in accordance with the requirements of Section 163.57(3), E.S.

OBJECTIVE 2.2: Repair and Replacement projects for the planning period 20052018 through 20202030 will be met through the annual budget.

Policy 2.2.1: The City will establish an adequate budget for Public Works sanitary sewer and potable water repair and replacement. The City will provide the Public Works Department with sufficient manpower to perform the work.

OBJECTIVE 2.3: The City will maintain a Water Supply Facility Work Plan consistent with the recommendations of the Northwest Florida Water Management District Regional Water Supply Plan (RWSP) for Region

Policy 2.3.1: The City of Port St Joe Water Supply Facilities Work Plan identifies and plan for the water supply sources and facilities needed to serve existing and new development within the and unincorporated areas of the County served by the City through 2020-2030.

Policy 2.3.2. The City has adopted the Water Supply Facilities Work Plan dated July 2009 and incorporated it by reference into the City's Comprehensive Plan.

GOAL 3: THE FUNCTIONS OF NATURAL GROUNDWATER AQUIFER RECHARGE AREAS WITHIN THE CITY WILL BE PROTECTED AND MAINTAINED.

OBJECTIVE 3.1: The City will continue to protect groundwater aquifer recharge areas.

Policy 3.1.1: The City will revise the adopted xeriscape ordinance to recognize the groundwater recharge functions of natural landscape and protection of water quality.

Policy 3.1.2: The City will coordinate with County, State, and Federal agencies to achieve regional aquifer recharge protection objectives.

TRAFFIC CIRCULATION ELEMENT

DRAFT

TRAFFIC CIRCULATION ELEMENT
GOALS, OBJECTIVES AND POLICIES

GOAL 1: PROVIDE A SAFE, CONVENIENT AND EFFICIENT MULTIMODAL TRANSPORTATION SYSTEM WITHIN THE CITY OF PORT ST. JOE

OBJECTIVE 1.1: Local roadways will be maintained to preserve the adopted Level of Service.

Policy 1.1.1: The City hereby adopts the following Level of Service for the design and operation of local City roadways:

Level of Service "C": Stable flow of traffic, but marking the beginning of the range of flow in which the operation of individual users becomes significantly affected by interactions with others.

Policy 1.1.2: The City adopts the following peak hour Level of Service (LOS) Standards by facility type, not including the constrained segment of SR 30/US 98:

Principal Arterial.....	D
Minor Arterial.....	D
Collector Roadways.....	D

The City adopts LOS "E" as the peak hour standard for the constrained segment of SR 30/US 98 from Angle Fish Street immediately north of the bridge over the Gulf Canal to south of the A & N Railroad overpass.

Policy 1.1.3: The City adopts the state mandated LOS standards for all roadways within the city limits that are designated as part of the State's Strategic Intermodal System (SIS).

OBJECTIVE 1.2: Improve intersections found to have safety deficiencies

Policy 1.2.1: The City Community Safety Team will notify and work with the Florida Department of Transportation and Gulf County Highway Department to facilitate the improvements involving State and County maintained roadways.

Policy 1.2.2: The City will fund the improvements which involve City- maintained streets and roadways from the existing budget for street maintenance.

Policy 1.2.3: Accident reports will be monitored to determine if areas of State, County or City streets and roadways exhibit potentially unsafe conditions.

Policy 1.2.4: The City shall adopt design standards in the Land Development Regulations relating to control of connections and access points of driveways to roads and roadways. The standards need to address issues such as access control, number of access points and location of access points.

Policy 1.2.5: The City shall provide and/or require pedestrian and bike alternatives by incorporating standards in the Land Development Code for sidewalks, recreational paths or the concept of wide outside roadway lanes into all future construction or reconstruction of arterial and collector roads.

OBJECTIVE 1.3: Provide a program of street resurfacing of older paved streets and roads within the City limits.

Policy 1.3.1: Establish fiscal budgets for a repaving program as developed by the Public Works Department.

OBJECTIVE 1.4: Provide an alternate evacuation route to that segment of State Road 30 which lies within the Category 1 Evacuation zone.

Policy 1.4.1: The City will establish a study in coordination with the State Department of Transportation, the Regional Planning Council and other affected State and County agencies to study the alternate routes available within the City street system.

OBJECTIVE 1.5: Promote alternative forms of transportation and interconnections that reduce greenhouse gas emissions from the transportation sector.

Policy 1.5.1. The City will strive to reduce greenhouse gas emissions by reducing traffic congestion and air pollution.

Policy 1.5.2. The City shall commit funds, where financially feasible, to improve the existing and construct new pedestrian and bike paths within the City.

Policy 1.5.3. The City will require no less than five feet in width sidewalks along US 98 and SR 71 and coordinated circulation design along adjacent properties.

Policy 1.5.4: The City will provide for continued investment in public facilities and infrastructure in these areas including streetscape and pedestrian improvements, an increased network of bike and pedestrian paths and connections to provide non-auto transportation options and enhance the livability of the City.

Policy 1.5.5: The City will promote interconnections to link the Downtown Port St Joe Area with the planned Town Center development along the bay and North Port St Joe area, the Baywalk Park and the City's existing linear green space along the canal on Park Avenue to provide alternative transportation options, reduce vehicle miles traveled, reduce fuel consumption and contribute to reduction in greenhouse gas emissions.

Policy 1.5.6: The City shall collaborate with the Port St. Joe Port Authority, county, state, and federal agencies and with private entities responsible for water, highway, and connectivity to ensure that the intermodal transportation infrastructure and connectivity essential to Port operations are in place.

Policy 1.5.7: All major developments, including mixed use projects will evaluate their impact on traffic circulation and, if increased traffic volumes or safety at new or existing roadway links or intersections cause a change in the existing level of service, the developers will contribute toward the elimination or mitigation of impacts on the roadway system.

OBJECTIVE 1.6: Planning for traffic circulation will be coordinated with the future land uses shown on the "Future Land Use Map", the Florida DOT Adopted Work Program, the SIS Plan and the plans of neighboring jurisdictions/areas.

Policy 1.6.1: The City shall review subsequent versions of the Florida DOT Adopted Work Program in order to update/modify this element as may be necessary.

Policy 1.6.2: The City shall review for compatibility the traffic circulation plans/programs of the unincorporated County and neighboring areas as they are amended in the future.

Policy 1.6.3: The City supports the Port of Port St Joe designation as a Planned Emerging Strategic Intermodal System (SIS) facility and will support redevelopment efforts in the Port Planning Area to promote local and regional economic development in the area consistent with the Port Master Plan included in the Coastal Management Element.

OBJECTIVE 1.7: The City shall develop/adopt a "Right-of-Way Protection Map" based upon the traffic circulation Element and the Future Land Use Element of this plan.

Policy 1.7.1: The City shall adopt minimum right-of-way requirements for new roadways containing the following provisions:

Arterial Roadways: 150 feet Collector Roadways: 100 feet

Local Roads: 60 feet (side drainage) or 50 feet (curb & gutter)

Policy 1.7.2: The City shall require through ordinance regulations the dedication of needed right-of-way and necessary improvements from all new developments.

Policy 1.7.3: All building setbacks shall be measured from the new right-of-way lines for all new construction including the setbacks for additions to existing structures.

GOAL 2: INCREASE INTERJURISDICTIONAL AGREEMENTS TO COORDINATE TRANSPORTATION PLANNING AND PROGRAMS, TO ENSURE CONTINUING COOPERATIVE AND COMPREHENSIVE TRANSPORTATION PLANNING THROUGHOUT THE LOCAL AREA.

OBJECTIVE 2.1: Establish an annual review and discussion with the State and County Highway Department to determine the impact of proposed improvements on the roadways in and around Port St Joe.

Policy 2.1.1: Appoint a committee to meet with the State Department of Transportation (FDOT) to review the progress of the Five-Year Adopted Work Program established by FDOT on an annual basis.

Policy 2.1.2: Meet with the County Highway Department on an annual basis to discuss maintenance responsibilities, repaving programs and other traffic-related topics as may affect the traffic circulation.

OBJECTIVE 2.2: Monitor, participate in and support as appropriate, regional transportation and economic development activities.

Policy 2.2.1: Monitor the activities and studies of the Northwest Florida Transportation Corridor Authority, and provide comments as appropriate.

Policy 2.2.2: Work with the Northwest Florida Transportation Corridor Authority to insure that improvements related to the SR 30 (US 98) are included in the corridor master plan.

Policy 2.2.3: Support the planning and development of the Gulf Coast Parkway to stimulate economic development in the area.

~~HOUSING ELEMENT~~

HOUSING ELEMENT

GOALS, OBJECTIVES AND POLICIES

GOAL 1: PROVIDE DECENT, SAFE AND AFFORDABLE HOUSING FOR ALL CURRENT AND FUTURE RESIDENTS OF THE CITY.

OBJECTIVE 1.1: The City will continue to monitor the housing stock for housing units which present a health or safety problem due to their substandard* condition in accordance with the Florida Building Code. The City will take actions to these problems (notifying private owners of problems and possible remedies or if required, take legal action). (* Substandard in terms of structural integrity, deficient plumbing, lack of central heating or overcrowded characteristics).

Policy 1.1.1: The City will strive to condemn housing units only if they pose a serious health and safety problem and are unoccupied.

Policy 1.1.2: The City will investigate and consider adoption of a Housing Code that addresses the safety conditions of units to ensure maintenance of the existing housing stock.

OBJECTIVE 1.2: ~~By 2015,~~ The City will continue to evaluate the number of dwelling units that need improvement and are suitable for owner or volunteer rehabilitation efforts.

Policy 1.2.1: The City will establish principles and policies to guide rehabilitation and conservation of the housing stock. The City will identify areas which contain substandard housing units within the City. These areas shall be the target of revitalization and assistance programs, including the provisions or improvement of public services, information and state/federal housing assistance programs and City participation in and solicitation of financial assistance from state and federal programs intended to improve the condition and supply of housing.

Policy 1.2.2: Promote volunteer efforts for housing repair and maintenance.

Policy 1.2.3: The City will support public and private efforts which are directed at improving housing. Such actions could include sponsorship of "fix-up, clean-up" days; utilizing ~~City resources and personnel to assist such efforts and coordinating with~~ various entities (e.g. church groups, non-profit organizations, etc.) to assist in undertake housing improvements.

Policy 1.2.4: The City shall require landscaping and building maintenance as part of its land development regulations.

Policy 1.2.5: The City shall require visual buffers or fences for land uses which present an unsightly appearance or which have the potential to create nuisances.

OBJECTIVE 1.3: ~~By the year 2015,~~ The City will continue to decrease the number of elderly and low income that are living in substandard housing.

Policy 1.3.1: Promote owner/volunteer housing repair programs which make repairs sufficient to allow the elderly and low income to safely remain in their housing units.

Policy 1.3.2: Promote funding from public agencies and private sources to finance housing rehabilitation, group homes, and congregate living facilities.

OBJECTIVE 1.4: The City will continue to review all regulations and codes that relate to housing and unify/standardize them if necessary in order to assist land owners and the building industry in reducing development costs (by eliminating unnecessary procedures).

Policy 1.4.1: Assist private building industry initiatives to provide the predominant form of housing (single family detached) as well as multi-family housing via use of federal low interest construction loan programs. The City shall provide incentives to private developers intended to stimulate construction of new or rehabilitated affordable housing units. Such incentives may include reduction in fees, or waiver, waiver of fees for re-connections to rehabilitated residences, and the provision of "fast track" processing of applications and plan reviews.

Policy 1.4.2: The City will continue to participate in federal and state housing programs administered by the US Department of Housing and Urban Development and the Florida Housing Finance Corporation to assist in the development of affordable workforce housing

Policy 1.4.3: The City shall continue to participate in housing programs provided by Gulf County. The City shall continue to support and utilize the Gulf County Development Corporation to advocate for development of affordable housing in the community.

Policy 1.4.4: The City shall continue to support the efforts of the Gulf County Housing Coalition, the Christian Community Development Fund and Habitat for Humanity and work with these agencies to provide affordable housing in the community.

OBJECTIVE 1.5: The City will identify adequate sites for the location of low and moderate income homes and for households with special needs, group and foster care facilities while striving to maintain the character and quality of established neighborhoods.

Policy 1.5.1: The City will seek to foster non-discrimination and encourage the development of community residential alternatives to institutionalization by including the principles and criteria to guide the location of these facilities in the City development regulations.

Policy 1.5.2: The City's land development regulations will outline a development review procedure which addresses the consideration of affordable housing for low and moderate income groups and criteria guiding the location of mobile homes.

OBJECTIVE 1.6: Historically significant housing will be identified as it becomes known (identified by citizens and the local, state and federal government) and protected under the City's development regulations.

Policy 1.6.1: The City will continue to cooperate with the state Division of Historical Resources in identifying and preserving historic resources. The City shall seek grants with the Division to conduct a city-wide historic resource survey.

Policy 1.6.2: The City shall protect significant historic resources. Preference will be given to adaptive reuse of historic resources over activities that would significantly alter or destroy them.

OBJECTIVE 1.7: The City will provide for anticipated population growth and the existing population by developing growth management regulations which provide for adequate and affordable housing to include households with special needs.

Policy 1.7.1: Existing regulatory and permitting processes will be improved by the establishment of principles and criteria to guide the location of housing (based on future land

uses) upon adoption of development regulations.

OBJECTIVE 1.8: The City will plan for relocation housing if City projects impact existing housing.

Policy 1.8.1: The City will provide assistance to the private sector to encourage replacement housing production if City housing stock is decreased or eliminated by development activities.

OBJECTIVE 1.9: The City of Port St Joe will implement an incentive program to encourage the private sector to provide affordable workforce housing.

Policy 1.9.1: The City of Port St Joe shall implement the adopted “Affordable Workforce Housing Incentive Ordinance” providing developer incentives and options for the voluntary provision of affordable housing.

Policy 1.9.2: Incentives that may be considered in the ordinance include, but are not limited to density bonuses; streamlined priority permitting; design flexibility and reduction of impact and hook up fees for every affordable housing unit. The “Affordable Workforce Housing Incentive Ordinance” shall consider all segments of affordable housing (i.e., very low, low, moderate), as defined by Chapter 420, Florida Statutes. The ordinance may consider different levels of incentives on a sliding scale basis, based on the affordable housing segment that is being addressed by the developer.

Policy 1.9.3: When funds become available, a housing trust fund shall be established by the City to receive trust fund moneys, land or other considerations that will become available as a result of the adoption and implementation of the “Affordable Workforce Housing Incentive Ordinance”. The fund will be maintained separately from the general funds of the City of Port St Joe. A qualified Gulf County-based not-for-profit organization, such as the Gulf County Community Development Corporation, a Gulf County Community Land Trust or a Gulf County Housing Coalition will administer the receipts of the housing trust fund for the benefit of Port St Joe residents in need of affordable housing

Policy 1.9.4: The City of Port St Joe shall continuously review and monitor availability of affordable workforce housing in the community.

Policy 1.9.5: At a minimum of every other year, the City shall evaluate the effectiveness of the “Affordable Workforce Housing Incentive Ordinance” and may consider mandatory affordable workforce housing ordinances if the data shows that the need for affordable workforce housing continues to increase.

OBJECTIVE 1.10: The City of Port St Joe will support energy efficiency and the use of renewable energy resources in existing housing and in the design and construction of new housing.

Policy 1.10.1: The City will support residential construction that meets the United States Green Building Council (USGBC) Leadership in Energy and Environmental Design (LEED) rating system, the Green Building Initiative’s Green Globes rating system, the Florida Green Building Coalition standards, or other nationally recognized, high performance green building rating system as recognized by the Florida Department of Management Services.

Policy 1.10.2: The City will encourage the use of energy-efficient appliances and plumbing fixtures.

Policy 1.10.3: The City will provide educational materials (i.e., inserts in utility bills) on the home energy reduction strategies and strategic placement of landscape materials to reduce energy consumption.

Policy 1.10.4: The City shall continue to allow home based businesses to the extent that they are compatible with residential areas consistent with the provisions in the land development regulations.

CAPITAL IMPROVEMENTS ELEMENT
GOALS, OBJECTIVES, AND POLICIES

GOAL 1: THE CITY SHALL PROTECT THE EXISTING PUBLIC FACILITIES WITH FINANCING FOR UPGRADING AND MAINTENANCE AND SHALL PLAN FOR AND FINANCE NEW FACILITIES TO SERVE NEW AND FUTURE RESIDENTS AND PROMOTE ORDERLY GROWTH.

OBJECTIVE 1.1: Capital Improvements will be provided to correct existing deficiencies, to accommodate anticipated future growth and to replace worn out or obsolete facilities, as indicated in the Five (5) year Schedule of Improvements of this Element.

Policy 1.1.1: The City shall schedule as first priority improvements designed to correct existing deficiencies, and shall develop future fiscal budgets to properly fund the capital and maintenance costs.

Policy 1.1.2: The City shall fund and construct all projects in the Five (5) Year Schedule of Improvements, as listed in this Element.

Policy 1.1.3: The Capital Improvement Coordinating Committee, as defined in the Sanitary Sewer, Solid Waste, Drainage, Potable Water and Groundwater Aquifer Discharge Element, Policy 1.2.1, shall define the time frames and scopes of work for the projects in the Five (5) Year Schedule of Improvements, and ensure the projects have adequate funding throughout the program.

OBJECTIVE 1.2: Public expenditures will be limited in subsidizing development in Coastal High Hazard Areas (CHHA).

Policy 1.2.1: The City shall fund only those projects whose purpose is to replace and renew existing public facilities.

Policy 1.2.2: Funding will not be established for projects not included in this Comprehensive Plan, or in later approved and adopted amendments, in Coastal High Hazard Areas (CHHA).

OBJECTIVE 1.3: The City will coordinate land use decisions and available or future funding with a schedule of capital improvements. The schedule of capital improvements will maintain the adopted level of service standards and meet the existing and future public facility needs.

Policy 1.3.1: The City will maintain, through proper fiscal responsibility, the level of service standards as described in Section, "Analysis of Capital Improvements and Fiscal Responsibility" of this Capital Improvements Element.

Policy 1.3.2: The Capital Improvement Coordinating Committee will work with the Planning and Development Review Board. Their involvement will be limited to assisting the zoning board with decisions that involve future growth and variances to the established future land use patterns.

OBJECTIVE 1.4: Future development shall bear a proportionate cost of public facility improvements necessitated by the development in order to maintain the adopted level of service standards. The cost shall be determined by the Capital Improvement Coordinating Committee.

Policy 1.4.1: The Capital Improvement Coordinating Committee shall review the costs to

provide new and upgraded public facilities for each new development that causes a decrease in the level of service of the City facilities, and determine the proportionate cost to be shared by the developer.

Policy 1.4.2: The developer shall pay the prescribed proportionate share of public improvements prior to construction.

Policy 1.4.3: The funds required for the City share shall be established and budgeted prior to the construction, conforming to Exhibit 1 of the Capital Improvements Element: Adopted Five (5) Year Schedule of Improvements

OBJECTIVE 1.5: The City shall manage its fiscal resources in order to ensure that the capital improvements needed because of previously issued development orders and future development orders are provided in accordance with the Five-Year Schedule of Capital Improvements.

Policy 1.5.1: The City shall adopt an Annual Operating Budget which includes the cost impact of the recommended capital improvement projects.

Policy 1.5.2: The following criteria will be used to evaluate projects inclusion in the Five-Year Schedule of Capital Improvements:

- o The relationship to individual elements of the Comprehensive Plan; The elimination of public hazards;
- o The elimination of existing capacity deficiencies;
- o The impact on the annual operating and capital budgets; Location in relation to the Future Land Use Map;
- o The accommodation of new development and redevelopment facility demands; The financial feasibility of the proposed project, and
- o The relationship of the improvements to the plans of State agencies and the Northwest Florida Water Management District.

Policy 1.5.3: "Financial feasibility" means that sufficient revenues must comply with one of the following criteria:

- a. Currently available; or
- b. Will be available from committed funding sources for the first 3 years; or
- c. Will be available from committed or planned funding sources for years 4 and 5 of a 5-year capital improvement schedule for financing capital improvements.

Policy 1.5.4: The debt service implication of the Five-Year Schedule of Capital Improvements will be evaluated as part of the Monitoring and Evaluation of the Capital Improvements Element on an annual basis.

GOAL 2: PUBLIC FACILITIES AND SERVICES NEEDED TO SUPPORT FUTURE DEVELOPMENT SHALL BE CONCURRENT WITH THE IMPACT OF THE DEVELOPMENT.

OBJECTIVE 2.1: Public facility and service must meet the adopted LOS standard and must be available or be phased to be available, concurrent with the impact of development.

Policy 2.1.1: Development orders or permits will not be issued, or they will be specifically conditioned, upon the availability of public facilities which meet the LOS standards and must be available concurrent with the impact of the development.

Policy 2.1.2: The availability of public facilities shall be determined and measured for the required public facility types using the adopted Level of Service (LOS) standards contained in the following elements of the Comprehensive Plan:

Traffic Circulation

Infrastructure, including Solid Waste, Drainage, Potable Water and Sanitary Sewer

Recreation and Open Space

Public School Facilities Element

Policy 2.1.3: As required in the Interlocal Agreement for Public School Facility Planning, the City shall apply the following adopted LOS district wide:

Type of School	Level of Service
Elementary	100% of DOE permanent FISH capacity
Middle	100% of DOE permanent FISH capacity
High	100% of DOE permanent FISH capacity
Special purpose	100% of DOE permanent FISH capacity

DOE: Department of Education

FISH: Florida Inventory of School House

Policy 2.1.4: The Interlocal Concurrency Council use the Florida Inventory of School House (FISH) report and the University of Florida Bureau of Economic Research (BEER) data to project student population and population growth projections and report their concurrency findings and recommendations to the City Port St Joe, City of Wewahitchka, Gulf County and the School Board.

OBJECTIVE 2.2: The City will manage its financial resources to ensure the provision of needed capital improvements.

Policy 2.2.1: The Annual City Budget, including the capital improvement cost items, for each fiscal year will be reviewed to ensure provisions for capital improvements and maintenance of existing facilities to preserve the adopted levels of service.

Policy 2.2.2: The Annual Capital Budget shall be adopted annually as part of the annual budgeting process.

Policy 2.2.3: All capital improvements projects required to maintain School concurrency shall be financially feasible and financed within the City's annual operating budget and as projected in the Five Year Capital Improvement Schedule.

Policy 2.2.4: The School Board Five-Year District Facilities Work Program is hereby adopted into the City's comprehensive plan as Exhibit 2 of the CIE. The City will request the School Board's Five Year District Facilities Work Program by October 1st of each year to be reviewed and adopted into the City's Comprehensive Plan Capital Improvements Element before December 1st of each year.

Policy 2.2.5: The City, along with the other Local Governments, will assist the School Board in evaluating proportionate share mitigation options when development impacts exceed concurrency Public School Facility LOS of the respective service area. Proportionate share mitigation options include contribution of land, actual construction or expansion of school facilities, or contribution into a mitigation bank consistent with the Interlocal Agreement for

Public School Facility Planning.

OBJECTIVE 2.3: Outside revenue sources will be examined and sought by the Capital Improvement Coordinating Committee to supplement City taxes and fees to fund capital improvements required by this Comprehensive Plan.

Policy 2.3.1: The budget for each year will be examined to determine the impact of capital improvements to the citizens of Port St. Joe in the form of fees and taxes.

Policy 2.3.2: Applicable outside funding sources shall be examined for eligibility of funding for the specific projects under the City's capital improvements budget for the fiscal year.

Policy 2.3.3: The facility plans of County and State agencies will be examined for duplication of public facilities that could serve future development in the City.

DRAFT

ECONOMIC DEVELOPMENT ELEMENT GOALS, OBJECTIVES, AND POLICIES

GOAL 1: CREATE AND RETAIN JOBS WHILE MAINTAINING AND IMPROVING THE QUALITY OF LIFE IN THE COMMUNITY.

OBJECTIVE 1.1: Expand economic base by promoting a diversified economy that takes full advantage of the City's strategic location, natural resources, public facilities and infrastructure.

Policy 1.1.1: The City may designate an Economic Development Representative/Agency to serve as the lead agency for implementing this Element and the coordination of City economic development activities and initiatives.

Policy 1.1.2: Develop a complete list of assets of the community, including "shovel ready" sites for development and existing vacancies of suitable commercial/industrial properties.

Policy 1.1.3: Enhance the City's website presence to include the following:

- complete list of assets of the community
- an invitation and incentives to attract new businesses,
- clear description of local incentives such as State Enterprise Zone, Ad Valorem Tax Abatement, Expedited Permitting, and perhaps a certified industrial and/or commercial site,
- and links to websites of local regional and economic development organizations.

Policy 1.1.4: Educate elected officials and community leaders on what is needed to promote healthy economic development; help them to understand the role they can play in promoting the community as a business location and motivate them to give economic development issues the highest possible priority.

Policy 1.1.5: Conduct an annual Economic Development Summit in the City with local and regional business leaders and elected officials to seek their ideas and get the community involved in the economic development process and focused on the goal to create and retain jobs.

Policy 1.1.6: ~~Seek designation as a pilot community in the new~~ The City will continue to participate on the Comprehensive Florida Partnership program developed by the Department of Economic Opportunity.

Policy 1.1.7: Work with Duke Energy Business Development Team to market "shovel ready" sites to business prospects.

Policy 1.1.8: Explore and seek opportunities with the Rural and Economic Development Initiative (REDI) and the USDA Rural Development Economic Development Initiatives.

Policy 1.1.9: Coordinate with the Florida Chamber of Commerce to explore funding and technical assistance opportunities for economic development in the City.

Policy 1.1.10: Work with the Florida Chamber or the Apalachee Regional Planning Council to become a participating 'Six Pillars' Community.

Policy 1.1.11: Coordinate with the Apalachee Regional Planning Council on its updates to the Apalachee Region Comprehensive Economic Development Strategy, (CEDS).

Policy 1.1.12: Maintain working partner relationship with the Joe Company in its efforts to develop its holdings along the freshwater canal.

Policy 1.1.13: Coordinate with Florida's Great Northwest Inc, to market the City and the Port of Port St Joe as part of the region as a globally competitive location for business and to work with regional partners to recruit new jobs and investment through Northwest Florida.

OBJECTIVE 1.2: Improve transportation network facilities in order to attract new businesses, create new jobs and increase tax base.

Policy 1.2.1: Support the Port Authority's efforts to obtain funds for dredging of the Ship Channel through continued coordination with Florida Department of Transportation (FDOT), the Governor's office and Legislative delegation.

Policy 1.2.2: Support the Port Authority's efforts to market the Port designation as an "emerging Strategic Intermodal System (SIS)" by FDOT which provides access to federal and state funding for the Port.

Policy 1.2.3: Continue to support the efforts of the Port Authority and the Gulf County Economic Development Alliance (EDA) Coalition (EDCA) to market the port as a location for bulk, container or vehicle shipments to and from the region.

Policy 1.2.4: Continue to pursue FDOT's release of grant funds to restore rail service to the City of Port St Joe to serve the Port facilities and promote general economic development in the community.

Policy 1.2.5: Continue to coordinate with FDOT and the Northwest Florida Transportation Corridor Authority (NWFTCA) to ensure alignment of the Gulf Coast Parkway provides the most direct route from the City to I-10.

Policy 1.2.6: Explore and pursue opportunities with FDOT to strengthen the transportation system and grow the economy utilizing Moving Ahead for Progress in the 21st Century Act (MAP-21) and other FDOT programs and support.

Policy 1.2.7: Continue to support the operation of the AN Railway as a regionally important Port to Rail component to link the port with the national rail system.

Policy 1.2.8: Participate in Sister City and Sister Port programs with developing ports in South and Central America.

OBJECTIVE 1.3: Provide quality education and responsive workforce training to support and attract new businesses.

Policy 1.3.1: Support the efforts to improve the quality of public education by ensuring schools are providing exceptional education at elementary, middle and high school levels, as well as Adult School Education programs.

Policy 1.3.2: Participate and support the coordination efforts between the economic development organizations, Gulf County Chamber of Commerce, Gulf Coast Workforce Board, Tourism Development Council, the Gulf Coast State College and School Board to respond quickly to demands for workforce training, improved skill levels and positive work ethic of the labor force.

Policy 1.3.3: Increase coordination with the Northwest Florida Manufacturers Council (NFMC) to promote development of a skilled manufacturing workforce in the region.

Policy 1.3.4: Develop and implement training programs that will complement economic diversification efforts.

Policy 1.3.5: Develop a strategy to provide vocational education programs and certificate training programs and strive to attract young students into such programs.

Policy 1.3.6: Explore opportunity to develop educational programs aimed to give students, young people and others the skills to start and effectively manage a business.

Policy 1.3.7: Develop strategy to attract and retain both college graduates and young professionals and foster entrepreneurship.

OBJECTIVE 1.4: Balance economic development while maintaining the quality of life that makes the City of Port St Joe a very unique place to live.

Policy 1.4.1: Promote Tourism as a key component of the City's economic base.

Policy 1.4.2: Conduct brand development exercises in the City to be aligned with Gulf County tourism.

Policy 1.4.3: Support the Gulf County Tourism Development Council's plans to promote tourism in the City and Gulf County and their yearly fiscal goals.

Policy 1.4.4: Protect coastal and environmental resources that support businesses and attract tourist throughout the year.

Policy 1.4.5: Explore opportunities to provide additional recreational access to St Joseph Bay.

Policy 1.4.6: Coordinate with the Small Vessel Initiative to provide tourist amenities such as the BayPark Conceptual Plan to promote the City as a Port of Call for boutique cruise lines and research vessels.

Policy 1.4.7: Maintain and enhance recreational facilities along the waterfront, including the City Pier, Port St Joe Marina, BayPark and the Shipyard ve/Frank Pate Park as well as other small parcels acquired by the City for recreational purposes.

Policy 1.4.8: Support the Port St Joe Marina which provides recreational access to St Joseph Bay and the Gulf of Mexico.

Policy 1.4.9: Seek public and private funding to develop the Field of Dreams Sports Complex in the City.

Policy 1.4.10: Encourage cooperative efforts between local realtors, hotel/motel owners and restaurants, Tourism Development Council and Chamber of Commerce to market Port St Joe as a Waterfronts Florida tourism destination.

OBJECTIVE 1.5: Improve coordination and communication among local, regional and state economic development organizations to foster a more collaborative business environment and promote the assets of the City as part of the larger Northwest Florida region.

Policy 1.5.1: Hold regular meetings and workshops with representatives from local, regional and state economic development organizations to share information, challenges and opportunities.

Policy 1.5.2: Foster a positive working relationship with Gulf County government to provide a united, business-friendly introduction to the region.

Policy 1.5.3: Explore “Supercouncil” approach to economic development.

Policy 1.5.4: Establish an ongoing communications program to regularly share information among local, regional and state economic development organizations to reinforce the key messages and include success stories, information about the port facilities, railway service, tourism related updates, and other news that impact economic development.

Policy 1.5.5: Identify key LinkedIn groups specific to regional and rural economic development in Northwest Florida and monitor those groups and the discussions posted there. Contribute to discussions as an additional vehicle for sharing the City’s assets and opportunities for new businesses.

Policy 1.5.6: Use social media programs such as facebook and twitter to share information about progress on port redevelopment plans and tourism related activities.

Policy 1.5.7: Enhance relationships with Enterprise Florida, Inc. (EFI) project managers, Duke Energy economic development representatives and other key team members to ensure they are aware of the assets available in the community.

Policy 1.5.8: Work cooperatively with the Tourism Development Council, the Port St Joe Redevelopment Agency, the Port Authority to develop advertising program for the City of Port St Joe that creates a level of awareness of the redevelopment plans of the Port facilities, and promotes the City as a tourist destination.

Policy 1.5.9: Promote cooperation and communication among the Port of Port St Joe, the Port of Panama City and Port Pensacola as significant assets of the Northwest Florida region.

Policy 1.5.10: Support the efforts of RiverWay South Apalachicola-Choctawhatchee to promote regional tourism within the Northwest Rural Areas of Critical Economic Concern (RACEC) counties.

Policy 1.5.11: Promote or encourage Port St Joe as a location for annual fishing, sports, or other tournaments or festivals that will results in weekend to weeklong visitation for participating families.

Policy 1.5.12: Support development of passive and active use facilities at Highland View beaches.

OBJECTIVE 1.6: Celebrate the history and culture of the region through educational and cultural venues to attract a new demographic of visitor and increase local jobs for local residents.

Policy 1.6.1: Renovate and create a sustainable rental/maintenance program for the Centennial Building.

Policy 1.6.2: Develop the BayPark area to house learning and experiential programs such as but not limited to museums focused on traditional navigation, city/constitutional history, history of the local fishing/pilot-boat industries, and bay ecology.

Policy 1.6.3: Provide incentives for preservation of historical resources.

FACILITIES ACCESSIBILITY EVALUATION
City of Port St. Joe
For Approval , August 19, 2014

The Americans with Disabilities Act of 1990 requires that the City review its public facilities and generate a plan to achieve compliance with the subject and act upon that plan within three years and maintain the plan on file for review by interested parties. It appears that the Ward Ridge Building, the STAC House, and the Washington Gymnasium will require modifications for compliance with the Act.

The required modifications and the schedule for completion are described for each of the facilities as follows:

I. Ward Ridge Meeting Building

Entry: Width of ramp adequate

Curb ramp minimal asphalt installation

Doorway width acceptable, closure requires compound efforts to facilitate wheelchair access.

Restrooms: Doors swing in, ada recommendation is outswinging door

ADA sinks available, but installation is incomplete.

Fountains: No drinking water fountain available.

Phones and Controls: No public phone. Controls are installed Above 48"

Warning: On test, the power loss lights emitted audible signal.

Identification: No room or doorway ID

Handrail extension to 18" to meet criteria
Chip away asphalt and replace with 48" wide Concrete ramp
Recommend installation of button operated opener for chair bound users.
Remount doors to swing into corridor.
Install mirrors at ADA sinks,
Install shelf for use near ADA sinks, provide towel dispensers
Install accessible water fountain in hallway between bathrooms
No public accessible controls necessary.
Phone requirement is archaic, seldom used in the Millenial era
No action needed.
Braille ID should be provided for meeting room and bathrooms per latest ADA standards.

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II. Fire Station

Doors and Doorways: ADA Compliant

Restrooms: Not one toilet for each sex

Note: The Port St. Joe fire station was redesigned and modified in 2012-13 to accommodate mobility impaired visitors should activities scheduled for City Hall be redirected to the Fire Station for access.

Controls: No public accessible controls necessary

Warning: No Audible signal on emergency lights

Identification: No room or doorway ID

No hazard doorways identified

Provide ADA compliant label as unisex toilet
Replace unit with audible alarm equipped units
Provide doorway and room identifiers
Same as above

III. Centennial Building

Entry:	Front Stairs -	Handrail does not extend 18" at front entrance.
	Accessible entrance at side door does not permit unassisted entrance:	Provide powered door opener.
Floors:	Floors not at a common level	
	No ramp to stage, no elevator to proj. booth	No access required to projection booth, Possible chair lift can be provided for stage.
Restrooms:	Restrooms redesigned and modified in 2012-13 to meet ADA accessibility standards	
Controls:	No publicly accessible controls or lighting	N/A
Warning:	No Audible signal on emergency lights	Replace unit with lights with audible alarm
Identification:	No room or doorway ID	Provide doorway and room identifiers
	No hazard doorways identified	Same as above

IV. STAC House

Site:	Parking Spaces not open one side to allow for easy wheelchair access, side opens onto traffic lane	Install 13x20 parking space behind curb adjacent to walkway
Walkways:	Parking spaces not on level ground:	
	Sidewalks not 48" wide	Re-install or widen exist walkway to 48"
	Ramp Grade too steep at edge of pvmt	"
Ramps:	1+" bump in slab on approach to rear door	Grout smooth transition at grade break
Handrails:	5"/48" Slope exceeds max. ADA slope of 8% (1/12)	Reconstruct ramp at less than max. slope
Stairs:	do not extend 18" beyond ramp at bottom	Extend railing
Restrooms:	Steps meet code at 7.5" but not ADA at 7"	Not feasible to redesign stair case.
	Doors less than 32" wide	Install doorway to ADA requirements
	No handrail	Install grab bars
	No compliant wash basins	Install appropriate basins with appurtenances.
	Plumbing not covered	"
	No ADA mirror installed	Install ADA mirror
	No towel Racks	Install ADA hand dryer or towel dispenser
	No shelf	Install Shelf
Warning:	No Audible signal on emergency lights	Replace unit with lights with audible alarm
Identification:	No room or doorway ID	Provide doorway and room identifiers
	No hazard doorways identified	Same as above

V. Washington Gymnasium

Entrance: HC parking adequate, Sidewalk from HC

Parking is less than 48"

Site is level and at grade, no ramps or rails necessary

Door entry not single effort door. Spring closer installed.

Restroom: Major faults at restrooms. Woman's restroom

may be inadequate for rehab in space available.

Widen or reconstruct SW to 48" minimum

Recommend push button power actuator on entry.

Shower/storage area behind rear wall may need to be removed to permit appropriate redesign of floor area to accommodate installation of compliant facilities

Include in budgeted repairs.

No handrails, no mirrors, shelves,
Accessible sinks not fitted with covered plumbing

"

Male bathroom can be reconfigured with available space
Could be the designated HC accessible site.

Replace alarm system with light/sound units.

Alarms: Not provided with audible alarms.

The above recommended actions are to be considered in departmental operational budgets as funding is available.

Approved by City Commission in Regular Session, February __, 2018

Approved _____

Date _____

Attest: _____

City Clerk _____

TRANSITION PLAN: Schedule Of Modifications By Facility To Achieve ADA Compliance

City Hall			
Handrails do not extend 18" beyond top or bottom	Handrail extension at top of stairs		FY 2016-17
No Audible signal on emergency lights	Replace emergency lighting with Light and Audible alarm units		FY 2016-17
No Elevator	Defer to future fundable renovation project		
No room or doorway ID	Add room/door ID for visually impaired		FY 2016-17
Fire Station			
No Audible signal on emergency lights	Replace emergency lighting with Light and Audible alarm units		FY 2016-17
No room or doorway ID	Add room/door ID for visually impaired		FY 2016-17
Centennial Building			
Speed of doorway excessive for wheelchair use	Recalibrate hydraulic closer		FY 2015
Floors not at a common level, No ramp to stage, no elevator to projector booth	Not necessary to accommodate, non-public use areas. Consider chair lift at stage		FY 2016-17
No Audible signal on emergency lights	Replace emergency lighting with Light and Audible alarm units		FY 2016-17
	Add room/door ID for visually impaired		FY 2016-17
STAC House			
Parking Spaces not open one side to allow for easy wheelchair access, side opens onto traffic lane, Parking spaces not on level ground.	Install 13x20 parking space behind curb adjacent to walkway		FY 2016-17
Sidewalks not 48" wide	Re-install or widen exist walkway to 48"		FY 2016-17
Ramp Grade too steep at edge of pvmnt	Corrected with 13x20 parking pad		FY 2016-17
1+" bump in slab on approach to rear door	Grout smooth transition at grade break		FY 2016-17
5"/48" Slope on ramp exceeds max. ADA slope of 8% (1/12)	Reconstruct ramp at less than max. slope		FY 2016-17
Handrails do not extend 18" beyond ramp at bottom	Extend railing		FY 2016-17
Steps meet code at 7.5" but not ADA at 7"	Not feasible to redesign stair case		
Restroom doors less than 32" wide. no grab bar, no ADA wash basin, plumbing not covered, no ADA mirrors installed, no towel racks, no shelf	Reconfigure M & F restrooms for ADA compliance		FY 2016-17
No Audible signal on emergency lights	Replace emergency lighting with Light and audible alarm units		FY 2016-17

No room or doorway ID

Add room/door ID for visually impaired

FY 2016-17

Zimbra

cpierce@psj.fl.gov

Northwest RAO Boundary Change

From : Robert Gitzen
<Robert.Gitzen@deo.myflorida.com>

Mon, Feb 12, 2018 02:28 PM

 3 attachments

Subject : Northwest RAO Boundary Change

To : cpierce@psj.fl.gov

Cc : Sean Lewis <Sean.Lewis@deo.myflorida.com>

Dear Mayor Patterson:

Due to a change in the boundaries of the Northwest Rural Area of Opportunity, the Department of Economic Opportunity has determined that it is necessary for the counties and municipalities within the region execute a new memorandum of agreement. The attached MOA is identical to the MOA sent for the 2015 Northwest RAO re-designation and simply includes the new RAO boundaries as described in paragraph I.E. This MOA does not change any of the terms and conditions of the previous MOA re-designating the Northwest RAO and imposes no financial consequences.

Continued designation as a Rural Area of Opportunity is dependent upon each county and community executing and adhering to the terms and conditions contained within the MOA per Executive Order 15-133 issued on July 8, 2015, Executive Order 17-212 issued on August 4, 2017 and section 288.0656(7)(b) F.S.

(b) Designation as a rural area of opportunity under this subsection shall be contingent upon the execution of a memorandum of agreement among the department; the governing body of the county; and the governing bodies of any municipalities to be included within a rural area of opportunity. Such agreement shall specify the terms and conditions of the designation, including, but not limited to, the duties and responsibilities of the county and any participating municipalities to take actions designed to facilitate the retention and expansion of existing businesses in the area, as well as the recruitment of new businesses to the area.

- Failure to execute the MOA will put the designation in jeopardy along with access to the assistance available under the designation as a Rural Area of Opportunity.
- Please review the memorandum with your city council at your next scheduled meeting, and return two original signature pages, along with two copies of the completed Exhibit A, Designated Contacts, to my attention at the address below.

One fully executed copy will be returned to you.

If you have any questions regarding this memorandum, please feel free to contact me at 850-717-8497

Thank you.

Bob Gitzen, FCCM
Government Operations Consultant II
Florida Department of Economic Opportunity, Bureau of Small Cities and Rural Communities
107 E. Madison Street
Caldwell Building MSC 160
Tallahassee, FL 32399
Phone: 850-717-8497
E-Mail: Robert.gitzen@deo.myflorida.com



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**MEMORANDUM OF AGREEMENT
STATE OF FLORIDA
DEPARTMENT OF ECONOMIC OPPORTUNITY**

THIS MEMORANDUM OF AGREEMENT ("MOA") is made and entered into by and between the State of Florida, Department of Economic Opportunity ("DEO"), and the City of Port St. Joe, Gulf County, Florida ("City"). DEO and the City are sometimes referred to herein individually as a "Party" and collectively as "the Parties."

I. Background and Purpose of MOA

- A. The purpose of this MOA is to document the terms and conditions of the implementation of the Rural Area of Opportunity ("RAO"), formerly the Rural Area of Critical Economic Concern ("RACEC") designation.
- B. The Governor of Florida recognizes that successful rural communities are essential to the overall success of the State of Florida's economy and quality of life, yet many rural communities struggle to maintain, support or enhance job creation activities and to generate revenues for critical government services.
- C. Florida's Legislature recognizes that rural communities continue to face extraordinary challenges in their efforts to significantly improve their economies, and as such, section 288.0656, Florida Statutes (F.S.), establishes the Rural Economic Development Initiative ("REDI") within DEO, and authorizes the participation of State and regional organizations in this initiative. Paragraph 288.0656(7)(a), F.S., provides for the designation of up to three RAOs. RAOs are rural communities that have been adversely affected by extraordinary economic events, severe or chronic distress, a natural disaster, or an event that presents a unique economic development opportunity of regional impact.
- D. Pursuant to subsection 288.0656(7), F.S., representatives of the State and regional agencies and organizations comprising the REDI met on January 16, 2015, and recommended the Governor re-designate the Northwest Rural Area of Opportunity ("Northwest RAO") composed of the counties of Calhoun, Franklin, Gadsden, Gulf, Holmes, Jackson, Liberty, Wakulla, and Washington, and the area within the city limits of Freeport as a RAO. On July 8, 2015, Governor Rick Scott issued Executive Order 15-133 which re-designated the Northwest RAO for another five-year term with an expiration date of July 8, 2020.
- E. At the request of the Walton County Economic Alliance, a public/private organization that partners with other area organizations to facilitate growth and expansion by supporting current and new businesses, Governor Rick Scott signed Executive Order 17-212 on August 4, 2017, amending Executive Order 15-133 to extend the boundary of the

Northwest RAO to include the area in Walton County north of the Choctawhatchee Bay and the Intracoastal Waterway, with an expiration date of July 8, 2020.

II. The Rural Economic Development Initiative (REDI)

- A. REDI is a proactive, multi-agency effort responsible for coordinating and focusing efforts and resources of State and regional agencies on problems which affect the fiscal, economic, and community viability of Florida's economically distressed rural communities.
- B. REDI works with local governments, community-based organizations, and private organizations on the growth and development of these communities to find ways to enhance the local economy and resolve issues while balancing local environmental and growth management needs.
- C. Participating REDI representatives must:
 - 1. have comprehensive knowledge of their agencies' functions, both regulatory and service in nature, and of the State's economic goals, policies, and programs;
 - 2. act as the primary point of contact for their agencies on issues and projects relating to economically distressed rural communities;
 - 3. ensure prompt and effective response to problems arising with regard to rural issues;
 - 4. work closely with other REDI representatives in the identification of opportunities for preferential awards of program funds and allowances, and waiver of program requirements, when necessary, to encourage and facilitate long-term private capital investment and job creation;
 - 5. review and evaluate statutes and rules for adverse impact on rural communities and the development of alternative proposals to mitigate that impact;
 - 6. undertake outreach, capacity-building, and other advocacy efforts to improve conditions in rural communities;
 - 7. ensure each district office or facility of their agencies is informed about REDI;
 - 8. provide assistance throughout their agencies in the implementation of REDI activities;
 - 9. recognize counties and communities with RAO designations as eligible for a reduction or waiver of financial match of state grants and permit fees, as well as waivers of the criteria, requirements, or similar provisions of economic development incentives; and
 - 10. recognize designated RAOs are priority assignments for REDI, per paragraph 288.0656(7)(a), F.S.
- D. On a case-by-case basis, REDI may recommend to the Governor waivers of criteria, requirements or similar provisions of any economic development incentive. Such incentives shall include, but not be limited to:
 - 1. the Qualified Targeted Industry Tax Refund Program under section 288.106, F.S.,

2. the Quick Response Training Program under section 288.047, F.S.;
 3. the WAGES Quick Response Training Program under subsection 288.047(8), F.S.;
 4. the Economic Development Transportation Projects under section 339.2821, F.S.;
 5. the Brownfield Bonus Tax Program under section 288.107, F.S.; and
 6. the Rural Job Tax Credit Program under sections 212.098 and 220.1895, F.S.
- E. Paragraph 288.0656(7)(c), F.S., states: “[e]ach rural area of opportunity may designate catalyst projects, provided that each catalyst project is specifically recommended by REDI, identified as a catalyst project by Enterprise Florida, Inc. [EFI], and confirmed as a catalyst project by the department [DEO]. All state agencies and departments shall use all available tools and resources to the extent permissible by law to promote the creation and development of each catalyst project and the development of catalyst sites.”
- F. REDI reviews the RAO designation and may recommend the designation of the area, counties, or municipalities be terminated or continued based upon performance under this MOA.

III. The Participating Community

- A. Pursuant to paragraph 288.0656(7)(b), F.S., and Executive Orders 15-133 and 17-212, RAO designation shall be contingent upon the execution of this MOA between the Parties. Paragraph 288.0656(7)(b) requires this MOA to specify the terms and conditions of the designations and the duties and responsibilities of the City to take actions designed to facilitate the retention and expansion of existing businesses in the area, as well as the recruitment of new businesses to the area.
- B. The City agrees that fulfillment of the following duties and responsibilities, as reasonably determined by REDI, are required for recommendation by REDI for continued RAO designation.
- C. The City shall:
1. designate a specific contact person from among City elected or appointed officials to serve as a point of contact in all matters and activities relating to the Northwest RAO;
 2. designate a specific person from a non-profit organization actively engaged in economic development within the City, to serve as the as single point of contact to represent and provide input on all economic development matters and activities relating to the Northwest RAO, and to receive and process leads and referrals from EFI;

3. include contact information for designees on Exhibit A, attached hereto, (these designees may be the same designee to serve as the representative to other similar organizations); the City shall inform DEO in writing by either mail or email of any changes to the specified persons within ten business days of the change;
4. ensure one or both of the designated representatives participate in at least two economic development training events offered by DEO, EFI, Florida Economic Development Council (FEDC), utility companies, and/or other state or national recognized economic development organizations during the term of this MOA in order to help build knowledge and skill sets required to compete more effectively for job creating projects; and
5. ensure one or both of the designated representatives:
 - a) work closely with the designated County point of contact to gather information on available buildings and sites for inclusion in statewide and regional databases, including but not limited to, those developed by EFI (www.enterpriseflorida.com/find-properties), Florida Power and Light, Duke Energy, or regional organizations, and
 - b) work closely with the designated County point of contact to provide DEO with an overview and timeline of the City permitting process, plan approval and business licensing requirements within 180 days of the execution of this MOA to facilitate the retention and expansion of existing businesses, as well as the recruitment of new businesses.

IV. Implementation and Duration

- A. Pursuant to Executive Order 15-133, as amended by Executive Order 17-212, the designation of the Northwest RAO affecting the counties of Calhoun, Franklin, Gadsden, Gulf, Holmes, Jackson, Liberty, Wakulla and Washington, the area within the city limits of Freeport, and the area in Walton County north of the Choctawhatchee Bay and the Intracoastal Waterway, is designated as a Rural Area of Opportunity with an expiration date of July 8, 2020.
- B. REDI may recommend the RAO designation and this MOA be terminated or continued based on performance under this MOA.
- C. This MOA shall take effect immediately upon full and proper execution by all Parties, and supersedes and replaces any and all previous such RACEC and RAO agreement(s) between the Parties.
- D. This MOA shall expire on July 8, 2020 unless terminated earlier.
- E. Both Parties shall review this MOA annually. If revisions are needed, notification shall be given to both Parties in writing of the specific changes desired with the proposed

Agreement No. F1271

amendment language and the reasons for the revisions. With the mutual consent of both Parties, the proposed changes shall become effective when both Parties have duly executed an amendment to this MOA.

- F. The City may terminate this MOA at any time upon written notice to DEO.
- G. RAO designation is, by statute and Executive Order, contingent upon execution of a MOA between the Parties. REDI shall recommend the RAO designation be terminated if this MOA is not duly executed or if this MOA is terminated and another MOA is not timely and duly executed in its place.

- Remainder of Page Intentionally Left Blank-

V. EXECUTION

By affixing her or his signature herein below, each undersigned official represents and warrants that she or he has read the above MOA and the Exhibit thereto and understands each section and paragraph.

IN WITNESS THEREOF, and in consideration of the mutual covenants set forth above and in Exhibit A attached hereto, the Parties have caused to be executed this MOA by their undersigned officials duly authorized.

CITY OF PORT ST. JOE,
GULF COUNTY, FLORIDA

DEPARTMENT OF ECONOMIC
OPPORTUNITY

By _____
Signature

Print/
Title _____
Bo Patterson
Mayor

Date _____

By _____
Signature

Print/
Title _____
Julie Dennis, Director,
Division of Community
Development

Date _____

Approved as to form and legal sufficiency, subject
only to full and proper execution by the Parties.

OFFICE OF GENERAL COUNSEL,
DEPARTMENT OF ECONOMIC OPPORTUNITY

By: _____

Approved Date: _____

EXHIBIT A – DESIGNATED CONTACTS
City of Port St. Joe

Contact Information for an Elected or Appointed Official

Name: _____

Address: _____

Phone: _____

Fax: _____

Email: _____

Contact Information for One Person from
a Non-Profit Organization Engaged in Economic Development

Name: _____

Address: _____

Phone: _____

Fax: _____

Email: _____

Please complete this page and return with the signed MOA. The City is required to inform DEO of any changes to this information within ten (10) business days of a change.

STATE OF FLORIDA

OFFICE OF THE GOVERNOR EXECUTIVE ORDER NUMBER 17-212 (Amending Executive Order 15-133)

WHEREAS on July 8, 2015, Executive Order 15-133 was issued designating the area within the boundaries of the counties of Calhoun, Franklin, Gadsden, Gulf, Holmes, Jackson, Liberty, Wakulla, and Washington, and the area within the city limits of Freeport, as a Rural Area of Opportunity; and

WHEREAS, these communities are stewards of the vast majority of Florida's land and natural resources, upon which the State's continued growth and prosperity depend; and

WHEREAS, successful rural communities are essential to the overall success of the State's economy and quality of life; and

WHEREAS, certain rural communities are struggling to maintain, support, or enhance job-creating activity, or to generate revenues for education and other critical government services, such as infrastructure, transportation, and safety; and

WHEREAS, the challenges faced by these rural communities threaten their well-being and viability; and

WHEREAS, the Governor is authorized under Section 288.0656(7), Florida Statutes, to designate up to three Rural Areas of Opportunity upon the recommendation of the Rural Economic Development Initiative; and

WHEREAS, a Rural Area of Opportunity, formerly known as a rural area of critical economic concern, is a rural community, or a region composed of rural communities, designated by the Governor, that has been adversely affected by an extraordinary economic event, severe or

chronic distress, or a natural disaster, or that presents a unique economic development opportunity of regional impact; and

WHEREAS, the counties of Calhoun, Franklin, Gadsden, Gulf, Holmes, Jackson, Liberty, and Washington were designated as a Rural Area of Opportunity by Executive Order 99-275, dated November 8, 1999, for a term of five years due to being adversely affected by extraordinary economic events. Such extraordinary economic events include the “net ban” constitutional amendment, the closure of the paper mill in Port St. Joe, as well as other plant closures throughout the region. Five of the eight counties in the region were among the second most economically distressed in the state; and

WHEREAS, after the original designation expired on November 8, 2004, the Rural Economic Development Initiative met on November 19, 2004, and recommended the Governor re-designate the counties of Calhoun, Franklin, Gadsden, Gulf, Holmes, Jackson, Liberty, and Washington as a Rural Area of Opportunity, and to also add the area within the city limits of Freeport in the designation; and

WHEREAS, the counties of Calhoun, Franklin, Gadsden, Gulf, Holmes, Jackson, Liberty, and Washington, and the area within the city limits of Freeport, were designated as a Rural Area of Opportunity for a period of five years by Executive Order 04-250, dated December 6, 2004; and

WHEREAS, after the re-designation expired on December 6, 2009, the Rural Economic Development Initiative met on November 19, 2009, and recommended the Governor re-designate the counties of Calhoun, Franklin, Gadsden, Gulf, Holmes, Jackson, Liberty, Wakulla, and Washington, and the area within the city limits of Freeport, as a Rural Area of Opportunity; and

WHEREAS, the counties of Calhoun, Franklin, Gadsden, Gulf, Holmes, Jackson, Liberty, and Washington, and the area within the city limits of Freeport, were designated as a Rural Area of Opportunity for a period of five years by Executive Order 10-22, dated January 25, 2010. Executive Order 10-22 was amended on May 5, 2011, by Executive Order 11-103, to add Wakulla County to the designated Rural Area of Opportunity; and

WHEREAS, after the re-designation expired on January 8, 2015, the Rural Economic Development Initiative met on January 16, 2015, and recommended the Governor re-designate the counties of Calhoun, Franklin, Gadsden, Gulf, Holmes, Jackson, Liberty, Wakulla, and Washington, and the area within the city limits of Freeport, as a Rural Area of Opportunity.

WHEREAS, the Walton County Economic Alliance is a public/private organization that partners with other area organizations to facilitate growth and expansion by supporting current and new businesses; and

WHEREAS, the Alliance requests that the area in Walton County north of the Chotawhatchee Bay and intercoastal waterway should be added the Northwest Rural Area of Economic Opportunity.

NOW, THEREFORE, I, RICK SCOTT, as Governor of Florida, by virtue of the authority vested in me by Article IV, Section 1(a), Florida Constitution, and Section 288.0656(7), Florida Statutes, issue the following Executive Order, effective immediately:

Section 1. The area within the boundaries of the counties of Calhoun, Franklin, Gadsden, Gulf, Holmes, Jackson, Liberty, Wakulla, and Washington, the area within the city limits of Freeport and Walton County north of the Chotawhatchee Bay and intercoastal waterway, is designated as a Rural Area of Opportunity.

Section 2. Except as amended herein, Executive Order 15-133 is ratified and reaffirmed.



IN TESTIMONY WHEREOF, I have hereunto set my hand and caused the Great Seal of the State of Florida to be affixed at Tallahassee this 4th day of August, 2017.


GOVERNOR

ATTEST:


SECRETARY OF STATE

2017 AUG -4 PM 1:16
TALLAHASSEE, FLORIDA

**Code Enforcement 2018 Activity
As of 2/13/2018**

	Open	Closed	Total	Increase
Unlawful Accumulation	43	13	56	1
Substandard Structure	14		14	
Abandoned Vechicle	12	2	14	2
Unlawful Sewer				
Land regulation Violation	8	1	9	
Business Lic. Violation	20		20	
Special Master Hearings				
Building Demolition	5		5	
Waste Violation	37	62	99	24
Sign Violation		1	1	
Total	139	79	218	28