

**April 16, 2024
Regular Meeting
12:00 Noon**

**City Commission Chambers
2775 Garrison Avenue
Port St. Joe, Florida**



City of Port St. Joe

Rex Buzzett, Mayor-Commissioner
Eric Langston, Commissioner, Group I
Steve Kerigan, 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

April 16, 2024

Call to Order

Consent Agenda

Minutes

- **Regular Meeting 4/2/24**

Pages 1 - 4

Planning Board Recommendations

- **Development Order -Marina Cottages-St. Joe Marina Cottages LLC
Parcel #'s 04594-030R, 04594-022R, & 04594-021R.**
- **Ordinance 609 Butler Bay Road PUD**
 - **First Reading**

Pages 5- 82

Pages 83 - 89

City Engineer

- **Update**

City Attorney

- **Update**

Old Business

- **City Projects**

Pages 90 - 91

New Business

- **Surplus Property Request**
- **Pioneer Bay CDC- Brownfields**
- **RFQ 2024-01 Planning Services (Handout, bids close 4/12)**
- **Splash Pad and Skate Park – Commissioner Langston**

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Pages 93 - 95

Public Works

- **Update**

Surface Water Plant

- **Update**

Wastewater Plant

- **RFP 2024-07 Bar Screen Replacement (Handout, bids close 4/12)**
- **RFP 2024-08 Telehandler (Handout, bids close 4/12)**

Finance Director

- **FEMA- Update**
- **Grants Reimbursement- Update**

Code Enforcement

- **Update**

Police Department

- **Update**

City Clerk

- **Grants- Update**

Pages 96 - 97

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, April 2, 2024, at Noon.**

The following were present: Mayor Buzzett, Commissioners Hoffman and Lowry. City Manager Jim Anderson, City Clerk Charlotte Pierce, Deputy Clerk Kendall Falkner, and City Attorney Clinton McCahill were also present. Commissioner Langston joined the meeting at 12:05 P.M. and Commissioner Kerigan participated by telephone due to a recent accident. He did not vote on any items.

CONSENT AGENDA

Minutes

A Motion was made by Commissioner Lowry, second by Commissioner Hoffman, to approve the Minutes of the Regular Meeting of March 19, 2024. All in favor; Motion carried 3-0.

Attorney McCahill read Form 8B Memorandum of Voting Conflict For County; Municipal, and Other Local Public Officers as completed by Commissioner Lowry on March 19, 2024, when he abstained from voting on the Plat Approval Request – Rish LA ROCA LLC, Parcel #03072-004R as he has a business relationship with Ralph Rish.

City Attorney

Commissioner Langston joined the meeting at 12:05 P.M.

Resolution 2024-03 Lead and Copper Evaluation of Service Lines

A Motion was made by Commissioner Hoffman, second by Commissioner Lowry, to approve Resolution 2024-03. All in favor; Motion carried 4-0. This study is a federal mandate to determine how many homes have lead and copper pipes from the water meter to the house.

City Engineer

Resurfacing of Multiple Streets – Supplemental Agreement

A Motion was made by Commissioner Lowry, second by Commissioner Langston, to approve Resolution 2024-04, allowing payment of Engineering Services from the grant. All in favor; Motion carried 4-0.

A Motion was made by Commissioner Lowry, second by Commissioner Langston, to approve the Amended Supplemental Agreement for the resurfacing of multiple streets. All in favor; Motion carried 4-0. The streets selected for paving do not have sewer/infrastructure under the roads.

City Government Complex

Dewberry is preparing a Task Order based on the approved Master Plan.

Monument Avenue

Plans are 30% in design.

Beacon Hill Sewer

The contractor has been provided with the final punch list.

Allen Memorial SCOP Grant

Plans are 60% complete and Mr. Baxley anticipates they will be at 90% by April 30, 2024.

Downtown Utilities Phase 2

The project is out for bid and there is a Mandatory pre-bid meeting on April 10, 2024.

HMGP Grant – Elevation of 12 Lift Stations

The electrical design is currently being worked on.

Second Street Parking Conceptual Design

The Notice of Award and Contract has been provided to the City today.

Chris Karagiannis, Monolith Construction, shared that the Downtown Utilities Phase I Project is in the final stages, as final tie ins are being made, a base for the alley way will be provided shortly, testing is being completed, and all invasive work should be completed in the next few weeks.

Re-paving of First Street / Marina Drive will possibly be an overnight paving project with a temporary base.

Mr. Baxley shared that he, John Grantland, and Jim Anderson have looked at the issue on Avenue C and the engineers will be reviewing the location concerning the swales and inlets.

Old Business

City Projects

Mayor Buzzett noted that all projects are moving along well.

New Business

Jennifer Garthwaite – Community Garden Update

Mrs. Garthwaite updated the Commission on the progress that is being made at the garden.

Public Works – John Grantland

Clifford Sims Sea Wall Repair Change Order

A Motion was made by Commissioner Hoffman, second by Commissioner Lowry, to approve Change Order 1 in the amount of \$69,190. All in favor; Motion carried 4-0. There are funds in the Marina Rental and Boat Landing accounts to cover this expense. The purpose of Change Order 1 is to repair the seawall on the southeast side of Clifford Sims Park.

Surface Water Plant – Larry McClamma

Mr. McClamma did not have any updates for the Commission.

Wastewater Plant – Kevin Pettis

Mr. Pettis shared there is 1.5” of freeboard in the lagoon, the plant is on their discharge cycle this week, he anticipates a normal week next week, and bids are out for several projects at the Wastewater Treatment Plant.

Finance Director – Mike Lacour

FEMA and Grants Reimbursement Updates

Mr. Lacour has requested reimbursements for the Beacon Hill Projects and the Madison Street SCOP Grant. There is a reimbursement pending with the Centennial Building. Once the Clifford Sims Park Project is completed, he will request reimbursement for that.

Code Enforcement

Mr. Anderson shared that certified letters were mailed Friday concerning junk vehicles. He noted that there are options for removal of the vehicles if the owners will contact Code Enforcement.

Police Department – Lt. Burch

Additional Sergeant Position

A Motion was made by Commissioner Hoffman, second by Commissioner Lowry, to approve the additional Sergeant Position. All in favor; Motion carried 4-0. There are funds in the current budget to cover this expense.

City Clerk – Charlotte Pierce

Firehouse Subs Grants Application

A Motion was made by Commissioner Langston, second by Commissioner Lowry, to approve applying for a Firehouse Subs Grant. All in favor; Motion carried 4-0.

Lighthouse Complex Grant

A Motion was made by Commissioner Lowry, second by Commissioner Hoffman, to use \$25,252.09 of BP Funds to cover the difference in the Grant amount of \$327,707 and the cost of repairs \$352,959.09. All in favor; Motion carried 4-0.

Current Grants Update

City Staff continues to seek grant funding and provide compliance documents on current grants.

RFP 2024-05 FDOT Beautification Grant Phase II Design

A Motion was made by Commissioner Hoffman, second by Commissioner Langston, to award the Design Phase II to Coastal Design and Landscape in the amount of \$1,850. All in favor; Motion carried 4-0.

Citizens to be Heard

Amy Connolly introduced *Celie White* as the 2024 Miss Port St. Joe. Miss White presented her platform and offered to assist the City whenever needed.

George Foxworth shared his concerns about drainage on Battle Street at Avenue A and increased traffic and speeding on Avenue A.

Mr. Anderson responded that the H&H Study being done should provide needed information on the drainage issue. Mayor Buzzett responded that the police department is working on the traffic concerns, and Lt. Burch noted that the department is providing extra patrols in the area.

Robert Branch shared his concerns about the possible flooding of his home because of the softball field.

Christy McElroy shared her concerns about the bike path and wetlands. Ms. McElroy requested that, due to nesting season, the grass not be cut between 10th and 16th Streets. Mayor Buzzett instructed Mr. Grantland not to cut that area.

Chester Davis asked who the point of contact was to use the Washington Gym facilities. Mr. Anderson responded that Miss Bonnie at Public Works is the contact person, and she will contact the Workforce Board to coordinate any events.

Tan Smiley shared of an incident on March 7, 2024, when he was driving his golf cart on the walking path in the vicinity of the Washington Recreation Center. Mr. Smiley stated that the City's insurance carrier denied his claim and asked that the City pay for the damages to his golf cart in the amount of \$328.

Mayor Buzzett asked Mr. Smiley if there were signs prohibiting gold carts on the walking path and Mr. Smiley responded there was, but others did not observe them.

A Motion was made by Commissioner Lowry, second by Commissioner Hoffman, to pay for the damages. All in favor; Motion carried 4-0.

Discussion Items by Commissioners

Commissioner Langston suggested that signs in the Washington Recreation Area be changed to note that children are playing in that area.

Neither Commissioners Lowry, Hoffman, nor Mayor Buzzett had any additional items to discuss with the Board.

Motion to Adjourn

There was no other business to come before the Commission, and Mayor Buzzett adjourned the meeting at 1:07 P.M.

Approved this _____ day of _____ 2024.

Rex Buzzett, Mayor

Date

Charlotte M. Pierce, City Clerk

Date



120 N. HWY 71
P.O. Box 141
WEWAHITCHKA, FLORIDA 32465

WWW.SOUTHEASTERNCE.COM
850.639.3860

March 25, 2024

City of Port St. Joe
Jim Anderson
City Manager
303 Cecil G. Costin Sr. Blvd, Port St. Joe, Florida 32456

**RE: REQUEST TO UTILIZE GULF COUNTY PARCEL ID NO: 04594-021R & 04594-022R FOR
MARINA COTTAGES DEVELOPMENT
(SCE PROJECT NO: 23-881-01)**

Mr. Anderson,

On behalf of St. Joe Marina Cottages LLC, we are requesting to utilize a ± 0.23 -acre parcel (Gulf County Parcel Id No: 04594-022R) and a portion of a ± 0.67 -acre parcel (Gulf County Parcel Id No: 04594-021R) that is owned by the City of Port St. Joe for the Marina Cottages Development proposed to be located on Gulf County Parcel Id No: 04594-030R. The city owned parcels are intended to be used for extending Dockside Drive to the existing roundabout along with providing 5 additional parking spots. Please see the included site plan for further information.

If the City of Port St. Joe has no objections to our request, we ask that you provide us with an approval letter. Should you have any questions, please do not hesitate to contact me any time at 850.639.3860.

Sincerely,

SOUTHEASTERN CONSULTING ENGINEERS, INC.

A handwritten signature in black ink, appearing to read "L. Jack Husband III", is written over a faint, light-colored rectangular stamp.

L. Jack Husband III, P.E.
President

SITE INFORMATION TABLE	
JURISDICTIONAL CONTROL	CITY OF PORT ST. JOE
ZONING	MARINA PAD
FLOOD ZONE	X (2.2%), AE-10, AE-9, & VE-13
ADJACENT ZONING	
NORTH SIDE	MARINE USE
SOUTH SIDE	RECREATIONAL
EAST SIDE	RECREATIONAL
WEST SIDE	MARINA PAD
PROPOSED BUILDINGS	
STYLE	QUANTITY
1 BEDROOM COTTAGE	6
2 BEDROOM COTTAGE	5
3 BEDROOM COTTAGE	4
TOTAL COTTAGES	15
PROPOSED BUILDING SETBACKS	
FRONT	5.0'
REAR	5.0'
SIDE	5.0'

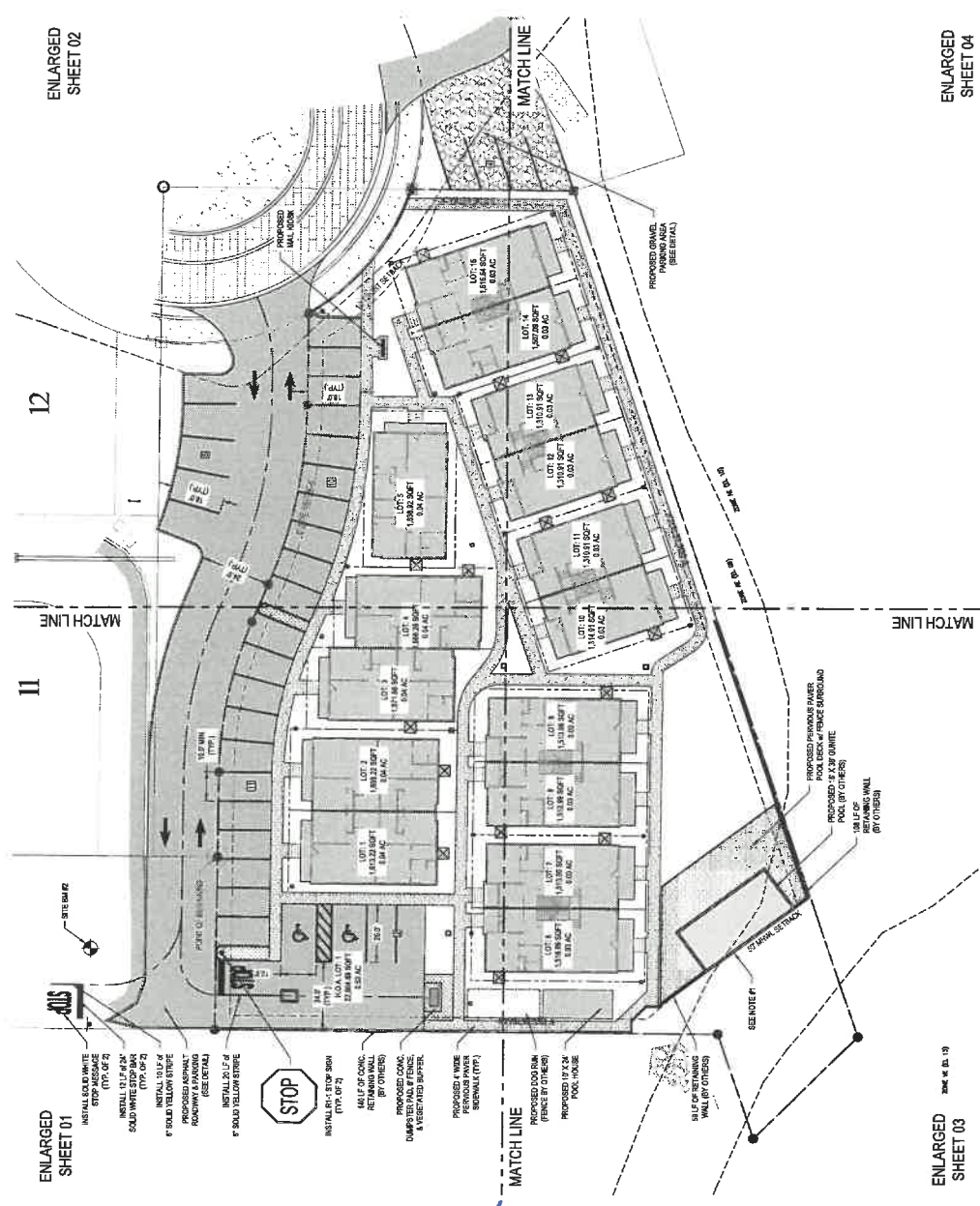
PROPOSED SITE DATA TABLE	
ITEM	AREA (SQFT)
TOTAL SITE	45,222.70
ASPHALT	6,007.89
PAVED DRIVEWAY	4,004.41
CONCRETE DRIVE	242.11
CONCRETE DRIVEWAY	71.52
CONCRETE DRIVEWAY PAD	41.52
PROPOSED DRIVEWAYS	1,000.48
PAVED POOL	1,000.48
PAVED POOL DECK	1,000.48
PAVED POOL DECK	1,000.48
TOTAL IMPERVIOUS AREA	30,071.39
IMPERVIOUS PERCENTAGE	66.50%

SITE PARKING TABLE	
ITEM	SPACES PROVIDED
STANDARD PARKING SPACES	32 SPACES
HANDICAP PARKING SPACES	2 SPACES
TOTAL PARKING SPACES	34 SPACES

LEGEND:
30' = NUMBER OF PARKING SPACES IN NORMAL AREA



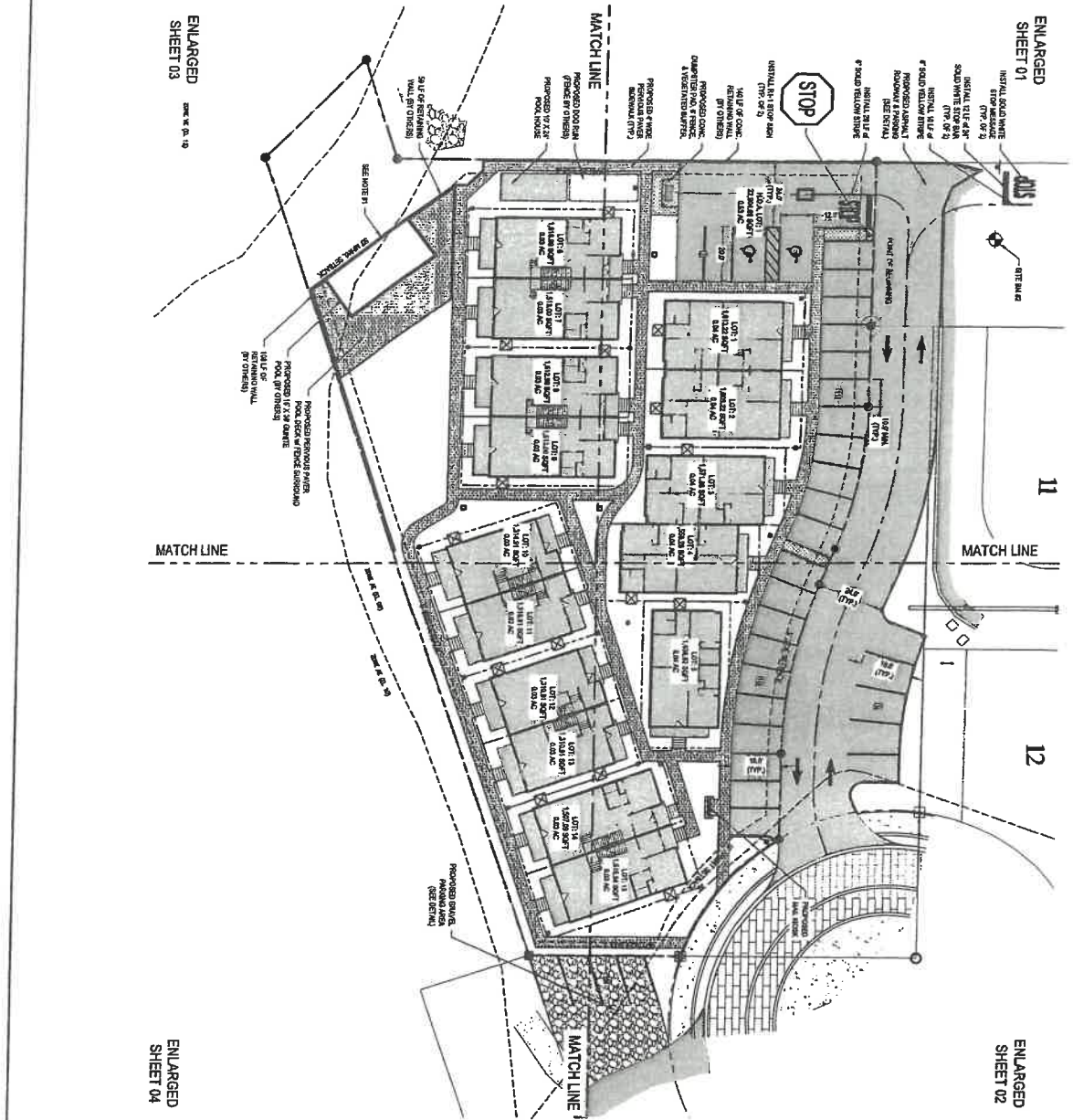
- NOTES:
1. THE OWNER SHALL BE RESPONSIBLE FOR THE CONTRACTOR TO ENSURE THE PROPOSED POOL & RETAINING WALL CONFORM TO ALL APPLICABLE SETBACK REGULATIONS.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPOSED POOL & RETAINING WALL CONSTRUCTION PER THE POOL CONTRACT TO BE PROVIDED BY THE OWNER.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPOSED POOL & RETAINING WALL CONSTRUCTION PER THE POOL CONTRACT TO BE PROVIDED BY THE OWNER.
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPOSED POOL & RETAINING WALL CONSTRUCTION PER THE POOL CONTRACT TO BE PROVIDED BY THE OWNER.



ENLARGED
SHEET 01

ENLARGED
SHEET 03

ENLARGED
SHEET 04



**ENLARGED
SHEET 03**

ENLARGED
SHEET 01

MATCH LINE

MATCH LINE

ENLARGED
SHEET 04

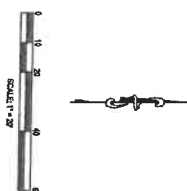
ENLARGED
SHEET 02

SITE INFORMATION TABLE			
GALF COUNTY PARCEL # 9			
04-04-10			
JURISDICTIONAL CONTROL	CITY OF PORT ST. JOE		
LOCAL ORDER NO.	2016-000000		
ADJACENT ZONING	INDUSTRIAL		
WATER USE	INDUSTRIAL		
WATER RATE	RESIDENTIAL		
SEWER RATE	INDUSTRIAL		
PROPOSED BUILDING	SEWER NO		
STYLE	QUANTITY		
4 BRONZE CLUTTING	9		
2 BRONZE CLUTTING	4		
2 BRONZE CLUTTING	4		
TOTAL CLUTTERS	18		
PROPOSED BUILDING SERVICES			
PAINT			
04060604	527		

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SITE PARKING TABLE	
ITEM	SPACES PROVIDED
STANDARD PARKING SPACES	22 SPACES
HANDICAP PARKING SPACES	2 SPACES
TOTAL PARKING SPACES	24 SPACES

LEGEND:
88 = NUMBER OF PLAYING SPACES IN INDIVIDUAL AREAS



NOTES:

1. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN THE PROPOSED POOL & RETAINING WALL CONTROL TO ALL GOVERNING AUTHORITY REGULATIONS.
2. POOL HISTORICAL POOL PLANS ALL GOVERNING AUTHORITY RULES AND REGULATIONS.
3. POOL, POOL AND POOL PLANS ALL GOVERNING AUTHORITY REGULATIONS & CONSTRUCTION PER.
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OVERALL SITE PLAN

1 MARINA COTTAGES
HARBORVIEW DR
PORT ST. JOE, FLORIDA
(GULF COUNTY PARCEL I.D.: 04594-030R)



PROJECT NUMBER: 23-881-01
 DESIGNED BY: N/A DRAWN BY: C. MURPHY CHECKED BY: J. HUBBARD
 FOR: ST. JOE MARINA COTTAGES LLC
 161 GOOD MORNING ST.
 SUITE 201
 PORT ST. JOE, FL 32456

REVISIONS:		
DATE	BY	

SHEET NO.
C-04

SCE
SOUTHEASTERN
CONSULTING ENGINEERS, INC.

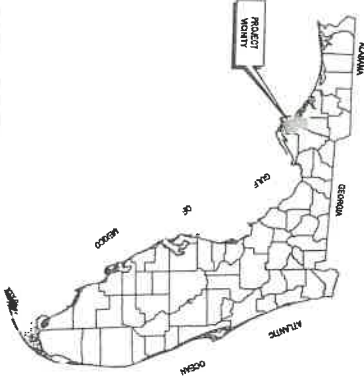
MARINA COTTAGES
PERMIT PLANS

SECTION	2	TOWNSHIP	8S	RANGE	11W
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GULF COUNTY, FLORIDA
(GULF COUNTY PARCEL I.D.: 04594-030R)
FOR

ST JOE MARINA COTTAGES LLC
161 GOOD MORNING STREET, SUITE 201
PORT ST. JOE, FLORIDA 32456

PROJECT VICINITY



THESE PLANS ARE DESIGNED IN ACCORDANCE WITH:
• FDOT STANDARD SPECIFICATIONS FOR ROAD CONSTRUCTION
• FDOT STANDARD SPECIFICATIONS FOR BRIDGE CONSTRUCTION
• FDOT STANDARD SPECIFICATIONS FOR AIRPORT CONSTRUCTION
• FDOT STANDARD SPECIFICATIONS FOR MARINE CONSTRUCTION

LOCATION MAP



THE ABOVE NAMED PROFESSIONAL ENGINEER SHALL BE RESPONSIBLE FOR THE SHEETS LISTED IN THE SHEET INDEX ABOVE IN ACCORDANCE WITH RULE 6G15-23.004, F.A.C.

SHEET NUMBER	SHEET TITLE
C-00	COVER SHEET
C-01	EXISTING CONDITIONS
C-02	EXISTING CONDITIONS
C-03	DEVELOPMENT PLAN
C-04	DEVELOPMENT PLAN
C-05	DEVELOPMENT PLAN
C-06	DEVELOPMENT PLAN
C-07	DEVELOPMENT PLAN
C-08	DEVELOPMENT PLAN
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C-16	DEVELOPMENT PLAN
C-17	DEVELOPMENT PLAN
C-18	DEVELOPMENT PLAN
C-19	DEVELOPMENT PLAN
C-20	DEVELOPMENT PLAN

NOTE:
THE SCALE OF THESE PLANS MAY HAVE
CHANGED DUE TO REPRODUCTION.

COVER SHEET

8 MARINA COTTAGES
HARBORVIEW DR
PORT ST. JOE, FLORIDA
(GULF COUNTY PARCEL I.D.: 04594-030R)

SCE
SOUTHEASTERN
CONSULTING ENGINEERS, INC.
P.O. BOX 141
WENAPHOCA, FL 32465
(904) 634-3800
L09 29064

PROJECT NUMBER: 23-881-01
DESIGNED BY: C. HURD
DRAWN BY: C. HURD
CHECKED BY: J. HURD
DATE: 2/29/24
FOR: ST. JOE MARINA COTTAGES LLC
161 GOOD MORNING ST.
SUITE 201
PORT ST. JOE, FL 32456

REVISIONS:

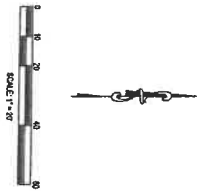
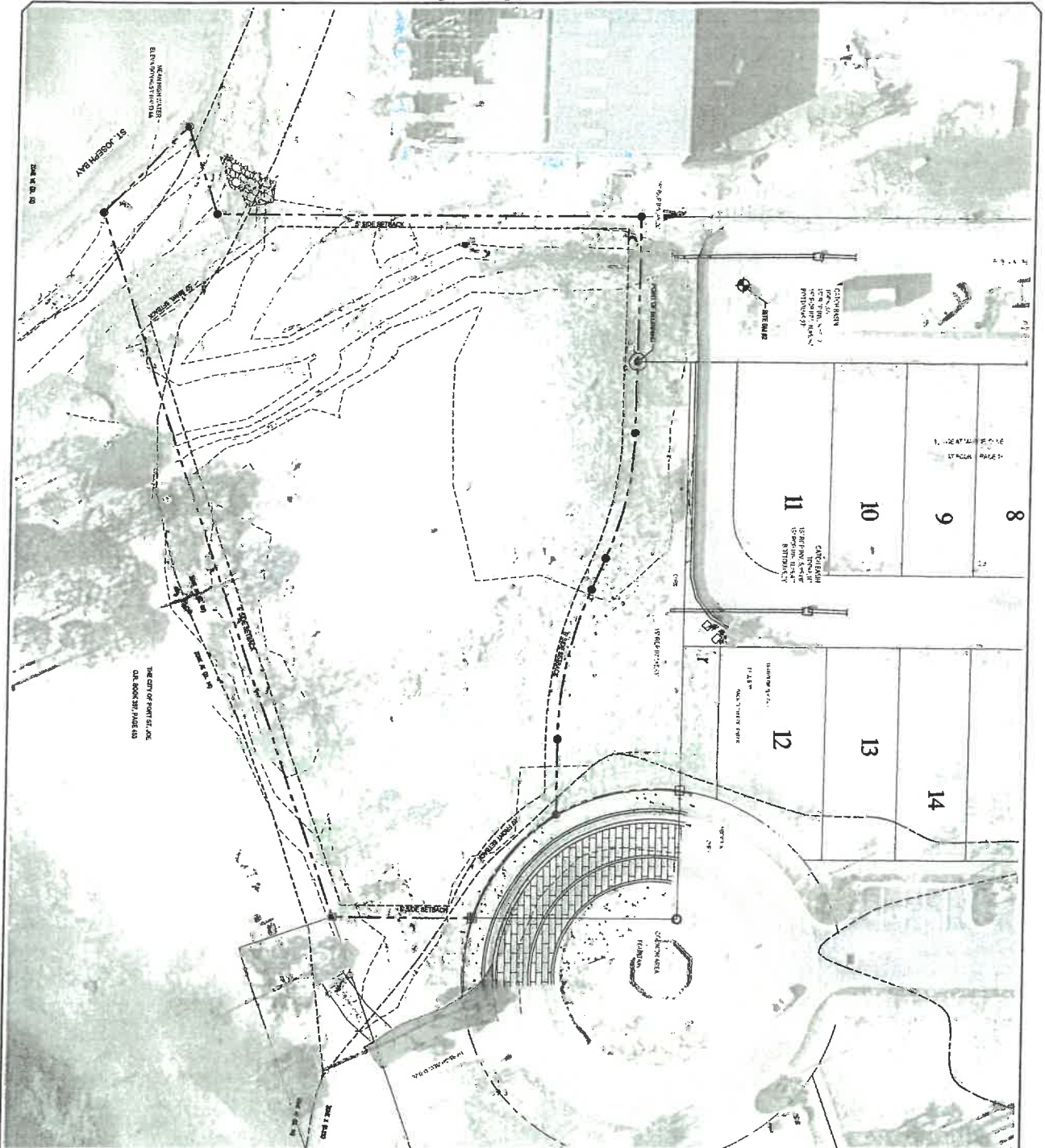
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C-00
SHEET NO.

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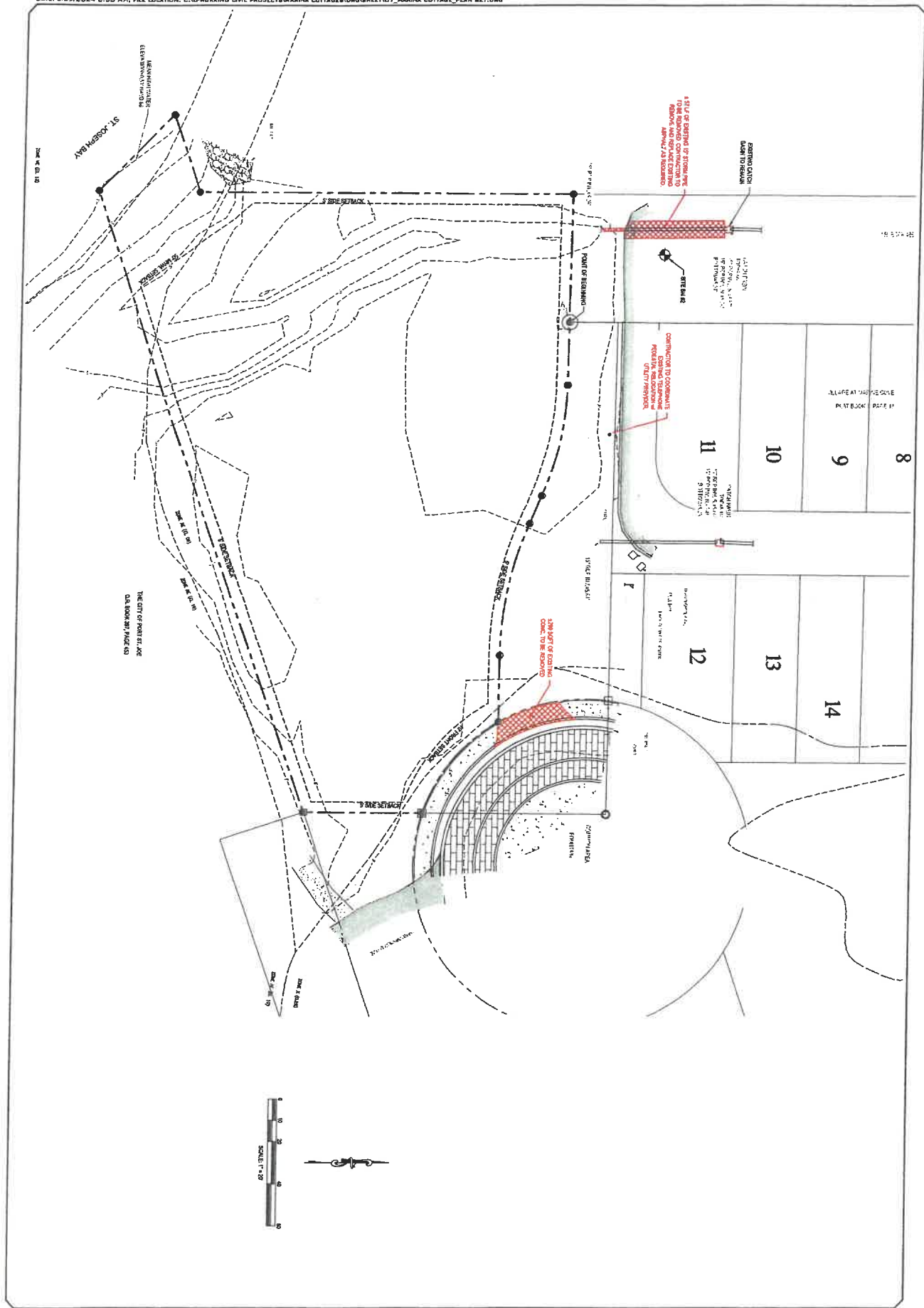
EXISTING SITE DATA TABLE			
ITEM	AREA (SQFT)	AREA (ACRES)	
TOTAL PARCEL	46,222.10 SQFT	1.04 ACRES	
WETLANDS AREA	0.00 SQFT	0.00 ACRES	
WETLAND AREA	0.00 SQFT	0.00 ACRES	

C-02	PROJECT NUMBER: 23-BB1-01		REVISIONS:	
	DESIGNED BY:	DRAWN BY:	CHECKED BY:	DATE BY ITEM
	N/A	C. MURPHY	J. HUBBARD	
	FOR: ST. JOE MARINA COTTAGES LLC 161 GOOD MORNING ST. SUITE 201 PORT ST. JOE, FL 32456			

EXISTING CONDITIONS

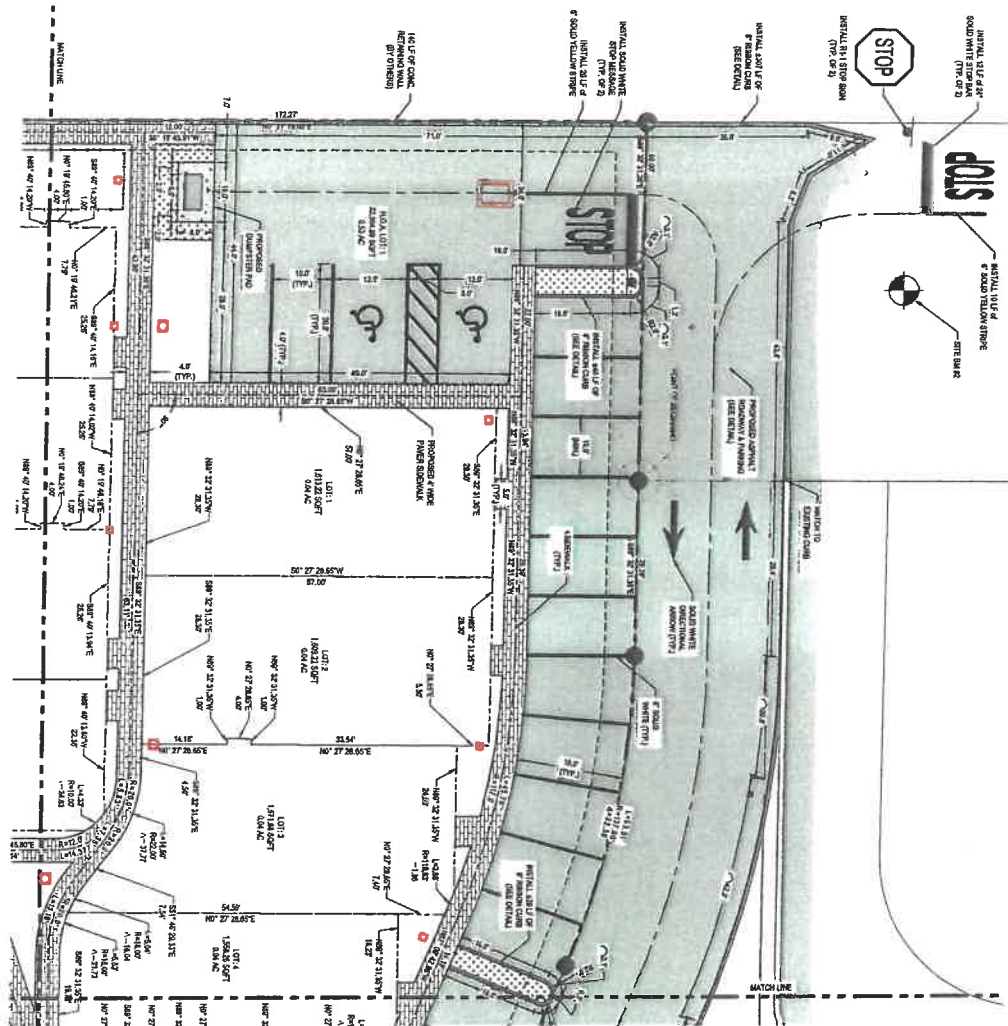
10 MARINA COTTAGES
HARBORVIEW DR
PORT ST. JOE, FLORIDA
(GULF COUNTY PARCEL I.D.: 04594-030R)





PROJECT NUMBER: 23-881-01		REVISIONS:	
DESIGNED BY:	DRAWN BY:	CHECKED BY:	DATE BY ITEM
N/A	C. MURPHY	J. HUSBAND	
FOR: ST. JOE MARINA COTTAGES LLC			
161 GOOD MORNING ST.			
SUITE 201			
PORT ST. JOE, FL 32456			
DEMOLITION PLAN MARINA COTTAGES HARBORVIEW DR PORT ST. JOE, FLORIDA (GULF COUNTY PARCEL I.D.: 04594-03DR)		SCE SOUTHEASTERN CONSULTING ENGINEERS, INC. P.O. BOX 161 NEWARTON, FL 32465 (904) 639-3800 LB# 29064	

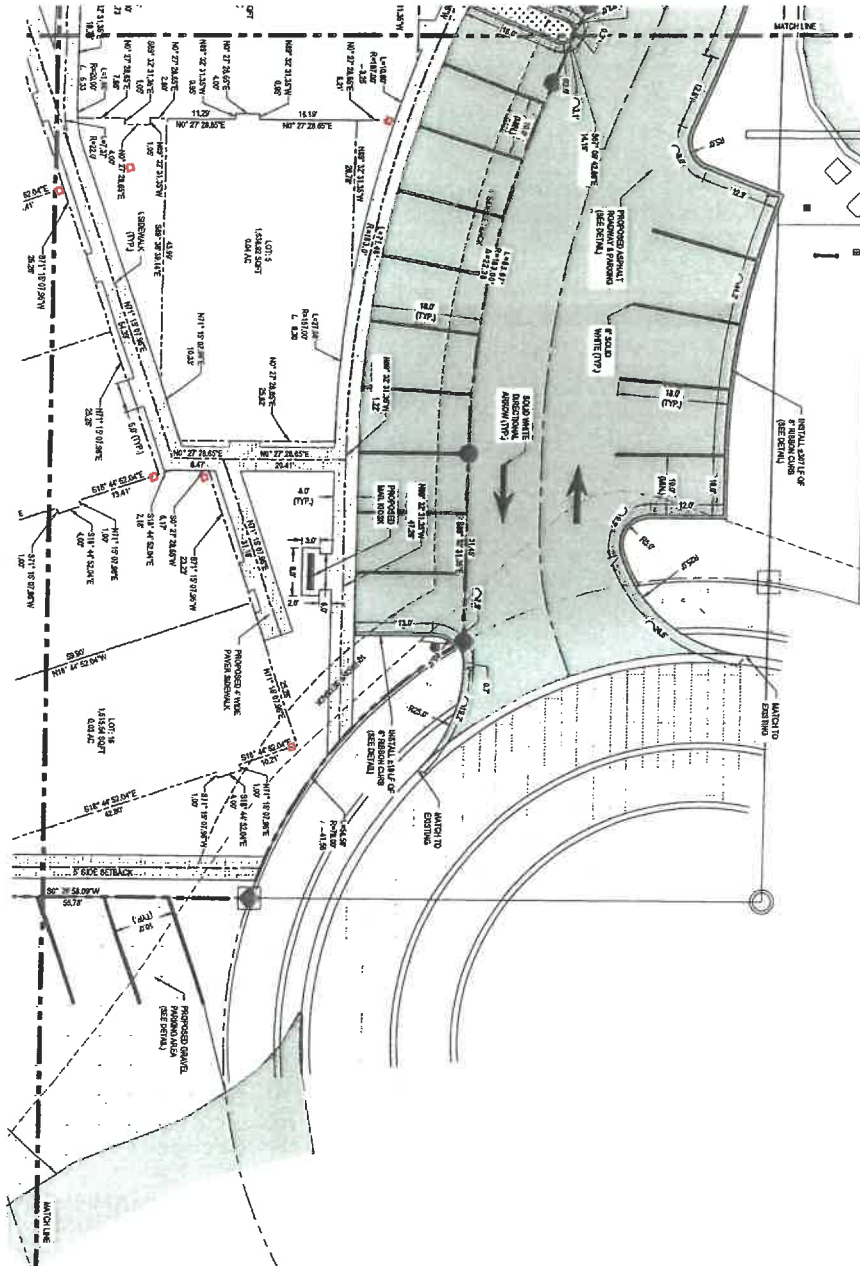




13 MARINA COTTAGES
HARBORVIEW DR
PORT ST. JOE, FLORIDA
(GULF COUNTY PARCEL I.D.: 04594-030R)



C.O.S. SHEET NO.	DATE: 2/28/24	PROJECT NUMBER: 23-881-01			REVISIONS:		
		DESIGNED BY: N/A	DRAWN BY: C. MURPHY	CHECKED BY: J. HUSBAND	DATE	BY	ITEM
		FOR: ST. JOE MARINA COTTAGES LLC					
		161 GOOD MORNING ST.					
		SUITE 201					
		PORT ST. JOE, FL 32456					



SCALE 1"=20'

C-06

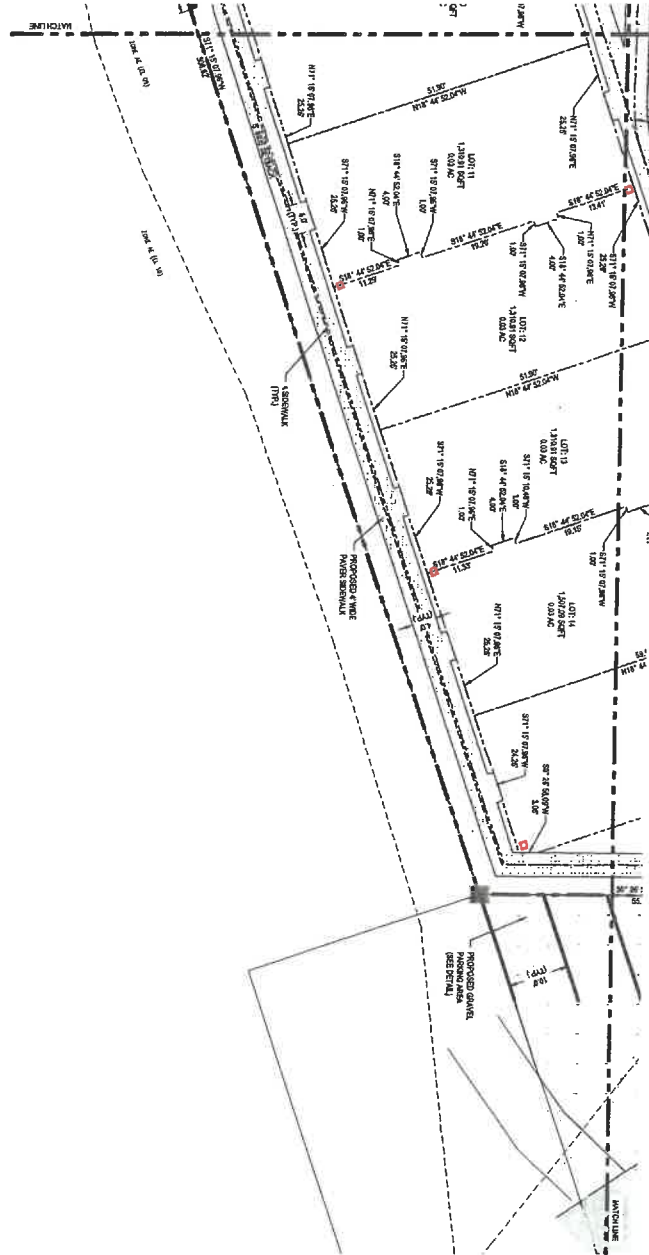
PROJECT NUMBER: 23-881-01
 DESIGNED BY: N/A
 DRAWN BY: C. MURPHY
 CHECKED BY: J. HUBBARD
 DATE: 2/29/24
 FOR: ST. JOE MARINA COTTAGES LLC
 161 8000 MORNING ST.
 SUITE 201
 PORT ST. JOE, FL 32456

REVISIONS:		
DATE	BY	ITEM

ENLARGED SITE PLAN-02

14 MARINA COTTAGES
 HARBORVIEW DR
 PORT ST. JOE, FLORIDA
 (GULF COUNTY PARCEL I.D.: 04594-030R)

SCE
 SOUTHEASTERN
 CONSULTING ENGINEERS, INC.
 P.O. BOX 141
 WEAVERVILLE, FL 32465
 (850) 639-2860
 LBP 25084



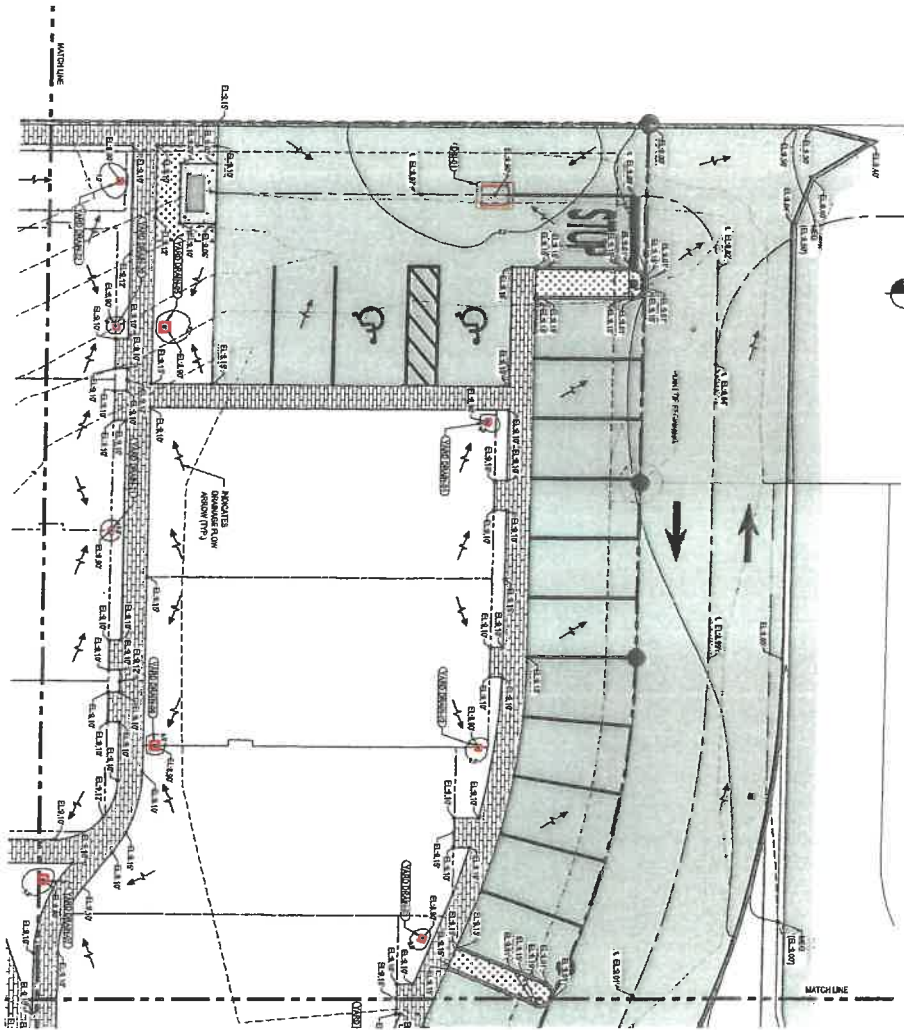
DATE: 2/29/24 SHEET NO. C-07	PROJECT NUMBER: 23-881-01		REVISIONS:		
	DESIGNED BY:	DRAWN BY:	CHECKED BY:	DATE	BY
	N/A	C. MURPHY	J. HUBBARD		
	DR: ST. JOE MARINA COTTAGES LLC 161 GOOD MORNING ST. SUITE 201 PORT ST. JOE, FL 32456				

ENLARGED SITE PLAN-03

15 MARINA COTTAGES
HARBORVIEW DR
PORT ST. JOE, FLORIDA
(GULF COUNTY PARCEL I.D.: D4594-030R)



NOTE:
REFER TO SHEET C-17 FOR STORM
STRUCTURE INFORMATION.



SCALE: 1" = 10'

C-09

PROJECT NUMBER: 23-881-01
DESIGNED BY: N/A
FOR: ST. JOE MARINA COTTAGES LLC
161 9000 MORNING ST.
SUITE 201
PORT ST. JOE, FL 32456

REVISIONS:
DRAWN BY: C. MURPHY
CHECKED BY: J. HUSBAND
DATE: _____ BY: _____ ITEM: _____

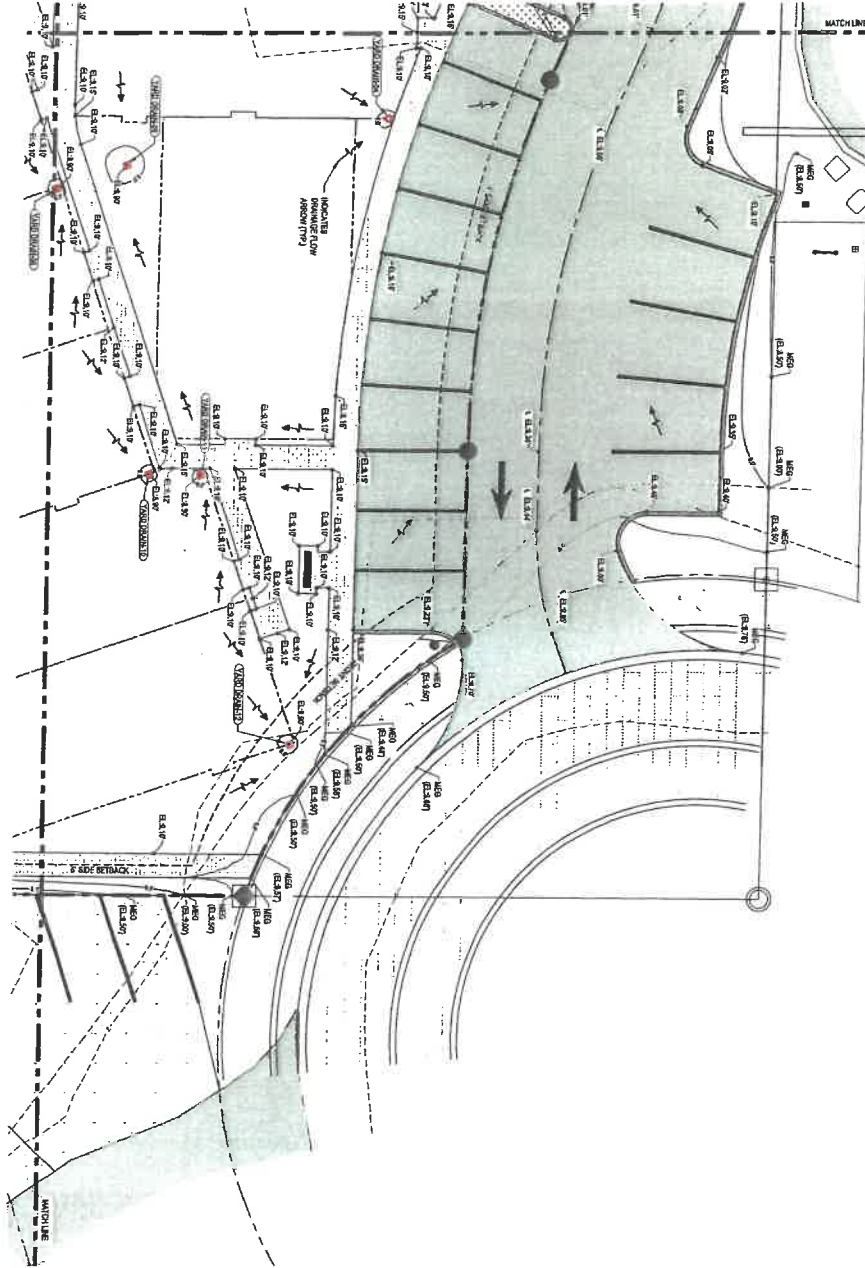
ENLARGED GRADING PLAN-01

17 MARINA COTTAGES
HARBORVIEW DR
PORT ST. JOE, FLORIDA
(GULF COUNTY PARCEL I.D.: 04594-030R)

SCE
SOUTHEASTERN
CONSULTING ENGINEERS, INC.
P.O. BOX 141
NEWPORT NEWS, VA 23605
(850) 639-2860
LBF 39064

NOTE:
REFER TO SHEET C-1 FOR STORM
STRUCTURE INFORMATION.

SCALE: 1"=20'



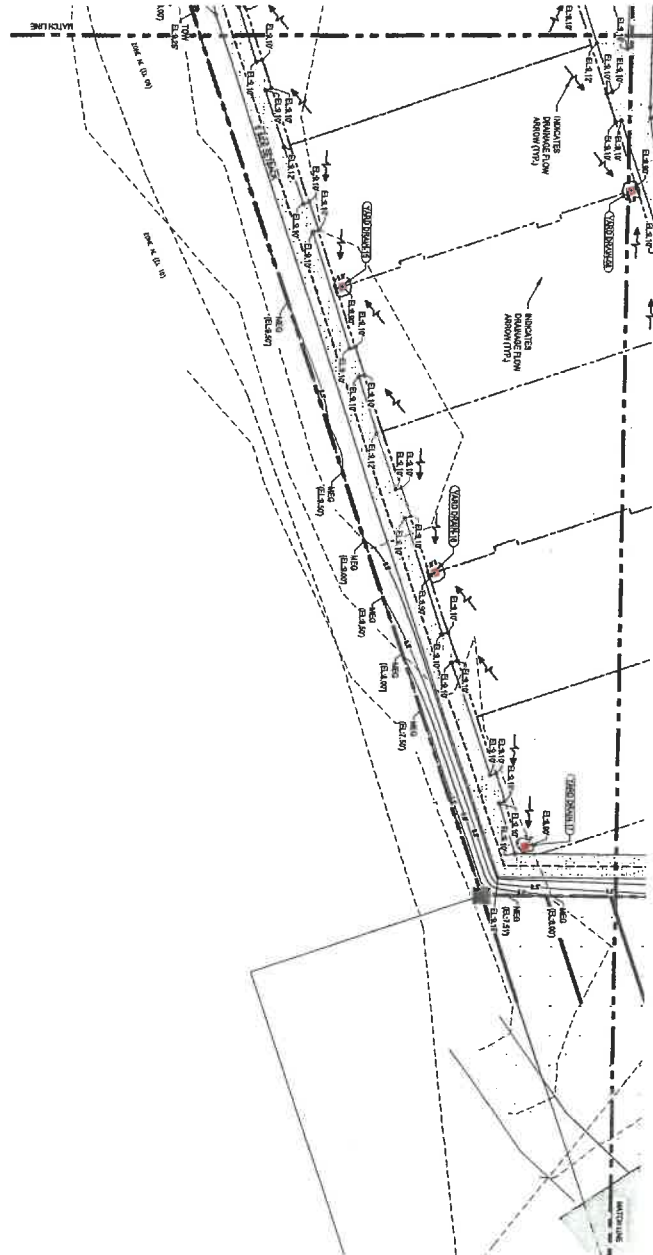
PROJECT NUMBER: 23-881-01		REVISIONS:	
DESIGNED BY:	N/A	DRAWN BY:	C. MURPHY
CHECKED BY:	J. HUSBAND	DATE:	
BY:		ITEM:	
FOR: ST. JOE MARINA COTTAGES LLC			
161 GOOD MORNING ST.			
SUITE 201			
PORT ST. JOE, FL 32456			

ENLARGED GRADING PLAN-02

18 MARINA COTTAGES
HARBORVIEW DR
PORT ST. JOE, FLORIDA
(GULF COUNTY PARCEL I.D.: 04594-030R)

SCE
SOUTHEASTERN
CONSULTING ENGINEERS, INC.

P.O. BOX 141
VENICE, FL 33596
(850) 629-2060
LBF 29004



NOTE:
REFER TO SHEET C-1 FOR STORM
STRUCTURE INFORMATION.



C-11

PROJECT NUMBER: 23-881-01
DESIGNED BY: N/A
DRAWN BY: C. MURPHY
CHECKED BY: J. HUBBARD
FOR: ST. JOE MARINA COTTAGES LLC
161 GOOD MORNING ST.
SUITE 201
PORT ST. JOE, FL 32456

REVISIONS:

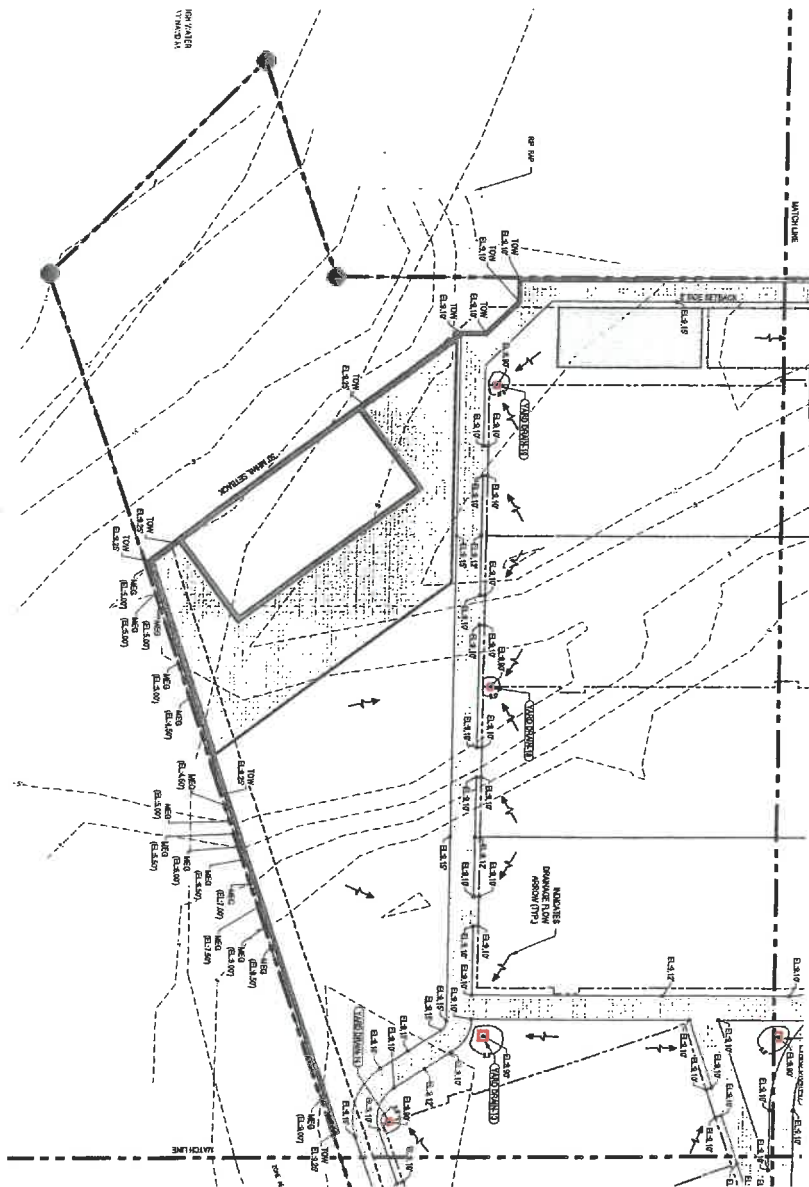
DATE	BY	ITEM

ENLARGED GRADING PLAN-03

19 MARINA COTTAGES
HARBORVIEW DR
PORT ST. JOE, FLORIDA
(GULF COUNTY PARCEL I.D.: D4594-030R)



- NOTES**
1. REFER TO SHEET C-11 FOR TYPICAL STRUCTURE INFORMATION.
 2. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN THE NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND REGULATORY BODIES.
 3. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND REGULATORY BODIES.
 4. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND REGULATORY BODIES.
 5. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND REGULATORY BODIES.
 6. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND REGULATORY BODIES.
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 9. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND REGULATORY BODIES.
 10. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND REGULATORY BODIES.



PROJECT NUMBER: 23-BB-1-01

DESIGNED BY: N/A
 DRAWN BY: C. MURPHY
 CHECKED BY: J. HUSBAND

FOR: ST. JOE MARINA COTTAGES LLC
 161 GOOD MORNING ST.
 SUITE 201
 PORT ST. JOE, FL 32456

REVISIONS:		
DATE	BY	ITEM

ENLARGED GRADING PLAN-04

20 MARINA COTTAGES
 HARBORVIEW DR
 PORT ST. JOE, FLORIDA
 (GULF COUNTY PARCEL I.D.: 04594-030R)

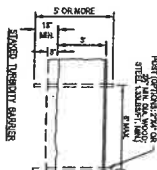
SCE
 SOUTHEASTERN
 CONSULTING ENGINEERS, INC.

P.O. BOX 141
 WENATCHEE, WA 98806
 (509) 665-2800
 L&E 20064

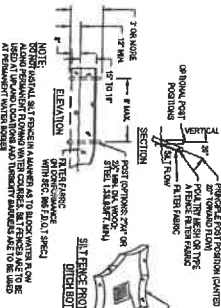


EROSION CONTROL TABLE			
ITEM	QUANTITY	TYPE	NOTE
TYPE III SILT FENCE	1400	TYPE III	SEE DETAIL
GRAVEL CONSTRUCTION ENTRANCE	1	TYPE III	SEE DETAIL
ADDITIONAL SILT FENCE	1400	TYPE III	SEE DETAIL
CONSTRUCTION ENTRANCE	1	TYPE III	SEE DETAIL

NOTES:
1. EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING NOTES:
A. SILT FENCES SHALL BE INSTALLED UPSTREAM OF THE EROSION CONTROL MEASURES.
B. SILT FENCES SHALL BE MAINTAINED AND REPAIRED AS NEEDED.
C. SILT FENCES SHALL BE REMOVED AFTER CONSTRUCTION IS COMPLETE.

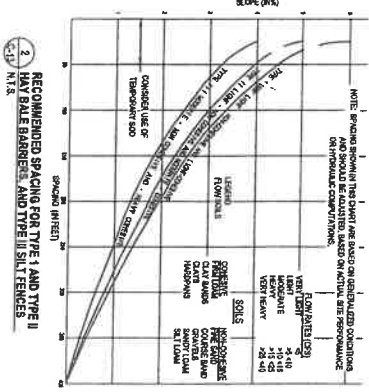
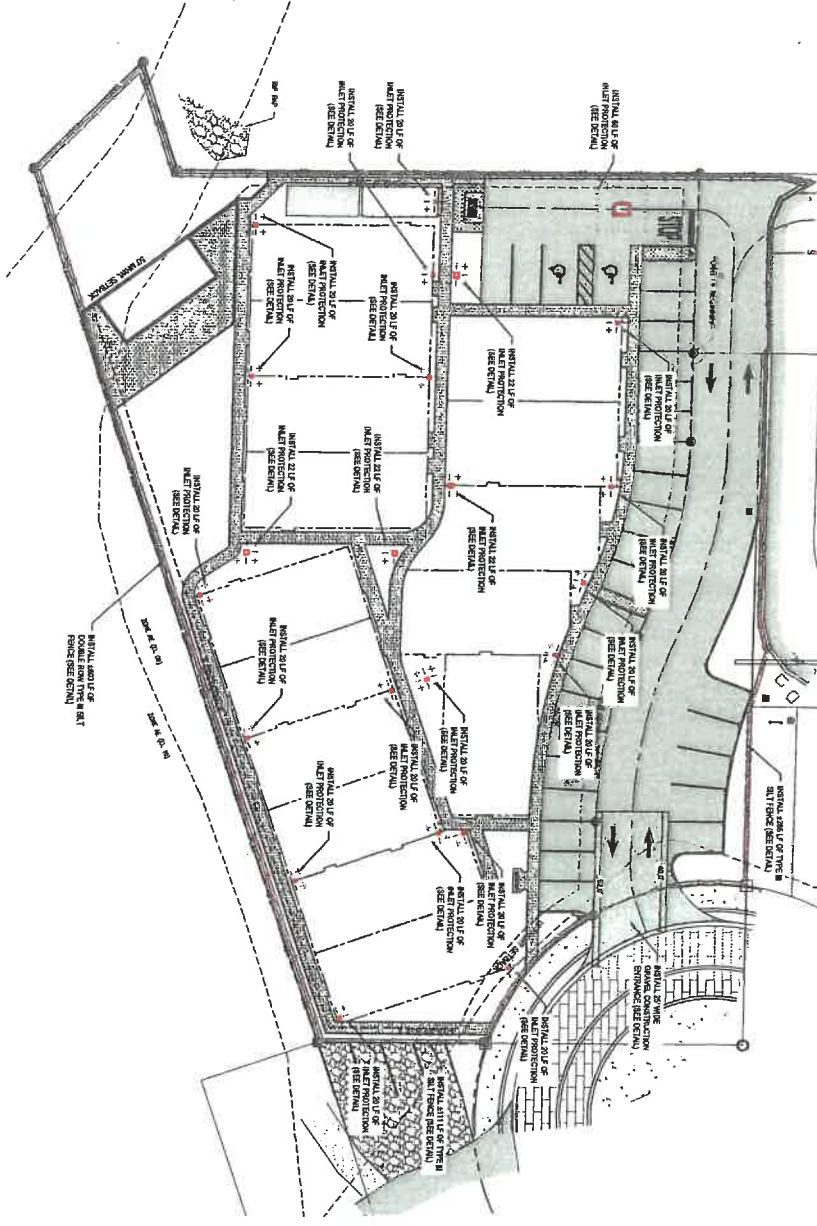


1 TYPE III SILT FENCE



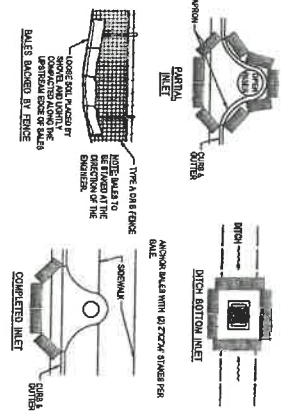
2 TYPE III SILT FENCE

3 CONSTRUCTION ENTRANCE DETAIL



4 RECOMMENDED SPACING FOR TYPE I AND TYPE II HAY BALE BARRIERS AND TYPE III SILT FENCES

5 PROTECTION AROUND INLETS OR SIMILAR STRUCTURES



PROJECT NUMBER: 23-881-01
DESIGNED BY: J. HUBBARD
DRAWN BY: J. HUBBARD
CHECKED BY: J. HUBBARD
DATE: 2/29/24
SHEET NO: C-13

EROSION CONTROL PLAN & DETAILS
MARINA COTTAGES
HARBORVIEW DR
PORT ST. JOE, FLORIDA
(GULF COUNTY PARCEL I.D.: D4594-03DR)





CALCULATED CUT AND FILL VOLUMES					
SURFACES COMPARED	CUT FACTOR	FILL FACTOR	ADJUSTED CUT VOL (CU YD)	ADJUSTED FILL VOL (CU YD)	NET CUT OR FILL (CU YD)
EXISTING GRADE TO FINISHED GRADE	1.00	1.00	17.88	228.34	210.46

NOTE:
1. ALL CUT & FILL VOLUMES CALCULATED COMPARING EXISTING GROUND TO FINISHED GRADE. NO CORRECTION FACTORS WERE USED IN THE CALCULATIONS.

CUT & FILL LEGEND	
AREA WITH "C" OR MORE OF CUT	
AREA WITH "F" OR MORE OF FILL	
ADJACENT SHADINGS INDICATE LESS THAN 1" OF GRADE CHANGE	

DRAWING NOTES:
1. EXISTING GRADE IS BASED ON THE 1987 CONVEYANCE RECORDS 1:000 DETAILING RECORDS.



PROJECT NUMBER: 23-881-D1		REVISIONS:	
DESIGNED BY: N/A	DRAWN BY: C. MURPHY	CHECKED BY: J. HUSBAND	DATE: BY: ITEM:
FOR: ST. JOE MARINA COTTAGES LLC SUITE 201 161 GOOD MORNING ST. PORT ST. JOE, FL 32456			

CUT & FILL DIAGRAM

22 MARINA COTTAGES
HARBORVIEW DR
PORT ST. JOE, FLORIDA
(GULF COUNTY PARCEL I.D.: 04594-030R)





PROJECT NUMBER: 23-881-01			REVISIONS:		
DESIGNED BY:	DRAWN BY:	CHECKED BY:	DATE	BY	ITEM
N/A	C. MURPHY	J. HUSBAND			
FOR: ST. JOE MARINA COTTAGES LLC					
161 GOOD MORNING ST.					
SUITE 201					
PORT ST. JOE, FL 32456					

PRE-DEVELOPEMENT DRAINAGE BASIN

23

MARINA COTTAGES
HARBORVIEW DR
PORT ST. JOE, FLORIDA
(GULF COUNTY PARCEL I.D.: 04594-030R)



C-15
SHEET NO.



PROJECT NUMBER: 23-881-01		REVISIONS:	
DESIGNED BY:	DRAWN BY:	CHECKED BY:	DATE
N/A	E. MURPHY	J. HUGRAND	
FOR: ST. JOE MARINA COTTAGES LLC			
161 6000 MORNING ST.			
SUITE 201			
PORT ST. JOE, FL 32456			

POST-DEVELOPEMENT DRAINAGE BASINS

24 MARINA COTTAGES
HARBORVIEW DR
PORT ST. JOE, FLORIDA
(GULF COUNTY PARCEL I.D.: 04594-030R)

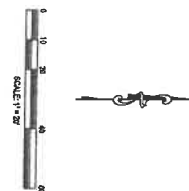




ITEM	QUANTITY
FOOT TYPE "E" DIA	2 EA
ADS 18" VARD BROWN	1 EA
ADS 17" VARD BROWN	1 EA
18" HOPE PIPE	134 LF
12" HOPE PIPE	174 LF
18" HOPE PIPE	665 LF

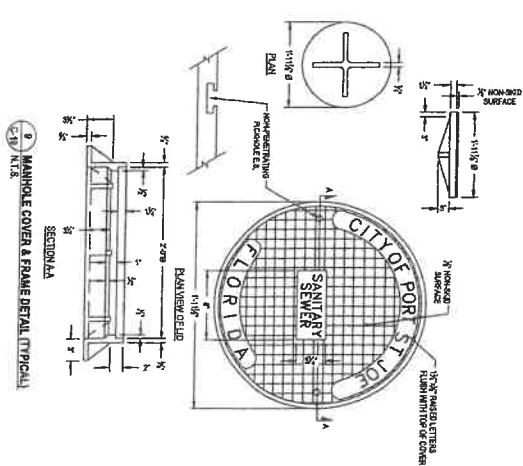
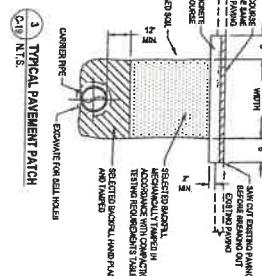
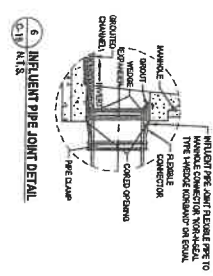
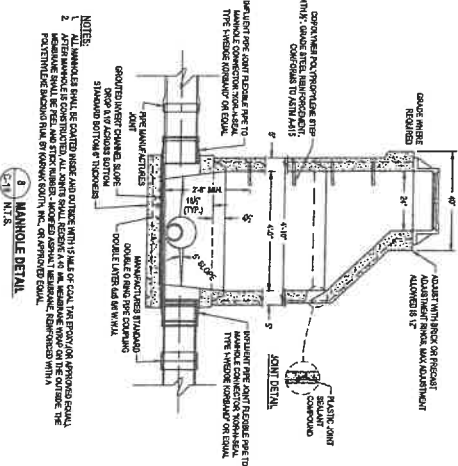
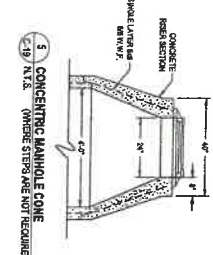
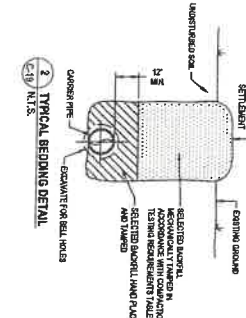
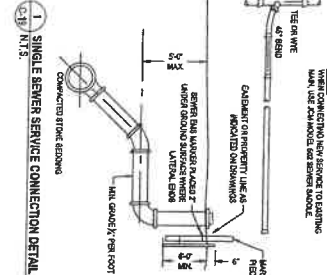
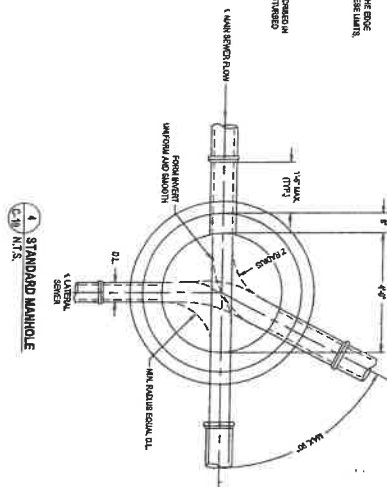
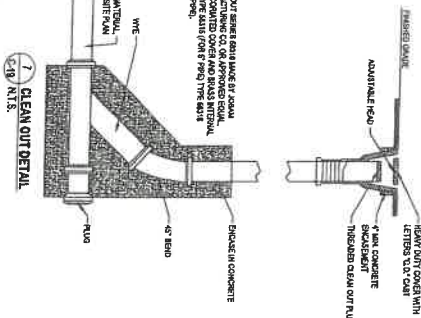
ITEM	QUANTITY
2" DRAIN VALVE	1 EA
2" M.O. TEE	1 EA
2" M.O. 45° BEND	9 EA
2" M.O. 90° BEND	5 EA
2" O.D. PVC PIPE	832 LF
2" X 2" SW. TAPPING VALVE AND SLEEVE	12 EA
2" SW. WATER METER	11 EA
2" SCH. 40 PVC (WATER SERVICE)	122 LF

ITEM	QUANTITY
CONCRETE MANHOLE	5 EA
7 PVC CLEANOUT	18 EA
8" DIA 18' PVC PIPE	274 LF
4" SCH40 PVC PIPE (SANITARY LATERAL)	164 LF



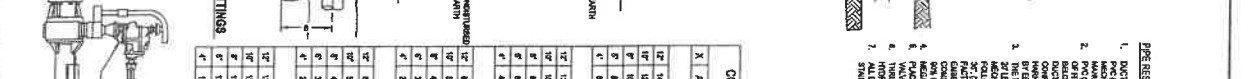
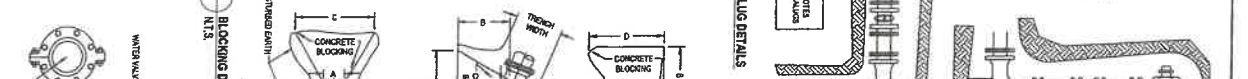
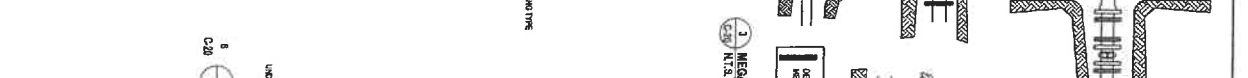
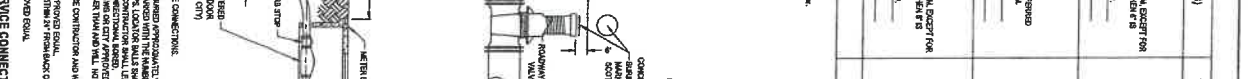
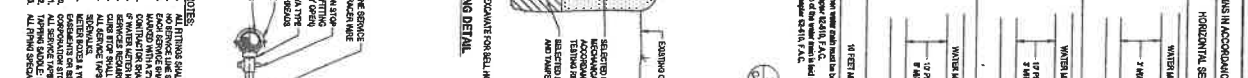
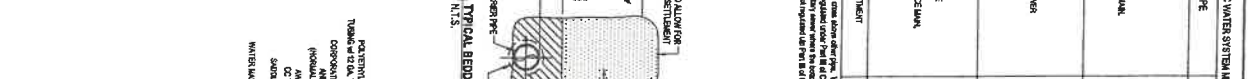
26 MARINA COTTAGES
HARBORVIEW DR
PORT ST. JOE, FLORIDA
(GULF COUNTY PARCEL I.D.: 04594-030R)

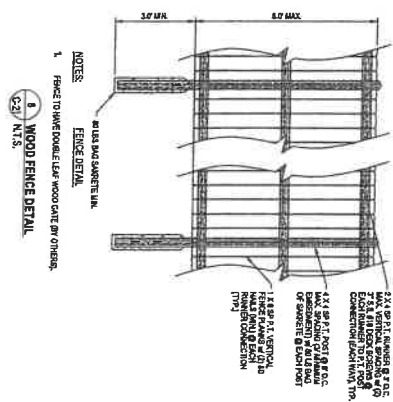
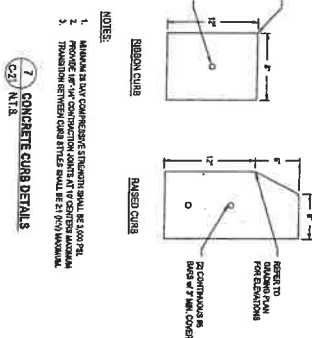
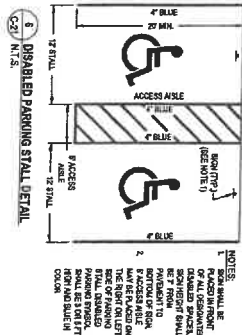
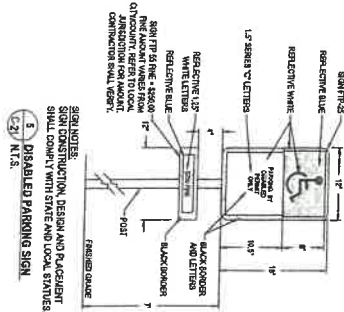
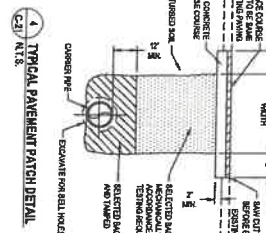
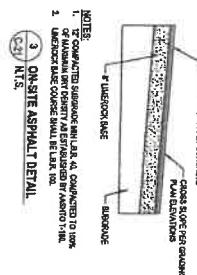
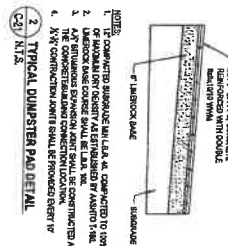
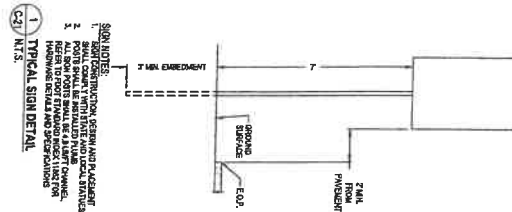


[illegible]

1. ALL WATER LINES SHALL BE INSTALLED ACCORDING TO SUBORDINATE CODES AND CITY OF PORT ST. JOE SPECIFICATIONS.
2. ALL WATER LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING:
3. RECOMMENDED MATERIALS FOR WATER LINES SHALL BE:
4. ALL WATER LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING:
5. ALL WATER LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING:
6. ALL WATER LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING:
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20. ALL WATER LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING:
21. ALL WATER LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING:
22. ALL WATER LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING:

LOCATION OF PUBLIC WATER SYSTEM LINES IN ACCORDANCE WITH F.A.C. RULE 62.001	OTHER TYPE	HORIZONTAL SEPARATION	CROSSINGS (1)	JOINT SPACING & CROSSINGS
1. WATER MAIN	1. WATER MAIN	1. WATER MAIN	1. WATER MAIN	1. WATER MAIN
2. WATER MAIN	2. WATER MAIN	2. WATER MAIN	2. WATER MAIN	2. WATER MAIN
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PROJECT NUMBER: 23-881-01	REVISIONS:
DESIGNED BY: N/A	DATE BY ITEM
DRAWN BY: C. MURPHY	
CHECKED BY: J. HUBBARD	
FOR: ST. JOE MARINA COTTAGES LLC	
161 0000 MORNING ST.	
SUITE 201	
PORT ST. JOE, FL 32456	

MISCELLANEOUS DETAILS

29 MARINA COTTAGES HARBORVIEW OR PORT ST. JOE, FLORIDA (GULF COUNTY PARCEL I.D.: 04594-030R)



ORDINANCE NO. 606

AN ORDINANCE AMENDING THE LAND DEVELOPMENT REGULATIONS OF THE CITY OF PORT ST. JOE, SPECIFICALLY CITY-INITIATED TEXT AMENDMENT TO (1) ESTABLISHED A DEFINITION FOR DOWNTOWN MARINA AREA, (2) TO AMEND THE PLANNED UNIT DEVELOPMENT STANDARDS; PROVIDING FOR REPEAL OF ANY CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Port St. Joe City Commission has adopted the Comprehensive Plan within which are included goals, objectives, and policies related to the adoption of land development regulations; and

WHEREAS, Chapter 163, Part II, Section 3201, the Florida Statutes, requires the implementation of these goals, objectives, and policies through the adoption of consistent land development regulations; and

WHEREAS, Chapter 163, Part II, Section 3202, of the Florida Statutes requires each county and municipality to adopt or amend and enforce land development regulations that are consistent with and implement the adopted comprehensive plan within one (1) year after submission of the revised comprehensive plan for review to the state; and

WHEREAS, the Planning and Development and Review Board in its capacity as the Local Planning Agency, considered this request, found it consistent with the goals, objectives and policies of the local Comprehensive Plan, and recommended approval at a properly advertised public hearing on October 3, 2023;

NOW THEREFORE, IT BE ORDAINED by the City Commission of the City of Port St. Joe, Florida, amends the Land Development Regulations as follows:

Section 1. The following Sections of the Land Development Regulations are to be amended:

ARTICLE I. GENERAL PROVISIONS:

Section 1.03. Definitions.

And;

ARTICLE III. LAND USE: TYPE, DENSITY, INTENSITY:

Section 3.17(4)c. Planned Unit Development (PUD).

(See Exhibit A for the Proposed Text Amendment and Exhibit B for the Proposed Boundary of the Downtown Marina Area)

Section 2. Upon this Ordinance becoming effective, the City of Port St. Joe Land Development Regulations shall be amended to reflect the text amendments to ARTICLE I. GENERAL PROVISIONS and ARTICLE III. LAND USE: TYPE, DENSITY, INTENSITY as described on attached Exhibit "A".

Section 3. The provisions of the Ordinance are hereby declared to be severable. If any revision 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.

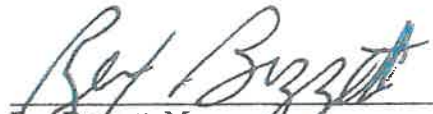
Section 4. This Ordinance shall become effective as provided by law.

This Ordinance was adopted in open regular meeting after its second reading

this 7th day of November, 2023, after due notice in accordance with Florida Law.

ATTEST: BOARD OF CITY COMMISSIONERS OF PORT ST. JOE, FLORIDA


Charlotte M. Pierce, City Clerk


Rex Buzzett, Mayor

APPROVED AS TO FORM:

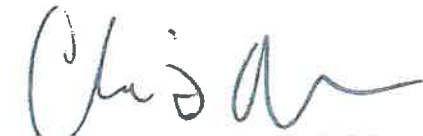

Clinton McCahill, City Attorney

EXHIBIT A

Land Development Regulations, Part III

ARTICLE I. GENERAL PROVISIONS:

Section 1.03. Definitions.

Downtown Marina Area: An area that is bounded to the north by Marina Drive from the intersection of Baltzell Avenue to the Mean Sea Level of St. Joe Bay, bounded to the east by Baltzell Avenue from the intersection of Marina Avenue to the intersection of Harborview Drive, bounded to the south by Harborview Drive from the intersection of Baltzell Avenue extended to the Mean Sea Level of St. Joe Bay and bounded along the west by the Mean Sea Level of St. Joe Bay.

And;

Article III. Land Use: Type, Density, Intensity

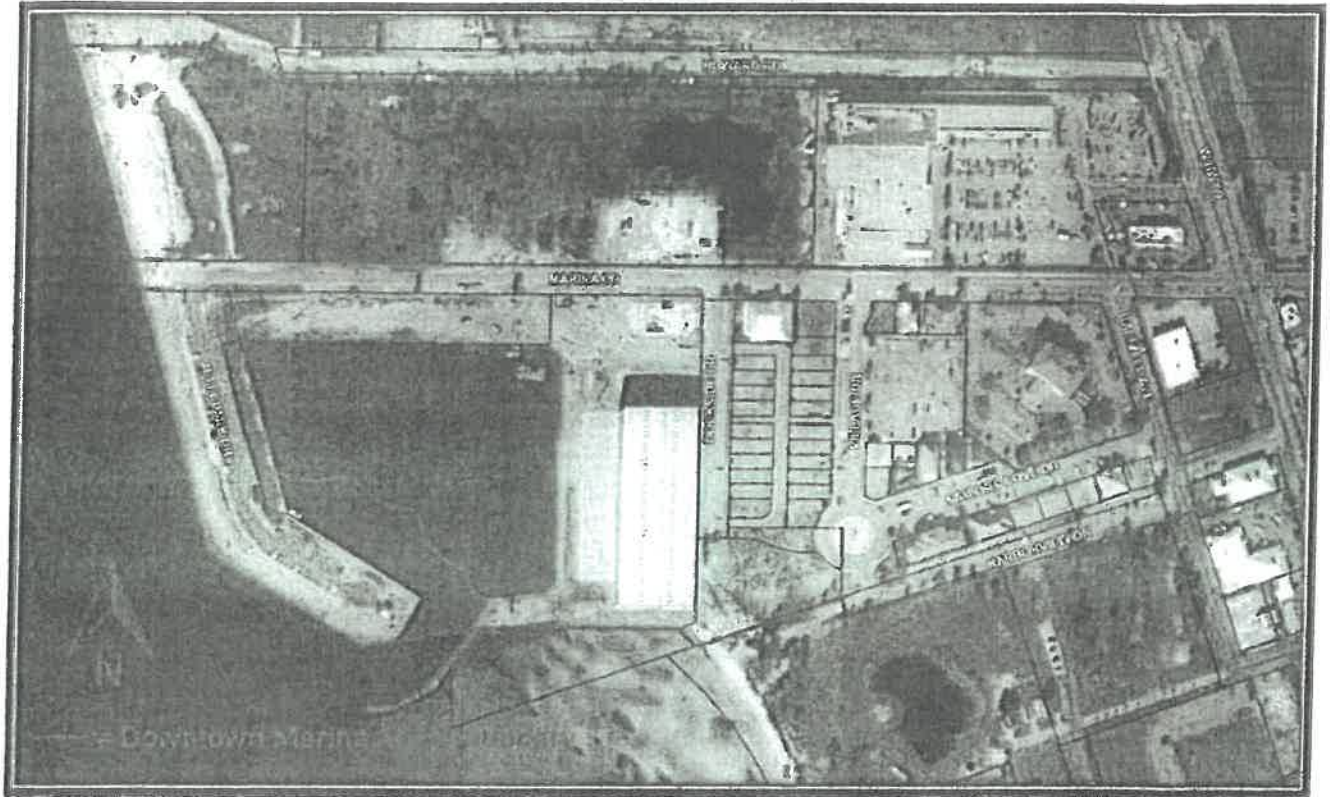
Section 3.17: Planned Unit Development district

Section 3.17(4)c:

- c. A minimum site size of five acres is required unless the site is located within a the Expanded Boundary of the Port St Joe Redevelopment Area, or the North Port St. Joe Mixed Use Overlay District or the Downtown Marina Area whereupon only one acre is required.

EXHIBIT B

Downtown Marina Area



NOTICE OF PUBLIC HEARINGS FOR A TEXT AND ZONING AMENDMENT TO THE CITY OF PORT ST. JOE LAND DEVELOPMENT REGULATIONS AND ZONING MAP

Public Hearing of the
City of Port St. Joe Planning and Development Review Board
and City Commission

The Planning and Development Review Board sitting as the local planning agency will hold a hearing at 4:00 p.m., EST, at 2775 Garrison Avenue, Port St. Joe, Florida, on Tuesday, October 3, 2023, or as soon thereafter as the issue may be heard. The purpose of the Public Hearing will be to consider a recommendation to the Port St. Joe City Commissioners for the adoption of a Text Amendment to the Land Development Regulations by Ordinance NO. 606 relating thereto, the title of which is set forth below and an amendment to the Zoning Map to establish a Marina Cottages Planned Unit Development District by Ordinance NO. 607 relating thereto, the title of which is set forth below.

The City of Port St. Joe City Commission will conduct a Public Hearing, hold the first reading of Ordinance NO. 606 and Ordinance NO. 607, the titles of which are set forth below, at 2775 Garrison Avenue, Port St. Joe, Florida, on Tuesday, October 17, 2023, at 12:00 p.m., EST, or as soon thereafter as the issue may be heard. The purpose of the Public Hearing will be to consider and conduct the first reading of an ordinance amending the Text of the Land Development Regulations and to consider and conduct the first reading of an ordinance establishing a Marina Cottages Planned Unit Development District. The title of the ordinances to be considered are set forth below.

The City of Port St. Joe City Commission will conduct a Public Hearing and hold the final reading of Ordinance 606, the title of which are set forth below, at 2775 Garrison Avenue, Port St. Joe, Florida, on Tuesday, November 7, 2023, at 12:00 p.m. EST, or as soon thereafter as the issue may be heard. The purpose of the Public Hearing will be to consider and conduct the final reading of an ordinance amending the Text of the Land Development Regulations and to consider and conduct the final reading of an ordinance establishing a Marina Cottages Planned Unit Development District. The title of the ordinances to be considered are set forth below.

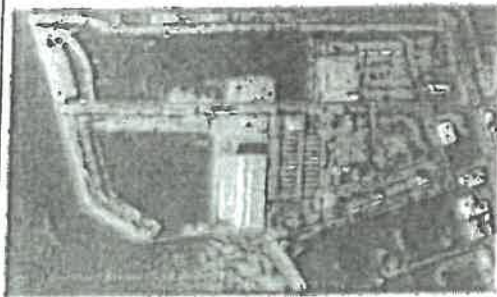
ORDINANCE NO. 606

AN ORDINANCE AMENDING THE LAND DEVELOPMENT REGULATIONS OF THE CITY OF PORT ST. JOE, SPECIFICALLY CITY-INITIATED TEXT AMENDMENT TO (1) ESTABLISHED A DEFINITION FOR DOWNTOWN MARINA AREA, (2) TO AMEND THE PLANNED UNIT DEVELOPMENT STANDARDS; PROVIDING FOR REPEAL OF ANY CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

And;

ORDINANCE NO. 607

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



Copies of the Text Amendment to the Land Development Regulations and the Marina Cottages Planned Unit Development District is available for public inspection at the City of Port St. Joe City Hall, located at 305 Cecil G. Costin, Sr. Blvd., Port St. Joe, Florida.

The hearing may be continued from time to time as may be necessary.

Interested persons may attend and be heard at the public hearing or provide comments in writing to the City Commissioners. Comments can be mailed to the City of Port St. Joe, City Hall, 305 Cecil G. Costin, Sr. Blvd., Port St. Joe, Florida. Transactions of the public hearing will not be recorded. Persons wishing to appeal any decision made during the hearing will need a record of the proceeding and should ensure a verbatim record is made, including the testimony on which the appeal is based.

Any person requiring special accommodation at this hearing because of a disability or physical impairment should contact the City Clerk's Office at (850) 228-8261, at least five (5) calendar days prior to the hearing.

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

ORDINANCE NO. 607

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

WHEREAS, The City of Port St. Joe ("City") has deemed it appropriate to establish a planned unit development for a community ("Marina Cottages Planned Unit Development Zoning District") to be located on a parcel of land which is legally described in Exhibit "A", attached and incorporated herein ("Property"); and

WHEREAS, on October 3, 2023, the Planning and Development Review Board for the City, recommended approval of the Marina Cottages Planned Unit Development Zoning District; and

WHEREAS, The Marina Cottages Planned Unit Development Zoning District is intended to consist of a residential development that includes recreational amenities such as a club house and swimming pool; and

WHEREAS, The Marina Cottages Planned Unit Development Zoning District will be served by City water and sewer facilities; and

WHEREAS, The Marina Cottages Planned Unit Development Zoning District will comply with the all applicable stormwater management requirements for the Property; and

NOW THEREFORE BE IT ORDAINED BY THE BOARD OF CITY COMMISSIONERS OF THE CITY OF PORT ST. JOE, FLORIDA:

SECTION 1. NAME

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

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

The Board of City Commissioners hereby finds and determines that the Marina Cottages Planned Unit Development Zoning District is consistent with the goals, objectives, and

policies of the City of Port St. Joe Comprehensive Plan, including but not limited to Future Land Use Element Policy 1.3.4, High Density Residential R-3.

SECTION 3. APPROVAL

The establishment of the Marina Cottages Planned Development Zoning District on the lands legally described in Exhibit "A", which is attached hereto and incorporated herein by this reference, is hereby approved subject to the conditions in this Ordinance.

SECTION 4. PERMITTED USES

The following uses shall be principal permitted uses within all areas of the Marina Cottages Planned Unit Development (PUD) Zoning District:

- A. Residential. Single family and multi-family residential units. Density shall not exceed fifteen (15) units.
- B. Recreation. Active recreation means recreational lands and improvements that are facility oriented which may require equipment and take place at prescribed places, or sites, which may include a club house, changing rooms/restrooms and pool. Passive recreation means recreational lands and improvements that are natural resource oriented. Passive recreational facilities may include, but are not limited to walking and nature trails, viewing platforms, boardwalks, picnic areas and bird watching.
- C. Permitted Accessory and Ancillary Uses. The following shall be accessory permitted uses within all areas of the Marina Cottages Planned Unit Development Zoning District: Uses of land customarily incidental and subordinate to one of the permitted principal uses, including but not limited to a sales center, parking facilities, mail kiosk, trash and recycling containers and other uses or facilities associated with the support of the permitted principal uses.

SECTION 5. DEVELOPMENT STANDARDS

- A. All residential uses shall be served by central potable water facilities and central wastewater facilities, as provided by the City.
- B. All development within the Marina Cottages Planned Unit Development Zoning District shall be in compliance with all applicable land development regulations of the City of Port St. Joe, except as otherwise contained in this Ordinance.
- C. The minimum setbacks for residential units shall be as follows:
 - Front Setback: Zero (0) Feet
 - Side Setback: Zero (0) Feet (Six (6) feet between buildings)
 - Rear Setback: Zero (0) Feet

- D. There shall be a minimum lot width of twenty-two (22) feet and minimum lot depth of fifty (50) feet.
- E. There shall be a minimum lot size of 1,100 square feet and a minimum square feet of living area of 650 square feet.
- F. Maximum overall impervious coverage of the entire site shall be 80%.
- G. Sidewalks will have a minimum width of four (4) feet and will provide access to all residential lots, parking areas and amenity areas. The sidewalks may be of an impervious or pervious surface material.
- H. A minimum of 24 parking spaces will be provided, which will include at least 2 handicap parking spaces.
- I. The developer will construct all residential lots, sidewalks, connecting road, parking area, which may include offsite overflow parking areas and the amenity area as one (1) single phase, as depicted on the Marina Cottages PUD Master Plan in Exhibit "B".
- J. The developer will create and establish the Marina Cottages Homeowners Association (HOA). The HOA will be responsible for maintaining the sidewalks, parking areas, including any offsite and the amenity areas as depicted on the Marina Cottages PUD Master Plan in Exhibit "B".
- K. Signs visible from a public road, which are not otherwise subject to stricter standards imposed on the property, shall be consistent with applicable City regulations.
- L. Section 5.04 of the Land Development Regulations, as well as any other provisions with respect to buffer zones shall not apply to any portion of the Marina Cottages Planned Unit Development Zoning District.
- M. All construction shall meet the standards in the Florida Building Code, latest edition.

SECTION 6. DEVELOPMENT PLAN/PLAT PHASING

The Marina Cottages Planned Unit Development Zoning District Subdivision will be developed as one (1) phase, with the submission of development plan and preliminary plat. All development plans will be reviewed as a Level 2 Major Development as such term is defined in the Code. The City will review the preliminary plat as part of the development review process. The development plan, preliminary plat and appropriate application fees shall be initially submitted to the City for review. The applicant may obtain simultaneous approval of the preliminary plat, development order and development permit approval with respect to the development.

SECTION 7. CREATION OF ZONING DISTRICT

The purpose of this Ordinance is to create the text of the Marina Cottages Planned Unit Development Zoning District. The precise location of the permitted uses will be set forth in the application for development plan and preliminary plat approval. This Ordinance is not intended as a unified plan of development.

SECTION 8. ENFORCEMENT

The City may enforce this Ordinance as authorized by law.

SECTION 9. 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 10. 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 Cottages Planned Unit Development Zoning District.

SECTION 11. SEVERABILITY

The provisions of the Ordinance are hereby declared to be severable. If any revision 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 12. EFFECTIVE DATE

This Ordinance shall become effective as provided by law.

This Ordinance was adopted in open regular meeting after its second reading this 7th Day of November 2023, after due notice in accordance with Florida Law.

ATTEST:

BOARD OF CITY COMMISSIONERS
OF PORT ST. JOE, FLORIDA

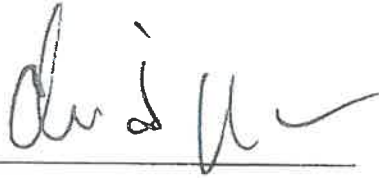


Charlotte M. Pierce, City Clerk



Rex Buzzett, Mayor

APPROVED AS TO FORM:

A handwritten signature in blue ink, appearing to read 'Clinton McCahill', written over a horizontal line.

Clinton McCahill, City Attorney

EXHIBIT "A"

GULF COUNTY PARCEL ID: 04594-030R:

A PARCEL OF LAND IN SECTION 2, TOWNSHIP 8 SOUTH, RANGE 11 WEST, LYING AND BEING SITUATE IN GULF COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; COMMENCE AT THE POINT OF INTERSECTION OF THE NORTHWESTERLY RIGHT OF WAY LINE OF FOURTH STREET (60 FOOT RIGHT OF WAY) WITH THE SOUTHWESTERLY RIGHT OF WAY LINE OF BALTZELL AVENUE (60 FOOT RIGHT OF WAY) AND RUN THENCE NORTH 18 DEGREES 46 MINUTES 49 SECONDS WEST ALONG THE SAID SOUTHWESTERLY RIGHT OF WAY LINE OF BALTZELL AVENUE FOR 780.00 FEET TO A FOUND SIX INCH BY SIX INCH CONCRETE MONUMENT (NO IDENTIFICATION); THENCE CONTINUE NORTH 18 DEGREES 46 MINUTES 49 SECONDS WEST ALONG SAID RIGHT OF WAY LINE FOR 407.74 FEET TO A FOUND SIX INCH BY SIX INCH CONCRETE MONUMENT MARKING THE INTERSECTION OF THE SAID SOUTHWESTERLY BOUNDARY OF BALTZELL AVENUE WITH THE SOUTH RIGHT OF WAY LINE OF MARINA DRIVE (60 FOOT RIGHT OF WAY); THENCE NORTH 89 DEGREES 37 MINUTES 38 SECONDS WEST ALONG SAID SOUTH RIGHT OF WAY LINE FOR 731.95 FEET TO THE NORTHWEST CORNER OF VILLAGE AT MARINE COVE, A SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGE 48 OF THE PUBLIC RECORDS OF GULF COUNTY, FLORIDA; THENCE LEAVING SAID SOUTH RIGHT OF WAY LINE RUN SOUTH 00 DEGREES 21 MINUTES 19 SECONDS WEST, ALONG THE WEST BOUNDARY OF SAID VILLAGE AT MARINA COVE AND A PROJECTION THEREOF, FOR A DISTANCE OF 484.46 FEET TO THE SOUTH BOUNDARY LINE OF PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 486, PAGE 580 OF THE PUBLIC RECORDS OF GULF COUNTY, FLORIDA (AREA B) FOR THE POINT OF BEGINNING; THENCE LEAVING SAID PROJECTION RUN EASTERLY ALONG SAID SOUTH BOUNDARY AS FOLLOWS: SOUTH 89 DEGREES 32 MINUTES 31 SECONDS EAST, FOR A DISTANCE OF 29.39 FEET TO A POINT OF CURVE TO THE RIGHT; THENCE ALONG SAID CURVE WITH A RADIUS OF 137.00 FEET, THROUGH A CENTRAL ANGLE OF 22 DEGREES 22 MINUTES 48 SECONDS, FOR AN ARC DISTANCE OF 53.51 FEET (CHORD OF SAID ARC BEING SOUTH 78 DEGREES 21 MINUTES 07 SECONDS EAST, 53.17 FEET); THENCE SOUTH 67 DEGREES 09 MINUTES 43 SECONDS EAST, FOR A DISTANCE OF 14.19 FEET TO A POINT OF CURVE TO THE LEFT; THENCE ALONG SAID CURVE WITH A RADIUS OF 163.00 FEET, THROUGH A CENTRAL ANGLE OF 22 DEGREES 22 MINUTES 48 SECONDS, FOR AN ARC DISTANCE OF 63.67 FEET (CHORD OF SAID ARC BEING SOUTH 78 DEGREES 21 MINUTES 07 SECONDS EAST, 63.26 FEET); THENCE SOUTH 89 DEGREES 32 MINUTES 31 SECONDS EAST, FOR A DISTANCE OF 31.45 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE NORTHEASTERLY; THENCE LEAVING SAID SOUTH BOUNDARY RUN SOUTHEASTERLY ALONG SAID CURVE WITH A RADIUS OF 78.00 FEET, THROUGH A CENTRAL ANGLE OF 41 DEGREES 33 MINUTES 35 SECONDS, FOR AN ARC DISTANCE OF 56.58 FEET (CHORD OF SAID ARC BEING SOUTH 51 DEGREES 02 MINUTES 11 SECONDS EAST, 55.35 FEET); THENCE SOUTH 00 DEGREES 26 MINUTES 58 SECONDS WEST, FOR A DISTANCE OF 55.78 FEET TO THE NORTHERLY BOUNDARY OF PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 397, PAGE 453 OF THE PUBLIC RECORDS OF GULF COUNTY, FLORIDA;

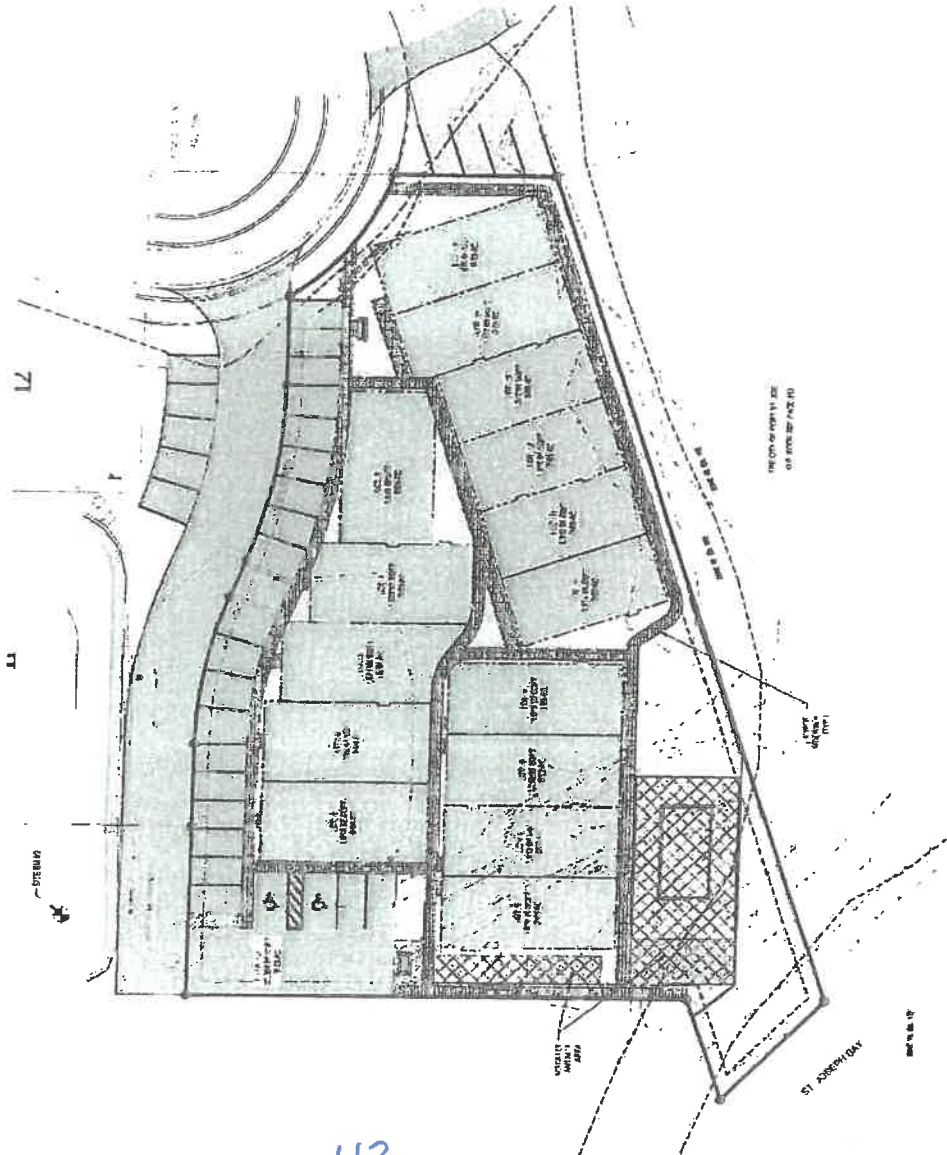
"THENCE SOUTH 71 DEGREES 15 MINUTES 08 SECONDS WEST, ALONG SAID NORTHERLY BOUNDARY, FOR A DISTANCE OF 308.62 FEET TO THE MEAN HIGH WATER LINE OF ST. JOSEPH BAY; THENCE LEAVING SAID NORTHERLY BOUNDARY RUN NORTH 45 DEGREES 10 MINUTES 52 SECONDS WEST, ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 50.00 FEET; THENCE LEAVING SAID MEAN HIGH WATER LINE RUN NORTH 71 DEGREES 15 MINUTES 08 SECONDS EAST, FOR A DISTANCE OF 38.11 FEET; THENCE NORTH 00 DEGREES 21 MINUTES 19 SECONDS EAST, FOR A DISTANCE OF 172.27 FEET TO THE SOUTHWEST CORNER OF PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 486. PAGE 580 OF THE PUBLIC RECORDS OF GULF COUNTY, FLORIDA (AREA A); THENCE SOUTH 89 DEGREES 32 MINUTES 31 SECONDS EAST, ALONG THE SOUTH BOUNDARY LINE OF SAID AREA A, FOR A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER THE WEST 40 FEET OF AREA A AS DESCRIBED IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED IN. OFFICIAL RECORDS BOOK 486. PAGE 580, OF THE PUBLIC RECORDS OF GULF COUNTY, FLORIDA.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER THE WEST 40 FEET OF AREA "A" AS DESCRIBED IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 486. PAGE 580, OF THE PUBLIC RECORDS OF GULF COUNTY, FLORIDA.

EXHIBIT "B"

Marina Cottages PUD Master Plan



AREA TABLE			
DESIGNATED RESIDENTIAL AREA			
DESIGNATED A AREA			
DESIGNATED OVERLAP PARKING AREA			
ITEM	AREA (SQFT)	AREA (ACRES)	
RESIDENTIAL AREA	22,517.00 SQFT	0.51 ACRES	
TRAIL AREA	22,517.00 SQFT	0.51 ACRES	
OVERLAP PARKING AREA	2,707.00 SQFT	0.06 ACRES	

SITE PARKING TABLE		
ITEM	SPACES	
1-40000 PARKING SPACES	20 SPACES	
OVERLAP PARKING SPACES	10 SPACES	
OVERLAP PARKING SPACES	10 SPACES	
TOTAL PARKING SPACES	30 SPACES	



PUD AREAS

MARINA COTTAGES
HARBORVIEW DR
PORT ST. JOE, FLORIDA
(GULF COUNTY PARCEL I.D.: 04594-030RI)

PROJECT NUMBER: N/A

DESIGNED BY: J. HUBBARD
CHECKED BY: J. HUBBARD
DATE: 8/6/23

REVISIONS:

NO.	DATE	BY	ITEM
1			

FOR: ST. JOE MARINA COTTAGES LLC
151 5000 MORNING ST.
PORT ST. JOE, FL 32466

SHEET NO. 1

DATE: 8/6/23

IMPORTANT NOTICE

The Property Appraiser makes every effort to produce the most accurate information possible. No warranties, expressed or implied are provided for the data herein, its use or interpretation. The assessment information is from the last certified tax roll. All other data is subject to change. This website is NOT TO BE USED FOR FINANCING PURPOSES, INSURANCE PURPOSES, AND/OR ADDRESS VERIFICATION! If you need address verification contact the Emergency Management Addressing office at 850-229-9110

***An Actual Year of 1900 is not a true representation of the Actual Year built. This is a "default" setting where an actual date is not known. The Effective Year is simply reflective of the current market and the condition of the property. The Effective Year is evident by the condition and utility of the structure and may or may not represent the Actual Year Built.**

Parcel Summary

Parcel ID 04594-030R
Location Address HARBORVIEW DR
PORT ST JOE
Brief Tax Description S 2 T 8 R 11 1.038 AC M/L 50 FT WATERFRONT ORB 786/813 FR SRS LAND CO LLC MAP 50B
(Note: Not to be used on legal documents.)
Property Use Code VACANT (0000)
Sec/Twp/Rng 2-8S-11W
Tax District Port St Joe City (5)
Millage Rate 16.0005
Acreage 1.038
Homestead N

[View Map](#)

Owner Information

Primary Owner
ST JOE MARINA COTTAGES LLC
161 GOOD MORNING ST
SUITE 201
PORT ST JOE, FL 32456

Land Information

Land Use	Number of Units	Unit Type	Frontage	Depth
510002 - PSJ LOT(COM) WF AC	1	LT	0	0

Sales

Multi Parcel	Sale Date	Sale Price	Instrument	Book/Page	Qualification	Vacant/Improved	Grantor	Grantee
N	1/4/2023	\$1,350,000	WD	786/813	Qualified	Vacant	SRS LAND COMPANY LLC	ST JOE MARINA COTTAGES LLC
N	10/29/2013	\$480,000	SW	546/258	Qualified	Vacant	THE ST JOE COMPANY	SRS LAND COMPANY LLC
N	11/28/2005	\$1,500,000	SW	397/448	Unqualified	Vacant	THE CITY OF PSJ	THE ST JOE COMPANY

Valuation

	2023 Preliminary Values	2022 Certified Values	2021 Certified Values	2020 Certified Values
Building Value	\$0	\$0	\$0	\$0
Extra Features Value	\$0	\$0	\$0	\$0
Land Value	\$1,150,000	\$559,742	\$519,000	\$404,820
Land Agricultural Value	\$0	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$559,742	\$0	\$0
Just (Market) Value	\$1,150,000	\$559,742	\$519,000	\$404,820
Assessed Value	\$538,815	\$489,832	\$445,302	\$404,820
Exempt Value	\$0	\$0	\$0	\$0
Taxable Value	\$538,815	\$489,832	\$445,302	\$404,820
Maximum Save Our Homes Portability	\$611,185	\$69,910	\$73,698	\$0

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

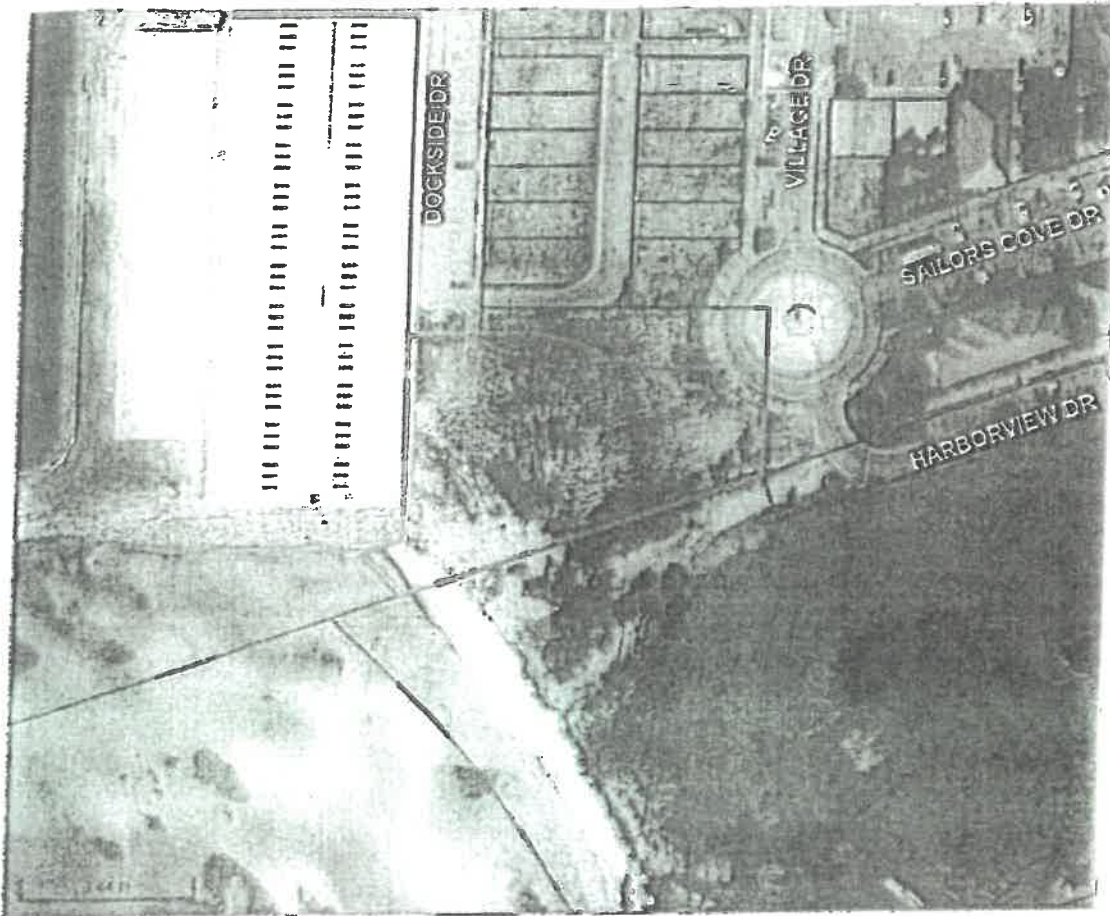
No data available for the following modules: Building Information, Extra Features, Sketches.

The Property Appraiser makes every effort to produce the most accurate information possible. No warranties, expressed or implied are provided for the data herein, its use or interpretation. The assessment information is from the last certified tax roll. All other data is subject to change. This website is NOT TO BE USED FOR FINANCING PURPOSES, INSURANCE PURPOSES, AND/OR ADDRESS VERIFICATION! If you need address verification contact the Emergency Management Addressing office at 850-229-9110
[User Privacy Policy](#) | [GDPR Privacy Notice](#)
 Last Data Upload: 9/28/2023, 8:12:22 AM

Contact Us

Developed by





Overview



Legend

-  Parcels
-  Roads

Parcel ID 04594-030R
Sec/Twp/Rng 2-8S-11W
Property Address HARBORVIEW DR
 PORT ST JOE

Alternate ID 04594030R
Class VACANT
Acreage 1.038

Owner Address ST JOE MARINA COTTAGES LLC
 161 GOOD MORNING ST
 SUITE 201
 PORT ST JOE, FL 32456

District 5
Brief Tax Description S 2 T 8 R 11 1.038 AC M/L
 (Note: Not to be used on legal documents)

Date created: 9/28/2023

Last Data Uploaded: 9/28/2023 8:12:22 AM

Developed by  **Schneider**
 GEO SPATIAL



**PREBLE-RISH, INC.
CONSULTING ENGINEERS**

PORT ST. JOE • TALLAHASSEE • PANAMA CITY • SANTA ROSA BEACH

October 7, 2003

Mr. Ben Janke
Florida Department of Environmental Protection
Panama City Branch Office
Stormwater Program
2353 Jenks Avenue
Panama City, Florida 32405

Re: **Village at Marina Cove – FDEP Stormwater Permit Application**
Our Project # 308.003

Dear Mr. Janke:

Here is the following information with regards to this project:

- FDEP Notice of Intent to use General Permit For New Stormwater Discharge Facility Construction, Form 17-1.215(2) – One Copy with original signatures and the embossed seal of a Florida Registered Professional Engineer.
- Two sets of construction plans, signed and sealed by a Florida Registered Professional Engineer. Specifications for construction are governed by the Florida Department of Transportation's Standard Specifications for Road and Bridge Construction (latest edition).
- Two sets of design analyses, calculations, narrative description, location maps and supporting data, signed and sealed by a Florida Registered Professional Engineer.
- An application fee check made out to the Florida Department of Environmental Protection in the amount of \$250.00

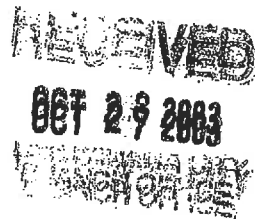
This project is the enlargement of an existing stormwater treatment pond to serve proposed developments as described in the enclosed materials. The existing pond was originally permitted under the name of "1st Street Stormwater Pond". This enlarged pond will serve several proposed developments including the "Village at Marina Cove". For this reason, plans for the pond expansion bear the title "Village at Marina Cove".

Please call if you have any questions or need any additional information.

Very truly yours,

Gregory S. Preble, P.E.

cc: Ralph Rish



S:\308.003 port st. joe marina\documentation\text\letters\FDEP Stormwater.doc

P. O. Box 639
Port St. Joe, FL 32457
850/227-7200 fax 850/227-7215

1835 Fiddler Court
Tallahassee, FL 32308
850/219-8050 fax 850/219-8051

470 Harrison Avenue
Panama City, FL 32401
850/522-0644 fax 850/522-1011

5365 Scenic Hwy., 30A, Suite 104
Santa Rosa Beach, FL 32459
850/231-3902 fax 850/231-0157



Department of Environmental Protection

Jeb Bush
Governor

Northwest District
160 Governmental Center
Pensacola, Florida 32501-5794
(850) 595-8300

David B. Struhs
Secretary

23-0222475-002-R6

NOTICE OF INTENT TO USE GENERAL PERMIT (SECTION 17-4.71 F.A.C.) FOR NEW STORMWATER DISCHARGE FACILITY CONSTRUCTION CHAPTER 17-25 FLORIDA ADMINISTRATIVE CODE

PREFACE

This form is to be completed and submitted to the Department along with the information specified in Part I-3, AT LEAST 30 DAYS PRIOR TO INITIATING CONSTRUCTION. Those facilities which qualify for a general permit are listed in Florida Administrative Code Rules 17-4.71 and 17-25.035.

Please provide the information listed below. Fill in all blanks and answer all questions in Parts I and III and the appropriate sections of Part II.

PART I: GENERAL INFORMATION

1. Person(s) or entity that owns the discharge facility:

Name and Title: Frank Pate, Jr. (Mayor)

Address: City of Port St. Joe

P.O. Box 278, Port St. Joe, FL 32457

Phone: 850/229-8261

2. Stormwater Discharge Facility Identity and Location:

Source (Project Name): 1st Street Stormwater Pond Modification

Marina Cove

Source (Project) Location: Street 1st Street (A.K.A. Marina Drive)

City Port St. Joe

County Gulf

2

85

11W

29 ° 48'

53" N

85 ° 18'

20"W

Section

Township

Range

Latitude

Longitude

Name(s) of surface waters* into which stormwater will be discharged:

St. Joe Bay

*(Please see Section 403.031 and 403.817 F.S. and 17-4.02(17), F.A.C. for definition of surface waters of the state.)

The surface waters into which stormwater will be discharged are classified as Class III waters. These waters are/are not an Outstanding Florida Water and are/are not subject to additional treatment required by Section 17-25.025(9). Please see Section 17-3.041, F.A.C., for a list of Outstanding Florida Waters and Section 17-3.161 to determine the appropriate classification of the waters.

Please attach a map(s) with sufficient detail to enable someone to locate the subject property. Ref attached location map

OCT 27 2003

A. One set of engineering plans and specifications.

B. One set of appropriate design analyses, calculations, drawings, narrative description or other information necessary to document and verify that the proposed stormwater discharge facility qualifies for the general permit indicated in Part II.

4. Other DER Permits for this project have been:

A. Denied (date) _____

DER # _____

B. Issued (date) _____

DER # _____

C. Pending (date submitted) _____

DER # _____

PART II: SPECIAL INFORMATION RELATIVE TO GENERAL PERMITS REQUIRING A NOTICE BY
CHAPTER 17-25.035 and BY SECTION 17-4.71, FLORIDA ADMINISTRATIVE CODE
CODE RULES

1. Please indicate the GENERAL PERMIT category for which you qualify.

____ A. Facilities which discharge into a stormwater discharge facility which is permitted pursuant to Fla. Admin. Code Rule 17-25.040 or was exempted pursuant to Fla. Admin. Code Rule 17-25.030 where the appropriate treatment criteria specified in Chapter 17-25 and applied to the permitted or exempt facility are not exceeded by the discharge. (Place a check mark in the space provided and proceed to number 2 of this section.)

____ B. Facilities which provide retention, or detention with filtration, of the runoff from the first one inch of rainfall; or, as an option, for projects or project subunits with drainage areas less than 100 acres, facilities which provide retention, or detention with filtration, of the first one-half inch of runoff. (Place a check mark in the space provided and proceed to number 3 of this section.)

____ C. Modification or reconstruction by a city, county, state agency, special district with drainage responsibility, or water management district of an existing stormwater management system which is not intended to serve new development, and which will not increase pollution loading, or change points of discharge in a manner that would adversely affect the designated uses of waters of the state. (Place a check mark in the space provided and proceed to number 3 of this section.)

☒ D. Facilities of stormwater management systems that include a combination of best management practices including but not limited to retention basins, swales, pervious pavement, landscape or natural retention storage that will provide for the percolation of the runoff from a three-year one-hour design storm. (Place a check mark in the space provided and proceed to number 3 of this section.)

2. Please attach a letter of consent signed by the owner or his agent indicating that you have obtained the owner's permission to discharge into the permitted or exempt storm water discharge facility which you propose to utilize. (Complete number 3 of this section.)

3. The GENERAL PERMIT listed above required that a professional engineer certify that the criteria specified will be met by the facility as designed. You must complete Sections A and B in Part III and have your engineer complete Section C in order to qualify for the GENERAL PERMIT. Please note that Chapter 17-25 F.A.C. requires a professional engineer to certify within 30 days after completion of construction that the new stormwater discharge facility has been built in substantial compliance with the appropriate General Permit criteria. (Please use Section III-D of this form).

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PART III.

A. STATEMENT BY APPLICANT

The undersigned owner or authorized representative* of CITY OF Port St. Joe is fully aware that the statements made in this notice are true, correct and complete to the

best of his or her knowledge and belief. The undersigned also agrees to retain the design engineer, or another professional engineer registered in Florida, to conduct on-site observations of construction.

X Frank Date
Signature of the owner or *authorized representative
FRANK DATE (MAYOR)
Name and title (Please type)

*Attach a letter of authorization.

Date: _____ Phone: _____

B. STATEMENT BY PERSON RESPONSIBLE FOR MAINTENANCE

The undersigned agrees to maintain and operate the discharge facilities in such a manner as to comply with the provisions of Chapter 17-25, F.A.C. Responsibility for maintenance and operation may be transferred to another entity upon written notice to the Department from the undersigned and from the entity assuming responsibility, certifying that the transfer of responsibility for maintenance and operation in compliance with Chapter 17-25, F.A.C. has been accepted.

X Frank Date
Signature of the person responsible for maintenance
(may be the applicant)

FRANK DATE (MAYOR)
Name and title (Please type)

P.O. Box 278
Address

PORT ST. JOE, FLORIDA 32457

Date: _____ Phone: _____

STATEMENT BY PROFESSIONAL ENGINEER REGISTERED IN FLORIDA
(where required by Chapter 471, Florida Statutes)

This is to certify that the engineering features of this stormwater discharge facility have been personally examined by me and found to be in conformity with modern engineering principles applicable to the treatment and disposal of stormwater pollutants. I further certify that the facility has been designed in accordance with the appropriate requirements required under Chapter 17-25, Florida Administrative Code. It is also certified that the undersigned has furnished the applicant with a set of instructions for the operation and maintenance of the stormwater discharge facility.

Gregory S. Preble 34338
Name (Please type) Florida Reg. No.
Preble-Rish Consulting Engineers
Company Name
1835 Fiddler Court
Company Address
Tallahassee, Fl 32308

Date: 10/1/03 Phone: (850)-219-8050

D. AS-BUILT CERTIFICATION BY PROFESSIONAL ENGINEER

Within 30 days after completion of construction of the stormwater discharge facility construction, please send this page to the department office in which you filed your General Permit.

1. Stormwater Discharge Facility Information

Source (Project) Name _____

Source Location: Street _____

City _____ County _____

Source Owner: _____

Owner Address: _____

2. As-Built Certification

I hereby certify that this stormwater discharge facility has been built substantially in accordance with the certified design plans, and that any substantial deviations (noted below) will not prevent the facility from functioning in compliance with the requirements of Chapter 17-25, F.A.C., when properly maintained and operated. These determinations have been based upon on-site observation of construction, scheduled and conducted by me or by a project representative under my direct supervision.

Signature of Engineer _____ Name (Please type) _____ Florida Reg. No. _____

Company name _____

Company address _____

(AFFIX SEAL)

Date: _____ Phone: _____

Substantial deviations from the approved plans and specifications (attach additional sheets if required).

10/30/03 *[Signature]*

PROJECT DESCRIPTION - THIS PROJECT IS THE MODIFICATION OF AN EXISTING (WET DETENTION) STORMWATER POND TO ACCOMMODATE NEW STORMWATER RUNOFF FROM PROPOSED DEVELOPMENTS;

- A) MARINA COVE COMMERCIAL DEVELOPMENT
B) A NEW BANK, and
C) PROPOSED DEVELOPMENT ALONGS 1ST STREET

REF:

FDEP FILE #

23-0172623-011-R6

AND ATTACHED

PERMIT FROM
FDEP

IT WILL ALSO SERVE TO TREAT RUNOFF FROM THE EXISTING MARINA SITE (PARKING, BOAT STORAGE & SHIPS STORE). (REF; ATTACHED "BASIN DELINEATION MAP")

THE EXISTING POND WAS DESIGNED TO SERVE A 17.6 ACRE PARCEL LOCATED N. OF 1ST STREET BETWEEN U.S. HWY 98 AND ST. JOE WAY.

THE EXPANSION OF THIS POND IS FOR ADDITIONAL PROPOSED DEVELOPMENTS (DESCRIBED ABOVE) WITH AN AREA OF 25.3 ACRES. THEREFORE, THE TOTAL CONTRIBUTORY AREA OF THE ENLARGED POND IS $(17.6 \text{ AC} + 25.3 \text{ AC}) = 42.9 \text{ AC}$, USE 43 AC. FOR DESIGN PURPOSES.

RUNOFF FROM THE PROPOSED DEVELOPMENTS WILL BE ROUTED INTO THE (ENLARGED) POND; THE OVERFLOW STRUCTURE & OUTFALL PIPING WILL NOT BE MODIFIED, EXCEPT TO ENLARGE THE ORIFICE FOR "DRAW DOWN".

CULDEWA

- TREAT THE RUNOFF IN ACCORDANCE WITH WET DETENTION DESIGN TECHNIQUES AS DESCRIBED IN CH. 6 OF FDEP'S FLORIDA DEVELOPMENT MANUAL.

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REFERENCES
(ATTACHED)

- U.S. G.S. QUAD MAP "PORT ST. JOE"
- FDEP'S FL. DEVELOPMENT MANUAL, CH 6
- SOIL BORING & TEST RESULTS (SOUTHERN EARTH SCIENCE)
- LOCATION MAP
- BASIN DELINEATION MAP
- WET POND DESIGN SPREADSHEET
- FDEP PERMIT # 23-0172623-001-R6

PROCEDURE : 1) DELINEATE THE TOTAL AREA OF THE DRAINAGE BASIN CONTRIBUTING TO RUNOFF INTO THE POND (NOTE THAT THE AREA WITHIN THE 1st STREET R/W IS NOT NEW RUNOFF; ALSO THIS AREA DOES NOT DRAIN INTO THE POND. RUNOFF FROM 1st STREET IS TREATED IN ROADSIDE SWALES & DISCHARGED INTO THE MAIN BASIN).

2) INPUT THE BASIN AREA & PERVIOUS / IMPVIOUS AREAS INTO THE SPREADSHEET

3) CALCULATE THE TREATMENT & PERMANENT POOL VOLUMES REQUIRED, ALSO CALCULATE MAXIMUM ORIFICE SIZE TO MEET THE "60 hr" RULE

4) BY TRIAL & ERROR, DESIGN A POND THAT MEETS THE CRITERIA ABOVE AS WELL AS THE 30% LITTORAL SHELF CRITERIA.

5) SELECT AQUATIC PLANTS AS RECOMMENDED BY CH 6 FL. DEV. MANUAL.

RECEIVED

OCT 27 2003

WATERWAY

MARINA DEVELOPMENT LOCATION MAP

MARINA DEVELOPMENT
PROJECT LOCATION

N29° 48.894'
W85° 18.472'

VILLAGE
AT
MARINA
COVE

1st Street
Pond
is located
Here

- Local Road
- US Highway
- State Route
- Railroad
- Water

200 Meters
500 Feet

Mag 16.00
Tue Jun 10 14:29 2003
Scale 1:5,469 (at center)

OCT 27 2003

54

RIGHT BRN DEVIATION

B

(NPS)

POD EXPANSION SITE

ORIGINAL PODS
CONTOUR SURVEY
MAY = 176 AC

FUTURE
DEVELOPMENT

2ND
POD

BRN
DEVELOPMENT

ELDER STREET CRUISE RAMP DRIVE

001 27 1603

SEOWALL

ST JOE BRN

MARINA
(ON
DET)

PLANT
BRN
SITE

ADDITIONAL POD
CONTOUR SURVEY MAY = 45.5 AC

POD PODS INQUIRY MAY = 176 AC

5/1

**WET POND
SIZE ESTIMATE**

**WET DETENTION POND
DESIGN SPREAD SHEET
PER FDEP LAND DEVELOPMENT MANUAL
CHAPTER 6**

(INPUT GREEN PARAMATERS)

(COMPUTER CALCULATES RED PARAMATERS)

PROJECT NAME: MARINA DEVELOPMENT

PROJECT NUMBER: 308.003

PREPARED BY: GSP

DATE: 7/16/2003

INPUT		
PARAMETER	AREA (S.F.)	RUNOFF COEFF.
IMPERVIOUS AREA	1,498,464	1
PERVIOUS AREA	374,616	0.25
WATER TABLE ELEVATION (FT)	6.00	
ORIFICE ELEVATION	3.61	
AVERAGE ANNUAL RAINFALL (INCHES)	61	
STORAGE DEPTH (FT)	2	

CALCULATED PARAMETERS	
1) TOTAL BASIN AREA	1,873,080
2) OVERALL RUNOFF COEFFECIENT	0.85
3) TREATMENT VOLUME REQUIRED (C.F.)	156,090 ✓
4) PERM. POOL VOLUME REQUIRED (C.F.)	
BY AVERAGE ANNUAL RAINFALL METHOD	309,972
BY WET SEASON RAINFALL METHOD	388,491
BY IMPERICAL METHOD	265,353
3) ORIFICE DATA -	
MAXIMUM ORIFICE DISCHAGE (CFS)	0.36
AVERAGE HEAD OVER ORIFICE (FT)	1.50
ORIFICE CROSS SECTIONAL AREA (SF)	0.06
ORIFICE DIAMETER (INCHES)	3.35

315,517 cf

controls

376,352 cf

277,064 cf

OCT 27 2003

6/14

**WET POND
SIZE ESTIMATE**

POND SIZING BY TRIAL AND ERROR			
PARAMETER	ELEVATION (FT)	WATER SURFACE AREA (S.F.)	STORAGE VOLUME (C.F.)
<div style="display: flex; align-items: center;"> <div style="text-align: center; margin-right: 10px;"> </div> <div> OVERFLOW ELEVATION ORIFICE ELEVATION BOTTOM OF SHELF ELEVATION POND BOTTOM ELEVATION </div> </div>	5.61 3.61 0.61 -4.40	91,468 ✓ 72,055 ✓ 50,280 ✓ 32,702	 163,523 183,503 207,870 163,523 ✓ 391,372 ✓
ACTUAL TREATMENT VOLUME			
ACTUAL PERMANENT POOL VOLUME			
LITTORAL SHELF (S.F.)		21,775	
LITTORAL SHELF (%)		30	
OPEN WATER (S.F.)		50,280	
OPEN WATER (%)		70	

OCT 27 2003

Panama City, FL

2711 West 15th Street
Panama City, FL 32401

Tel: (850) 769-4773
Fax: (850) 872-9967
E-mail: ses1@knology.net



Geotechnical &
Environmental
Consultants

001 27 2003

Preble-Rish, Inc.
1835 Fiddler Court
Tallahassee, FL 32308

July 31, 2003
File No.: F-03-546

Attention: Mr. Greg Preble, P.E.

Subject: Geotechnical Services for Pavement Design at the St. Joe Marina Development in Port St. Joe, Florida

Dear Mr. Preble:

Southern Earth Sciences, Inc., has completed the geotechnical services for pavement design at the St. Joe Marina Development in Port St. Joe, Florida. Our services were performed in accordance to proposal number P-03-07-04, dated July 7, 2003. This report presents the results of our field and laboratory testing, and includes recommendations with regard to the design and construction of the pavement.

FIELD INVESTIGATIVE PROCEDURE:

On July 14, 2003, personnel with our firm traveled to the project site and completed the field-testing for the above referenced project. For pavement design, fourteen (14) hand auger borings were performed to a depth ranging from 2.5 to 6 feet below the existing ground surface. The hand auger locations were established in the field by using a 100-foot tape and estimating right angles with reference to existing property lines; therefore, the locations of our hand auger borings should be considered approximate.

Hand dial penetrometer readings were obtained at one-foot intervals throughout the depth of our hand auger borings. The hand dial penetrometer consists of a 5/8-inch diameter cone point attached to a 1/2-inch diameter rod. A proving ring with an Ames dial indicator is attached to the top of the rod. As the penetrometer is pushed into the soil, the proving ring deflects indicating resistance to penetration of the cone point and relative compactness of the soil, therefore, the higher the penetrometer reading, the denser the soil.

LABORATORY TESTING PROCEDURES:

Laboratory investigative work consisted of physical examination of samples obtained during the soil test boring operation. Soil samples were visually classified in the laboratory in accordance with the Unified Soil Classification System. Evaluation of these

samples, in conjunction with penetration resistance, have been used to estimate soil characteristics.

Natural Moisture: Five (5) samples were selected for determination of their natural moisture content. In the laboratory, each sample was weighed, dried, and its moisture content was calculated in accordance with ASTM D-2216-92.

Percent Passing 200 Mesh Sieve: Five (5) samples were selected to determine their percent of materials, by dry weight, finer than the U.S. Number 200 Mesh Sieve. This test was performed in accordance with ASTM D-1140-92.

The laboratory test results are shown on the boring logs at the depth of the tested sample. Abbreviations of laboratory data are shown below:

NM = Natural Moisture Content (%)
-200 = Percent Finer than the U.S. No. 200 Mesh Sieve

SITE AND SOIL CONDITIONS:

The proposed site is bounded to the north by Marina Drive and to the east by Baltzell Avenue. Based upon the topographic information, the site typically slopes from north to south and east to west. The site is cleared with areas of grass covering.

The logs of our hand auger borings are attached. The elevations of our hand auger locations were interpolated from the topographic information that was provided to us; therefore, the elevations of our hand auger borings should be considered approximate.

The soils encountered throughout the depth of our hand auger borings were sands. The sands varied in color and texture, which ranged from slightly silty to clean fine sands. The samples obtained from our hand auger borings typically contained ranging quantities of shell fragments. At hand auger location HA-6 rubble was encountered approximately 1.5 feet below the existing grounds surface. The rubble appears to consist of concrete and asphalt. At hand auger location HA-2, a petroleum odor was present in the sample obtained from 2.5 to 5 feet below the existing ground surface. The sands were typically very loose to loose throughout the depth of our hand auger borings.

On the date of our field-testing (July 14, 2003) the groundwater level was encountered at the depths shown on the boring logs. The groundwater depth was encountered at a range of 1.8 to 4.0 feet below the existing ground surface. Fluctuations in the water table will occur due to seasonal precipitation/evapotranspiration differences; therefore, groundwater levels should be confirmed prior to construction if excavations are planned.

PAVEMENT RECOMMENDATIONS:

It is our understanding that an asphalt-pavement is planned for the parking, roadways, and entrance/exits. For pavement design, fourteen (14) hand auger borings were performed to a depth ranging from 2.5 to 6 feet below the existing ground surface. The soils encountered throughout the depth of our hand auger borings were sands. At hand auger location HA-6 rubble, which consisted of asphalt and concrete, was encountered at approximately 1.5 feet below the existing grounds surface.

Based upon the topographic information that we were provided, the existing elevations within the proposed pavement perimeter typically range from +6 to +8 feet with a maximum elevation of +10 feet. After further discussing this project with personnel at your firm, it is our understanding that pavement grades will range from approximately +8.5 to +9.5 feet; therefore, minor filling and cutting will be required to achieve final pavement grades.

Pavement recommendations are based upon a 15-year life. It should be noted that pavement maintenance and rehabilitation, including an overlay, might be required within the life of the pavement. We have assumed automobiles and light trucks as the primary traffic for this pavement. If this assumption is incorrect, we should be notified to provide revisions to our pavement recommendations.

Fill soils, shall be sands to slightly silty sands containing no more than 12%, by dry weight, finer than the U.S. No. 200 mesh sieve and shall be free of organics, rubble, clay balls, and other deleterious materials. Fill soils shall be placed in thin level lifts and compacted to a density of 95% of the Modified Proctor (AASHTO T-180) maximum dry density throughout its full depth.

Subgrade Preparation: At hand auger location HA-6, rubble was encountered at approximately 1.5 feet below the existing ground surface. Rubble may contain a high void content. When water filters through the sands, it can carry sand particles into these voids resulting in subsidence of the sands and pavement above. At and around hand auger location HA-6, we recommend excavating test pits to view the content and size of the rubble. The excavation of the test pits should be observed by an engineering technician with our firm. If the rubble is not large in diameter or contain organics, we recommend one of the following subgrade preparation procedures:

1. Remove the rubble throughout its entire depth. The excavation should extend in all directions until suitable soils are encountered or three (3) feet beyond the curbline of the pavement perimeter. The excavated soils should be replaced with compacted fill soils, which are described above.

2. Remove the rubble to a minimum depth of three (3) feet below the bottom of the subgrade elevation. Place a filter fabric and geotextile grid over the rubble. The filter fabric will reduce the migration of fill soils into the air voids. Replace the excavated area with compacted fill soils, which are described above.

Based upon the remaining results of our hand auger borings, the natural soils outside the area of excavation are acceptable for subgrade. Clear and grub the surface soils within the pavement perimeter, extending at least three (3) feet beyond the curbline, to remove all topsoil, organics, and other deleterious materials. In "cut" areas, excavate the soils to the depth of the bottom of the proposed base. At the bottom of the excavated area, compact the existing soils until a density of 95% of the Modified Proctor maximum dry density is achieved to a depth of twenty-four (24) inches.

In "fill" areas, compact the existing ground surface until a density of 95% of the Modified Project maximum dry density is achieved to a depth of twenty-four (24) inches. Sands used to raise the existing elevations to final pavement grades shall meet the requirements described above for fill soils.

If pumping or yielding occurs during subgrade preparation, we should be notified at once to further investigate the subgrade soils. If there are no existing structures within fifty (50) feet of the compaction area, we recommend a vibratory roller for compaction.

Base: Due to a potentially high groundwater table we **do not** recommend a moisture sensitive base, such as sand-clay. Alternatively, we recommend either an asphalt base course (ABC-1) or graded aggregate base. If an asphalt base course is used, we recommend a minimum thickness of four (4) inches. For a graded aggregate base, we recommend a minimum thickness of six (6) inches. If an asphalt base course is used, the top twelve (12) inches of the subgrade soils shall be stabilized to achieve a minimum limerock-bearing ratio of 50%.

Wearing Surface: We recommend a SP-9.5 (Traffic Level A) asphaltic concrete wearing surface having a minimum thickness of 1.5 inches.

All materials and methods of placement shall be in accordance with applicable sections of the Florida Department of Transportation's "Standard Specifications for Road and Bridge Construction", (2000 Edition).

TESTING:

The effectiveness of the pavement will depend significantly on the proper preparation of the subgrade and base soils, as indicated previously. Therefore, we recommend that the owner employ a qualified engineering testing laboratory to perform construction testing services. The laboratory should be invited to the pre-construction conference to discuss the project with all interested parties so that the project may be completed expeditiously and to the intent of our geotechnical report. We would be pleased to review the plans and specifications as they relate to the pavement soil preparation and provide a fee proposal for construction testing.

GENERAL COMMENTS:

The soil samples obtained during this geotechnical investigation will be held to a period of thirty (30) days. After this period, the samples will be disposed of unless we are specifically requested, in writing, to do otherwise. A reasonable storage fee will be charged for samples stored for longer periods.

This report has been prepared in order to aid in the evaluation of this property and to assist the engineers in the pavement design. It is intended for use with regard to the specific project discussed herein, and any substantial changes in the loads, locations, or assumed grades shall be brought to our attention immediately so that we may determine how such changes may effect our conclusions and recommendations. We would appreciate the opportunity to review the plans and specifications, for the foundation and construction, to verify that our conclusions and recommendations are interpreted correctly. Our report does not address environmental issues which may be associated with the subject property.

While the soil test borings performed for this project are representative of subsurface soil conditions at their respective locations and for their respective vertical reaches, local variations of the subsurface materials are anticipated and may be encountered. The boring logs and related information are based on the driller's logs and visual examination of selected samples in the laboratory. Delineation between soil types shown on the boring logs is approximate, and soil descriptions represent our interpretation of subsurface conditions at the designated boring location on the particular date drilled.

We appreciate the opportunity to be of service to you on this project. Should additional information be required please advise.

Yours Very Truly,

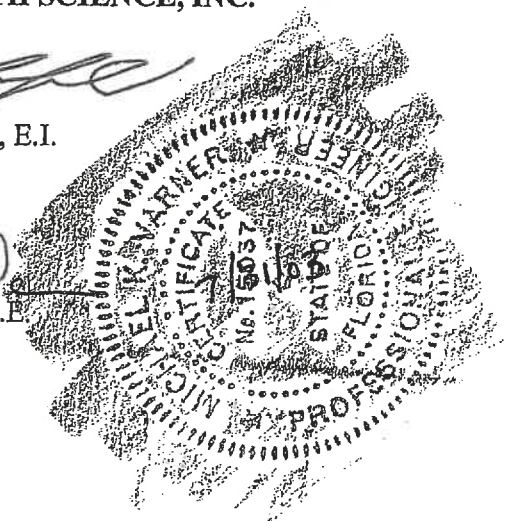
SOUTHERN EARTH SCIENCE, INC.



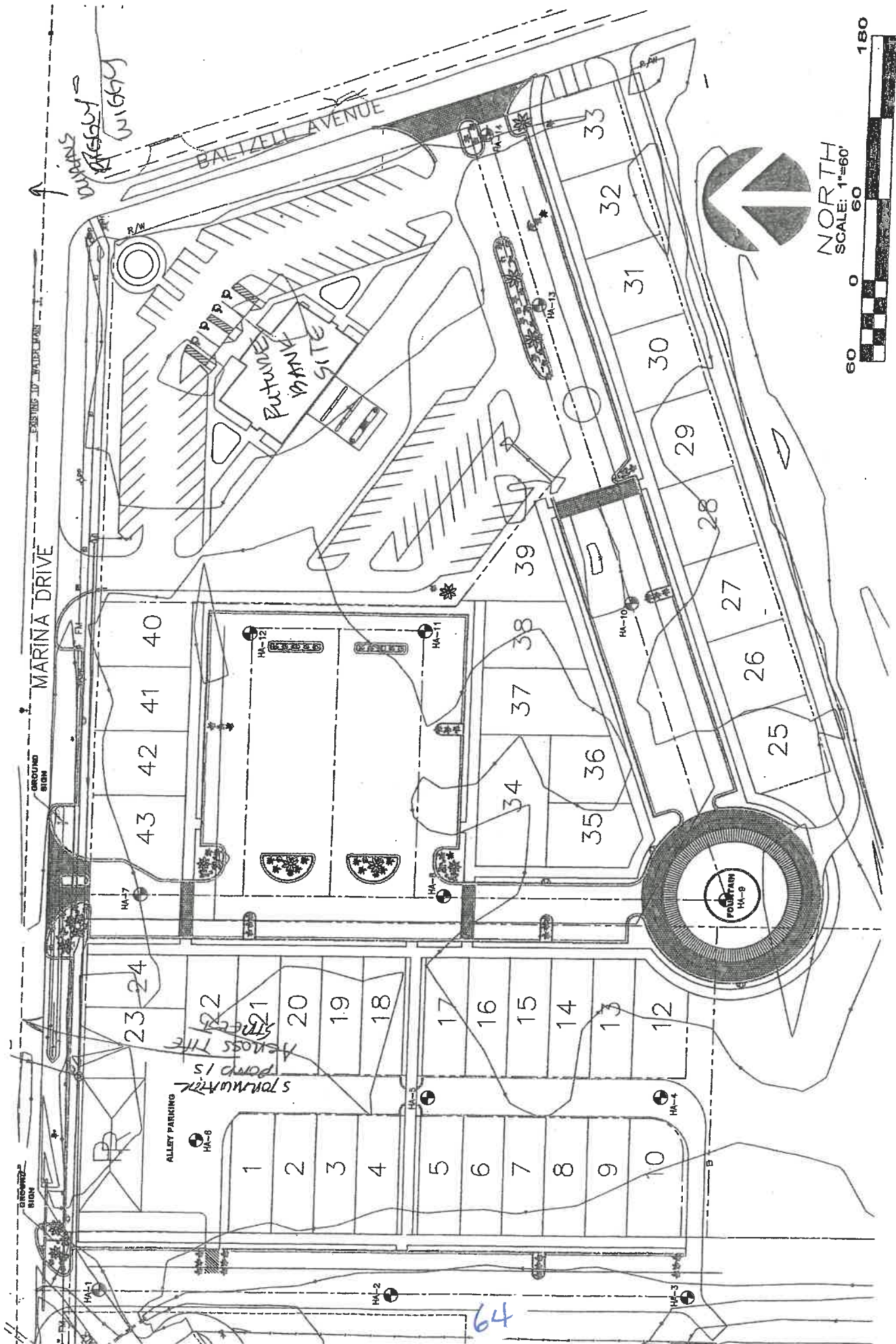
Brian W. Bloomfield, E.I.
Staff Engineer



Michael K. Varner, P.E.
Eng. Reg. No. 15037
State of Florida



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NORTH
SCALE: 1"=60'



LOG OF BORING HA-1

Page 1 of 1

PROJECT: St. Joe Marina Development
LOCATION: Port St. Joe, Florida
PROJECT NO.: F-03-546
DATE: 07/14/03

METHOD: Hand Auger
DRILLER: Billy Watkins
ENGR / GEOL: Brian W. Bloomfield
SURFACE ELEVATION: +8 ft

Elevation / Depth	Soil Symbols Sampler Symbols and Field Test Data	USCS	LOCATION	MATERIAL DESCRIPTION	▲ N Value (blows/ft) 20 40 60 80 Atterberg Limits Natural Moisture PL MC LL 20 40 60 80	NATURAL MOISTURE (%)	ATTERBERG LIMITS (%)			PASSING #200 SIEVE (%)
							LIQUID LIMIT	PLASTIC LIMIT	PLASTICITY INDEX	
							LL	PL	PI	
8 0										
7 1										
6 2										
5 3										
4 4										
3 5										
2 6										
1 7										
0 8										
-1 9										
-2 10										

Water Level Est.: Measured: Perched:
 Water Observations: The groundwater level was encountered at 4.0 feet below the existing ground surface.

Notes:
 *: Denotes Penetrometer Reading

N - SPT Data (Blows/Ft) P - Pocket Penetrometer (tsf)

Sample Key: SPT Shelby Tube

SOUTHERN EARTH SCIENCES, Inc.

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LOG OF BORING HA-2

Page 1 of 1

PROJECT: St. Joe Marina Development
LOCATION: Port St. Joe, Florida
PROJECT NO.: F-03-546
DATE: 07/14/03

METHOD: Hand Auger
DRILLER: Billy Watkins
ENGR / GEOL: Brian W. Bloomfield
SURFACE ELEVATION: +6 ft

Elevation / Depth	Soil Symbols Sampler Symbols and Field Test Data	USCS	LOCATION	MATERIAL DESCRIPTION	▲ N Value (blows/ft) 20 40 60 80 Atterberg Limits Natural Moisture PL MC LL 20 40 60 80	NATURAL MOISTURE (%)	ATTERBERG LIMITS (%)			PASSING #200 SIEVE (%)
							LIQUID LIMIT	PLASTIC LIMIT	PLASTICITY INDEX	
							LL	PL	PI	
6 0										
5 1										
4 2										
3 3										
2 4										
1 5										
0 6										
-1 7										
-2 8										
-3 9										
-4 10										

Water Level Est.: Measured: Perched:
 Water Observations: The groundwater level was encountered at 2.2 feet below the existing ground surface.

Notes: * : Denotes Penetrometer Reading

N - SPT Data (Blows/Ft) P - Pocket Penetrometer (tsf)

Sample Key: SPT Shelby Tube

SOUTHERN EARTH SCIENCES, inc.

LOG OF BORING BORING LOGS.GPJ SES PC FLGDT 7/30/03

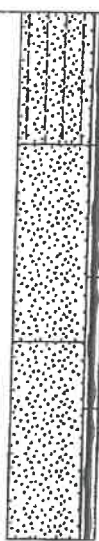
66




LOG OF BORING HA-3

Page 1 of 1

PROJECT: St. Joe Marina Development
 LOCATION: Port St. Joe, Florida
 PROJECT NO.: F-03-546
 DATE: 07/14/03

METHOD: Hand Auger
 DRILLER: Billy Watkins
 ENGR / GEOL: Brian W. Bloomfield
 SURFACE ELEVATION: +6 ft

Elevation / Depth	Soil Symbols Sampler Symbols and Field Test Data	USCS	LOCATION	▲ N Value (blows/ft) Atterberg Limits Natural Moisture PL MC LL 20 40 60 80	NATURAL MOISTURE (%)	ATTERBERG LIMITS (%)			PASSING #200 SIEVE (%)
						LIQUID LIMIT	PLASTIC LIMIT	PLASTICITY INDEX	
						LL	PL	PI	
6 0		SP-SM	Dark Gray Slightly Silty Fine SAND with trace of Organics	22					5
5 1		SP	Light Gray Fine SAND with little Shell						
4 2		SP	Gray Fine SAND with little Shell						
3 3									
2 4									
1 5									
0 6									
-1 7									
-2 8									
-3 9									
-4 10									

Water Level Est.:  Measured:  Perched: 
 Water Observations: The groundwater level was encountered at 1.8 feet below the existing ground surface.

Notes:
 *: Denotes Penetrometer Reading

N - SPT Data (Blows/Ft) P - Pocket Penetrometer (lbf)

Sample Key:  SPT  Shelby Tube

SOUTHERN EARTH SCIENCES, inc.

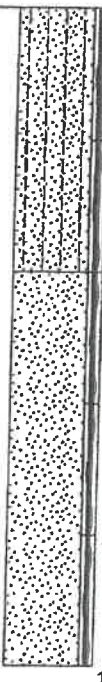
67

LOG OF BORING HA-4

Page 1 of 1

PROJECT: St. Joe Marina Development
LOCATION: Port St. Joe, Florida
PROJECT NO.: F-03-546
DATE: 07/14/03

METHOD: Hand Auger
DRILLER: Billy Watkins
ENGR / GEOL: Brian W. Bloomfield
SURFACE ELEVATION: +7.5 ft

Elevation / Depth	Soil Symbols Sampler Symbols and Field Test Data	USCS	LOCATION	▲ N Value (blows/ft)	Atterberg Limits				NATURAL MOISTURE (%)	ATTERBERG LIMITS (%)			PASSING #200 SIEVE (%)
			MATERIAL DESCRIPTION	Natural Moisture				LL		PL	PI		
				PL	MC	LL							
				20	40	60	80						
0		SP- SM	Dark Gray & Gray Slighty Silty Fine SAND with trace of Shell										
7													
1													
6													
2			SP	Gray Fine SAND with little Shell									
5													
3													
4													
4													
3													
6													
2													
6													
1													
7													
0													
8													
-1													
9													
-2													
10													

Water Level Est.: ▽ Measured: ▽ Perched: ▽
 Water Observations: The groundwater level was encountered at 2.4 feet below the existing ground surface.

Notes:
 *: Denotes Penetrometer Reading

N - SPT Data (Blows/Ft) P - Pocket Penetrometer (tsf)

Sample Key: ☒ SPT ☐ Shelby Tube

SOUTHERN EARTH SCIENCES, Inc.

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LOG OF BORING HA-5

Page 1 of 1

PROJECT: St. Joe Marina Development
 LOCATION: Port St. Joe, Florida
 PROJECT NO.: F-03-546
 DATE: 07/14/03

METHOD: Hand Auger
 DRILLER: Billy Watkins
 ENGR / GEOL: Brian W. Bloomfield
 SURFACE ELEVATION: +7.5 ft

Elevation / Depth	Soil Symbols Sampler Symbols and Field Test Data	USCS	LOCATION	▲ N Value (blows/ft)	Afterberg Limits				NATURAL MOISTURE (%)	ATTERBERG LIMITS (%)			PASSING #200 SIEVE (%)
			MATERIAL DESCRIPTION	20	40	60	80	LL		PL	PI		
				Natural Moisture									
				PL	MC	LL							
0				20	40	60	80						
7													
1													
6													
2													
5													
3													
4													
4													
3													
6													
2													
6													
1													
7													
0													
8													
-1													
9													
-2													
10													

Water Level Est.: ▽ Measured: ▽ Perched: ▽
 Water Observations: The groundwater level was encountered at 2.9 feet below the existing ground surface.

Notes:
 *: Denotes Penetrometer Reading

N - SPT Data (Blows/Ft) P - Pocket Penetrometer (tsf)

Sample Key: ☒ SPT ☐ Shelby Tube

SOUTHERN EARTH SCIENCES, inc.

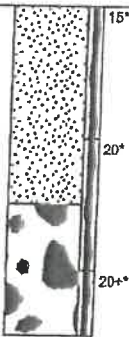
69

LOG OF BORING HA-6

Page 1 of 1

PROJECT: St. Joe Marina Development
 LOCATION: Port St. Joe, Florida
 PROJECT NO.: F-03-546
 DATE: 07/14/03

METHOD: Hand Auger
 DRILLER: Billy Watkins
 ENGR / GEOL: Brian W. Bloomfield
 SURFACE ELEVATION: +7.5 ft

Elevation / Depth		Soil Symbols Sampler Symbols and Field Test Data	USCS	LOCATION	▲ N Value (blows/ft)	Atterberg Limits Natural Moisture		NATURAL MOISTURE (%)	ATTERBERG LIMITS (%)			PASSING #200 SIEVE (%)
					20 40 60 80	PL MC LL	20 40 60 80		LL	PL	PI	
				MATERIAL DESCRIPTION								
0			SP	Gray & Brown Fine SAND with trace of Shell								
7												
1												
6												
2												
5												
3												
4												
4												
3												
5												
2												
6												
1												
7												
0												
8												
-1												
9												
-2												
10												

Water Level Est.: ☒ Measured: ☒ Perched: ☒
 Water Observations: The groundwater level was not encountered within the depth of our hand auger boring

Notes:
 *: Denotes Penetrometer Reading

N - SPT Data (Blows/Ft) P - Pocket Penetrometer (tsf)

Sample Key: ☒ SPT ☒ Shelby Tube

SOUTHERN EARTH SCIENCES, inc.

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LOG OF BORING BORING LOGS.GPJ SES PC FL.GDT 8/1/03

LOG OF BORING HA-7

Page 1 of 1

PROJECT: St. Joe Marina Development
LOCATION: Port St. Joe, Florida
PROJECT NO.: F-03-546
DATE: 07/14/03

METHOD: Hand Auger
DRILLER: Billy Watkins
ENGR / GEOL: Brian W. Bloomfield
SURFACE ELEVATION: +8 ft

Elevation / Depth	Soil Symbols Sampler Symbols and Field Test Data	USCS	LOCATION	MATERIAL DESCRIPTION	N Value (blows/ft) 20 40 60 80 Atterberg Limits Natural Moisture PL MC LL 20 40 60 80	NATURAL MOISTURE (%)	ATTERBERG LIMITS (%)			PASSING #200 SIEVE (%)
							LIQUID LIMIT	PLASTIC LIMIT	PLASTICITY INDEX	
							LL	PL	PI	
8 0										
7 1										
6 2										
5 3										
4 4										
3 6										
2 6										
1 7										
0 8										
-1 9										
-2 10										

Water Level Est.: ☒ Measured: ☒ Perched: ☒
 Water Observations: The groundwater level was encountered at 2.9 feet below the existing ground surface.

Notes:
 *: Denotes Penetrometer Reading

N - SPT Data (Blows/Ft) P - Pocket Penetrometer (tsf)
 Sample Key: ☒ SPT ☒ Shelby Tube

SOUTHERN EARTH SCIENCES, inc.

LOG OF BORING BORING LOGS.GPJ SES PC FL.GDT 7/20/03

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LOG OF BORING HA-8

Page 1 of 1

PROJECT: St. Joe Marina Development
 LOCATION: Port St. Joe, Florida
 PROJECT NO.: F-03-546
 DATE: 07/14/03

METHOD: Hand Auger
 DRILLER: Billy Watkins
 ENGR / GEOL: Brian W. Bloomfield
 SURFACE ELEVATION: +8 ft

Elevation / Depth	Soil Symbols Sampler Symbols and Field Test Data	USCS	LOCATION	MATERIAL DESCRIPTION	▲ N Value (blows/ft) 20 40 60 80 Afterberg Limits Natural Moisture PL MC LL 20 40 60 80	NATURAL MOISTURE (%)	ATTERBERG LIMITS (%)			PASSING #200 SIEVE (%)
							LIQUID LIMIT	PLASTIC LIMIT	PLASTICITY INDEX	
							LL	PL	PI	
8 0										
7 1										
6 2										
5 3										
4 4										
3 5										
2 6										
1 7										
0 8										
-1 9										
-2 10										

Water Level Est.: Measured: Perched:
 Water Observations: The groundwater level was encountered at 1.8 feet below the existing ground surface.

Notes:
 *: Denotes Penetrometer Reading

N - SPT Data (Blows/Ft) P - Pocket Penetrometer (tsf)

Sample Key: SPT Shelby Tube

SOUTHERN EARTH SCIENCES, inc.

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LOG OF BORING BORING LOGS.GPJ SES PC FL.GDT 8/4/03

LOG OF BORING HA-9

Page 1 of 1

PROJECT: St. Joe Marina Development
LOCATION: Port St. Joe, Florida
PROJECT NO.: F-03-546
DATE: 07/14/03

METHOD: Hand Auger
DRILLER: Billy Watkins
ENGR / GEOL: Brian W. Bloomfield
SURFACE ELEVATION: +8 ft

Elevation / Depth	Soil Symbols Sampler Symbols and Field Test Data	USCS	LOCATION	▲ N Value (blows/ft)	NATURAL MOISTURE (%)	ATTERBERG LIMITS (%)			PASSING #200 SIEVE (%)			
			MATERIAL DESCRIPTION	20		40	60	80		LIQUID LIMIT	PLASTIC LIMIT	PLASTICITY INDEX
				Atterberg Limits								
				Natural Moisture								
				PL	MC	LL						
8 0				20	40	60	80	LL	PL	PI		
7 1												
6 2												
5 3												
4 4												
3 5												
2 6												
1 7												
0 8												
-1 9												
-2 10												



Water Level Est.: ▽ Measured: ▼ Perched: ▼
 Water Observations: The groundwater level was encountered at 3.7 feet below the existing ground surface.

Notes:
 *: Denotes Penetrometer Reading

N - SPT Data (Blows/Ft) P - Pocket Penetrometer (tsf)

Sample Key: SPT Shelby Tube

SOUTHERN EARTH SCIENCES, Inc.

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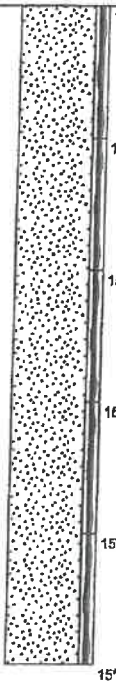
LOG OF BORING BORING LOGS.GPJ SES PC FL.GDT 8/1/03

LOG OF BORING HA-10

Page 1 of 1

PROJECT: St. Joe Marina Development
 LOCATION: Port St. Joe, Florida
 PROJECT NO.: F-03-546
 DATE: 07/14/03

METHOD: Hand Auger
 DRILLER: Billy Watkins
 ENGR / GEOL: Brian W. Bloomfield
 SURFACE ELEVATION: +7 ft

Elevation / Depth	Soil Symbols Sampler Symbols and Field Test Data	USCS	LOCATION	▲ N Value (blows/ft)	Atterberg Limits Natural Moisture			NATURAL MOISTURE (%)	ATTERBERG LIMITS (%)			PASSING #200 SIEVE (%)
			MATERIAL DESCRIPTION	20	40	60	80		LL	PL	PI	
				PL	MC	LL						
				20	40	60	80					
7 0		SP	Gray Fine SAND with little Shell									
6 1												
5 2												
4 3												
3 4												
2 5												
1 6												
0 7												
-1 8												
-2 9												
-3 10												

Water Level Est.: Measured: Perched:
 Water Observations: The groundwater level was encountered at 2.6 feet below the existing ground surface.

Notes: *: Denotes Penetrometer Reading

N - SPT Data (Blows/Ft) P - Pocket Penetrometer (tsf)
 Sample Key: SPT Shelby Tube

SOUTHERN EARTH SCIENCES, Inc.

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LOG OF BORING BORING LOGS.GPJ SES PC FL.GDT 7/30/03

LOG OF BORING HA-11

Page 1 of 1

PROJECT: St. Joe Marina Development
 LOCATION: Port St. Joe, Florida
 PROJECT NO.: F-03-546
 DATE: 07/14/03

METHOD: Hand Auger
 DRILLER: Billy Watkins
 ENGR / GEOL: Brian W. Bloomfield
 SURFACE ELEVATION: +8 ft

Elevation / Depth	Soil Symbols Sampler Symbols and Field Test Data	USCS	LOCATION	▲ N Value (blows/ft)	Atterberg Limits			NATURAL MOISTURE (%)	ATTERBERG LIMITS (%)			PASSING #200 SIEVE (%)
			MATERIAL DESCRIPTION	20	40	60	80		LL	PL	PI	
				Natural Moisture								
				PL	MC	LL						
8 0				20	40	60	80					
7 1												
6 2												
5 3												
4 4												
3 5												
2 6												
1 7												
0 8												
-1 9												
-2 10												

Water Level Est.: Measured: Perched:
 Water Observations: The groundwater level was encountered at 2.3 feet below the existing ground surface.

Notes: * Denotes Penetrometer Reading

N - SPT Data (Blows/Ft) P - Pocket Penetrometer (tsf)
 Sample Key: SPT Shelby Tube

SOUTHERN EARTH SCIENCES, Inc.

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LOG OF BORING HA-12

Page 1 of 1

PROJECT: St. Joe Marina Development
 LOCATION: Port St. Joe, Florida
 PROJECT NO.: F-03-546
 DATE: 07/14/03

METHOD: Hand Auger
 DRILLER: Billy Watkins
 ENGR / GEOL: Brian W. Bloomfield
 SURFACE ELEVATION: +8 ft

Elevation / Depth	Soil Symbols Sampler Symbols and Field Test Data	USCS	LOCATION	MATERIAL DESCRIPTION	▲ N Value (blows/ft) 20 40 60 80 Atterberg Limits Natural Moisture PL MC LL 20 40 60 80	NATURAL MOISTURE (%)	ATTERBERG LIMITS (%)			PASSING #200 SIEVE (%)
							LIQUID LIMIT	PLASTIC LIMIT	PLASTICITY INDEX	
							LL	PL	PI	
8 0		SP		Gray & Dark Gray Fine SAND with little Shell		16				2
7 1										
6 2										
5 3		SP		Gray & Dark Gray Fine SAND						
4 4										
3 5										
2 6										
1 7										
0 8										
-1 9										
-2 10										

Water Level

Est.: ▽

Measured: ▽

Perched: ▽

Notes:

Water Observations: The groundwater level was encountered at 1.8 feet below the existing ground surface.

*: Denotes Penetrometer Reading

N - SPT Data (Blows/Ft) P - Pocket Penetrometer (tsf)

Sample Key: SPT Shelby Tube

SOUTHERN EARTH SCIENCES, Inc.

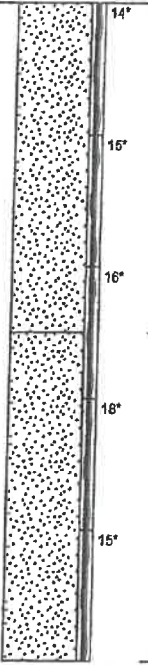
76

LOG OF BORING HA-13

Page 1 of 1

PROJECT: St. Joe Marina Development
LOCATION: Port St. Joe, Florida
PROJECT NO.: F-03-546
DATE: 07/14/03

METHOD: Hand Auger
DRILLER: Billy Watkins
ENGR / GEOL: Brian W. Bloomfield
SURFACE ELEVATION: +6 ft

Elevation / Depth	Soil Symbols Sampler Symbols and Field Test Data	USCS	LOCATION	MATERIAL DESCRIPTION	▲ N Value (blows/ft) 20 40 60 80 Atterberg Limits Natural Moisture PL MC LL 20 40 60 80	NATURAL MOISTURE (%)	ATTERBERG LIMITS (%)			PASSING #200 SIEVE (%)
							LIQUID LIMIT	PLASTIC LIMIT	PLASTICITY INDEX	
							LL	PL	PI	
6 0		SP		Gray & Dark Gray Fine SAND with Mica and little Shell						
5 1										
4 2										
3 3		SP		Light Gray & Gray Fine SAND with Mica						
2 4										
1 5										
0 6										
-1 7										
-2 8										
-3 9										
-4 10										

Water Level



Est.: ☒ Measured: ☒ Perched: ☒

Notes:

Water Observations: The groundwater level was encountered at 2.2 feet below the existing ground surface.

*; Denotes Penetrometer Reading

N - SPT Data (Blows/Ft) P - Pocket Penetrometer (tsf)

Sample Key:  SPT  Shelby Tube

SOUTHERN EARTH SCIENCES, Inc.



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Page 1 of 1

METHOD: Hand Auger
DRILLER: Billy Watkins
ENGR / GEOL: Brian W. Bloomfield
CE ELEVATION: +6 ft

LOG OF BORING BORING LOGS.GPJ SES PC FL.GDT 7/30/03

Notes:
*: Denotes Penetrometer Reading

Sample Key:  SPT  Shelby Tube

SOUTHERN EARTH SCIENCES, inc.

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Jeb Bush
Governor

Department of Environmental Protection

Panama City Branch Office
2353 Jenks Avenue
Panama City, FL 32405
Phone: (850) 872-4375 Fax: (850) 872-7790

David B. Struhls
Secretary

August 18, 2000

Frank Pate, Mayor
Port St. Joe City Commission
P.O. Box 278
Port St. Joe, Florida 32457

REF.: STORMWATER GENERAL PERMIT - TYPE D
Project: Port City Center
File #: 23-0172623-001-RG
County: Gulf

Dear Mayor Pate:

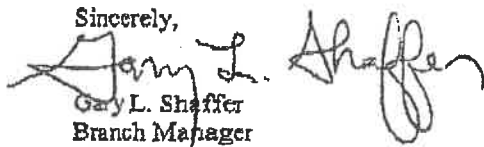
We have reviewed your Notice of General Permit received by the Department on July 20, 2000, concerning the above referenced project. The project appears to qualify for the General Permit specified by Rule 62-25.801, Florida Administrative Code (F.A.C.).

Please review and be aware of the general conditions associated with this General Permit as outlined in Rule 62-4.540, F.A.C. This General Permit does not relieve you, the permittee, from obtaining a dredge and fill permit or other permits (local, state or federal) which may be required.

We wish to point out that Section 62-25.801, F.A.C. also requires that the permittee file an As-Built Certification with the Department within thirty (30) days after the facility's completion. This certification is included as Page 4 of DEP form 62-1.215(2), the General Permit for Stormwater Discharge Facilities.

If you have any questions about the need to obtain additional permits, or any other matters, please call Robert Taylor at (850) 872-4375.

Sincerely,


Gary L. Shaffer
Branch Manager

GLS:rtt

cc: DEP/PEN-Chiff Street, P.E.
Gregory S. Preble, P.E.
✓ Bill Kennedy, P.E.

OCT 27 2000

"More Protection, Less Process"

Printed on recycled paper.

Oct. 06 2000 03:08PM P2

PHONE NO. : 850 227 7215

FROM : PREBLE RISH

TAC Team Meeting- Marina Cottages- 3/6/2024

The DO application will move forward with ad and PDRB meeting in April 2, 2024

Please provide- Before April Meeting

- Formal Request to utilize city property for parking, and street.
- HOA approval letter to utilize excess parking.
- Survey
- DEP Permit to tie into existing storm drainage.
(How was the original permit written for the Marina?)

TAC Team meeting recommendations- Marina Cottages DO- 3/6/2024

Provide- Original Survey- city easement for walking trail

Obtain- DEP Permit to tie into existing storm drainage.

(How was the original permit written for the Marina?)

Blocking access road to George Core Park

(drop 1 parking space closest to access road)

HOA letter for additional parking usage - Parking- 2 ½ spaces per unit. Formal letter requesting to utilize city property

Privately maintained

No private parking signs

Master utilities meter on city property- city will not maintain utilities on private property especially any utilities under asphalt and pavers

Pool 50' from waterline- plans state- IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THE PROPOSED POOL & RETAINING WALL CONFORM TO ALL GOVERNING SETBACK REGULATIONS

SITE BENCHMARKS:

1. SET NAIL & DICK L.B. 8011 - ELEVATION = 7.12' (NOT GRAPHICALLY SHOWN)
2. SET NAIL & DICK L.B. 8011 - ELEVATION = 8.28'

SOURCE CONTROL POINTS:

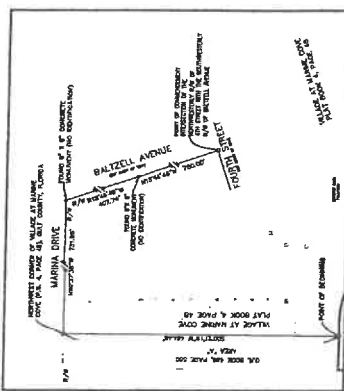
DESCRIPTION	RIGHTING	CASTING	RTY (MM, 1983)
51 FOUND N.E.S. MONUMENT X 291"	N.A.	N.A.	4.08' (NOT GRAPHICALLY SHOWN)

SYMBOLS & ABBREVIATIONS:

- | | |
|--|--|
| <ul style="list-style-type: none"> ■ WATER JET ■ STUDOUT ■ TEMPORARY BENCHMARK ■ ELECTRIC BOB ■ TELEPHONE BOX | <ul style="list-style-type: none"> ■ SPOT ELEVATION AT "4" ■ COMBUT ELEVATION AT "1" ■ EXISTING ASPHALT PAVEMENT ■ EXISTING CONCRETE ■ EXISTING RIP RAP ■ EXISTING GRAVEL ■ EXISTING BRICK PAVERS |
|--|--|

SURVEYOR'S NOTES:

1. THIS SURVEY IS REFERENCED TO FLORIDA STATE PLAT MAP COORDINATES NORTH ZONE, MAP 1982/2011, U.S. SURVEY FEET, AND THE SURVEY IS LOCATED WITHIN THE GRS STUDY. TOGETHER WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION PERMANENT REVENUE NETWORK (PRN).
2. VERTICAL DATUM SHOW HEREON IS REFERENCED TO MARCH 1899 FOR N.E.S. MONUMENT "X 204".
3. THIS SURVEY, MAPS AND RECORDS ARE NOTED WITHOUT THE SIGNATURE AND ORIGINAL BASED SCALE OF A FLORIDA LICENSED SURVEYOR OR ENGINEER, BUT WITHOUT THE CONSENT OF THE SAVING PARTY OR PARTIES.
4. FLOOD NOTE BY GRAPHS ELECTRIC ONLY; THE PROPERTY SHOWN HEREON LIES IN ZONES "7 (IS-37)", "8 (IS-37)", AND "10 (IS-37)". THESE NOTES ARE FOR THE FEDERAL ENVIRONMENTAL MANAGEMENT AGENCY'S FLOOD INSURANCE RATE (FIR) FOR CULF COUNTY, FLORIDA. THE FLOOD INSURANCE RATES ARE LOCATED AT 12006B 0033 H, WHICH BEARS A REVISED DATE OF MARCH 02, 2021; SEE MAP NO. 120402E 0033 H.
5. SOURCE OF INFORMATION: PREVIOUS SURVEY OF ST. JE MARINA BY DEMOREST ENGINEERS INC. (JOB NO. 501410508).
6. NO TITLE SEARCH, TITLE CURIOUS OR ABSTRACT WAS PROVIDED BY NOR PROVIDED TO DEMOREST ENGINEERS INC. FOR THE SUBJECT PROPERTY. THERE MAY BE RECORDS OF RESTRICTIONS ON THE SUBJECT PROPERTY THAT WOULD AFFECT THE BOUNDARIES IN USE OF THIS PRODUCT PROPERTY.
7. NO ATTEMPT HAS BEEN MADE BY DEMOREST ENGINEERS INC. TO LOCATE OR DETERMINE UNDERGROUND UTILITIES, UTILITY LINES, FOUNDATIONS, OR OTHER UNDERGROUND STRUCTURES ON THE SUBJECT PROPERTY.
8. NO ATTEMPT HAS BEEN MADE BY DEMOREST ENGINEERS INC. TO LOCATE OR DETERMINE ENVIRONMENTAL WETLAND AREAS IF ANY EXIST.
9. THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.
10. DATE OF FIELD SURVEY: AUGUST 09, 2021.



DISCUSSION

[illegible]

ORDINANCE NO. 609

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

WHEREAS, The City of Port St. Joe ("City") has deemed it appropriate to establish a planned unit development for a community ("Butler Bay Road Planned Unit Development Zoning District") to be located on a parcel of land which is legally described in Exhibit "A", attached and incorporated herein ("Property"); and

WHEREAS, on April 2, 2024, the Planning and Development Review Board for the City, recommended approval of the Butler Bay Road Planned Unit Development Zoning District; and

WHEREAS, The Butler Bay Road Planned Unit Development Zoning District is intended to consist of a single family residential development; and

WHEREAS, The Butler Bay Road Planned Unit Development Zoning District will be served by City water and sewer facilities; and

WHEREAS, The Butler Bay Road Planned Unit Development Zoning District will comply with the all applicable stormwater management requirements for the Property; and

NOW THEREFORE BE IT ORDAINED BY THE BOARD OF CITY COMMISSIONERS OF THE CITY OF PORT ST. JOE, FLORIDA:

SECTION 1. NAME

This Ordinance shall be known as the implementing ordinance for the Butler Bay Road Planned Unit Development Zoning District.

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

The Board of City Commissioners hereby finds and determines that the Butler Bay Road Planned Unit Development Zoning District is consistent with the goals, objectives, and policies of the City of Port St. Joe Comprehensive Plan, including but not limited to Future Land Use

Element Policy 1.3.4, Mixed Use.

SECTION 3. APPROVAL

The establishment of the Butler Bay Road Planned Development Zoning District on the lands legally described in Exhibit "A", which is attached hereto and incorporated herein by this reference, is hereby approved subject to the conditions in this Ordinance.

SECTION 4. PERMITTED USES

The following uses shall be principal permitted uses within all areas of the Butler Bay Road Planned Unit Development (PUD) Zoning District:

- A. Residential. Single family and multi-family residential units. Density shall not exceed fifteen (15) units.
- B. Recreation. Active recreation means recreational lands and improvements that are facility oriented which may require equipment and take place at prescribed places, or sites, which may include a club house, changing rooms/restrooms and pool. Passive recreation means recreational lands and improvements that are natural resource oriented. Passive recreational facilities may include, but are not limited to walking and nature trails, viewing platforms, docks, boardwalks, picnic areas and bird watching.
- C. Permitted Accessory and Ancillary Uses. The following shall be accessory permitted uses within all areas of the Butler Bay Road Planned Unit Development Zoning District: Uses of land customarily incidental and subordinate to one of the permitted principal uses, including but not limited to a sales center, mail kiosk, and other uses or facilities associated with the support of the permitted principal uses.

SECTION 5. DEVELOPMENT STANDARDS

- A. All residential uses shall be served by central potable water facilities and central wastewater facilities, as provided by the City.
- B. All development within the Butler Bay Road Planned Unit Development Zoning District shall be in compliance with all applicable land development regulations of the City of Port St. Joe, except as otherwise contained in this Ordinance.
- C. The minimum setbacks for residential units shall be as follows:
 - Front Setback: Ten (10) Feet
 - Side Setback: Five (5) Feet
 - Rear Setback: Fifty (50) Feet from the Mean High-Water Line of St. Joe Bay

- D. A retaining wall may be located at a minimum of thirty (30) feet from the Mean High-Water Line of St. Joseph Bay. The setback defined in Section 4.08 of the Land Development Regulations shall not apply to the placement of a retaining wall only.
- E. Maximum overall impervious coverage of the entire site shall be 80%.
- F. There shall be a minimum lot width of fifty-two (52) feet and minimum lot depth of 120 (120) feet.
- G. All construction shall meet the standards in the Florida Building Code, latest edition.

SECTION 6. DEVELOPMENT PLAN/PLAT PHASING

The Butler Bay Road Planned Unit Development Zoning District Subdivision will be developed as one (1) phase, with the submission of development plan and preliminary plat. All development plans will be reviewed as a Level 2 Major Development as such term is defined in the Code. The City will review the preliminary plat as part of the development review process. The development plan, preliminary plat and appropriate application fees shall be initially submitted to the City for review. The applicant may obtain simultaneous approval of the preliminary plat, development order and development permit approval with respect to the development.

SECTION 7. CREATION OF ZONING DISTRICT

The purpose of this Ordinance is to create the text of the Butler Bay Road Planned Unit Development Zoning District. The precise location of the permitted uses will be set forth in the application for development plan and preliminary plat approval. This Ordinance is not intended as a unified plan of development.

SECTION 8. ENFORCEMENT

The City may enforce this Ordinance as authorized by law.

SECTION 9. 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 10. 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 Butler Bay Road Planned Unit

Development Zoning District.

SECTION 11. SEVERABILITY

The provisions of the Ordinance are hereby declared to be severable. If any revision 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 12. EFFECTIVE DATE

This Ordinance shall become effective as provided by law.

This Ordinance was adopted in open regular meeting after its second reading this _____, after due notice in accordance with Florida Law.

ATTEST:

BOARD OF CITY COMMISSIONERS
OF PORT ST. JOE, FLORIDA

Charlotte M. Pierce, City Clerk
APPROVED AS TO FORM:

Rex Buzzett, Mayor

Clinton McCahill, City Attorney

EXHIBIT "A"

GULF COUNTY PARCEL ID: 04561-200R AND A PORTION OF GULF COUNTY PARCEL ID: 04561-500R, AS DESCRIBED BELOW:

Commence at the Northwest corner of original Government Lot 2 in Section 27, Township 7 South, Range 11 West, Gulf County, Florida; thence run along the Westerly boundary line of said Government Lot 2, South 00 degrees 00 minutes 00 seconds East 170.28 feet to a point lying on the Southwesterly right of way line of U.S. Highway #98; thence leaving said Westerly boundary line run along said Southwesterly right of way line South 46 degrees 47 minutes 20 seconds East 32.50 feet; thence leaving said Southwesterly right of way line run South 00 degrees 49 minutes 18 seconds West 1078.04 feet; thence run South 89 degrees 12 minutes 28 seconds East 148.87 feet to a rod and cap; thence run South 00 degrees 30 minutes 28 seconds West 193.58 feet to a rod and cap; thence run South 00 degrees 30 minutes 13 seconds West 66.00 feet to a rod and cap lying on the Southerly right of way line of Butler Bay Road; thence run along said Southerly right of way line as follows: South 88 degrees 14 minutes 20 seconds East 194.76 feet to a point of non-tangent curve to the left having a radius of 3373.00 feet; thence run Northeasterly along the arc through a central angle of 03 degrees 49 minutes 20 seconds for a distance of 225.01 feet, chord of said arc being North 87 degrees 03 minutes 55 seconds East 224.97 feet; thence run North 81 degrees 58 minutes 29 seconds East 9.46 feet; thence run North 81 degrees 58 minutes 29 seconds East 45.55 feet to a point marking the intersection of said Southerly right of way line with the mean high water line of a Creek entering into St. Joseph Bay, said point being the POINT OF BEGINNING; thence leaving said POINT OF BEGINNING and said mean high water line continue along said Southerly right of way line as follows: North 81 degrees 58 minutes 29 seconds East 276.03 feet to a point of non-tangent curve to the right having a radius of 954.00 feet; thence run Southeasterly along the arc through a central angle of 26 degrees 07 minutes 23 seconds for a distance of 434.96 feet, chord of said arc being South 83 degrees 42 minutes 06 seconds East 431.20 feet to a rod and cap; thence leaving said Southerly right of way line run South 00 degrees 26 minutes 14 seconds West 290.95 feet to a point lying on the mean high water line of said St. Joseph Bay as located on February 2, 2023 at an elevation of 0.57' NAVD 88 DATUM; thence run along said mean high water line of St. Joseph Bay as follows: North 71 degrees 00 minutes 39 seconds West 74.28 feet; thence run North 60 degrees 32 minutes 29 seconds West 45.10 feet; thence run North 66 degrees 32 minutes 23 seconds West 96.67 feet; thence run North 64 degrees 03 minutes 35 seconds West 48.89 feet; thence run North 66 degrees 41 minutes 50 seconds West 53.04 feet; thence run North 69 degrees 26 minutes 19 seconds West 95.09 feet; thence run North 71 degrees 37 minutes 24 seconds West 91.91 feet; thence run North 78 degrees 23 minutes 08 seconds West 26.92 feet; thence run North 81 degrees 05 minutes 00 seconds West 46.33 feet; thence run North 70 degrees 27 minutes 26 seconds West 39.34 feet; thence run North 77 degrees 10 minutes 52 seconds West 19.23 feet; thence run North 55 degrees 25 minutes 37 seconds West 42.83 feet; thence run North 70 degrees 59 minutes 45 seconds West 44.50 feet; thence run North 44 degrees 49 minutes 05 seconds West 19.22 feet; thence run North 29 degrees 57 minutes 16 seconds West 20.52 feet; thence run North 19 degrees 26 minutes 27 seconds West 10.50 feet to the POINT OF BEGINNING. Containing 3.00 acres more or less and;

Lots 1, 2, 3, 4, 5 & 6, Las Palmas, a subdivision as per map or plat thereof recorded in Plat Book 4, Page 165 in the Public Records of Gulf County, Florida

EXHIBIT "B"

Butler Bay Road PUD Master Plan



NOTICE OF PUBLIC HEARINGS FOR A ZONING AMENDMENT TO THE CITY OF PORT ST. JOE ZONING MAP FOR A PLANNED UNIT DEVELOPMENT DISTRICT

Public Hearing of the City of Port St. Joe Planning and Development Review Board and City Commission

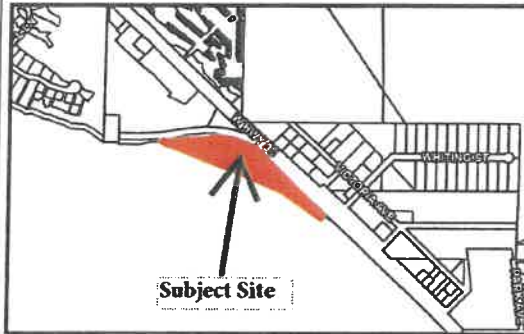
The Planning and Development Review Board sitting as the local planning agency will hold a hearing at 4:00 p.m., EST, at 2775 Garrison Avenue, Port St. Joe, Florida, on Tuesday, April 2, 2024, or as soon thereafter as the issue may be heard. The purpose of the Public Hearing will be to consider a recommendation to the Port St. Joe City Commissioners for the establishment of the Butler Bay Road Planned Unit Development District by Ordinance NO. 609 relating thereto, the title of which is set forth below.

The City of Port St. Joe City Commission will conduct a Public Hearing, hold the first reading of Ordinance NO. 609, the title of which is set forth below, at 2775 Garrison Avenue, Port St. Joe, Florida on Tuesday, April 16, 2024, at 12:00 p.m., EST, or as soon thereafter as the issue may be heard. The purpose of the Public Hearing will be to consider and conduct the first reading of an ordinance amending the Zoning Map to establish a Butler Bay Road Planned Unit Development District. The title of the ordinances to be considered are set forth below.

The City of Port St. Joe City Commission will conduct a Public Hearing and hold the final reading of Ordinance 609, the title of which is set forth below, at 2775 Garrison Avenue, Port St. Joe, Florida, on Tuesday, May 7, 2024, at 12:00 p.m. EST, or as soon thereafter as the issue may be heard. The purpose of the Public Hearing will be to consider and conduct the final reading of an ordinance amending the Zoning Code and Zoning Map to establish a Butler Bay Road Planned Unit Development District. The title of the ordinances to be considered are set forth below.

ORDINANCE NO. 609

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



Copies of the Butler Bay Road Planned Unit Development District is available for public inspection at the City of Port St. Joe City Hall, located at 305 Cecil G. Costin, Sr., Blvd., Port St. Joe, Florida.

The hearing may be continued from time to time as may be necessary.

Interested persons may attend and be heard at the public hearing or provide comments in writing to the City Commissioners. Comments can be mailed to the City of Port St. Joe, City Hall, 305 Cecil G. Costin, Sr. Blvd., Port St. Joe, Florida. Transactions of the public hearing will not be recorded. Persons wishing to appeal any decision made during the hearing will need a record of the proceeding and should ensure a verbatim record is made, including the testimony on which the appeal is based.

Any person requiring special accommodation at this hearing because of a disability or physical impairment should contact the City Clerk's Office at (850) 229-8261, at least five (5) calendar days prior to the hearing.

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

Current City Projects 4/16/24

- Maddox Park Drainage- Need more info. from engineer to bid and direction from the Board.
- Clifford Sims Park Repairs- RJ Gorman has completed construction and the rock bid was awarded to Monolith Construction.
- Centennial Bldg. Rehab- Under construction with Monolith Construction.
- Lighthouse Complex Sleeping Beauty Rehab- The bid has been awarded Monolith Construction and the State has approved the modified plans.
- Sewer Rehab. CDBG-DR- Grant Funding Approved 5/21, Grant Agreement Received, The CCTV work is complete and Anchor Engineering is working on the rehab/replacement plans.
- Long Ave. Paving- Final pay request to mill and resurface 1" on the entire road to be completed in the Spring 2024
- Beacon Hill Sewer- The Lift Station is Operational & the Collection System is under Construction. City staff is preparing to install the taps.
- 9/5/23 Dewberry tasked to draft a conceptual drawing to add parking along 2nd Street. The bid was awarded to F & F Contractors on 3/19/24.
- 11/7/23 Dewberry has provided a conceptual drawings for the 10th Street Ballfields based on League Representatives. A decision by the Board is needed on how to proceed along with the required funding.
- 9/15/23 Dewberry tasked to Survey & Topo the new City Hall Complex with Conceptual Plan options. A decision is needed by the Board on which option to utilize.
- 9/26/23 Dewberry tasked to work on the Expansion of Zone 3 at the WW Sprayfields. The project is out for bids.
- Downtown Waterline Replacement Phase I, construction began 11/13 by Monolith.
- Downtown Waterline Replacement Phase II- SRF Funding approved and the project is out for bids.
- 2/11/24 A Task Order was signed with Dewberry to survey the alley between Bay & Harbor Street for potential stormwater improvements.

- 3/5/24 A Task Order was signed for Dewberry to design the paving of Monument Ave. from 19th Street to Allen Memorial.
- 3/19/24 A Task Order was signed with Dewberry to design the \$1.5 M Legislative Approp. For multiple roads to be paved.



SPRINGFIELD POLICE DEPARTMENT

408 School Avenue
Springfield, Florida 32401
(850) 872-7545

April 5, 2025

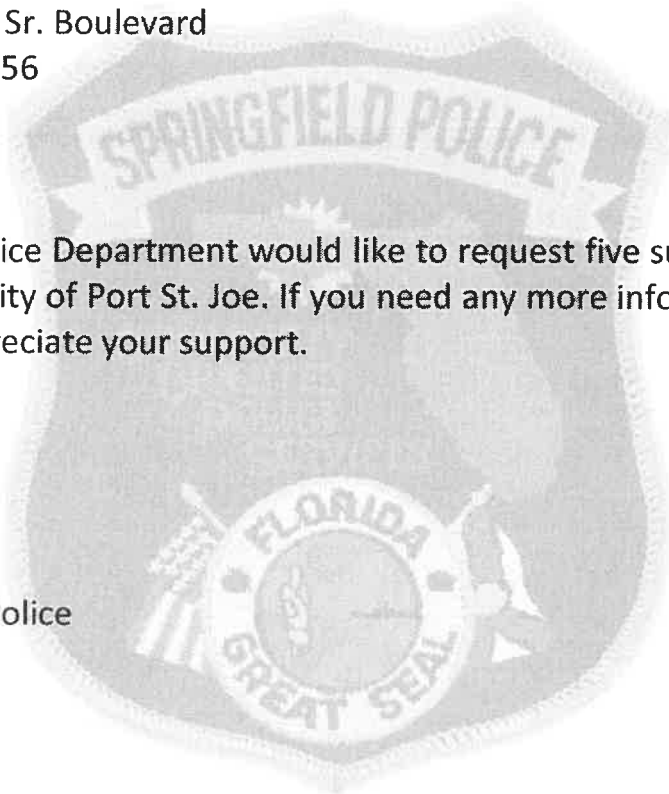
Jim Anderson – City Manager
City of Port St. Joe
305 Cecil G. Costin Sr. Boulevard
Port St. Joe, FL 32456

Mr. Anderson,

The Springfield Police Department would like to request five surplus Dell Latitude laptops from the City of Port St. Joe. If you need any more information, please let me know. We appreciate your support.

A handwritten signature in black ink, appearing to read "R. Voyles".

Russell O. Voyles
Assistant Chief of Police





To: The City of Port St. Joe City Commissioners

The Pioneer Bay Community Development Corporation would like to introduce Clark Henry, a Senior Program Manager of ICMA, to the City of Port St. Joe City Commissioners.

Clark is keen to outline, to the Commissioners, the advantages and benefits of Brownfield Development Areas.

We expect that Clark will provide you with, among other things, a clear understanding of an economic development program and not an environmental enforcement program.

He hopes that you will allow him to present at the Commissioner's **April 16, 2024** Council Meeting.

To learn more about his presentation, we have attached to this document Clark's full detailed statement..

Yours faithfully

Marquita Thompkins

To: Port St Joe, Florida – City Commission
305 Cecil G. Costin Sr. Blvd., Port St. Joe, FL 32456
Mailing Address: P.O. Box 278, Port St. Joe, FL 32457
Phone: (850) 229-8261 FAX: (850) 227-7522

From: Clark Henry, Senior Program Manager, ICMA Region IV EPA TAB Program

Date: March 25, 2024

Subject: Benefits to North Port St. Joe Designation of Brownfield Development Areas

On behalf of the Pioneer Bay Community Development Council (PBCDC) and BFA Environmental, the project team leading the EPA Site Assessment Grant for the north Port St. Joe area, Mr. Clark Henry International City/County Management Association (ICMA), the Environmental Protection Agency (EPA), Region IV Technical Assistance to Brownfield Communities (TAB) and representatives of the PBCDC would like to present at your **April 16, 2024** regularly scheduled Council Meeting to explain the benefits of designating certain areas as Brownfield Development Areas (BDAs).

The following is a brief summary of the advantages of a BDA, which the group will present in greater detail.

Highlights of the Port St. Joe Project and the use of ICMA Task Order #8 to provide assistance.

- A draft resolution was submitted by BFA Environmental to the City in May 2023 requesting a “brownfield area designation” for the Port of St. Joe’s Brownfield Assessment Grant target area. The intention was to have a formal designation that will help stimulate assessment and revitalization activities and provide redevelopment incentives.
- The intention of the brownfield assessment program is to facilitate site reuse and revitalization by quantifying or eliminating real or perceived environmental concerns. Specifically, brownfield assessments will not increase the liability of the property owner but will quantify the existing issues (if any) so they can be addressed through additional grant programs available by EPA.
- Only by creating a brownfield area designation for the Port of St. Joe’s Brownfield Assessment Grant target area will the community be able to access the Florida Brownfield Redevelopment Act incentives.
- This is an economic development program and not an environmental enforcement program. If contamination is found, the PBCDC Grant can pay for cleanup planning activities and help connect property owners with additional funding sources to pay for cleanup activities (if required).

Highlights of the Florida Brownfield Redevelopment Act and benefits from a brownfield area designation:

- The objective is to reduce public health and environmental hazards on existing commercial and industrial sites as well as residential properties with regulated building materials that are abandoned or underused, create financial and regulatory incentives to encourage voluntary cleanup and redevelopment of sites, and derive appropriate cleanup target levels.
- Provides a process for obtaining a "No Further Action" letter using risk-based corrective action principles along with the opportunity to promote environmental equity and justice.
- Incentives for creating a brownfield area designation for North Port St. Joe's Brownfield Grant Target Area include:
 - Receive voluntary cleanup tax credits (VCTC) for cleanup activities (participants may be public or private entities). For more information about VCTC: [Voluntary Cleanup Tax Credit | Florida Department of Environmental Protection](#)
 - Cleanup liability protection
 - Regulatory framework for cleanup
 - Up to \$2,500 job bonus tax refund
 - Refund on sales and use tax paid on building materials

Our team will work with the community to help them understand the advantages of the program and to position themselves and potential stakeholders to best use the benefits shown. We will also provide technical assistance in all phases of program management, site assessments and evaluating cleanup options. This will include an evaluation of the Designated Brownfield Area that was established in Port St. Joe on 11/5/2002.

Grants Updated- 4/16/24

Title	Amount	Status
NWFWMD/NERDA	\$971,850	Draft Stormwater Master Plan Complete. Water Quality portion is on hold.
FDEM	\$660,943 \$5,000	Hazard Mitigation. Elevation of (12) lift stations and switch gear for Washington Gym Generator Power. Submitted 3/6/20. 25% match. Approved 12/16/22
FEMA	1.4M	Clifford Sims Park Repairs due to Hurricane Michael. Approved 4/21/23
Historic Resources/Hurricane Michael	\$497,495	Centennial Bldg. Rehab. Grant awarded.
CDBG-DR	\$9,996,000	Sewer Rehab- City Wide. Approved 5/21. CCTV work approved.
FDOT/SCOP	\$479,428	Madison Street from Garrison to Long Ave Re-surfacing. Approved. 100% Plan Set sent to FDOT
National Park System/Hurricane Michael	\$83,000	Washington Gym Rehabilitation. Submitted by UF. Approved and will be administered thru the State of Florida Division of Historical Resources
Historic Resources/Hurricane Michael	\$327,707	Cape San Blas Lighthouse Complex. The project has been re-bid. Waiting on Approval of the amended scope of work by the State.
USDA	\$4,000,000	Potential 65% loan/35% grant for new Government Complex. The project is on hold.
COVID-19 Rescue Plan	\$1,786,545	Grant Agreement signed 9/15/21. Funds received. \$1,000,000 allocated for 10 th Street Sports Complex & \$786,545 for Road Paving.
FDEO	\$675,426.00	Commercial District Waterline Replacement. Grant Approved 4/8/22. Phase I under construction.
FDEP Water Protection Funds	\$965,000	System Wide Septic to Sewer for 175 connections. Grant Application approved 11/10/21. Accepting Applications for service.
FDEP Water Protection Funds	\$4,300,000	Beacon Hill Sewer. Grant Application Approved 11/9/21. The collection system is out for bids and the lift station is being constructed.
FDEP	\$218,895	Resilient Florida (Study of PSJ). Submitted 8/30/21, Working with UF.
FRDAP	\$150,000	Core Park Splash Pad & Restroom, 25% City Match. Submitted 8/27/23. Second Request.
FDOT/SCOP	\$575,417.65	Application for re-surfacing Allen Memorial. Approved on 8/23/22 for the 2024 fiscal year.
NOAA	\$280,000 \$1,563,611	Stormwater Management (H&H) Study, Approved 4/21/23 Phase II Application submitted 12/19/23

FDOT Phase I FDOT Phase II	\$100,000 \$129,580	Hwy 98 Beautification Grant, Approved 12/16/22. Coastal has completed the design. Out for bids Phase II approved 1/10/24
Legislative Request 2023	\$1,500,000	Road Paving, submitted by Clark Smith approved in the 23/24 State Budget
FDEP/SRF	\$102,000 Loan/\$98,000 Grant	Lead and Copper Service Line Inventory. Additional \$9,800 Grant/ \$10,200 Loan Approved as well.
FDEP/SRF	\$1,506,338 Loan/\$655,456 Grant	Downtown Water line Replacement Phase II. Approved, Application submitted on 11/2/23
Legislative Request 2023	\$6,000,000 \$2,000,000	Fire/Police Public Safety Facility Road Paving Workforce Housing Project Submitted 11/10/23
Army Corps of Engineers	TBD, up to \$15,000,000	Stormwater Improvements, Application submitted on 10/18/23
Gulf Consortium	\$750,000	Signed the sub-grant agreement with Gulf County on 10/31/23 for the ESAD Purchase re-imbursement
Dept. of Commerce	\$2,000,000	Rural Infrastructure Fund, Workforce Housing Access Road. Application submitted 11/3/23. Was not approved.
FDOT	\$47,302	Police Dept. - Occupant Protection. Application submitted on 2/27/24.
FDOT	\$84,302	Police Dept. -Speed & Aggressive Driving. Application submitted on 2/27/24.
FDOT	\$561,884.66	Ave C & D Paving SCOP Grant. Application submitted the first week in March 2024.