June 19, 2018
Commission Reception
5:30 P.M.
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 Scott Hoffman, Commissioner, Group IV

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

BOARD OF CITY COMMISSION

Commission Reception 5:30 P.M. Regular Public Meeting 6:00 P.M. 2775 Garrison Avenue Tuesday June 19, 2018

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Consent Agenda

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Regular Commission Meeting 6/5/18
 Special Meeting 6/13/18
 Pages 1-5
 Page 6

PSJRA

• Update

City Attorney

Update

Old Business

• 10th Street Park Pages 10-11

• Golf Cart Workshop 6/26/18 at 6:00

• Road Bond Money- Update

• Water Canal Crossing- Comm. Lowry

New Business

Resolution 2018-06, Vacating the Plat of the Bayview Subdivisions
 Coastal Plantation Development Order Request
 JR & JR Holdings LLC & BGR 7 14 LLC Parcel #03072-001R
 Pages 24-96

• 10th & Woodward Four Way Stop- Mayor Patterson

Public Works

- Water Meters- Replacement Update
- Jones Homestead Sewer
- Fishing Piers- Clifford Sims Park
- FDOT Permitting Page 97

Surface Water Plant

• Update

Waste Water Plant

• Update

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rm	211	ce	12	ıre	CLU	11

• Budget Timeline

Page 98

City Engineer

• Update

Code Enforcement

• Update

Page 99

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, June 5, 2018, AT 6:00 P.M.

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

CONSENT AGENDA

Recognition of the Class 1A State Baseball Champions – Mayor Patterson asked team parent, John Grantland, to read the Proclamation recognizing the accomplishments of the team. Individual Proclamations were given to each team member as they introduced themselves.

Minutes

A Motion was made by Commissioner Buzzett, second by Commissioner Ashbrook, to approve the Minutes of the Special Commission Meeting on May 31, 2018. All in favor; Motion carried 5-0.

PORT ST. JOE REDEVELOPMENT AGENCY (PSJRA) Bill Kennedy

CRA Extension – A Motion was made by Commissioner Ashbrook, second by Commissioner Buzzett, for Mr. Kennedy and Attorney Albritton to work together to begin the process to extend the CRA for 30 years. Commissioner Lowry stated that he would abstain from voting as his employer, the Gulf County Board of County Commissioners, had voted not to support the renewal or extension of the CRA (Form 8 Memorandum of Voting Conflict) is attached as Exhibit A. Voting in favor of the motion were Mayor Patterson, Commissioners Ashbrook, Buzzett, and Langston. No one voted against the Motion. Motion carried 4-0 with Commissioner Lowry abstaining.

City Attorney

Florida Coastal Conservancy, Inc. Concession Agreement (FCCI) – After discussion of the Agreement, a Motion was made by Commissioner Buzzett, second by Commissioner Langston, for Attorney Albritton to include that with a 60 day notice, the FCCI would vacate the premises when the Cape San Blas Lighthouse Lens was ready to be reassembled, the lease with the FCCI would be for 18 months only, and the FCCI would be allowed to sell t-shirts and not have a full gift shop. All in favor; Motion carried 5-0.

CITY MANAGER'S REPORT - Jim Anderson

Old Business

North Port St. Joe P.A.C. Workshop – Chester Davis of the NPSJPAC asked that the City facilitate the meeting. A Workshop will be held on June 14, 2018, at 5:00 P.M. Mr. Davis was asked to send an electronic copy of the proposed plan to Mr. Anderson so that it could be reviewed before the Workshop.

Tenth Street Park – Commissioner Buzzett: Jill Bebee, Clair Morris, Steve Newman, Brian Earley, Chester Davis, Elaine Rogers, Robert Branch, and Fred Morris reiterated their concerns about the complex. This issue was Tabled.

Drug Dog – Commissioner Ashbrook: A Motion was made by Commissioner Ashbrook, second by Commissioner Langston, to implement the K-9 Program which could take up to one year to begin the program. Locally, \$6,000 has been raised to cover the expenses of the dog and training. Anticipated annual cost to the City for care of the dog will be \$5,000.

Lighthouse Complex Grant Closeout - A Motion was made by Commissioner Ashbrook, second by Commissioner Lowry, to award the low quote of \$7,000 to Mike Dunn Painting and Home Repair. This amount is under the bid requirement, will be funded from remaining grant funds and the required cash match from BP Funds for the grant. All in favor; Motion carried 5-0.

New Business

Tobacco Prevention – Kari Williams thanked the Commission for their support of the S.W.A.T Program. Gulf County School's S.W.A.T. Coordinator, Hunter Bailey, and student Eddie Hunter spoke on issues facing students. Each speaker thanked the Commission for their support and offered their assistance whenever needed.

Gulf Coast Workforce Board Leases – Concerns about the residents of North Port St. Joe not being able to use the entire facility at times were shared by Chester Davis. Staff will work with the Workforce Board on this. A Motion was made by Commissioner Lowry, second by Commissioner Ashbrook, to approve the leases and send them to the Workforce Board for their approval. All in favor; Motion carried 5-0.

Mr. Anderson noted the need for tables and chairs at the Centennial Building and Washington Site and asked for approval to purchase these items in the new budget cycle.

Secluded Dunes Sewer / Impact Fee Waiver Request, Sewer Line Easement: Tom Gibson, representing the residents of Secluded Dunes requested an Impact Fee Waiver. A Motion was made by Commissioner Ashbrook, second by Commissioner Lowry, to grant the waiver for 9 residential units. Mr. Gibson shared that a Sewer Line Easement and ownership would be given to the City when the number of residents connected to the sewer system reaches 10 or service of 1 year whichever is later. All in favor; Motion carried 5-0.

Public Works - John Grantland

Hwy. 98 from Avenue A – D Waterline Replacement: This project has been completed, a verbal clearance has been given, and Mr. Grantland is waiting on the written clearance.

Water meters - Replacement update: Replacement of the radio read component began yesterday.

Jones Homestead Sewer – Permitting has been obtained and the project should kick off in two to three weeks. Work will begin in the Cape Plantation area and move to the East.

Fishing Piers – The draftsman is about 70% complete on the plans for one pier and should have them soon.

Surface Water Plant – Larry McClamma shared that cleaning of the Shark Tank will begin on July 10, renovations will be made to the Tenth Street tank, and the Surface Water Plant passed the State of Florida Disinfectant Byproducts Test.

Wastewater Plant – Kevin Pettis noted the plant will be discharging through June, Staff is getting the pond down as low as possible because the rainy season begins in July, and FL DEP has approved the placement of sand on the sprayfields.

A Motion was made by Commissioner Ashbrook, second by Commissioner Langston, to rebid the Repowering of the Wastewater Treatment Plant. All in favor; Motion carried 5-0.

One of the Sonic Disrupters is not reparable and Mr. Pettis has been seeking a replacement. The one he is currently looking at is approximately \$2,200 and is about half the cost of the older disrupters. A Motion was made by Commissioner Ashbrook, second by Commissioner Buzzett, to purchase the new disrupter if it checks out to be what Mr. Pettis needs. All in favor; Motion carried 5-0.

Finance Director – Mike Lacour anticipates having the Audited Financial Statements in house next week, and Auditor Ben Vance should be at the next City Commission Meeting.

City Engineer - Clay Smallwood, III

Updates – Mr. Smallwood did not have any updates for the Commission.

Code Enforcement no action was required.

Police Department – Matt Herring advised that there are procedures to be followed for public meetings, noted the public will be given a chance to speak, the yelling is a disruption of the meeting, and not following procedures causes longer meetings. He encouraged the Commissioners to work to have orderly meetings.

Golf Carts continue to be an issue. Currently, the Police Department has no mechanism for enforcement. Attorney Albritton asked for direction as to what the Commission would like to have in the document. A Workshop will be held on Thursday, June 26, 2018, at 6:00 P.M. to discuss this issue.

City Clerk - Charlotte Pierce

Election Update – Clerk Pierce noted that Early Voting is currently ongoing, and everything is set for the Election on June 12th.

Citizens to be Heard -

Mark Manley requested that a joint City / County Workshop be held on Golf Carts and that the rules be the same for use.

Jill Bebee, Robert Branch, and Fred Morris again expressed their concerns about the Tenth Street Complex, requested that a date and time be set for a Workshop, and suggested relocating the park area.

Discussion Items by Commissioners

Commissioners Langston, Ashbrook, and Buzzett did not have anything else to discuss.

Commissioner Lowry offered his congratulations to the State Championship Baseball Team. He shared that he had been talking with Wimico Timber about an Easement to cross the Fresh Water Canal at a location other than the bulkhead area and anticipates their request will be on the next Agenda.

Mayor Patterson shared of his leadership group trip to New Mexico, noted that he personally paid for the trip, and that it did not cost the tax payers anything.

A Motion was made by Commissioner Ashbrook, second by Commissioner Buzzett, to adjourn the meeting at 8:14 P.M.

Approved this day of	2018.	
James "Bo" Patterson, Mayor		Date
Charlotte M. Pierce, City Clerk		Date

FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

LAST NAME—FIRST NAME—MIDDLE NAME		NAME OF BOAR	NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE			
Lowry, Brett Charles		Port St. Joe	Port St. Joe Board of City Commissioners			
MAILING ADDRESS 134 Gulf Coast Circle		THE BOARD, CO WHICH I SERVE	THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF:			
CITY	COUNTY	■ CITY	COUNTY	☐ OTHER LOCAL AGENCY		
Port St. Joe, FL	Gulf		NAME OF POLITICAL SUBDIVISION: City of Port St. Joe			
DATE ON WHICH VOTE OCCURRED		MY POSITION IS				
June 5, 2018		MY POSITION IS	ELECTIVE	□ APPOINTIVE		

WHO MUST FILE FORM 8B

This form is for use by any person serving at the county, city, or other local level of government on an appointed or elected board, council, commission, authority, or committee. It applies to members of advisory and non-advisory bodies who are presented with a voting conflict of interest under Section 112.3143, Florida Statutes.

Your responsibilities under the law when faced with voting on a measure in which you have a conflict of interest will vary greatly depending on whether you hold an elective or appointive position. For this reason, please pay close attention to the instructions on this form before completing and filing the form.

INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

A person holding elective or appointive county, municipal, or other local public office MUST ABSTAIN from voting on a measure which would inure to his or her special private gain or loss. Each elected or appointed local officer also MUST ABSTAIN from knowingly voting on a measure which would inure to the special gain or loss of a principal (other than a government agency) by whom he or she is retained (including the parent, subsidiary, or sibling organization of a principal by which he or she is retained); to the special private gain or loss of a relative; or to the special private gain or loss of a business associate. Commissioners of community redevelopment agencies (CRAs) under Sec. 163.356 or 163.357, F.S., and officers of independent special tax districts elected on a one-acre, one-vote basis are not prohibited from voting in that capacity.

For purposes of this law, a "relative" includes only the officer's father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law. A "business associate" means any person or entity engaged in or carrying on a business enterprise with the officer as a partner, joint venturer, coowner of property, or corporate shareholder (where the shares of the corporation are not listed on any national or regional stock exchange).

ELECTED OFFICERS:

In addition to abstaining from voting in the situations described above, you must disclose the conflict:

PRIOR TO THE VOTE BEING TAKEN by publicly stating to the assembly the nature of your interest in the measure on which you are abstaining from voting; and

WITHIN 15 DAYS AFTER THE VOTE OCCURS by completing and filing this form with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

APPOINTED OFFICERS:

Although you must abstain from voting in the situations described above, you are not prohibited by Section 112.3143 from otherwise participating in these matters. However, you must disclose the nature of the conflict before making any attempt to influence the decision, whether orally or in writing and whether made by you or at your direction.

IF YOU INTEND TO MAKE ANY ATTEMPT TO INFLUENCE THE DECISION PRIOR TO THE MEETING AT WHICH THE VOTE WILL BE TAKEN:

You must complete and file this form (before making any attempt to influence the decision) with the person responsible for recording the
minutes of the meeting, who will incorporate the form in the minutes. (Continued on page 2)

APPOINTED OFFICERS (continued)

- · A copy of the form must be provided immediately to the other members of the agency.
- The form must be read publicly at the next meeting after the form is filed.

IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING:

- · You must disclose orally the nature of your conflict in the measure before participating.
- You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the
 meeting, who must incorporate the form in the minutes. A copy of the form must be provided immediately to the other members of the
 agency, and the form must be read publicly at the next meeting after the form is filed.

DISCLOSURE OF LOCAL OFFICER'S INTEREST
1, Bott Lown, hereby disclose that on June 5th , 20 18:
(a) A measure came or will come before my agency which (check one or more)
inured to my special private gain or loss;
inured to the special gain or loss of my business associate, ;
inured to the special gain or loss of my relative,;
inured to the special gain or loss of County BOCL, by
whom I am retained; or
inured to the special gain or loss of, which
is the parent subsidiary, or sibling organization or subsidiary of a principal which has retained me.
(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:
- Am an employee of the Gulf Country BUCC. - The Gulf Country BUCC has voted S-U to not support the renewal or extension of the CRA
If disclosure of specific information would violate confidentiality or privilege pursuant to law or rules governing attorneys, a public officer, who is also an attorney, may comply with the disclosure requirements of this section by disclosing the nature of the interest in such a way as to provide the public with notice of the conflict.
Date Filed Signature Signature

CE FORM 8B - EFF. 11/2013 Adopted by reference in Rule 34-7.010(1)(f), F.A.C.

CIVIL PENALTY NOT TO EXCEED \$10,000.

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A

MINUTES OF THE SPECIAL MEETING OF THE BOARD OF CITY COMMISSIONERS FOR THE CITY OF PORT ST. JOE, FLORIDA, HELD AT 2775 Garrison Avenue, June 13, 2018, at 12 Noon.

The following were present: Mayor Patterson, Commissioners Ashbrook, Buzzett, Langston and Lowry. City Manager Jim Anderson, City Clerk Charlotte Pierce, and newly elected Commissioner Group IV Scott Hoffman were also present.

Resolution 2018-05 Election Certification

A Motion was made by Commissioner Buzzett, second by Commissioner Lowry, to approve Resolution 2018-05

Charlotte M. Pierce, City Clerk	Date
James "Bo" Patterson, Mayor	Date
Approved this day of 2018.	
A Motion was made by Commissioner Buzzett, second by Commission P.M.	ner Ashbrook, to adjourn the Meeting at 12:02
Motion to Adjourn	
None of the Commissioners had any comment.	
Commissioner Comments	
No one wished to address the Commission.	
Citizens to Be Heard	
Election Certification. All in favor; Motion carried 5-0. Attached are Exposed and Elections, John M. Hanlon and Exhibit B: City of Port St. Joe Resolutions.	xhibit A: Official Certificate of City of Port St. 8 provided by Gulf County Supervisor of

Exhibit A

OFFICIAL CERTIFICATE OF CITY OF PORT ST. JOE CANVASSING BOARD FOR THE CITY OF PORT. ST. JOE RUNOFF ELECTION JUNE 12, 2018

State Of Florida, Gulf County Port St. Joe

We, the undersigned, <u>David Ashbrook</u>, City Commissioner; <u>John M. Hanlon</u>, Supervisor of Elections and <u>Charlotte Pierce</u>, City Clerk, constituting the Canvassing Board in and for said City, do hereby certify that we met on the <u>13th</u> of June A.D., 2018, and proceeded publicly to canvass the votes given for the Port St. Joe City Election on the 12th day of June, A.D., 2018 as shown by the returns on file in the office of the Supervisor of Elections. We do certify the following results:

VOTES

		VOILS
City Commissioner-Group 4		
Scott Hoffman	623	54.27%
Aaron Little	525	45.73%

Having received the majority of the votes, Scott Hoffman is hereby elected to the City Commission Group 4 Seat. Margin of win: 8.54%

David Ashbrook City Commissioner John Hanlon Supervisor of Elections

Charlotte Pierce

City Clerk

SUMMARY REPORT

OFFICIAL BALLOT GULF COUNTY, FLORIDA PSJ CITY RUNOFF- JUNE 12,2018 OFFICIAL RESULTS

RUN DATE:06/13/18 08:30 AM

VOTES PERCENT	Ī
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REGISTERED VOTERS - TOTAL BALLOTS CAST - TOTAL.				*		1 2,628 1,149	100.00
BALLOTS CAST - BLANK.	*		•		30	0	
VOTER TURNOUT - TOTAL	*		•	*	•		43.72
VOTER TURNOUT - BLANK	2						
COMMISSIONER - GROUP 4 (VOTE FOR) 1 (WITH 1 OF 1 PRECINCTS		JNTE	D)				
Scott Hoffman	•	(4)	•	٠	•	623	54.27
Aaron D. Little		(+)				525	45.73
Total		99				1,148	
						1	
Over Votes			•	•		1	

Exhibit B

RESOLUTION NO. 2018-05

BE IT RESOLVED by the City Commission of the City of Port St. Joe, Florida:

SECTION 1. It is hereby ascertained, found, determined and declared that the General Election held on the 8th day of May, 2018 A.D., for election of Commissioner Group 1; Commissioner Group III, and Commissioner Group IV, and was held in all matters, respects, and things in full and complete compliance with the Constitution and Laws of the State of Florida and the Charter and Ordinances of the City of Port St. Joe.

SECTION 2. It is further ascertained, found determined and declared that applicable Florida Laws presume that each candidate will vote for himself and write-in candidates are only permissible where they have qualified as such write-in candidates prior to the scheduled election and no such qualifications were received.

- (A) 1,038 persons actually voted in said election.
- (B) There were no votes cast in Commissioner Group 1 as Commissioner Eric Langston did not have any opposition and was therefore returned to office. This election is for one year term only.
- (C) There were no votes cast in Commissioner Group III as Commissioner Brett Lowry did not have any oppositions and was therefore returned to Office,
- (D) Of the votes cast in Commissioner, Group IV in favor of Arthur S. Hoffman 488; Rosemary Lewis 129; Aaron D. Little 400; and James Sickels 18. Election Day, Early Votes, Absentees, and Provisional are reflected in total votes for each candidate. Total Ballots cast also include Over and Under Votes.

SECTION 3. It is further ascertained, determined, found, declared and proclaimed that one candidate did not receive a greater vote of the total votes cast in said General Election for Commissioner Group IV. It was therefore determined that a Run-Off Election should be held on June 12, 2018, between Arthur S. Hoffman and Aaron D. Little.

SECTION 4. It is further ascertained, determined, found and declared that:

- (E) 1,149 persons actually voted in said Run-Off Election.
- (F) Of the votes cast in Commissioner, Group IV in favor of Arthur S. Hoffman, 623 votes; Aaron D. Little 525 votes. Election Day, Early Votes, Absentees, and Provisional are reflected in total votes for each candidate. Total Ballots cast also include 1 Over and 0 Under Votes.
- (G) Therefore, Arthur S. Hoffman is declared elected to said office of Commissioner, Group IV as he received the greater vote of the total votes cast with a margin of win of 8.54%

The City Auditor and Clerk is hereby authorized and directed to furnish said winners a Certificate of Election as, City Commissioner Group I, Group III, and Group IV of the City of Port St. Joe, Florida.

INTRODUCED AND ADOPTED this 13th day of June 2018.

BOARD OF CITY COMMISSIONERS CITY PORT ST. JOE, FLORIDA

rames "Bo" Patterson, Mayor

ATTEST:

Charlotte M. Pierce, City Clerk

PUBLIC NOTICE

The Gulf County Board of County Commissioners Subcommittee on the City of Port St. Joe 10th Street Park (Parks, Recreation and Sports Complex) will hold a meeting on Wednesday, June 20, 2018 at 9:00 a.m., E.T. in their meeting room in the Gulf County Emergency Operations Center at the Gulf County Courthouse Complex, 1000 Cecil G. Costin Sr., Blvd., Port St. Joe, Florida to discuss the following:

1) Continued planning and development of County and City support of the Parks, Recreation and Sports Complex at City of Port St. Joe 10th Street Park and related matters.

Sandy Quinn CHAIRMAN

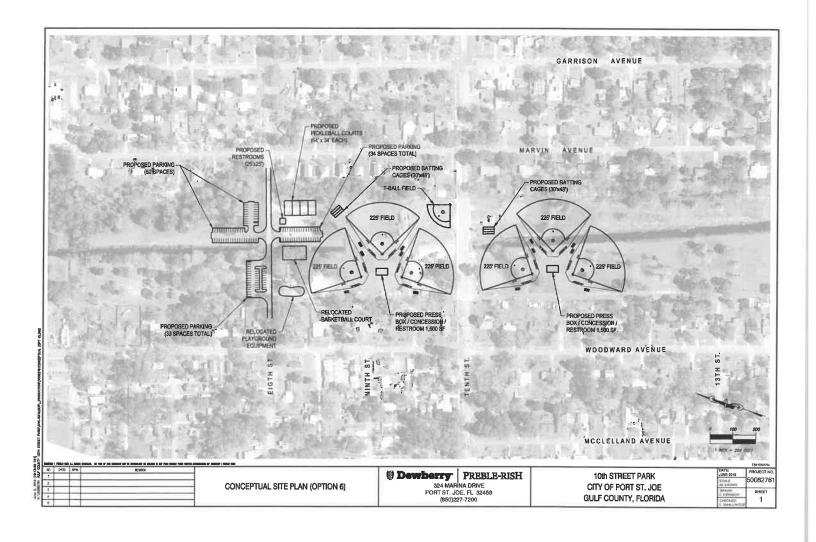
Pursuant to F.S. 286.0105:

If a person decides to appeal any decision made by the board, agency or commission, with respect to any matter considered at such meeting or hearing, he will need a record of the proceedings, and that, for such purpose, he 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.

Americans with Disabilities Act

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this workshop/meeting is asked to advise the County at least 3 days before the workshop/meeting/hearing by contacting: County Administrators Office at (850) 229-6106. If you are hearing or speech impaired, please contact Gulf County by utilizing and making the necessary arrangements with the Florida Coordination Council for the Deaf and Hard of Hearing at 866-602-3275.

Posted: June 12, 2018 8:00 a.m.



RESOLUTION 2018-06

"A RESOLUTION OF CITY OF PORT ST JOE, FLORIDA, VACATING THE PLATS OF THE BAYVIEW SUBDIVISIONS DESCRIBED HEREIN; PROVIDING FOR SEVERABILITY, AND EFFECTIVE DATE."

WHEREAS, In January and February, 2008 the City Commission approved certain subdivision plats recorded in the public records of Gulf County, Florida at Plat Book 6 pages 67-74 ("Plats") covering property owned by St. Joe Timberland Company of Delaware LLC ("Owner"); and

WHEREAS, Subsequent to recording said plats no further development has occurred and Owner has petitioned the City Commission to vacate the Plats; and;

WHEREAS, It appears from the Petition, the exhibits attached thereto and information presented to City at its regularly scheduled June 19, 2018 meeting that Owner is in compliance with Florida Statutes 177.101 and is entitled to the vacation and annulment of said plats;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF PORT ST. JOE, FLORIDA, AS FOLLOWS:

- 1. The City Commission of the City of Port St. Joe finds, based on the information presented in the petition, that Owner is the fee simple title holder to all of the property described in the Plats and that vacation of the Plats will not affect the ownership or right of convenient access to any other property owner; and
- 2. The City Commission finds that all property taxes are paid through December 31, 2017 and that Notice of Intent was advertised in accordance with the requirements of the statute.
- 3. The plats of Bayview as described in the public records of Gulf County, Florida at Plat Book 6 pages 67-74 are hereby vacated and annulled pursuant to Florida Statutes.
- 4. If any Section or portion of a Section of this Resolution proves to be invalid, unlawful, or unconstitutional, it shall not be held to invalidate or impair the validity, force or effect of any other Section or part of this Resolution.
- 5. This Resolution shall become effective immediately upon its recordation in the public records of Gulf County, Florida.

PASSED AND ADOPTED this day of _	, 2018.
	CITY COMMISSION OF THE CITY OF PORT ST. JOE, FLORIDA
	By:
Attest:Charlotte Pierce, Clerk	

RISH & GIBSON, P.A.

ATTORNEYS AT LAW

WILLIAM J. RISH (1932-2008) THOMAS S. GIBSON

THOMAS S. GIBSON

TELEPHONE • (850) 229-8211 FACSIMILE • (850) 227-1619 E-MAIL • tgibson@psjlaw.com 116 SAILOR'S COVE DRIVE PORT ST. JOE, FLORIDA 32456

MAIL TO: POST OFFICE BOX 39 PORT ST. JOE, FLORIDA 32457

May 25, 2018

Mayor Bo Patterson City Commissioners 305 Cecil G. Costin Blvd. Port St. Joe, Florida 32456

Re: Bayview Plats

Dear Mayor and Commissioners:

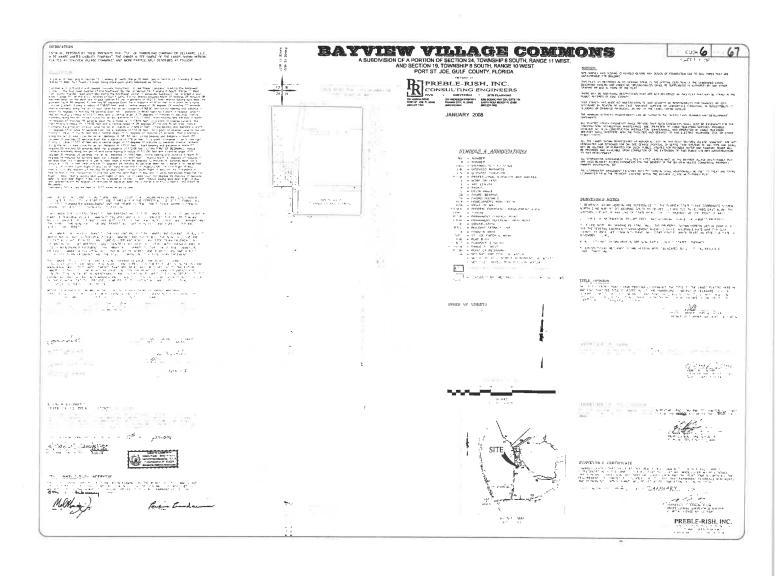
I represent St. Joe Timberland Company of Delaware LLC ("St. Joe"). St. Joe owns the real property described in the Bayview plats which are recorded in the public records of Gulf County at Plat Book 6 pages 67-74. Copies are attached. The property is generally located along Jones Homestead Road. The plats were recorded in 2008 and since that time no further action has been taken and no portion of the property has been sold or otherwise transferred to any other party. Please accept this as our petition to vacate and annul these plats in accordance with Florida Statutes 177.01.

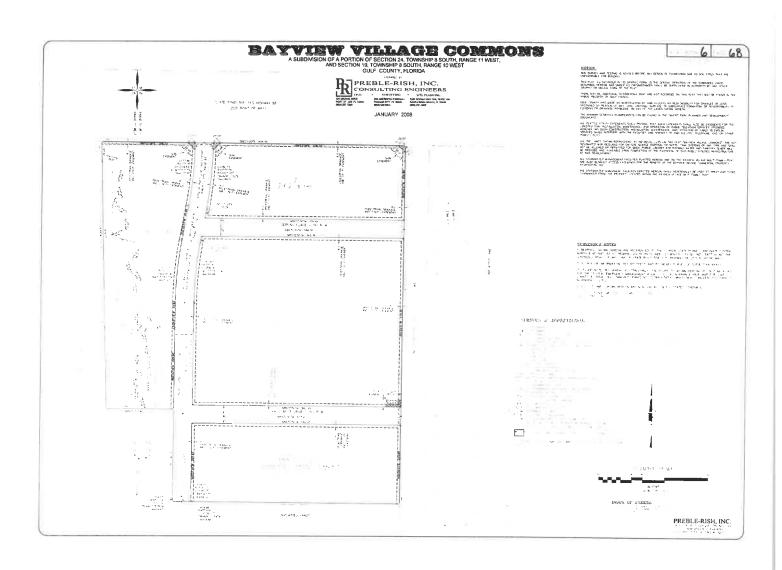
As required by the statute, proof of publication of our Notice of Intent to make this application is attached hereto along with proof of payment of all required property taxes. No person or organization other than St. Joe has any right, title or interest in the property described in the plats and no portion of the property is required for access to any other parcel. For your convenience I have attached a Resolution vacating and annulling the plats which should be recorded in the public records.

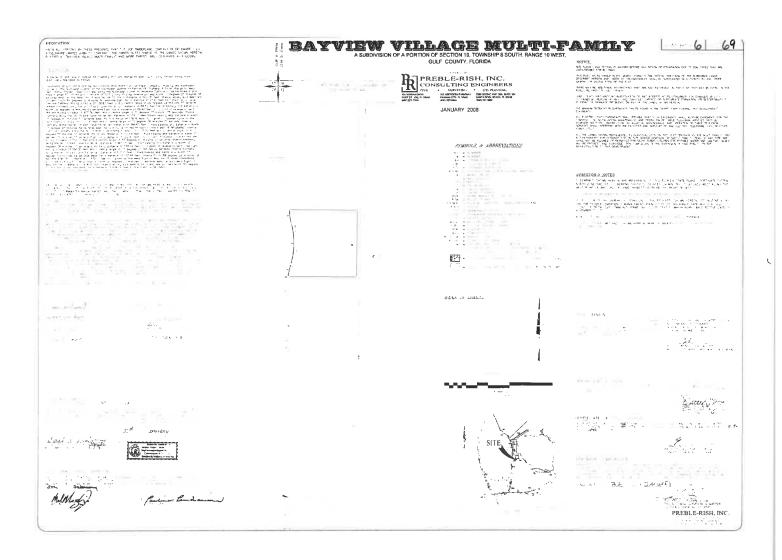
I appreciate your cooperation and please let me know if there is any additional information that you need.

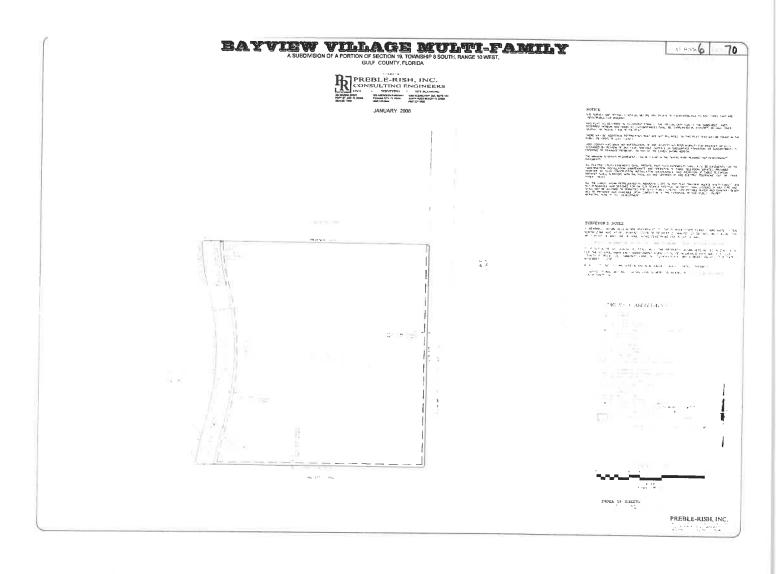
Sincerely,

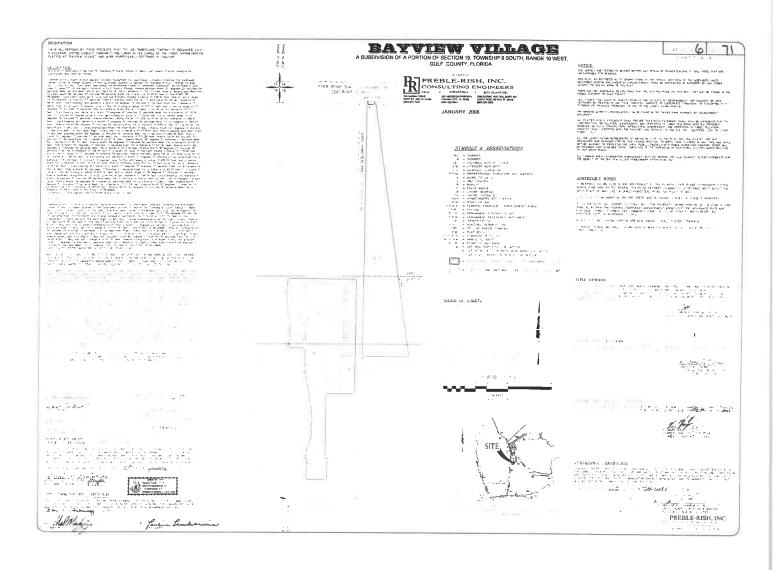
Thomas S. Gibson

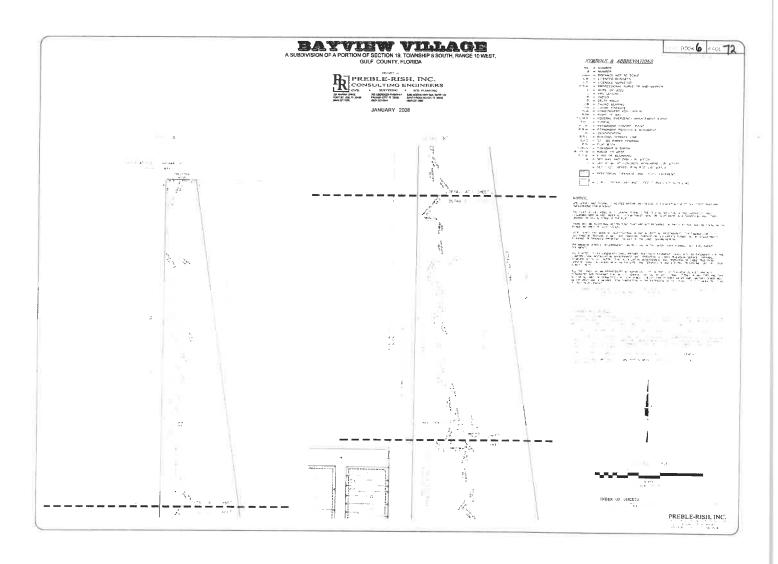


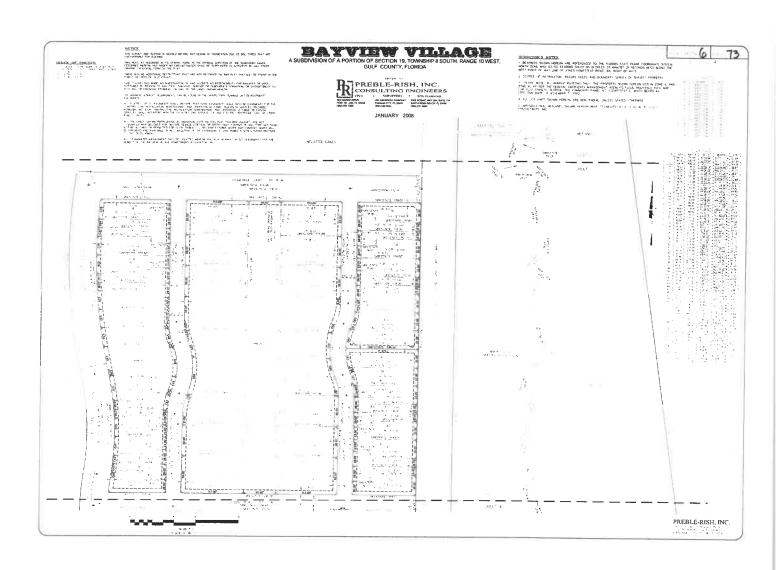


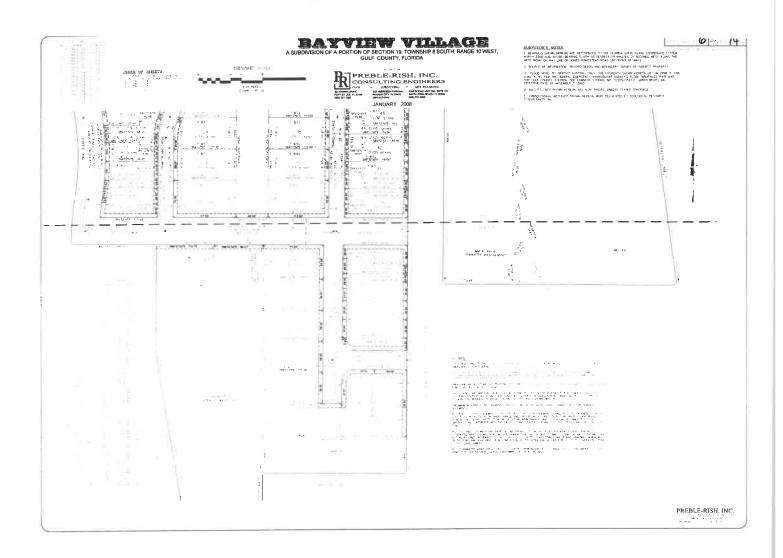












The Star

135 Highway 98 Port St. Joe, FL 32456 Published Thursday Port St. Joe, Gulf County, Florida

State of Florida County of Bay

Before the undersigned authority personally appeared Karen Glenn, who on oath says that she is a Legal Advertising Representative of The Star, a newspaper published at Port St. Joe in Gulf County, Florida; that the attached copy of advertisement, being a Legal Advertisement #20628S in the matter of NOTICE OF INTENT - Bayview Subdivision in the Gulf County Court, was published in said newspaper in the issue of May 17, 24, 2018.

20628S NOTICE OF INTENT

NOTICE IS HERBY
GIVEN that St. Joe
Timberland Company
of Delaware L.L.C. intends to petition the
City of Port St. Joe for
a resolution vacating
and annulling the plate
of Bayview Subdivisions as recorded in
the public records of
Gulf County, Florida at
Plat Book 6 page
67-74.
Pub May 17, 24, 2018

Affiant further says that the said <u>The Star</u> is a newspaper published at <u>Port St. Joe</u>, in said <u>Gulf</u> County, Florida, and that the said newspaper, has heretofore been continuously published in said <u>Gulf</u> County, Florida, each <u>Thursday</u> and has been entered as periodicals matter at the post office in <u>Port St. Joe</u>, in said <u>Gulf</u> County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that (s)he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in said newspaper.

State of Florida

County of Bay

Sworn to and subscribed before me this 24th day of May, A.D., 2018.

By <u>Karen Glenn</u>, <u>Legal Advertising Representative</u> of <u>The Star</u>, who is personally known to me or has produced N/A as identification.

Notary Public, State of Florida at Large

MARIE FURINES!

Mean's Pourite - Aute of Florida

Commissioner # FF 20081

My Comma. Expires May 13, 2019

Richland the maps Malany Ass.



NOTICE OF AD VALOREM TAXES & NON-AD VALOREM ASSESSMENTS

BILL # R 675000 2017

REAL ESTATE TAX/NOTICE RECEIPT FOR GULF COUNTY

Property Appraisers Site PROPERTY # R 03072-001R

TAXING AUTHORITY	MILLAGE RATE	TAX AMOUNT
COUNTY	.00724420	\$2,937.16
SCHOOL LRE	.00410800	\$1,665.59
SCHOOL-DISC	.00242800	\$984.43
PORT ST. JUE	00359140	\$1,456,13
NW FL WATER MGMNT	00003530	\$14 31
20241 AD 1111 DE T11		

ST JOSEPH LAND & DEV CO ATTN: TAX DEPARTMENT 133 SOUTH WATERSOUND PRKWY WATERSOUND, FL 32413

VON-AD VALOREM ASSESSMENTS

TAXING AUTHORITY TOTAL NON-AD VALOREM:

TAX AMOUNT 54.060 ACRES \$0.00 S 19 T 8 R 10 54.06 AC M/L W/2 OF SEC LYING SOUTH OF HWY \$7,057.62 98 AND N OF SW/4 OF SW/4 LYING WEST OF JONES HOMESTEAD ROAD

DISCOUNT:

Exemptions:

\$0.00

FAIR MKT VALUE \$405,450.00

VALUE

UNPAID BALANCE:

\$0.00 ASSESS

\$405,450.00

COMBINED TAXES & ASMTS:

\$0.00

TAXABLE VALUE

\$405,450.00

** PAID **

Last Payment: 12/13/2017 Receipt number: Amount Collected: \$6,775.32 Discount Amount: \$0.00

Property Address:

PORT ST JOE 32456



REPORTS OF STANDING COMMITTEES/BOARDS

Planning and Development Review Board Recommendations June 12, 2018 4:00 p.m. EST

Members Rish, Early, Alvarez, Sickels, Leslie, & Burge were present. Likely, Mathews, and Keels were absent.

A. Planning Council Recommendations

Motion by Alvarez, 2nd by Rawlis Leslie, to recommend to the City Commission that a Development Order be issued to JR & JR Holdings LLC & BGR 7 14 LLC Parcel #03072-001R conditional upon being utilized as R-1. All in Favor; Motion carried 5-0 with Mr. Rish abstaining.

CITY OF Port St Joe PLANNING DEPARTMENT <u>Development Order Application Packet</u>

INCOMPLETE SUBMITTALS WILL NOT BE REVIEWED
(The Building Department requires separate forms and fees to obtain building permits)

(The Salidang Separation requires separate forms and rees to botain building permits)	
NOTE: THE ADDRESS OF THE PROPERTY MUST BE POSTED PRIOR TO SUBMITTAL.	
1X Two complete sets of plans, drawn to scale.	
Including: A site plan with square feet of living, total square feet, impervious surface, and setbacks. **Setbacks are measured from the closest overhang to property line**	
A site plan showing any protected trees which will be removed from the property. (Protected trees are any trees other than pine larger than 8" in diameter measured 54" from the base of the tree).	
Floor plan, indicating all bearing walls, fixtures and exterior hose bibs.	
2. X Development Order and/or Requirements	
3. X New address application	
4. n/a Complete City water meter impact form water is provided by Lighthouse Utilities	
5. n/a Complete driveway permit application driveway permits will be submitted by individual lot owners applying for building permits (to be submitted at later date)	when
JR & JR Holdings, LLC and BGR 7 14, LLC Applicant 850-227-5569 Telephone Number	
PO Box 248 Port St. Joe, FL 32457 06/06/2018	
Project Address Date	
Notes: The current application includes subdivision plat and does not include construction or development, therefore, floor plans, tree removal, total square feet of buildings, etc. will be submitted by individual lot owners with building permit applications.	
(Do not write below this line)	
ElevationLand Use DistrictFlood ZoneTotal Square Feet	
Connection feesSet Meter feeAccount Deposit feeC.A. fee	
Driveway Permit fee Total Impact fees Water Sewer	

Connection fees _____ Set Meter fee ____ Account Deposit fee ____ C.A. fee ____

Driveway Permit fee ____ Total Impact fees ____ Water ___ Sewer ___

First Check ____ Second Check ____

Reviewed by ____ Date ____

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

DESCRIPTION

Project Address:Jones Homestead Road	
Lot Square Footage: 28,000	Dwelling Square Footage: See Note
Driveway Square Footage: See Note	Accessory Building Square Footage: See Note
Pool Square Footage: See Note	_Patio/Deck Square Footage:See Note
Setbacks: Front: 25'	Left Side: 15'
Rear:25'	Right Side: 15'
Floor Area Ratio: See Note	Lot Coverage: 40%
Building Height in Feet: 35'	Impervious Surface: See Note
Landscape Buffers: (height x width) See Note	
Elevation: See Note	

Note: Construction/development of the property is not being proposed at this time. Items left blank on this form will be provided when each individual lot owner applies for building permits. It is expected that future development by individual lot owners will comply with the City of Port St. Joe Land Development Regulation Code.

Project Address: Johns Homesteau Road				
Setbacks in feet for accessory uses (including pools at	nd sheds).			
From Rear Property Line: 25'	From Primary Structure:		See Note (page 2)	
Are trees to be removed from the said property? (If yes, attach a tree location map)		Y	N	
Is a Conservation Easement required? (For DEP jurisd Are there any yard encroachments?	ictional lands)	Y Y	Z	
Are any of the following located on the said property?				
Protected habitat		Y	N	
Archaeological site		Ÿ	N	
Historical site		Ÿ	N	
Wetlands *See Note		P	Ñ	
Protected species		A	ZZZZZ	
Conservation site		Y	N	
Flood zone classification other than X-(Other *See Note	will require elevation certific	Y Y zate) Y	ที	
Which of the following will be placed, conducted or loa	cated in this property:			
Waterwells	8 A B	Y	N)	
Radio, Television antenna or satellite dish		Y	N	
Home business		Y	N	
Swimming Pool		Y	N	
have answered the above questions truthfully and to the	e best of my knowledge.			
D. 20° 1	5-7-18			
Applicant's Signature Date				

Notes:

- 1.) Wetlands: No development or construction is proposed at this time. Therefore, no wetland impacts are proposed with this Development Order application.
- 2.) Flood zone classification: No development or construction is proposed at this time. Therefore, no finish floor elevations for future construction has not been established. The Floodplain Ordinance requirements will be addressed when individual lot owners apply for building permits.

COASTAL PLANTATION ATTACHMENTS TO DO APPLICATION

COASTAL PLANTATION

PROJECT DESCRIPTION

The Coastal Plantation subdivision plat includes approximately 43 acres on Jones Homestead Road. The proposed subdivision will divide the property into 17 lots (approximately 2.6 acres each). The property is currently zoned a combination of commercial, R-3 and R-1. The proposed density is 0.4 units per acre, well below the allowable density of 10 units/acre for R-3 and 5 units/acre for R-1. The proposed setbacks are per the City of Port St Joe LDR requirements (25 feet front/rear and 15 ft side). The allowable lot coverage for the residential lots is 40%, however, due to the size of the lots, it is expected that the lot coverage will be much lower than allowed.

This DO application accompanies the preliminary plat and intent is to divide the property into large lots. This application does not include development or construction. Therefore, the following items are not applicable to the application and will be provided by individual lot owners with the building permit applications: driveway permit applications, tree removal, total impervious area, building footprints and square footage, and floor plans.

The property has sewer access to the City of Port St Joe sewer system on Jones Homestead Road and it is proposed that two lots will share each sewer service connection under the roadway. It is expected that individual lot owners will install grinder pumps and low pressure sewer service lines to each bore under the roadway. The property has access to Lighthouse Utilities, Co. potable water on Jones Homestead Road and each lot will have a service line and meter along the roadway.

COASTAL PLANTATION AERIAL MAP



COASTAL PLANTATION SOILS MAP



United States
Department of
Agriculture

NRCS

Natural Resources Conservation Service A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for Gulf County, Florida



Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (https://offices.sc.egov.usda.gov/locator/app?agency=nrcs) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States
Department of Agriculture and other Federal agencies, State agencies including the
Agricultural Experiment Stations, and local agencies. The Natural Resources
Conservation Service (NRCS) has leadership for the Federal part of the National
Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, genetic information, political beliefs, reprisal, or because all or a part of an individual's income is derived from any public assistance program. (Not all prohibited bases apply to all programs.) Persons with disabilities who require

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How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

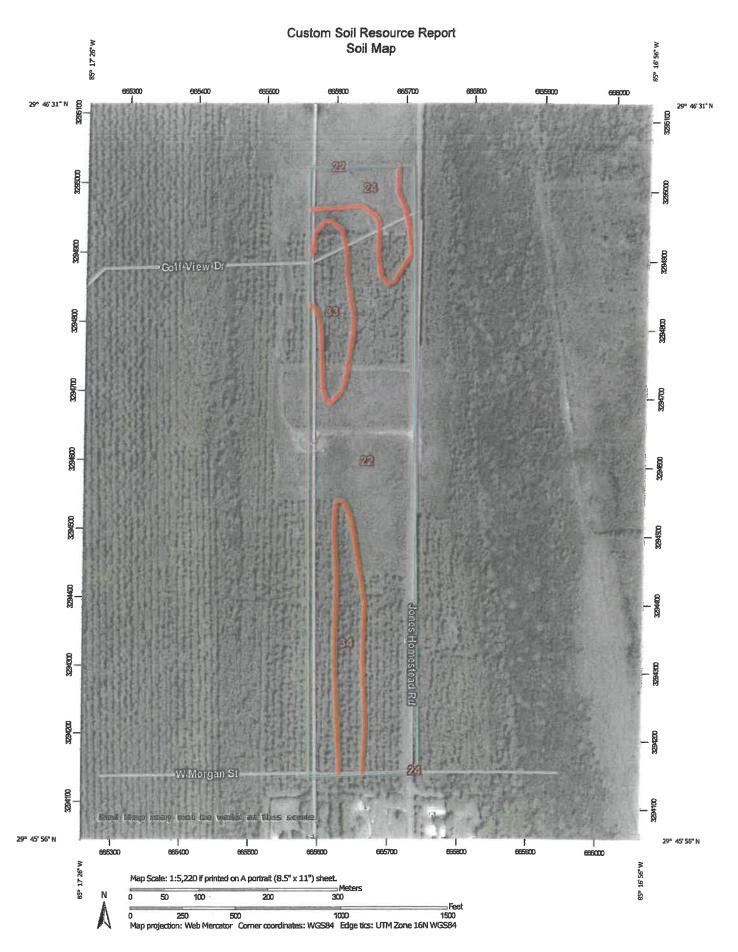
Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.



MAP INFORMATION MAP LEGEND The soil surveys that comprise your AOI were mapped at Area of Interest (AOI) Spoil Area Area of Interest (AOI) Stony Spot Ð Soils Very Stony Spot 0 Warning: Soil Map may not be valid at this scale. Soil Map Unit Polygons Ÿ Wet Spot Soll Map Unit Lines Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil Other Δ Soil Map Unit Points line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed Special Line Features Special Point Features Water Features Blowout (0) Streams and Canals Borrow Pit K Transportation Please rely on the bar scale on each map sheet for map Clay Spot × Rails measurements. +++ Closed Depression ٥ Interstate Highways Source of Map: Natural Resources Conservation Service Web Soll Survey URL: Gravel Pit X **US Routes** Coordinate System: Web Mercator (EPSG:3857) Gravelly Spot Major Roads Landfill ٥ Local Roads Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts A Background distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more Aerial Photography Marsh or swamp 4 1 accurate calculations of distance or area are required. R Mine or Quarry Miscellaneous Water **®** This product is generated from the USDA-NRCS certified data as of the version date(s) listed below, Perennial Water 0 Soil Survey Area: Gulf County, Florida Survey Area Data: Version 14, Sep 19, 2017 Rock Outcrop Saline Spot + Sandy Spot ::: Soil map units are labeled (as space allows) for map scales 1:50,000 or larger. Severely Eroded Spot ***** ٥ Sinkhole Date(s) serial images were photographed: Dec 31, 2009—Nov Slide or Slip B Sodic Spot The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor

shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
22	Leon fine sand, 0 to 2 percent slopes	24.1	71.9%
24	Mandarin fine sand, 0 to 2 percent slopes	3.0	8.9%
33	Resota fine sand, 0 to 5 percent slopes	2.8	8.5%
34	Pickney and Rutlege soils, depressional	3.6	10.7%
Totals for Area of Interest		33.5	100.0%

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An association is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An undifferentiated group is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Gulf County, Florida

22-Leon fine sand, 0 to 2 percent slopes

Map Unit Setting

National map unit symbol: 2tsy0

Elevation: 0 to 130 feet

Mean annual precipitation: 50 to 67 inches Mean annual air temperature: 63 to 73 degrees F

Frost-free period: 230 to 300 days

Farmland classification: Not prime farmland

Map Unit Composition

Leon and similar soils: 80 percent Minor components: 20 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Leon

Setting

Landform: - error in exists on -

Landform position (three-dimensional): Talf

Down-slope shape: Convex Across-slope shape: Linear

Parent material: Sandy marine deposits

Typical profile

A - 0 to 6 inches: fine sand E - 6 to 25 inches: fine sand Bh - 25 to 34 inches: fine sand C - 34 to 80 inches: fine sand

Properties and qualities

Slope: 0 to 2 percent

Depth to restrictive feature: More than 80 inches

Natural drainage class: Poorly drained

Runoff class: High

Capacity of the most limiting layer to transmit water (Ksat): Moderately high to

high (0.20 to 5.95 in/hr)

Depth to water table: About 6 to 18 inches

Frequency of flooding: None Frequency of ponding: None

Salinity, maximum in profile: Nonsaline to very slightly saline (0.0 to 2.0

mmhos/cm)

Sodium adsorption ratio, maximum in profile: 4.0

Available water storage in profile: Moderate (about 6.2 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 4w

Hydrologic Soil Group: A/D

Forage suitability group: Sandy soils on flats of mesic or hydric lowlands

(G152AA141FL) Hvdric soil rating: No

Minor Components

Chaires

Percent of map unit: 5 percent

Landform: Flatwoods on marine terraces Landform position (three-dimensional): Talf

Down-slope shape: Convex Across-slope shape: Linear

Ecological site: North Florida Flatwoods (R152AY004FL)

Hydric soil rating: No

Mandarin

Percent of map unit: 5 percent

Landform: Rises on marine terraces, ridges on marine terraces

Landform position (three-dimensional): Talf

Down-slope shape: Convex Across-slope shape: Linear

Ecological site: North Florida Flatwoods (R152AY004FL)

Hydric soil rating: No

Lynn haven

Percent of map unit: 5 percent

Landform: Depressions on marine terraces Landform position (three-dimensional): Dip

Down-slope shape: Concave Across-slope shape: Concave

Ecological site: Freshwater Marsh & Pond (R152AY010FL)

Hydric soil rating: Yes

Sapelo, hydric

Percent of map unit: 5 percent Landform: Flats on marine terraces

Landform position (three-dimensional): Talf

Down-slope shape: Linear Across-slope shape: Linear

Ecological site: Wetland Hardwood Hammock (R152AY012FL)

Hydric soil rating: Yes

24-Mandarin fine sand, 0 to 2 percent slopes

Map Unit Setting

National map unit symbol: 2ttkv

Elevation: 0 to 100 feet

Mean annual precipitation: 59 to 67 inches Mean annual air temperature: 64 to 72 degrees F

Frost-free period: 223 to 253 days

Farmland classification: Not prime farmland

Map Unit Composition

Mandarin and similar soils: 92 percent

Minor components: 8 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Mandarin

Setting

Landform: Rises on marine terraces, flats on marine terraces

Landform position (three-dimensional): Talf

Down-slope shape: Convex Across-slope shape: Linear

Parent material: Sandy marine deposits

Typical profile

A - 0 to 6 inches: fine sand E - 6 to 24 inches: fine sand Bh - 24 to 32 inches: fine sand C - 32 to 80 inches: sand

Properties and qualities

Slope: 0 to 2 percent

Depth to restrictive feature: More than 80 inches Natural drainage class: Somewhat poorly drained

Runoff class: Very low

Capacity of the most limiting layer to transmit water (Ksat): Moderately high to

high (0.60 to 2.00 in/hr)

Depth to water table: About 18 to 42 inches

Frequency of flooding: None Frequency of ponding: None

Salinity, maximum in profile: Nonsaline to very slightly saline (0.0 to 2.0

mmhos/cm)

Sodium adsorption ratio, maximum in profile: 4.0

Available water storage in profile: Low (about 3.6 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 6s

Hydrologic Soil Group: A

Forage suitability group: Sandy soils on rises and knolls of mesic uplands

(G152AA131FL)

Hydric soil rating: No

Minor Components

Ortega

Percent of map unit: 5 percent

Landform: Knolls, ridges, marine terraces Landform position (two-dimensional): Summit

Landform position (three-dimensional): Interfluve, talf

Down-slope shape: Convex Across-slope shape: Linear Hydric soil rating: No

Chaires

Percent of map unit: 3 percent

Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Talf

Down-slope shape: Convex

Across-slope shape: Linear Hydric soil rating: No

33-Resota fine sand, 0 to 5 percent slopes

Map Unit Setting

National map unit symbol: 2ttl8

Elevation: 10 to 40 feet

Mean annual precipitation: 61 to 69 inches Mean annual air temperature: 63 to 70 degrees F

Frost-free period: 252 to 282 days

Farmland classification: Not prime farmland

Map Unit Composition

Resota and similar soils: 90 percent Minor components: 10 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Resota

Setting

Landform: Ridges on marine terraces, knolls on marine terraces

Landform position (two-dimensional): Summit Landform position (three-dimensional): Interfluve

Down-slope shape: Convex Across-slope shape: Linear

Parent material: Sandy marine deposits

Typical profile

A - 0 to 4 inches: fine sand E - 4 to 19 inches: fine sand Bw - 19 to 42 inches: fine sand C - 42 to 80 inches: fine sand

Properties and qualities

Slope: 0 to 5 percent

Depth to restrictive feature: More than 80 inches Natural drainage class: Moderately well drained

Runoff class: Negligible

Capacity of the most limiting layer to transmit water (Ksat): Very high (20.00 to

50.00 in/hr)

Depth to water table: About 42 to 60 inches

Frequency of flooding: None Frequency of ponding: None

Salinity, maximum in profile: Nonsaline to very slightly saline (0.0 to 2.0

mmhos/cm)

Sodium adsorption ratio, maximum in profile: 4.0

Available water storage in profile: Very low (about 2.4 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 6s

Hydrologic Soil Group: A

Forage suitability group: Sandy soils on rises, knolls, and ridges of mesic uplands

(G152AA121FL) Hydric soil rating: No

Minor Components

Ortega

Percent of map unit: 4 percent Landform: Ridges on marine terraces

Landform position (three-dimensional): Interfluve

Down-slope shape: Convex Across-slope shape: Linear Hydric soil rating: No

Mandarin

Percent of map unit: 3 percent

Landform: Rises on marine terraces, flats on marine terraces

Landform position (three-dimensional): Talf

Down-slope shape: Convex Across-slope shape: Linear Hydric soil rating: No

Kureb

Percent of map unit: 3 percent

Landform: Ridges on marine terraces, dunes on marine terraces

Landform position (three-dimensional): Interfluve

Down-slope shape: Convex Across-slope shape: Linear Hydric soil rating: No

34-Pickney and Rutlege soils, depressional

Map Unit Setting

National map unit symbol: 1lfj7

Elevation: 0 to 450 feet

Mean annual precipitation: 59 to 67 inches
Mean annual air temperature: 64 to 72 degrees F

Frost-free period: 265 to 295 days

Familand classification: Not prime farmland

Map Unit Composition

Pickney, depressional, and similar soils: 40 percent Rutlege, depressional, and similar soils: 35 percent

Minor components: 25 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Pickney, Depressional

Setting

Landform: Depressions on marine terraces Landform position (three-dimensional): Dip

Down-slope shape: Concave Across-slope shape: Concave

Parent material: Sandy marine deposits and/or fluviomarine deposits

Typical profile

A - 0 to 51 inches: fine sand Cg - 51 to 80 inches: fine sand

Properties and qualities

Slope: 0 to 1 percent

Depth to restrictive feature: More than 80 inches Natural drainage class: Very poorly drained

Runoff class: Negligible

Capacity of the most limiting layer to transmit water (Ksat): High to very high (5.95

to 19.98 in/hr)

Depth to water table: About 0 to 12 inches

Frequency of flooding: None Frequency of ponding: Frequent

Salinity, maximum in profile: Nonsaline to very slightly saline (0.0 to 2.0

mmhos/cm)

Sodium adsorption ratio, maximum in profile: 4.0

Available water storage in profile: Low (about 4.2 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 6w

Hydrologic Soil Group: A/D

Forage suitability group: Sandy soils on stream terraces, flood plains, or in

depressions (G152AA145FL)

Hydric soil rating: Yes

Description of Rutlege, Depressional

Setting

Landform: Depressions on marine terraces Landform position (three-dimensional): Dip

Down-slope shape: Concave Across-slope shape: Concave

Parent material: Sandy marine deposits and/or fluviomarine deposits

Typical profile

A - 0 to 19 inches: fine sand Cg - 19 to 80 inches: fine sand

Properties and qualities

Slope: 0 to 1 percent

Depth to restrictive feature: More than 80 inches Natural drainage class: Very poorly drained

Runoff class: Negligible

Capacity of the most limiting layer to transmit water (Ksat): High to very high (5.95

to 19.98 in/hr)

Depth to water table: About 0 to 12 inches

Frequency of flooding: None Frequency of ponding: Frequent

Salinity, maximum in profile: Nonsaline to very slightly saline (0.0 to 2.0

mmhos/cm)

Sodium adsorption ratio, maximum in profile: 4.0

Available water storage in profile: Low (about 3.4 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 6w

Hydrologic Soil Group: A/D

Forage suitability group: Sandy soils on stream terraces, flood plains, or in

depressions (G152AA145FL)

Hydric soil rating: Yes

Minor Components

Lynn haven

Percent of map unit: 10 percent Landform: Flats on marine terraces

Landform position (three-dimensional): Talf

Down-slope shape: Linear Across-slope shape: Linear Hydric soil rating: Yes

Pottsburg

Percent of map unit: 10 percent Landform: Flats on marine terraces

Landform position (three-dimensional): Talf

Down-slope shape: Linear Across-slope shape: Linear Hydric soil rating: Yes

Scranton

Percent of map unit: 5 percent Landform: Flats on marine terraces

Landform position (three-dimensional): Talf

Down-slope shape: Convex Across-slope shape: Linear Hydric soil rating: No

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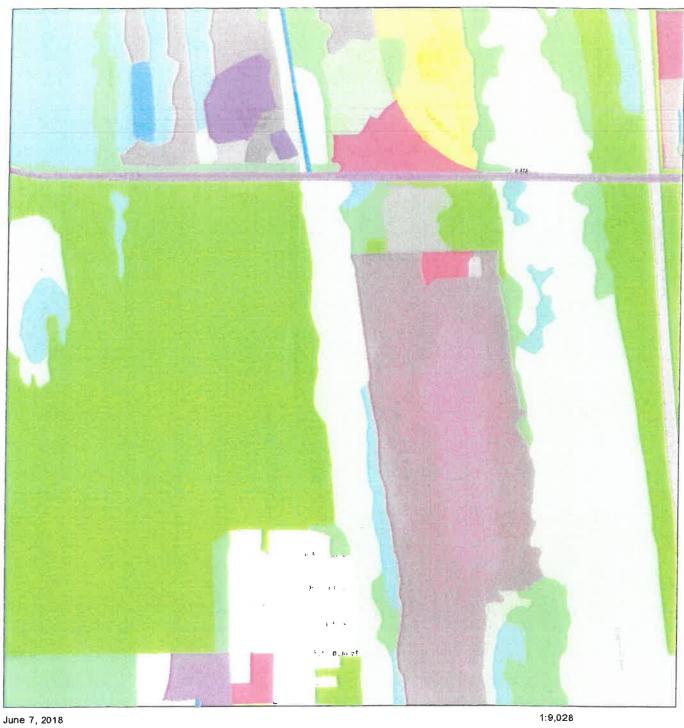
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COASTAL PLANTATION FLUCCS MAP

Standard Map





COASTAL PLANTATION ADDRESS APPLICATION



GULF COUNTY E-911

Official House Number Form

1000 Cecil G Costin Sr Blvd Bldg. 500 Port St. Joe, FL 32456

Email: e911@gulfcounty-fl.gov

http://www.gulfcounty-fl.gov/county_government/e911 Date: 06 / 06 / 2018

Voice: (850) 229-9111 Fax: (850) 665-3427

REQUESTING A NEW ADDRESS AND VERIFICATION

		The second secon				
1) Parcel Number:					(ex. 99999-9	99R)
Street Name:	Jones Homestead I	Rd				
Location: (Please cire	cle one) Port St	Joe Wewah	itchka	Gulf Coun	ty (Unincorpo	rated Area)
2) Has this parcel ever l	had a building with o	r without an address o	on it before toda	ıy? Yes	No	
If yes, what is/was th	hat address?					
3) Type of Structure to	be built or brought in	n: (check all boxes tha	t apply)			
Commercial	l-What Type?	RV		_	XUtili	ty
XSingle Famil	У	Mo	bile Home			
Service Upgi		Oth	er Please	Explain		
Name of Property Ov	vner: JR & JR	Holdings, LLC	Market 1990 , Life of the control of	e Maria de la Carlo de la Carl		
5) Telephone: (850) <u>2</u> 2						
6) Name of person requ	esting information if	different than above:	B. Dina Bau	tista		
7) Telephone: (850 <u>) 87</u>	1-1175	9) Other helpfu				_
8) Fax: ()			utista@dewber			_
		ing the above informa			below.	
A) Take or fax this form	•		•			
B) Take completed form	back to the Building	Department to start	the permitting p	rocess.		
C)*MOST IMPORTANTL	Y! After receiving yo	ur address, PLEASE				
display it on the constru	uction site and/or ho	use when completed	I		SITE PI	AN:
where it will be easily so	een from the road.			d 🗀 cı	neck box if site	plan attached
	E-911 DEPARTMEN	T (located in the EOC)			
This Box for Official Use	e Only					
Structure Type Being Ad	dressed:					
Address:		Map #				
Approved By:		Date:	-			
COMN	MENTS:					
		· · · · · · · · · · · · · · · · · · ·				
						
**************************************				1		
Disclaimer- If Gulf County E-9	11 finds any information	supplied to be				
ncorrect or has changed, this	address could become voi	d and a new				
one will be issued so it meets t	the Enhanced 911 rules as	nd regulations.				

COASTAL PLANTATION SEWER TAPS TRANSFER DRAFT

Record and Return to: Watersound Title Agency, LLC 133 S. Watersound Parkway Watersound, FL 32461

MEMORANDUM OF AGREEMENT (Tap Fee Credit Purchase Obligation)

THIS MEMORANDUM OF AGREEMENT (this "Memorandum") is entered into this day of May, 2018, by and between THE ST. JOE COMPANY, a Florida corporation ("St. Joe"), ST. JOE TIMBERLAND COMPANY OF DELAWARE, L.L.C., a Delaware limited liability company ("Seller"), and BGR 7 14, LLC, a Florida limited liability company and JR & JR HOLDINGS LLC, a Florida limited liability company (collectively, the "Buyer").

RECITALS

Seller and Buyer entered into that certain Vacant Land Contract dated February 16, 2018, as amended and assigned ("Purchase Agreement"), for Seller's sale of and Buyer's purchase of that certain real property located in Gulf County, Florida described in Exhibit "A" attached hereto and incorporated herein by this reference ("Property"). Pursuant to that certain Letter dated February 12, 2018, ("Letter") Buyer has agreed, on behalf of itself and its successors and assigns, to purchase from St. Joe certain credits for prepaid water and sewer tap fees ("Tap Fee Credits") granted to St. Joe by, among other agreements, that certain Agreement for Pre-Payment of Tap Fees with the City of Port St. Joe dated March 30, 2004 ("Tap Fee Agreement").

St. Joe, Seller and Buyer desire to enter into this Memorandum, which is to be recorded in the Public Records of Gulf County, Florida, in order that all successors in interest to the parties hereto may have notice of certain terms and provisions of the Purchase Agreement, including the obligation of Buyer, its successors and assigns in ownership of any portion of the Property, to purchase the above-referenced Tap Fee Credits from St. Joe.

NOW, THEREFORE, in consideration of the covenants and agreements set forth herein and provided for in the Purchase Agreement, St. Joe, Seller and Buyer hereby covenant and agree as follows:

- 1. Recitals and Definitions. All of the foregoing is true and correct. All capitalized terms used herein and not otherwise defined shall have the meaning set forth in the Purchase Agreement.
- Obligation to Purchase Tap Fee Credits. Buyer intends to subdivide and record plats for the parcel of the Property into a number of single family residential lots (each, a "Lot"). St. Joe hereby agrees to sell, assign and convey a total of Forty (40) Tap Fee Credits to Buyer, and Buyer, on behalf of itself and its successors and assigns, agrees to purchase and acquire (i) Ten (10) Tap Fee Credits from St. Joe as of the date hereof to be applied to each of the first Ten (10) Lot closings from Buyer to third party purchasers and (ii) One (1) Tap Fee Credit at each of the subsequent Thirty (30) Lot closings from Buyer to third party purchasers. Notwithstanding anything contained in the Purchase Agreement or Letter to the contrary, in the event St. Joe cannot or will not sell, assign and convey Tap Fee Credits for any particular Lot to Buyer, then Buyer, after providing advance written notice of not less than seven (7) days to St. Joe, shall have the right to purchase water and sewer taps directly from the City of Port St. Joe for such Lot, in which event Buyer shall have no further obligation to Seller and/or St. Joe hereunder with respect to the Tap Fee Credits applicable to such Lot.

- Partial Releases. Contemporaneous with (a) Buyer's closings with third party purchasers for the first Ten (10) Lots; (b) Buyer's purchase of Tap Fee Credits from St. Joe at each of the subsequent Thirty (30) Lot closings from Buyer to third party purchasers; or (c) Buyer's purchase of water and sewer taps for a Lot pursuant to the last sentence of Section 2 hereof, St. Joe shall execute and deliver to Buyer a release of said Lot from the terms and effect of this Memorandum, which release shall be prepared by Buyer in the form of Exhibit "B" attached hereto (each, a "Partial Releases" and collectively, the "Partial Releases"). Buyer shall have the right to record all such Partial Releases in the Public Records of Gulf County, Florida. Notwithstanding anything contained herein to the contrary, the parties hereto hereby acknowledge and agree that Seller shall not be a necessary party to the Partial Releases, and that execution and delivery of a Partial Release by St. Joe hereunder shall be fully and finally effective for purposes of releasing a Lot from this Memorandum and the obligations of Buyer hereunder.
- 4. <u>Default and Termination</u>. In the event Buyer, its successors and assigns, default in regards to the Tap Fee Credits under the terms of the Purchase Agreement or Letter and such default is not cured within any applicable notice and cure period set forth in the Purchase Agreement or Letter, Seller and/or St. Joe shall be entitled to the remedies set forth in Section 27 of the Purchase Agreement.
- 5. <u>Burdens and Benefits</u>. This Memorandum shall run with title to the Property and be binding upon St. Joe, Seller and Buyer and their respective successors and assigns.
- 6. <u>Counterparts</u>. This Memorandum may be executed in multiple counterparts, each of which shall constitute an original and all of which taken together shall constitute one and the same instrument.

Signature Pages to Follow

IN WITNESS WHEREOF, the parties have executed this Memorandum as of the date specified above.

THE ST. JOE COMPANY, a Florida corporation

Name: Marek Bakun

Title: Executive Vice President and CFO

STATE OF FLORIDA

COUNTY OF WALTON

The foregoing instrument was acknowledged before me this _____ day of May, 2018, by Marek Bakun as Executive Vice President and CFO of The St. Joe Company, a Florida corporation, on behalf of the corporation. He is personally known to me.

MENOY FRAGOUST
MY COMMISSION # FF 181860
EXPERES: Merch 6, 2019
Bonded Thru Budget Notarry Services

(Print Name)_

Notary Public, State of Florida

(Notarial Seal)

ST. JOE TIMBERLAND COMPANY OF DELAWARE, L.L.C., a Delaware limited liability company

	Title:	Sullie Pres.
STATE OF FLORIDA		
COUNTY OF WALTON		
	was acknowledged before as its	e me this day of May, 2018 by
He/She is personally known to me.		
	(Print Name)	State of
	Notary Public, (Notarial Seal)	State of

	Name: Ralph P. Rish
	Title: Manager
STATE OF Florida	
COUNTY OF Gulf	
Rish, the Manager of BGR 7 14 LLC, a Flor personally known to me or A has	whedged before me this 10 day of May, 2018 by Ralph P. rida limited liability company. He/she [CHECK ONE] is provided me with [insert type of identification] satisfactory evidence that he/she is the person who executed
this instrument.	0.
SHANNON RENFRO MY COMMISSION & GG 173886 EXPIRES: February 5, 2022 Bonded Thru Notary PubEs Underwriters	(Print Name) Shannon Benfro Notary Public, State of Florida (Notarial Seal)
	JR & JR HOLDINGS LLC, a Florida limited liability company By: Name: William J. Rish Title: Manager
STATE OF Florida	
COUNTY OF Gulf	
Rish, the Manager of JR & JR Holdings LLC, is personally known to me or \square	vledged before me this May day of May, 2018 by William J. a Florida limited liability company. He/she [CHECK ONE] has provided me with [insert type of identification] satisfactory evidence that he/she is the person who executed [Frint Name] [Insert Name]
	(Notarial See 1977)
	~ ·

BGR 7 14 LLC, a Florida limited liability

company

By:_

EXHIBIT "A"

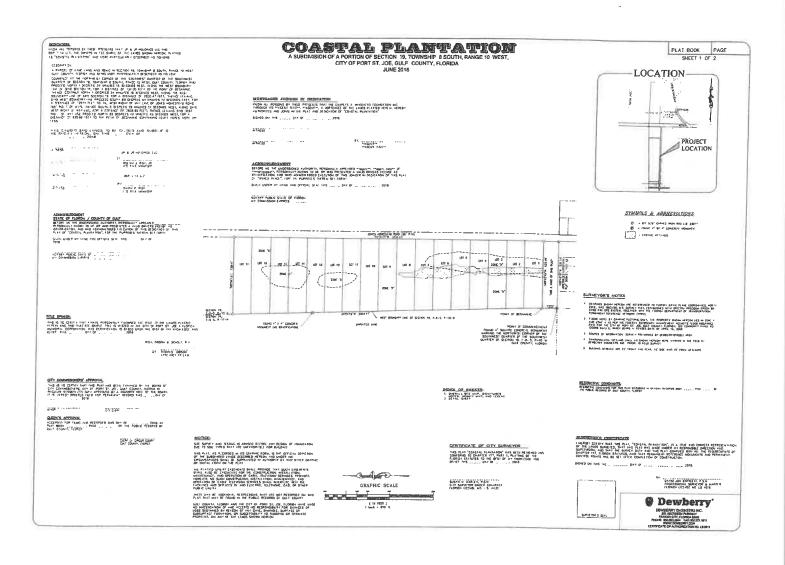
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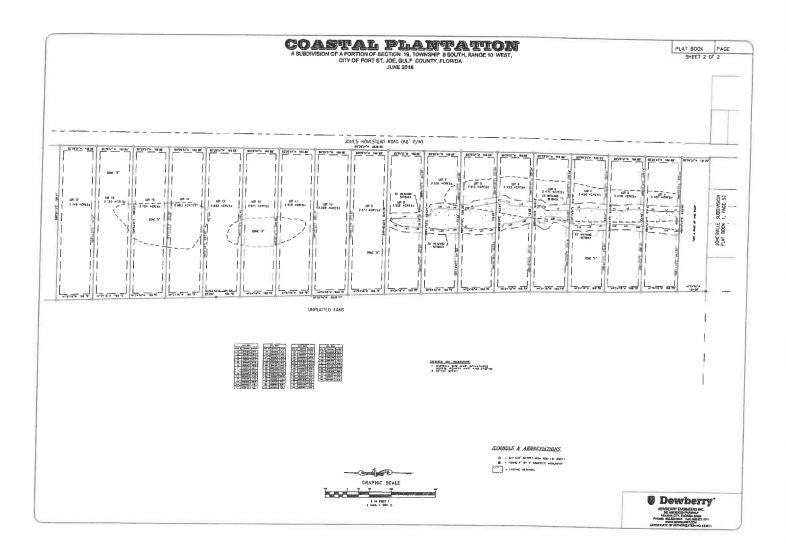
A PARCEL OF LAND LYING AND BEING IN SECTION 19, TOWNSHIP 8 SOUTH, RANGE 10 WEST, GULF COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOW:

BEGIN AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 8 SOUTH, RANGE 10 WEST, GULF COUNTY, FLORIDA AND PROCEED NORTH 1 DEGREES 24 MINUTES 16 SECONDS WEST, ALONG THE WEST BOUNDARY LINE OF SAID SECTION 19. FOR A DISTANCE OF 2969.47 FEET; THENCE LEAVING SAID WEST BOUNDARY LINE PROCEED SOUTH 89 DEGREES 54 MINUTES 13 SECONDS EAST, FOR A DISTANCE OF 720.11 FEET TO THE WEST RIGHT OF WAY LINE OF JONES HOMESTEAD ROAD (66' RIGHT OF WAY); THENCE SOUTH 0 DEGREES 29 MINUTES 51 SECONDS WEST, ALONG SAID WEST RIGHT OF WAY LINE, FOR A DISTANCE OF 2970.65 FEET TO THE NORTH BOUNDARY OF SAID SOUTHWEST QUARTER OF SECTION 19; THENCE NORTH 89 DEGREES 42 MINUTES 26 SECONDS WEST, ALONG SAID NORTH BOUNDARY LINE, FOR A DISTANCE OF 621.54 FEET TO THE POINT OF BEGINNING. CONTAINING 45.729 ACRES, MORE OR LESS.

EXHIBIT "B" Form of Partial Release

Prepared by and return to: The St. Joe Company Legal Department 133 S. Watersound Parkway Watersound, FL 32461 Space above This Line for Recording Data Notice of Partial Release This Notice of Partial Release is executed by The St. Joe Company, a Florida corporation ("St. Joe"), to and for the benefit of BGR 7 14 LLC, a Florida limited liability company and JR & JR HOLDINGS LLC, a Florida limited liability company ("Buyer"). St. Joe, Seller and Buyer, executed that certain Memorandum of Agreement (the "Memorandum"). and caused the Memorandum to be recorded at OR Book , Page in the records of the Office of the Clerk of the Circuit Court of Gulf County, Florida. In accordance with Section 3 of the Memorandum. St. Joe hereby releases from the Memorandum effective as of the date that this Notice of Partial Release is recorded in the records of the Office of the Clerk of the Circuit Court of Gulf County, Florida, the following described real property located in Gulf County, Florida: {Insert legal description for Lot to be released.} Except with respect to the foregoing real property, the Memorandum remains in full force and effect. In Witness Whereof, St. Joe has caused this Notice of Partial Release to be executed by and through its duly authorized representative. THE ST. JOE COMPANY, a Florida corporation Name: Title: STATE OF FLORIDA COUNTY OF The foregoing instrument was acknowledged before me this ____ day of _____, 20__, _____, as _ of The St. Joe Company, a Florida by corporation, on behalf of the company. He/she [CHECK ONE] is personally known to me or has as satisfactory evidence that he/she is the provided me with person who executed this instrument. (Print Name) Notary Public, State of Florida (Notarial Seal)



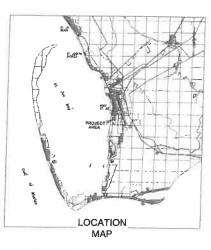


DRAWINGS FOR THE

COASTAL PLANTATION SUBDIVISION

JR & JR HOLDINGS, LLC









PROJECT NUMBER: 50101489

JUNE 2018

PREPARED BY:



324 Marina Drive Port St. Joe, FL 32456 (850) 227-7200

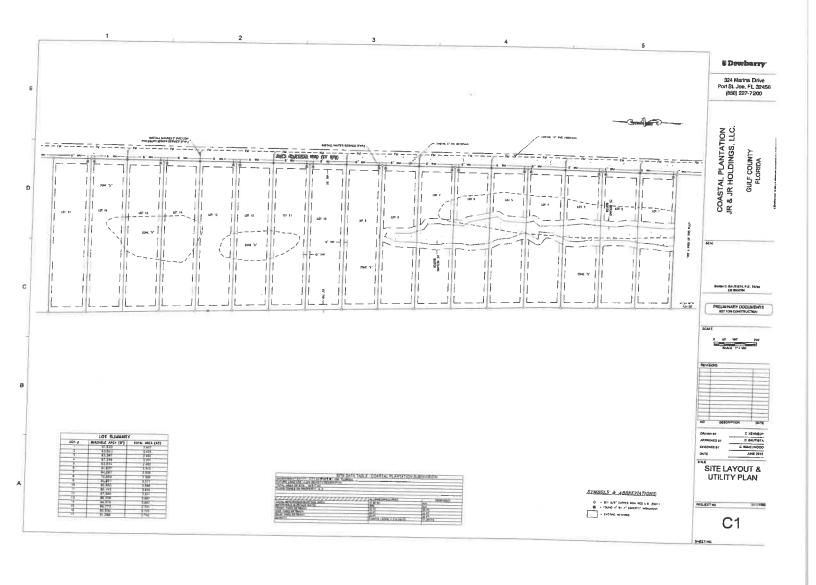


ERRORS AND OMISSIONS IN THESE CONSTRUCTION DOCUMENTS SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE ENGINEER FOR BEROUGHOU

SUBSTITUTE BUS ANY DISCREPANCIES BETWEEN PLANS AND PIED CONDITIONS FROM TO NOTED AT ONCE AND CALLED TO THE EMONSED ATTENDAD PIED CONDITIONS SHALL BE

ALL CORRESPONDENCE IN REGARDS TO THESE CONSTRUCTIONS DOCUMENTS SHALL BE DIRECTED TO DINA BALITISTA AT DEWISERRY COMMENTANT DIRECTIONS DOCUMENTS SHALL BE

> BARBA D BALITISTA P.S. 79785 E8 0009794



ORDINANCE NO. 413

AN ORDINANCE OF THE CITY OF PORT ST. JOE, FLORIDA, RELATING TO AND AMENDING THE ZONING CODE: AMENDING THE CITY OF PORT ST. JOE LAND DEVELOPMENT REGULATION CODE AND ZONING MAP; **AMENDING** THE **MYERS PARK PLANNED** DEVELOPMENT ZONING DISTRICT; ADOPTING CERTAIN REGULATORY REQUIREMENTS FOR THE MYERS PARK PLANNED UNIT DEVELOPMENT ZONING DISTRICT TO SUPERSEDE REQUIREMENTS IN THE CITY OF PORT ST. JOE LAND DEVELOPMENT REGULATION CODE; PROVIDING FOR REPEAL OF ANY CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, The St. Joe Company ("Applicant") has filed an application for planned unit development approval of the Myers Park Planned Unit Development Zoning District, which will allow for a mixture of uses and is to be located on a parcel of land in The City of Port St. Joe, Florida, owned by St. Joe Timberland Company of Delaware, LLC., and which is generally described and depicted in Exhibit "A", attached and incorporated herein (the "Property"); and

WHEREAS, The Myers Park Planned Unit Development Zoning District will include residential units with a density not to exceed 10 units per gross acre of the High-Density_Residential (R-3) portion of the Property, residential units with a density not to exceed 5 units per gross acre of the Low-Density Residential (R-1) portion of the Property, as depicted on the map attached and incorporated herein as Exhibit "B", up to 150,000 square feet of commercial space within that Retail/Office Commercial portion of the Property depicted on Exhibit "B", (i.e. retail, office, hospitality, etc), civic uses and/or open space; and

WHEREAS, The Low-Density Residential (R-1) portion of the Myers Park Planned Unit Development Zoning District is subject to the Affordable Housing Density Bonus Development Agreement entered into by The St. Joe Company and The City of Port St. Joe on July 25, 2007; and

WHEREAS, The Myers Park Planned Unit Development Zoning District is designed to provide connectivity with surrounding uses and the Port St. Joe downtown area; and

WHEREAS, The Myers Park Planned Unit Development Zoning District will be served by Lighthouse Utilities water and City of Port St. Joe sewer facilities; and

WHEREAS, The Myers Park Planned Unit Development Zoning District will comply with the all applicable storm water management requirements for the Property; and

WHEREAS, The City of Port St. Joe Comprehensive Plan (Future Land Use Policy 1.3.3) authorizes the use of a PUD to authorize the development of mixed-use projects.

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

SECTION 1. AMENDMENT OF CONFLICTING ORDINANCES

The City of Port St. Joe Ordinance Number 394, known as the implementing ordinance for the Myers Park Planned Unit Development Zoning District, incorporated herein as Exhibit "C", is hereby amended as follows.

SECTION 2. NAME

This Ordinance shall be known as the ordinance amending the Myers Park Planned Unit Development Zoning District implementing ordinance.

SECTION 3. CONSISTENCY WITH CITY OF PORT ST. JOE COMPREHENSIVE PLAN

The Board of City Commissioners hereby finds and determines that the Myers Park Planned Unit Development Zoning District is consistent with the goals, objectives and policies of the City of Port St. Joe Comprehensive Plan. In addition, the Myers Park Planned Unit Development Zoning District is consistent with and supported by the following goals, objectives and policies of the City of Port St. Joe Comprehensive Plan:

Future Land Use Element Policy 1.2.1 ("...new development within the City will be in areas within or immediately adjacent to existing areas of public services...");

Future Land Use Element Policy 1.2.4 ("...projected growth will occur along the existing traffic circulation network...");

Future Land Use Element Policy 1.3.3 ("The City's Comprehensive Plan will control land uses and densities of development within the City as well as provide for mixed land use designations and development polices," and "Mixed use developments will be allowed in the form of Planned Unit Developments (P.U.D's)...");

SECTION 4. APPROVAL

The application for establishment of the Myers Park Planned Unit Development Zoning District on the Property is hereby approved subject to the conditions in this Ordinance.

SECTION 5. PERMITTED USES

The following uses shall be principal and accessory permitted uses within the Myers Park Planned Unit Development Zoning District:

- A. <u>High-Density Residential (R-3)</u>. Provides for single family and multi-family residential units. Density shall not exceed 10 units per gross acre of the High-Density Residential (R-3) portion of the Property as depicted on Exhibit "B".
- B. Retail and Office Commercial. Provides for retail stores, personal service establishments or businesses, banking facilities, restaurants and lounges and other retail commercial uses allowed in the City, as well as professional and business offices. Retail and office Commercial uses shall be limited to a maximum of 150,000 square feet, and may be located within the Retail/Office Commercial portion of the Property as depicted on Exhibit "B".
- C. <u>Low-Density Residential.</u> Provides for single family residential units. Density shall not exceed 5 units per gross acre of the Low-Density Residential (R-1) portion of the Property as depicted on Exhibit "B".
- D. <u>Passive Recreation</u>. Passive recreation means recreational lands and improvements that are natural resource oriented. Passive recreational facilities include, but are not limited to pedestrian and bike paths, storm water management facilities, fishing, docks, piers, viewing platforms, boardwalks, picnic areas, bird watching and associated ancillary structures.
- E. Open Space. Open Space means lands which are designed and intended for the common use or enjoyment of the residents of the Myers Park Planned Unit Development Zoning District and their guests and may include such complementary and ancillary structures and improvements as are necessary and appropriate, including storm water management facilities active and passive parks and areas dedicated to the public.
- F. <u>Permitted Accessory and Ancillary Uses</u>. Uses of land customarily incidental and subordinate to one of the permitted principal uses, including but not limited to a sales center, private pool club and private tennis facilities, boat and recreational vehicle storage, and other uses or facilities associated with the support of the permitted principal uses.
- G. Additional Uses. Any other similar uses which are deemed consistent and compatible with the permitted uses listed in subsections A E above, or in accordance with permittable uses for C-1A, C-1, and C-2 Subdistricts, as shown in the Port St. Joe Code, as approved by the City Manager.

SECTION 6. DEVELOPMENT STANDARDS

- A. All permanent residential, commercial and non-residential uses shall be served by central potable water facilities and central wastewater facilities, as provided by Lighthouse Utilities and the City of Port St. Joe.
- B. All development shall be in compliance with all applicable land development regulations of the City of Port St. Joe, except as otherwise contained in this Ordinance. The City will conduct review and approval of all preliminary and final plats.
- C. The minimum setbacks for residential uses shall be 10 feet from road rights of way and 5 feet from other property lines. Minimum set backs for residential garage structures shall be 5 feet from road rights of way, alley or property lines. Rear setbacks for any structure may be reduced to 0 feet to protect natural features on the property if the lot adjoins a natural area included as common open space or natural area. These set back requirements shall not apply to residential uses which are contained with commercial uses in mixed-use structures. There shall be no minimum setbacks for commercial uses or residential uses contained with commercial uses in mixed-use structures. Balconies, overhangs, steps, stairs, eves and bays will be allowed in the setbacks.
- D. Within the residential use category, there shall be a minimum lot size of 2,000 square feet for single family units and no minimum lot size for multi-family units, including townhomes. There shall be no minimum block size, width, depth, frontage or other dimensional requirements. Flag lots are permitted.
- E. Within the Residential use category, maximum impervious coverage for single family units shall be 40% and multi-family units, including townhomes shall be 90%. Maximum impervious coverage for Retail and Office Commercial use categories shall be 90%.
- F. Within each phase of development, maximum impervious coverage totals will be determined based on the gross acreage within the development project.
- G. Internal traffic circulation shall be designed to promote pedestrian and bicycle opportunities for residents and guests by providing a functional and integrated system of pedestrian and bicycle paths. The paths can be of an impervious or pervious surface material.
- H. The storm water management system will be designed to comply with the standards of Chapter 62-346, F.A.C. and all other applicable regulations.
- I. Streets may be privately owned and maintained and shall be built in accordance with a 50 foot minimum right of way dimension, and may include one-way streets and two-way alleyways having less than a 50 foot right of way dimension. Roadway base and asphalt thickness shall be designed by a registered professional engineer taking into consideration

recommendations by a geotechnical engineer for site-specific design parameters. All streets shall be inspected and certified by a registered professional engineer.

- J. Signs visible from U.S. Highway 98, which are not otherwise subject to stricter standards imposed on the Property, shall be consistent with applicable City law. Offsite signage will be permissible in the Commercial Land Use district, and the maximum size of any individual sign cannot exceed 400 square feet of surface area.
- K. The Myers Park Planned Unit Development Zoning District shall comply with applicable City regulations regarding on-site and off-site parking for single-family residential areas, except that on street parking will be allowed with a minimum width of on street parking of eight (8) feet, and 1.2 parking spaces per multi-family residential unit, including townhomes, shall apply. Any other deviations to the City parking regulations may be granted by the Planning and Development Review Board if it is established by a parking study certified by a traffic consultant that use of different standards would be acceptable, especially in the case of the use of shared spaces for adjacent uses.
- L. All construction shall meet the standards in the Florida Building Code, latest edition.
- M. Section 5.04 of the City of Port St. Joe Land Development Regulation Code (the "Code"), as well as any other provisions with respect to buffer zones shall not apply to any portion of the Myers Park Planned Unit Development Zoning District.
- N. Sidewalks within the PUD zoning district may be required on only one side of residential streets
 - O. No minimum height standards shall apply to street lighting.

SECTION 7. DEVELOPMENT PLAN/PRELIMINARY PLAT/PLAT PHASING

The Myers Park Planned Unit Development Zoning District may be developed through a series of individual projects, with the submission of development plans and preliminary plats per project. All development plans will be reviewed as a Level 2 Major Development as such term is defined in the Code. The City will review preliminary plats as part of the development review process. The development plan, preliminary plat and appropriate application fees for each phase of development shall be initially submitted to the City Manager for review. Applicants may simultaneously obtain approval of the preliminary plat, development order and development permit with respect to each phase of development.

SECTION 8. CREATION OF ZONING DISTRICT

The purpose of this Ordinance is to create the text of the Myers Park Planned Unit Development Zoning District. The precise location of the permitted uses will be set forth in the application for development plan and preliminary plat approval. This Ordinance is not intended as a unified plan of development. The Myers Park Planned Unit Development Zoning District may be developed by separate parties. The specific nature of the Myers Park Planned Unit Development Zoning District's development will be a function of the development plans and preliminary plats submitted for approval.

SECTION 9. AMENDMENTS TO THE MYERS PARK PLANNED UNIT DEVELOPMENT ZONING DISTRICT

Requests for an amendment to this Ordinance shall be made to the Building Inspector, and must be accompanied by, or supplemented by, such documents as may be reasonably required by the Building Inspector to clearly depict the impacts of the proposed amendment, if any. Upon receipt of the amendment request, the Building Inspector shall review in accordance with Article II of the Land Development Regulations Code of The City of Port St. Joe.

SECTION 10. ENFORCEMENT

The City may enforce this Ordinance as authorized by law.

SECTION 11. OTHER ORDINANCES

Except as specifically modified or changed in this Ordinance, all provisions of the Code shall apply in the same manner as throughout the City.

SECTION 12. ZONING MAP

Upon this Ordinance becoming effective, the City of Port St. Joe Zoning Map shall be amended to show the property described on attached Exhibit "A" as the amended Myers Park Planned Unit Development Zoning District. The City Manager hereby directed to revise the City of Port St. Joe Zoning Map to reflect this designation.

SECTION 13. 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 14. EFFECTIVE DATE

This Ordinance shall become effective as provided by law.

This Ordinance was adopted in open regular meeting after its second reading this _____ day of December, after due notice in accordance with Florida Statute Section 166.041.

THE CITY OF PORT ST. JOE BOARD

OF CITY COMMISSIONERS

Mel C. Magddson, Jr., Mayor

Attest:

7 75

EXHIBIT "A"

(Property)

DESCRIPTION: (AS SURVEYED AND WRITTEN)

PARCEL "A"
A parcel of land lying in Section 19, Township 8 South, Range 10 West, and in Section 24,
Township 8 South, Range 11 West, Guif County, Florida, being more particularly described as
follows:

Beginning at a found 4 inch square concrete monument (St. Joe Paper Company), marking the Norhtwest corner of the Southwest Quarter of the Southwest Quarter of Section 19, Township 8 South, Range 10 West, Gulf County, Florida for the POINT OF BEGINNING. Said point may being the Northwest corner of Jonesville Subdivision, as recorded in plat back 1, page 57, of the public records of Gulf County, Florida; thence proceed North O1 degrees 25 minutes O8 seconds West, on the West line of said Section 19, for a distance of 2,242,26 feet; thence leaving sold West line, proceed South 88 degrees 34 minutes 52 seconds West, for a distance of 99.80 feet; thence North 01 dagrees 24 minutes 49 seconds West, for a distance of 1,477.92 feet to a point on the South Right of Way line of State Road 30A (U.S. Highway 98, 200 feet Right of Way); thence South 89 degrees 23 minutes 39 seconds East, on sald South Right of Way line, for a disturce of 844.99 feet to the intersection of sold line with the West Right of Way the of Junes Homestead Road (66 foot Right of way); thence leaving said South Right of Way line, proceed South 00 degrees 29 minutes 21 seconds West, on said West Right of Way line, for a distance of 3,710.95 feet to a point on the North line of afareacid Janesville Subalvision; thence leaving sold West Right of Way line, proceed North 89 degrees 42 minutes 26 seconds West, on sold North line, for a distance of 621.52 feet to the POINT OF BEGINNING.

Containing 2,684,359.11 square feet or 61.62 acres, more or less.

PARCEL "B"
A parcel of land lying in Section 19, Township & South, Range 10 West, Gulf County, Fiorida, being more particularly described as follows:

Commence of a found 4 inch square concrete monument (St. Joe Paper Company), marking the Norhtwest corner of the Scuthwest Quarter of the Southwest Quarter of Section 19. Township 8 South, Range 10 West, Gulf County, Florida. Sald point also being the Northwest corner of Janesville Subdivision, as recorded in plat book 1, page 57, of the public records of Gulf County, Florida; thence praceed South 89 degrees 42 minutes 26 seconds East, on the North line of acid Janesville Subdivision, for a distance of 621.52 feet to the intersection of said line with the West right of way line of Jones Homestead Road (68' right of way); thence proceed North 89 dagrees 59 minutes 23 seconds East, for a distance of 66.00 feet to a point on the East right of way line of said Jones Homestead rood; thence North 00 degrees 29 minutes 21 seconds East, an said East right of way line, for a distance of 3710.16 feet to the intersection of said line with the South right of way line of State Road 30A (U.S. Highway 98, 200' right of way); thence leaving sold East right of way line, proceed South 89 degrees 23 minutes 39 seconds East, on said South right of way line, for a distance of 85.00 feet to the centerline of an existing ditch; thence leaving said South right of way, proceed South 07 degrees 54 minutes 27 seconds East, on said centerline of ditch and the extention thereof, for a distance of 3746.14 feet to the Northeast corner of aforesold Jonesville Subdivision; thence North 89 degrees 52 minutes 26 seconds West, on the North line of said Jonesville Subdivision, for a diatonce of 632.04 feet to the Point of Beginning.

Containing 1,329,910 square feet or 30.53 acres, more or less.

EXHIBIT "B"

(Map)

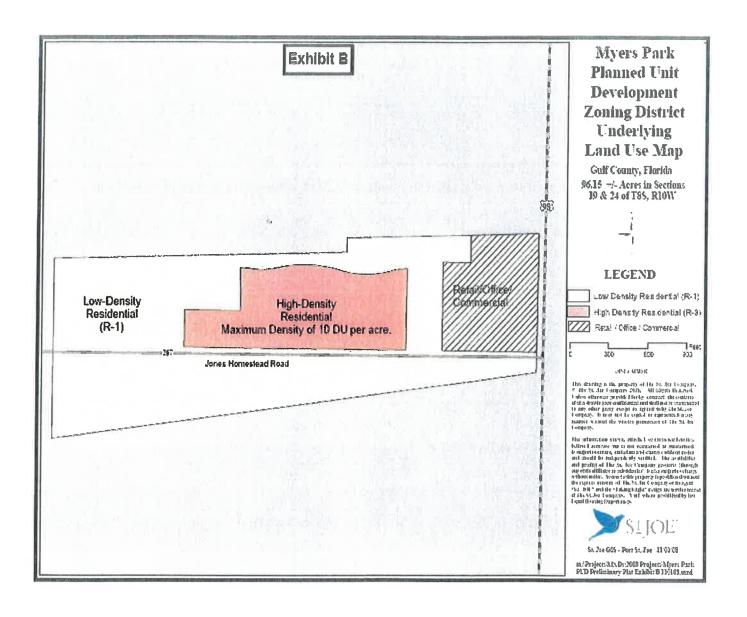


EXHIBIT "C"

(Ordinance 394)

. ORDINANCE NO. 394

AN ORDINANCE OF THE CITY OF PORT ST. JOE, FLORIDA, RELATING TO AND AMENDING THE ZONING AMENDING THE CITY OF PORT ST. JOE DEVELOPMENT REGULATION CODE AND ZONING MAP; DESIGNATING AND ESTABLISHING THE MYERS PARK DEVELOPMENT PLANNED UNIT ZONING DISTRICT; ADOPTING CERTAIN REGULATORY REQUIREMENTS FOR THE MYERS PARK PLANNED UNIT DEVELOPMENT ZONING DISTRICT TO SUPERSEDE REQUIREMENTS IN THE CITY OF PORT ST. JOE LAND DEVELOPMENT REGULATION CODE; OF ANY CONFLICTING PROVIDING FOR REPEAL ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, The St. Joe Company ("Applicant") has filed an application for planned unit development approval of the Myers Park Planned Unit Development Zoning District, which will allow for a mixture of uses and is to be located on a parcel of land in The City of Port St. Joe, Florida, owned by St. Joe Timberland Company of Delaware, LLC., and which is generally described and depicted in Exhibit "A", attached and incorporated herein (the "Property"); and

WHEREAS, The Myers Park Planned Unit Development Zoning District will include residential units with a density not to exceed 10 units per gross acre of the Residential portion of the Property as depicted on the map attached and incorporated herein as Exhibit "B", up to 150,000 square feet of commercial space within that Retail/Office Commercial portion of the Property depicted on Exhibit "B", (i.e. retail, office, hospitality, etc), civic uses and/or open space; and

WHEREAS, The Myers Park Planned Unit Development Zoning District is designed to provide connectivity with surrounding uses and the Port St. Joe downtown area; and

WHEREAS, The Myers Park Planned Unit Development Zoning District will be served by Lighthouse Utilities water and City of Port St. Joe sewer facilities; and

WHEREAS, The Myers Park Planned Unit Development Zoning District will comply with the all applicable storm water management requirements for the Property; and

WHEREAS, The City of Port St. Joe Comprehensive Plan (Future Land Use Policy 1.3.3) authorizes the use of a PUD to authorize the development of mixed-use projects.

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

SECTION 1. NAME

This Ordinance shall be known as the implementing ordinance for the Myers Park Planned Unit Development Zoning District.

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

The Board of City Commissioners hereby finds and determines that the Myers Park Planned Unit Development Zoning District is consistent with the goals, objectives and policies of the City of Port St. Joe Comprehensive Plan. In addition, the Myers Park Planned Unit Development Zoning District is consistent with and supported by the following goals, objectives and policies of the City of Port St. Joe Comprehensive Plan:

Future Land Use Element Policy 1.2.1 ("...new development within the City will be in areas within or immediately adjacent to existing areas of public services...");

Future Land Use Element Policy 1.2.4 ("...projected growth will occur along the existing traffic circulation network...");

Future Land Use Element Policy 1.3.3 ("The City's Comprehensive Plan will control land uses and densities of development within the City as well as provide for mixed land use designations and development polices," and "Mixed use developments will be allowed in the form of Planned Unit Developments (P.U.D's)...");

SECTION 3. APPROVAL

The application for establishment of the Myers Park Planned Unit Development Zoning District on the Property is hereby approved subject to the conditions in this Ordinance.

SECTION 4. PERMITTED USES

The following uses shall be principal and accessory permitted uses within the Myers Park Planned Unit Development Zoning District:

A. <u>Residential</u>. Provides for single family and multi-family residential units. Density shall not exceed 10 units per gross acre of the Residential portion of the Property as depicted on Exhibit "B".

- B. Retail and Office Commercial. Provides for retail stores, personal service establishments or businesses, banking facilities, restaurants and lounges and other retail commercial uses allowed in the City, as well as professional and business offices. Retail and office Commercial uses shall be limited to a maximum of 150,000 square feet, and may be located within the Retail/Office Commercial portion of the Property as depicted on Exhibit "B".
- C. <u>Agricultural</u>. Uses allowed within the Agricultural Future Land Use category of the Gulf County Comprehensive Plan, within those Agriculture portions of the Property as depicted on Exhibit "B".
- D. <u>Passive Recreation</u>. Passive recreation means recreational lands and improvements that are natural resource oriented. Passive recreational facilities include, but are not limited to pedestrian and bike paths, storm water management facilities, fishing, docks, piers, viewing platforms, boardwalks, picnic areas, bird watching and associated ancillary structures.
- E. Open Space. Open Space means lands which are designed and intended for the common use or enjoyment of the residents of the Myers Park Planned Unit Development Zoning District and their guests and may include such complementary and ancillary structures and improvements as are necessary and appropriate, including storm water management facilities active and passive parks and areas dedicated to the public.
- F. <u>Permitted Accessory and Ancillary Uses</u>. Uses of land customarily incidental and subordinate to one of the permitted principal uses, including but not limited to a sales center, private pool club and private tennis facilities, boat and recreational vehicle storage, and other uses or facilities associated with the support of the permitted principal uses.
- G. Additional Uses. Any other similar uses which are deemed consistent and compatible with the permitted uses listed in subsections A E above, or in accordance with permittable uses for C-1A, C-1, and C-2 Subdistricts, as shown in the Port St. Joe Code, as approved by the City Manager.

SECTION 5. DEVELOPMENT STANDARDS

- A. All permanent residential, commercial and non-residential uses shall be served by central potable water facilities and central wastewater facilities, as provided by Lighthouse Utilities and the City of Port St. Joe.
- B. All development shall be in compliance with all applicable land development regulations of the City of Port St. Joe and Articles 1, 2 and 3 of the Gulf County Subdivision Ordinance, except as otherwise contained in this Ordinance. The City will conduct review and approval of all preliminary and final plats.

- C. The minimum setbacks for residential uses shall be 10 feet from road rights of way and 5 feet from other property lines. Minimum set backs for residential garage structures shall be 5 feet from road rights of way, alley or property lines. Rear setbacks for any structure may be reduced to 0 feet to protect natural features on the property if the lot adjoins a natural area included as common open space or natural area. These set back requirements shall not apply to residential uses which are contained with commercial uses in mixed-use structures. There shall be no minimum setbacks for commercial uses or residential uses contained with commercial uses in mixed-use structures. Balconies, overhangs, steps, stairs, eves and bays will be allowed in the setbacks.
- D. Within the residential use category, there shall be a minimum lot size of 2,000 square feet for single family units and no minimum lot size for multi-family units, including townhomes. There shall be no minimum block size, width, depth, frontage or other dimensional requirements. Flag lots are permitted.
- E. Within the Residential use category, maximum impervious coverage for single family units shall be 65% and multi-family units, including townhomes shall be 90%. Maximum impervious coverage for Retail and Office Commercial use categories shall be 90%.
- F. Internal traffic circulation shall be designed to promote pedestrian and bicycle opportunities for residents and guests by providing a functional and integrated system of pedestrian and bicycle paths. The paths can be of an impervious or pervious surface material.
- G. The storm water management system will be designed to comply with the standards of Chapter 62-25, F.A.C. and all other applicable regulations.
- H. Streets may be privately owned and maintained and shall be built in accordance with a 50 foot minimum right of way dimension, and may include one-way streets and two-way alleyways having less than a 50 foot right of way dimension. Roadway base and asphalt thickness shall be designed by a registered professional engineer taking into consideration recommendations by a geotechnical engineer for site-specific design parameters. All streets shall be inspected and certified by a registered professional engineer.
- I. Signs visible from U.S. Highway 98, which are not otherwise subject to stricter standards imposed on the Property, shall be consistent with applicable City law. Offsite signage will be permissible in the Commercial Land Use district, and the maximum size of any individual sign cannot exceed 400 square feet of surface area.
- J. The Myers Park Planned Unit Development Zoning District shall comply with applicable City regulations regarding on-site and off-site parking for single-family residential areas, except that on street parking will be allowed with a minimum width of on street parking of eight (8) feet, and 1.2 parking spaces per multi-family residential unit, including townhomes,

shall apply. Any other deviations to the City parking regulations may be granted by the City Manager if it is established by a parking study certified by a traffic consultant that use of different standards would be acceptable, especially in the case of the use of shared spaces for adjacent uses.

- K. All construction shall meet the standards in the Florida Building Code, latest edition.
- L. Section 5.04 of the City of Port St. Joe Land Development Regulation Code (the "Code"), as well as any other provisions with respect to buffer zones shall not apply to any portion of the Myers Park Planned Unit Development Zoning District.
- M. Sidewalks within the PUD zoning district may be required on only one side of residential streets
 - N. No minimum height standards shall apply to street lighting.

SECTION 6. DEVELOPMENT PLAN/PRELIMINARY PLAT/PLAT PHASING

The Myers Park Planned Unit Development Zoning District may be developed through a series of individual projects, with the submission of development plans and preliminary plats per project. All development plans will be reviewed as a Level 2 Major Development as such term is defined in the Code. The City will review preliminary plats as part of the development review process. The development plan, preliminary plat and appropriate application fees for each phase of development shall be initially submitted to the City Manager for review. Applicants may simultaneously obtain approval of the preliminary plat, development order and development permit with respect to each phase of development.

SECTION 7. CREATION OF ZONING DISTRICT

The purpose of this Ordinance is to create the text of the Myers Park Planned Unit Development Zoning District. The precise location of the permitted uses will be set forth in the application for development plan and preliminary plat approval. This Ordinance is not intended as a unified plan of development. The Myers Park Planned Unit Development Zoning District may be developed by separate parties. The specific nature of the Myers Park Planned Unit Development Zoning District's development will be a function of the development plans and preliminary plats submitted for approval.

SECTION 8. AMENDMENTS TO THE MYERS PARK PLANNED UNIT DEVELOPMENT ZONING DISTRICT

- A. Requests for an amendment to this Ordinance shall be made to the City Manager, and must be accompanied by, or supplemented by, such documents as may be reasonably required by the City Manager to clearly depict the impacts of the proposed amendment, if any. Upon review of the amendment request, the City Manager shall determine if the request is a Major Amendment or a Minor Amendment. An amendment shall be deemed a Major Amendment if the amendment purports to (i) change the number of housing units by more than 5%, (ii) change the amount of retail or office square footage by more than 10%, (iii) add land uses not contemplated by the Myers Park Planned Unit Development Zoning District, or (iv) substantially decrease Open Space.
- B. If the request is determined to be a Major Amendment, the City Manager shall refer the request to the Board of City Commissioners for review and consideration. The Board of City Commissioners shall approve, approve with conditions, or deny the request within 30 calendar days from submittal of a complete application. If the Board of City Commissioners requests additional information in writing, the time for final action on the application shall be tolled until the information is supplied or the Applicant in writing declines to provide the additional information. Once the Applicant supplies the additional information requested by the Board of City Commissioners, or declines in writing to supply the additional information, the Board of City Commissioners shall approve, approve with conditions or deny the request within the balance of the time remaining before time was tolled. The decision of the Board of City Commissioners shall be based on consistency with the Code.
- C. If the request is determined to be a Minor Amendment, the City Manager shall approve, approve with conditions, deny the request or request additional information within 15 calendar days from submittal of a complete application. The City Manager shall notify the Applicant in writing within the specified 15 days, or the request shall be deemed approved. If the City Manager requests additional information in writing, the time for final action on the application shall be tolled until the information is supplied or the Applicant in writing declines to provide the additional information. Once the Applicant supplies the additional information requested by the City Manager, or declines in writing to supply the additional information, the City Manager shall approve, approve with conditions or deny the request within the balance of the time remaining before time was tolled, or the request shall be deemed approved. The decision of the City Manager shall be based on consistency with the Code.

SECTION 9. ENFORCEMENT

The City may enforce this Ordinance as authorized by law.

SECTION 10. OTHER ORDINANCES

Except as specifically modified or changed in this Ordinance, all provisions of the Code shall apply in the same manner as throughout the City.

SECTION 11. ZONING MAP

Upon this Ordinance becoming effective, the City of Port St. Joe Zoning Map shall be amended to show the property described on attached Exhibit "A" as the Myers Park Planned Unit Development Zoning District. The City Manager hereby directed to revise the City of Port St. Joe Zoning Map to reflect this designation.

SECTION 12. 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 13. EFFECTIVE DATE

This Ordinance shall become effective as provided by law.

This Ordinance was adopted in open regular meeting after its second reading this 6th day of November, 2007, after due notice in accordance with Florida Statute Section 166.041.

THE CITY OF PORT ST. JOE BOARD

OF CITY COMMISSIONERS

Attest:

City Clerk

1

EXHIBIT "A"

(Property)

DESCRIPTION: (AS SURVEYED AND WRITTEN)

PARCEL "A"
A parcel of land lying in Section 19, Township 8 South, Range 10 West, and in Section 24,
Township 8 South, Range 11 West, Gulf County, Florida, being more particularly described as follows:

Beginning at a found 4 Inch square concrete monument (St. Joe Paper Company), marking the Northwest corner of the Southwest Quarter of the Southwest Quarter of Section 19, Township 8 South, Range 10 West, Gulf County, Florida for the POINT OF BEGINNING. Said point also being the Northwest corner of Jonesville Subdivision, as recorded in plot book 1, page 57, of the public records of Gulf County, Florida; thence proceed North 01 degrees 25 minutes 08 seconds West, on the West line of said Section 19, for a distance of 2,242.26 feet; thence leaving said West line, proceed South 88 degrees 34 minutes 52 seconds West, for a distance of 99.80 feet; thence North 01 degrees 24 minutes 49 seconds West, for a distance of 1,477.92 feet to a point on the South Right of Way line of State Road 30A (U.S. Highway 98, 200 foot Right of Way); thence South 89 degrees 23 minutes 39 seconds East, on said South Right of Way line, for a distance of 844.99 feet to the intersection of said line with the West Right of Way line, proceed South 00 degrees 29 minutes 21 seconds West, on said West Right of Way line, for a distance of 3,710.95 feet to a point on the North line of aforesaid Jonesville Subdivision; thence leaving said West Right of Way line, proceed North 89 degrees 42 minutes 26 seconds West, on said North line, for a distance of 621.52 feet to the POINT OF BEGINNING.

Containing 2,684,359.11 square feet or 61.62 acres, more or less.

PARCEL "B"
A parcel of land lying in Section 19, Township 8 South, Range 10 West, Gulf County, Florida, being mare particularly described as follows:

Commence at a found 4 Inch square concrete monument (St. Joe Paper Company), marking the Northwest corner of the Southwest Quarter of the Southwest Quarter of Section 19, Township 8 South, Range 10 West, Gulf County, Florida. Said point also being the Northwest corner of Jonesville Subdivision, as recorded in plat back 1, page 57, of the public records of Gulf County, Florida; thence proceed South 89 degrees 42 minutes 26 seconds East, on the North line of said Jonesville Subdivision, for a distance of 621.52 feet to the intersection of said line with the West right of way line of Jones Homestead Road (66' right of way); thence proceed North 89 degrees 55 minutes 23 seconds East, for a distance of 66.00 feet to a point on the East right of way line of said Jones Homestead road; thence North 00 degrees 29 minutes 21 seconds line with the South right of way line, for a distance of 3710.16 feet to the intersection of said line with the South right of way line of State Raad 30A (U.S. Highway 98, 200' right of way); thence leaving said East right of way line, proceed South 89 degrees 23 minutes 39 seconds East, on said South right of way line, for a distance of 85.00 feet to the centerline of an existing ditch; thence leaving said South right of way, proceed South 07 degrees 54 minutes 27 seconds East, on said centerline of ditch and the extention thereof, for a distance of 3746.14 feet to the Northeast corner of aforesaid Jonesville Subdivision; thence North 89 degrees 52 minutes 26 seconds West, on the North line of said Jonesville Subdivision, for a distance of 632.04 feet to the Paint of Beginning.

Containing 1,329,910 square feet or 30.53 acres, more or less.

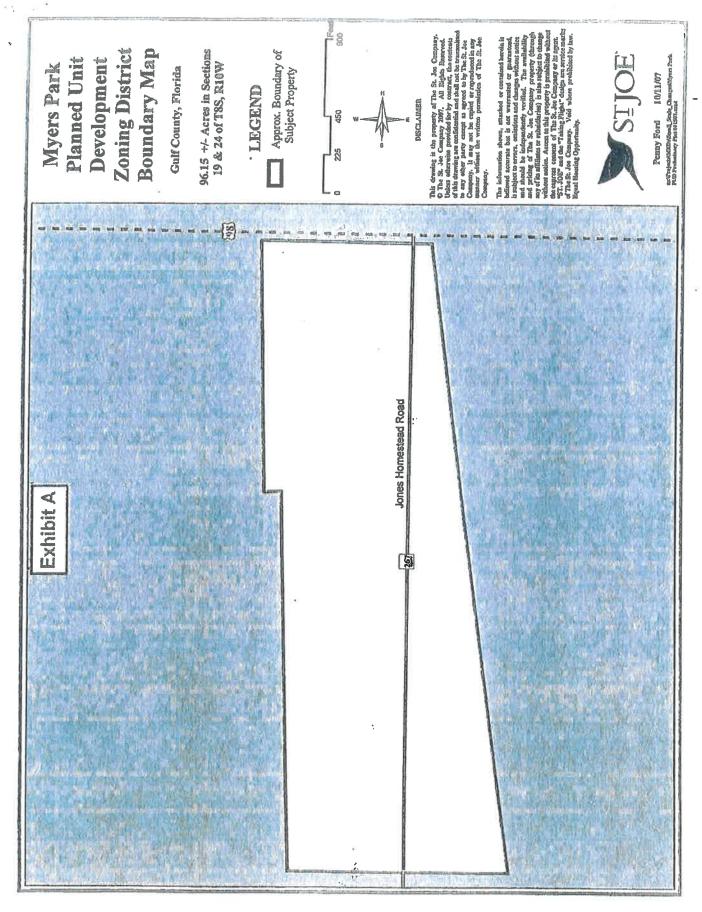
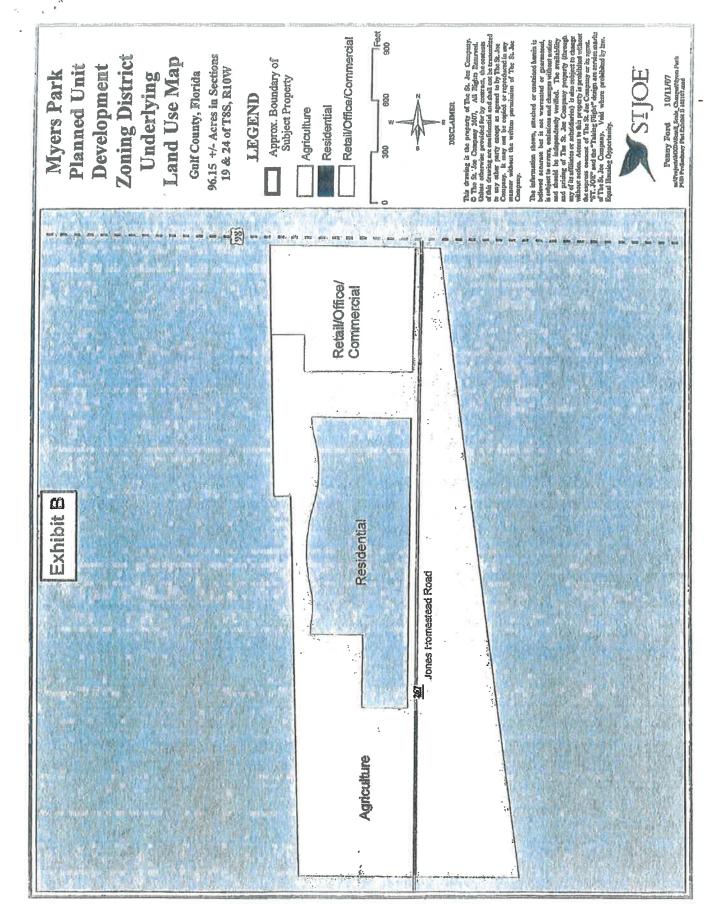


EXHIBIT "B"

(Map)



DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF COASTAL PLANTATION

THIS DECLARATION, Made this 4 day of _____, 2018, by the undersigned shall read as follows:

WITNESSETH:

<i>WHEREAS</i> , T	The undersigned Owners own certain property located	in Gulf County,
Florida, more particul	larly described in the plat of Coastal Plantation record	led in Plat Book
at Page	of the public records of Gulf County, Florida ("Pl	at"); and

WHEREAS, in order to preserve and protect the value and desirability of the property, the Owners deems it prudent to place this Declaration of Covenants, Conditions and Restrictions of record and to impose same against the property.

NOW, THEREFORE, the Owners hereby declare that all of the property described in the Plat shall be held, sold and conveyed subject to the following easements, restrictions, covenants and conditions, which are for the purpose of protecting the value and desirability of, and which shall run with the property and be binding on all parties having any right, title or interest in the property or any part thereof, their heirs, successors and assigns, and shall inure to the benefit of each owner thereof.

- 1. **PURPOSE AND INTENT**. The purpose and intent of these covenants is to assure that the development of the subject property is in harmony with the surrounding neighborhood, and observes standards commensurate with the planning, design, general architectural scheme, layout, operation, various property owners' regimes and aesthetics of the neighborhood.
- 2. **SETBACK.** No buildings, parking areas or structures or other improvements (except landscaping) shall be permitted or erected in any setback areas. No building, fence or other structure other than driveways or landscaping shall be permitted within 50 feet of Jones Homestead Road.
- 3. <u>IMPROVEMENTS.</u> The land shall not be improved with any structure unless each residential dwelling within such structure contains at least 1750 square feet of living space under roof. No shed, pole barn or other out-building shall be constructed unless it is located west of the primary structure.
- 4. <u>CARE AND APPEARANCE OF PREMISES</u>. No tents, trailers of any description, whether readily movable or not, campers, motor homes, vans without side windows other than for those in the front doors, shacks, tanks or temporary or accessory buildings or structures, shall be placed or permitted to remain on the land except those needed during construction; and after the completion of construction of the structures on the land and issuance of all applicable final certificates of occupancy or acknowledgments of final inspection (by the relevant local government agency), all such tents, trailers of any description, campers, motor homes, vans, shacks, tanks, temporary and accessory buildings or structures shall be removed forthwith.

At all times during the course of construction of improvements and landscaping upon the

land, construction debris of all kinds will be removed from the land and adjoining streets and when such construction is substantially completed, all debris, equipment and excess, surplus or remaining construction materials, of whatever nature, shall be promptly cleared and removed from the land and all adjoining premises.

All utilities within the land, whether in street rights-of-way or utility easements or on private property, shall be installed and maintained underground.

No weeds, underbrush or other unsightly growths shall be permitted to grow or remain upon the land, and no waste paper, trash, refuse pile or unsightly objects shall be allowed to be placed or suffered to remain anywhere on the land. All garbage or trash containers must be placed in walled-in areas so that they shall not be visible from the adjoining properties, or from any street, or placed in containers as required by the Grantor.

- 5. <u>CITY LDR.</u> Any activity within Coastal Plantation which would be allowable under the R-1 zoning designation contained in the City of Port St. Joe Land Development Regulations as of the date hereof is allowed within the subdivision unless specifically prohibited herein.
- 6. COMPLIANCE WITH OTHER COVENANTS, CONDITIONS, RESTRICTIONS, ETC. Grantee and its successors and assignees shall at all times comply with all affirmative and negative requirements, covenants, conditions, restrictions, easements, laws, ordinances and regulations applicable to the land (or any applicable portion thereof) (collectively, the "Requirements"). Without limiting the generality of the foregoing, Grantee and its successors and assignees shall comply with the requirements of all Associations, and all requirements imposed by applicable development orders, site plan approvals, zoning resolutions, water management districts, special taxing districts and federal, state, county and local governments and administrative agencies
- 7. PARTIES WHO MAY ENFORCE. These restrictions shall be enforceable by all available legal and equitable means by Grantor, it successors and any owner of record of any lot described herein.
- 8. RESTRICTIONS AND COVENANTS RUNNING WITH THE LAND. The restrictions, covenants, conditions, obligations, reservations, rights, power and charges herein provided for shall constitute a servitude in and upon the land and every part thereof, and shall run with the land and insure to the benefit of and be enforceable by Grantor, its successors and assignees (as described hereinabove). Any failure to enforce any restriction, covenant, condition, obligation, reservation, right, power or charge herein contained shall in no event be deemed a waiver of the right to thereafter enforce any such restriction, covenant, condition, obligation, reservation, right, power or charge.
- 9. **SUBDIVISION.** No lot shown on the plat of Coastal Plantation shall be further subdivided.
- 10. **DURATION**. These restrictions shall remain in effect from the date of recording in the public records of the County, for a term of twenty-one (21) years, or if sooner, upon termination by Grantor.

IN WITNESS WHEREOF we have hereunto set their hands and seals the date and year first above written.

in the presence of:	JR & JR HOLDINGS LLC, a Florida limited liability company Owner
Witness Signature Printed Name: Land Lasinsk Witness Signature Witness Signature Printed Name: Delived M Bernes	By: WILLIAM J. RISH, JR., Manager
STATE OF FLORIDA COUNTY OF GULF	
The foregoing instrument was acknown WILLIAM J. RISH, JR., as Manager of JR & company, who [\sqrt{j} is personally known to make as identification	
OEBORAH L JASINSKI MY COMMISSION 8 FF 9402/3 EXPIRES: December 1, 2019 Bonded Thru Netwy Public Underwittens	Print Notary Name: Depart Jasinsk Notary Public State of Florida My Commission Expires: 12-1-19

BGR 7 14 LLC a Florida limited liability company Owner

Molton Miles Witness Signature Printed Name: Ashlon Children	By: RALPH P. RISH, Manager
Witness Signature Printed Name: 1/20 000 5 6 1250	
STATE OF FLORIDA COUNTY OF GULF	owledged before me this day of June, 2018 by
The foregoing instrument was acknown RALPH P. RISH, as Manager of BGR 7 14 personally known to me or [] producedas identification.	LLC, a Florida limited liability company who [/] is
THOMAS S. GIBSON Commission # FF 134935 Expires October 23, 2018 Bunded Thru Trey Fein Insurance 800-385-7019	Print Notary Name: Notary Public State of Florida My Commission Expires:



Dewberry Engineers Inc. 324 Marina Drive Port Saint Joe, FL 32456 850.227.7200 850.227.7215 fax www.dewberry.com

June 8, 2018

Mr. Jim Anderson, City Manager City of Port St. Joe 305 Cecil G. Costin Sr. Blvd. Port St. Joe, FL 32456

RE: FDOT Standard Utility Permits Professional Services Proposal

Dear Mr. Anderson,

Dewberry Engineers Inc. (DEI) is pleased to provide this proposal for professional services. It is our understanding the City would like DEI's assistance in preparing FDOT Standard Utility Permit Applications for new sewer service connection lines along S.R. 30E (Cape Road). DEI proposes to perform the following services for this project:

A. PERMITTING

- 1. Prepare location map, plan view, and profile view (if required) drawings of the proposed work within the FDOT Right of Way
- 2. Existing site photographs to be provided by City staff
- 3. Prepare brief project description
- 4. Prepare and send notification letters to utility owners in the project area
- 5. Submit the required project information through FDOT's One Stop Permitting website
- 6. Once construction is complete and the City signs the Final Inspection Certification, DEI will provide this document to FDOT

After the permit is approved, the City will need to coordinate with FDOT's representatives for inspection during construction.

DEI proposes to provide the services described above for a lump sum fee of \$325.00 per application.

We appreciate the opportunity to provide engineering services for the City of Port St. Joe. If this proposal is acceptable, please sign in the space provided below. Should you have questions or need additional information, please give me a call at 850.571.1217.

Sincerely,	_	
G SILL	Accepted By:	
Clay Smallwood, P.E.	Date:	

K:\019.000 City of Port St. Joe\Proposal\060818 Anderson.docx

Budget Guidance Time Line

2018-2019 Fiscal Year June 6, 2018

Department Heads to develop first draft budgets by June 30, 2018,

Budget review with Department heads and City Staff completed by July 16, 2018,

Draft Budget to City Commissioners by July 17, 2018,

1st Public Workshop, August 7, 2018

2nd Public Workshop, August 14, 2018

3rd Public Workshop, August 21, 2018

4th Public Workshop, August 28, 2018

1st Public Hearing September 4, 2018 (Budget) Tentative Date

Public Advertising September 13, 2018 Tentative Date

Final Public Hearing September 25, 2018 (Budget) Tentative Date

Process Complete Budget Final October 1, 2018

Code Enforcement 2018 Activity As of 6/13/2018

	Open	Closed	Total	Increase
Unlawful				
Accumulati	on 70	99	169	12
Substandard	1			
Structure		9 !	5 14	
	. 1	-	-	
Abandone			7 22	
Vechicle	16		23	
Unlawful				
Sewer				
Land regulati	on			
Violation	611	5 10	16	1
Violation		<u> </u>		
Business Li				
Violation	20		20	
Special Maste	er			
Hearings]		
Building		1	1	
Demolition	5		5	
Waste				
Violation	19	161	180	4
Sign				
Sign Violation	5	25	30	8
Violation				0
Tota	150	Total 307	7 Total 457	Total 25