

**August 6, 2019  
Regular Meeting  
12:00 Noon  
2775 Garrison Avenue  
Port St. Joe, Florida**



## City of Port St. Joe

Rex Buzzett, 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 August 6, 2019

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## Call to Order

## Consent Agenda

### Minutes

- Regular Meeting 7/16/19 Pages 1-4

### Bldg. Department

- Update Page 5

### PSJRA- Board Membership

### City Attorney

- Ord. 553 MLK Corridor Rezoning Request Pages 6-30
  - 2<sup>nd</sup> Reading and Consideration of Adoption
- Ord. 559 R2A Allowable Uses Pages 31-35
  - 2<sup>nd</sup> Reading & Consideration of Adoption
- De-Annexation Request Pages 36-40
- Marina Cove PUD Amendment Request Pages 41-54
- Community Garden/St. Joe Agreement Pages 55-60

## Old Business

- RFP 2019-07 Frank Pate Park Gazebo & Picnic Pavilion (No Bids Received)
- RFP 2019-06 Buck Griffin Lake Timber Bridge Repair (No Bids Received)
- Police Department Bldg.- Mayor Buzzett

## New Business

- Workforce Housing Need- Comm. Ashbrook Pages 61-64
- 2021 SCOP Grant Award Pages 65-66
- CDR McGuire Task Order Pages 67-68
- Computer Upgrades Pages 69-73
- Request for Speed Bumps on 7<sup>th</sup> Street- Tom Buttram Page 74
- FEMA Community Recovery Assistance Page 75
- Letter to Property Owners- Mayor Buzzett

### Public Works

- Update

### Surface Water Plant

- Update

**Waste Water Plant**

- Update

**Finance Director**

- Budget Update

**City Engineer**

- Trail Lighting/Upgrades Grant- Update
- Road Bond Money

**Code Enforcement**

- Update

**Page 76**

**Police Department**

- Update

**City Clerk**

- Christmas Parade 12/14/19

**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, July 16, 2019, at Noon.**

The following were present: Commissioners Ashbrook, Hoffman, Langston, and Lowry. City Manager Jim Anderson, City Clerk Charlotte Pierce, and Attorney Adam Albritton were also present. Mayor Buzzett was absent and the meeting was chaired by Mayor Pro tem, David Ashbrook.

## **CONSENT AGENDA**

### **Minutes**

A Motion was made by Commissioner Hoffman, second by Commissioner Lowry, to approve the Minutes of the Regular Meeting of July 2, 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 the last meeting: Demolition Permits 0; Residential Reroof 8; Commercial Reroof 2; Residential Remodel 5; Commercial Remodel 1; Temporary Power Poles 2; Electric Service Repair 2; Accessory Structures 0; New Single Family Structures 3; Temporary Structure Permits 0, and Increased Cost of Compliance Letters 0.

**PSJRA Update** – PSJRA Chairman Ashbrook shared that their next meeting would be the first Tuesday in August at noon.

### **City Attorney –**

**Boat Slip Rental Agreement** – A Motion was made by Commissioner Lowry, second by Commissioner Langston, to approve the Boat Slip Rental Agreement. Motion passed 3-1 with Mayor Pro tem Ashbrook, Commissioners Langston, and Lowry voting yes. Commissioner Hoffman voted no.

**Ordinance 558 Medical Marijuana – Second Reading and Consideration of Adoption:** A Motion was made by Commissioner Langston, second by Commissioner Hoffman, to have the 2<sup>nd</sup> reading of Ordinance 558. All in favor; Motion carried 4-0.

Attorney Albritton read Ordinance 558 by Title only.

A Motion was made by Commissioner Lowry, second by Commissioner Langston, to adopt Ordinance 558. All in favor; Motion carried 4-0.

**Ordinance 559 R2A Allowable Uses – First Reading and Request to Advertise:** A Motion was made by Commissioner Hoffman, second by Commissioner Langston, to have the First Reading of Ordinance 559 and advertise it. All in favor; Motion carried 4-0.

Attorney Albritton read a letter from Ray and Minnie Likely requesting that Section 3.21 (3) of the Land Development Regulations be adhered to and that permanent mobile homes or trailers only be allowed in the currently approved areas of the City of Port St. Joe. Their letter is attached as Exhibit 1.

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

### **Old Business**

**FEMA Damage Assessment Report Update** – Mr. Anderson noted that 122 letters will be sent to owners with substantial damage to their property.

**DR 420** – A Motion was made by Commissioner Hoffman, second by Commissioner Lowry, to return the DR 420 with a proposed Millage rate of 3.5914 for Fiscal Year 2019-2020, which is the same as last year. All in favor; Motion carried 4-0.

**MLK Corridor Zoning Change – Consideration of Adoption on 8/6/19** – Mr. Anderson reminded the Commissioners of this.

## **New Business**

*Creekside Plat Approval* - Commissioner Hoffman questioned language in Ordinance 380 stating that the City would be paid \$200,000 for firefighting equipment and if it had been paid. His research indicates that the amount was paid to the County and the City has not received anything. He requested that this item be Tabled until answers were provided.

Mayor Pro tem Ashbrook agreed, but noted that he did not want to prohibit building.

Commissioner Lowry stated that he hated to hold up the project.

Commissioner Langston shared that we need to move forward and get housing.

A Motion was made by Commissioner Hoffman to Table this item until the \$200,000 was paid. The Motion died for the lack of a second.

After additional discussion, a Motion was made by Commission Lowry, second by Commissioner Langston, to proceed with approving the Creekside Plat and have staff research the issue of payment. All in favor; Motion passed 4-0.

*Commission Chambers PA System* – Consensus of the Commission was to proceed with purchasing lapel microphones for an approximate cost of \$600 - \$700.

*Government Complex Grant* – A Motion was made by Commissioner Hoffman, second by Commissioner Lowry, to approve the Department of Economic Opportunity Grant in the amount of \$312,500 for Land Acquisition, Planning and Engineering, Architectural Renderings, and Site Prep to have the project shovel ready. All in favor; Motion carried 4-0.

## **Public Works – John Grantland**

*Field of Dreams Property Laydown Yard* – A Motion was made by Commission Lowry, second by Commissioner Hoffman, for the attorney to draft an agreement that would allow KKS to use the laydown yard in exchange for removing the City debris from the yard. The St. Joe Company would also have to approve the agreement. All in favor: Motion carried 4-0.

*Purchase of Truck & Bobcat Loader on State Contract* – A Motion was made by Commissioner Langston, second by Commissioner Hoffman, to approve the purchase of a Truck (\$26,744.00) and Bobcat Track Loader (\$44,675.95) on State Contract. These items are in the current budget. All in favor: Motion carried 4-0

*Patton Park Sewer* – A Motion was made by Commissioner Hoffman, second by Commissioner Lowry, to approve installing gravity sewer at this location. All in favor; Motion carried 4-0.

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

*Chemical Cost* – A Motion was made by Commissioner Lowry, second by Commissioner Langston, to advertise for Liquid Ferric Sulfate, Caustic Soda, and Sodium Hypochlorite. All in favor; Motion carried 4-0.

**Wastewater Plant** – Kevin Pettis shared that, due to the rain, the lagoon lost a couple of inches but will have that back by the end of the week. A bearing has gone out in a pump that serves the Spray Fields and they will be pulling that pump next week.

## **Finance Director – Mike Lacour**

*Budget Update* – Mr. Lacour noted the first draft of the Budget has been prepared and distributed; the first meeting on the Budget could be held the first Tuesday in August, and suggested the Commission might want to wait until the cost of Health and Liability insurance has been received before meeting.

Commissioner Langston noted he would like to have at least one meeting on the budget, but did not feel that a lot of meetings were necessary.

**City Engineer – Clay Smallwood, III**

*Frank Pate Park Task Order Update* – There were no new updates on this project.

*Trail Lighting / Upgrades Grant Update* – There has been no change on this project.

*Road Bond Money* – Mr. Smallwood noted there is still some money available for repairs and asked that the Commission decide which roads they would like to pave. He suggest that the circles be considered as they do not have sewer under the road and shared that Westcott Circle has been repaved more recently than Hunter of Bellamy Circles.

**Code Enforcement** no action was required.

**Police Department – Chief Matt Herring** did not have anything on the Agenda to discuss. Mayor Pro tem Ashbrook shared that he had received complaints of cars parking on the beach at Maddox Park and asked that this be addressed.

**City Clerk - Charlotte Pierce** did not have any updates for the Commission.

**Citizens to be Heard –**

*Amy Rogers* asked that the Commission hear from individuals that oppose the rezoning of MLK Boulevard. The following individuals spoke and objected to changes in their neighborhood. Arthur Harris, Jacquelyn Leslie, and Nathan Peters, Jr. Mrs. Rogers also presented 2 pages, totaling 29 signatures, who did not support the project.

*Christy McElroy* shared her concerns about the Field of Dreams property being used for the intended purpose and noted it is owned by the citizens. She also expressed her thoughts on the NERDA Grant, noted it is a great opportunity, and wants to be kept informed on communications about the project. She also provided copies of a Public Records request concerning the NERDA Grant.

*Robert Branch* voiced his concerns about the storm drainage issues and provided pictures.

*Tan Smiley* shared that change is coming and encouraged the Commission to do what is best for the City.

*Letha Mathews, Chester Davis, and Cheryl Steindorf* noted what the PAC has been able to accomplish and that everyone had been included in the decision making. Ms. Mathews provided 27 letters of support encouraging the City to move forward with the MLK Project.

Mrs. Rogers requested that a meeting be held Monday, July 22, 2019, at 6 P.M., for the Commission to hear the concerns of everyone involved in the MLK Project.

**Discussion Items by Commissioners**

*Commissioner Langston* thanked everyone for attending the meeting and stated he would like to have a meeting to hear what everyone wants to say about the MLK Project. He noted that taxes will go up as property values increase, he wants to do something good for the community, and make improvements for the kids.

*Commissioner Lowry* asked Mr. Anderson to see if City Planner Ray Greer could attend the meeting Monday night.

*Commissioner Hoffman* introduced his daughter, Sarah, who was attending the meeting today.

*Mayor Pro tem Ashbrook* noted a lot of interesting information had been presented today, and that the PSJRA had been working with the PAC group for over 4 years on the MLK Project.

A Motion was made by Commissioner Lowry, second by Commissioner Langston, to adjourn the meeting at 1:30 P.M.

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

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

\_\_\_\_\_  
Date

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

\_\_\_\_\_  
Date

August 6, 2019

Demolition Permits: 0

Residential Reroof: 10

Commercial Reroof: 1

Residential Remodel: 6

Commercial Remodel: 0

Temporary Power Poles: 1

Electric Service Repair: 3

Accessory Structures: 1

New Single Family Structures: 1

Temporary Structure Permits: 1

Increased Cost of Compliance Letters: 2



## ORDINANCE NO. 553

AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN OF THE CITY OF PORT ST. JOE, SPECIFICALLY TO ADOPT TOWN-INITIATED TEXT AMENDMENT TO (1) ESTABLISH A NORTH PORT ST. JOE MIXED USE FUTURE LAND USE CATEGORY TO THE FUTURE LAND USE ELEMENT AND (2) TO ADOPT TOWN-INITIATED FUTURE LAND USE MAP CHANGE TO REDESIGNATE 18 ACRES OF MIXED USE, INDUSTRIAL AND RESIDENTIAL (R-2B) FUTURE LAND USE TO NORTH PORT ST. JOE MIXED USE FUTURE LAND USE; PROVIDING FOR SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, Section 163.3184, Florida Statutes, provides for the authority and procedure for the City Commission of Port St. Joe, Florida to amend its Comprehensive Plan utilizing procedures applicable to large scale developments; and

WHEREAS, on March 12, 2019, the Planning and Development Review Board sitting as the local planning agency for the City, recommended transmittal of the amendments to the comprehensive plan of the City; and

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

WHEREAS, on March 19, 2019 the Port St. Joe City Commission authorized transmittal of the proposed plan amendment to the appropriate state agencies;

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

### SECTION 1. APPROVAL

The City of Port St. Joe Comprehensive Plan Future Land Use Element and Future Land Use Map are hereby amended as set forth on Exhibit "A".

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

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

### SECTION 3. ENFORCEMENT

The City may enforce this Ordinance as authorized by law.

### SECTION 4. REPEAL

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

#### SECTION 5. SEVERABILITY

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

#### SECTION 6. EFFECTIVE DATE

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

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

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

By: \_\_\_\_\_  
Rex Buzzett, Mayor-Commissioner

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

# City of Port St. Joe

## Land Use Amendment



Prepared By:

City of Port St. Joe  
305 Cecil G. Costin Sr. Blvd.  
Port St. Joe, FL 32456  
and



2316 Killearn Center Boulevard  
Suite 102  
Tallahassee FL 32309

March 2019

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## Appendices

Appendix A: Proposed Future Land Use Element Language

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Appendix B: North Port St. Joe Development and Lot Analysis

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## I. Background

### A. North Port St. Joe

The area around Martin Luther King Boulevard in the City of Port St. Joe once contained a plethora of businesses serving the local African American community. Since the closure of the paper mill and other adverse economic trends, there is only one business left. In an effort to revitalize this and other affected areas within the City, a plan was developed as part of the Community Redevelopment Area efforts. However, the 2009 redevelopment plan for the Martin Luther King Boulevard area, also known as North Port St. Joe, has not yet yielded any redevelopment.

In 2016, concerned residents of North Port St Joe met in three public meetings and created a new community plan for the designated Expansion Area of Port St. Joe's Downtown Redevelopment Area along Martin Luther King Boulevard. The community plan, called *Redeveloping North Port St. Joe*, was accepted by the Port St. Joe Redevelopment Agency and the City Commission in early 2017 as an update to the 2009 North Port St Joe Master Plan. *Redeveloping North Port St. Joe's* highest priority is to restore Martin Luther King Boulevard without displacing any of the local

residents. With the growing prospect of a new port adjacent to the community, its citizens are intent that North Port St. Joe is ready for and benefits fully from the future economic development.

*Redeveloping North Port St. Joe* proposes an increased density and intensity mixed-use district along Martin Luther King Boulevard. A new land use category is proposed to implement the recommendations of the redevelopment plan. The proposed category differs slightly from the existing Mixed-Use district, with a higher density available through a density bonus and a slightly higher lot coverage maximum. While the whole area, original and expansion, will be under the new North Port St Joe Mixed Use land use category, the core area will be developed as a mixed-use area with commercial, retail, and office mixed with multi-family residential. This core business area will be surrounded by low-rise multi-family to provide housing choice as well a transition to the historic single-family

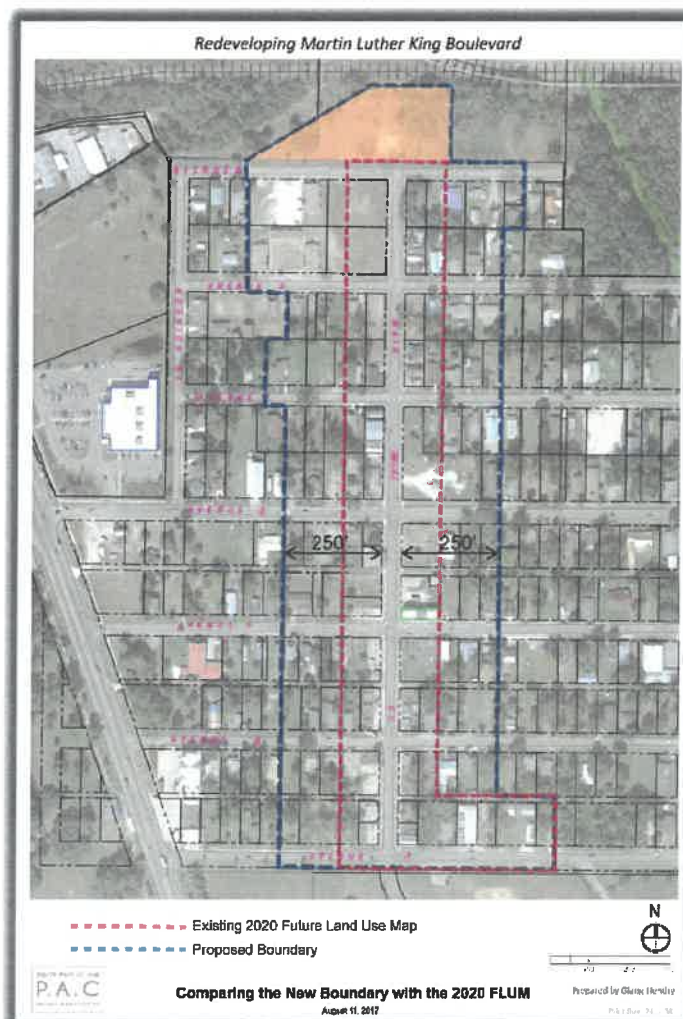


Figure 1: New Mixed Use Boundary, courtesy John Hendry, PacificXanh

neighborhoods surrounding it. The major differences between the two development areas will be made evident within the Land Development Regulations.

Within the Land Development Regulations, a new overlay district to implement the land use category will be developed. This overlay district will act as a detailed neighborhood plan, guiding development along the corridor. The Land Development Code is a more suitable home for the specific development guideline for the areas within the expansion due to the Code's more reactive and flexible nature than that of the Comprehensive Plan. While the Comprehensive Plan sets the upper limits of what is possible within the land use district, the Overlay will divide the area into three subdistricts, guiding the function, character, intensity, type, and degree of growth anticipated within the area. As the corridor develops, changes to these requirements may be needed, and the greater flexibility within the Land Development Code will ensure that the necessary changes can be effectuated. As within *Redeveloping North Port St. Joe*, creating economic development opportunities to increase employment growth and decrease poverty levels is the main focus for these areas, with a secondary focus on human and social programs.

## B. Traditional Neighborhood Design

The meetings held with the community reveal a vision of the North Port St. Joe Neighborhood returning to its Traditional Neighborhood Design (TND) roots. TND refers residential neighborhoods designed in the format of small, early 20th century villages and neighborhoods with homes on small lots, narrow front yards with front porches and gardens, detached garages in the backyard, walkable "Main Street" commercial areas with shops lining the sidewalk, and public parks, town greens, or village squares. Most contemporary development is characterized by an orientation to the automobile, separation of land uses, and low intensities. TND calls for compact, pedestrian-oriented neighborhoods with a mix of commercial and residential uses, a variety of housing types, and public places where people have opportunities to socialize and engage in civic life. The automobile is still accommodated, with ample parking and efficient circulation, but it no longer dominates the landscape. The existing fabric of the North Port St. Joe neighborhood is conducive to this neighborhood type, with small lots on small blocks and a historical commercial center, but the economic component of the Main Street (Martin Luther King Boulevard) is missing. The proposed land use category will provide the increased density and intensity to create flexibility to foster renewed economic development within the area.

## C. Transitional Area

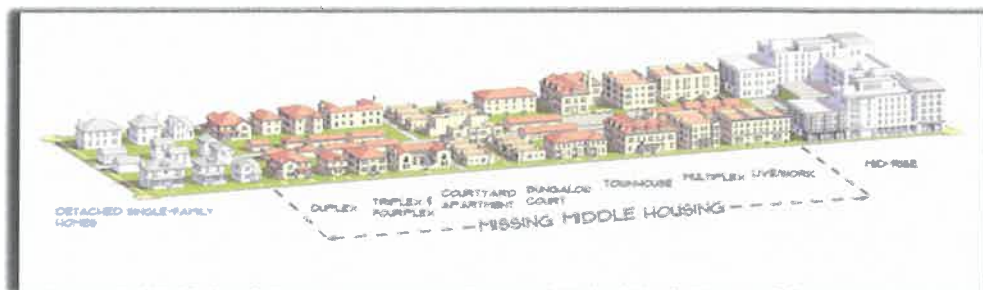


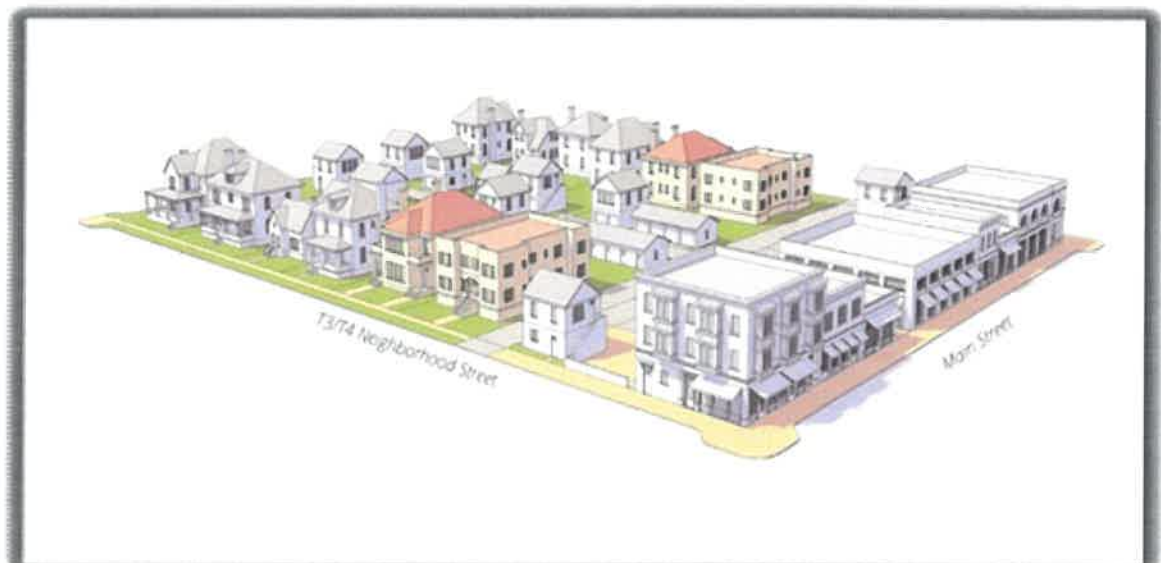
Figure 2: Missing Middle Housing, courtesy missingmiddlehousing.com

The transitional area surrounding North Port St. Joe's commercial and high-density residential core will provide an opportunity for the development of missing middle housing. Missing middle



housing is a term coined to describe a range of housing types that were a fundamental part of pre-1940's neighborhood. Missing middle housing refers to bungalow courts, side-by-side duplexes, stacked duplexes, fourplexes, and midrise apartment buildings. These buildings have small- to medium- size footprints with width, depth, and height no larger than a single-family home. This allows a range of missing middle type housing with varying but compatible forms to blend into a neighborhood, making them a good tool for compatible infill.

This type of housing is referred to as missing because it is typically excluded from typical zoning categories, being too low a density for multi-family zones and too high a density for single-family zones. In order to work, the missing middle housing's density and impervious surface ratios need to be combined with form-based requirements to develop the desired housing type. Because the buildings are generally the same size as a single-family home, the neighborhood has a lower perceived density. Combined together with single family and mixed-use development, missing middle housing types create a moderate density that can support public transit and services and amenities within walking distance.



*Figure 3: Example of missing middle housing in a North Port St. Joe type area; courtesy missingmiddlehousing.com*

The above illustration shows what the transition area (in tan) around the commercial core of the North Port St. Joe Mixed Use area, with the commercial area around the Main Street (Martin Luther King Boulevard) and the density and intensity stepping back the further you get from that street. The T3/T4 in the illustration refers to transect zoning where the building type and design controls are determined based upon distance from the City Center. However, the zoning categories attached to the North Port St. Joe Mixed Use area will rely on traditional zoning categories.

## II. Proposed Changes

The new Land Use Category is proposed for the North Port St. Joe Area, North Port St. Joe Mixed Use, increases the density and intensity within the area around Martin Luther King Boulevard. North Port St. Joe Mixed Use will also be applied to a larger area than the area currently designated on the Future Land Use Map (18 acres, versus the 5.43 acres currently designated as Mixed Use). While the increase density and intensity are applied to the entirety of the expanded area, development will be implemented in greater detail within three overlays within the City's Land Development Regulations. These overlay zones will be used to create a primarily retail area on the lots on southern three blocks immediately adjacent to Martin Luther King Boulevard and a primarily multi-family area on the lots on the northern three blocks immediately adjacent to Martin Luther King Boulevard. The third overlay will encompass the remaining area covered by the Land Use change and will create a residential transitional area between the higher density and intensity along Martin Luther King Boulevard and the single-family neighborhood on either side of it. In addition to serving as a transition to lower density, the area will provide an opportunity for the development of missing middle housing, as described in the previous section.

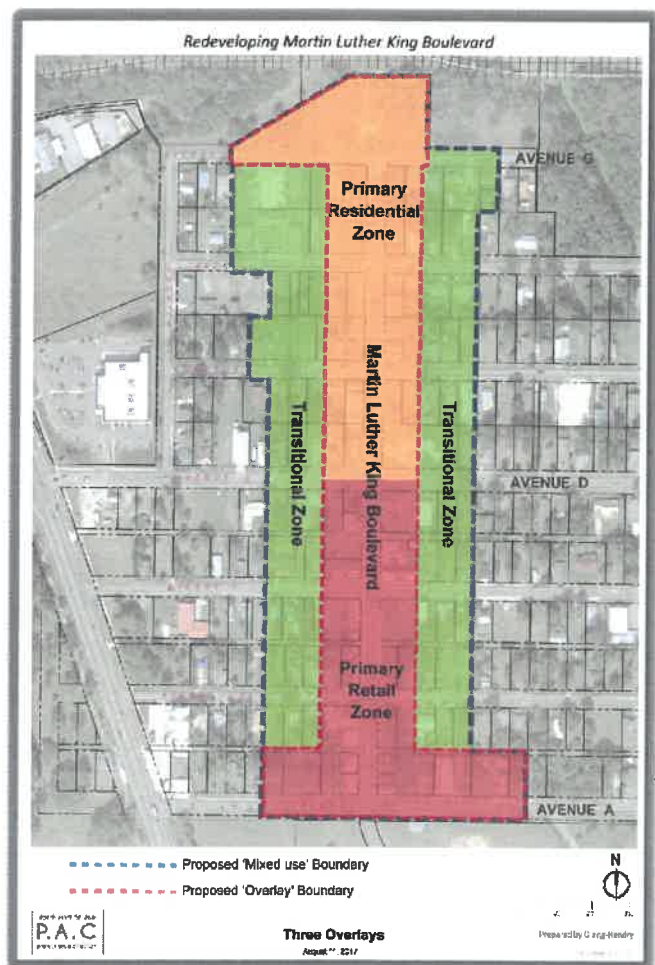


Figure 4: Three development areas, courtesy John Hendry, PacificXanh

### A. New North Port St. Joe Land Use Category

The proposed land use category increases both the density and intensity from the existing Mixed Use and Residential Categories to allow for the type of development desired by the community. The following language is proposed to be added to Policy 1.3.4 of the Future Land Use Element:

#### North Port St. Joe Mixed Use

The purpose of this land use category is to further the Community Redevelopment Plan and to implement the vision of Redeveloping North Port St. Joe around the Martin Luther King Boulevard area. This land use district allows a mix of Residential, Commercial, Office and other uses to promote development of a high-quality environment for living, working or visiting. Other uses allowed are Low-Intensity Industrial, Public Uses, Recreational,



Open Space, and Conservation. The North Port St. Joe Mixed Use category is to be assigned to the area on both sides of Martin Luther King Boulevard, as shown on the Future Land Use Map. The North Port St. Joe Mixed Use category will encourage vertical integration of residential and non- residential uses within the neighborhood, bringing goods and services to an under-served area.

The mixture of development within the North Port St. Joe Land Use Mixed Use Category will be governed by an overlay district within the Land Development Regulations.

- Residential density is 30 units per acre;
- When residential uses are combined with non-residential uses within the same building, a density bonus may be granted with maximum residential density not to exceed 40 units per acre;
- Maximum lot coverage is 100%;
- All buildings are limited to 60 ft in height;
- Intensity standards for the Recreational, Open Spaces and Conservation land use categories areas defined elsewhere in FLUE Policy 1.3.4.
- The mix of uses does not have to be developed at the same time, nor is one land use a prerequisite to another land use. For the purposes of this section, the mix of uses refers to the overall land use category that is assigned the North Port St. Joe Mixed Use future land use category and not individual pods, units, tracts, or lots within the parent parcel of land.
- Development in areas designated as North Port St. Joe Mixed Use shall contain the minimum percentage of at least two of the following Land Use Categories:

<u>Land Use Category</u>	<u>Allowable Mix of Uses</u>
<u>Residential</u>	<u>10 - 90 %</u>
<u>Commercial</u>	<u>15 - 85 %</u>
<u>Other uses such as Industrial, Public, Recreational, Open Space and Conservation.</u>	<u>15 - 85 %</u>

A strikethrough/underline version of the proposed amendment to the Future land Use Element is included in Appendix A. The area the proposed land use category is to be applied to is shown on the Proposed Future Land Use Map in Appendix B.

## B. Development Analysis

The proposed land use category would increase the development potential from 15 units an acre to a maximum of 30 (up to 40 with a density bonus for integrated mixed-use projects) and increases the maximum lot coverage to 100% while keeping the height at 60 feet. This results in an increase of non-residential development potential of roughly 0.5 FAR (from 4.5 to 5.0), assuming a 12-foot story. The height limit will maintain a more human-scaled corridor while still allowing for enough height to achieve the desired mix of uses and the increased impervious surface area will allow for more intense development. The increased density and intensity are needed to promote the desired development type and foster development flexibility within the area. Please see Appendix C for a development density and lot analysis.

The following table depicts the change in development potential for the subject area. A reasonable development scenario is used, rather than the maximum development potential. For the corridor along Martin Luther King Boulevard (existing designation of Mixed Use) a development scenario of the southern three blocks developing as mixed-use with retail on the bottom floor and residential above, developing at the maximum allowed under the existing Mixed Use and the maximum allowed under the proposed North Port St. Joe Mixed Use is used for both the existing and proposed land use categories. For the northern three blocks of this area, a development scenario of developing only multifamily at the maximum density of each land use category, with no non-residential uses, is used.

For the areas that are currently designated as Residential on the Future Land Use Map, a development scenario of 0.5% or the land developing as non-residential and a density of eight units per acre is used. While the density within this residential area is capped at seven units per acre, most of the lots within this neighborhood equate to eight units per acre. Since these lots are platted lots of record and would be allowed to develop a house on each lot, the density of eight units per acre was used. For the future development scenario, a density of 25 units per acre was used. A density of three units per most common 50 foot by 110-foot lot was used to estimate the number of units that would likely be developed through a mix of quadplex, duplex, and single-family homes, or about 25 units per acre.

The Industrial lot contains significant portions of wetlands and floodplains. Therefore, no all of the lot is developable. When developing the current development scenario, it was assumed that 50% of the lot was developable; this same percentage was considered when calculating the proposed development potential, where the property was assumed to be developing as residential under the same density as the transitional housing around it. Please see Appendix D for more details on the development potential calculations.

Table 1. North Port St. Joe Corridor Change in Development Potential

Land Use Category	Residential			Non-Residential		
	Existing	Proposed	Change	Existing	Proposed	Change
Mixed Use	80	0	-80	12,164 ft <sup>2</sup>	0	-12,164 ft <sup>2</sup>
Medium Density Residential	86	0	-86	74,487 ft <sup>2</sup>	0	-74,487 ft <sup>2</sup>
Industrial	0	0	-0	61,942 ft <sup>2</sup>	0	-61,942 ft <sup>2</sup>
North Port St Joe Mixed Use	0	498	+498	0	135,036 ft <sup>2</sup>	+135,036 ft <sup>2</sup>
Change			+332			-13,557ft <sup>2</sup>

The proposed land use change would result in a potential increase of 332 dwelling units and a decrease in 13,557 square feet of non-residential use.

### III. Public Facilities and Services

The public facilities analysis is based on the increase in density and intensity within the North Port St. Joe Mixed Use area. Both existing and proposed land uses were evaluated.

Based on the development scenario shown in the above section, the proposed land use change will result in a net increase of 332 additional residential dwelling units, and a decrease in 13,557 square feet of non-residential development.

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 land development change will result in a potable water demand increase of 100,994 gpd. The adopted Potable Water LOS for commercial/light industrial is 2,000 gallons per acre per day, which equates to 2,000 gallons per day per 130,680 square feet of development (assuming 0.6 lot coverage and five stories of development). This results in a decrease in potable water demand for commercial of 207 gallons per day, resulting in an overall increase in demand of 100,787 gallons per day. As Table 2 shows, the facility will have adequate capacity to absorb the increase in potable water demand.

Table 2: Potable Water Capacity Analysis

Year	Permitted Capacity (gpd)	Average Demand (gpd)	Project Demand (gpd)	Total Demand (gpd)	Percent Utilized
2018	6,000,000	900,000	100,787	1,000,787	16.68%

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 and 1,450 gallons per acre per day for commercial and light industrial 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 residential wastewater demand increase of 116,532 gpd and a non-residential decrease in demand of 150 gallons per day, resulting in a net increase in demand of 116,382 gpd. As Table 2 shows, the facility will have adequate capacity to absorb the increase in wastewater demand.

Table 3: Sanitary Sewer Capacity Analysis

Year	Permitted Capacity (gpd)	Average Demand (gpd)	Project Demand (gpd)	Total Demand (gpd)	Percent Utilized
2018	3,100,000	830,000	116,382	946,382	30.53%

Source: City of Port St. Joe Utilities Department

## C. Transportation

Using the development scenario presented in the previous section, the proposed land use change would result in 498 multi-family dwelling units and 135,036 square feet of non-residential development. The 10th Edition ITE Trip Generation software was utilized to create a trip generation report for the development. This analysis shows trips generated for the development and does not consider the internal capture rate of a mixed-use development or the reduction in trip created by a walkable community.

Table 4: Daily Trip Generation Analysis

Scenario	ITE Land Use Category	Variable	Size	Daily Trip Rate/ Equation	Daily Enter Split	Daily Exit Split	Daily Total Trips		
							Total	Enter	Exit
Existing	Single-Family Detached Housing - 210	Per Unit	168	$\ln(T) = 0.92\ln(x) + 2.71$	50%	50%	1,676	838	838
	General Light Industrial - 110	Per KSF	61,942	$T = 3.79(x) + 57.96$	50%	50%	293	147	146
	Shopping Center - 820	Per KSF	25,000	$\ln(T) = 0.68\ln(x) + 5.57$	50%	50%	2,342	1,171	1,171
<b>EXISTING TOTAL</b>							<b>4,311</b>	<b>2,166</b>	<b>2,166</b>
Proposed	Multifamily Housing (Low Rise) - 220	Per Unit	498	$T = 7.56(x) - 40.86$	50%	50%	3,724	1,862	1,862
	Shopping Center - 820	Per KSF	135,036	$\ln(T) = 0.68\ln(x) + 5.57$	50%	50%	7,374	3,687	3,687
<b>PROPOSED TOTAL</b>							<b>11,098</b>	<b>5,649</b>	<b>5,649</b>
<b>NET CHANGE IN TRIP GENERATION POTENTIAL</b>							<b>6,787</b>	<b>3,393</b>	<b>3,394</b>

#### 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 62-346 F.A.C.

Development of the amendment site will comply with the groundwater quality and quantity protection requirements set forth in the 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 6,215 pounds per day or 3.11 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 498 multi-family units. Using a single-family school generation rate of 0.3047, the existing land use would generate 50 students. Utilizing a multi-family school generation rate of 0.2706, the proposed 498 units would generate a total of 134 school age children, a net increase of 84 students. 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 3, below, shows that there is adequate capacity to serve the proposed development through the Public-School Facility 5- year planning time frame.

Table 5: 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	42	+178
Port Saint Joe Junior Senior High	997	509	488	42	+446
<b>Total</b>	<b>1,757</b>	<b>1,049</b>	<b>708</b>	<b>84</b>	<b>624</b>

1= FISH = Florida Inventory of School Houses

Source: Florida Inventory of School Houses, June 2017 data



### III. Environmental Analysis

The entirety of the North Port St. Joe Corridor area and the transition area are within an already developed and established neighborhood. There are minimal previously undeveloped areas to house natural resources.

#### A. Wetlands

There are a small amount of wetlands within the North Port St. Joe Mixed Use area, on a parcel that is currently vacant. Please see the Wetlands and Flood Zones Map in Appendix B. Wetlands are protected by the following policies within the Conservation Element of the Comprehensive Plan:

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

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

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

Policy 1.7.3: The plan amendment process and the development review process shall require that the location and extent of wetlands (as defined by the Northwest Florida Water Management District [NFWMD], FDEP, and ACOE) within the development site be identified.

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

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

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

Policy 1.7.5: Impacts to low quality wetlands may be authorized on a case by case basis in conjunction with and as approved by applicable regulatory agencies unless such impacts are contrary to the interest of the public. When encroachments, alterations or removal of low-quality wetlands are permitted, it shall be mitigated based on the appropriate regulatory agency including FDEP, NFWFMD, and ACOE. 4

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

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

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

Policy 1.7.9: New development shall be clustered on upland portions of a development site, which are not otherwise environmentally sensitive. To facilitate the clustering of development out of and away from wetlands, deviations from minimum lot sizes and density transfers on a one-to-one basis (based on density and intensity of the current land use designation) to the buildable portion of the site, may be authorized. In no case shall the density exceed the designated gross density on the future land use map.

Policy 1.7.10: Wetlands within the current city limits of the City of Port St. Joe, which are located on property which is subject to already approved existing plats, development orders



or Planned Unit Developments (P.U.Ds) approved as of January 1, 2007 shall not be subject to Conservation Element policies 1.7.1 -1.7.9.

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

Appendix A:  
Proposed Future Land Use Element Language

## **GOALS, OBJECTIVES AND POLICIES**

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

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

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

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

**Policy 1.1.3:** The City will develop and maintain an on-going program of stormwater management, including both regulation and capital improvements. Stormwater regulations shall rely upon existing laws and rules for permitting criteria. Stormwater permits must be obtained pursuant to the provisions of Rule 62-346, Florida Administrative Code (F.A.C) prior to the City issuing final development approval.

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

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

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

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

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

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

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

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

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

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

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

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

**Very Low Density Residential (VLR)**

Density--No more than 4 dwelling units per acre. Intensity--no more than 40% lot coverage.  
Building height limitation: 35 ft.

**Low-Density Residential (R-1)**

Density--No more than 5 dwelling units per acre.  
Intensity--no more than 40% lot coverage as determined by dividing the impervious areas by the gross area of the site or lot.  
Building height limitation: 35ft.

**Medium Density Residential (R-2):**

Density--Five to seven units per acre. Intensity--No more than 60% lot coverage as determined by dividing the impervious areas by the gross area of the site or lot.  
Zoning Sub-district R-2a Building height limitation: 35 ft;

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

**High Density Residential (R-3):**

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

Building height limitation: 60 ft.

**Very High Density Residential (R-4):**

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

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

**Commercial District (G.C.):**

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

**Low Intensity Commercial:**

Intensity--60% lot coverage.

Building height limitation: 60 ft

**Industrial District (I):**

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

**Low Intensity Industrial:**

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

**Public Use:**

Intensity--100% lot coverage in the Central Business District--60% lot coverage in all other areas.

Building height limitation: 60 ft.

**Recreational:**

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

**Open Space:**

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

**Conservation:**

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

### Mixed Use

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

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

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

### North Port St. Joe Mixed Use

The purpose of this land use category is to further the Community Redevelopment Plan and to implement the vision of *Redeveloping North Port St. Joe* around the Martin Luther King Boulevard area. This land use district allows a mix of Residential, Commercial, Office and other uses to promote development of a high-quality environment for living, working or visiting. Other uses allowed are Low-Intensity Industrial, Public Uses, Recreational, Open Space, and Conservation. The

North Port St. Joe Mixed Use category is to be assigned to the area on both sides of Martin Luther King Boulevard, as shown on the Future Land Use Map. The North Port St. Joe Mixed Use category will encourage vertical integration of residential and non- residential uses within the neighborhood, bringing goods and services to an under-served area.

The mixture of development within the North Port St. Joe Land Use Mixed Use Category will be governed by an overlay district within the Land Development Regulations.

- Residential density is 30 units per acre;
- When residential uses are combined with non-residential uses within the same building, a density bonus may be granted with maximum residential density not to exceed 40 units per acre;
- Maximum lot coverage is 100%;
- All buildings are limited to 60 ft in height;
- Intensity standards for the Recreational, Open Spaces and Conservation land use categories areas defined elsewhere in FLUE Policy 1.3.4.
- The mix of uses does not have to be developed at the same time, nor is one land use a prerequisite to another land use. For the purposes of this section, the mix of uses refers to the overall land use category that is assigned the North Port St. Joe Mixed Use future land use category and not individual pods, units, tracts, or lots within the parent parcel of land.
- Development in areas designated as North Port St. Joe Mixed Use shall contain the minimum percentage of at least two of the following Land Use Categories:

<u>Land Use Category</u>	<u>Allowable Mix of Uses</u>
<u>Residential</u>	<u>10 - 90 %</u>
<u>Commercial</u>	<u>15 - 85 %</u>
<u>Other uses such as Industrial, Public, Recreational, Open Space and Conservation.</u>	<u>15 - 85 %</u>

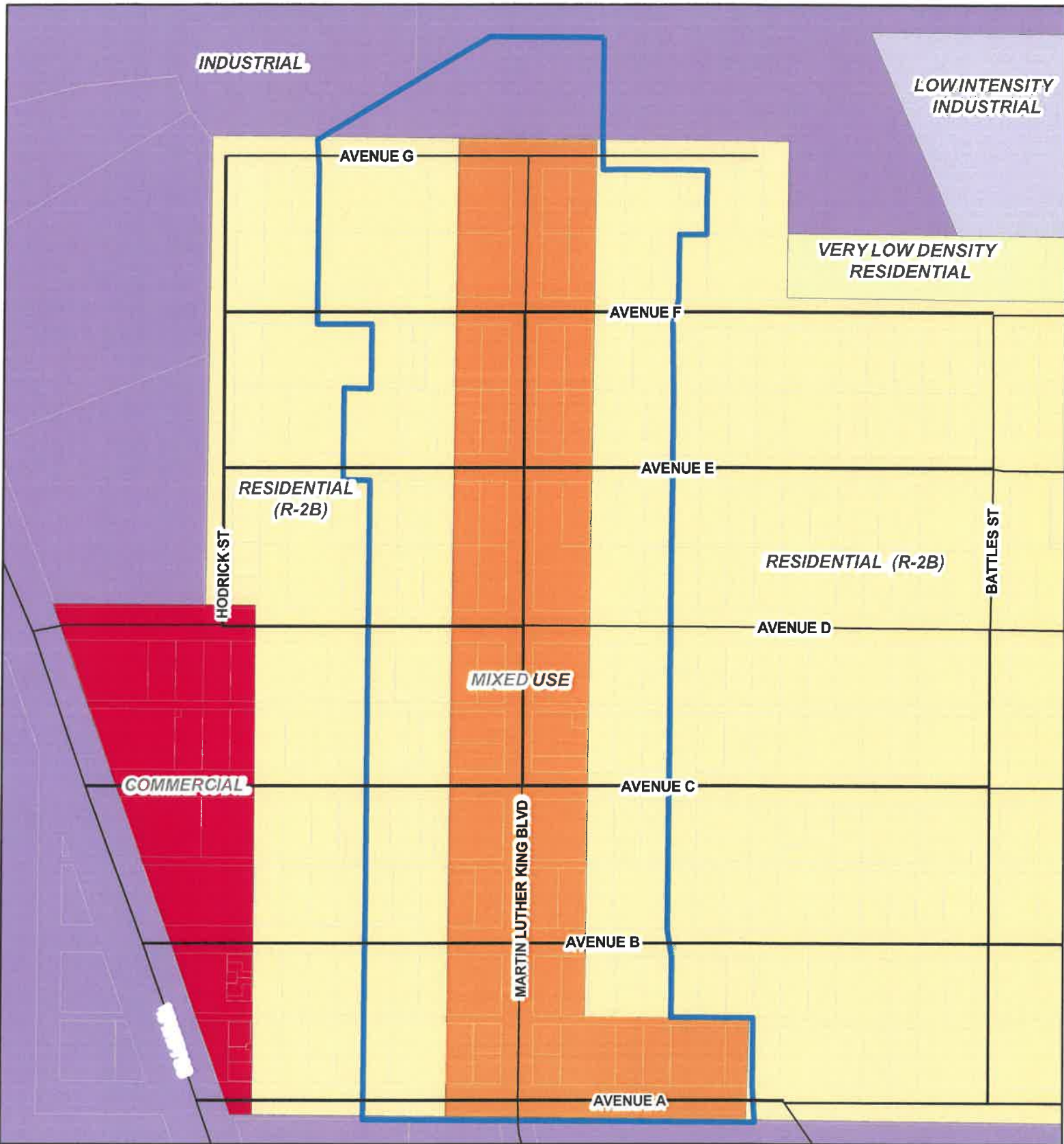
**Policy 1.3.5:** The geographic area described by the Windmark Beach DRI Development Order and identified in City Ordinance 380, shall be subject to not only the provisions relating to density (i.e. no more than 4 dwelling units per acre) described in Future Land

## Appendix B:

### Maps



# Port St Joe Comprehensive Plan Amendment - Existing Future Land Use



### Legend

— Street

  Proposed Land Use Change Parcel

0.05 Miles

VERY LOW DENSITY RESIDENTIAL

RESIDENTIAL (R-1)

RESIDENTIAL (R-2)

RESIDENTIAL (R-2B)

RESIDENTIAL (R-3)

RESIDENTIAL (R-4)

MIXED COMMERCIAL / RESIDENTIAL

MIXED USE

LOW INTENSITY COMMERCIAL

COMMERCIAL

LOW INTENSITY INDUSTRIAL

INDUSTRIAL

PUBLIC USE

HISTORICAL RESOURCES

RECREATIONAL

OPEN SPACE

CONSERVATION

AGRICULTURAL

Existing Future Land Use Designation

30

Created February 27, 2019 - Gulf County GIS

**ORDINANCE NO. 559**

**AN ORDINANCE OF THE CITY OF PORT ST. JOE, FLORIDA AMENDING THE CITY OF PORT ST. JOE LAND DEVELOPMENT REGULATIONS; PROVIDING FOR ADDITIONAL LAND USES UNDER ARTICLE III, SECTION 3.04, DISTRICT R-2A IN SPECIFICLY DEFINED AREAS; PROVIDING FOR REPEAL OF ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR SEVERABILITY; PROVIDING FOR APPLICABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the property described in Exhibit A, attached hereto and made a part hereof (hereinafter "Property") was platted as part of the City of Port St. Joe in 1937; and

**WHEREAS**, the City Commission having found that expanded land use allowances within those specifically identified Property located within Article III, Section 3.04, District R-2A, of the land Development Code, is in the best interest of the City; and

**WHEREAS**, the Property consists of primarily residential property; and

**WHEREAS**, the current allowances for the Property creates hardship for the owners of individual lots within the Property area due certain City Land Development Regulations prohibitions;

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

**SECTION 1. RECITALS.** The foregoing whereas clauses are incorporated herein by reference and made a part hereof.

**SECTION 2.** From and after the effective date of this ordinance, Land Development Regulation Code, Article III, Section 3.04, District R-2A is amended to read as follows (text stricken and amended shall be delineated as follows, ~~stricken~~; new text added, underlined):

1. R-2A single-family district.
  - a. Uses permitted in R-2A: Any uses permitted in the VLR and R-1 district.
  - b. Building height limit: No building shall exceed 35 feet in height, except as provided in subsection 3.10(3).
  - c. Floor area required: No building shall be constructed in subdistrict R-2A of less than 800 square feet of living area. In computing the floor space as provided above the areas occupied by porches, patios, terraces, attached garages, carports or nonroofed areas shall be excluded.

- d. No home occupations shall be allowed in subdistrict R-2A.
- e. Front yard required: There shall be a front yard not less than 20 feet deep measured to the front line of the building. Where lots comprising 25 percent or more of the frontage on the same street within the block are developed with buildings having an average yard with a variation in depth of not more than six feet, no building hereafter erected or structurally altered shall project beyond the average front yard so established, provided the front yard shall not exceed 30 feet. Where the distance between dwellings on adjacent lots is 150 feet or more, the next above yard requirements will not apply. Where interior lots have a double frontage, the required front yard shall be provided on both streets, but no more than 30 percent of the total need be used for front yards.
- f. Side yard required: There shall be a side yard on each side of a lot, having a width of more than 50 feet, of at least ten feet. On lots of record as of October 3, 1995 having widths of 50 feet or less, the side yard on each side of the lot shall be no less than seven feet.
- g. Rear yard required: There shall be a rear yard of not less than 20 feet. On corner lots there shall be a setback of not less than 15 feet.
- h. No more than seven units per acre shall be allowed in district R-2A and intensity shall be no more than 60 percent lot coverage.
- i. Single-family sectional or modular homes shall be allowed within the boundary of the Property designated in Exhibit "A" so long as they meet any and all State and Federal regulations applicable thereto and all other requirements of the Ordinances, rules, and regulations of the City of Port St. Joe. Those State and Federal regulations are incorporated herein by reference.

**SECTION 3. INCLUSION INTO THE CODE OF ORDINANCES.** It is the intent of the City Commission of the City of Port St. Joe that the provisions of this ordinance shall become and be made a part of the City of Port St. Joe's Code of Ordinances, and that the sections of this ordinance may be renumbered or relettered and the word "ordinance" may be changed to "section," "article," "regulation," or such other appropriate word or phrase in order to accomplish such intentions.

**SECTION 4. SEVERABILITY.** If any section, subsection, sentence, clause or phrase of this ordinance is, for any reason, declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the ordinance as a whole, or any part thereof, other than the part so declared.

**SECTION 5 REPEALER.** All ordinances or parts of ordinances in conflict herewith are repealed to the extent of such conflict.

**SECTION 6.** The appropriate officers and agents of the City are authorized and directed to codify, include, and publish the provisions of this Ordinance within the Code, and unless a contrary ordinance is adopted within ninety (90) days following such publication, the codification of this Ordinance shall become the final and official record of the matters herein ordained.

**SECTION 7.** This Ordinance shall take effect immediately upon passage.

**THIS ORDINANCE ADOPTED** this the \_\_\_\_\_ day of \_\_\_\_\_

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

\_\_\_\_\_  
WILLIAM REX BUZZETT  
MAYOR-COMMISSIONER

ATTEST:

\_\_\_\_\_  
CHARLOTTE M. PIERCE  
CITY CLERK

**EXHIBIT A**

The 300 Block of Avenue A all having frontage along Avenue A, Port St. Joe, Florida which is more specifically described within the following listed parcel identification numbers located in the public records of Gulf County, Florida;

1. 05995-00R
2. 05998-000R
3. 06000-000R
4. 06002-000R
5. 06004-000R
6. 06022-000R
7. 06006-000R
8. 06008-000R
9. 06011-000R
10. 06013-000R
11. 06013-000R
12. 06017-000R
13. 06021-000R

316 Avenue B

Port St. Joe, FL 32456

August 1, 2019

TO: Board of Commissioners for  
The City of Port St. Joe, FL

RE: Special Exception Request for:

319 Avenue A

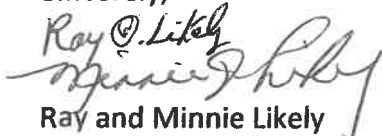
Parcel #06008-000R

Port St. Joe, FL 32456

We, Ray and Minnie Likely, are again submitting a letter of request that the current Section 3.21 (3) of the Land Development Regulations be adhered to, and that permanent mobile homes or trailers only be allowed in the currently approved areas of the City of Port St. Joe. Being that we are homeowners located (40 yrs.) within the immediate area affected, we would not like to see the resale value of our property go down because structures are being placed in areas for which they are not zoned.

Also, we ask that the board would be considerate of the fact that if this request is granted, it will affect the entire landscape for the city of Port St. Joe and its property owners. If the above referenced exemption request is granted, not only will it affect residents in the immediate area, it will set a precedence for similar request in the future. Being that you are the elected officials of our entire City, it is incumbent upon you to make sure that future developments of Port St. Joe as a 'whole' is not jeopardized through you not adhering to currently written land and development regulations.

Sincerely,

  
Ray and Minnie Likely

## PUBLIC NOTICE

The City Commission of the city of Port St. Joe Port Authority will consider for adoption an ordinance entitled:

AN ORDINANCE OF THE CITY OF PORT ST. JOE, FLORIDA  
CONTRACTING THE CITY LIMITS OF THE CITY OF PORT  
ST. JOE PURSUANT TO FLORIDA STATUTES CHAPTER 171,  
PROVIDING FOR REPEAL OF ORDINANCES IN CONFLICT  
AND PROVIDING AN EFFECTIVE DATE.

at its regularly scheduled meeting on Tuesday, \_\_\_\_\_, 2019, at \_\_\_\_\_  
o'clock a.m., EDT and at Tuesday, \_\_\_\_\_, 2019, at \_\_\_\_\_ o'clock a.m.,  
EDT, at the City Commission meeting room located at \_\_\_\_\_ Garrison Avenue,  
Port St. Joe, Florida.

The ordinance proposes to contract the Port St. Joe city limits by removal  
of the property described as:



BEGIN at the Southeast corner of lot 1, block 3, Bayview Subdivision, as recorded in plat book 3, page 61, of the public records of Gulf County, Florida; thence North 89 degrees 43 minutes 39 seconds West, on the South line of said lot 1, for a distance of 228.61 feet to the Southwest corner of said lot 1, and a point on the East right of way line of U.S. highway 98 (192' R/W); thence leaving said South line of lot 1, proceed on said West right of way line the following four calls: (1) South 11 degrees 26 minutes 13 seconds East, for a distance of 73.42 feet to a point of curve to the right having a radius of 2,996.93 feet; (2) thence continue along said curve through a central angle of 10 degrees 07 minutes 58 seconds, for an arc distance of 530.01 feet (chord of said arc being South 06 degrees 22 minutes 14 seconds East, 529.32 feet); (3) thence South 01 degrees 18 minutes 14 seconds East, for a distance of 544.14 feet to a point of curve to the left having a radius of 2,732.93 feet; (4) thence continue along said curve through a central angle of 11 degrees 25 minutes 03 seconds, for an arc distance of 544.60 feet (chord of said arc being South 07 degrees 00 minutes 46 seconds East, 543.70 feet); thence leaving said East right of way line, proceed South 89 degrees 39 minutes 24 seconds East, for a distance of 260.10 feet; thence North 00 degrees 20 minutes 36 seconds East, for a distance of 426.88 feet; thence South 89 degrees 39 minutes 24 seconds East, for a distance of 687.77 feet; thence North 00 degrees 20 minutes 36 seconds East, for a distance of 595.75 feet to a point on the South line of the parcel described in Official Records book 307, page 79; thence North 89 degrees 40 minutes 50 seconds West, on said South line, a distance of 221.95 feet to the Southwest corner of said parcel described in Official Records book 307, page 79; thence North 00 degrees 20 minutes 58 seconds East, on the West line of said parcel and the extension thereof, also being the West line of Rochelle Estates Subdivision, as recorded in Plat Book 3, page 12, for a distance of 659.28 feet to a point on the South line of Oak Grove Subdivision, as recorded in Plat Book 1, page 12; thence North 89 degrees 43 minutes 39 seconds West, on said south line, for a distance of 659.51 feet to the POINT OF BEGINNING.

from the city limits.

The City commission finds that the property described above fails to meet the criteria set forth in F. S. 171.043 in that the property is not developed for urban purposes and does not have a population equal to two person per acre.

The meeting will be open to the public and is for the purpose of reviewing agreements with the Gulf County Commission and any other matters that may come before the meeting.



Any person who wishes to attend and requires assistance may call the City at (850) 229-8261.

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

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE OF THE CITY OF PORT ST. JOE, FLORIDA  
CONTRACTING THE CITY LIMITS OF THE CITY OF PORT ST. JOE  
PURSUANT TO FLORIDA STATUTES CHAPTER 171, PROVIDING  
FOR REPEAL OF ORDINANCES IN CONFLICT AND PROVIDING AN  
EFFECTIVE DATE.

WHEREAS, the City of Port St. Joe adopted Ordinance 337 on December 6, 2005 annexing a parcel of land described in the Ordinance into the city limits, and

WHEREAS, at the time of adoption of Ordinance 337 the anticipated development of the parcel met the requirements of F. S. 171.043, and

WHEREAS, development of the parcel has not occurred,

NOW, THEREFOR BE IT ORDAINED BY THE PEOPLE OF THE CITY OF PORT ST. JOE:

#### SECTION 1. FINDINGS

The City Commission finds as follows:

- A. That the property described in Exhibit A fails to meet the criteria set forth in F. S. 171.043 in that the property is not developed for urban purposes and does not have a population equal to two person per acre.
- B. There is no debt associated with the property.
- C. Public notice of the consideration of this ordinance required by F. S. 171.051 was published in the Star Newspaper on \_\_\_\_\_, 2019 and \_\_\_\_\_, 2019.

#### SECTION 2: REPEAL

Ordinance 337 is hereby repealed.

#### SECTION 3: CONTRACTION

The city limits of the City of Port St. Joe are hereby contracted pursuant to F. S. 171.051 by the removal of the property described in Exhibit A.

#### SECTION 4. REPEALS (CONFLICTING ORDINANCES)

All other ordinances of the City, conflicting with this Ordinance are hereby repealed only to the extent of such conflict.

#### SECTION 5. SEVERABILITY

If any part of this Ordinance shall be held invalid, such part shall not affect the remaining parts of this Ordinance.

#### SECTION 6. EFFECTIVE DATE

The Ordinance shall become effective as provided by law.

**This Ordinance adopted in open regular meeting this \_\_\_\_\_ day of \_\_\_\_\_, 2019.**

PORT ST. JOE CITY  
COMMISSION

BY: \_\_\_\_\_  
WILLIAM R. BUZZETT, MAYOR

ATTEST:

\_\_\_\_\_  
CHARLOTTE PIERCE, CLERK

**The Village at Marina Cove Owners' Association, Inc.**

c/o Gulf Coast Property Services, LLC

409 Garrison Avenue

Port St. Joe, Florida 32456

(850)229-2706

[STAFF@GCPSFlorida.com](mailto:STAFF@GCPSFlorida.com)

July 30, 2019

**Re: Ordinance No. 404 Change Request**

Dear City Manager, City of Port St Joe:

The Board of Directors of The Village at Marina Cove Owners' Association, Inc. in order to encourage development of the lots in the Village at Marina Cove unanimously voted to request the following amendment to Ordinance No. 404 (Village at Marina Cove).

The second paragraph would change from:

WHEREAS, the Marina Cove Planned Unit Development Zoning District shall include residential units with a density of not more than 1 unit per lot as shown on the plat described above, commercial uses (i.e. retail, office, hospitality, etc.) as allowed pursuant to the Declaration of Covenants, Conditions and Restrictions, recorded in the Public Records of Gulf County, Florida, at Official Record Book 323, Page 22, as amended at Official Record Book 345, Page 638, and Official Record Book 422, Page 918.

To:

WHEREAS, the Marina Cove Planned Unit Development Zoning District shall include residential units with a density of not more than ~~1~~2 units per lot as shown on the plat described above, commercial uses (i.e. retail, office, hospitality, etc.) as allowed pursuant to the Declaration of Covenants, Conditions and Restrictions, recorded in the Public Records of Gulf County, Florida, at Official Record Book 323, Page 22, as amended at Official Record Book 345, Page 638, and Official Record Book 422, Page 918.

SECTION 4. PERMITTED USES. would change

from:

A. Residential. Residential units shall be allowed at densities not to exceed 1 unit per lot within the subdivision.

To:

A. Residential. Residential units shall be allowed at densities not to exceed ~~1~~2 units per lot within the subdivision.

SECTION 5. DEVELOPMENT STANDARDS. D. would be deleted in entirety:

D. Residential uses shall be allowed only on the second floor of any building and no residential use shall be allowed on the 1<sup>st</sup> floor.

to:

~~D. Residential uses shall be allowed only on the second floor of any building and no residential use shall be allowed on the 1<sup>st</sup> floor.~~

SECTION 5. DEVELOPMENT STANDARDS. I. would be deleted in entirety as the area of the Village at Marina Cove is governed under Zone C3 which already stipulates parking spaces at 15 per acre:

I. The Marina Cove Planned Development Zoning District shall comply with applicable City regulations regarding on-site and off-site parking. Any 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:

~~——— I. The Marina Cove Planned Development Zoning District shall comply with applicable City regulations regarding on-site and off-site parking. Any 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:~~

SECTION 5. DEVELOPMENT STANDARDS. N. would change from:

N. No building within the subdivision shall contain more than ~~two~~ **three** habitable floors. **The maximum density shall be 105 units with all lots guaranteed 2 units and the remaining density will be on a first come basis with no lot allowed more 4 units.**

The Board of Directors would like to thank you for considering these amendments to Ordinance No.: 404.

If we can be of any assistance please call us at 850-229-2706.

Best regards,

Gulf Coast Property Services, LLC

ORDINANCE NO.: 404

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; DESIGNATING AND ESTABLISHING THE MARINA COVE PLANNED UNIT DEVELOPMENT ZONING DISTRICT; ADOPTING CERTAIN REGULATORY REQUIREMENTS FOR THE MARINA COVE 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 Village at Marina Cove Owners' Association, Inc., ("Applicant") has filed an application for planned unit development approval of the Marina Cove 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, which is described in the Plat of the Village at Marina Cove, recorded in the Public Records of Gulf County, Florida, at Plat Book 4, Page 48, and depicted in Exhibit "A", attached and incorporated herein (the "Property"); and

WHEREAS, the Marina Cove Planned Unit Development Zoning District will include residential units with a density of not more than 1 unit per lot as shown on the plat described above, commercial uses (i.e. retail, office, hospitality, etc.) as allowed pursuant to the Declaration of Covenants, Conditions and Restrictions, recorded in the Public Records of Gulf County, Florida, at Official Record Book 323, Page 22, as amended at Official Record Book 345, Page 638, and Official Record Book 422, Page 918.

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

WHEREAS, the Marina Cove Planned Unit Development Zoning District is served by the City of Port St. Joe water and sewer facilities; and

WHEREAS, the Marina Cove Planned Unit Development Zoning District complies 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.

WHEREAS, all uses described herein complied with the City of Port St. Joe Land Development Regulation Code as of the date of recording of the Plat, which was November 5, 2003.

NOW THEREFORE BE IT ORDAINED 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 Marina Cove Planned Unit Development Zoning District.

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

The Board of City Commissioners hereby finds and determines that the Marina Cove 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 Marina Cove 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 designation development policies." "Mixed use developments will be allowed in the form of P.U.D.'s ...").

SECTION 3. APPROVAL.

The application for establishment of the Marina Cove 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 Marina Cove Planned Unit Development Zoning District

A. Residential. Residential units shall be allowed at densities not to exceed 1 unit per lot within the subdivision.

B. Retail and Office Commercial. Retail stores, personal service establishments or business, banking facilities, restaurants and lounges and other retail commercial uses allowed in the City, as well as professional and business offices are allowed. Retail and office Commercial uses shall be limited as described in the Declaration of Restrictions, Covenants described above and the City of Port St. Joe Land Development Regulation Code.



C. Passive Recreation. 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.

D. Open Space. Open Space means lands which are designed and intended for the common use and enjoyment of the residents of the Marina Cove 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.

E. Permitted Accessory and Ancillary Uses. Uses of land customarily incidental and subordinate to one of the permitted principal uses and other uses or facilities associated with the support of the permitted principal uses.

F. Additional Uses. Any 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 Land and Development Regulation 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 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.

C. The minimum setbacks shall be as shown on the Plat and in the Declaration of Restrictions and Covenants described above.

D. Residential uses shall be allowed only on the second floor of any building and no residential use shall be allowed on the 1<sup>st</sup> floor.

E. Maximum impervious surface shall be as described in the Land Development Regulation Code.

F. 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.

G. Streets may be privately owned and maintained and have been built in accordance with the Land Development Regulation Code, and may include one-way streets and alleyways. Roadway base and asphalt thickness has been designed by a registered professional engineer taking into

consideration recommendations by a geotechnical engineer for site-specific design parameters. All streets have been inspected and certified by a registered professional engineer.

H. 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 to the extent allowed by City law and the Declaration described above.

I. The Marina Cove Planned Unit Development Zoning District shall comply with applicable City regulations regarding on-site and off-site parking. Any 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.

J. All construction shall meet the standards in the Florida Building Code, latest edition.

K. 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 Marina Cove Planned Unit Development Zoning District.

L. Sidewalks within the PUD zoning district may be required on only one side of residential streets.

M. No minimum height standards shall apply to street lighting.

N. No building within the subdivision shall contain more than two habitable floors.

#### SECTION 6. DEVELOPMENT PLAN/PRELIMINARY PLAT/PLAT PHASING.

As the City of Port St. Joe approved the Plat described above in 2003, future development within the limits of the Plat, which complies with the Declaration of Covenants, Conditions and Restrictions of the Villages at Marina Cove and this Ordinance, shall require only City Building Department Review. Any other development will be reviewed at a Level 2 Major Development as such term is defined in the Land Development Regulations.

#### SECTION 7. CREATION OF ZONING DISTRICT.

The purpose of this Ordinance is to create the text of the Marina Cove Planned Unit Development Zoning District. The precise location of the permitted uses will be set forth in the application for building permits.

#### SECTION 8. AMENDMENTS TO THE MARINA COVE 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 Marina Cove Planned Unit Development Zoning District, or (iv) substantially decrease open space.

B. If the request is determined to be a Major Amendment, the request shall proceed as a Level 2 Major Development.

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 Marina Cove Planned Unit Development Zoning District. The City Manager is 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 the 6th day of May, 2008, after due notice in accordance with Florida Statute Section 166.041.

THE CITY OF PORT ST. JOE BOARD  
OF CITY COMMISSIONERS

BY:

  
Mayor/Commissioner

Attest:

  
City Clerk

First Reading: April 15, 2008

Second Reading: May 6, 2008

Adopted: May 6, 2008

ORDINANCE NO.: 561

AN ORDINANCE OF THE CITY OF PORT ST. JOE, FLORIDA,  
**AMENDING ORDINANCE 404 TO ENCOURAGE DEVELOPMENT  
WITHIN THE MARINA COVE PLANNED UNIT DEVELOPMENT  
DISTRICT**; ADOPTING CERTAIN REGULATORY REQUIREMENTS FOR  
THE MARINA COVE 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, On May 6<sup>th</sup>, 2008, the City Commission of Port St. Joe, Florida adopted Ordinance number 404, provided for the adoption of the Marina Cove Planned Unit Development Zoning District; and

'WHEREAS, the Village at Marina Cove Owners' Association, Inc has requested the City Commission of Port St. Joe, Florida to amend ordinance number 404 to encourage development within the Marina Cove Planned Unit Development Zoning District.

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

WHEREAS, the Marina Cove Planned Unit Development Zoning District is served by the City of Port St. Joe water and sewer facilities; and

WHEREAS, the Marina Cove Planned Unit Development Zoning District complies 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 ORDAINED BY THE PEOPLE OF THE CITY OF PORT ST. JOE, FLORIDA:

NAME.

SECTION 1. RECITALS.

The foregoing whereas clauses are incorporated by reference and made part hereof.

SECTION 2.

From and after the effective date of this ordinance, Marina Cove Planned Development Zoning District is amended to read as follows (text stricken and amended shall be delineated as



follows, stricken; new text added, underlined):

SECTION 13. NAME.

This Ordinance shall be known as the Amendment implementing ordinance for the Marina Cove Planned Unit Development Zoning District.

SECTION 24. CONSISTENCY WITH THE CITY OF PORT ST. JOE  
COMPREHENSIVE  
PLAN.

The Board of City Commissioners hereby finds and determines that the Marina Cove 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 Marina Cove 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 designation development policies." "Mixed use developments will be allowed in the form of P.U.D.'s ... ").

SECTION 35. APPROVAL.

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

SECTION 45. PERMITTED USES.

The following uses shall be principal and accessory permitted uses within the Marina Cove Planned Unit Development Zoning District

A. Residential. Residential units shall be allowed at densities not to exceed 12 unit per lot within the subdivision.

B. Retail and Office Commercial. Retail stores, personal service establishments or business, banking facilities, restaurants and lounges and other retail commercial uses allowed in the City, as well as professional and business offices are allowed. Retail and office Commercial uses shall be limited as described in the Declaration

of Restrictions, Covenants described above and the City of Port St. Joe Land Development Regulation Code.

C. Passive Recreation. 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.

D. Open Space. Open Space means lands which are designed and intended for the common use and enjoyment of the residents of the Marina Cove 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.

E. Permitted Accessory and Ancillary Uses. Uses of land customarily incidental and subordinate to one of the permitted principal uses and other uses or facilities associated with the support of the permitted principal uses.

F. Additional Uses. Any similar uses which are deemed consistent and compatible with the permitted uses listed in subsections A - E above, or in accordance with permissible uses for C- 1A, C-1, and C-2 Subdistricts, as shown in the Port St. Joe Land and Development Regulation Code, as approved by the City Manager.

#### SECTION 56. 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 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.

C. The minimum setbacks shall be as shown on the Plat and in the Declaration of Restrictions and Covenants described above.

D. ~~Residential uses shall be allowed only on the second floor of any building and no residential use shall be allowed on the 1st floor.~~

E. Maximum impervious surface shall be as described in the Land Development Regulation Code.

F. 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.

G. Streets may be privately owned and maintained and have been built in



accordance with the Land Development Regulation Code, and may include one-way streets and alleyways. Roadway base and asphalt thickness has been designed by a registered professional engineer taking into consideration recommendations by a geotechnical engineer for site-specific design parameters. All streets have been inspected and certified by a registered professional engineer.

H. 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 to the extent allowed by City law and the Declaration described above.

I. ~~The Marina Cove Planned Unit Development Zoning District shall comply with applicable City regulations regarding on-site and off-site parking. Any 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.~~

J. All construction shall meet the standards in the Florida Building Code, latest edition.

K. 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 Marina Cove Planned Unit Development Zoning District.

L. Sidewalks within the PUD zoning district may be required on only one side of residential streets.

M. No minimum height standards shall apply to street lighting.

N. No building within the subdivision shall contain more than three ~~two~~ habitable floors. The maximum density shall be 105 units with all lots guaranteed 2 units and the remaining density will be on a first come first serve basis with no lot allowed more than 4 units.

#### SECTION 67. DEVELOPMENT PLAN/PRELIMINARY PLAT/PLAT PHASING.

As the City of Port St. Joe approved the Plat described above in 2003, future development within the limits of the Plat, which complies with the Declaration of Covenants, Conditions and Restrictions of the Villages at Marina Cove and this Ordinance, shall require only City Building Department Review.

Any other development will be reviewed at a Level 2 Major Development as such term is defined in the Land Development Regulations.

#### SECTION 78. CREATION OF ZONING DISTRICT.

The purpose of this Ordinance is to create the text of the Marina Cove Planned Unit Development Zoning District. The precise location of the permitted uses will be set forth in the

application for building permits.

#### SECTION 89. AMENDMENTS TO THE MARINA COVE 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 Marina Cove Planned Unit Development Zoning District, or (iv) substantially decrease open space.

B. If the request is determined to be a Major Amendment, the request shall proceed as a Level 2 Major Development.

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 910. ENFORCEMENT.

The City may enforce this Ordinance as authorized by law.

#### SECTION 1011. 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 1112. 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 Marina Cove Planned Unit Development Zoning District. The City Manager is hereby directed to revise the City of Port St. Joe Zoning Map to reflect this designation.

#### SECTION 1213, 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 1314. EFFECTIVE DATE.

This Ordinance shall become effective as provided by law.

This Ordinance was adopted in open regular meeting after its second reading the \_\_\_\_ day of \_\_\_\_\_ 2019, after due notice in accordance with Florida Statute Section 166.041.

THE CITY OF PORT ST. JOE BOARD  
OF CITY COMMISSIONERS

BY: \_\_\_\_\_  
Mayor/Commissioner

Attest: \_\_\_\_\_  
City Clerk

First Reading: \_\_\_\_\_  
Second Reading: \_\_\_\_\_  
Adopted: \_\_\_\_\_

**LICENSE AND INDEMNIFICATION AGREEMENT  
AND WAIVER OF CLAIMS**

**THIS LICENSE AND INDEMNIFICATION AGREEMENT AND WAIVER OF CLAIMS** ("Agreement") is made this \_\_\_\_ day of \_\_\_\_\_, 2019, by and between **THE ST. JOE COMPANY**, a Florida corporation whose address is 133 South WaterSound Parkway, WaterSound, Florida 32461 ("Owner"), and **CITY OF PORT ST. JOE**, a municipal corporation, whose address is 305 Cecil G. Costin Sr. Boulevard, Port St. Joe, Florida 32456 ("Licensee").

WHEREAS, Owner owns that certain property consisting of approximately one half acre in Port St. Joe, Gulf County, Florida (the "Property"), as outlined on **Exhibit A**; and

WHEREAS, Licensee desires to enter the Property for the purpose of conducting gardening activities (the "Activities"); and

WHEREAS, Licensee has requested that Owner allow Licensee the right to enter the Property; and

WHEREAS, Owner is willing to grant Licensee a non-exclusive, revocable right to enter upon the Property in connection with the Activities; and

WHEREAS, Licensee acknowledges and appreciates the risks of coming on the Property;

NOW, THEREFORE, in consideration of Owner's granting such License, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Licensee hereby agrees to the following:

1. Grant of License. Owner hereby grants Licensee and its employees, agents, subcontractors, and all persons under Licensee's direct supervision and control, as well as any other person on the Property at the direction or because of Licensee, whether invited or uninvited (collectively, the "Invitees") a revocable License to enter the Property during the Term solely for the purposes set forth in Paragraph 4 below.

2. Term. The term of the license granted hereunder shall commence upon the day and year written above through December 31, 2021 ("Term"). Licensee shall only be allowed access to the Property between the hours of 7:00 AM and 6:00 PM daily during the Term. Licensee understands and agrees that Licensor may terminate this Agreement at any time and for no reason at all.

3. Fee. Licensee acknowledges that Owner is providing the use of the Property free of charge to Licensee, subject to the terms and conditions set forth herein.

4. Due Care; Permitted Uses. The Property may be used by the Licensee and the Invitees solely for the purposes of growing, harvesting and maintaining a community garden to include edible fruits, vegetables and herbs. License shall be not be permitted to plant trees or ornamental plants of any type.

5. Assumption of Risk. Licensee acknowledges that Owner shall not be responsible for the personal safety of the Invitees or any persons on or about the Property, or for any damage to or theft of vehicles or the contents thereof, located on or about the Property, and Licensee shall advise the Invitees that their use of the Property is at their own risk. In particular, Licensee acknowledges that Licensor shall not be responsible for any personal injury, loss or damage to personal property resulting from any Invitees entering on or about the Property or the areas adjacent thereto.

6. Maintenance. Licensee shall repair all damage to the Property that occurs in connection with the Licensee's use of the Property, and shall restore the Property to substantially the condition that existed as of the commencement of the Term, including removal of all trash and debris.

7. Release and Indemnity. Licensee indemnifies and agrees to defend and hold harmless Owner, its subsidiaries, affiliates, agents, lender, any ground lessor, and each of their employees, agents, officers and directors (collectively, the "Indemnified Parties"), from and against any actions, lawsuits, claims, demands, fines, losses, liabilities, assertions of liability, judgments, attorney's fees, costs and expenses whatsoever which in any manner may arise or be alleged to have arisen or resulted or alleged to have resulted from the presence, activities, events and omissions of any nature, whatsoever of Licensee and/or the Invitees, including but not limited to claims for bodily injury or death of any person, claims for loss or damage to property and any claims arising out of any events surrounding or concerning the Licensee's use of the Property, whether in law or in equity and whether brought against the Indemnified Parties now or in the future.

Licensee, on behalf of itself and the Invitees, hereby releases, acquits and forever discharges the Indemnified Parties of and from any and all known and unknown causes of action, damages, liabilities, costs, expenses and claims and demands of whatsoever kind or nature (including legal expenses) which Licensee and the Invitees now have or may ever have against the Indemnified Parties on account of any and all known and unknown present or future injuries, losses and damages sustained or received or which may be sustained by Licensee and the Invitees or the property of Licensee and the Invitees occurring on, at or about the Activities or the Property, and all parking facilities, parking structures, parking areas, driveways, walkways, roads and appurtenant facilities adjacent to the Property, resulting from any events surrounding or concerning the Activities, and for such time before and thereafter as Licensee and the Invitees are setting up, preparing for, or cleaning up the Property before or after the Activities.

8. Insurance. Licensee will throughout the Term carry and maintain, at its sole cost and expense, the following types of insurance, which shall provide coverage on an occurrence basis, with respect to the Property, in the amounts specified and in the form hereinafter provided for:

a. Commercial General Liability Insurance. Commercial general liability insurance covering claims arising from bodily injury and property damage with a minimum limits of \$1,000,000.00 per occurrence and \$2,000,000.00 general aggregate and insuring against legal liability of the insured with respect to the Property or arising out of the maintenance, use or occupancy thereof. The liability policy also shall cover, but not be



limited to, host liability coverage and other contractual liabilities of the Licensee arising from the Activities and this Agreement.

b. Certificate of Insurance. A certificate of insurance naming Owner and its subsidiaries and affiliates as additional insured in connection with its general liability is attached and incorporated hereto as **Exhibit B**.

9. Assignment. Licensee may not assign this License in whole or in part, without the prior written approval of Owner, which approval may be withheld in Owner's sole and absolute discretion.

10. Authority. Licensee represents that it has the full right, power and authority to enter into this Agreement on behalf of Licensee and the Invitees.

11. Recording. This License shall not be recorded in the public records.

12. Attorneys' Fees. In the event either party institutes legal action under this License, the prevailing party in such action shall be entitled to its reasonable attorneys' fees and court costs for pre-trial preparation, trial and appeal.

13. Waiver. No failure of Owner to enforce any term hereof shall be deemed a waiver of said term. The rights and remedies of Owner as contained in this License and as permitted by law or equity shall be cumulative.

14. Notices. Any notice which either party may be or is required to give may be by personal delivery or by mail, postage prepaid, to Licensee or to Owner at the addresses first above written, or to such other place(s) as either party may inform the other in writing.

15. Time. TIME IS OF THE ESSENCE with respect to Licensee's obligation to timely and faithfully perform all of Licensee's obligations under this License.

16. Miscellaneous. In the event any one or more of the provisions contained in this License shall for any reason be held to be invalid, illegal, unconscionable, or unenforceable in any respect, such invalidity, illegality, unconscionability, or unenforceability shall not affect any other provision of this License, but this License shall be construed as if such invalid, illegal, unconscionable, or unenforceable provision had never been contained herein.

17. Authority; Binding Effect. The person signing this License on behalf of Licensee represents and warrants that this License has been duly authorized by Licensee and constitutes the valid and binding obligation of Licensee, and that the obligations of Licensee hereunder are binding upon its Invitees.

[Signatures Appear on Next Page]

IN WITNESS WHEREOF, Owner and Licensee have executed this Agreement as of the day and year first above written.

Signed in the presence of:

**THE ST. JOE COMPANY**, a Florida corporation

\_\_\_\_\_  
(Print Name): \_\_\_\_\_

By: \_\_\_\_\_

\_\_\_\_\_  
Name: \_\_\_\_\_

\_\_\_\_\_  
(Print Name): \_\_\_\_\_

\_\_\_\_\_  
Its: \_\_\_\_\_  
\_\_\_\_\_

**CITY OF PORT ST. JOE**, a municipal corporation

\_\_\_\_\_  
(Print Name): \_\_\_\_\_

By: \_\_\_\_\_

\_\_\_\_\_  
Name: \_\_\_\_\_

\_\_\_\_\_  
(Print Name): \_\_\_\_\_

\_\_\_\_\_  
Its: \_\_\_\_\_  
\_\_\_\_\_



# EXHIBIT A

## Exhibit A



**EXHIBIT B**

Certificate of Insurance



**Florida Department of**  
**(//home)**  
**TRANSPORTATION**  
**(//home)**

E-Updates  
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 (http://www.fl511.com/) | 5  
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## Local Programs

[Program Management / Local Programs \(/programmanagement/LP/Default.shtm\)](#)

## Small County Outreach Program



## ***FDOT Announces FY2021 SCOP Municipalities and Communities Project Award Recipien***

### **SCOP Municipalities**

Award winners may contact their District for additional information:

**District One Local Programs Administrator-** Lisa Brinson at 863-519-2836 or [Lisa.Brinson@dot.state.fl.us](mailto:Lisa.Brinson@dot.state.fl.us)

**District Two Local Programs Administrator-** William Cerlanek at 386-961-7823 or [William.Cerlanek@dot.state.fl.us](mailto:William.Cerlanek@dot.state.fl.us)  
 (mailto:William.Cerlanek@dot.state.fl.us)

**District Three Local Programs Administrator-** Dustin Castells at 850-330-1227 or [Dustin.Castells@dot.state.fl.us](mailto:Dustin.Castells@dot.state.fl.us)

**District Four Program Management Administrator -** Mya Williams at 954-777-4608 or [Mya.Williams@dot.state.fl.us](mailto:Mya.Williams@dot.state.fl.us)

SCOP MUNICIPALITIES and COMMUNITIES FY 2021 AWARD RECIPIENTS by District			
District One	District Two	District Three	District Four

Arcadia, City of	Branford, Town of	Bonifay, City of	Belle Glade, City of
Clewiston, City of	Brooker, Town of	Bristol, City of	
Wauchula, Town of	Greenville, Town of	Chipley, City of	
Zolfo Springs, Town of	Jasper, City of	Graceville, City of	
	Perry, City of	Port St. Joe, City of	
		Quincy, City of	
		St. Marks, City of	

**District 1**

Municipality	Roadway
Arcadia, City of	Paving of an unpaved 12th Avenue that extends from East Oak Street to NE Hickory St, approximately 0.233 miles in length.
Wauchula, Town of	Resurfacing of 0.26 mile segment of Melendy St that extend from 10th Ave to 7th Ave, includes pavement markings, signage and drainage improvements.
Clewiston, City of	Resurfacing of 0.6 mile segment of East Ventura Avenue that extends from S. Francisco Street to S. Deane Duff Avenue, includes shoulder widening and improvement, pavement markings, lighting and signage.
Zolfo Springs, Town of	Milling and resurfacing of multiple roadway segments, includes the following in priority order: <ol style="list-style-type: none"> <li>1. N. Elm St</li> <li>2. 3rd St E</li> <li>3. Redding St</li> <li>4. N. Magnolia St, 5th St W, 6th St W</li> <li>5. South Palmetto St</li> <li>6. Hickory Ct.</li> </ol>

**District 2**

Municipality	Roadway
Brooker, Town of	The reclamation (17 roads), resurfacing (three roads) and the paving (three dirt roads) for a total of 2.88 miles of roadway that extend between Pin holster St and SR 18, includes incidental drainage improvements, pavement markings and signage.

Jasper, City	Resurfacing of 500LF segment of 2nd St NE and 0.55Mi of Central Ave with shoulder paving; fix width variations in western section of Central Ave from Martin Luther King Dry SW to 3rd St SW, includes pavement markings and signage.
Greenville, Town of	Milling and resurfacing of 0.70 mile segment of Ray Charles Ave, from Overstreet Ave (CR 150) to N Grand Ave, includes pavement markings and signage.
Branford, Town of	Paving of Wideman St, a 0.44 mile dirt road extending from SR 247 to Feed Mill Ave, includes drainage facilities, turnout construction, pavement markings and signage.
Branford, Town of	Paving of Carter Ave, a 0.25 mile dirt road extending from Drone St to Brighton St, includes drainage facilities, turnout construction, pavement markings and signage.
Greenville, Town of	Milling and resurfacing of 0.70 mile segment of Church St, from Grand Ave to Main St, includes pavement markings and signage.
Perry, City of	Milling and resurfacing of 0.16 mile segment of Ellis St, from Jefferson St to Center St, includes drainage improvements and pavement markings.
Greenville, Town of	Milling and resurfacing of 0.30 mile segment of Obadiah St, from Ray Charles Ave to Main St, includes pavement markings and signage.

**District 3**

Municipality	Roadway
Bonifay, City of	Improvement of 5,220 foot segment of Hubbard St that extends from SR 10 to CR 173 N, includes pavement markings, signage and drainage improvements.
Port St. Joe, City of	Milling and resurfacing of 0.66 mile segment of 1st Street that extends from SR 30 to SR 71, includes pavement markings and other safety improvements.
Chipley, City of	Improvement of 0.62 segment of 7th St that extends from CR 273 (South Blvd) to S. Railroad Ave, includes milling and resurfacing, drainage improvements, pavement markings and signage.
Quincy, City of	Milling and resurfacing of 0.97 mile segment of Stewart St that extends from the termini of Stewart St to US 90.
St. Marks, City of	Resurfacing of 1.37 mile segment of Fire Escape Rd that extends from Port Leon Dr to San Marcos State Park, includes pavement markings, signage and drainage improvements.

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Graceville, City of	Resurfacing of 0.95 mile segment of Mill Creek Rd that extends from Pine St to SR 2, includes widening, reconstruction, shoulder paving and intersection improvements. May also include pavement markings, signage and drainage improvements.
Bristol, City of	Resurfacing of segments of Solomon St, N. Pea Ridge Rd, and Spring St for a total of 0.78 miles, includes pavement markings, drainage and other safety improvements.

**District 4**

Municipality	Roadway
Belle Glade, City of	<p>Seventeen individually submitted project applications totaling \$720,270 for resurfacing and safety improvements to the following roadways:</p> <ul style="list-style-type: none"> <li>-- NE 18th St from Airport Rd south to the termini;</li> <li>-- NE 22nd St to north and south termini;</li> <li>-- NE 23rd St from Airport Rd south to the termini;</li> <li>-- NE 26th St to north and south termini;</li> <li>-- NE 28th St to north and south termini;</li> <li>-- NE 31st St to north and south termini;</li> <li>-- NE 32nd St from Airport Rd south to the termini;</li> <li>-- NW Ave F from NW 16th St of NW 14th St;</li> <li>-- NW Ave F PL from NW 16th St of NW 14th St;</li> <li>-- NW Ave G from NW 16th St of NW 14th St;</li> <li>-- SW 5th St from W Ave A south to Dr MKL Jr Blvd W;</li> <li>-- SW 15th Dr from SW Ave H north to termini;</li> <li>-- SW 10th St from SW Ave I south to SW Ave J;</li> <li>-- NE Ave I from NE 1st St west to termini;</li> <li>-- NE Ave G from NE 1st St west to termini;</li> <li>-- Hillsboro St from NW Ave L south to W Canal St N; and</li> <li>-- NW 9th St from W Canal St N to Hillsboro St.</li> </ul>

**For more information regarding Small County Outreach Program, Please contact your District Local Programs Office (<http://www.fdot.gov/programmanagement/LP/LPContacts.shtm>)**  
**For immediate assistance please contact**  
**Lorraine Moyle**  
**State Local Programs Administrator**  
**(850) 414-4383**

Contact Us (</agencyresources/contactus.shtm>)

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Jim Anderson

**From:** Andre Duart <Andre.Duart@cdmagine.com>  
**Sent:** Friday, July 26, 2019 10:10 AM  
**To:** Jim Anderson; Michael Lacour  
**Cc:** David Weaver; Tracy Doyle  
**Subject:** CDR Maguire Disaster Recovery Services - Draft Task Order

Good afternoon Jim and Mike,

I wanted to circle back with you all to make sure that I understand your concerns regarding our task order.

It appears the concern is not whether or not we could assist the City, but in how our task order structured - 4 positions at 40% for 6 months totaling \$197K (Not-To-Exceed). Please keep in mind that this is only a draft and can be reworded however you would like. The real intent is to establish a Not-To-Exceed Amount (required by FEMA) so that we can begin to assist you in your recovery, and keep our fees 100% reimbursable by FEMA as Management Costs (capped at 5% of your total eligible damages).

In our initial meeting, we already discussed some potential areas where CDR could have an immediate impact. More specifically:

- o Advocacy on Historical Building Estimates
- o Cat C Parking Lot Damage – not sure all damages were captured on this project
- o Identifying damages along improved/unimproved roads Citywide
- o Drainage problems creating swamp areas around manholes and roadways
- o Reviewing Cat B projects
- o Review site inspections to ensure all eligible damages are captured (Parks, Walking Paths, Ballfields etc.)

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My concern is that if we don't have an executed task order quickly (by Wednesday the 31st), then I will have to redeploy personnel I have sitting on the sidelines waiting for this project to kick off. With that said, I would like to propose reducing our task order to three months and the following:

PORT ST. JOE - RFP NO. 1819-19

TASK ORDER 1 - AUGUST THROUGH OCTOBER 2019

Position	Rate	Total Hours	Costs
PM	\$ 165.00	96	\$ 15,840.00
Sr. Grant	\$ 145.00	519	\$ 75,255.00
Admin	\$ 40.00	96	\$ 3,840.00
Total Not-To-Exceed			\$ 94,935.00



This would provide you with at least one fully dedicated resources for the next three months. Please keep in mind, that at any time, you can terminate our task order if you feel that we are not providing value (providing you with the one month at a time concept that Mike proposed). The first two weeks can be focused on reviewing your current projects and identifying any damages not captured so that you can be in a better position to determine whether it makes sense to continue our task order. I have no doubt that once you start working with our team, you will see the value on having us on board.

Again, if we cannot come to some arrangement by Wednesday, or you do not feel that we can add any value to the city at this time, it is perfectly fine to part ways. Please let me know as soon as possible as to your decision.

Thank you,



**CDR** | **MRCURE**

**Andre Duarte**

**President of Emergency Management**

357 S. McCaslin Blvd., Suite 200  
Louisville, CO 80027

O: 720.370.2840 / C: 954.465.8084

[www.cdramaquire.com](http://www.cdramaquire.com)

[Andre.Duarte@cdramaquire.com](mailto:Andre.Duarte@cdramaquire.com)



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**Port St. Joe**  
**SaaS & Self-Hosted Cost Comparison**

	Year 1	Year 2	Year 3		
MUNIS Software	\$ -	\$ -	\$ -		
Consulting	\$ -	\$ -	\$ -		
Conversions	\$ -	\$ -	\$ -		
Training	\$ -	\$ -	\$ -		
Installation	\$ -	\$ -	\$ -		
System Software	\$ -	\$ -	\$ -		
System Software Maintenance	\$ 950	\$ 950	\$ 950	4J Site License maintenance	
Munis Maintenance	\$ 18,849	\$ 19,791	\$ 20,781	5% increase /year	
OSDBA Support	\$ 4,712	\$ 4,948	\$ 5,195	5% increase /year	
Disaster Recovery	\$ 5,000	\$ 5,000	\$ 5,000	Cost of DR	
<b>Total Direct Munis</b>	<b>\$ 29,511</b>	<b>\$ 30,689</b>	<b>\$ 31,926</b>		
<b>Internal IT FTE*</b>	<b>\$ 3,120</b>	<b>\$ 3,120</b>	<b>\$ 3,120</b>		
<b>Server Equipment**</b>	<b>\$ 2,500</b>	<b>\$ 2,500</b>	<b>\$ 2,500</b>		
<b>Total Self-Hosted</b>	<b>\$ 35,131</b>	<b>\$ 36,309</b>	<b>\$ 37,546</b>	<b>3 Year Total</b> <b>\$ 108,986</b>	<b>Ave Annual Cost</b> <b>\$ 36,329</b>
 SaaS Annual Fee (9 Users)	 \$ 39,819	 \$ 39,819	 \$ 39,819		
SaaS PM fee	\$ 2,500				
Installation/VPN	\$ 4,000	\$ -	\$ -		
<b>Total SaaS</b>	<b>\$ 46,319</b>	<b>\$ 39,819</b>	<b>\$ 39,819</b>	<b>3 Year Total</b> <b>\$ 125,957</b>	<b>Ave Annual Cost</b> <b>\$ 41,986</b>

\* 1 hour per week at \$60.00/hour fully loaded salary

\*\* Server based on \$7,500 in server related equipment depreciated over 3 years

**Jim Anderson**

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**From:** Banyon Pelham  
**Sent:** Wednesday, July 31, 2019 4:26 PM  
**To:** Jim Anderson  
**Subject:** Re: Computer Upgrade Quote

I would figure \$1,800/desktop (this is complete with everything, new monitors, keybars, mice, etc.). If you want to keep using current peripheral, you can knock off \$400/desktop. I expect 20-units so \$36,000

PD Laptops \$1,600, we need 6 (7 if the meter reader needs a new one) \$9,600

Munis= \$42,00/year

Off-Site Backup=\$2,500

Setup I would say \$250/machine, if you need a labor estimate for these.

Sever Software MS Server 2019 \$750/Virtual Server. 6-Virtual Servers \$4,500

Setup for this would entail backing up current files, formatting servers and rebuilding the operating systems, I would estimate around \$7,500 in labor.

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All routers, etc. will be upgraded and installed prior to October.

\$94,600 hardware and software.

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**From:** Jim Anderson <janderson@psj.fl.gov>  
**Sent:** Wednesday, July 31, 2019 1:09 PM  
**To:** Banyon Pelham <bpelham@psj.fl.gov>  
**Subject:** Computer Upgrade Quote

Good afternoon Banyon,  
I'm checking back to see if you have had a chance to put together the quote for the upgrades?

Port Saint Joe City Commission  
City Hall  
Port Saint Joe, FL  
July 23, 2019

Hand Delivery

Dear Commissioners,

The old neighborhoods of Port Saint Joe were planned and laid out to be pedestrian friendly places with emphasis on local traffic; traffic which served the residents of that particular area, that block, that neighborhood. Today's modern planning concepts have returned to the model of designing neighborhoods in that traditional fashion. "Walkability" is a key word in this return to the tested and proven ideas of past times.

With the development of the commercial properties along the US Highway 98 corridor (Monument Avenue) through town, the old neighborhoods, and the streets that serve them, have come under increasing stress from the traffic generated by those commercial ventures. Sixth, Seventh and Eighth Streets were designed as neighborhood streets but have now come to be used as "connector streets" to a US Highway. This was never foreseen by the planners of the city.

Seventh Street, especially, has been overused as a conduit to the two gas stations/convenience stores which flank its intersection with Monument Avenue. Each day the traffic between Long Avenue to the stores and back begins with morning coffee hour and fluctuates through the day, finally peaking with the after work rush to the stores and back again. The 20 MPH speed limit is constantly exceeded.

There is also an issue with delivery trucks exceeding the weight limits for which the Street was engineered. There are numerous patches on the street caused by repeated repairs to the infrastructure beneath the pavement. These heavier vehicles should be diverted to Monument Avenue and Costin Boulevard which were designed as the intended pathways and conduits for serving these commercial properties.

These factors have led us, the residents of Seventh Street, to come before The Commission to ask for relieve. Please consider the addition of speed breakers on our neighborhood "driveway" to reduce dangerous speeds and discourage damaging use by overweight vehicles.

With Sincerity and Thanks,

A handwritten signature in black ink, appearing to read 'Tom Buttram', with a stylized flourish extending to the right.

Tom Buttram

For the residents of 7<sup>th</sup> Street

## Petition to Place Speed Breakers on Seventh Street

The blocks of 7th Street between Highway 98 and Woodward are a residential neighborhood in nature. The streets in this neighborhood were originally designed as low traffic, surface streets. Other thoroughfares were intended to handle business traffic. Over several years there has been increased traffic along this stretch of street due to the location of the convenience stores fronting on Highway 98. Seventh Street was never intended to handle the increased traffic load of the many vehicles, from both customers and deliveries, that the businesses have generated.

Not only do the many vehicles speeding through the 20 mile per hour zone on 7<sup>th</sup> Street pose a safety threat to the neighborhood, the large trucks and buses travelling to business locations are causing continuing damage to the infrastructure in the neighborhood.


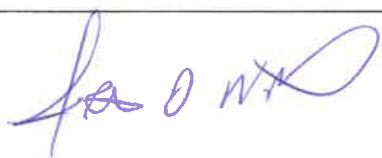

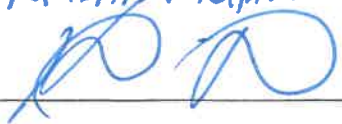
Therefore we, the undersigned property owners of Seventh Street, respectfully petition the City of Port Saint Joe to place at least four speed breakers on our street between Long Avenue and Highway 98. We also ask that weight limit signs be posted to prohibit use of the street by delivery trucks, dump trucks and other large and inappropriate vehicles.

Thank you for your consideration.

Name	Address	Phone Number
JOHN G FARLO	221-A 7 <sup>th</sup> ST	850-229-8421
HOWARD HACKNEY Maria Hackney	223 7 <sup>th</sup> ST. 223 7 <sup>th</sup> ST.	307-670-4149 307-670-4551
Kim STEWART	227 7 <sup>th</sup> ST P.S.J.	850-973-0692
Mr. Kenneth [Signature]	221 7 <sup>th</sup> ST. P.S.J.	850-247-2575
Randall Brown	224 7 <sup>th</sup> ST	478-477-3001
Name	Address	Phone Number

Bob Brown.	224 7 <sup>th</sup> STREET	478.361.3120
Tom Buttram <del>Butt</del>	211 7 <sup>th</sup> ST.	912.441.0690
Faye Hareis	214 7 <sup>th</sup> ST	928-758-3946
Jimmy Hareis	214 7 <sup>th</sup> ST.	928-201-6310
Jessica Braskey	208 7 <sup>th</sup> ST	904 557 0118
Edell Fader	221 7TH ST.	
Rick McKenzie	222 7th St	423-902-8190
Marie McAnis	222 7th Street	423-902-8191
Lina Hicks	229 7th St.	850 340-1642
Sandra Clenney	218 7th St.	850-229-8902



Brendi White	230 7 <sup>th</sup> Street	850- <del>8</del> 247-8465
Crystal Boswell	230 7 <sup>th</sup> Street	850-899-2789
Jonathan Williams 	230 7 <sup>th</sup> Street	(850) 628-36-72
Shelly Laff	230 7 <sup>th</sup> St	850-340-3201
	229 7 <sup>th</sup> St.	(850) 691-6611
Shumwright	209 7 <sup>th</sup> St	850 340 3886
Janis Kiret	228 7 <sup>th</sup> St	678-907-4810
MAT Richardson 	7 <sup>th</sup> St	678-776-0284
KRISTIN RICHARDSON 	7 <sup>th</sup> ST.	678-776-4310

**DRAFT CITY LETTERHEAD**

July 22, 2019

Mr. Jared Moskowitz  
State Coordinating Officer  
Florida State Emergency Operations Center  
2555 Shumard Oak Blvd.  
Tallahassee, Florida 32399

Dear Mr. Moskowitz:

Through this letter, I am requesting support from the Integrated Recovery Assistance (specifically Community Recovery Assistance) section of FEMA to assist the City of Port St. Joe's long-term recovery efforts. Specifically, we request targeted technical assistance and overall coordination efforts with the application to the American Institute of Architects Regional/Urban Design Assistance Team, and if awarded, coordination of the R/UDAT efforts as well as efforts by the Florida Institute for Built Environment Resilience (FIBER) to investigate project implementation in Port St. Joe over the next year. We met with the CRA staff this week and believe they can be very helpful in our long-term recovery.

Please contact me if you have any questions.

Sincerely:

Jim Anderson, City Manager  
Port St. Joe

cc:

Mr. Kevin Guthrie, [Kevin.guthrie@em.myflorida.com](mailto:Kevin.guthrie@em.myflorida.com)  
Ms. Amanda Campen, [Amanda.campen@em.myflorida.com](mailto:Amanda.campen@em.myflorida.com)  
Mr. Frank McComb, [frank@fcmccolm.com](mailto:frank@fcmccolm.com)

August 6, 2019

Dear Residents and Property Owners:

As our City continues to move forward since Hurricane Michael last year, please join me in an effort to improve the overall appearance of our City.

Whether you are the property owner or tenant of your residence, please be sure to clean up around your home and strive to keep it neat and presentable. The City can only pick up yard debris that is placed by the roadside and is in 4' x 4' piles. Removal of any remaining hurricane debris is the responsibility of the resident.

Code Enforcement has been very lenient since the hurricane, but will begin issuing citations soon for unacceptable conditions. Please avoid this process by taking care of your residence.

As neighbors helping neighbors, we can move forward and make our city even more beautiful than before. We are all in this together and can accomplish anything as a team. I look forward to working beside you as we move forward for the betterment of our City.

Should you have any questions, or if additional information is needed, please do not hesitate to contact City Hall at 850-229-8261.

Sincerely and respectfully,

Rex Buzzett  
Mayor

**Code Enforcement 2019Activity**  
**As of 7/30/2019**

	Open	Closed	Total	Increase
Unlawful Accumulation	66	83	149	27
Substandard Structure	83	13	96	1
Abandoned Vechicle	16	7	23	1
Unlawful Sewer				
Land regulation Violation	42	47	89	
Business Lic. Violation				
Special Master Hearings				
Building Demolition	5	63	68	
Waste Violation	26	41	67	7
Sign Violation	1	504	505	
Total	239	758	997	36