

**May 21, 2019  
Regular Meeting  
12:00 Noon  
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

Regular Public Meeting  
12:00 Noon  
2775 Garrison Avenue  
Tuesday May 21, 2019

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## Call to Order

### Consent Agenda

#### Minutes

- Regular Meeting 5/7/19 Pages 1-5
- Special Meeting 5/15/19 Pages 6-9

#### Bldg. Department

- Update Pages 10-11

#### PSJRA- Update

#### City Attorney

- Ord. 555 Voluntary Annexation of Parcel #04272-000R Pages 12-15
  - 1<sup>st</sup> Reading
- Ord. 556 Small Scale Plan Amendment Parcel #04272-000R Pages 16-47
  - 1<sup>st</sup> Reading
- Boat Dockage Agreement- Update

### Old Business

- July 4<sup>th</sup>
  - Fireworks Location
  - Events
- RFQ 2019-01 Grant Writing Services
- FEMA Damage Assessment Report- Update
- NRDA Stormwater Grant Page 48
- Community Garden- Comm. Langston

### New Business

- City Facebook Page- Comm. Hoffman
- Juneteenth Fee Waiver Request- Comm. Langston Pages 49-50
- League of Cities Annual Conference- Comm. Ashbrook Page 51

#### Public Works

- Update

#### Surface Water Plant

- Update

#### Waste Water Plant

- Update

**Finance Director**

- Update

**City Engineer**

- Frank Pate Park Task Order- Update
- Trail Lighting/Upgrades Grant- Update
- Baltzell Ave. Paving- Update

**Code Enforcement**

- Update

**Page 52**

**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, May 7, 2019, at Noon.**

The following were present: Mayor Patterson, Commissioners Ashbrook, Hoffman, and Langston. City Manager Jim Anderson and City Clerk Charlotte Pierce were also present. City Attorney Adam Albritton was absent. Attorney Corina Streekmann filled in for Mr. Albritton. Commissioner Lowry was absent.

**CONSENT AGENDA**

**Minutes**

A Motion was made by Commissioner Ashbrook, second by Commissioner Hoffman, to approve the Minutes of the Regular Meeting of April 16, 2019, and the Workshop of April 22, 2019. All in favor; Motion carried 4-0.

**Building Department Update – Kelly Simpson** updated the Commission on the number of permits that have been issued by the Building Department since Hurricane Michael: Demolition Permits 53; Residential Reroof 303; Commercial Reroof 49; Residential Remodel 210; Commercial Remodel 17; Temporary Power Poles 38; Electric Service Repair 92; Accessory Structures 17; New Single Family Structures 6; Temporary Structure Permits 26, and Increased Cost of Compliance Letters 21.

The Commission advised the Building Department that only an update sheet is needed for future Agendas.

**Port St. Joe Redevelopment Agency Update** – Commissioner Ashbrook stated the Port Theatre would not be getting a grant from the state this year and that will free up \$50,000 of their budget.

**City Attorney – Corina Streekmann**

*Ordinance 554 CIP Plan, 2<sup>nd</sup> Reading and Consideration of Adoption:*

A Motion was made by Commissioner Ashbrook, second by Commissioner Langston, to have the Second Reading of Ordinance 554. All in favor; Motion carried 4-0.

Attorney Streekmann read Ordinance 554 by Title only.

A Motion was made by Commissioner Ashbrook, second by Commissioner Langston, to adopt Ordinance 554. All in favor; Motion carried 4-0.

*Boat Dockage Agreement Update –*

A draft copy of the Agreement was received on May 3, 2019, that would be in effect until December 31, 2019.

Commissioner Hoffman stated that he was offended by the lease, the City owns the bulkhead, Clifford Sims Park, and the City should not have to ask for permission for things we own.

Attorney Streekmann noted that more time was needed to review and work on the Agreement.

After discussion, a Motion was made by Commissioner Hoffman, second by Commissioner Langston, to Table this for 2 weeks before moving forward.

Attorney Streekmann shared that an Injunction could be issued if anything was done to bring the boats into the docking area before an agreement was signed. The Injunction would stop all work, would most likely eliminate the use of the docking area for this fishing season, legal fees would mount up, and the City needed to allow time for a counter offer.

Cindy Little, owner of Fishing Express, shared their concerns about being able to let clients know they would be opening for business and asked the Commission to do what they could to expedite getting the docking open for the charter boats. They have been waiting since February for relief, their boat is currently at Scipio Creek in Apalachicola.

Mayor Patterson stated he supports moving the boats in.

Commissioner Langston shared that he wanted to get the boats in as quickly as we can to support the fishermen.

Mel Magidson noted that an Injunction may not be granted, both the City and St. Joe Resort Operations, LLC, would be stopped from doing anything, and it could be leverage for the City.

After discussion, the motion was withdrawn.

A Motion was made by Commissioner Hoffman, second by Commissioner Langston, to Table the Agreement with St. Joe Resort Operations, LLC, and move forward with allowing the boats to dock as of today. Voting in favor of the Motion were Mayor Patterson, Commissioners Hoffman and Langston. Voting against the Motion was Commissioner Ashbrook because of the possibility of litigation. Motion carried 3-1.

## **CITY MANAGER'S REPORT – Jim Anderson**

### **Old Business**

#### *ESAD Sewer – Mayor Patterson Wholesale Sewer Rate Study Proposal*

Mr. Anderson noted the City was scheduled for a review of the current rate structure next year, but Andy Burnhan could do a Wholesale Sewer Rate study this year.

A Motion was made by Commissioner Hoffman, second by Commissioner Langston, to have a Wholesale Sewer Rate study done by STANTEC. All in favor; Motion carried 4-0.

*Storm Coordinator – Anya Conlin* shared that SBP is willing to reduce the cost of the coordinator to \$16,100 for the City. She noted opportunities for the person to help residents and look for funds for projects.

Commissioner Hoffman reminded the Commissioners of the previous meeting where this was discussed, noted SBP had not signed up an additional municipality, and there are still City job positions that have not been filled due to funding. He stated he would not support this until what had been requested of SBP had been done.

Commissioner Langston noted he could not support this because of current City needs.

Mr. Anderson suggested that this be given to the citizen's advisory committee to see if this is a program that would fit into their mission.

Christy McElroy asked that the Commission hear from Cassie Studstill that is on the Gulf County Long Term Recovery Team.

Cassie Studstill shared this could be a good fit with their program.

A Motion was made by Commissioner Ashbrook to hire a Storm Coordinator using BP Funds. Mayor Patterson passed the Chair to Mayor Pro tem Ashbrook to second the Motion. Voting in favor of hiring a Storm Coordinator were Mayor Patterson and Commissioner Ashbrook. Voting against the Motion were Commissioners Hoffman and Langston. The Motion failed, 2 to 2.

#### *Hurricane Michael – Residential Roadside Pick-up Deadline May 1, 2019:*

Mr. Anderson noted that the debris removal is moving along, BCC will begin picking up roadside debris when their contract starts, and the City will assist until the new contract begins.

#### *Inter-local Agreement Triumph Funds –*

A Motion was made by Commissioner Ashbrook, second by Commissioner Langston, to enter into the Inter-local Agreement for the Triumph Funds. All in favor; Motion carried 4-0.

Mr. Anderson noted that the funds will have to go into a segregated account, and if the Ad Tax loss is less than the amount received, the difference will have to be returned.

### **New Business**

#### *Sidewalks on Garrison Avenue – Mayor Patterson*

After discussion, a letter will be sent to the residents of Garrison Avenue to see if they would like to have sidewalks or not.

Clay Smallwood shared that a Safe Route to School Grant may be available as an option to fund the sidewalks if they are wanted.

#### *Workforce Lease Agreements*

A Motion was made by Commissioner Hoffman, second by Commissioner Ashbrook, to renew Workforce Lease Agreements for the Washington Gym Summer Program and the Incubator Building. All in favor; Motion carried 4-0.

Mayor Patterson asked where the City was on the July 3, 2019, event and stated that the advertisements looked like strip tease events.

Commissioner Langston stated that he was not going to have this type event in a park because it should be family oriented, and the kids kept in mind. He will not support an open bar, the planner will need to provide her own off duty police and security. He wants this to come before the Commission so they will know what is going on.

Mr. Anderson noted that an application has not been received for the event. Cora Curtis called Mr. Anderson earlier to say that she and Tommy would be assisting with the application and the event. He also pointed out that a permit was needed for the event, it must be a safe event, and if there was going to be alcohol served, they would need to obtain insurance listing the City of Port St. Joe as additional insured.

#### *Surplus and Sale of Fire Truck to County –*

A Motion was made by Commissioner Ashbrook, second by Commissioner Langston, to declare the 1993 International Fire Truck, VIN # 1HTSDPCR4PH501925 surplus and to sell to Gulf County for \$20,000. All in favor; Motion carried 4-0.

### **Public Works – John Grantland**

Electricians are working on three of the electrical panels for the lift stations. Mr. Grantland anticipates three more will be completed this week and three next week.

### **Surface Water Plant – Larry McClamma**

#### *Allen Bradley System Upgrade*

A Motion was made by Commissioner Hoffman, second by Commissioner Ashbrook, to approve EESCO as the sole source for this purchase in the amount of \$41,444.13. All in favor; Motion carried 4-0.

#### *Surplus and Request to Accept Sealed Bid – Highland View Booster Station*

A Motion was made by Commissioner Ashbrook, second by Commissioner Langston, to Surplus the Highland View Booster Station and receive Sealed Bids for the equipment. All in favor; Motion carried 4-0. The system came off line in 2014 and is no longer needed.

#### *Roof – Request to Bid*

Due to the serious cracks in the roof, a Motion was made by Commissioner Langston, second by Commissioner Hoffman, to request bids for the roof at the Surface Water Treatment Plant. All in favor; Motion carried 4-0. There is a possibility that insurance will cover this.

**Wastewater Plant – Kevin Pettis** was running the plant and unable to be at the meeting.

*Headworks Pumps – Request to Purchase on State Contract*

A Motion was made by Commissioner Ashbrook, second by Commissioner Langston, to purchase the pumps on State Contract in the amount of \$35,397 and \$68,248. All in favor; Motion carried 4-0.

**Finance Director – Mike Lacour**

Mr. Lacour continues to work with FEMA and the insurance company on hurricane issues. There are several more open issues and he noted the finances look good.

Commissioner Langston asked about setting up an account where purchases can be made by those working with the Port St. Joe Garden Project and having supplies charged to the City. Mr. Lacour will take care of this.

**City Engineer – Clay Smallwood, III**

*Frank Pate Park Task Order Update* – The bidding process is about two weeks out.

*Trail Lighting / Upgrades Grant Update* – There was nothing to update on this project.

*Baltzell Avenue Paving Update* – There was a contractors' meeting today on this.

Mr. Smallwood noted that striping has been completed on Williams Avenue.

**Code Enforcement** no action was required.

**Police Department – Chief Matt Herring**

Chief Herring did not have any Agenda items to discuss.

He made a suggestion that something be done with the air conditioning in the building as it is not sufficient. Mr. Anderson will contact the HVAC person for help with the system.

**City Clerk - Charlotte Pierce**

*City Election*

Clerk Pierce shared that a Code Red Call had been made to remind citizens of the Early Voting opportunity for the upcoming City Election. She also noted that Tim Croft has been covering the Early Voting and upcoming Election in the Star, and reminded the Commission that the Election will be held at the Supervisor of Elections Office.

**Citizens to be Heard –**

Janis Tankersley asked who the additional named entities should be on their boat insurance.

Attorney Streekmann stated that she should cover the City and St. Joe Resorts.

Robert Branch again asked about the time for City meetings.

He also asked Mayor Patterson who sponsored a Fish Fry for him at Frank Pate Park. Mayor Patterson referred him to his website for this information. Mr. Branch asked if it was provided by Frank Seifert to which the Mayor did not respond.

## Discussion Items by Commissioners

*Commissioner Hoffman* shared that he supports a social media page for the City that will be for announcements only and does not allow for comments. He noted he had contacted an individual, anticipated a \$2,400 setup cost, and a \$100 per month stipend for the person to handle the page. He volunteered to be the page administrator.

Mayor Patterson noted this was not an item on the Agenda and that it would need to be Tabled.

Chief Herring shared that the Port St. Joe Police Department has a Face Book Page, it is a necessary evil, and there are recent guidelines that the City has been made aware of.

*Commissioner Ashbrook* noted there are a number of broken poles for the PSJRA Banners that need to be repaired.

He asked about repairs for the parking lot on Williams Avenue owned by the Rich Family. It was noted that this was privately owned and the owner should be contacted.

*Commissioner Langston* asked if the fees for the Juneteenth Celebration could be waived. He also asked if the softball park at Peters Park could be fixed up.

Robert Branch thanked Commissioner Hoffman and John Grantland for unplugging a ditch.

*Mayor Patterson* did not have anything to discuss with the Commission.

A Motion was made by Commissioner Ashbrook, second by Commissioner Hoffman, to adjourn the meeting at 1:40 P.M.

Approved this \_\_\_\_\_ day of \_\_\_\_\_ 2019.

\_\_\_\_\_  
James "Bo" Patterson, Mayor

\_\_\_\_\_  
Date

\_\_\_\_\_  
Charlotte M. Pierce, City Clerk

\_\_\_\_\_  
Date



**MINUTES OF THE SPECIAL MEETING OF THE BOARD OF CITY  
COMMISSIONERS FOR THE CITY OF PORT ST. JOE, FLORIDA,  
TO CERTIFY ELECTION RESULTS HELD AT  
2775 Garrison Avenue, May 15, 2019, at 12 Noon.**

The following were present: Mayor Pro tem Ashbrook, Commissioners Hoffman, Langston, and Lowry. City Manager Jim Anderson, City Clerk Charlotte Pierce, Attorney Adam Albritton, and Police Chief Matt Herring were also present.

Mayor Pro tem Ashbrook chaired the meeting.

**Resolution 2019-06 Election Certification**

A Motion was made by Commissioner Lowry, second by Commissioner Hoffman, to approve Resolution 2019-06 Election Certification. All in favor; Motion carried 4-0. Attached are Exhibit A: Official Certificate of City of Port St. Joe Canvassing Board for the City of Port St. Joe Run-Off Election 2019 provided by Gulf County Supervisor of Elections, John M. Hanlon and Exhibit B: City of Port St. Joe Resolution No. 2019-06.

A letter from Jeremy Novak, Gulf County Attorney, stating the County's opposition to the annexation of the old Highland View School site into the City of Port St. Joe was handed out. Mayor Pro tem Ashbrook asked for additional information from the Inter-local Agreement and the City's LDR concerning the Zoning of R3 and R4. This item is on the Agenda for May 21, 2019.

**Citizens to Be Heard**

No one wished to address the Commission.

**Commissioner Comments**

None of the Commissioners had any comment.

**Motion to Adjourn**

A Motion was made by Commissioner Hoffman, second by Commissioner Lowry, to adjourn the Meeting at 12:20 P.M.

Approved this \_\_\_\_\_ day of \_\_\_\_\_ 2019.

\_\_\_\_\_  
David A. Ashbrook, Mayor Pro tem

\_\_\_\_\_  
Date

\_\_\_\_\_  
Charlotte M. Pierce, City Clerk

\_\_\_\_\_  
Date

OFFICIAL CERTIFICATE OF CITY OF PORT ST. JOE CANVASSING BOARD  
FOR THE CITY OF PORT. ST. JOE ELECTION MAY 14, 2019

State Of Florida, Gulf County  
Port St. Joe

We, the undersigned, Scott Hoffman, City Commissioner; John M. Hanlon, Supervisor of Elections and Charlotte Pierce, City Clerk, constituting the Canvassing Board in and for said City, do hereby certify that we met on the 14<sup>th</sup> of May A.D., 2019, and proceeded publicly to canvass the votes given for the Port St. Joe City Election on the 14<sup>th</sup> day of May, A.D., 2019 as shown by the returns on file in the office of the Supervisor of Elections. We do certify the following results:

VOTES

Mayor / Commissioner-

Rex Buzzett	827	66.00%
Christy McElroy	75	5.99%
James "Bo Knows" Patterson	351	28.01%

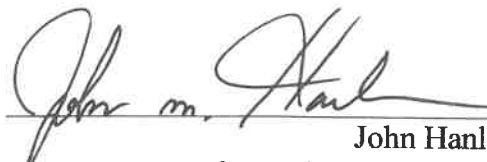
City Commissioner – Group 1


Eric Langston	799	64.54%
Cassie Studstill	439	35.46%

Having received the majority of votes (66.00%), Rex Buzzett is hereby elected to the office of Mayor/Commissioner.

Having received the majority of votes (64.54%), Eric Langston is hereby elected to the office of City Commissioner – Group 1.

  
\_\_\_\_\_  
Scott Hoffman  
City Commissioner

  
\_\_\_\_\_  
John Hanlon  
Supervisor of Elections

  
\_\_\_\_\_  
Charlotte Pierce  
City Clerk

SUMMARY REPORT

Port St. Joe City Election  
May 14, 2019  
Gulf County, Florida

OFFICIAL RESULTS

Run Date:05/15/19 09:29 AM

VOTES PERCENT	
PRECINCTS COUNTED (OF 1)	1 100.00
REGISTERED VOTERS - TOTAL	2,724
BALLOTS CAST - TOTAL	1,256
BALLOTS CAST - BLANK	0
VOTER TURNOUT - TOTAL	46.11
VOTER TURNOUT - BLANK	

Mayor / Commissioner  
(VOTE FOR) 1

(WITH 1 OF 1 PRECINCTS COUNTED)	
Rex Buzzett.	827 66.00
Christy McElroy	75 5.99
James "Bo Knows" Patterson.	351 28.01
Over Votes	0
Under Votes	3

Commissioner - Group 1  
(VOTE FOR) 1

(WITH 1 OF 1 PRECINCTS COUNTED)	
Eric Langston	799 64.54
Cassie Studstill	439 35.46
Over Votes	0
Under Votes	18

## **RESOLUTION NO. 2019-06**

**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 14th day of May, 2019 A.D., for election of Commissioner Group I; Commissioner Group II, and Mayor / Commissioner, 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) 1,256 persons actually voted in said election.
- (B) There were no votes cast in Commissioner Group II as Commissioner David A. Ashbrook did not have any opposition and was therefore returned to office.
- (C) Of the votes cast in Commissioner, Group I in favor of Eric D. Langston 799; Cassie A. Studstill 439. Election Day, Early Votes, Absentees, and Provisional are reflected in total votes for each candidate. Total Ballots cast also include Over and Under Votes.
- (D) Of the votes cast in Mayor / Commissioner, in favor of William R. Buzzett 827; Christy McElroy 75 and James Patterson 351. Election Day, Early Votes, Absentees, and Provisional are reflected in total votes for each candidate.

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

**INTRODUCED AND ADOPTED** this 15th day of May 2019.

**BOARD OF CITY COMMISSIONERS  
CITY PORT ST. JOE, FLORIDA**

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James "Bo" Patterson, Mayor

ATTEST:

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Charlotte M. Pierce, City Clerk

**Permits Issued 10/10/2018 - 5/15/2019**

**Meeting Data: May 21, 2019**

Demolition Permits: 55

Residential Reroof: 312

Commercial Reroof: 50

Residential Remodel: 219

Commercial Remodel: 18

Temporary Power Poles: 40

Electric Service Repair: 94

Accessory Structures: 17

New Single Family Structures: 7

Temporary Structure Permits: 27

Increased Cost of Compliance Letters: 25

**Last Meeting's Data: May 7, 2019**

Demolition Permits: 53

Residential Reroof: 303

Commercial Reroof: 49

Residential Remodel: 210

Commercial Remodel: 17

Temporary Power Poles: 38

Electric Service Repair: 92

Accessory Structures: 17

New Single Family Structures: 6

Temporary Structure Permits: 26

Increased Cost of Compliance Letters: 21

## **ORDINANCE NO. 555**

AN ORDINANCE PROVIDING FOR THE VOLUNTARY ANNEXATION OF PARCEL ID NO. 04272-000R; PROVIDING A LEGAL DESCRIPTION OF THE LANDS TO BE ANNEXED, MORE SPECIFICALLY DESCRIBED IN THIS ORDINANCE, AS PETITIONED BY THE PROPERTY OWNER PURSUANT TO SECTION 171.044, FLORIDA STATUTES; PROVIDING FOR THE REDEFINING OF CITY BOUNDARIES TO INCLUDE SAID LANDS; MAKING CERTAIN FINDINGS; PROVIDING FOR SEVERABILITY AND PROVIDING FOR AN EFFECTIVE DATE

**WHEREAS**, Chapter 171, Florida Statutes provides the exclusive method of municipal annexation; and

**WHEREAS**, the City of Port St. Joe has determined the areas to be annexed have met all the requirements of Chapter 171, Florida Statutes, including being contiguous to the City of Port St. Joe and are reasonably compact; and

**WHEREAS**, the City of Port St. Joe has determined it is able to provide certain essential services for the subject properties; and

**WHEREAS**, the owner of the land, which contains approximately 9.09 acres, described in Exhibit "A" attached and incorporated herein (the "Property"), pursuant to Chapter 171.044, Florida Statutes, has filed on April 23, 2019, a voluntary petition to the City of Port St. Joe ("City") to annex the Property into the City; and

**WHEREAS**, pursuant to the provisions of Section 171.044, Florida Statutes, Notice of this annexation has been provided to the Gulf County Board of County Commissioners, and published once a week for two (2) consecutive weeks in The Star, a newspaper of general circulation in Gulf County, notifying the public of the proposed Ordinance and of the public hearings to be held; and

**WHEREAS**, the property owner having an ownership interest in the property hereinafter described and the same having voluntarily requested the City Limits of the City of Port St. Joe be extended so as to include the land described and depicted in Exhibit A and attached hereto; and

**WHEREAS**, it is in the best interest of the public health, safety, and welfare of the citizens of the City of Port St. Joe for the City Commission to annex the real property described in this Ordinance into the municipal boundaries of the City of Port St. Joe, now, therefore,

### **BE IT ENACTED BY THE PEOPLE OF THE CITY OF PORT ST. JOE, FLORIDA:**

1. The City does hereby annex the Property into the City of Port St. Joe.
2. The City boundaries shall be amended and redefined to include the Property.
3. **REPEAL:** All ordinances or parts of ordinances in conflict herewith are hereby repealed.

4. **SEVERABILITY:** If any provision or portion of this ordinance is declared by any court of competent jurisdiction to be void, unconstitutional or unenforceable, then all remaining provisions and portions of this ordinance shall remain in full force and effect.
5. **EFFECTIVE DATE:** This Ordinance shall become effective upon adoption as provided by law.

**THIS ORDINANCE ADOPTED** in open regular meeting after its second reading this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

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

By: \_\_\_\_\_  
James "Bo" Patterson, Mayor-Commissioner

Attest: \_\_\_\_\_  
Charlotte M. Pierce  
City Clerk



## EXHIBIT A

**Ordinance No. 555**

**Exhibit A**

**Page 1 of 2**

The Property described as follows:

Commence at a found 5/8 inch rod and cap marking the Northeast corner of original Government Lot 12, in Section 26, Township 7 South, Range 11 West, Gulf County Florida; thence run North 00 degrees 25 minutes 09 seconds East 98.87 feet to a re-bar; thence run North 89 degrees 06 minutes 59 seconds West 44.79 feet to a re-bar, said point being the POINT OF BEGINNING; thence leaving said POINT OF BEGINNING run North 89 degrees 06 minutes 59 seconds West 438.13 feet to a re-bar lying on Easterly right of way line of 8th Street Northwest and a Northerly projection thereof; thence run along said Easterly right of way line and said Northerly projection thereof, South 06 degrees 47 minutes 18 seconds East 409.66 to a re-bar; thence run along the Southeasterly right of way line of Victoria Avenue also being known as said 8th Street Northwest, South 44 degrees 29 minutes 38 seconds West 314.61 feet to a re-bar marking the intersection of said Southeasterly right of way of said 8th Street Northwest and Victoria Avenue with the Northeasterly right of way line a 66 foot wide right of way of U.S. Highway #98, said point lying on a curve to the right having a radius of 11619.06 feet; thence run along said Northeasterly right of way line and said curve Southeasterly along the arc thru a central angle of 01 degrees 04 minutes 12 seconds for a distance of 217.01 feet, chord of said arc being South 44 degrees 28 minutes 48 seconds East 217.00 feet to a re-bar marking the intersection of said Northeasterly right of way line with the Northerly right of way line of 7th Street also being known as Redfish Street; thence run along said Northerly right of way line North 89 degrees 40 minutes 16 seconds West 543.77 feet to a re-bar said point marking the intersection of said Northerly right of way line with the Westerly right of way line North Parker Avenue, also being known as Parker Avenue; thence run along said Westerly right of way line as follows: North 00 degrees 18 minutes 51 seconds West 132.24 feet; thence run North 09 degrees 26 minutes 30 seconds West 558.85 feet to a re-bar marking the intersection of said Westerly right of way line with the Northerly right of way line of 9th Street also being known as Snapper Street; thence run along said Northerly right of way line South 89 degrees 14 minutes 17 seconds East 25.07 feet to a re-bar; thence leaving said Northerly right of way line run North 10 degrees 27 minutes 59 seconds West 100.89 feet to the POINT OF BEGINNING. Containing 9.09 acres more or less.

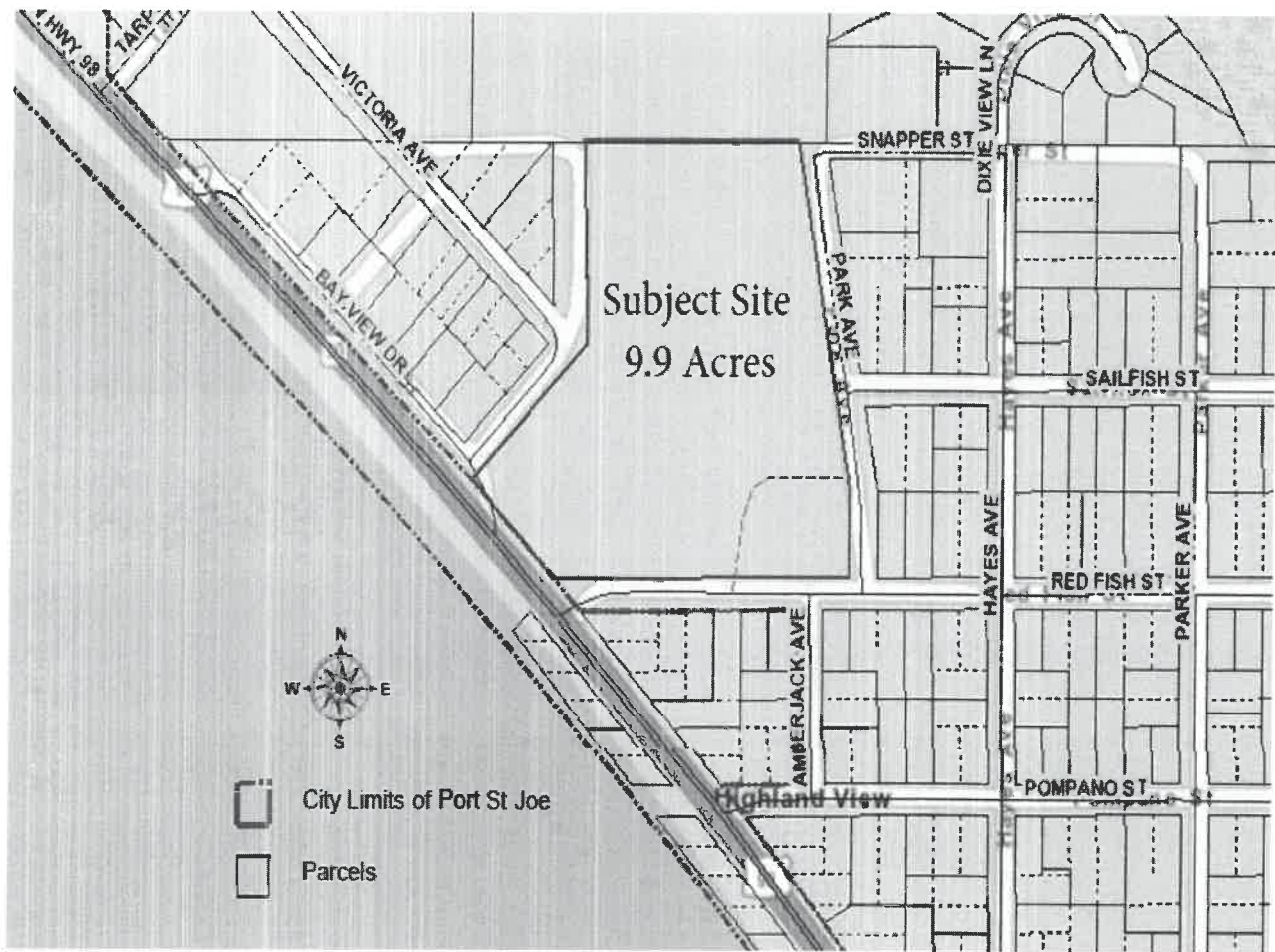
## EXHIBIT A

Ordinance No. 555

Exhibit A

Page 2 of 2

Property Depicted as follows:



## **ORDINANCE NO. 556**

AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN FUTURE LAND USE MAP OF THE CITY OF PORT ST. JOE, FLORIDA BY AND THROUGH PROCEDURES REQUIRED FOR SMALL-SCALE MAP AMENDMENTS PURSUIT TO AUTHORITY UNDER STATE STATUTES SECTION 163.3187, SPECIFICALLY CHANGING PARCEL ID NO. 04272-000R, FROM PUBLIC USE TO RESIDENTIAL R-4, PROVIDING FOR THE AMENDMENT OF THE ZONING MAP OF THE CITY OF PORT ST. JOE; AND PROVIDING FOR REPEAL OF ANY CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, on May 14, 2019, the Planning and Development Review Board sitting as the local planning agency for the City, recommended approval of the small scale amendment to the comprehensive plan and Zoning Map of the City; and

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

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

### **SECTION 1. APPROVAL**

The City of Port St. Joe Comprehensive Plan Future Land Use Map and Zoning Map are hereby amended as set forth on Exhibit "A" and are hereby changed from Public Use to Residential R-4. The application and all documentation submitted by the Applicant in support of it are hereby incorporated by reference.

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

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

### **SECTION 3. ENFORCEMENT**

The City may enforce this Ordinance as authorized by law.

#### SECTION 4. FUTURE LAND USE MAP

Upon this Ordinance becoming effective, the City of Port St. Joe Future Land Use Map shall be amended to show the Property as having a land use of Residential R-4.

#### SECTION 5. ZONING

The Zoning map of the City of Port St. Joe is hereby amended to show the property described in Exhibit "A" as Residential R-4.

#### SECTION 4. REPEAL

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

#### SECTION 5. SEVERABILITY

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

#### SECTION 6. EFFECTIVE DATE

This ordinance shall become effective upon adoption as provided by law.

This Ordinance was adopted in open regular meeting after its second reading this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

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

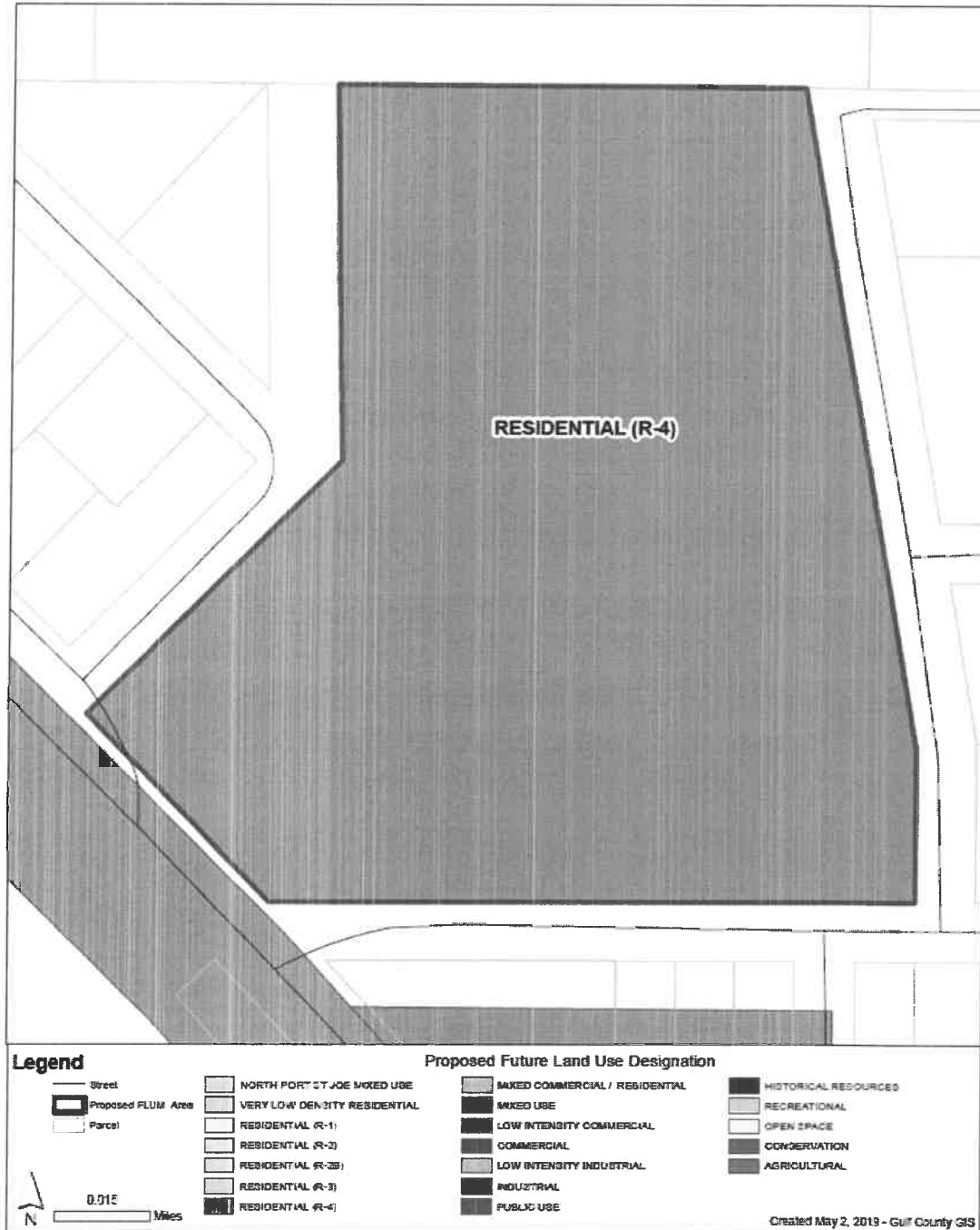
By: \_\_\_\_\_  
James "Bo" Patterson, Mayor-Commissioner

Attest: \_\_\_\_\_  
Charlotte M. Pierce  
City Clerk

## EXHIBIT "A"

Future Land Use Map:

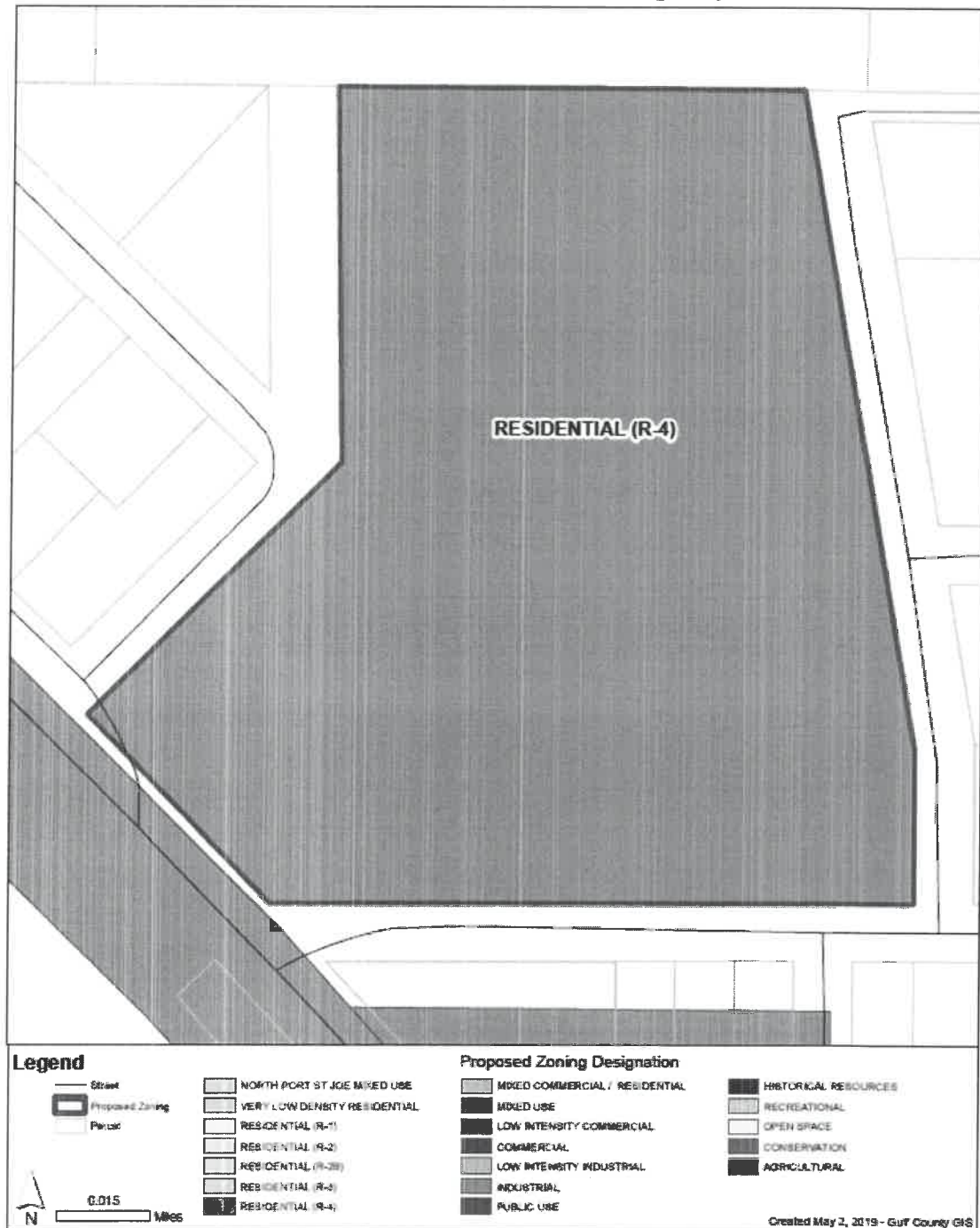
04272-000R - Proposed Future Land Use



## EXHIBIT "A"

Zoning Map:

### 04272-000R - Proposed Zoning Map





**CITY OF PORT ST. JOE  
COMPREHENSIVE PLAN  
SMALL SCALE MAP AMENDMENT  
AND REZONING  
APPLICATIONS**

**Submitted by:**

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**April 2019**

## AGENT CONTACT INFORMATION

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## Table of Contents

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<b>I.</b>	<b>General Information</b>	
<b>II.</b>	<b>Type of Request</b>	
	A. Map Amendment	
<b>III.</b>	<b>Justification for Request</b>	
<b>IV.</b>	<b>Description of Property / Adjacent Uses</b>	
<b>V.</b>	<b>Natural Resources / Features of Subject Property</b>	
	A. Site Description	
	B. Soils	
	C. Floodplains	
	D. Wetlands	
<b>VI.</b>	<b>Public Facilities and Services</b>	
	A. Potable Water	
	B. Sanitary Sewer	
	C. Transportation	
	D. Stormwater	
	E. Solid Waste	
	F. Public School	
<b>VII.</b>	<b>Urban Sprawl and Consistency Analysis</b>	
<b>VIII.</b>	<b>Figures</b>	
	Location Map	Floodplains/ Wetlands
	Proposed Future Land Use Map	Proposed Zoning Map

## Tables

Table 1	Existing and Proposed Future Land Use Classifications
Table 2	Subject Site and Adjacent Property Land Uses
Table 3	Soil Types
Table 4	Development Scenario
Table 5	Potable Water Capacity Analysis
Table 6	Sanitary Sewer Capacity Analysis
Table 7	Trip Generations
Table 8	Public School Capacity Analysis

## Appendix

Appendix A	Rezoning Application
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## **I. General Information**

**Parcel Identification Number:**

04272-000R (9.09 Acres)

**Existing Future Land Use:**

Gulf County "Public"

**Proposed Future Land Use:**

"Residential R-4"

**Proposed Zoning:**

R-4 Residential

The application package contains a proposed small scale amendment to the City of Port St. Joe Comprehensive Plan Future Land Use Map. The amendment proposes to change one parcel totaling 9.09 acres. The parcel was annexed into the City of Port St. Joe and consist of Gulf County Future Land Use Map designation of Public. The parcel is being requested to be re-designated to the Residential R-4 category on the City of Port St. Joe Future Land Use Map.

The amendment area is situated along the north side of Red Fish Street, west of Park Avenue, southeast of Victoria Avenue and to the northeast of Highway 98.

## II. Type of Request

### A. Map Amendment

The request is for a small-scale amendment to City of Port St. Joe Future Land Use Map for a parcel of land consisting of 9.09 acres. The site currently consists of Gulf County "Public" land use designation and contained a former elementary school campus that has since been removed. This request is to re-designate the parcel as Residential R-4. The Proposed Future Land Use Map is included in Section VIII. Table 1 identifies the total acreage and the existing and proposed land use for the amendment area.

**Table 1: Existing and Proposed Future Land Use Classifications**

Future Land Use Categories within the Proposed Amendment Area	Acres		
	Existing	Proposed	Change
Public (Gulf County)	9.09	0	-9.09
Residential R-3	0	9.09	0
<b>Total</b>	<b>9.09</b>	<b>9.09</b>	<b>-9.09</b>

## III. Justification for Request

The property subject to the amendment is situated in the western portion of the City off Highway 98 between Red Fish Street, Park Avenue and Victoria Avenue. The proposed development plan for the amendment site consist of multi-family development. The site provides an ideal location for higher density residential to occur on an in-fill parcel and will offer much needed additional housing opportunities within the City and this portion of the County. The amendment will provide for a more efficient development pattern, reduce overall vehicle trips and promote economic development within the City of Port St. Joe.

## IV. Description of Property / Adjacent Uses

The subject site is 9.09 acres consisting of Public on the Gulf County Future Land Use Map and contains no existing zoning designation due to Gulf County annexed parcel. Gulf County has not adopted county wide zoning. Refer to Appendix VIII for the proposed Future Land Use and Zoning maps.

The subject property is currently vacant and undeveloped and previously contained a former Gulf County School Board elementary school. There are no wetlands or known endangered or protected species located on the property. The surrounding property consists of the following land use designations: Residential R-3, Residential R-4 and Mixed Commercial/Residential Low Density (MCR) as described in Table 2.

**Table 2: Subject Site and Adjacent Property Land Uses**

	Future Land Use Designations	Zoning Districts
<b>Subject Property</b>	Public (Gulf County)	No County Zoning
<b>North</b>	Mixed Commercial/Residential Low Density	No County Zoning
<b>South</b>	Mixed Use	Mixed Use
<b>East</b>	Mixed Commercial/Residential Low Density	No County Zoning
<b>West</b>	Mixed Use	Mixed Use

Source: City of Port St. Joe and Gulf County adopted Future Land Use Maps.

## V. Natural Resources / Features of Subject Property

### A. Site Description

The amendment area is located along the north side of Red Fish Street, west of Park Avenue, southeast of Victoria Avenue and to the northeast of Highway 98. The Location Map is included in Section VIII. Access to the subject property is from Red Fish Street, Highway 98 and Victoria Avenue. The property site terrain is relatively flat with little elevation variations.

### B. Soils

The subject property contains one soil type on the property as identified on the Soils Classification Map and Table 3. A description of the soil type is listed below.

**Table 3: Soil Types**

Soil Map Unit Symbol	Soil Unit Composite Name	Acres
13	Leon Sand	9.09

Source: City of Port St. Joe Comprehensive Plan and Gulf County GIS.

**Leon Sand Soils** – Leon is a sandy soil. It consists of moderately permeable soils that formed in thick beds of sandy material. Slopes range from 0-2 percent.

### C. Floodplains

The proposed amendment area is in Zone AE which, is an area inundated by 1% annual chance (100-year) flooding, for which BFEs (base flood elevations) have NOT been determined, and in a special flood hazard area. For additional information regarding flood zone locations occurring on the subject site, please reference the FEMA Flood Zones Map in Section VIII.

### D. Wetlands

As demonstrated on the Wetlands Map in Section VIII, there is no wetlands on the proposed amendment site.

## VI. Public Facilities and Services

The public facilities analysis is based on a proposed 170 multi-family unit scenario.

**Table 4: Existing and Proposed Development Scenario**

Scenario	Land Use Designation	Maximum Allowed Density	Size of Development	
			Acres	Residential Development
Existing	Public	N/A	9.09	N/A
Proposed	Residential R-4	15-30 du / 1 ac	9.09	170 (proposed)

Source: City of Port St. Joe and Gulf County Comprehensive Plans and Property Appraiser data.

The following analysis is based upon the availability of, and actual and anticipated demand on, facilities and services serving or proposed to serve the subject property. The analysis evaluates the effect of the demands on the level of service standards adopted within the City of Port St. Joe Comprehensive Plan and identifies any anticipated facility improvements. Facilities and services include potable water, sanitary sewer, solid waste, transportation, and school facilities.

### A. Potable Water

The City of Port St. Joe provides potable water service to the amendment site. The permitted capacity of the City's facility is 6,000,000 gallons per day (gpd). The City withdraws water from the Chipola River through a seventeen-mile freshwater canal and processes the water for drinking and distribution.

The City of Port St. Joe Comprehensive Plan adopted a Potable Water Level of Service (LOS) standard for residential potable water uses of 130 gallons per capita per day. The average household size for Gulf County based on the 2010 U.S. Census data is 2.34 persons per household. The proposed will result in a potable water demand increase of 51,714 gpd. As Table 5 shows, the facility will have adequate capacity to absorb the increase in potable water demand.

**Table 5: Potable Water Capacity Analysis**

Year	Permitted Capacity (gpd)	Average Demand (gpd)	Project Demand (gpd)	Total Demand (gpd)	Percent Utilized
2017	6,000,000	900,000	51,714	951,714	15.86%

Source: City of Port St. Joe Utilities Department

**B. Sanitary Sewer**

Development proposed at the amendment site would send their wastewater to the City of Port St. Joe Wastewater Treatment Facility. The City's Wastewater Treatment Facility has a permitted treatment capacity of 3,100,000 gallons per day (gpd) utilizing a 98-acre restricted public access spray field. Flow rates obtained from the City of Port St. Joe Utility Department indicate that the facility is currently running at approximately 830,000 gpd.

The City of Port St. Joe has adopted a Level of Service (LOS) standard for wastewater of 150 gallons per capita per day for residential uses. The average household size for Gulf County based on the 2010 U.S. Census data is 2.34 persons per household. The proposed land use change will result in a wastewater demand increase of 59,670 gpd. As Table 6 shows, the facility will have adequate capacity to absorb the increase in wastewater demand.

**Table 6: Sanitary Sewer Capacity Analysis**

Year	Permitted Capacity (gpd)	Average Demand (gpd)	Project Demand (gpd)	Total Demand (gpd)	Percent Utilized
2017	3,100,000	830,000	59,670	889,670	28.70%

Source: City of Port St. Joe Utilities Department

**C. Transportation**

The proposed development is planned for 170 new residential multi-family units. The 10th Edition ITE Trip Generation software was utilized to create a trip generation report for the development. Using Multi-family Housing (ITE Code 220) along with the proposed 170 units, the software calculated 622 daily enter trips and 622 daily exit trips.

**Table 7: Trip Generations**

ITE Land Use Category	Variable	Size	Daily Trip Rate/ Equation	Daily Enter Split	Daily Exit Split	Daily Total Trips		
						Total	Enter	Exit
Multi-family Housing (Low Rise) - 220	Per Unit	170	$T = 7.56(x) - 40.86$	50%	50%	1,244	622	622

Source: ITE Trip Generation Software

**D. Stormwater**

City of Port St. Joe has adopted Level of Service (LOS) standards within the Comprehensive Plan that apply to water quantity and water quality for evaluating impacts associated with developments. The LOS standards for water quantity indicate that post-development runoff shall be no greater than predevelopment runoff.



The City's LOS standards for stormwater management are as follows:

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

- 25-yr. frequency, 24-hr. duration storm event for those areas designated as residential, commercial, mixed commercial/residential, public, and industrial land use on the Future Land Use Map; and
- 3-yr. frequency, 24-hr. duration storm event for those areas designated as agricultural, conservation, and recreation land use on the Future Land Use Map.
- All new and re-development projects shall comply with the stormwater design and performance standards and stormwater retention and detention standards contained within section 62-346F.A.C.

Development of the amendment site will comply with the groundwater quality and quantity protection requirements set forth in the City's Comprehensive Plan.

**E. Solid Waste**

The City of Port St. Joe requires all residential households to have garbage pickup. This service is provided by Waste Pro, Inc in partnership with the City of Port St Joe. Waste Pro, Inc., collects all household solid waste within the City and disposes the solid waste at the Bay County Waste to Energy Facility (Incinerator). The facility is a 500 Tons per Day Waste to Energy facility located in Bay County (just north of Panama City, Florida). The facility produces about 13 Megawatt per hour of electricity that is utilized throughout the state of Florida and has sufficient long range capacity.

The City adopted a residential level of service standard for solid waste of 8 pounds per person per day. The proposed land use change will result in a solid waste demand increase of 430.6 pounds per day or 0.2153 tons per day. There is more than adequate capacity at the Bay County facility.

**D. Public Schools**

The proposed amendment site is being planned for 170 units. Utilizing a single-family school generation rate of 0.2706, the proposed 170 units would generate a total of 46 school age children. The amendment site is located within the South Concurrency Service and Attendance Area of the County.

The available capacity along with planned capacity improvements serves as the base for predicting future available capacity. Table 8, below, shows that there is adequate capacity to serve the proposed development through the Public-School Facility 5- year planning time frame.

**Table 8: School District Available Capacity, 2017**

School Type	Fish Capacity <sup>1</sup>	Actual Enrollment	New Student Capacity	Proposed Amendment	Surplus (+)/ Deficiency (-)
Port Saint Joe Elementary	760	540	220	24	196
Port Saint Joe Junior Senior High	997	509	488	22	466
<b>Total</b>	<b>1,757</b>	<b>1,049</b>	<b>708</b>	<b>46</b>	<b>662</b>

<sup>1</sup>= FISH = Florida Inventory of School Houses

Source: Gulf County School District 5-Year Work Plan, 2016-2017

## VII. Urban Sprawl Analysis

Chapter 163.3177(6)(9)(a), Florida Statutes, provides a thirteen-point list of indicators to help in the evaluation of whether a proposed Future Land Use Map change would constitute urban sprawl. An analysis of the thirteen points as applied to the Bay County Comprehensive Plan amendment is provided below:

**163.3177(6)(9)(a)(I):** Promotes, allows or designates for development of substantial areas of the jurisdiction to develop as low-intensity, low density, or single-use development or uses in excess of demonstrated need.

*The proposed amendment is located within the urbanized area of the City of Port St. Joe and will provide for higher density within an area with urban services.*

*The proposed amendment would encourage a more efficient compact development pattern by allowing higher density uses within this portion of the City. Therefore, the proposed amendment will not promote, allow or designate for development of substantial areas of the jurisdiction to develop as low-intensity, low density, or single-use development or uses in excess of demonstrated need.*

**163.3177(6)(9)(a)(II):** Promotes, allows or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while leaping over undeveloped lands which are available and suitable for development.

*The proposed amendment does not promote, allow or designate significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while leaping over undeveloped lands which are available and suitable for development. The proposed amendment is located within an urbanized area of the City of Port St. Joe.*

*The proposed amendment area is an ideal location for infill higher density residential development within the existing urban area of the City, as it is situated in between and walking distances to an elementary and high school.*

**163.3177(6)(9)(a)(III):** Promotes, allows or designates urban development in radial, strip, isolated or ribbon patterns generally emanating from existing urban development.

*The proposed amendment does not promote, allow, or designate urban development in radial, strip, isolated or ribbon patterns generally emanating from existing urban development. The proposed townhome development fills in a gap in existing residential and public uses.*

*The proposed expansion area is an ideal location for infill development within the existing urban developed area, as it is situated within walking distances to churches, parks and schools.*

**163.3177(6)(9)(a)(IV):** As a result of premature or poorly planned conversion of rural land or other uses, fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.

*The proposed amendment is not located within a rural area and does not fail to adequately protect and conserve natural resources. The amendment site does not contain any wetlands or no known endangered or protected species. The proposed amendment will require enhanced treatment of stormwater to remove pollutants before it becomes runoff into the surface water system.*

**163.3177(6)(9)(a)(V):** Fails adequately to protect adjacent agricultural areas and activities, including silviculture, and including active agricultural and silvicultural activities as well as passive agricultural activities and dormant, unique and prime farmlands and soils.

*The amendment site is located within the incorporated and urbanized area of the City of Port St. Joe and does not consist of any significant agriculture or silvicultural areas. Therefore, the proposed amendment does not fail to adequately protect adjacent agricultural areas and activities, including silviculture. Increasing the density on the site will provide for more residential housing opportunity within an urbanized area that can reduce the need within the unincorporated areas of the County.*

**163.3177(6)(9)(a)(VI):** Fails to maximize use of existing public facilities and services.

*The proposed amendment does not fail to maximize the use of existing public facilities and services. The amendment area is within the urbanized area of the City and has adequate capacities to serve the site over the next planning horizon. Furthermore, increasing the residential density on the site will allow the property to be develop in a more efficient and sustainable pattern.*

**163.3177(6)(9)(a)(VII): Fails to maximize use of future public facilities and services.**

*The proposed amendment provides higher density residential development that will connect to central water and sewer facilities, thus limiting nitrate loading. Increased density and clustering provides for the cost-efficient delivery of public facilities and services. Therefore, the proposed amendments will not fail to maximize future public facilities and services.*

**163.3177(6)(9)(a)(VIII): Allows for land use patterns or timing which disproportionately increase the cost in time, money, and energy of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government.**

*The proposed map amendment does not allow for land use patterns or timing which disproportionately increase the cost in time, money, and energy of providing and maintaining facilities and services. Municipal services are available to the proposed amendment area including, roads, central potable water and sewer services, law enforcement, education, health care, fire and emergency response, and general government of the City.*

**163.3177(6)(9)(a)(IX): Fails to provide clear separation between rural and urban uses.**

*As previously mentioned, the proposed amendment area is located within the urbanized area of the City of Port St. Joe. The City's Comprehensive Plan was established to allow for higher density within the city that will promote efficient use of utilities and development, while preserving rural and low-density land uses of the County.*

**163.3177(6)(9)(a)(X): Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.**

*The City of Port St. Joe provides for increased development standards within the urbanized areas to try and discourage urban sprawl while providing areas for residents to work, shop and live in a relatively compact area. Therefore, the proposed amendments will provide needed opportunity for infill residential development and will not impede redevelopment of existing neighborhoods and communities.*

**163.3177(6)(9)(a)(XI): Fails to encourage an attractive and functional mix of uses.**

*As mentioned above, the proposed amendment is located within a developed area of the City and is in walking distances to the community that is home to many residential subdivisions, a fire station, two public schools and nearby commercial establishment. Therefore, the proposed amendments do not fail to encourage an attractive and functional mix of uses.*

**163.3177(6)(9)(a)(XII): Results in poor accessibility among linked or related land uses.**

*The proposed land use change does not result in poor accessibility among linked or related land uses.*

*The proposed amendment area is situated along Long Avenue which is part of the grid network of streets providing City wide connections.*

**163.3177(6)(9)(a)(XIII): Results in loss of significant amounts of functional open space.**

*The proposed amendment is located within the City of Port St. Joe and will not result in the loss of significant amounts of functional open space. Promoting and encouraging higher densities and intensities within the urbanized and/or incorporated areas of the County will result in the preservation of large tracts of open space that will enable the unincorporated areas to maintain its rural character.*

In addition to 163.3177(6)(9)(a), F.S., Chapter 163.3177(6)(9)(b) of the Florida Statutes provides an eight-point list of development patterns and urban forms. If the proposed amendment incorporates four or more of the development patterns or urban forms, it is determined to discourage the proliferation of urban sprawl. The four patterns and/or forms that best describes the proposed amendment are listed below.

**163.3177(6)(9)(b)(I): Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.**

*The proposed amendment does not have an adverse impact on natural resources and ecosystems. Development of the site will not impact any environmentally sensitive areas such as wetlands or protected and endangered species.*

**163.3177(6)(9)(b)(II): Promotes the efficient and cost-effective provision or extension of public infrastructure and services.**

*The proposed map amendment promotes the efficient and cost-effective provision or extension of public infrastructure and services. Increased density and clustering provides for the cost-efficient delivery of public facilities and services. Municipal services are available to the proposed amendment area as well as the existing community including roads, central potable water and sewer services, stormwater management facilities, law enforcement, education, health care, fire and emergency response, and general government of the City.*

**163.3177(6)(9)(b)(V):** Preserves agricultural areas and activities, including silviculture, and dormant, unique, and prime farmlands and soils.

*As mentioned above, the amendment site is located within the incorporated and urbanized area of the City of Port St. Joe and does not consist of any significant agriculture or silvicultural areas. Therefore, the proposed amendment does not fail to adequately protect adjacent agricultural areas and activities, including silviculture. Increasing the density on the site will provide for more residential housing opportunity within an urbanized area that can reduce the need within the unincorporated areas of the County. Therefore, the proposed amendment does not fail to adequately protect adjacent agricultural areas and activities, including silviculture.*

**163.3177(6)(9)(b)(VII):** Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area.

*"The intent of the City of Port St. Joe Comprehensive Plan is to create land use opportunities to provide for residential, commercial, retail, civic, and office uses which provide goods and services in close proximity to each other. Urban development patterns are intended to be compact and not to promote strip commercial development; therefore, the City's zoning districts implementing this development pattern include limitations on arterial and collector street frontage and maximum development pattern size. It is also intended that community facilities (recreation, civic, community services, and infrastructure) related to the principal use of this development pattern be allowed in a manner which would ensure the protection of adjacent uses." This amendment request is compatible with the City Port St. Joe Comprehensive Plan and will provide for additional residential options and opportunities within the City.*

## CONSISTENCY ANALYSIS

The proposed FLUM amendment is consistent with the Future Land Use Element and other affected elements of the City of Port St. Joe Comprehensive Plan. The following is a specific description of how the proposed FLUM amendment is consistent with the significant subject areas of Future Land Uses, Natural Resources, and Public Facilities and Services of the 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 (sanitary sewer, solid waste, drainage and potable water).



*The amendment area is located within the City of Port St. Joe and has public services available to serve the site.*

**Policy 1.2.4:** As with public services, projected growth will occur along the existing traffic circulation network, owing to the availability and accessibility of vacant/undeveloped land within this network. The City will enforce land development regulations which address abutting incompatible land uses by requiring vegetative screening to create buffer zones between incompatible land uses if they occur.

*The amendment area is located along Long Avenue which is part of the City's overall street grid network and is within walking distance to public parks, schools and churches.*

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

*The City of Port St. Joe has available public services available with adequate capacity to serve the amendment site.*

#### **CONSERVATION ELEMENT**

**Policy 1.3.2:** The City shall minimize land use disturbance, clearing of native vegetation and removal of top soil. The City shall encourage utilization of Low Impact Design (LID) strategies and techniques and construction best management practices (Bumps), such as use of silt fences and sediment basins to retain sediment onsite during development.

**Policy 1.3.3:** The following general requirements shall apply to stormwater management systems throughout the City: a) No direct discharge of stormwater to waterways or waterbodies; b) When soil and water table conditions allow, require the use of offsite retention systems for stormwater treatment. c) Promote the use of Bumps and the "Treatment Train" concept by promoting the use of swales and landscape infiltration systems; d) Swale conveyances shall be used to the greatest extent possible; e) Projects in areas zoned for Industrial land uses shall assure that industrial pollutants do not enter the stormwater system or come in contact with the surface or ground water.

*Development of the proposed amendment area will adhere to the above requirements.*

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



**Policy 1.1.6:** All future development and re-development shall protect the functions of natural Stormwater Management features by complying with the level of service as listed within this Plan and by obtaining proper approved Stormwater Management permits from the Florida Department of Environmental Protection, Northwest Florida Water Management District, and requirements of Policy 1.1.5.

*Development of the proposed amendment area will adhere to the above requirement.*

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

*The amendment site is located within an area of the City that has existing public services available to serve the site with adequate capacity. The proposed amendment will assist the City in implementing a more efficient development pattern by implementing a land use category that will help provide infill development connect to central water and sewer service.*

#### **TRANSPORTATION ELEMENT**

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

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

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

*Development of the proposed amendment area will adhere to the above requirements.*

#### **CAPITAL IMPROVEMENTS ELEMENT**

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

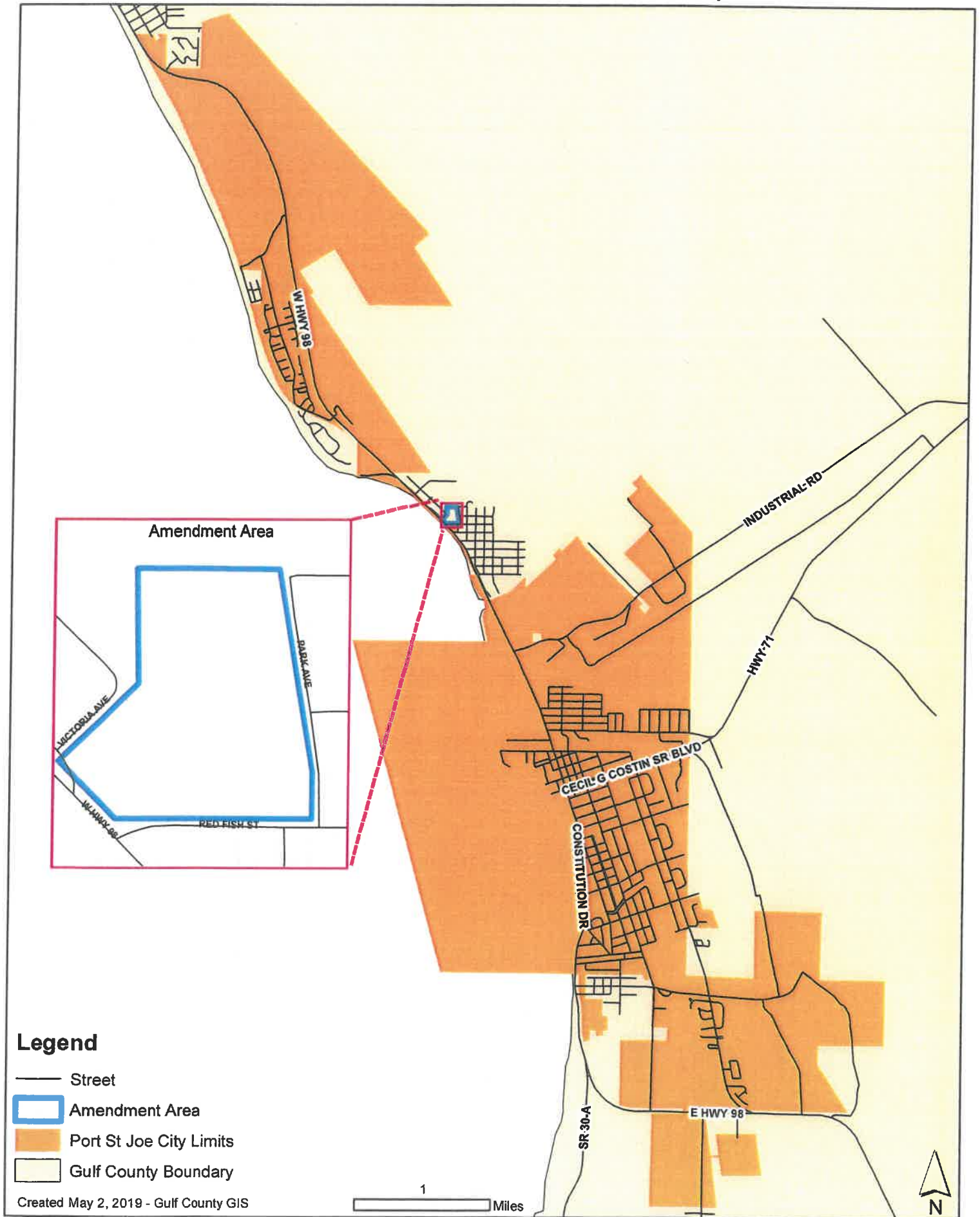
**Policy 2.1.2: The availability of public facilities shall be determined and measured for the required public facility types using the adopted Level of Service (LOS) standards contained in the following elements of the Comprehensive Plan: Traffic Circulation Infrastructure, including Solid Waste, Drainage, Potable Water and Sanitary Sewer Recreation and Open Space Public School Facilities Element**

*A complete public facilities analysis is included in Section VI of this report. Any impacts above the adopted level of service standards will be mitigated for when the property is proposed for redevelopment through the Development Order process.*

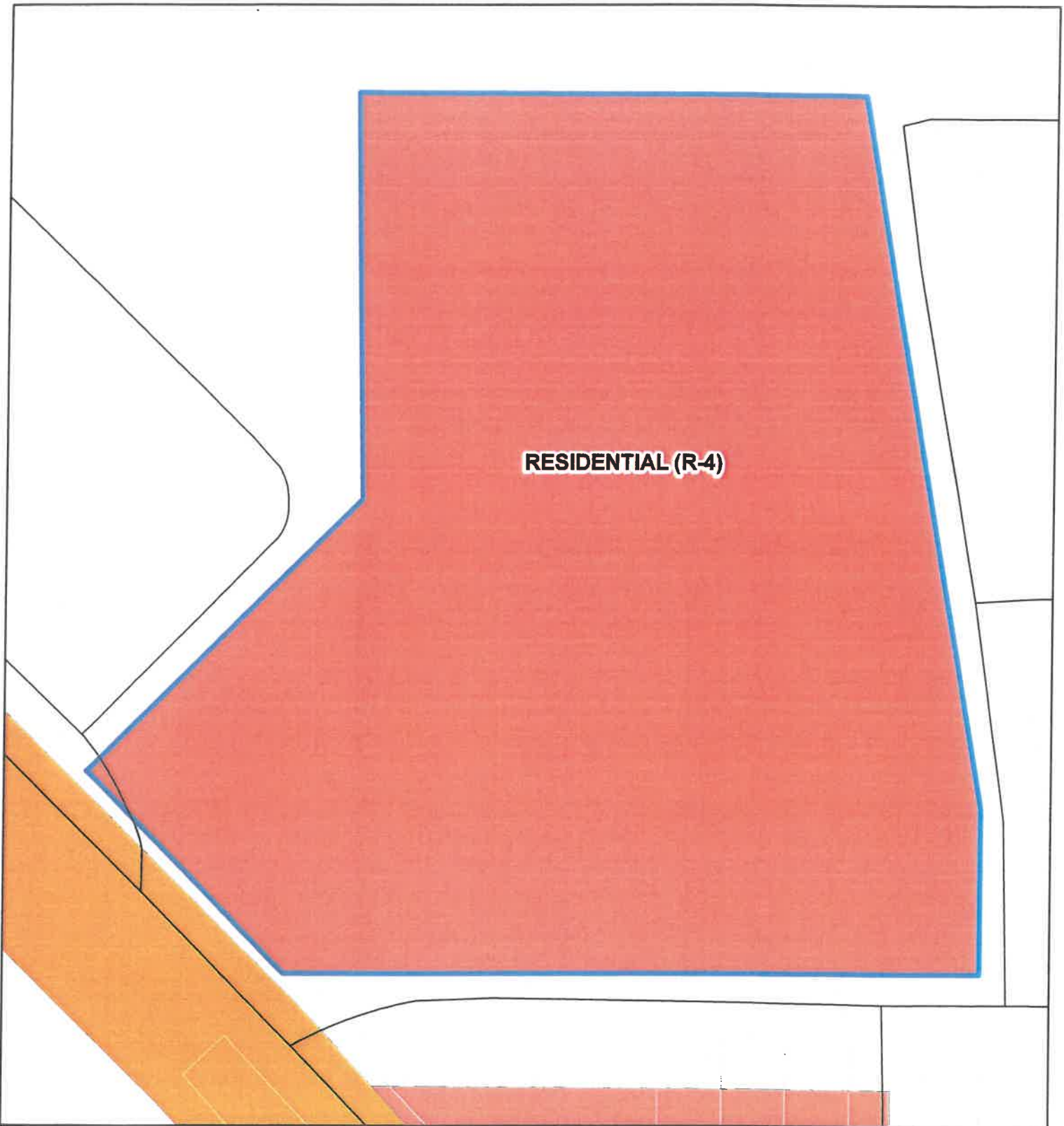
## VIII. Figures:

- 1) Location Map
- 2) Proposed Future Land Use Map
- 3) Proposed Zoning Map
- 4) Floodplain/ Wetland

# Amendment Area Location Map



# 04272-000R - Proposed Future Land Use



**Legend**

Street  
 Proposed FLUM Area  
 Parcel

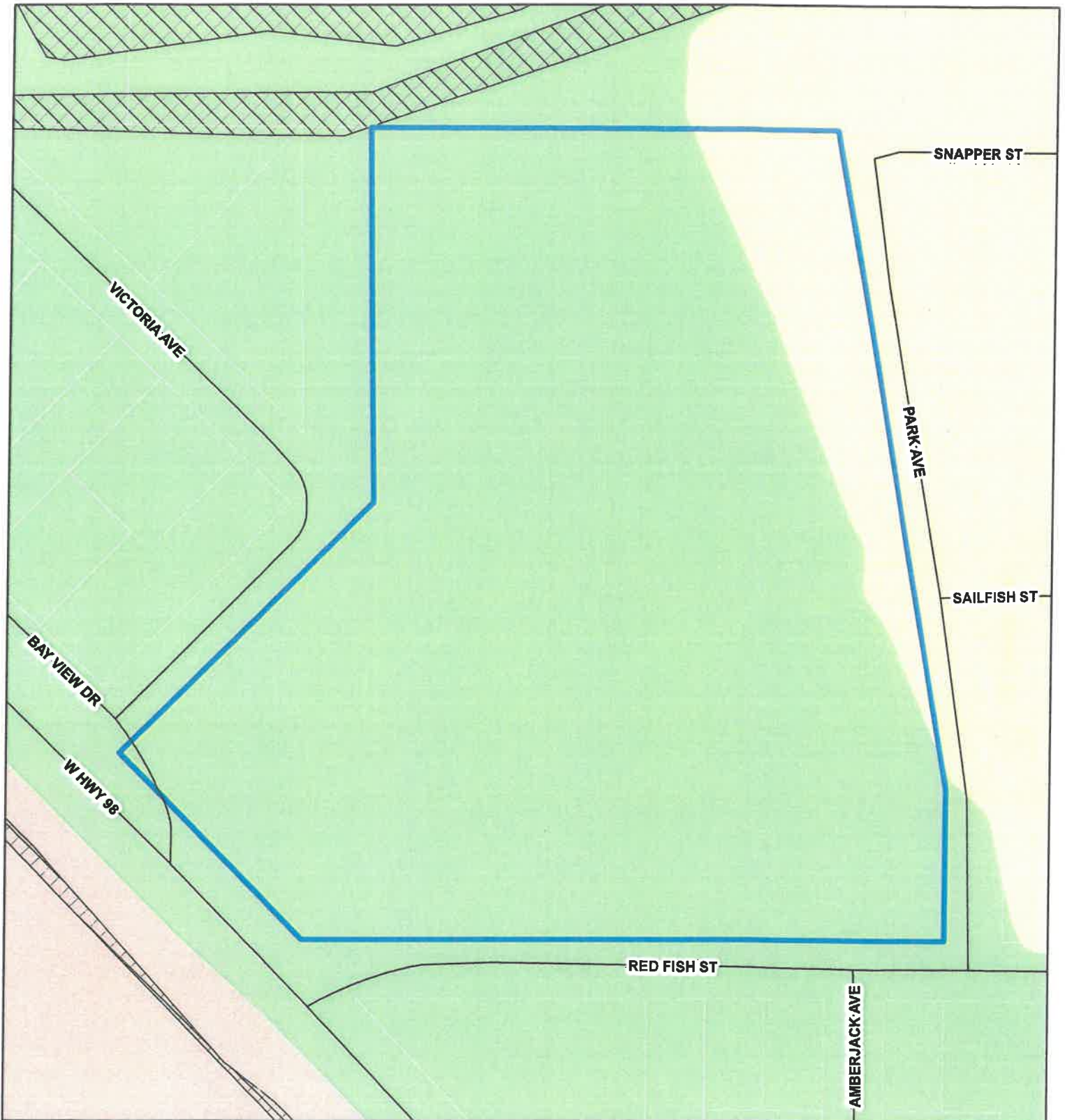
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 0.015 Miles

**Proposed Future Land Use Designation**

NORTH PORT ST JOE MIXED USE	MIXED COMMERCIAL / RESIDENTIAL	HISTORICAL RESOURCES
VERY LOW DENSITY RESIDENTIAL	MIXED USE	RECREATIONAL
RESIDENTIAL (R-1)	LOW INTENSITY COMMERCIAL	OPEN SPACE
RESIDENTIAL (R-2)	COMMERCIAL	CONSERVATION
RESIDENTIAL (R-2B)	LOW INTENSITY INDUSTRIAL	AGRICULTURAL
RESIDENTIAL (R-3)	INDUSTRIAL	
RESIDENTIAL (R-4)	PUBLIC USE	



# 04272-000R - Wetlands & Flood Zones



## Legend

- Street
- ▭ Proposed FLUM Area
- ▭ Parcel
- ▨ Wetlands

## Flood Zones

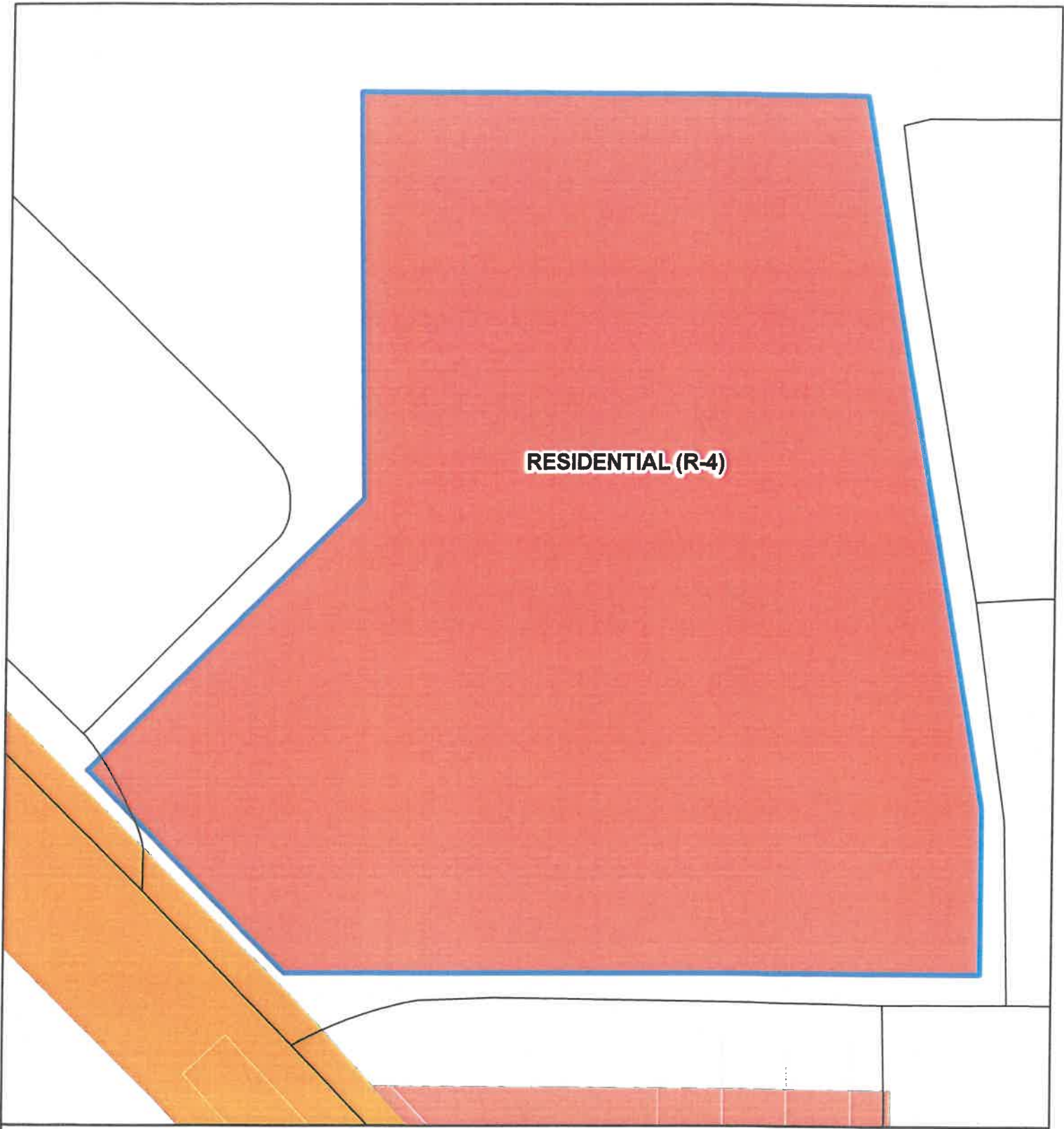
- A
- AE
- AO
- VE
- X



0.015 Miles

Created May 2, 2019  
Gulf County GIS

04272-000R - Proposed Zoning Map



**Legend**

— Street

Proposed Zoning Area

Parcel

0.015 Miles

N

NORTH PORT ST JOE MIXED USE	MIXED COMMERCIAL / RESIDENTIAL	HISTORICAL RESOURCES
VERY LOW DENSITY RESIDENTIAL	MIXED USE	RECREATIONAL
RESIDENTIAL (R-1)	LOW INTENSITY COMMERCIAL	OPEN SPACE
RESIDENTIAL (R-2)	COMMERCIAL	CONSERVATION
RESIDENTIAL (R-2B)	LOW INTENSITY INDUSTRIAL	AGRICULTURAL
RESIDENTIAL (R-3)	INDUSTRIAL	
RESIDENTIAL (R-4)	PUBLIC USE	

Created May 2, 2019 - Gulf County GIS

## **Appendix A**

### **Rezoning Application**

#### **Legal Description of Property**



**Edwin G. Brown**  
**& Associates, Inc.**  
SURVEYORS \* MAPPERS \* ENGINEERS

AUGUST 15, 2017

PSJ EQUITY, LLC

9.09 ACRES

Commence at a found 5/8 inch rod and cap marking the Northeast corner of original Government Lot 12, in Section 26, Township 7 South, Range 11 West, Gulf County Florida; thence run North 00 degrees 25 minutes 09 seconds East 98.87 feet to a re-bar; thence run North 89 degrees 06 minutes 59 seconds West 44.79 feet to a re-bar, said point being the POINT OF BEGINNING; thence leaving said POINT OF BEGINNING run North 89 degrees 06 minutes 59 seconds West 438.13 feet to a re-bar lying on Easterly right of way line of 8<sup>th</sup> Street Northwest and a Northerly projection thereof; thence run along said Easterly right of way line and said Northerly projection thereof, South 06 degrees 47 minutes 18 seconds East 409.66 to a re-bar; thence run along the Southeasterly right of way line of Victoria Avenue also being known as said 8<sup>th</sup> Street Northwest, South 44 degrees 29 minutes 38 seconds West 314.61 feet to a re-bar marking the intersection of said Southeasterly right of way of said 8<sup>th</sup> Street Northwest and Victoria Avenue with the Northeasterly right of way line a 66 foot wide right of way of U.S. Highway #98, said point lying on a curve to the right having a radius of 11619.06 feet; thence run along said Northeasterly right of way line and said curve Southeasterly along the arc thru a central angle of 01 degrees 04 minutes 12 seconds for a distance of 217.01 feet, chord of said arc being South 44 degrees 28 minutes 48 seconds East 217.00 feet to a re-bar marking the intersection of said Northeasterly right of way line with the Northerly right of way line of 7<sup>th</sup> Street also being known as Redfish Street; thence run along said Northerly right of way line North 89 degrees 40 minutes 16 seconds West 543.77 feet to a re-bar said point marking the intersection of said Northerly right of way line with the Westerly right of way line North Parker Avenue, also being known as Parker Avenue; thence run along said Westerly right of way line as follows: North 00 degrees 18 minutes 51 seconds West 132.24 feet; thence run North 09 degrees 26 minutes 30 seconds West 558.85 feet to a re-bar marking the intersection of said Westerly right of way line with the Northerly right of way line of 9<sup>th</sup> Street also being known as Snapper Street; thence run along said Northerly right of way line South 89 degrees 14 minutes 17 seconds East 25.07 feet to a re-bar; thence leaving said Northerly right of way line run North 10 degrees 27 minutes 59 seconds West 100.89 feet to the POINT OF BEGINNING. Containing 9.09 acres more or less.

SUBJECT TO EASEMENTS OF RECORD

The undersigned surveyor has not been provided a current title opinion or abstract of matters affecting title or boundary to the subject property. It is possible there are deeds of records, unrecorded deeds, easements or other instruments which could affect the boundaries.



WADE G. BROWN  
Surveyor & Mapper  
Florida Certificate No. 5959  
(LB 6475)

AUG 31 2017

17-294PSC:38046

2 of 2

2813 Crawfordville Hwy \* P.O. Box 625 \* Crawfordville, Florida 32326  
(850) 926-3016 \* FAX (850) 926-8180

46



Jim Anderson

**From:** Paul Thorpe <Paul.Thorpe@nwfwater.com>  
**Sent:** Tuesday, May 07, 2019 11:37 AM  
**To:** Jim Anderson  
**Cc:** Smallwood III, Clay  
**Subject:** NRDA Grant for Stormwater Improvements Project

Jim,

We have been notified by DEP that the grant for the City of Port St. Joe stormwater improvements project has been approved. In the coming weeks, we will be developing a grant agreement between DEP and the NWFWMMD, after which we will work with you to develop a subsequent grant agreement between the NWFWMMD and the City of Port St. Joe.

The Scope of work includes the engineering and design, construction, stormwater monitoring (for project validation), and the stormwater master plan. Please note that the maximum grant funding available for the project is \$906,750. This, includes \$77,500 in contingency funds that will not be included within the initial grant. In the NRDA plan. The \$829,250 available for the initial (non-contingency) grant is broken down as follows:

- \$50,000 stormwater master plan
- \$60,980 Engineering and design
- \$614,020 Construction
- \$50,000 Stormwater monitoring
- \$54,250 Local sponsor oversight, administration, and supervision

The Local sponsor oversight, administration, and supervision \$54,250 is designated for project management costs on the part of the city and/or the District. It is my understanding that we will have flexibility to move funds between categories. The use of contingency funds would need to be requested from DEP separately with justification.

We should discuss at your convenience the breakdown in funding. We can also, of course, schedule to meet and go over all of this in much more detail.

Thank you – we very much look forward to working with the City of Port St. Joe on this project.

Paul

Paul J. Thorpe  
Chief, Bureau of Environmental and Resource Planning  
Northwest Florida Water Management District  
81 Water Management Drive  
Havana, Florida 32333-4712  
(850) 539-5999; (850) 539-2643 (Direct)



# JUNETEENTH 2019

**2019**  
Summer Track and Field  
Camps and Seminars: July 1-17

**Hosted By:** Keion McNair & Zyrus Hill

- 16 years of combined experience
- 15 state championships
- Level 1 & 2 USA Track & Field Certification

**Day 1 & 2: American Training**  
Track & Field will learn proper technique, consistent warm-up routine that will prevent the A&F's typical injuries & conditioning which are found in elite level participants.

**Day 3: Multisport Velocity Training**  
The athletes will learn a proper dynamic warm-up routine. Almost all increasing the low risk motion which speed strength, balance, flexibility, and endurance.

**Athletes worked with:**

- Calvin Pryor- NFL
- Trey Sanders- #1 ranked running back in nation
- Roman Quinn- MLB
- Kayla Parker- Jr Olympic record holder

**JUNE 16-17, 2019**  
Port St. Joe High School

**COST PER ATHLETE**  
\$85

**SESSION TIMES**  
session 1: 10:00 am  
session 2: 2:00 pm

5 star reviews  
Google My Business

## Celebrating in North Port St. Joe.

The community's Juneteenth celebration had been a sporadic event until it was organized by the PAC in 2017 and repeated very successfully in 2018. Undaunted by the damage left less than six months ago by Hurricane Michael, the PAC is setting new goals for the 2019 celebration of Juneteenth. The cornerstone of this year's event will be the recognition of Track Coach, Keion McNair who, since 2010, has assembled and trained a large group of High School athletes, many of whom have gone on to compete at varsity level in high school, various colleges and universities.

This year, Coach McNair's Summer Camp will be held side by side with the Juneteenth Celebration at North Port St. Joe's historic Washington High School campus. The Summer Camp will be attended by 30-40 young people from throughout Port St. Joe and will be dedicated to the memory of Quadruple Olympic Gold Medal winner, Jesse Owens, to whom the New York Times paid tribute in 2014 as "perhaps the greatest and most famous athlete in track and field history". Mr. Owens visited North Port St. Joe on one of his tours of the region participating, perhaps, one of his exhibition 'challenge races', for which he was known.



Jesse Owens, dressed ready for a race, visits North Port St. Joe, date unknown.

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\$85

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session 1: 10:00 am  
session 2: 2:00 pm

5 star reviews  
Google My Business



# JUNETEENTH2019

**Session: Track and Field**  
**Womens and Developmental Camps**

Hosted By: Keion McNair & Zyris Hill

- 16 years of combined experience
- 15 state championships
- Level 1 & 2 USA Track & Field Certification

**Day 1: Fundamental Training**  
 The athletes will learn proper technique, conditioning, warm-ups, and drills to improve the body's engine, balance, & coordination, which are found to give a lead performance.

**Day 2: Maximum Velocity Training**  
 The athletes will learn a proper dynamic warm-up routine aimed at increasing the body's muscle activation, speed, strength, balance, flexibility and endurance.

**Athletes worked with:**

- Calvin Pryor- NFL
- Trey Sanders- #1 ranked running back in nation
- Roman Quinn- MLB
- Kayla Parker- Jr. Olympic record holder

**JUNE 16-17, 2018**  
 Port St. Joe High School

**COST PER ATHLETE**  
 \$65

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**IN THE PORT ST. JOE PROJECT AREA**

**Juneleenth**

Washington Gym

414 KENNY STREET  
PORT ST. JOE, FLORIDA

**JULY 1**  
12 NOON-4PM

**JOIN US!**

For

- Music & Dance
- Health Screenings
- Food
- NAACP Membership Drive
- Vote Registration

**FREEDOM 2017**

**Bailey's Elite Skills Academy**

*"Some want it to happen, some wish it to happen, others make it happen"*

**Basketball Camp**

July 1, 2017  
**Washington Gym**  
 414 KENNY ST.  
 Port St. Joe, Florida

Session I—Elementary  
 10AM-12 Noon

Session II—Middle/High/College  
 1PM-5PM

Early registration \$10  
 April 1 through May 30, 2017

Cost: \$100 (After Early Registration)

Session Includes:  
 1-on-1  
 &  
 Shoot

Contact:  
 Raye Bailey Jr. (850) 907-7147  
 Jennifer Bailey (850) 940-3350  
 Javlan Langston (850) 327-4006

**Annual 4th of July 2017**

**Street Dance Celebration**

**Big Boom**

7PM-3AM | 9:00PM-2AM  
 Port St. Joe | MLK & AVE C



Search for...

Search

## FLC Annual Conference



**The 93<sup>rd</sup> Annual Conference of the Florida League of Cities will be held August 15-17, 2019, at the Orlando World Center Marriott.  
Register Online**

**([https://members.flcities.com/FLC/Events/Event\\_Display.aspx?EventKey=FLCAC19](https://members.flcities.com/FLC/Events/Event_Display.aspx?EventKey=FLCAC19))**

The conference is an opportunity for municipal officials and senior staff to enhance leadership skills, learn from municipal experts, share ideas with peers, discuss strategies for Florida's future and hear about the latest in products and services for municipal governments. Interested in exhibiting in our Municipal Marketplace? Click **here**

**([https://members.flcities.com/FLCExhibitors/Ex\\_Event\\_Display.aspx](https://members.flcities.com/FLCExhibitors/Ex_Event_Display.aspx))** to learn more.

This year's conference will include breakout sessions, committee meetings, keynote presentations, awards and more. Plus, we will be discussing and adopting the FLC 2020 Legislative Action Agenda to guide advocacy efforts at the state Capitol. Don't miss this opportunity to learn, network and share. **View Announcement ([/docs/default-source/2019-conference/announcement.pdf?sfvrsn=22cfdbd5\\_2](/docs/default-source/2019-conference/announcement.pdf?sfvrsn=22cfdbd5_2))**

Paid registration is required to receive housing information, so sign up early!

**Resolution Submission Deadline: July 10, 2019 | Hotel Registration Deadline: July 24, ^**

51

**Code Enforcement 2019Activity**  
**As of 5/16/2019**

	Open		Closed		Total		Increase	
Unlawful								
Accumulation	54		32		86		35	
Substandard								
Structure	34		10		44		1	
Abandoned								
Vehicle	8		3		11			
Unlawful								
Sewer								
Land regulation								
Violation	29		39		68		4	
Business Lic.								
Violation								
Special Master								
Hearings								
Building								
Demolition	6		62		68			
Waste								
Violation			40		40			
Sign								
Violation	1		459		460			
	Total	132	Total	645	Total	777	Total	40