

**City of Port St. Joe  
Planning, Development, and Review Board Regular Meeting  
January 7, 2020 at 4:00 P.M.  
Commission Chambers 2775 Garrison Avenue**

**Jay Rish  
Minnie Likely  
Rawlis Leslie  
Phil Earley**

**Hal Keels  
Travis Burge  
Letha Mathews**

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**PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE**

**ROLL CALL OF THE BOARD**

**CONSENT AGENDA:**

**December 3, 2019, Regular Meeting Minutes**

**Pages 1-2**

**BUSINESS ITEMS**

- Ordinance 568 Small Scale Plan Amendment- Sheriff's Office** **Pages 3-32**
- Special Exception, 145 Gulf Coast Circle Parcel # 03039-590R  
Setback Requirements** **Pages 33-44**

**\*You are hereby notified that in accordance with Florida Statutes, you have the right to appeal any decision made by the Board with respect to any matter considered at the above referenced meeting. You may need to ensure that a verbatim record of the proceedings is made which may need to include evidence and testimony upon which the appeal is based.**

City of Port St. Joe  
Regular Meeting  
Planning Development & Review Board  
December 3, 2019  
**Minutes**

**Pledge of Allegiance and Moment of Silence**

**Roll Call of the Board**

<b>Present</b>		<b>Absent</b>	
<b>Board</b>	<b>Staff</b>	<b>Board</b>	<b>Staff</b>
Jay Rish	Jim Anderson	Hal Keels	
Travis Burge	Charlotte Pierce	Rawlis Leslie	
Phil Earley	Kelly Simpson		
Minnie Likely	Bo Creel		
Letha Mathews			

Notice was received that neither Mr. Keels, nor Mr. Leslie, would be able to attend today's meeting. After ascertaining that a quorum was present, Chairman Rish called the Meeting to Order at 4:00 P.M.

**Consent Agenda**

A Motion was made by Travis Burge, second by Letha Mathews, to approve the Regular Meeting Minutes of the August 6, 2019, meeting. All in favor; Motion carried 5-0.

**Business Items**

*Ordinance 565 Small Scale Plan Amendment – SRS Land Com., LLC*

Ray Greer, City Planner, discussed the request with the Board. A Motion was made by Phil Earley, second by Travis Burge, to allow the parcel to be changed from Industrial to High Density Residential of 15 Units per acre with an R-3 Zoning for Parcel #04594-030R. All in favor, Motion carried 4-0 with Chairman Rish abstaining due to business dealings with one of the land owners. Form 8B Memorandum of Voting Conflict is attached for Mr. Rish.

*Ordinance 566 Large Scale Plan Amendment – David Warriner:*

Ray Greer, City Planner, gave an overview of the request. A Motion was made by Travis Burge, second by Phil Earley, to recommend to the City Commission the approval of the Large Scale Plan Amendment from Low Intensity Commercial to Medium Density Residential R-2 for Parcels 03037-000R and 03040-001R. All in favor; Motion carried 5-0.

*Ordinance 567 Planned Unit Development – David Warriner:*

Ray Greer, City Planner, also reviewed Ordinance 567. A Motion was made by Travis Burge, second by Phil Earley, to approve Ordinance 567 Planned Unit Development for Parcels #03037-000R and 03040-001R. All in favor; Motion carried 5-0.

Jim Sickels thanked the developers for their interest in our community. He also questioned how additions to the City's infrastructure are being recorded to avoid over exceeding availability.

There being no further business to come before the Board, a Motion was made by Minnie Likely, second by Travis Burge, to adjourn the meeting at 4:15 P.M.

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

\_\_\_\_\_  
Date

\_\_\_\_\_  
Jay Rish, Chairman

\_\_\_\_\_  
Date

## **ORDINANCE NO. 568**

AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN FUTURE LAND USE MAP OF THE CITY OF PORT ST. JOE, FLORIDA BY AND THROUGH PROCEDURES REQUIRED FOR SMALL-SCALE MAP AMENDMENTS PURSUIT TO AUTHORITY UNDER STATE STATUTES SECTION 163.3187, SPECIFICALLY CHANGING PARCEL ID NO. 04842-100R FROM COMMERCIAL TO PUBLIC USE AND PARCEL ID NO. 04842-200R FROM RESIDENTIAL TO PUBLIC USE, AND PROVIDING FOR REPEAL OF ANY CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, on January 7, 2020, the Planning and Development Review Board sitting as the local planning agency for the City, recommended approval of the small scale amendment to the comprehensive plan of the City; and

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

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

### **SECTION 1. APPROVAL**

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

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

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

### **SECTION 3. ENFORCEMENT**

The City may enforce this Ordinance as authorized by law.

### **SECTION 4. FUTURE LAND USE MAP**

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

#### SECTION 5. REPEAL

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

#### SECTION 6. SEVERABILITY

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

#### SECTION 7. EFFECTIVE DATE

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

This Ordinance was adopted in open regular meeting after its second reading this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

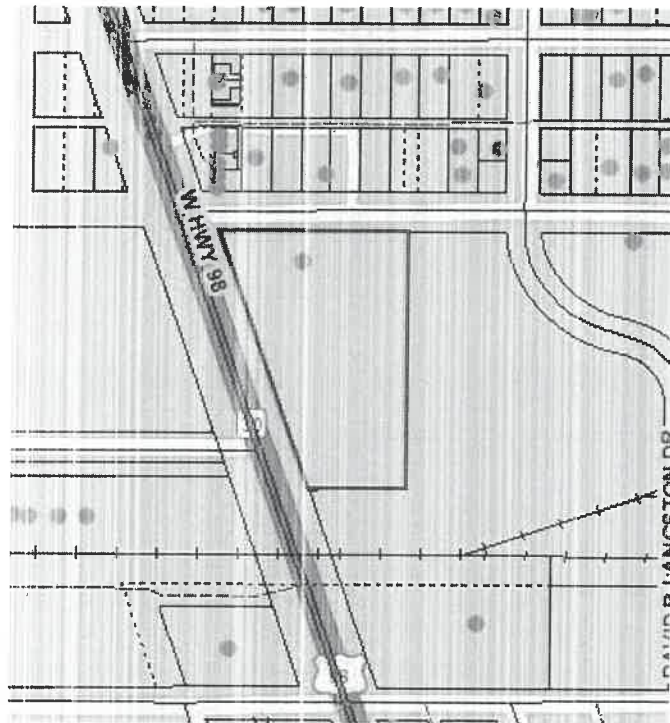
THE CITY COMMISSION OF THE CITY  
OF PORT ST. JOE, FLORIDA

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

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

## **EXHIBIT "A"**

Proposed Future Land Use Map:



**CITY OF PORT ST. JOE FUTURE LAND USE MAP  
AMENDMENT APPLICATION**

Property Address: 418 Cecil G. Costin Sr. Blvd. Current Land Use: R-2B, C-1A  
Property Owner: Gulf County BOCC Proposed Land Use: PU  
Mailing Address: 100 Cecil G. Costin Sr. Blvd., Port St. Joe, FL 32456  
Phone: \_\_\_\_\_  
Applicant if Different: \_\_\_\_\_  
Parcel Number: 04842-100R, 04842-200R

\_\_\_\_\_  
Owners Signature

Sworn to and subscribed before me this \_\_\_\_\_ day of \_\_\_\_\_. Personally Known  
OR Produced Identification.  
Type Provided \_\_\_\_\_.

\_\_\_\_\_  
Signature of Notary

**PUBLIC NOTICE**

1. A sign will be posted for two weeks on the property seeking the change and a notice will be published in the local newspaper.

**APPLICATION REQUIREMENTS**

Application Fee: Small Scale Amendment - \$500.00 – Large Scale Amendment \$2,000.00

Legal Description of Property

Copy of Deed

Copy of Survey

\_\_\_\_\_  
Owner Signature

Date: \_\_\_\_\_

\_\_\_\_\_  
Applicant Signature

Date: \_\_\_\_\_



**City of Port St. Joe**  
**Comprehensive Plan Future Land Use Map**  
**Small Scale Amendment for the**  
**Gulf County Sheriff's Office**

Gulf County Sheriff's Office  
418 Cecil G. Costin Sr. Blvd.  
Port St. Joe, FL 32456

November 15, 2019

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#### Appendix A: Future Land Use Map Amendment Application

## I. Proposed Changes

The proposed small-scale amendment changes the land use designation on the parcel id #04842-100R from C1-A, Commercial to Public Use and parcel id #04842-200R from R-2B, Residential to Public Use. The parcels are located at the intersections of Cecil G. Costin Sr. Blvd and Long Avenue as well as Long Avenue and 6<sup>th</sup> Street. The Gulf County Sheriff's Office building is located on parcel id #04842-100R and parking for the Sheriff's Office, as well as vacant land, is located on parcel id #04842-200R.

### A. Development Analysis

The current land use designations do not properly suit the existing governmental agency on-site. The proposed land use amendment change would not only allow for the proper land use designation to be applied to the property, but would also allow for expansion of the current facility on parcel id #04842-200R due to an increase in the impervious surface ratio allowance (40% to 60%). The Public Use land use designation will help to promote the desired facility expansion as well as foster development flexibility within the area.

## II. Public Facilities and Services

The public facilities analysis is based on the increase in density and intensity on the site. Both existing and proposed land uses were evaluated.

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

#### A. Potable Water

Development proposed at the amendment site would not impact the potable water system.

#### B. Sanitary Sewer

Development proposed at the amendment site would not impact the sanitary sewer system.

#### C. Transportation

The proposed development scenario for the site will not result in a net change in trip generation potential as additional office space is not proposed.

#### D. Stormwater

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

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

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

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

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

#### E. Solid Waste

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

The City adopted a residential level of service standard for solid waste of 8 pounds per person per day. The proposed land use change will not result in a solid waste demand increase.

#### D. Public Schools

The proposed amendment site is being planned for additional parking area. The proposed land use change will not result in an increase of school age children.

### III. Environmental Analysis

The entirety of the site is within a previously developed residential and commercial area. There are minimal previously undeveloped areas to house natural resources.

#### A. Wetlands

There appear to be no wetlands on the subject site. Please see the Wetlands and Flood Zones Map in Appendix A. Wetlands are protected by the following policies within the Conservation Element of the Comprehensive Plan:

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

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

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

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

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

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

As of the adoption of Ordinance No. 344, in May 2007, the planting of pines,

creation of new timber roads or utility right of ways within wetlands shall not result in a previously classified high-quality wetland from being re-classified as low-quality.

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

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

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

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

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

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

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

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

## IV. Urban Sprawl and Consistency Analyses

### A. Urban Sprawl Analysis

Chapter 163.3177(6)(9)(a), Florida Statutes, provides a thirteen-point list of indicators to help in the evaluation of whether a proposed FLU change would constitute urban sprawl. An analysis of the thirteen points as applied to the City of Port St. Joe Comprehensive Plan amendment is provided below:

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

*The proposed amendment is located within the urbanized area of the City of Port St. Joe and will actually limit development opportunities for the proposed parcels.*

*The proposed amendment will be more appropriate for the existing and future developments of the property as the site of the Gulf County Sheriff's Office. Therefore, the proposed amendment will not promote, allow or designate for development of substantial areas of the jurisdiction to develop as low-intensity, low density, or single-use development or uses in excess of demonstrated need.*

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

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

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



**existing urban development.**

*The proposed amendment does not promote, allow, or designate urban development in radial, strip, isolated or ribbon patterns generally emanating from existing urban development. The proposed development will be adjacent to other Public Use zoned parcels.*

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

*The proposed amendment is not located within a rural area and does not fail to adequately protect and conserve natural resources. The amendment site does not contain any wetlands or known endangered or protected species.*

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

*The amendment site is located within the incorporated and urbanized area of the City of Port St. Joe and does not consist of any significant agriculture or silvicultural areas. Therefore, the proposed amendment does not fail to adequately protect adjacent agricultural areas and activities, including silviculture.*

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

*The proposed amendment will maximize the use of public facilities by making both parcels zoned public use.*

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

*The proposed amendment will maximize the use of future public facilities by making both parcels zoned public use.*

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



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

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

*The proposed amendment area is already within an urban area that is not adjacent to rural areas.*

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

*The proposed amendment area is not within an existing neighborhood and lot 484592-200R is previously undeveloped, and therefore will not inhibit infill development or redevelopment of existing neighborhoods.*

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

*The proposed amendment will introduce a Public Use into an area of Commercial and Residential, therefore encouraging an attractive and functional mix of uses.*

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

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

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

*The proposed amendment will allow for an additional 20 % impervious surface on one parcel which would not be considered a significant amount of open space. The existing Stormwater Management Facility will remain open space.*

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

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

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

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

*The proposed map amendment promotes the efficient and cost-effective provision or extension of public infrastructure and services by changing the parcels to Public Use.*

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

*The proposed map areas are not near any agricultural areas or activities and therefore will not fail to preserve agricultural areas.*

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

*The site currently exists as public use and is balancing the nonresidential needs of the area. Therefore the amendment to Public Use will continue to balance the nonresidential needs.*

## B. Consistency Analysis

The proposed FLUM amendment is consistent with the Future Land Use Element and other affected elements of the City of Port St. Joe Comprehensive Plan. The following is a specific description of how the proposed FLUM amendment is consistent with the significant subject areas of Future Land Uses, Natural Resources, and Public Facilities and Services of the Comprehensive Plan:

### **FUTURE LAND USE ELEMENT**

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

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

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

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

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

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

### **CONSERVATION ELEMENT**

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

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

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

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

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

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

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

*The amendment site is located within an area of the City that has existing public services available to serve the site with adequate capacity. The proposed amendment will assist the City in implementing a more efficient development pattern by implementing a land use category that is more appropriate the parcels current use.*

## **TRANSPORTATION ELEMENT**

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

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

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

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

## **CAPITAL IMPROVEMENTS ELEMENT**

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

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

*A complete public facilities analysis is included in Section II of this report.*

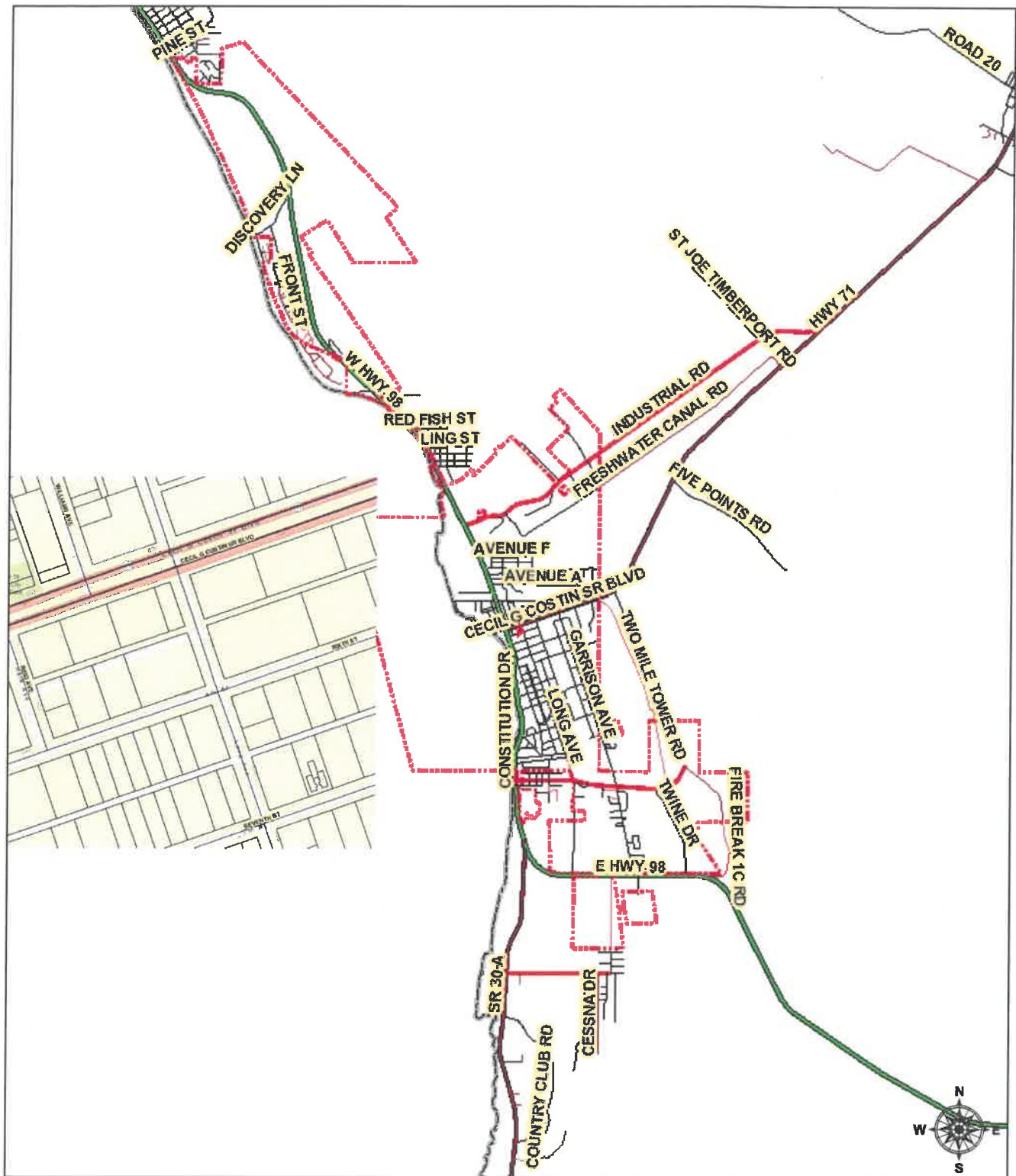
## V. Figures

1. Location Map
2. Existing Future Land Use Map
3. Proposed Future Land Use Map
3. Proposed Zoning Map
4. Floodplains/ Wetlands

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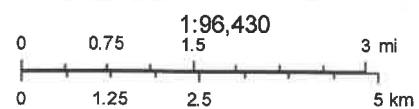
Figure 1:  
Location Map

# Gulf County Sheriff's Office Land Use Amendment - Location Map



November 15, 2019

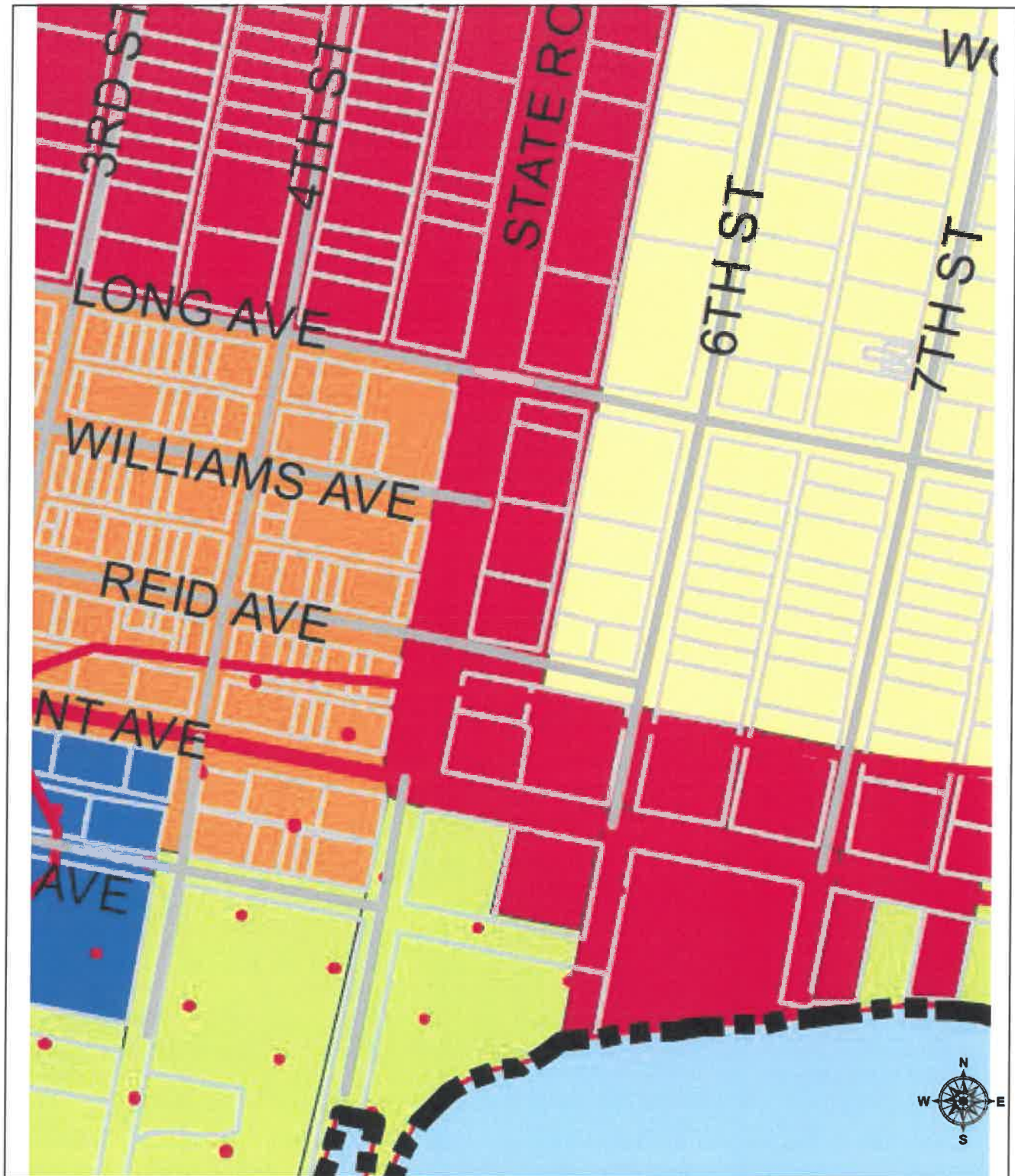
- City Limits of Port St Joe
- City Limits of Wewahitchka
- Gulf County





**Figure 2:**  
**Existing Future Land Use Map**

# Gulf Co. Sheriff's Office Land Use Amendment - Existing Future Land Use



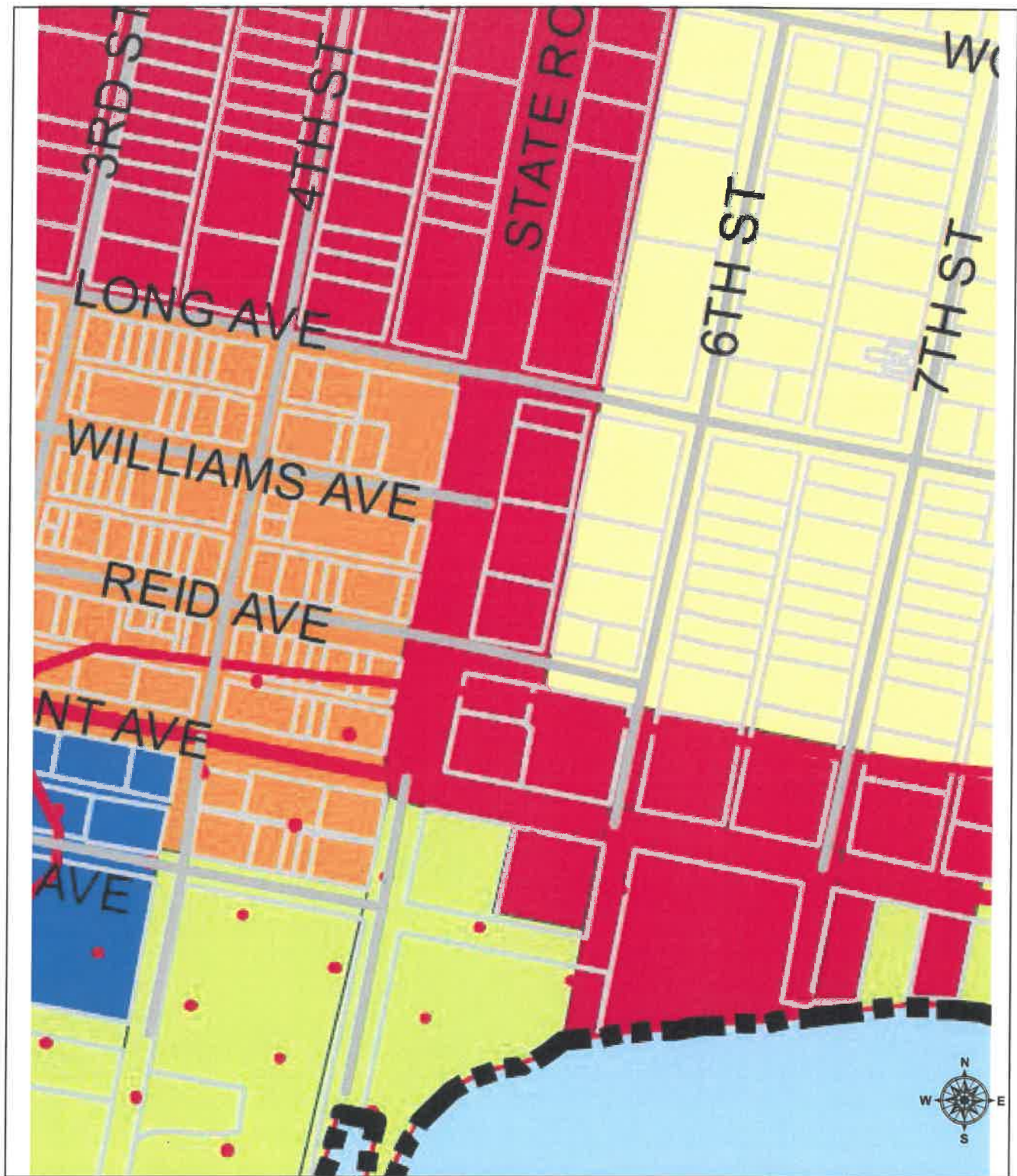
Existing Future Land Use Designation

VERY LOW DENSITY RESIDENTIAL	MIXED-COMMERCIAL /	PUBLIC USE
RESIDENTIAL(R-1)	RESIDENTIAL MIXED USE	HISTORICAL RESOURCES
RESIDENTIAL(R-2)	LOW INTENSITY COMMERCIAL	RECREATIONAL
RESIDENTIAL(R-3)	COMMERCIAL	OPEN SPACE
RESIDENTIAL(R-4)	LOW INTENSITY INDUSTRIAL	CONSERVATION
	INDUSTRIAL	AGRICULTURAL
		Created May 2, 2019 - Gulf County GIS

**Figure 3:**  
**Proposed Future Land Use Map**



# Gulf Co. Sheriff's Office Land Use Amendment - Proposed Future Land Use



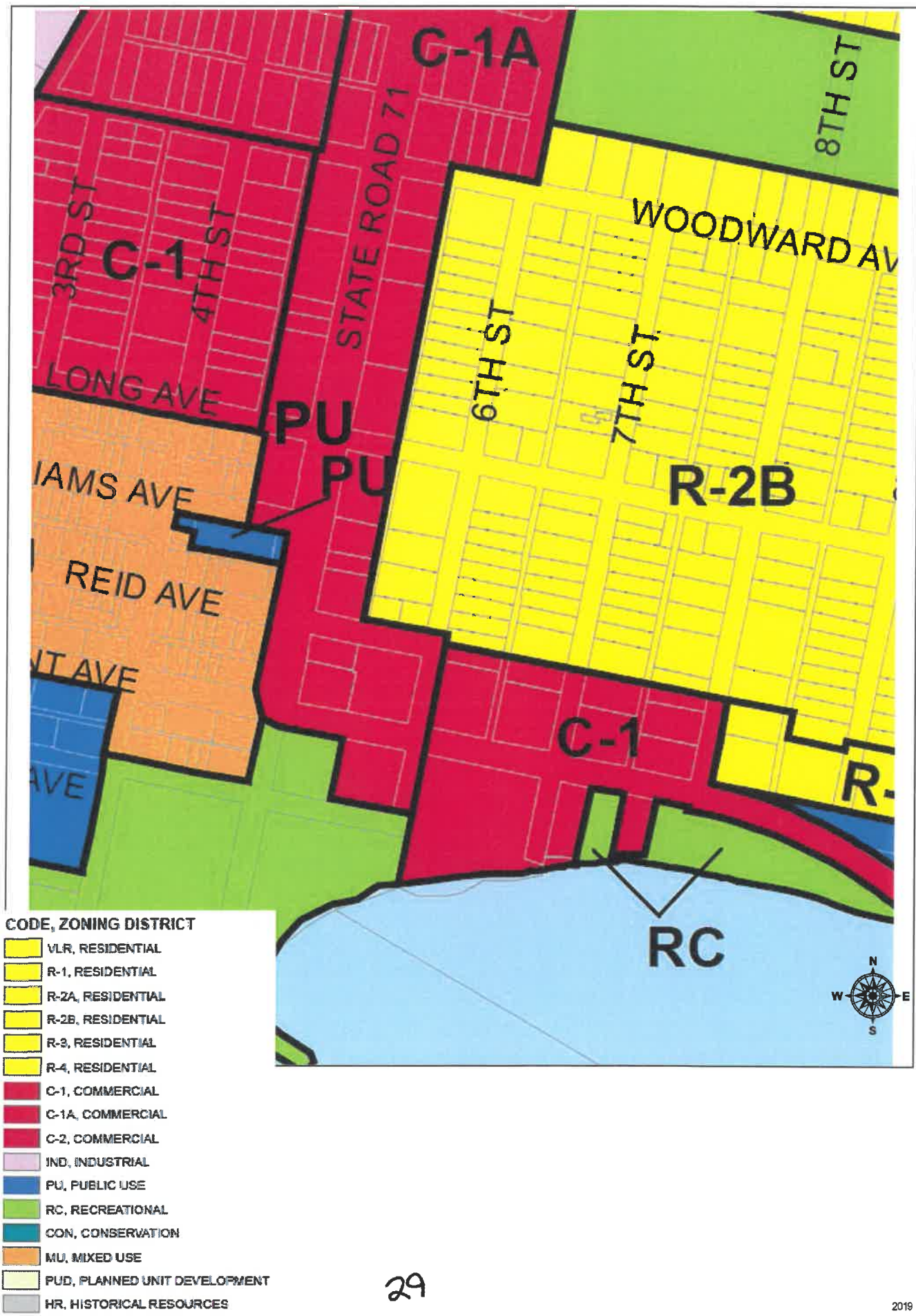
**Existing Future Land Use Designation**

	VERY LOW DENSITY RESIDENTIAL		MIXED COMMERCIAL /		PUBLIC USE
	RESIDENTIAL (R-1)		RESIDENTIAL MIXED USE		HISTORICAL RESOURCES
	RESIDENTIAL (R-2)		LOW INTENSITY COMMERCIAL		RECREATIONAL
	RESIDENTIAL (R-3)		COMMERCIAL		OPEN SPACE
	20) RESIDENTIAL		LOW INTENSITY INDUSTRIAL		CONSERVATION
	(R-4) RESIDENTIAL		INDUSTRIAL		AGRICULTURAL
	(R-4)				Created May 2, 2009 - Gulf County GIS

**Figure 4:**  
**Proposed Zoning Map**



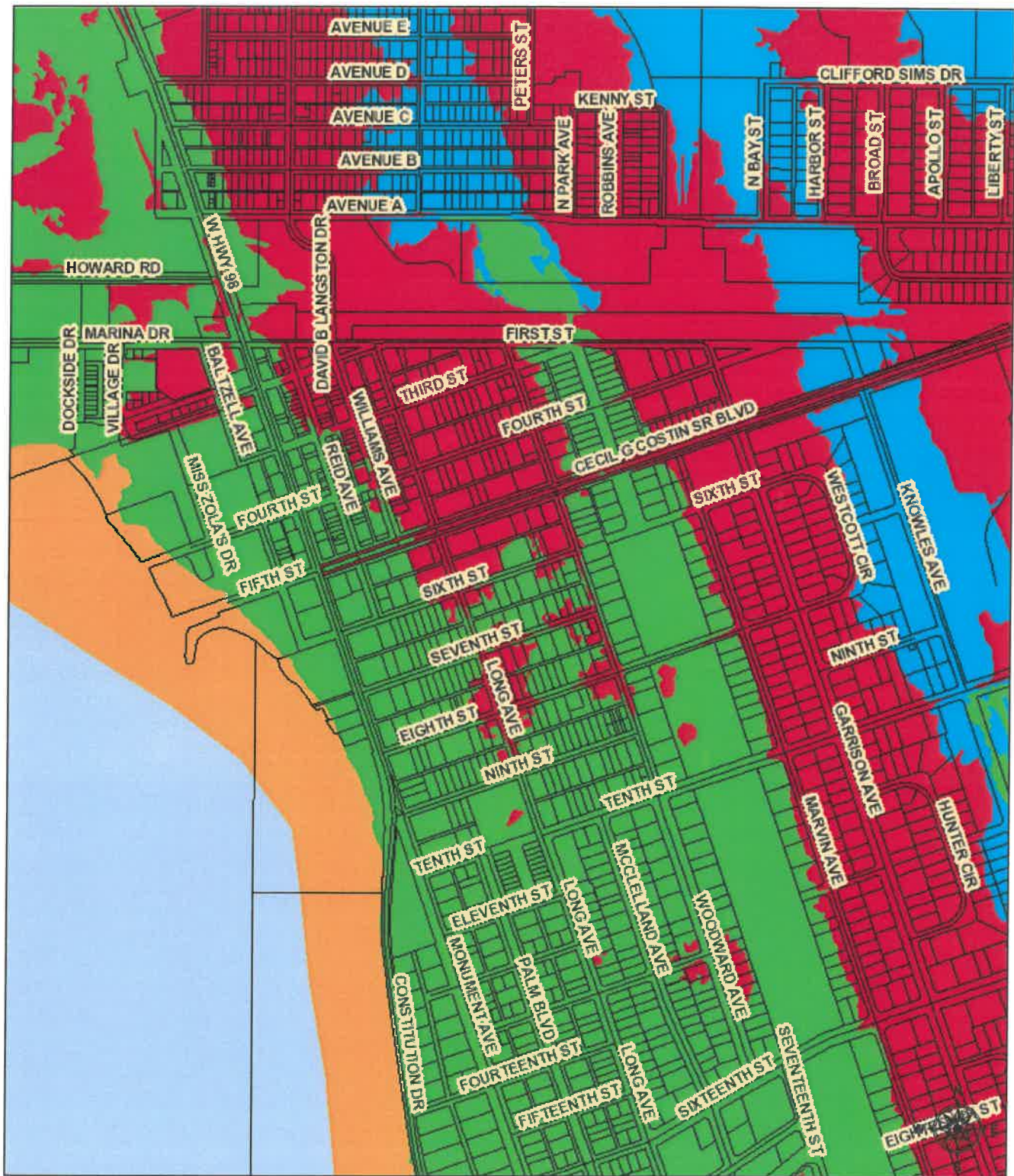
# Gulf County Sheriff's Office Land Use Amendment - Proposed Zoning



**Figure 5:**  
**Wetlands & Flood Zones Map**



# Gulf Co.Sheriff's Office Land Use Amendment - Wetlands & Flood Zones

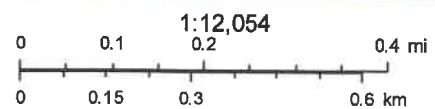


November 15, 2019

□ Parcels

## Flood Zones

- A
- AE
- AO
- VE



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community



**Appendix A:**  
**Future Land Use Map Amendment Application**  
**Form**

**CITY OF PORT ST. JOE  
SPECIAL EXCEPTION REQUEST APPLICATION**

Property Address: 145 Gulf Coast Circle Zoning: R-1

Property Owner: Truland Homes, LLC Phone: 850-252-4045

Mailing Address: 2101 Northside Drive City, State, and Zip: Panama City, FL 32405

Parcel Number: 03039-590R Applicant if different: \_\_\_\_\_

  
Owner signature

Swore to and subscribed before me this 10<sup>th</sup> day of December 2019. Personally known or  
produced identification FLORIDA DRIVER'S LICENSE

  
Signature of Notary Public



**PUBLIC NOTICE**

**A SIGN WILL BE POSTED FOR FIFTEEN DAYS ON THE PROPERTY SEEKING THE SPECIAL EXCEPTION  
AND A NOTICE WILL BE PUBLISHED IN THE LOCAL NEWSPAPER.**

**APPLICATION REQUIREMENTS:**

Application Fee - \$300

A letter indicating the section of the LDR under which special exception is being requested

Legal Description of Property

Copy of the Deed

Copy of the Survey

Site plan of the proposed improvements

  
Owner Signature

12-10-19  
Date

  
Applicant Signature

12-10-19  
Date



# Truland Homes

Dear Sir or Madam,

We are requesting a special exception to Section 3.03 (8) and (9) of the LDR. The home we plan to construct at 145 Gulf Coast Circle is a unique floor plan with a garage in the rear of the home and a large courtyard space in the back yard. There is ample rear yard and separation from the home at 135 Gulf Coast Circle. Building the home as submitted has community support and will not adversely affect the public interest. We respectfully request granting of the special exception

Sincerely,

Jeff Wayne

Gulf Coast East Division President, Truland Homes

12-9-A

- (10) The maximum intensity shall be no more than 40 percent of lot coverage.

**Sec. 3.03. Same--District R-1.**

The following uses and regulations shall apply in R-1 residential districts:

- (1) Single-family dwellings.
- (2) Municipally owned or operated parks and playgrounds.
- (3) Municipally owned or operated hospitals, other than an animal hospital.
- (4) Publicly owned and operated libraries, art galleries and museums.
- (5) Medical office buildings if such building was in operation as of October 3, 1995 and within 1,000 feet of the hospital.
- (6) Building height limit: No building shall exceed 35 feet in height, except as provided in subsection 3.10(3) hereof.
- (7) Building site area required: A minimum frontage at the building line of at least 75 feet. If a lot has less area or width than herein required and was of record at the time of the effective date of any ordinance with this requirement, such lot may be occupied by a single-family dwelling, provided, however, that the minimum side, front and rear yard requirements are conformed with as set out in this section.
- (8) Front yard required: There shall be a front yard having a depth of not less than 25 feet measured to the front line of the main building. Where lots comprising 25 percent or more of the frontage on the same street within the block are developed with buildings having an average yard with a variation in depth of not more than six feet, no building hereafter erected or structurally altered shall project beyond the average front yard so established, but no more than 35 feet shall be required. Where the distance between dwellings on adjacent lots is 200 feet or more, the above front yard requirement will not apply. Where interior lots have a double frontage, the required front yard shall be provided on both streets.
- (9) Side yard required: On lots or parcels of land having a width of 100 feet or more, there shall be a side yard on each side of a building of not less than 15 feet. On lots of record as of October 3, 1995 having widths of more than 50 and less than 100 feet, the side yard on each side of the building shall be no less than ten feet. On lots of record as of October 3, 1995 having widths of 50 feet or less, the side yard on each side of the building shall be no less than seven feet.
- (10) Rear yard required: There shall be a rear yard for the main building having a depth of not less than 25 feet.
- (11) Minimum floor area required: The minimum required ground or first floor area, exclusive of porches, terraces, attached garages, carport or unroofed areas, shall be 1,200 square feet for a single-story dwelling and 850 square feet for two-story dwelling.
- (12) The density allowed in district R-1 shall be no more than five (5) dwelling units per acre.
- (13) Home occupations shall not be allowed in district R-1.
- (14) The maximum intensity shall be no more than 40 percent of lot coverage.



# **SURVEYOR'S NOTES:**

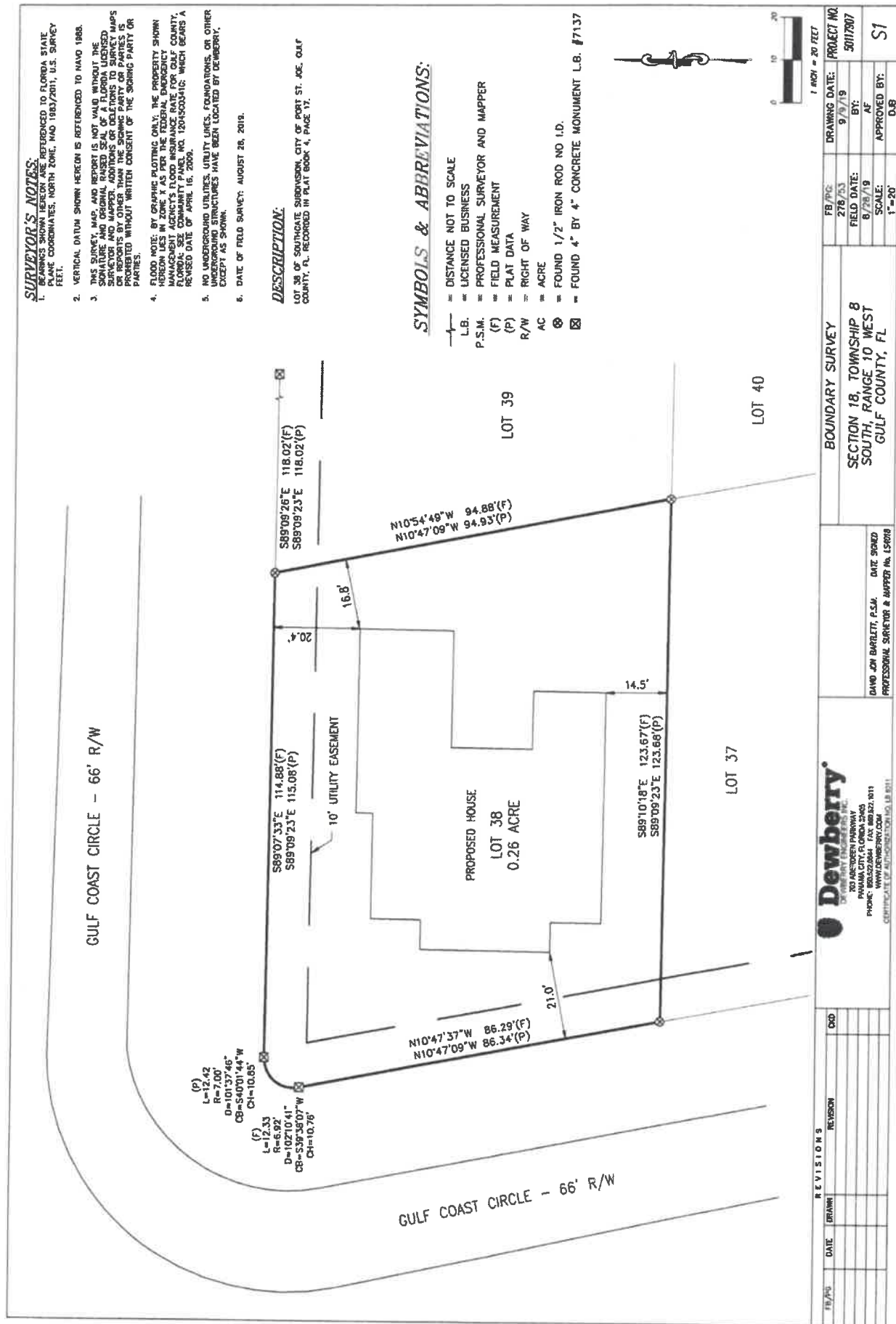
1. PLANS SHOWN HEREON ARE REFERENCED TO FLORIDA STATE PLANE COORDINATES, NORTH ZONE, AND 1983/2011, U.S. SURVEY FEET.
2. VERTICAL DATUM SHOWN HEREON IS REFERENCED TO NAVD 1988.
3. THIS SURVEY, MAP, AND REPORT IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RANDED SEAL OF A FLORIDA LICENSED SURVEYOR. ANY ALTERATIONS OR DEVIATIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SURVEYOR ARE PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
4. FLOOD NOTE: BY GRAPHIC PLOTTING ONLY, THE PROPERTY SHOWN HEREON LIES IN ZONE X AS PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE FOR GULF COUNTY, FLORIDA, WHICH BEARS A REVISION DATE OF APRIL 16, 2009.
5. NO UNDERGROUND UTILITIES, UTILITY LINES, FOUNDATIONS, OR OTHER ADJACENT STRUCTURES HAVE BEEN LOCATED BY DOWBERRY, EXCEPT AS SHOWN.
6. DATE OF FIELD SURVEY: AUGUST 26, 2019.

## **DESCRIPTION:**

LOT 38 OF SUBDIVISION, CITY OF PORT ST. JOE, GULF COUNTY, FL, RECORDED IN PLAT BOOK 1, PAGE 17.

## **SYMBOLS & ABBREVIATIONS:**

- = DISTANCE NOT TO SCALE
- L.B. = LICENSED BUSINESS
- P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER
- (F) = FIELD MEASUREMENT
- (P) = PLAT DATA
- R/W = RIGHT OF WAY
- AC = ACRE
- ⊗ = FOUND 1/2" IRON ROD NO I.D.
- ⊠ = FOUND 4" BY 4" CONCRETE MONUMENT L.B. #7137



Port St. Joe Plan Review

Review Date: 10-9-2019 Reviewed By: \_\_\_\_\_

Owner: Truland Homes Contractor: Truland Homes

Address: 145 Gulf Coast Cir Parcel ID: 03039-590R

Residential: ✓ Commercial: \_\_\_\_\_

Project Description: New Single Family Residence

Type of Development Order: N/A

Zoning: R-1 Density Units allowed: 5/AC Proposed Density Units: \_\_\_\_\_

Flood Zone: X Seaward of CCCL? N/A Date of DEP permit if required: N/A

Elevation First Finished Floor: \_\_\_\_\_

Lot Size: 84.72' x 113.46' Covered Area Sq. Ft.: 3,322'

House H/C: 2520 House Footprint: 3,322 Garage: 480

Porches: 322 Deck/patio: \_\_\_\_\_ Shed: \_\_\_\_\_

Pool/Decking: \_\_\_\_\_ Driveway: 14'10" x 18 = 252 Other: \_\_\_\_\_

Height Allowed: 35' Height Proposed: 15'4" 21' 2"

Impervious Surface Allowed: 40% Proposed: 37.2%

Setbacks required: Front: 25' Rear: 25' Left: 25' Right: 10'

Setbacks proposed: Front: 20'6" Rear: 16'11" Left: 21' Right: 14' 6"

Notes: Corner lot

Structure is beyond setbacks  
3.03 (8) (9) + (10)

Recommendations: \_\_\_\_\_



### Parcel Summary

**Parcel ID** 03039-590R  
**Location Address** GULF COAST CIR  
 PORT ST JOE 32456  
**Brief Tax Description\*** SOUTHGATE SUB PB 4 PG 17 ORB 666/445 FR JACKSON LOT 38 MAP 69B  
*\*The Description above is not to be used on legal documents*  
**Property Use Code** VACANT (000000)  
**Sec/Twp/Rng** 18-8S-10W  
**Tax District** City of Port St Joe (District 5)  
**Millage Rate** 17.1631  
**Acreage** 0.253  
**Homestead** N

[View Map](#)

### Owner Information

**Primary Owner**  
 Truland Homes LLC  
 29891 Woodrow Ln  
 Ste 100  
 Spanish Fort, AL 36527

### Land Information

Code	Land Use	Number of Units	Frontage	Depth
530000	SOUTHGATE	1.00	96	115

### Sales

Multi Parcel	Sale Date	Sale Price
N	05/20/2019	\$40,000
N	05/12/2017	\$42,000
Y	06/22/2015	\$62,000
Y	01/13/2015	\$44,000
Y	06/11/2013	\$35,000
N	10/28/2010	\$100
N	04/01/2005	\$199,800
N	01/10/2003	\$55,800

### Valuation

	2019 Working Values	2018 Certified Values
Building Value		
Extra Features Value	\$0	\$0
Land Value	\$0	\$0
Land Agricultural Value	\$35,000	\$35,000
Agricultural (Market) Value	\$0	\$0
Just (Market) Value	\$0	\$0
Assessed Value	\$35,000	\$35,000
Exempt Value	\$35,000	\$35,000
Taxable Value	\$0	\$0
Maximum Save Our Homes Portability	\$35,000	\$35,000
	\$0	\$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: Residential Buildings, Commercial Buildings, 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 INSURANCE PURPOSES or ADDRESS VERIFICATION! If you need Address verification, please contact the 911 office at 850-229-9110!

[User Privacy Policy](#)  
[GDPR Privacy Notice](#)

Developed by  


Last Data Upload: 10/6/2019, 3:22:14 PM

Version 2.3.8
















**Overview**



**Legend**

-  Parcels
- USA Major Highways**
  -  Limited Access
  -  Highway
  -  Major Road
  -  Local Road
  -  Minor Road
  -  Other Road
  -  Ramp
  -  Ferry
  -  Pedestrian Way
  -  Roads

**Parcel ID** 03039-590R  
**Sec/Twp/Rng** 18-85-10W  
**Property Address** GULF COAST CIR  
 PORT ST JOE

**Alternate ID** 03039590R  
**Class** VACANT  
**Acreage** 0.253

**Owner Address** TRULAND HOMES LLC  
 29891 WOODROW LN  
 STE 100  
 SPANISH FORT, AL 36527

**District** 5  
**Brief Tax Description** SOUTHGATE SUB PB 4 PG 17  
 (Note: Not to be used on legal documents)

Date created: 10/9/2019  
 Last Data Uploaded: 10/8/2019 3:22:14 PM

Developed by  **Schneider**  
 GEOSPATIAL

**THIS INSTRUMENT PREPARED BY:**

THOMAS S. GIBSON  
Rish & Gibson, P.A.  
P. O. BOX 18  
PORT ST. JOE, FL 32457  
File No. 18-0260  
Parcel No. 03038-415, 420, 505, 520, 525

**WARRANTY DEED**

**THIS WARRANTY DEED** made May 10<sup>th</sup>, 2019,

by **WANDA M. WALKER**, unmarried widow of **Richard C. Walker**, deceased, hereinafter called the Grantor,

to **TRULAND HOMES LLC**, an Alabama limited liability company, whose post office address is 29891 Woodrow Ln Ste 100, Spanish Fort, AL 36527, hereinafter called the Grantee.

**WITNESSETH:** That the Grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in Gulf County, Florida, viz

**Lots 3, 4, 21, 24 & 25, Southgate Subdivision, according to the plat thereof recorded in Plat Book 4, page 17, in the public records of Gulf County, Florida.**

**SUBJECT TO:** Covenants, Restrictions and Easements of record, if any.

**GRANTOR HEREBY CERTIFIES THAT THE ABOVE DESCRIBED PROPERTY IS NOT HOMESTEAD OF THE GRANTOR.**

**TOGETHER**, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**TO HAVE AND TO HOLD**, the same in fee simple forever.

**AND** the Grantor hereby covenant with said grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrant the title to all persons whomsoever, and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2018 and **SUBJECT TO** the Applicable Comprehensive Plan, including developmental regulations and **SUBJECT TO** to taxes for the current year and later years and all valid easements and restrictions of record, if any, which are not hereby reimposed.

And Grantor does hereby fully warrant title to said land and will defend the same against the lawful claims of all persons whomsoever, subject only to any exceptions set forth herein.

**IN WITNESS WHEREOF**, the said Grantor has signed and sealed these presents the day and year

first above written.

Signed, sealed and delivered in our presence:

Kaye Holden  
Witness Signature  
Print Kaye Holden

Frances G. Wray  
Witness Signature  
Print Frances G. Wray

Wanda M. Walker  
WANDA M. WALKER, unmarried  
widow of Richard C. Walker, deceased

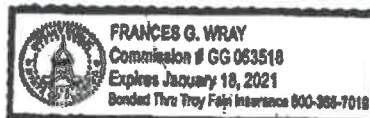
STATE OF FLORIDA

COUNTY OF GULF



The foregoing instrument was acknowledged before me this 10<sup>th</sup> day of May, 2019, by WANDA M. WALKER, unmarried widow of Richard C. Walker, deceased, who ☒ is/are personally known to me or ( ) has/have produced \_\_\_\_\_ as identification.

Frances G. Wray  
Notary Signature  
Print Notary Name: Frances G. Wray



December 12, 2019

To Whom it May Concern,

RE: 145 Gulf Coast Circle  
Port St. Joe, Florida 32456

This letter is to inform you of your neighbor's, Truland Homes, intent to file for a Special Exception in reference to house setbacks for the property located at 145 Gulf Coast Circle. The City of Port St. Joe will hold a meeting to discuss the request for this Special Exception on Tuesday, January 7th, 2020, at 4:00 PM EST, at the Commission Chamber in the Ward Ridge Building located at 2775 Garrison Ave. Port St. Joe, FL 32456. The reason for the request is per section 3.03 (8), (9) & (10) of the Land Development Regulations, see attached copy. The proposed plans can be reviewed at the Building Department located at 1002 Tenth Street and I can be reached for questions at (850) 229-1093.

Thank you,

Kelly Simpson  
EPCI Code Administration Services  
City of Port St. Joe Building Department



AFFIDAVIT OF  
PROOF OF PUBLICATION  
(S.50.051, FS)

**THE STAR**  
Published Weekly  
Port St Joe, Gulf County Florida  
**STATE OF FLORIDA**  
**COUNTY OF GULF**

Before the undersigned authority personally appeared

Robin Hoxie  
who on oath says that he/she is Advertising Sales Rep of  
the The Star, a weekly newspaper published at  
149 W. Hwy 98 Gulf County, Florida; that the attached  
copy of advertisement, being in the matter of

**SEE ATTACHED**

was published in said newspaper in the

Issue(s) of December 19th, 2019

Affiant further says *The Star* is a newspaper published at  
149 W. Hwy 98, in said Gulf County  
Florida and that said newspaper has heretofore been  
Continuously published in said Gulf County, Florida,  
And each Thursday and has been entered as second class  
mail matter at the post office in Port St Joe, Gulf County,  
for a period of 1 year next preceding the first  
Publication of the attached copy of advertisement; and  
Affiant further says that he or she has neither paid nor  
promised any person, firm or corporation any discount,  
rebate, commission or refund for the purpose of securing  
this advertisement for publication in the said newspaper.

Sworn to and subscribed before me this

19th day of December, 2019

By Robin Hoxie, who is

X personally known to me or \_\_\_\_\_ who has produced

\_\_\_\_\_ (type of identification),

As Identification.

Gail Brannen  
Signature of Notary



Print, Type, or Stamp Commissioned  
Name of Notary Public

## PUBLIC NOTICE

The City of Port St. Joe's Planning, Development, and Review Board (PDRB) will hold a Meeting to discuss a request for a Special Exception on **Tuesday, January 7th, 2020, at 4:00 P.M. EST.** The Public Hearing will be held in the Commission Chamber in the Ward Ridge Building at 2775 Garrison Avenue, Port St. Joe, Florida 32456 for **Truland Homes** located at **145 Gulf Coast Circle, Parcel # 03039-590R.** The reason for the request is **Per Section 3.03 (8), (9) & (10) of the Land Development Regulations referencing setbacks.** The proposed plans can be reviewed at the Building Department located at 1002 10<sup>th</sup> St. and can be reached for questions at 850-229-1093.

**All persons are invited to attend this meeting. Interested persons may attend and be heard at the public hearings or provide comments in writing to the Planning, Development, and Review Board, City of Port St. Joe City Hall, 305 Cecil G. Costin, Sr., Blvd., Port St. Joe, Florida 32456. Transactions of the public hearings will not be recorded. Persons wishing to appeal any decision made during the hearings will need a record of the proceeding and should ensure a verbatim record is made, including the testimony on which the appeal is based.**

**In accordance with the Americans with Disabilities Act, persons wishing to attend needing assistance and special accommodations to participate in these proceedings should contact Charlotte Pierce City Clerk, at City Hall, (850) 229-8261.**