

**City of Port St. Joe
Planning, Development, and Review Board Regular Meeting
March 2, 2021 at 4:00 P.M.**

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

**Hal Keels
Travis Burge
Letha Mathews**

PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE

ROLL CALL OF THE BOARD

CONSENT AGENDA:

February 2, 2021, Regular Meeting Minutes

Pages 1-3

BUSINESS ITEMS

- **Special Exception Request- Michael & Peggy Burkett
602 20th Street - Carport** **Pages 4-24**
- **Ordinance 582 Sunset Shores- Small Scale Plan Amendment
Parcel #04561-400R & 04280-000R,
Owner- Lagoon Manor Development, LLC** **Pages 25-57**
- **Ordinance 585 large Scale Plan Amendment
Parcel #03013-001R & 03017-005R, Owner- City of Port St. Joe** **Pages 58-90**
- **Ordinance 586 Long Ave. North a/k/a/ Palmetto Bluff
Parcel #06076-015R- Owner-Long Ave. Partners LLC- PUD** **Pages 91-100**
- **Taco Bell- Development Order & Special Exception Request for
Parking Parcel #05724-000R- Owner- DJ Enterprises of Panama City** **Pages 101-130**

***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
February 2, 2021

Minutes

Pledge of Allegiance and Moment of Silence

Roll Call of the Board

Present		Absent	
Board	Staff	Board	Staff
Jay Rish	Jim Anderson	Minnie Likely	Bo Creel
Phil Earley	Michael Lacour		Charlotte Pierce
Travis Burge	Clinton McCahill		
Rawlis Leslie	Kelly Simpson		
Letha Mathews			
Hal Keels			

After ascertaining that a quorum was present, Chairman Rish called the Meeting to Order at 4:00 P.M.

Consent Agenda

Attorney Clinton McCahill read Form 8B Memorandum of Voting Conflict for County, Municipal, and Other Local Public Officers completed by William J. Rish Jr., for the January 5, 2021, meeting where he abstained from voting on the Plat Approval of Parcel #06067-000R and 06077-000R, for Magnolia Palms as it would be inured to his special private gain or loss.

A Motion was made by Rawlis Leslie, second by Travis Burge, to approve the Regular Meeting Minutes of January 5, 2021. All in favor; Motion carried 6-0.

Business Items

Special Exception Request- Rob & Jane Sumner 1309 Monument Ave. Parcel #05161-000R.

Rob & Jane Sumner were represented by Phil Collier, Phil requested that a special exception be allowed for the front steps of the property to encroach 5.2 feet into the setback.

A Motion was made by Rawlis Leslie, second by Travis Burge, to approve the Special Exception Request for Rob & Jane Sumner at 1309 Monument Ave. Parcel #05161-000R. All in favor; Motion carried 6-0.

Special Exception Request- Sidney Harris 119 Harbor St. Parcel #06028-003R.

Sidney Harris requested a variance for installation of mobile home to encroach 1' into the South side set back.

A Motion was made by Letha Mathews, second by Travis Burge, to approve the Special Exception Request for Mr. Harris. All in favor; Motion carried 6-0

There was no other business to come before the Board and a Motion was made by Phil Early, second by Travis Burge to adjourn the meeting at 4:06 P.M. All in favor; Motion carried 6-0.

Michael Lacour, Finance Director

Date

Jay Rish, Chairman

Date

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

LAST NAME—FIRST NAME—MIDDLE NAME <i>Boyd, Dr William Boyd</i>		NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE City of Port St. Joe Planning, Development, and Review Board	
MAILING ADDRESS <i>P.O. Box 9</i>		THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF:	
CITY <i>Port St Joe FL</i>	COUNTY <i>Gulf</i>	<input checked="" type="checkbox"/> CITY <input type="checkbox"/> COUNTY <input type="checkbox"/> OTHER LOCAL AGENCY	
DATE ON WHICH VOTE OCCURRED <i>1-5-21</i>		NAME OF POLITICAL SUBDIVISION: City of Port St. Joe	
		MY POSITION IS: <input type="checkbox"/> ELECTIVE <input checked="" type="checkbox"/> APPOINTEE	

WHO MUST FILE FORM 8B

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

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

INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

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

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

ELECTED OFFICERS:

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

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

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

APPOINTED OFFICERS:

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

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

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

APPOINTED OFFICERS (continued)

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

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

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

DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, William T. Ral, Jr, hereby disclose that on 1-5-, 20 20:

(a) A measure came or will come before my agency which (check one or more)

- ☒ inured to my special private gain or loss;
- ☒ inured to the special gain or loss of my business associate, _____;
- _____ inured to the special gain or loss of my relative, _____;
- _____ inured to the special gain or loss of _____, by
whom I am retained; or
- _____ inured to the special gain or loss of _____, which
is the parent subsidiary, or sibling organization or subsidiary of a principal which has retained me.

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

If disclosure of specific information would violate confidentiality or privilege pursuant to law or rules governing attorneys, a public officer, who is also an attorney, may comply with the disclosure requirements of this section by disclosing the nature of the interest in such a way as to provide the public with notice of the conflict.

2-1-21
Date Filed

[Signature]
Signature

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED \$10,000.

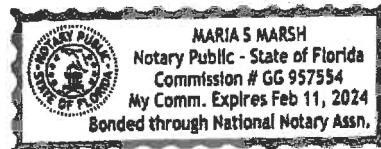
CITY OF PORT ST. JOE
VARIANCE REQUEST APPLICATION
Special Exception

Property Address: 602 20th Street Zoning: Municipal
Property Owner: Michael & Peggy Burkett Phone: 850-340-0732
Mailing Address: P O Box 596 City, State, and Zip: Port St. Joe, FL 32457
Parcel Number: 05677-009R Applicant if different: _____

Owner signature _____

Swore to and subscribed before me this 26th day of Jun 2021. Personally known
or produced identification ID.

Mike Burkett
Signature of Notary Public



PUBLIC NOTICE

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

APPLICATION REQUIREMENTS:

Application Fee - \$300

Hardship Relief Request Letter (See Sec. 2.14 of the LDR)

Legal Description of Property

Copy of the Deed

Copy of the Survey

Site plan of the proposed improvements - Please see the attached project description.

Mike Burkett
Owner Signature

1/26/21
Date

Sam W. (AGENT)
Applicant Signature

1/26/21
Date



602 20th STREET, PORT ST. JOE, FL 32456

FRONT SETBACK VARIANCE (20th STREET SETBACK)

PROJECT DESCRIPTION

Michael and Peggy Burkett are proposing to construct a new open/covered carport at 602, 20th Street in Port St. Joe, Florida. The proposed carport encroaches 22.5' into the 25' front setback along 20th Street, and is 2.5' off of the front property line. Please see the attached site plan.

20th Street, unlike most other local and collector streets in the City of Port St. Joe, has a 100' Right of Way (ROW), which extends greatly into the adjacent parcels, including the subject parcel.

Similar to this request, the same scenario has been approved and constructed directly across 20th Street (1911 Juniper Avenue). This structure is an enclosed garage.

Mr. & Mrs. Burkett plan for this to be their forever home. Mr. Burkett has had multiple back surgeries, is scheduled for a knee surgery, and has increasingly limited mobility. It is imperative to the future health and safety of Mr. and Mrs. Burkett to have a covered area to enter and exit their home/vehicles, providing a safe accessible route. By allowing this carport to be constructed, it would further improve the quality of life and overall life safety (now and in the future) for the Burketts as they continue to reside in their forever home.

Additionally, eight adjacent homeowners have reviewed the attached plan, and have provided letters of no objection (attached) to the construction of the proposed carport addition.

Please see the attached site plan, letters of no objection, and supporting documents. We humbly ask the City Commission to approve this variance request.

Thank you for your consideration,

A handwritten signature in blue ink that reads "Lance Watson".

Lance Watson, P.E., Vice President (Agent)
Southeastern Consulting Engineers, Inc.

115A SAILORS COVE DRIVE | P.O. Box 951
PORT ST. JOE, FLORIDA 32457
WWW.SOUTHEASTERNCE.COM
850.227.1297

- (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.

THIS INSTRUMENT PREPARED BY
Tarpon Title, Inc.
410 Long Avenue
Port St. Joe, Florida 32456

408

This Warranty Deed

MADE THIS 27th day of May, 2004, by WANDA J. GIBSON, a married person, CANTHON W. WILLIAMS, an unmarried person and CHARLES W. WILLIAMS, an unmarried person hereinafter called the grantor, whose address is 7227 Shelby Lane, Pensacola, FL 32526 to MICHAEL L. BURKETT and wife, PEGGY J. BURKETT, whose address is P. O. Box 596, Port St. Joe, FL 32456 hereinafter called the grantees:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

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

Lot One (1) and the North Half (N1/2) of Lot 2, Block 123, St. Joseph's Addition to the city of Port St. Joe, FL, Unit 9, according to the plat thereof, recorded in Plat Book 2, Page 12, of the Public Records of Gulf County, Florida.

SUBJECT TO: taxes for the current and subsequent years; restrictions, reservations, covenants and easements of record; Gulf County Comprehensive Plan and land use ordinances and all other County, State, and Local Laws rules and regulations regarding the use and development of said property and rights of the public to the use thereof.

The above described subject property is the homestead of the Grantor, Cawthon W. Williams.

TOGETHER with all 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 covenants with said grantees 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 warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2003.

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:

Tara Rae Weaver

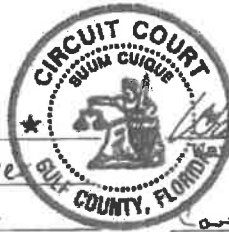
Witness Signature

Print Name: Tara Rae Weaver

Reginald D. Bruster

Witness Signature

Print Name: Reginald D. Bruster



Wanda J. Gibson

Cawthon W. Williams

STATE OF FLORIDA

COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 27th day of May, 2004, by WANDA J. GIBSON and CANTHON W. WILLIAMS, who are personally known to me or () who produced as identification and who () did or () did not take an oath.

Tara Rae Weaver
Notary Public



Tara Rae Weaver
My Commission Expires February 04, 2005

408

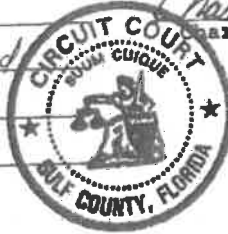
Signed, sealed and delivered
in our presence:

Witness Signature

Print Name: Magda R Ford

Witness Signature

Print Name: A.T. Green



Charles W. Williams
Charles W. Williams

STATE OF Florida
COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 28th day of May, 2004, by CHARLES W. WILLIAMS, who are personally known to me or (who produced Driver's Lic. as identification and who (did) or (did not) take an oath.

Aletha E. Davis

Notary Public



Aletha E. Davis
Commission # ED 046174
Expires Aug. 6, 2008
Bonded Through
Atlantic Bonding Co., Inc.

Inst:0020043939 Date:06/17/2004 Time:13:48
Doc Stamp-Deed : 1225.00 -
OK DC, Doug C Birmingham, GULF County B:343 P:409

602 20th St - GIS Information
Gulf County Parcel No. 05677-009R



Home Map Search Results Report

Scale: 1:1000

Color: Default

Map: Default

Map: Default

Theme

Log In



Search search...



Parcel Summary

Parcel ID 05677-009R
Location Address 602 20TH ST
PORT ST JOE 32436

Brief Tax Description ST JOSEPH ADDITION UNIT NO. 9 LOT 1 & N/2 OF LOT 2 ORB 345/408 FR WILLIAMS MAP 200 BLK 123

Property Use Code SINGLE FARM (000303)

Section/Block 12-05-11W

Town District City of Port St Joe (District 3)

Millage Rate 36.9835

Acres 0.400

Homestead Y

Water Main

Owner Information

Primary Owner

DENNIS MICHAEL L & EVELYN J

PO Box 396

Port St Joe, FL 32437

Land Information

Code 300002 Land Use ST JOSEPH ADDITION

Number of Units 1.50

Unit Type UT

Frontage 0

Columns 0

Residential Buildings

Building 1
Type SFR
Total Area 1,712
Heated Area 1,326
Exterior Walls COMMON BRK
Roof Cover COMB SHINGL
Interior Walls DRYWALL
Frame Type WOOD FRAME
Floor Cover CARPET
Heater AIR DUCTED
Air Conditioning CENTRAL



Information



Gulf County, FL
1000 Central Expressway, 4th Floor
Tallahassee, FL 32301
Port St Joe, Florida 32436

Gulf County Appraiser
Mick Burke - CRA
(850) 229-6115

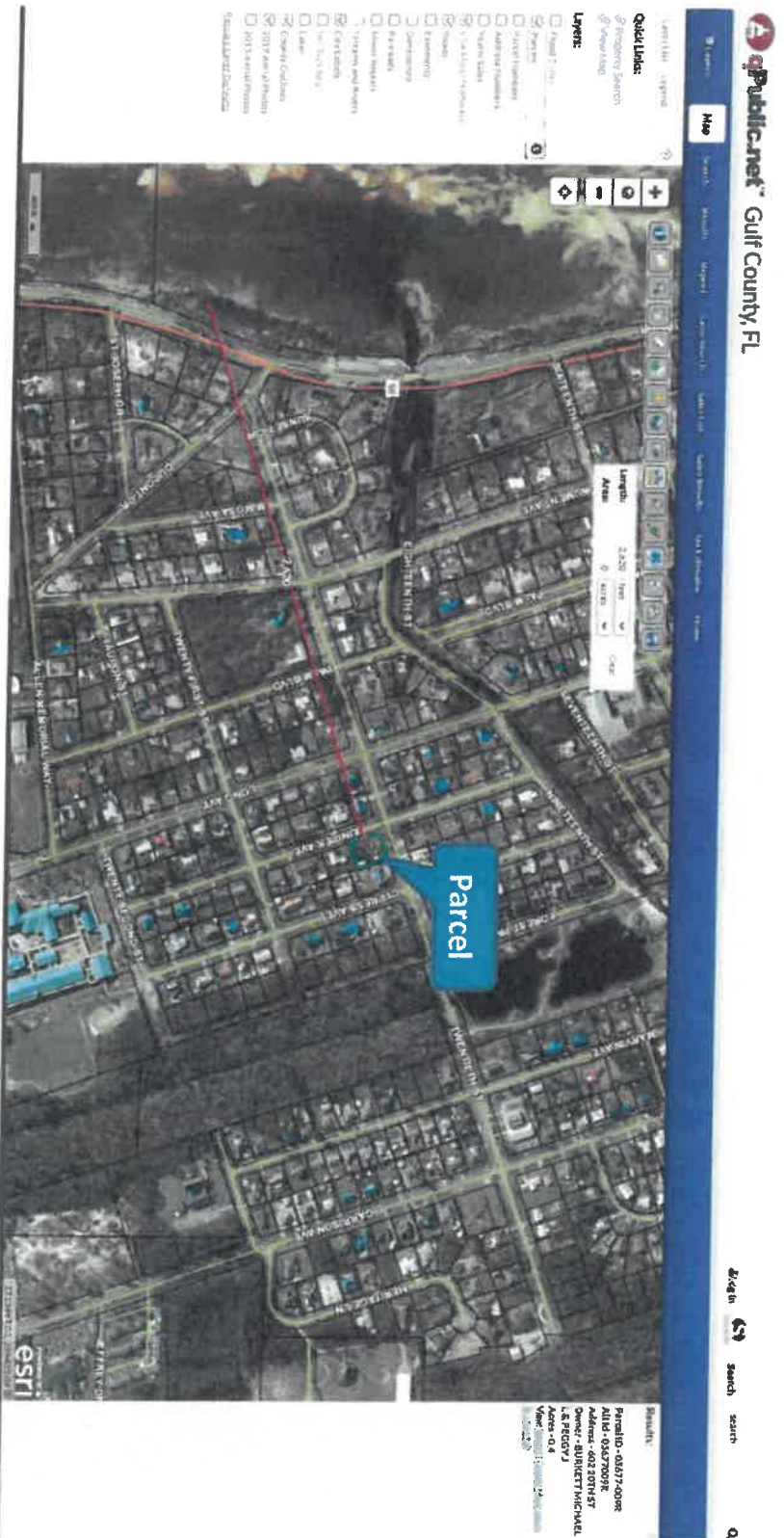
Announcements

How to use the Public.net

View Public.net

See the Public.net in other counties

602 20th St - GIS Information Gulf County Parcel No. 05677-009R



Exposure: B

602 20th St - GIS Information Gulf County Parcel No. 05677-009R



Map

February 9th, 2021

To Whom it May Concern,

RE: 602 20th Street
Port St. Joe, Florida 32456

This letter is to inform you of your neighbors', Michael & Peggy Burkett, intent to file for a Special Exception in reference to a carport within setbacks for the property located at 602 20th Street. The City of Port St. Joe will hold a meeting to discuss the request for this Special Exception on Tuesday, March 2nd, 2021, 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) 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

SPECIAL EXCEPTION REQUEST

Applicant: Michael & Peggy Burkett

Property Address: 602 20th St.

A Public Hearing will be held Tuesday, March 2nd, 2021, at the City Commission Chamber in the Ward Ridge Building located at 2775 Garrison Avenue at 4:00 PM EST. to consider a request to grant a Special Exception in reference to front yard setbacks for a carport per section 3.03 (8) of the Land Development Regulations.

Contact Kelly Simpson at Building Department (850) 229-1093 with any questions.

To Whom It May Concern:

I do not have an objection with Mike and Peggy Burkett building a carport on their property located at 602 20th St, Port St Joe, Florida.

Attached is Survey.

Mike Burkett

502 20th ST.
PORT ST. JOE, FL 32456

1-14-02

Date

To Whom It May Concern:

I do not have an objection with Mike and Peggy Burkett building a carport on their property located at 602 20th St, Port St Joe, Florida.

Attached is Survey.

Fred Witten

Fred Witten
604 20th St.
Port St Joe, FL 32456

12/11/20

Date

To Whom It May Concern:

I do not have an objection with Mike and Peggy Burkett building a carport on their property located at 602 20th St, Port St Joe, Florida.

Attached is Survey.

Dorothy Burge

Dorothy Burge
1909 Juniper Ave
Port St Joe, Fl. 32456

12/11/20
Date

To Whom It May Concern:

I do not have an objection with Mike and Peggy Burkett building a carport on their property located at 602 20th St, Port St Joe, Florida.

Attached is Survey.

Carol Erwin

1911 JUNIPER AVE
PORT ST JOE, FL 32456

12/10/2020

Date

To Whom It May Concern:

I do not have an objection with Mike and Peggy Burkett building a carport on their property located at 602 20th St, Port St Joe, Florida.

Attached is Survey.



Kelly Butler
1911 Long Ave
Port St Joe, Fl. 32456



Date

To Whom It May Concern:

I do not have an objection with Mike and Peggy Burkett building a carport on their property located at 602 20th St, Port St Joe, Florida.

Attached is Survey.

Cletus Heaps

Cletus Heaps
1912 Juniper Ave
Port St Joe, FL 32456

Dec. 11 2020

Date

To Whom It May Concern:

I do not have an objection with Mike and Peggy Burkett building a carport on their property located at 602 20th St, Port St Joe, Florida.

Attached is Survey.

Wilfred Arendt

Wilfred Arendt
1914 Cypress Ave
Port St Joe, FL 32456

12-11-2020

Date

To Whom It May Concern:

I do not have an objection with Mike and Peggy Burkett building a carport on their property located at 602 20th St, Port St Joe, Florida.

Attached is Survey.

Joe Harris

2005 JUNIPER AVE.
PORT ST. JOE, FL 32456

12-14-20

Date

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 February 11 2021

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

11 day of February, 2021

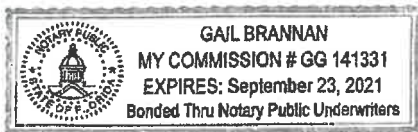
By Robin Hoxie, who is

☒ personally known to me or _____ who has produced

(type of identification),

As Identification.

Gail Brannan
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 March 2nd, 2021, 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 **Michael & Peggy Burkett** located at **602 20th St., Parcel # 05677-009R.** The reason for the request is **Per Section 3.03 (8) of the Land Development Regulations referencing front yard setbacks for a carport.** The proposed plans can be reviewed at the Building Department located at 1002 10th 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.

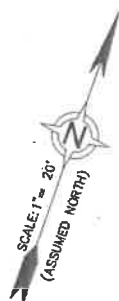
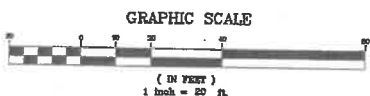
NF-11118475

LEGAL DESCRIPTION
 Lot 1, Block "123" & the North Half(1/2) of Lot 2, Block "123", St. Joseph's Addition
 of the City of Port St. Joe Florida Unit #9, a subdivision as per map or plat thereof
 recorded in Plat Book 2, Page 12 in the Public Records of Gulf, County, Florida

NOTES:

- Preliminary flood lines shown herein are as adopted from the Gulf County, Georgia Flood Insurance Rate Map, Community-Panel Number 120465-0041 in Zone A of Preliminary Firm Index Map 2 of 2018. This Property will be located in Zone A, Shaded & Zone A-1, elevation 9.0'. (Preliminary Flood Zones A, B and C are flood elevations as established on the Preliminary Gulf County Flood Insurance Rate Map dated May 2 of 2018 and was adopted for use by the Gulf County Board of County Commissioners on November 27, 2018.)

- ### LEGEND

[illegible]

SURVEYORS * MAPPERS

(850) 926-3016 888-433-4436 FAX (850) 926-8190
P.O. Box 625 2813 Dadeville Hwy. Crawfordville, FL 32320

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

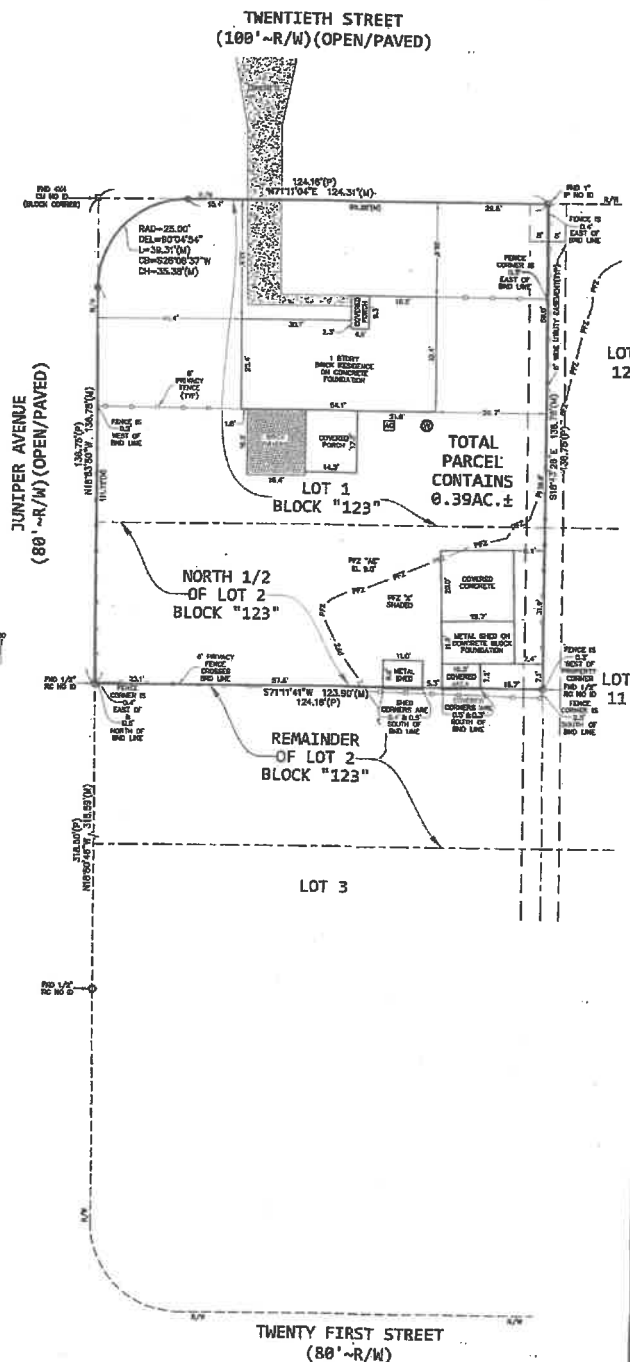
Not valid without the signature and the
licensed surveyor and mapmaker

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

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THIS SURVEY IS CERTIFIED TO:
MICHAEL BURKETT:

THIS SURVEY WAS PREPARED FOR THE SOLE BENEFIT OF THE ABOVE CERTIFIED ENTITIES AND/OR INDIVIDUALS AND IS INTENDED TO BE USED FOR THE CURRENT TRANSACTION ONLY. INDIVIDUALS OR ENTITIES WHICH ARE NOT SPECIFICALLY LISTED ABOVE ARE NOT ENTITLED TO RELY UPON THIS BOUNDARY SURVEY FOR ANY PURPOSE. FURTHERMORE, THIS SURVEYOR IS NOT OBLIGATED, AND WILL NOT SUPPORT THIS BOUNDARY SURVEY TO ANY INDIVIDUAL OR ENTITY WHICH IS NOT SPECIFICALLY LISTED ABOVE.



TWENTY FIRST STREET
(80' ~R/W)

PLAN OF BOUNDARY SURVEY PREPARED FOR
MICHAEL BURKETT

DISCUSSION

EDWIN G. BROWN AND ASSOCIATES, INC.

2813 GRANFORDVILLE HWY. P.O. BOX 625 GRANFORDVILLE, FL 32028 (904) 228-3311

NOTEBOOK/PAGE: 025/44	COUNTY: GULF	DEATH HT: 5' 7"	WEIGHTED HT: 165
NOTEBOOK/PAGE	SECTION: 12	SCALE: 1" = 20'	CRIMINAL HT: 165
NOTEBOOK/PAGE	INVESTMENT: 8-30178	SURVEY DATE: NOVEMBER 11, 2020	
SHEET: 1 OF 1	RANGE: 11-WEST	FOR NUMBER	20-595 42526

23

ORDINANCE NO. 582

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. 04561-400R & 04280-000R FROM HIGH DENSITY RESIDENTIAL R-3 TO MIXED USE, PROVIDING FOR THE AMENDMENT OF THE ZONING MAP OF THE CITY OF PORT ST. JOE; AND PROVIDING FOR REPEAL OF ANY CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, on March 2, 2021, the Planning and Development Review Board sitting as the local planning agency for the City, recommended approval of the small-scale amendment for property identified as Parcel ID No. 04561-400R and Parcel ID No. 04280-000R ("Property") to the Comprehensive Plan Future Land Use Map and Zoning Map of the City; and

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

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

SECTION 1. APPROVAL

The City of Port St. Joe Comprehensive Plan Future Land Use Map and Zoning Map are hereby amended as set forth on Exhibit "A" and are hereby changed from Residential R-3 use to Mixed Use. The application and all documentation submitted by the Applicant in support of the Future Land Use Map amendment and the proposed rezoning of the Property 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 as depicted on Exhibit "A" to show the Property as having a land use of Mixed Use.

SECTION 5. ZONING

The Zoning Map of the City of Port St. Joe is hereby amended to show the property described in Exhibit "A" as Mixed Use.

SECTION 6. REPEAL

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

SECTION 7. 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 8. 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 _____, 2021.

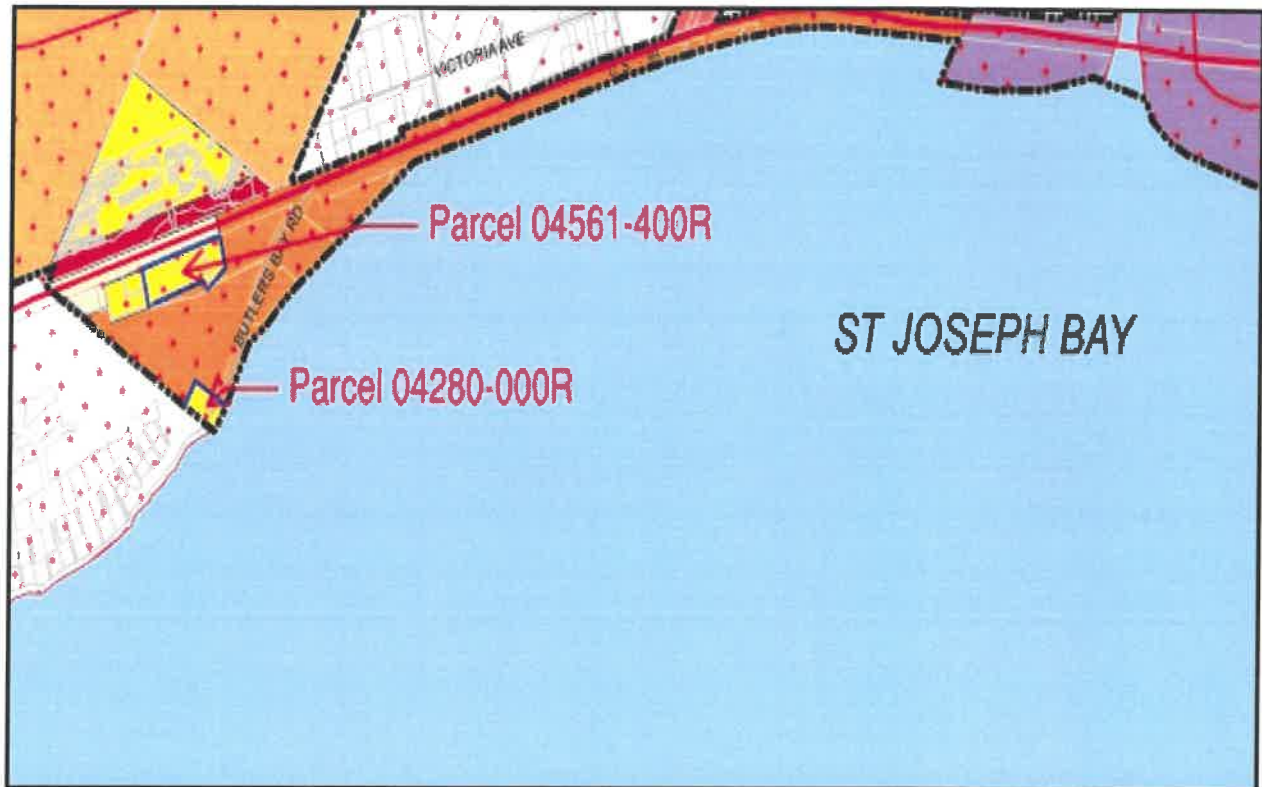
THE CITY COMMISSION OF THE CITY
OF PORT ST. JOE, FLORIDA

By: _____
Rex Buzzett, Mayor-Commissioner

Attest: _____
Charlotte M. Pierce
City Clerk

EXHIBIT "A"

PARCEL ID NO. 04561-400R & 04280-000R



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

Property Address: Bullers Bay Road & HWY 98,
Port St Joe Florida 32456
Lagoon Manor Development, LLC.
Property Owner: _____
3501 N Ocean Dr 4F Hollywood, FL 33019
Mailing Address: _____

Current Land Use: Residential R-3
Proposed Land Use: Mixed Use

Phone: 251-284-6708

Applicant if Different: _____
04561-400R, 04280-000R

Parcel Number: _____

Sean R. Borden
Owners Signature

Sworn to and subscribed before me this 10th day of December, 2020. Personally Known
OR Produced Identification.
Type Provided _____.



Shannon L. Borgen
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

Sean R. Borden
Owner Signature

Sean R. Borden
Applicant Signature

Date: 12/10/2020

Date: 12/10/2020

PUBLIC NOTICE

RE: Sunset Shores Small Scale Map Amendment
Address: Butlers Bay Road and Highway 98
Parcels: 04561-400R & 04280-000R

This letter is to inform you that Public Hearings will be held in the Planning, Development, & Review Board's Regular Meeting on, **Tuesday, March 2nd, 2021, at 4:00 P.M. EST** and at the Regular City Commission Meeting on **Tuesday, March 23rd, 2021, at 12:00 P.M. EST** at the Ward Ridge Building, 2775 Garrison Ave., Port St. Joe, FL 32456 to consider and conduct the first reading of an ordinance amending the Zoning Map to establish:

Small Scale Map Amendment Ordinance No. 582 (see attached)
Proposing Zoning Changes from R-3 to proposed Mixed Use
Address To Be Determined: Located on Butlers Bay Road
Parcels: 04561-400R & 04280-000R

The proposed plans can be reviewed at the Building Department located at 1002 Tenth Street and can be reached for questions at (850) 229-1093 from 8 A.M. – 4 P.M. EDT, Monday through Friday.

Thank you,

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

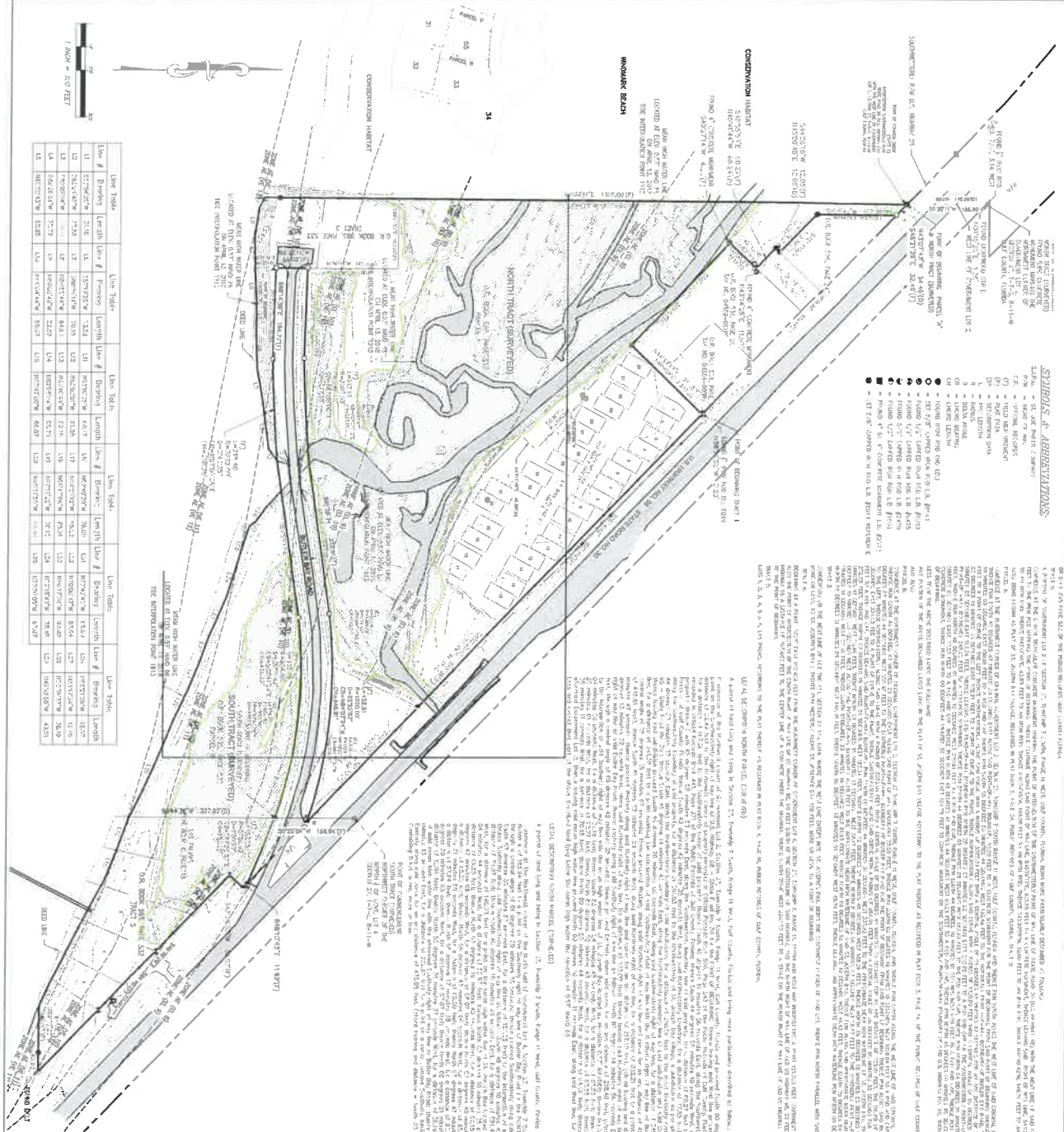
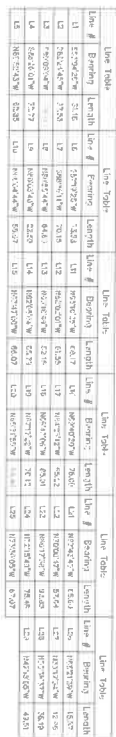
Public Notice

**Property Address:
Butlers Bay Road & Highway 98**

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**Small Scale Map Amendment Ordinance No. 582
Proposing Zoning Changes from R-3 to proposed Mixed Use
Address To Be Determined: Located on Butlers Bay Road
Parcels: 04561-400R & 04280-000R**

Contact Kelly Simpson at Building Department (850) 229-1093 with any questions.

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38) WITH THE ABOVE INFORMATION, THE BUREAU HAS CONDUCTED AN INVESTIGATION OF THE WESTERN STATES AND HAS DETERMINED THAT THE ABOVE INFORMATION IS NOT RELEVANT TO THE INVESTIGATION OF THE BUREAU.

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PROCTER & GAMBLE COMPANY
ATTENTION: THE MANUFACTURER OF THE
TOWEL
COLUMBIA, MISSOURI

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BALAHUA CITY, B.O.

DAVID JON BARTLETT, P.S.M. DATE SIGNED: _____
 PROFESSIONAL SURVEYOR & MAPPER No. 15068

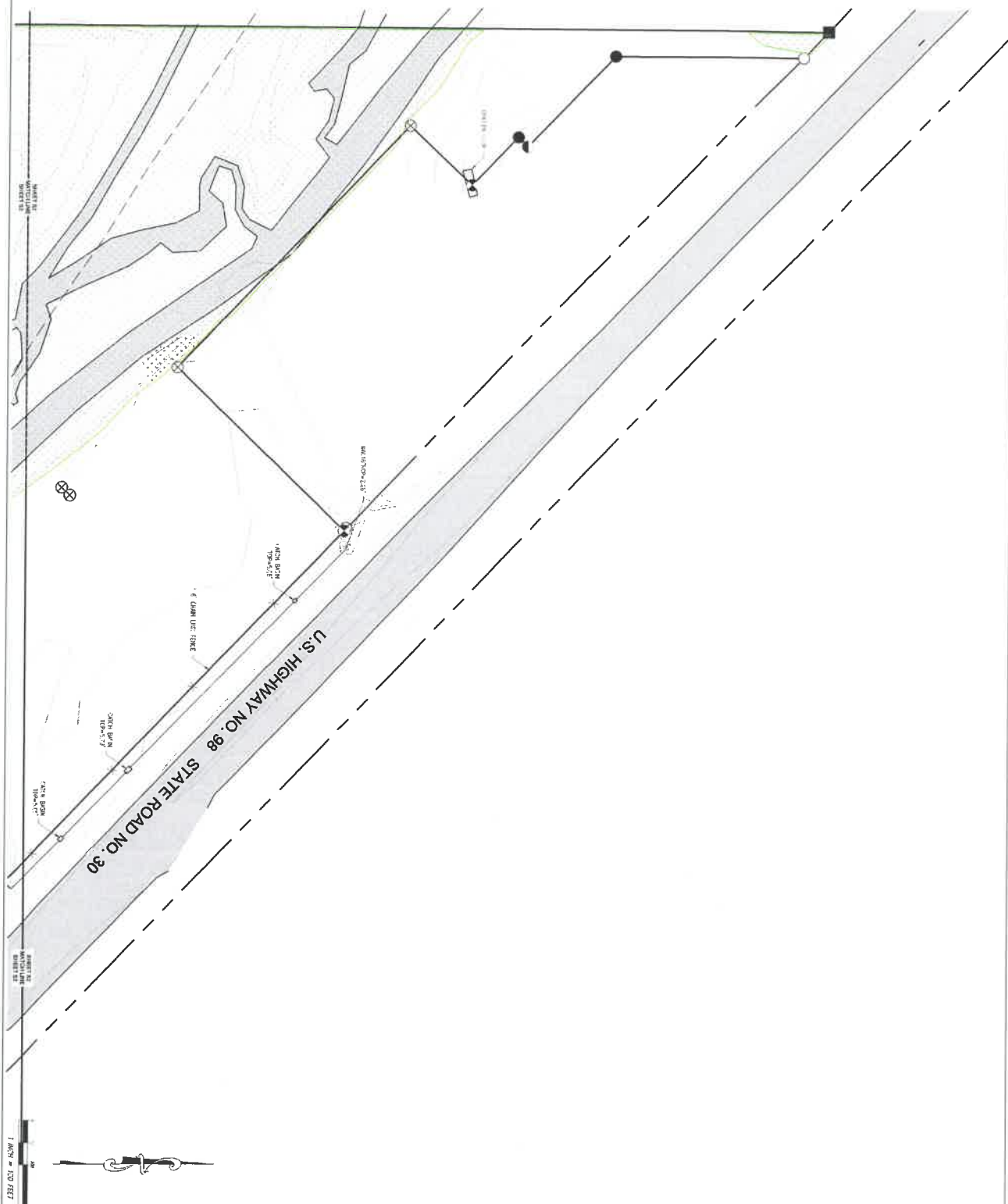
Dewberry
203 ABERDEEN PARKWAY
PANAMA CITY, FLORIDA 32405
PHONE: 850.522.0644 FAX: 850.522.1011
WWW.DEWBERRY.COM
CERTIFICATE OF AUTHORIZATION NO. LB 8011

BOUNDARY SURVEY
AGOON MANOR DEVELOPMENT
SECTION 27, T-7-S, R-11-W
CITY OF PORT ST. JOE
GULF COUNTY, FLORIDA

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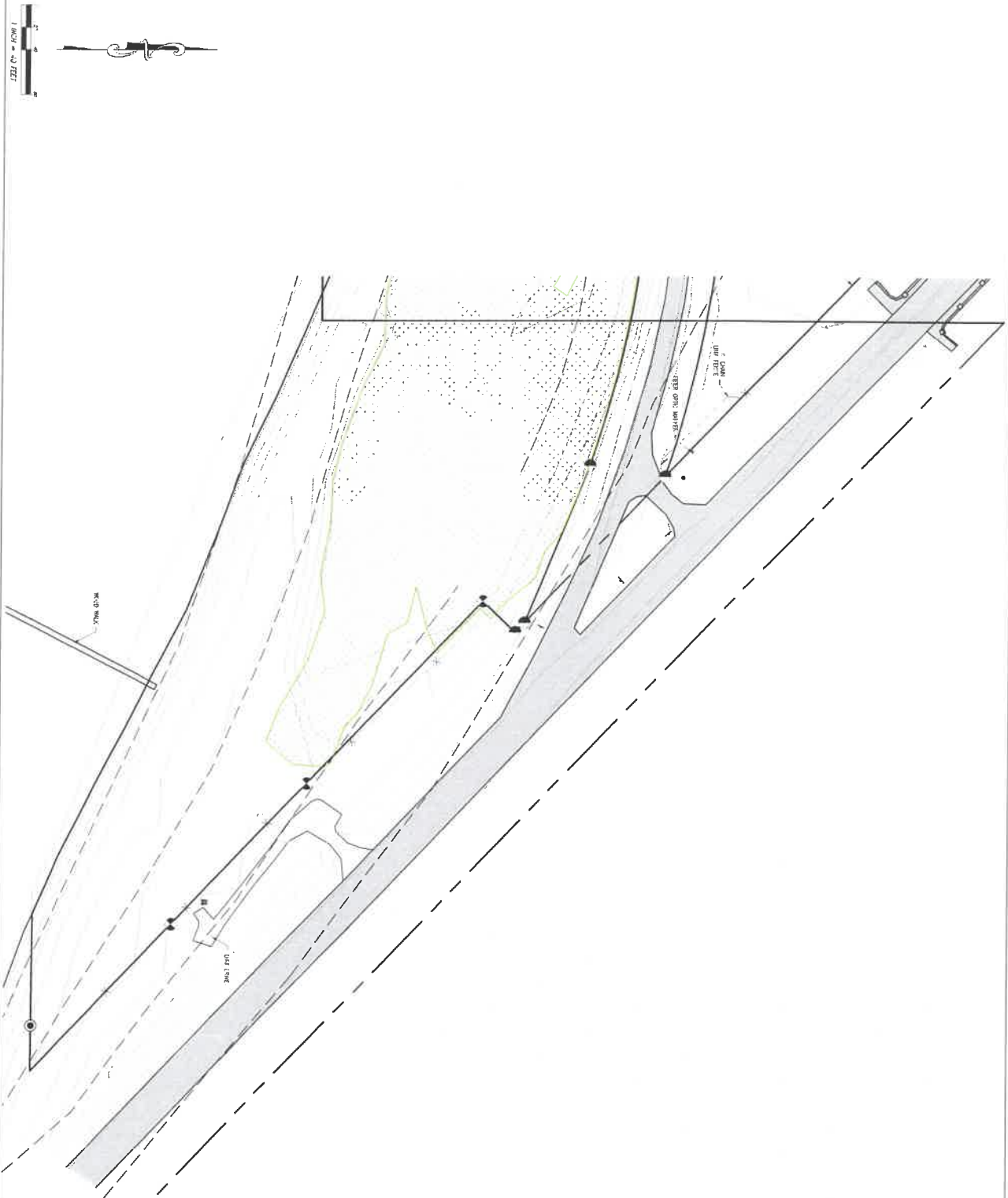
1" = 100'

BOUNDARY SURVEY
 LAGOON MANOR DEVELOPMENT
 SECTION 27, T-7-S, R-11-W
 CITY OF PORT ST. JOE
 GULF COUNTY, FLORIDA

DATE: 04/23/19
 TIME: 09:18:49
 PROJECT NO.: 50100300
 SCALE: 1" = 100'

Dewberry
 203 AMERICAN PARKWAY
 PANAMA CITY, FLORIDA 32405
 PHONE: 904.322.1544 FAX: 904.322.1011
 WWW.DEWBERRY.COM
 CERTIFICATE OF AUTHORIZATION NO. LB 8011

| REVISIONS | | | | |
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| FIELD DATE | |
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| APRIL 19, 2018 | |
| BY | |
| DSE/AF | |
| APPROVED | |
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BOUNDARY SURVEY
LAGOON MANOR DEVELOPMENT
SECTION 27, T-7-S, R-11-W
CITY OF PORT ST. JOE
GULF COUNTY, FLORIDA

DAVID JON BARTLETT, P.S.M. DATE SIGNED
PROFESSIONAL SURVEYOR & MAPPER No. LS4018

Dewberry
203 ABERDEEN PARKWAY
PANAMA CITY, FLORIDA 32405
PHONE: 850.522.0644 FAX: 850.522.1011
WWW.DEWBERRY.COM
CERTIFICATE OF AUTHORIZATION No. LB 8011

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City of Port St. Joe
Comprehensive Plan Future Land Use Map
Small Scale Amendment for Parcels 04561-400R & 04280-000R
3.9 Acres

November 2020

1. Proposed Changes

This proposed small-scale amendment is to amend land use designation of parcels 04561-400R consisting of 2.97 acres and parcel number 04280-000R consisting of .93 acres. These parcels are within the previously approved Viento Beach PUD (Ordinance No. 383) approved on July 17th, 2007. Changing the land use designation of these parcels will contribute to the overall area by allowing similar uses throughout the PUD.

The current PUD boundary is 23.14 areas and has allowances of 5 residential units per gross area, 100 hotel rooms, 10,000 sq. ft of retail commercial and 10,000 sq. ft. of office commercial.

Parcel 04561-400R is current land use designation R-3. This amendment will change that designation to Mixed Use to allow the PUD density of a 100 room Hotel and a 10,000 sq. ft commercial building.

Parcel 04280-000R is current land use designation R-3. This amendment will change that designation to Mixed Use to conform with the rest of the parcels within the PUD and allow a 30-unit 3 story condo building.

Development Analysis

The proposed land use amendment would provide for more of a mixed-use development by having residential and non-residential within the same development. The following table outlines the proposed changes/uses

Existing

| Parcel | Acres | Existing Land Use | *Residential Units | Allowable Commercial |
|------------|-------|-------------------|--------------------|----------------------|
| 04561-400R | 2.97 | R3 | 73 | 0 |
| 04280-000R | .93 | R3 | 30 | 0 |
| | | | | |

*Based on PUD allowance of 5 Residential units per Gross Acre.

Proposed

| Parcel | Acres | Proposed Land Use | *Residential Units | Hotel Rooms | Commercial Office /Restaurant |
|------------|-------|-------------------|--------------------|-------------|-------------------------------|
| 04561-400R | 2.97 | Mixed Use | 0 | 100 | 10,000 sq. ft. |
| 04280-000R | .93 | Mixed Use | 30 | 0 | 0 |
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*Based on PUD allowance of 5 Residential units per Gross Acre, 100 Hotel Rooms and 10,000 sq. ft. of Commercial Office.

2. Public Facilities and Services

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

A. Potable Water

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

The City of Port St Joe Comprehensive Plan adopted a Potable Water Level of Service (LOS) standard for residential potable water use of 130 gallons per capita per day. The average household size for Gulf County based on the 2010 US Census is 2.34 persons per household. The adopted Potable Water LOS for commercial/light industrial is 2000 gallons per acre per day. The average reported daily potable water demand for a hotel is 150 gallons per room.

| | | |
|--------------------------------------|--------------------------------------|--------------|
| Potable Water | | |
| Level of Service | | Demand (gpd) |
| Residential (2.34 persons/household) | 130 gpd/capita x 30 | 3,900 |
| Commercial | 2000 gallons/acre x 2.97 | 5,940 |
| Hotel | Est. 150 gallons per room x 100 room | 15,000 |
| Total | | 24,840 |

| Year | Permitted Capacity (gpd) | Average Demand (gpd) | Project Demand (gpd) | Total Demand (gpd) | Percent Utilized |
|------|--------------------------|----------------------|----------------------|--------------------|------------------|
| 2020 | 6,000,000 | 1,798,290 | 24,840 | 1,823,130 | 30.38% |

Source: Gulf County Comprehensive Plan Revision Date: 8/2011 Policy 2.1.9: Table A, City of Port St. Joe

B. Sanitary Sewer

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

The City of Port St Joe has adopted a Level of Service standard for wastewater of 150 gallons per capita per day for residential uses and 1450 gallon per acre per day for commercial and light industrial uses. The average household size for Gulf County based on the 2010 US Census is 2.34 persons per household. The average reported daily sanitary sewer demand for a hotel is 45 gallons per guest. Assuming 3 guest /room average totaling 13,500 gallons per day.

| | | |
|--------------------------------------|---------------------------------|--------------|
| Sanitary Sewer | | |
| Level of Service | | Demand (gpd) |
| Residential (2.34 persons/household) | 150 gpd/capita x 30 | 4,500 |
| Commercial | 1450 gallons/acre x 2.97 | 4306.5 |
| Hotel | Est. 135 gallons per room x 100 | 13,500 |
| Total | | 22,306.5 |

| Year | Permitted Capacity (gpd) | Average Demand (gpd) | Project Demand (gpd) | Total Demand (gpd) | Percent Utilized |
|------|--------------------------|----------------------|----------------------|--------------------|------------------|
| 2020 | 3,100,000 | 830,000 | 22,306.5 | 852,306.5 | 27.49% |

Source: City of Port St. Joe Utilities Development

C. Transportation

Using the development scenario presented in the previous section, the proposed land use amendment would result in 30 residential units, 10,000 sq. ft of restaurant/commercial office development and 100 hotel/lodging rooms. ITE Trip Generation software was utilized to create a trip generation report for the development.

Table 4: Daily Trip Generation Analysis

| | | | |
|--|---------|--------|------|
| Single Family Homes-210 | EACH | 30 | 286 |
| Hotel-310 | EACH | 100 | 817 |
| General Office-710/
Restaurant -932 | Sq. Ft. | 10,000 | 1272 |
| Total | | | 2375 |

D. Stormwater

The 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 quantity indicate that post-development run-off shall be no greater than pre-development run-off.

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. The service is provided by BCC Waste Solutions, LLC. in partnership with the City of Port St Joe. BCC Waste Solutions, LLC. collects all household solid waste within the City and disposes the solid wastes 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 enough long-range capacity.

The City adopted a residential level of service standard for solid waste of 8 pounds per person per day. There is more than adequate capacity at the Bay County facility.

F. Public Schools

The proposed amendment site is being planned for 30 single family/residential units. Utilizing a generation rate of .2706, the proposed 30 units would generate a total of 8 school age children. The amendment site is located within the South Concurrency Service and Attendance Area of the County.

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

Table 5: School District Available Capacity, 2017

| School Type | FISH Capacity | Actual Enrollment | New Student Capacity | Proposed Amendment | Surplus(+)/ Deficiency (-) |
|---------------------------------|---------------|-------------------|----------------------|--------------------|----------------------------|
| Port St. Joe Elementary | 760 | 540 | 220 | 5 | +215 |
| Port St. Joe Junior/senior High | 997 | 509 | 488 | 3 | +485 |
| Total | 1757 | 1049 | 708 | 8 | +700 |

FISH=Florida Inventory of School Houses, June 2017 data

3. Environmental Analysis

There will no impacted wetlands in the land use change of parcel number 04561-400R and parcel number 04280-000R.

Wetlands

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], FDPE 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 the 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, manmade canal and or 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 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, NWFMD and ACOE.

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 of 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.

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).

4. Urban Sprawl and Consistency Analyses

A. Urban Sprawl Analyses

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 substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses.

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

The proposed amendment would encourage a more efficient compact development pattern by allowing higher density uses within the portion of the City. 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 not using undeveloped lands that 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 approved PUD 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.

163.3177(6)(9)(a)(IV) 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 will require enhanced treatment of stormwater to remove pollutants before it becomes runoff into the surface water system.

163.3177(6)(9)(a)(V) Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, 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 silviculture areas. Therefore, the proposed amendment does not fail to adequately protect adjacent agricultural areas and activities including silviculture. The development will provide for residential housing opportunity with an urbanized area that can result in the reduced need to develop within the unincorporated areas of the County.

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

The proposed amendment does not fail to maximize the use of existing public facilities and services. The amendment area is within the urbanized area of the City and has adequate capacities to serve the site over the next planning horizon.

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

The proposed amendment will provide residential development that will connect to potable water and sewer facilities, this limiting nitrate loading. Increased density and clustering will provide cost efficient delivery of public facilities and services. The proposed amendment will not fail to maximize future public facilities and services.

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

The proposed 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, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government.

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

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

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

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

163.3177(6)(9)(a)(XI) Fails to encourage a functional mix of uses.

The proposed amendment is located within a developed area of the City and is proposed to deliver a mix use of development. The proposed amendments do not fail to encourage an attractive and functional mix of uses.

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

The proposed amendment does not contribute to poor accessibility or related land uses. The proposed development is located within the urbanized area of the City of Port St Joe.

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

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

In addition to 163.3177(6)(9)(a), FS Chapter 163.3177(6)(9)(b) of the Florida Statutes provides and eight-point list of development patterns and urban forms. The future land use element or plan amendment shall be determined to discourage the proliferation of urban sprawl if it incorporates a development pattern or urban form that achieves four or more of the following as 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 unnecessarily impact any environmentally sensitive areas such as wetlands or any impacts on 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 amendment promotes efficient and cost -effective provision or extension of public infrastructure and services. Increased density and clustering provides for the cost efficient delivery of public facilities and services.

163.3177(6)(9)(b)(III) Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available.

The proposed amendment promotes walkable and connected communities. Walkways will connect the mix use development parcels allowing pedestrian and bicycles access to the commercial parcels and to the St Joseph Bay Shoreline.

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

The proposed amendment is located within the incorporated and urbanized area of the City of Port St Joe and does not consist of any agriculture or silvicultural areas. The proposed amendment does not fail to preserve agricultural areas and activities, including silviculture, and dormant, unique, and prime farmlands and soils.

163.3177(6)(9)(b)(VI) Preserves open space and natural lands and provides for public open space and recreation needs.

The proposed amendment is placing wetlands deemed as high quality into a Wetland Conservation. In addition, the development is providing additional Wetland Mitigation area to account for some infrastructure impacts necessary for the development.

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

The intent of the City of Port St. Joe Comprehensive Plan is to create land use opportunities to provide for residential, commercial, retail, civic, and office uses which provides good and services in close proximity to each other. This amendment request is compatible with the City of Port St Joes Comprehensive Plan and will provide for residential and non-residential needs within the city.

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 development.

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 Butler Bay Road and US Hwy 98/SR 30 which is part of the City's overall street grid network. The development parcels are bordered by a conservation habitat to the west, US Hwy 98/SR 30 to the north and east and St Joseph Bay to the south.

Conservation Element:

Policy 1.3.2: The City shall minimize land use disturbance, clearing of native vegetation and removal of topsoil. 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.

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

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 will adhere to the above requirement.

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 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 service available to serve the site. The proposed amendment will assist the City in implementing a more efficient development pattern by implementing a land use category that will help provide infill development connect to central water and sewer service.

TRANSPORTATION ELEMENT

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

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

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.

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

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 will adhere to the above requirement.

CAPITAL IMPROVEMENT 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. Any impacts above the adopted level of service standards will be mitigated for when the property is proposed for development.

V. Figures

1. Location Map
2. Current Future Land Use Map
3. Site Boundary Survey Map
4. Preliminary Master Plan
5. Zoning Map
6. Flood Zone Map
7. Wetlands Map

LOCATION MAP



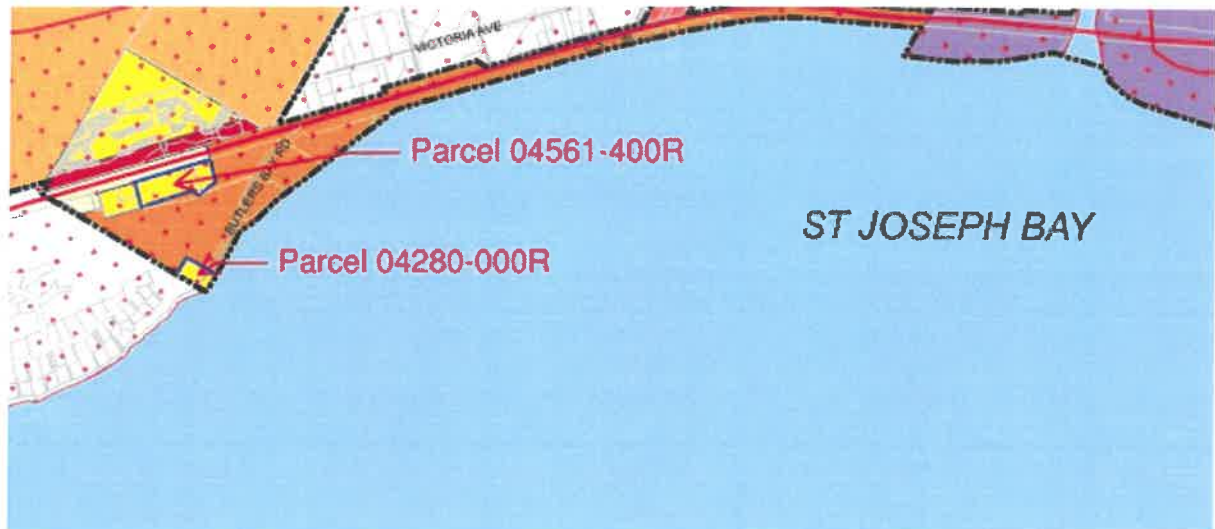
CURRENT FUTURE LAND USE MAP

City of Port St Joe

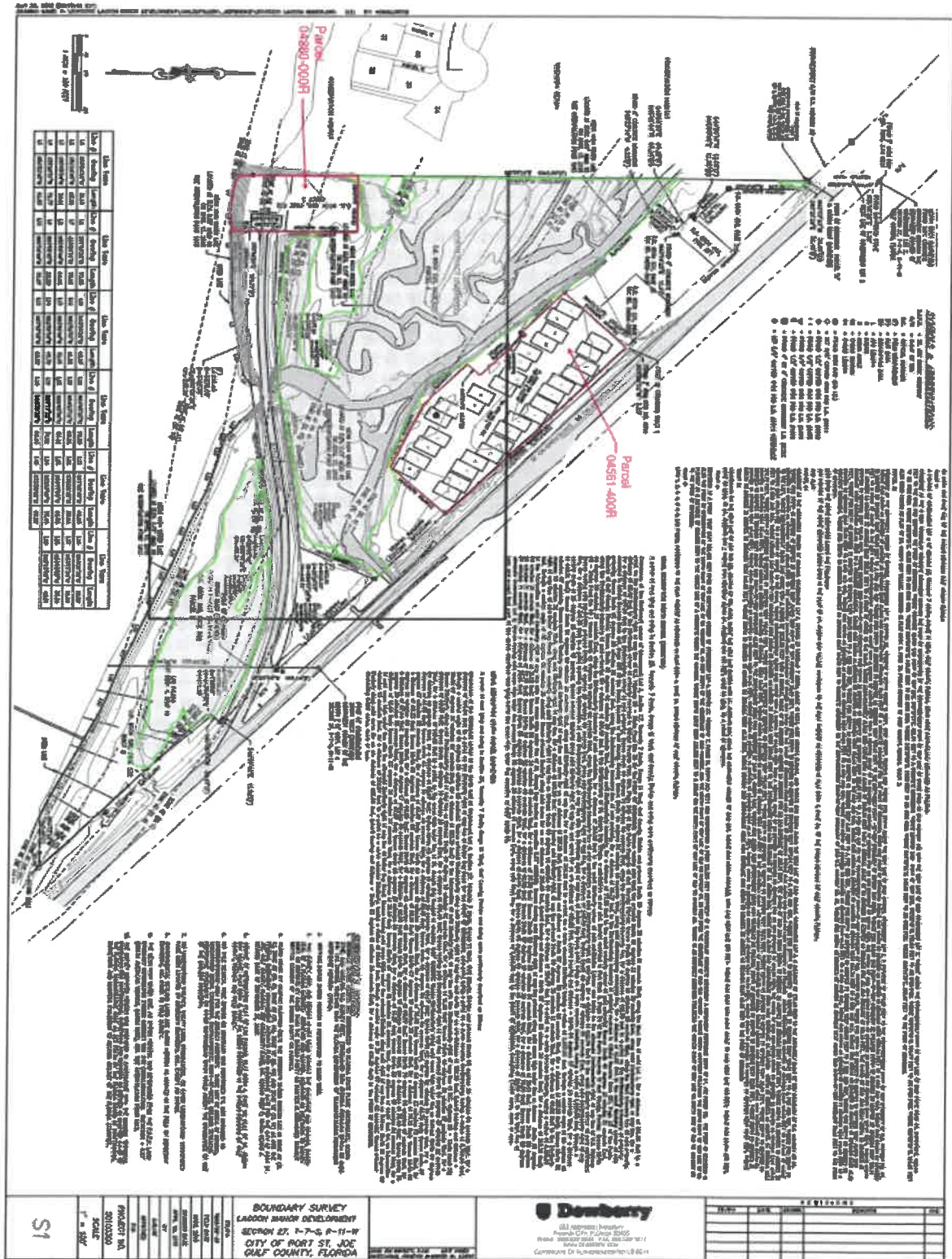
FUTURE LAND USE MAP 2020

MAP 4

DECEMBER 2014

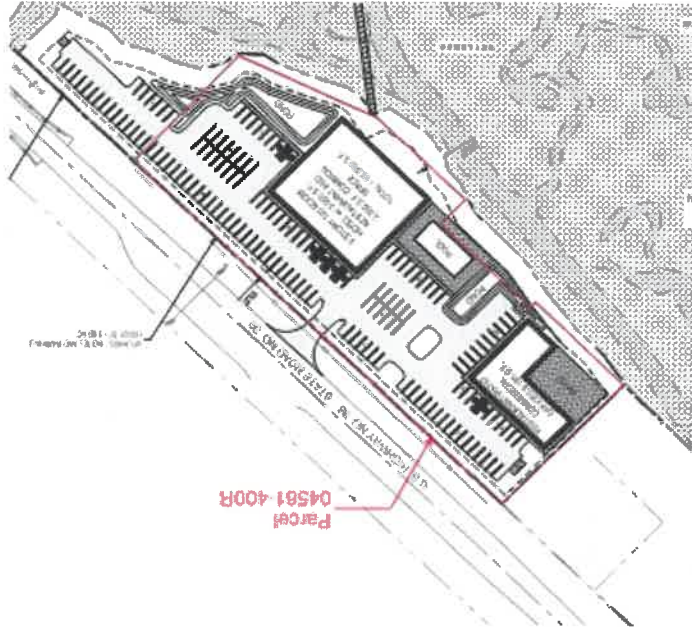
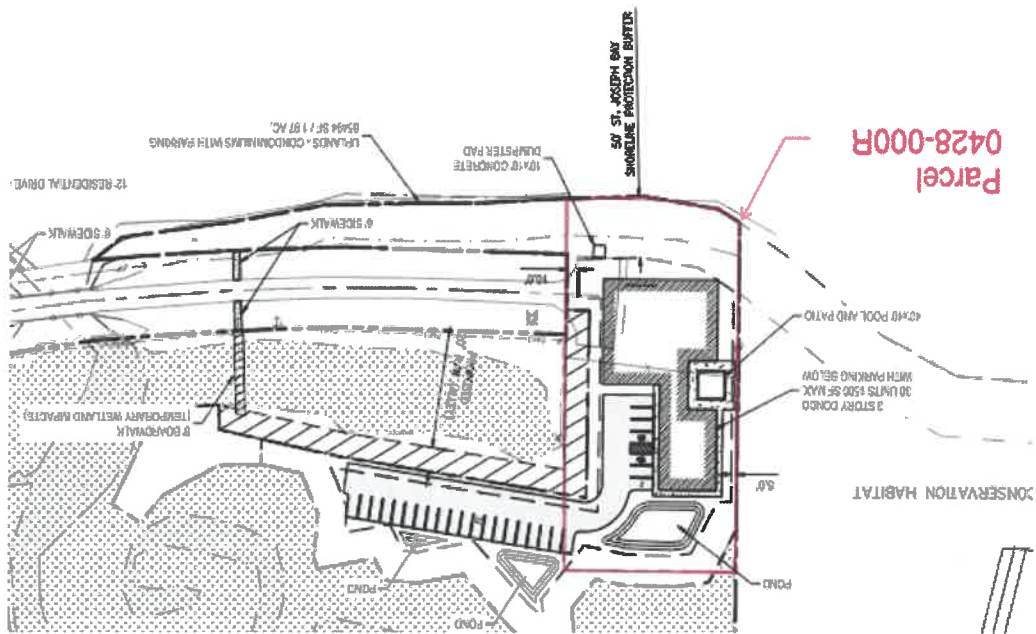


SITE BOUNDARY SURVEY MAP

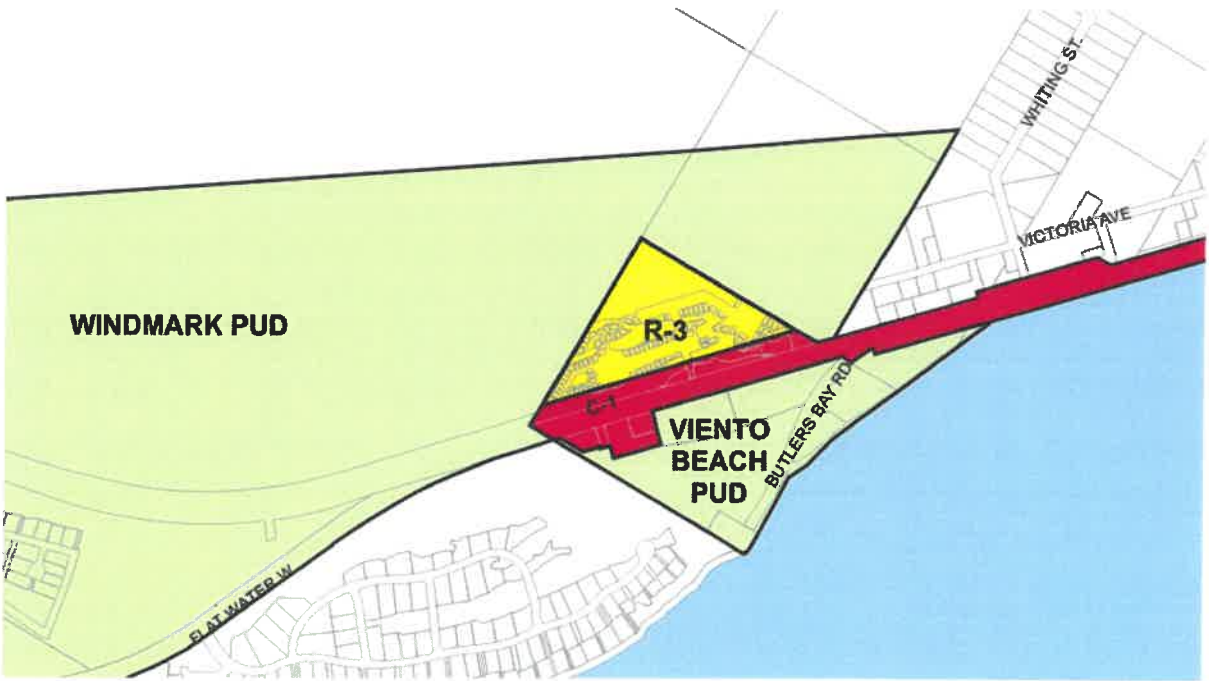


S2

PRELIMINARY MASTER PLAN



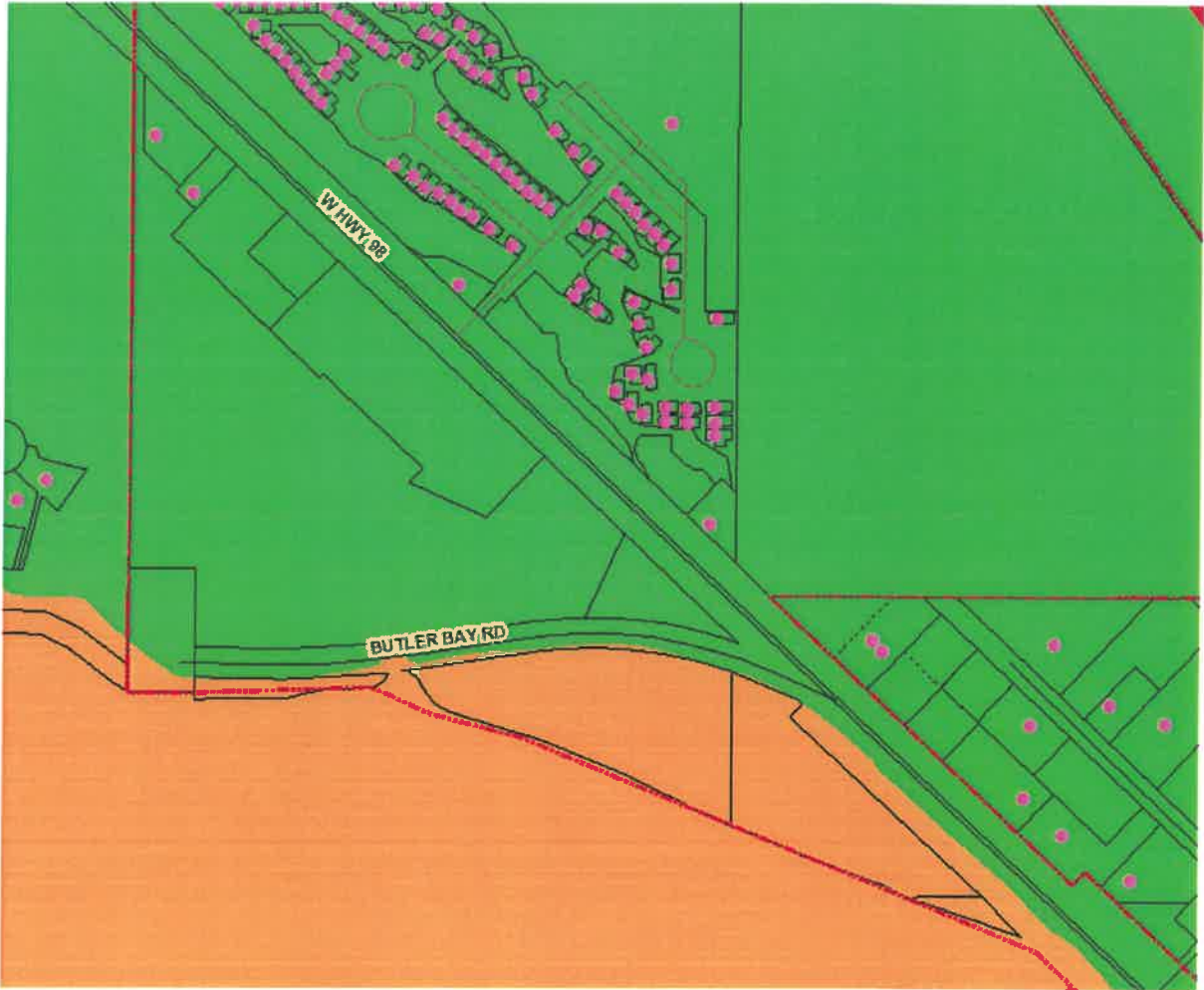
ZONING MAP



CODE, ZONING DISTRICT

| | |
|--|-------------------------------|
| | VLR, RESIDENTIAL |
| | R-1, RESIDENTIAL |
| | R-2A, RESIDENTIAL |
| | R-2B, RESIDENTIAL |
| | R-3, RESIDENTIAL |
| | R-4, RESIDENTIAL |
| | C-1, COMMERCIAL |
| | C-1A, COMMERCIAL |
| | C-2, COMMERCIAL |
| | IND, INDUSTRIAL |
| | PU, PUBLIC USE |
| | RC, RECREATIONAL |
| | CON, CONSERVATION |
| | MU, MIXED USE |
| | PUD, PLANNED UNIT DEVELOPMENT |
| | HR, HISTORICAL RESOURCES |

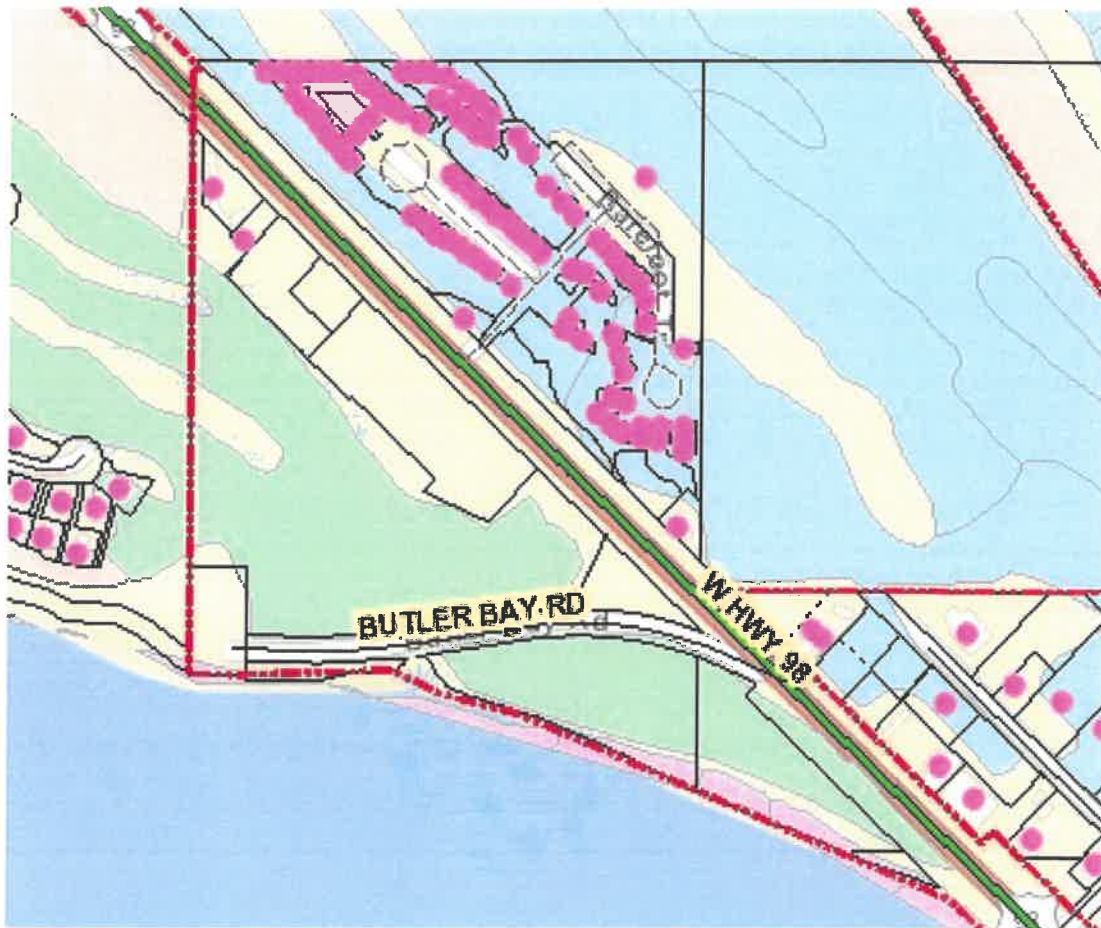
FLOOD ZONE MAP



☒ Flood Zones

- ☐ A
- ☐ AE
- ☐ AO
- ☐ VE
- ☐ X

Wetlands Map



- ☒ Wetlands
- Estuarine and Marine Deepwater
 - Estuarine and Marine Wetland
 - Freshwater Emergent Wetland
 - Freshwater Forested/Shrub Wetland
 - Freshwater Pond
 - Lake
 - Other
 - Riverine

ORDINANCE NO. 585

AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN FUTURE LAND USE MAP OF THE CITY OF PORT ST. JOE, FLORIDA BY AND THROUGH PROCEDURES REQUIRED FOR LARGE SCALE MAP AMENDMENTS PURSUANT TO AUTHORITY UNDER STATE STATUTES SECTION 163.3184, SPECIFICALLY CHANGING PARCEL ID NO. 03013-001R AND PARCEL ID NO. 03017-005R FROM GULF COUNTY FUTURE LAND USE PUBLIC TO CITY OF PORT ST. JOE FUTURE LAND USE PUBLIC AND FROM GULF COUNTY FUTURE LAND USE AGRICULTURE TO CITY OF PORT ST. JOE FUTURE LAND USE LOW DENSITY RESIDENTIAL (R-1) AND HIGH DENSITY RESIDENTIAL (R-3); PROVIDING FOR THE AMENDMENT OF THE ZONING MAP OF THE CITY OF PORT ST. JOE; AND PROVIDING FOR REPEAL OF ANY CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, on March 2, 2021, the Planning and Development Review Board sitting as the local planning agency for the City, recommended approval of the large-scale amendment to the Comprehensive Plan Future Land Use Map of the City for property identified as Parcel ID No. 03013-001R and Parcel ID NO. 03017-005R ("Property") and of the proposed rezoning of the Property; and

WHEREAS, the City Commission desires to adopt the amendment to the current comprehensive plan and the proposed rezoning of the Property 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 is hereby amended as set forth on Exhibit "A" and are hereby changed from Gulf County Future Land Use Public To City Of Port St. Joe Future Land Use Public and from Gulf County Future Land Use Agriculture to City of Port St. Joe Future Land Use Low Density Residential (R-1) and High Density Residential (R-3). The application and all documentation submitted in support of the Future Land Use Map amendment and the proposed rezoning of the Property are hereby incorporated by reference.

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

The City Commission hereby finds and determines that the approval of the amendment and the proposed rezoning of the Property 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 as depicted on Exhibit "A" to show the Property as having a land use of Public, Low Density Residential (R-1) and High Density Residential (R-3)

SECTION 5. ZONING

The Zoning Map of the City of Port St. Joe is hereby amended to show the Property described in Exhibit "A" as having a zoning of Public, Low Density Residential (R-1) and High Density Residential (R-3).

SECTION 6. REPEAL

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

SECTION 7. 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 8. 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 _____, 20121

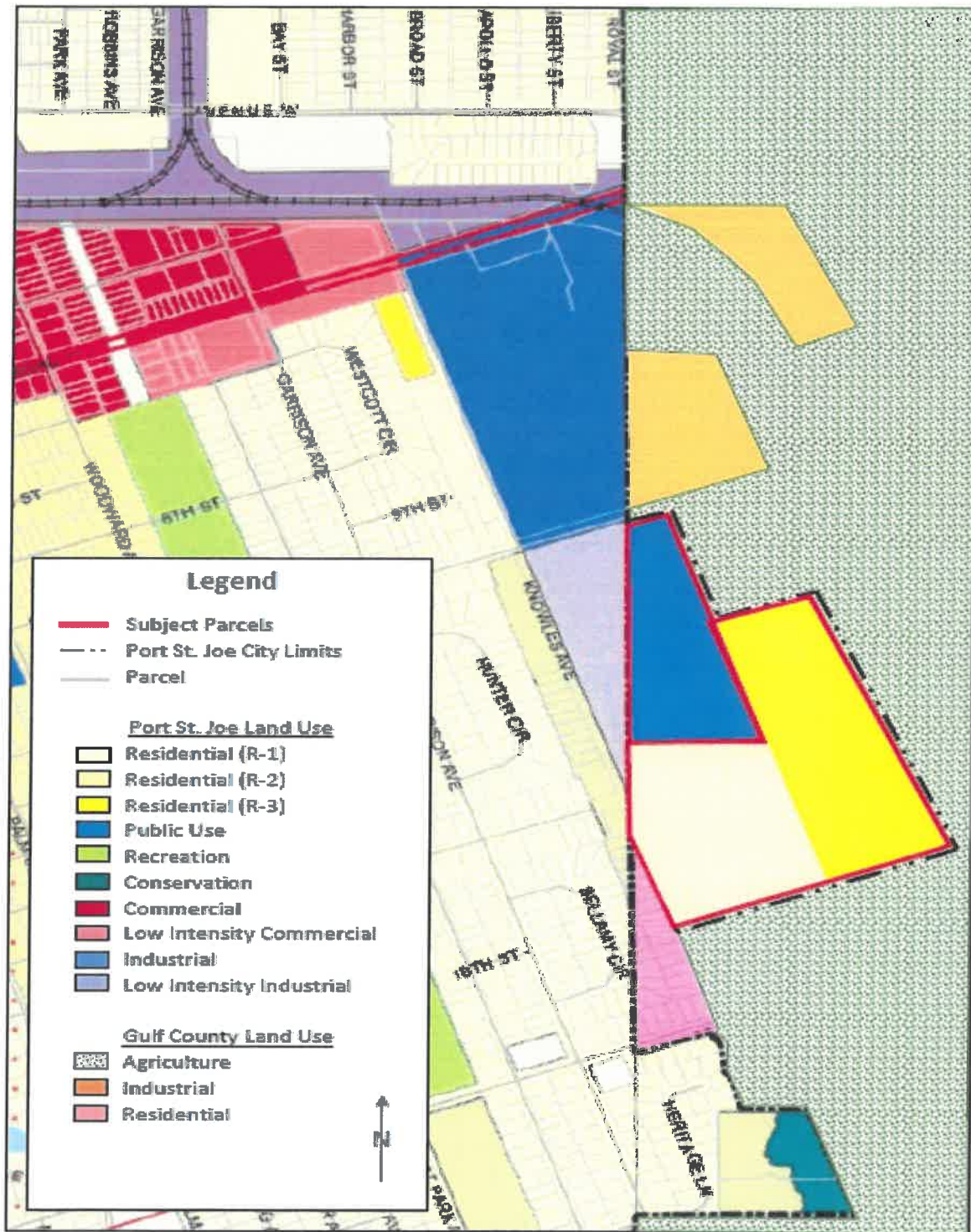
THE CITY COMMISSION OF THE CITY
OF PORT ST. JOE, FLORIDA

By: _____
Rex Buzzett, Mayor-Commissioner

Attest: _____
Charlotte M. Pierce
City Clerk

EXHIBIT "A"

PARCEL ID NO. 03013-001R AND PARCEL ID NO. 03017-005R



City of Port St. Joe

Land Use Amendment



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

February 2021

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Appendix A: Maps

Appendix B: Parcel B Deed and Development Agreement

I. Proposed Changes

Two land use changes are proposed for two parcels recently annexed into the City of Port St. Joe. These parcels are City-owned and the land use changes are proposed as part of mapping cleanup efforts. The parcels are contiguous and are located along the eastern City boundary. Please see Map 1: Location in Appendix A for the location of the subject parcels.

Parcel A is Parcel # 03013-001R, located along Tenth Street. This parcel is 17.53 acres in size and currently houses part of the City's Public Works operations and has a Gulf County Land Use designation of Public. The proposed land use within the City of Port St. Joe is Public.

The second parcel proposed for a land use change is Parcel #0317-005R. This parcel is 56.65 acres and is currently vacant with a Gulf County Land Use of Agriculture. Approximately 3.24 acres of this parcel were within the City's boundaries prior to the annexation and has a designated Land Use of Light Industrial. The existing land use on this portion of the subject site is not proposed to be changed. The proposed Land Use on the remaining 53.41 acres is City of Port St. Joe Low Density Residential (R-1) (28.41) and High Density Residential (R-3) (25 acres). Please see Map 2 within Appendix A for the location of the proposed land use designations. This parcel was conveyed to the City of Port St. Joe by the St. Joe Company in 2008 as part of a development agreement. The parcel is deed restricted and is only allowed to be used for the provision of affordable housing. Please see Appendix B for the subject parcel's deed and the development agreement.

A. Parcel A Development Analysis

Parcel A is currently developed with offices and warehouses and is used by the City of Port St. Joe's Building and Public Works departments. The City's Building Department has offices here and the Public Works Department use the subject site as a materials and vehicle storage yard. The Gulf County Public land use designation allows 60% lot coverage and has a height limit of three habitable floors. City of Port St. Joe Public/Institutional allows 60% lot coverage with a height limitation of 60 feet. Given that the impervious surface area is the same within the County and the City and the amount of development on the subject site is not expected to change, no development analysis on the proposed land use change is needed.

B. Parcel B Development Analysis

Policies 1.3.5 and 1.3.6 of the Gulf County Comprehensive Plan state that properties with the Agriculture Future Land Use designation that are within a mile of residential, industrial, or mixed use areas have a maximum density of one residential unit per 2.5 acres. Therefore, pursuant to these policies, the maximum density allowed under the current designation is 21 residential units.

The proposed land uses would allow the development of 113 residential units under the Low Density (R-1) Residential Category and 375 units under the High Density Residential Category (R-3). This would increase the development potential from 21 units to 488 units

The following table depicts the change in development potential for the subject site. Given the site constraints a reasonable development scenario is used rather than the maximum

development potential. The site is proposed to be developed with a mixture of single family (100 residential units) and townhomes (200 residential units).

Table 1. Port St. Joe Land Use Amendment Change in Development Potential – Parcel B

| Land Use Category | Residential | | | Non-Residential | | |
|---|-------------|----------|--------|-------------------|-------------------|-------------------|
| | Existing | Proposed | Change | Existing | Proposed | Change |
| Gulf County Agriculture | 21 | 0 | -21 | 0 ft ² | 0 ft ² | 0 ft ² |
| City of Port St. Joe Low Density Residential | 0 | 100 | +100 | 0 ft ² | 0 ft ² | 0 ft ² |
| City of Port St. Joe High Density Residential | 0 | 200 | +200 | 0 ft ² | 0 ft ² | 0 ft ² |
| Change | | | +279 | | | 0 ft ² |

The proposed land use change would result in a potential increase of 279 dwelling units.

III. Public Facilities and Services

The public facilities analysis is based on the increase in density on Parcel B. Parcel A's use is already established and is not expected to change.

Based on the development scenario shown in the above section, the proposed land use change will result in a net increase of 279 additional residential dwelling units.

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

A. Potable Water

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

The City of Port St. Joe Comprehensive Plan adopted a Potable Water Level of Service (LOS) standard for residential potable water uses of 130 gallons per capita per day. The average household size for Gulf County based on the 2010 U.S. Census data is 2.34 persons per household. The proposed land development change will result in a potable water demand increase of 84,890 gpd. As Table 2 shows, the facility will have adequate capacity to absorb the increase in potable water demand.

Table 2: Potable Water Capacity Analysis

| Year | Permitted Capacity (gpd) | Average Demand (gpd) | Project Demand (gpd) | Total Demand (gpd) | Percent Utilized |
|------|--------------------------|----------------------|----------------------|--------------------|------------------|
| 2018 | 6,000,000 | 900,000 | 84,890 | 984,890 | 16.41% |

Source: City of Port St. Joe Utilities Department

B. Sanitary Sewer

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

The City of Port St. Joe has adopted a Level of Service (LOS) standard for wastewater of 150 gallons per capita per day for residential uses. The average household size for Gulf County based on the 2010 U.S. Census data is 2.34 persons per household. The proposed land use change will result in a residential wastewater demand increase of 97,950 gpd. As Table 3 shows, the facility will have adequate capacity to absorb the increase in wastewater demand.

Table 3: Sanitary Sewer Capacity Analysis

| Year | Permitted Capacity (gpd) | Average Demand (gpd) | Project Demand (gpd) | Total Demand (gpd) | Percent Utilized |
|------|--------------------------|----------------------|----------------------|--------------------|------------------|
| 2018 | 3,100,000 | 830,000 | 97,950 | 927,950 | 29.93% |

Source: City of Port St. Joe Utilities Department

C. Transportation

Using the development scenario presented in the previous section, the proposed land use change would result in 100 single-family dwelling units and 200 townhouses. The 10th Edition ITE Trip Generation software was utilized to create a trip generation report for the development. This analysis shows trips generated for the development and does not consider the internal capture rate of a mixed-use development or the reduction in trip created by a walkable community.

Table 4: Daily Trip Generation Analysis

| Scenario | ITE Land Use Category | Variable | Size | Daily Trip Rate/
Equation | Daily
Enter
Split | Daily
Exit
Split | Daily Total Trips | | |
|---|--------------------------------------|----------|------|------------------------------|-------------------------|------------------------|-------------------|-------|-------|
| | | | | | | | Total | Enter | Exit |
| Existing | Single-Family Detached Housing - 210 | Per Unit | 21 | $\ln(T) = 0.92\ln(x) + 2.71$ | 50% | 50% | 247 | 124 | 123 |
| EXISTING TOTAL | | | | | | | 247 | 124 | 123 |
| Existing | Single-Family Detached Housing - 210 | Per Unit | 100 | $\ln(T) = 0.92\ln(x) + 2.71$ | 50% | 50% | 1,040 | 520 | 520 |
| Proposed | Multifamily Housing (Low-Rise) - 220 | Per Unit | 200 | $T = 7.56(x) - 40.86$ | 50% | 50% | 1,471 | 736 | 735 |
| PROPOSED TOTAL | | | | | | | 2,511 | 1,256 | 1,255 |
| NET CHANGE IN TRIP GENERATION POTENTIAL | | | | | | | 2,264 | 1,132 | 1,132 |

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 Gulf County Comprehensive Plan.

E. Solid Waste

The City of Port St. Joe requires all residential households to have garbage pickup. This service is provided by Waste Pro, Inc in partnership with the City of Port St Joe. Waste Pro, Inc., collects all household solid waste within the City and disposes the solid waste at the Bay County Waste to

Energy Facility (Incinerator). The facility is a 500 Tons per Day Waste to Energy facility located in Bay County (just north of Panama City, Florida). The facility produces about 13 Megawatt per hour of electricity that is utilized throughout the state of Florida and has sufficient long-range capacity.

The City adopted a residential level of service standard for solid waste of 8 pounds per person per day. The proposed land use change will result in a solid waste demand increase of 5,224 pounds per day or 2.61 tons per day. There is more than adequate capacity at the Bay County facility.

D. Public Schools

The proposed amendment site is being planned for 100 single-family and 200 townhouse units. Using a single-family school generation rate of 0.3047, the existing land use would generate 7 students. Using the single-family school generation rate and a multi-family school generation rate of 0.2706, the proposed 300 units would generate a total of 86 school age children, a net increase of 79 students. The amendment site is located within the South Concurrency Service and Attendance Area of the County.

The available capacity along with planned capacity improvements serves as the base for predicting future available capacity. Table 3, below, shows that there is adequate capacity to serve the proposed development through the Public-School Facility 5- year planning time frame.

Table 5: School District Available Capacity, 2020

| School Type | FISH Capacity ¹ | Actual Enrollment | New Student Capacity | Proposed Amendment | Surplus (+)/
Deficiency (-) |
|-----------------------------------|----------------------------|-------------------|----------------------|--------------------|--------------------------------|
| Port Saint Joe Elementary | 741 | 546 | 195 | 40 | +155 |
| Port Saint Joe Junior Senior High | 997 | 461 | 536 | 39 | +497 |
| Total | 1,757 | 1,049 | 708 | 79 | 652 |

1= FISH = Florida Inventory of School Houses

Source: Florida Inventory of School Houses, June 2020 data

II. Environmental Analysis

Parcel A is already developed, and its use is unlikely to change. Parcel B is currently vacant and may house natural resource areas. Any natural resources that are present on Parcel B will be identified and protected at the time of development application approval and consistent with the City's Comprehensive Plan and Land Development Regulations.

A. Wetlands

Wetlands are protected by the following policies within the Conservation Element of the Comprehensive Plan:

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

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

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

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

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

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

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

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

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

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

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

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

Policy 1.7.10: Wetlands within the current city limits of the City of Port St. Joe, which are located on property which is subject to already approved existing plats, development orders or Planned Unit Developments (P.U.Ds) approved as of January 1, 2007 shall not be subject to Conservation Element policies 1.7.1 -1.7.9.

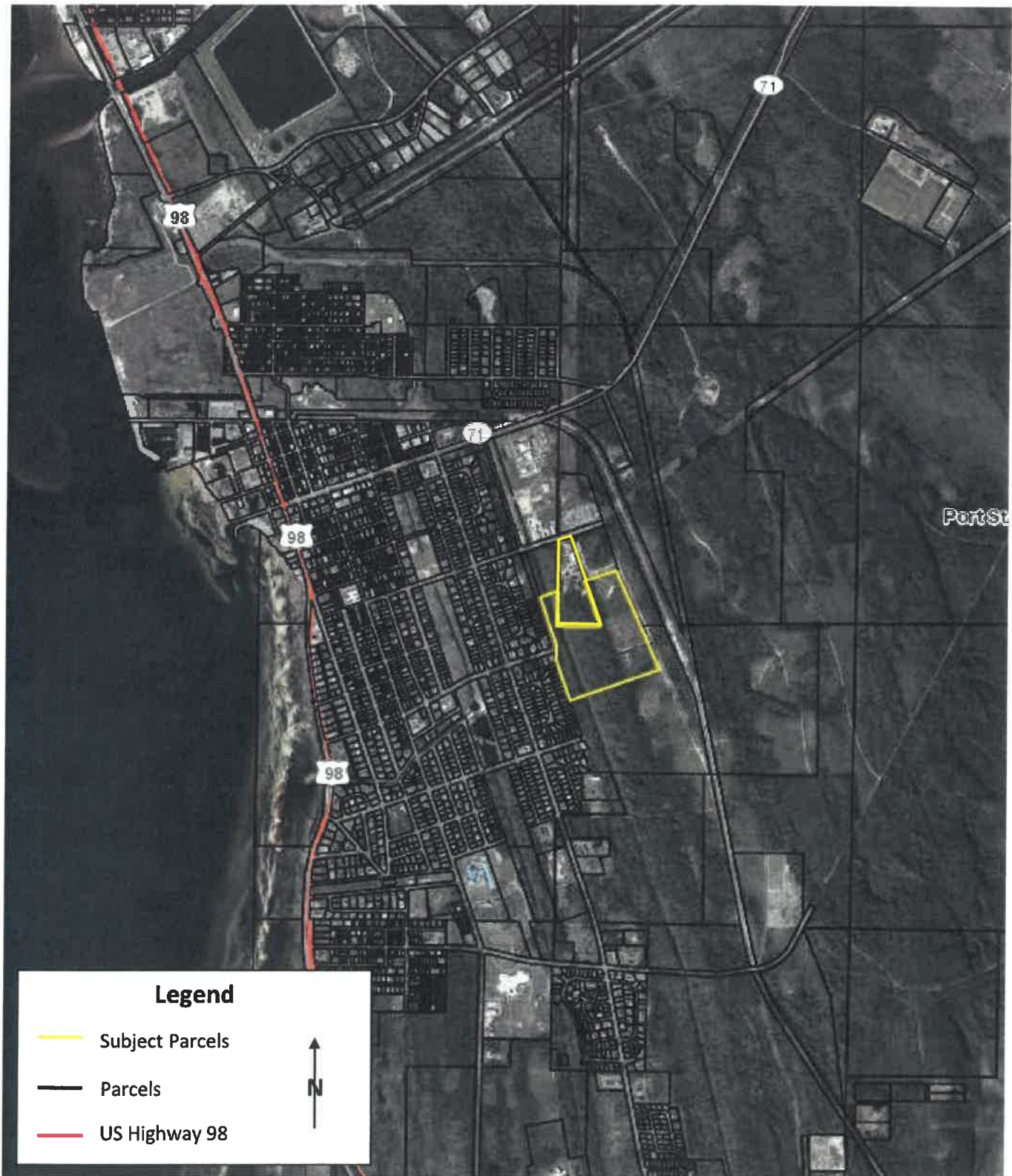
Policy 1.7.11: With the exception of water dependent uses consistent with the master plan of the port of Port St. Joe and water dependent uses that serve as public access, the

required setback or minimum buffer for all areas along St. Joseph Bay and coastal and riverine wetlands shall be a minimum of 50 feet as measured from the mean high water line (MHWL). Predevelopment water flow and quality shall be maintained (see Section 3.15 of the Existing LDRs as of October 1, 2006).

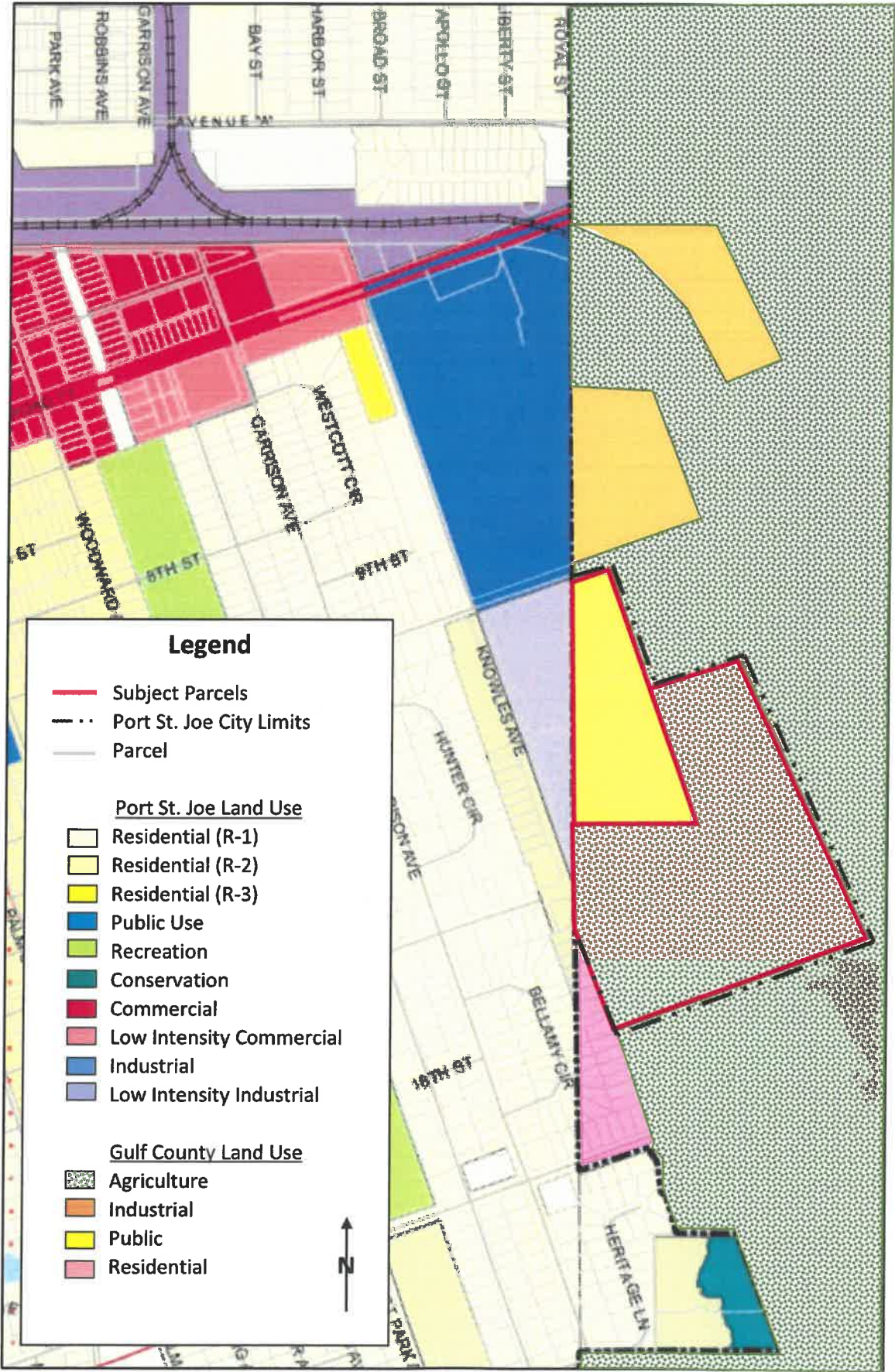
Appendix A:

Maps

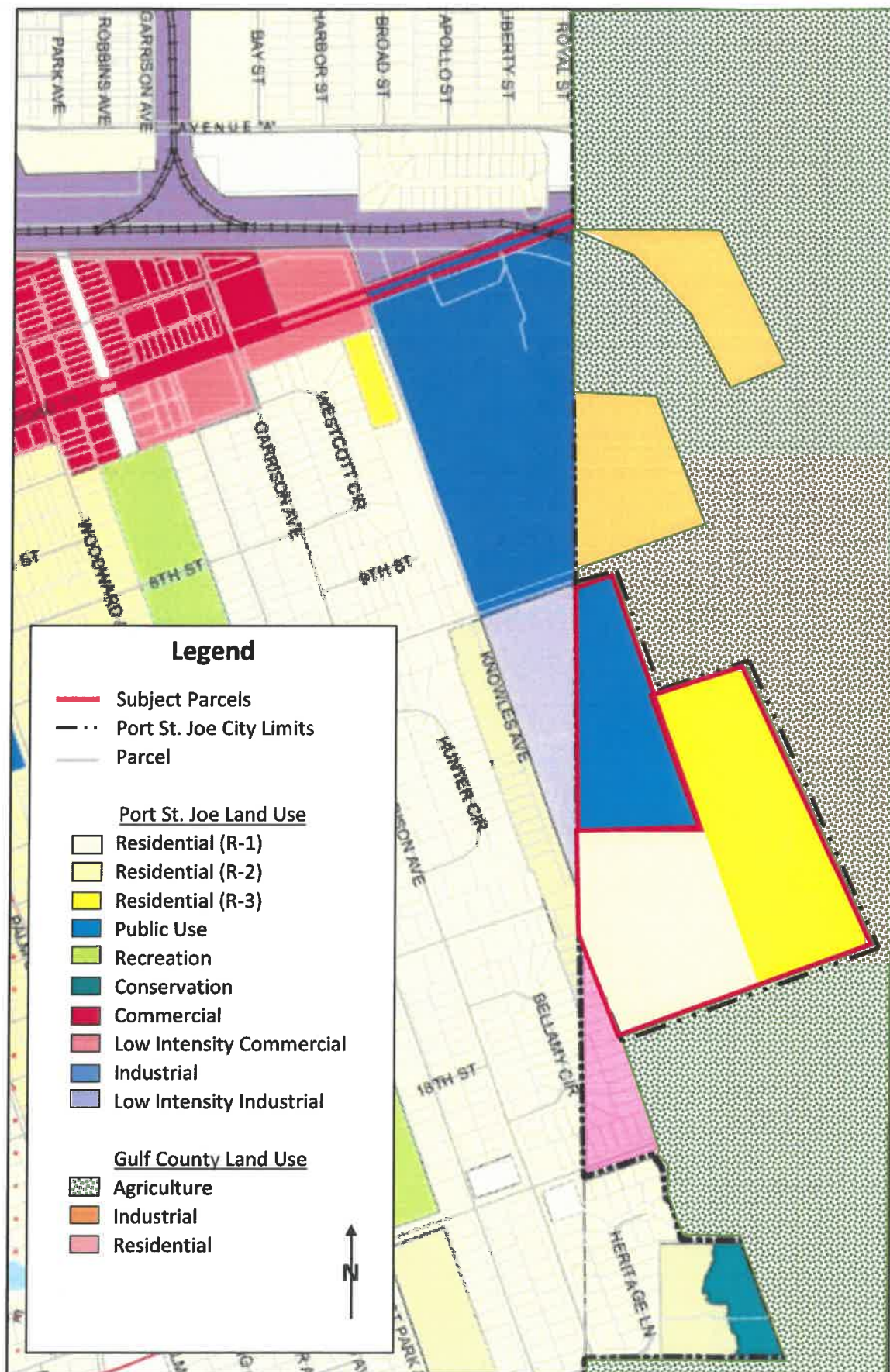
Port St. Joe Land Use Amendment – Location Map



Port St. Joe Land Use Amendment – Existing Future Land Use Map



Port St. Joe Land Use Amendment – Proposed Future Land Use Map



Appendix B:
Parcel B Deed and Development Agreement

THIS INSTRUMENT PREPARED BY:

Bruce J. Wiener
Gardner, Bist, Wiener, Wadsworth & Bowden, P.A.
1300 Thomaswood Drive
Tallahassee, Florida 32308
Matter No.: 08.2535

Inst:200823005375 Date:12/16/2008 Time:10:07 AM
Doc Stamp-Deed:0.70

OK DC, Rebecca L. Norris, Gulf County B:468 P:587

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made this 15th day of December, 2008, between **THE ST. JOE COMPANY**, a Florida corporation ("Grantor"), whose mailing address is 245 Riverside Avenue, Suite 500, Jacksonville, Florida 32202 and **THE CITY OF PORT ST. JOE**, a Florida municipal corporation ("Grantee"), whose mailing address is P.O. Box 278, Port St. Joe, Florida 32457.

WITNESSETH:

The Grantor, for and in consideration of the sum of One Dollar and other valuable consideration, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell, and convey unto Grantee, Grantee's successors and assigns forever, the following described land, situate, lying and being in the **County of Gulf**, State of Florida (the "Property"), more particularly described as follows:

See Exhibit "A" Attached Hereto

SUBJECT TO THE FOLLOWING:

- (a) Ad valorem taxes for 2009 and subsequent years;
- (b) All rights, dedications, easements, covenants, conditions and restrictions of record, including, but not limited to, that certain Development Agreement between Grantor and Grantee dated July 25, 2007, and recorded in Official Records Book 443, Page 170 of the Public Records of Gulf County, Florida (the "Development Agreement");

(c) All zoning and land development regulations, riparian rights, submerged land rights and oil, gas and mineral rights; and

(d) Any and all rights, dedications, easements, interests or claims which may exist or arise by reason of rights-of-way, dirt roads, trail roads, paths, power or other utility lines, pipelines, fences or improvements of any kind located on the Property, encroaching from the Property onto adjacent lands, or encroaching from adjacent lands onto the Property.

This Special Warranty Deed is further made subject to the following covenants, conditions, and restrictions which are hereby imposed on the Property and which shall run with the title to the Property and shall be binding on Grantee and its successors and assigns and on all parties having any right, title or interest in the Property or any part thereof, including their successors and assigns:

1. Use of Property. Except as otherwise permitted in this Special Warranty Deed, the Property shall be used by Grantee solely for the purposes of providing "affordable" housing for "extremely-low-income persons", "low-income persons", "moderate-income persons" and "very-low-income persons" as such terms are defined by Section 420.0004, Florida Statutes and as provided by the Development Agreement.

2. Prohibited Sales. Each housing unit constructed on the Property shall not be sold at a price that exceeds the threshold for housing that is affordable for low-income persons or moderate-income persons or to a buyer who is not eligible due to his or her income under Chapter 420, Florida Statutes.

3. Additional Permitted Uses. Affordable housing units created by the Development Agreement and pursuant to Section 420.615, Florida Statutes may be rented to extremely-low-income persons, very-low-income persons, low-income persons or moderate-income persons.

AND Grantor does hereby fully warrant the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, its successors and assigns, and not otherwise, and title has been conveyed subject to all covenants, conditions, restrictions, easements and other matters as set forth in this Special Warranty Deed.

IN WITNESS WHEREOF, Grantor has caused these presents to be duly executed in its corporate name by its undersigned officer thereunto lawfully authorized the day and year first above written.

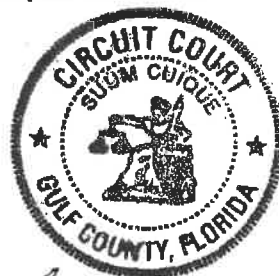
WITNESSES

Dave Caldwell
Print Name: Dave Caldwell

Kim L. Powell
Print Name: Kim L. Powell

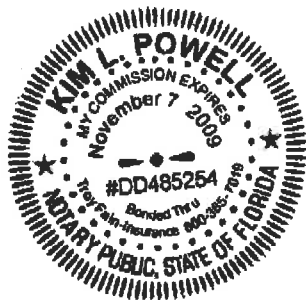
THE ST. JOE COMPANY,
a Florida corporation

By: H. Clay Smallwood
H. Clay Smallwood
Its President-Timberland & Rural Land Sales



STATE OF FLORIDA }
COUNTY OF GULF }

The foregoing instrument was acknowledged before me this 15th day of December, 2008, by H. Clay Smallwood as the President-Timberland & Rural Land Sales of THE ST. JOE COMPANY, a Florida corporation, on behalf of the corporation. He is personally known to me.



Kim L. Powell
Notary Public, State of Florida
Print Name: _____
My Commission Expires: _____

ACCEPTANCE BY GRANTEE

By execution of this Special Warranty Deed, Grantee does hereby accept this conveyance, subject to the foregoing covenants, conditions and restrictions, and agrees that it and the Property are subject to all matters hereinabove set forth. Grantee further agrees to comply with all terms, covenants, conditions and restrictions provided in this Special Warranty Deed.

Dated this 15th day of December, 2008.

WITNESSES

David A. Barnes
Print Name: David A. Barnes

Charles W. Weston
Print Name: CHARLES W. WESTON

THE CITY OF PORT ST. JOE,
a Florida municipal corporation

By: Mel Magidson, Jr.
Mel Magidson, Jr.
Its Mayor

STATE OF FLORIDA }
COUNTY OF GULF }

The foregoing instrument was acknowledged before me this 15 day of December, 2008, by Mel Magidson, Jr. as the Mayor of The City of Port St. Joe, a Florida municipal corporation, on behalf of the municipal corporation. He is personally known to me or has produced a SELF as identification.

Terese H. Kent
Notary Public, State of Florida
Print Name: Terese H. Kent
My Commission Expires:

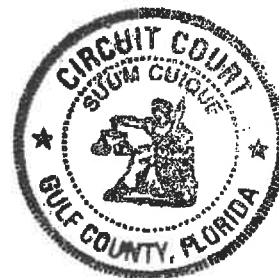
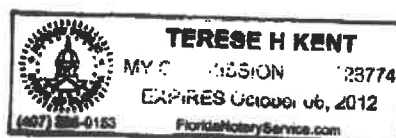


Exhibit "A"

PARCEL I:

Commence at the Southeast corner of Section 36, Township 7 South, Range 11 West, Gulf County, Florida and run thence North 89 degrees 43 minutes 28 seconds West, along the South boundary line of said Section 36 (also being the North right of way line of Clifford Sims Drive, 70 foot right of way) for a distance of 598.56 feet to the Point of Beginning; from said Point of Beginning continue North 89 degrees 43 degrees 28 seconds West, along said South boundary line and said North right of way line, a distance of 1279.72 feet; thence leaving said South boundary line and North right of way line run North 00 degrees 30 minutes 52 seconds East for a distance of 100.00 feet; thence North 89 degrees 43 minutes 28 seconds West, for a distance of 60.00 feet; thence South 00 degrees 30 minutes 52 seconds West for a distance of 100.00 feet to a point on the aforesaid South boundary line and North right of way line; thence North 89 degrees 43 minutes 28 seconds West, along said South boundary line and North right of way line, for a distance of 70.00 feet; thence leaving said North right of way line run North 89 degrees 41 minutes 20 seconds West along said South boundary line for a distance of 370.00 feet; thence leaving said South boundary line run North 00 degrees 30 minutes 52 seconds East, for a distance of 1034.12 feet to a point lying 80 feet South of the centerline of an existing Apalachicola Northern Railroad Company railroad track; thence South 89 degrees 32 minutes 36 seconds East along a line 80 feet South of and parallel with said track, for a distance of 1775.48 feet; thence leaving said line run South 00 degrees 16 minutes 46 seconds West, for a distance of 1028.74 feet to the POINT OF BEGINNING, containing 41.96 acres, more or less.

AND

PARCEL II:

Begin at the Northwest corner of Section 7, Township 8 South, Range 10 West, Gulf County, Florida and run thence South 88 degrees 48 minutes 44 seconds East, along the North boundary line of said Section 7, for a distance of 775.45 feet to the Southeast corner of the City of Port St. Joe property description in Official Records Book 79, Page 107, of the Public Records of Gulf County, Florida; thence leaving said North line run North 19 degrees 15 minutes 36 seconds West, along the East boundary line of said property, for a distance of 859.06 feet to the Southwest corner of Florida Power Corp. property as described in Official Records Book 8, Page 241, of the Public Records of Gulf County, Florida; thence leaving said East boundary line run North 70 degrees 44 minutes 24 seconds East, along said South boundary line, for a distance of 580.00 feet to the intersection of said South boundary line with the Southwesterly boundary of a Florida Power Corp. power line; thence leaving said South boundary line run South 23 degrees 53 minutes 27 seconds East, along said Southwesterly boundary, for a distance of 1911.69 feet; thence leaving said Southwesterly boundary run South 70 degrees 44 minutes 24 seconds West for a distance of 1693.01 feet to a point on the East boundary line of St. Joseph Addition Unit 2, a subdivision recorded in the Public Records of Gulf County, Florida; thence North 18 degrees 38 minutes 51 seconds West, along said East boundary line, for a distance of 674.29 feet to a point marking the intersection of said East boundary

line with the West boundary line of said Section 7; thence leaving said East boundary line run North 00 degrees 00 minutes 52 seconds East along said West boundary line, for a distance of 187.79 feet to the intersection of said West boundary line with the Northeasterly right of way line of Knowles Avenue; thence North 18 degrees 38 minutes 51 seconds West, along said Northeasterly right of way line, for a distance of 1053.99 feet; thence leaving said Northeasterly right of way line run North 70 degrees 44 minutes 24 seconds East, for a distance of 360.55 feet to a point on the West boundary line of said Section 6, Township 8 South, Range 10 West (also being the West boundary of the aforesaid City of St Joe property as recorded in Official Records Book 79, Page 107, of the Public Records of Gulf County, Florida); thence South 00 degrees 17 minutes 51 seconds West along said West boundaries for a distance of 624.16 feet to the POINT OF BEGINNING, containing 58.00 acres, more or less.

DEVELOPMENT AGREEMENT
AFFORDABLE HOUSING DENSITY BONUS

This Development Agreement ("Agreement") is entered into between THE ST. JOE COMPANY ("St. Joe ") and the CITY OF PORT ST. JOE ("City") this 25th day of July, 2007.

WHEREAS, St. Joe, or one of its subsidiaries, is the owner of that certain parcel of property containing approximately 42 acres as depicted in Exhibit "A" as Parcel A; and that certain parcel of property containing approximately 58 acres as depicted in Exhibit "A" as Parcel B (Parcel A and Parcel B shall be collectively referred to as the "Donated Land").

WHEREAS, pursuant to Florida Statute Section 420.615, St. Joe desires to voluntarily donate its fee simple interest in the Donated Land to the City for the purpose of assisting the City in providing affordable housing for its residents; and

WHEREAS, the City, in consideration of St. Joe's donation of the Donated Land agrees to provide St. Joe density bonus incentives on a parcel of property containing approximately nine hundred sixty six (966) acres and depicted in Exhibit "A" as Area A1, Area A2 and Area B (Area A1, Area A2 and Area B shall be collectively referred to as the "Receiving Land"); and

WHEREAS, Whereas the properties depicted Exhibit "A" are currently within the jurisdiction of the City or are subject of a Petition for Voluntary Annexation into the City.

NOW THEREFORE, FOR AND IN CONSIDERATION OF THE MUTUAL COVENANTS CONTAINED HEREIN, IT IS HEREBY UNDERSTOOD AND AGREED:

1. The City hereby finds that the Donated Land is appropriate for use as affordable housing and shall be subject to deed restrictions which will ensure that the Donated Land will be used for housing for "extremely-low-income-persons", "low-income-persons", "moderate-income-persons" and "very-low-income-persons" as such terms are defined in Florida Statute Section 420.0004. The deed restrictions shall prohibit any unit on the Donated Land from being sold at a price that exceeds the threshold for housing that is affordable for low-income-persons or moderate-income-persons to a buyer who is not eligible due to his or her income under Chapter 420, Florida Statutes. The deed restrictions may allow affordable housing units created by this Agreement to be rented to extremely-low-income, very-low-income, low-income or moderate-income-persons.

2. The City finds that the density bonus set forth in this Agreement will be applied to land within the City's jurisdiction and that residential use is an allowable use on the Receiving Land.

3. The City agrees that the under the current land use, the Receiving Land is entitled for development of approximately one hundred thirty (130) residential units. The City agrees that in return for the conveyance of the Donated Land, the Receiving Land shall receive entitlements for an additional one thousand nine hundred and ninety five (1,995) residential units ("Density Bonus Units") for a maximum of two thousand one hundred and twenty five (2,125) residential units.

4. In order to provide the Density Bonus Units consistent with the City's comprehensive plan, the City agrees to change its future land use map for the Receiving Land to Low Density Residential (R-1), with the limitation that only a maximum of two thousand one hundred and twenty five (2,125) residential units can be developed on the Receiving Land ("Maximum Units"). St. Joe understands that development over time of the Receiving Land may have impacts within the City and that the City has identified a need that infrastructure which will serve such development, such as roads, utilities, schools, etc., be provided commensurate with the development of the Receiving Land. While the Receiving Land will not be a unified plan of development, St. Joe does anticipate that over time, development within the Receiving Land will be planned and development orders will be sought for a series of projects within the Receiving Land. St. Joe understands and agrees that future development within the Receiving Land will be subject to all applicable state and local land development regulations.

5. In accordance with subsection (5) of Florida Statute Section 420.615, the City agrees to initiate, process and consider for adoption, utilizing the small scale amendment process defined in Florida Statute Section 163.3187(1)(c)(2) and (3), a future land use amendment to the Receiving Land which will change the land use on the Receiving Land to Low Density Residential (R-1) and approve for development the Maximum Units.

6. The parties agree that approval of the small scale amendment and finality of all appeal rights, which will provide to St. Joe the right to development the Maximum Units on the Receiving Land, is a condition precedent to St. Joe's obligation to donate the Donated Land.

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7. The City may transfer all or a portion of the Donated Land to a nonprofit housing organization, such as a community land trust, housing authority, or community redevelopment agency, to be used for the production and preservation of permanently affordable housing.

8. In the event of a breach of this Agreement or failure to comply with any condition of this Agreement, either party may terminate this Agreement or file suit to enforce this Agreement as provided in Sections 380.06 and 380.11, Florida Statutes, including a suit to enjoin all development.

9. The terms and conditions of this Agreement shall inure to the benefit of and be binding upon the heirs, personal representatives, successors and assigns of the parties hereto. This Agreement shall be recorded in the Official Records of Gulf County, Florida.

10. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original but all of which together will constitute one and the same instrument.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the respective days and year noted below.

Witnesses:

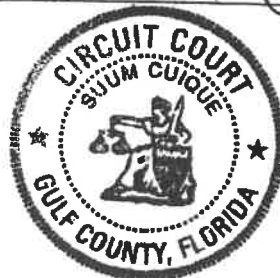
Sarah M. Lamberson

Sarah M. Lamberson
Printed Name

THE ST JOE COMPANY

[Signature]
Name

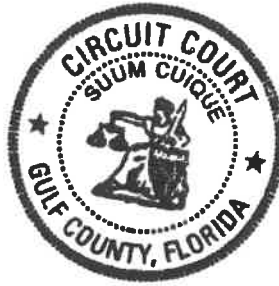
SR VP & GM
Title



173

4 86

Pollyanna Huie
Printed Name



174

STATE OF FLORIDA
COUNTY OF Gulf

The foregoing instrument was acknowledged before me this 25th day of July,
2007, by Thomas J. Panasev who is personally know to me or has produced
_____ as identification.



Sarah M. Lamberson
Notary
Sarah M. Lamberson
Printed Name

174

175

Witnesses:

CITY OF PORT ST. JOE

Pauline Pendarvis

Pauline Pendarvis
Printed Name

Tereuse Kent

Tereuse Kent
Printed Name

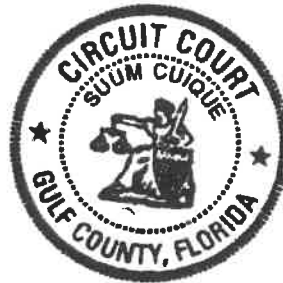
Approved as to form and legal sufficiency:

[Signature]
City Attorney

Frank Pate, Jr.

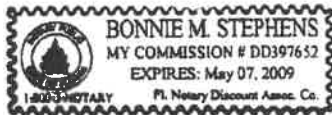
Name

Frank Pate, Jr., Mayor
Title



STATE OF FLORIDA
COUNTY OF GULF,

The foregoing instrument was acknowledged before me this 18th day of June,
2007, by Frank Pate, Jr. who is personally know to me or has produced
self as identification.



Bonnie M. Stephens
Notary

Bonnie M. Stephens
Printed Name

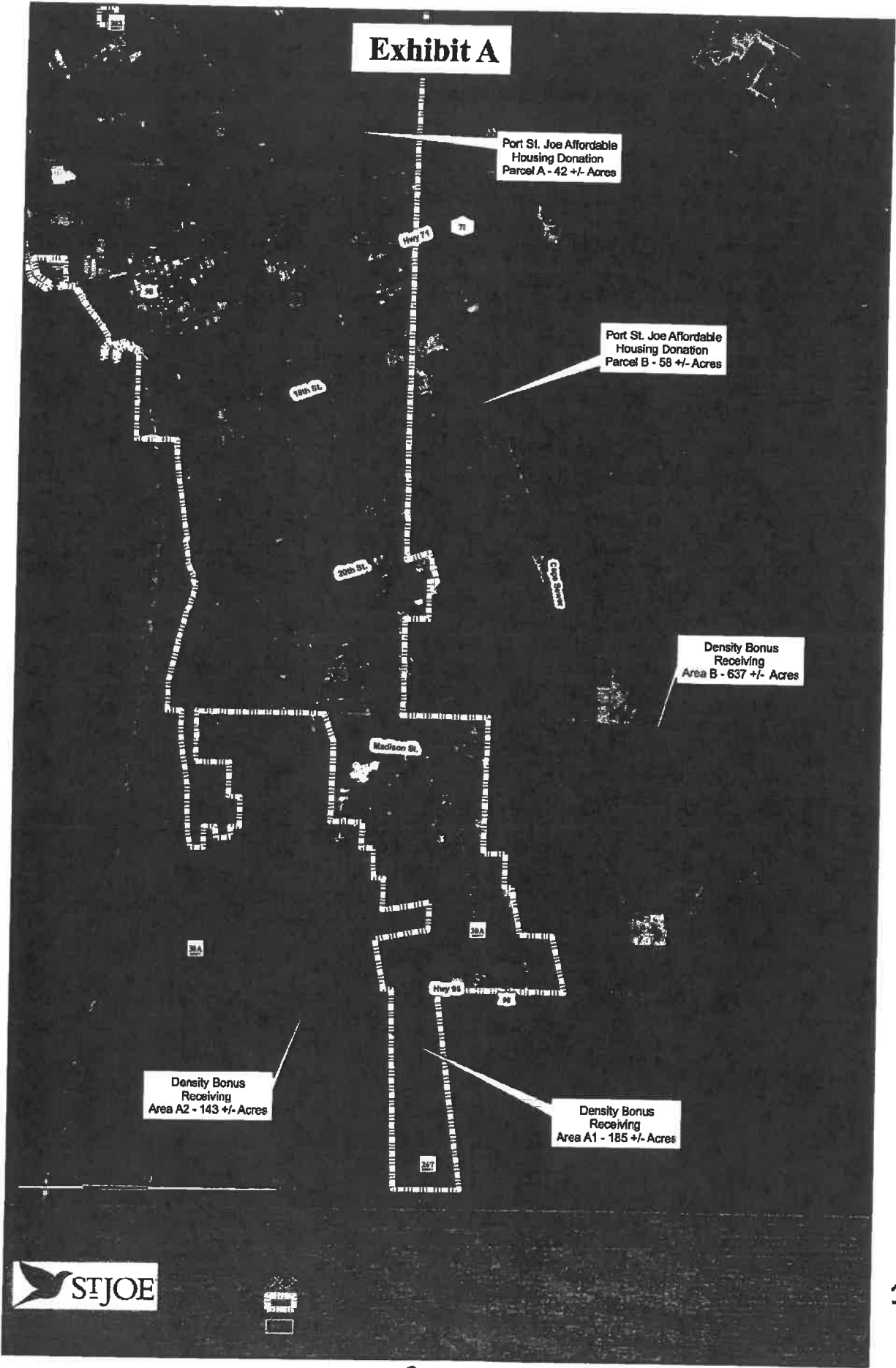
175

176

EXHIBIT "A"

MAP OF DONATED LAND AND RECEIVING LAND

176



ORDINANCE NO. 586

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 LONG AVENUE NORTH PLANNED UNIT DEVELOPMENT ZONING DISTRICT; ADOPTING CERTAIN REGULATORY REQUIREMENTS FOR THE LONG AVENUE NORTH 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 ("Long Avenue North 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 March 2, 2021, the Planning and Development Review Board for the City, recommended approval of the Long Avenue North Planned Unit Development Zoning District ; and

WHEREAS, The Long Avenue North Planned Unit Development Zoning District is intended to consist of a residential development that includes recreational amenities such as walking trails, sidewalks and playing fields; and

WHEREAS, The Long Avenue North Planned Unit Development Zoning District will be served by City water and sewer facilities; and

WHEREAS, The Long Avenue North 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 Long Avenue North 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 Long Avenue North 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, Low Density Residential R-1 and High Density Residential R-3.

SECTION 3. APPROVAL

The establishment of the Long Avenue North 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 Long Avenue North Planned Unit Development Zoning District:

A. Residential. Provides for single family and multi-family residential units. Density shall not exceed three hundred (300) 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. Passive recreation means recreational lands and improvements that are natural resource oriented. Passive recreational facilities may include, but are not limited to walking, nature and bike trails, stormwater management facilities, viewing platforms, boardwalks, picnic areas and bird watching.

G. Permitted Accessory and Ancillary Uses. The following shall be accessory permitted uses within all areas of the Long Avenue North 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 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 Long Avenue North 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: Fifteen (15) Feet

Side Setback: five (5) Feet

Rear Setback: ten (10) Feet

D. There shall be a minimum lot width of forty (40) feet for single family lots.

E. There shall be a minimum lot size of 2,000 square feet and a minimum square feet of living area of 1,000 square feet.

F. Maximum overall impervious coverage of the entire site shall be 60%.

G. Internal traffic circulation shall be designed to promote pedestrian and bicycle opportunities for residents. The paths can be of an impervious or pervious surface material.

H. The stormwater management system will be designed to comply with the standards of Chapter 62-330, FAC. and all other applicable regulations.

I. Streets may have a minimum right of way width of fifty (50) feet. Roadway base and asphalt thickness shall be designed by a registered professional engineer taking into consideration recommendations by a geotechnical engineer for site-specific design parameters. All streets shall be inspected and certified by a registered professional engineer.

J. Signs visible from a public road, which are not otherwise subject to stricter standards imposed on the property, shall be consistent with applicable City regulations.

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

SECTION 6. DEVELOPMENT PLAN/PLAT PHASING

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

SECTION 7. CREATION OF ZONING DISTRICT

The purpose of this Ordinance is to create the text of the Long Avenue North 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 Long Avenue North 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

Rex Buzzett, Mayor

APPROVED AS TO FORM:

Clinton McCahill, City Attorney












Overview



Legend

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

| | | | | | |
|------------------------------|---|---------------------|-----------|----------------------|--------------------------|
| Parcel ID | 06076-015R | Alternate ID | 06076015R | Owner Address | LONG AVENUE PARTNERS LLC |
| Sec/Twp/Rng | 13-8S-11W | Class | VACANT | | 1887 SR 30-A |
| Property Address | EHWY 98 | Acreage | 90.26 | | PORT ST JOE, FL 32456 |
| | PORT ST JOE | | | | |
| District | 5 | | | | |
| Brief Tax Description | S13,18 T8S R10W 90.26 AC M/L | | | | |
| | (Note: Not to be used on legal documents) | | | | |

Date created: 1/31/2021
Last Data Uploaded: 1/29/2021 5:59:42 PM

Developed by  **Schneider**
GEOSPATIAL

PUBLIC NOTICE

RE: Long Avenue North Planned Unit Development
Address: Long Avenue & East Highway 98
Parcels: 06076-015R

This letter is to inform you that Public Hearings will be held in the Planning, Development, & Review Board's Regular Meeting on, **Tuesday, March 2nd, 2021, at 4:00 P.M. EST** and at the Regular City Commission Meeting on **Tuesday, March 23rd, 2021, at 12:00 P.M. EST** at the Ward Ridge Building, 2775 Garrison Ave., Port St. Joe, FL 32456 to consider and conduct the first reading of an ordinance amending the Zoning Code & Zoning Map to establish:

Long Avenue North Planned Unit Development Ordinance 586
Address To Be Determined: Located on Long Avenue and East Highway 98
Parcels: 06076-015R

The proposed plans can be reviewed at the Building Department located at 1002 Tenth Street and can be reached for questions at (850) 229-1093 from 8 A.M. – 4 P.M. EDT, Monday through Friday.

Thank you,

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

NOTICE OF PUBLIC HEARINGS FOR A ZONING AMENDMENT TO THE CITY OF PORT ST. JOE ZONING CODE 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, March 28, 2021, 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 an amendment to the Zoning Code and Zoning Map to establish a Long Avenue North Planned Unit Development District by ordinance 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 an ordinance, the title of which is set forth below, at 2775 Garrison Avenue, Port St. Joe, Florida on Tuesday, March 28, 2021, 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 Code and Zoning Map to establish a Long Avenue North Planned Unit Development District. The title of the ordinance to be considered is set forth below.

ORDINANCE NO. 586

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 LONG AVENUE NORTH PLANNED UNIT DEVELOPMENT ZONING DISTRICT; ADOPTING CERTAIN REGULATORY REQUIREMENTS FOR THE LONG AVENUE NORTH 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 Long Avenue North Planned Unit Development District is available for public inspection at the City of Port St. Joe City Hall, located at 305 Cecil G. Coesh, 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. Coesh, 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 a special accommodation at the hearing because of a disability or physical impairment should contact the City Clerk's Office at (850) 229-6261, at least five (5) calendar days prior to the hearing.

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

Public Notice

Property Address:

Planned Unit Development on Long Avenue & East Highway 98

Public Hearings will be held in the Planning, Development, & Review Board's Regular Meeting on, **Tuesday, March 2nd, 2021, at 4:00 P.M. EST** and at the Regular City Commission Meeting on **Tuesday, March 23rd, 2021, at 12:00 P.M. EST** at the Ward Ridge Building, 2775 Garrison Ave., Port St. Joe, FL 32456 to consider and conduct the first reading of an ordinance amending the Zoning Code & Map to establish:

Long Avenue North Planned Unit Development Ordinance 586
Address To Be Determined: Located on Long Avenue and East Highway 98
Parcels: 06076-015R

Contact Kelly Simpson at Building Department (850) 229-1093 with any questions.

January 29, 2021

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

Re: Planned Unit Development Request for Parcel ID 06076-015R.

Dear Mr. Anderson:

I, Ralph Rish, do hereby authorize Raymond W. Greer to act on my behalf as agent for the Planned Unit Development request prepared for the subject property. The property subject to the applications is comprised of Gulf County Property Appraiser Parcel Identification Number 06076-015 and is located east of Long Avenue and North of US Highway 98 consisting of approximately 90+/- acres.

If you have any questions or need additional information, please do not hesitate to contact at the address below.

Sincerely,



Ralph Rish
Long Avenue Partners LLC
1887 State Road 30-A
Port St Joe, Florida 32456

cc: Raymond W. Greer, AICP

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

Property Address: AVE B PSJ FL Zoning: Commercial -

Property Owner: DJ ENTERPRISES Phone: 850-348-0170
OF Panama City Inc.

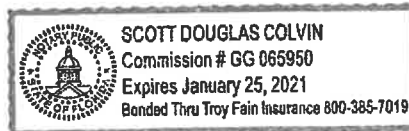
Mailing Address: P.O. Box 20275 City, State, and Zip: Panama City Beach FL
32417

Parcel Number: 05724-000R Applicant if different: Eric Baker

[Signature]
Owner signature

Swore to and subscribed before me this 14th day of Jan 2021. Personally known or
produced identification FL DL.

[Signature]
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

Date

Applicant Signature

Date

DJ Enterprises of Panama City, Inc.
A Franchisee of Taco Bell
P.O. Box 20275
Panama City Beach, FL 32417-0275
Office 850-249-1891
Fax 850-249-1273



To: City of Port St. Joe
From: Eric Baker, DJ Enterprises of Panama City inc. *EB*
Date: January 14, 2021
Re: Special Exception Request Application

To whom it may Concern:

Please consider granting an exception request for the attached property located on Ave B. Specifically, section 5.08 of the LDR "Restaurant with Drive up Facilities". As the attached plan shows we have 23 parking spaces where I believe the plan would require 25 or 26.

Thank you

- Hospitals: One space for each three beds, plus one space for each staff doctor, plus two spaces for each three employees.
- Medical or dental clinics and offices: Four spaces for each doctor, plus two spaces for each three employees.
- Convalescent and nursing homes: One space for each ten beds, plus one space for each employee.
- Child care facilities: One space for each staff member, plus one space for each ten children, located to allow for the safe and convenient loading and unloading of children.
- Office buildings: One space for each 300 square feet of gross floor area.
- Theaters, and restaurants without drive-up facilities: One space for each four seats, plus two spaces for each three employees.
- Churches and funeral parlors: One space for each five seats in the auditorium.
- Restaurants with drive-up facilities: One space for every 25 square feet of gross floor area, plus two spaces for each three employees.
- Marina: One-half spaces for each boat slip.
- Motels and hotels: One space per unit, plus two spaces for each three employees.
- Mini-warehouse facilities: One space for each ten warehouse units, plus two spaces for each three employees.
- Auto repair garages and filling stations: Two spaces for each three employees, plus one space for each service bay.
- Laundries: One space for each three washing machines.
- Barber shops and beauty parlors: One space for each chair, plus one space for each employee.
- Veterinary clinics and hospitals: One space for each 300 square feet of gross floor area, plus two spaces for each three employees.
- Health clubs: One space for each 150 square feet of gross floor area.
- Banks: One space for each 300 square feet of gross floor area.
- Vehicle sales: One space for each 400 square feet of gross floor area devoted to sales.
- Retail and commercial uses (other than those specifically cited):
- Buildings up to 2,000 square feet: One space for each 200 square feet of gross floor area.
 - Buildings of 2,001–4,000 square feet: One space for each 300 square feet of gross floor area.
 - Buildings of 4,001–10,000 square feet: One space for each 400 square feet of gross floor area.
 - Buildings greater than 10,000 square feet: One space for each 500 square feet of gross floor area, with a minimum of 25 spaces required.

Prepared by/return to:
Watersound Title Agency, LLC
130 Richard Jackson Blvd., Suite 200
Panama City Beach, Florida 32407

Order No.: 2020080082

Property Appraiser's Parcel I.D. Number:
05724-000R

Record Deed: 10.00
Deed Documentary Stamps: 1,925.00
Consideration: 275,000.00

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made this October 27, 2020 by The St. Joe Company, a Florida corporation, and having its principal place of business at 130 Richard Jackson Blvd., Suite 200, Panama City Beach, FL 32407 (the "Grantor"), and DJ Enterprises of Panama City, Inc., a Florida corporation whose post office address is P.O.Box 28151, Panama City, FL 32411, (the "Grantee"):

WITNESSETH:

Grantor, for and in consideration of the sum of Ten and No/100 U.S. Dollars (\$10.00), and other valuable consideration, receipt whereof is hereby acknowledged, has granted, bargained, sold, alienated, remised, released, conveyed and confirmed and by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee the following parcel of land, situate, lying and being in the County of Gulf, State of Florida ("Property"), and more particularly described as follows:

LOT 7, LESS AND EXCEPT THE RIGHT OF WAY OF U.S. HIGHWAY 98 AND LOTS 9, 11, AND 13, BLOCK 1003, ACCORDING TO THE PLAT OF PORT ST. JOE, AS RECORDED IN PLAT BOOK 1, PAGE 18 OF THE PUBLIC RECORDS OF GULF COUNTY, FLORIDA.

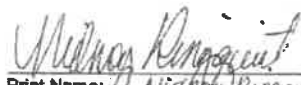
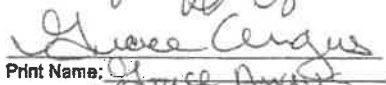
Subject to encumbrances, easements and restrictions of record, taxes for 2020 and for subsequent years, zoning and other regulatory laws and ordinances affecting the Property, and any matters which would be disclosed by a current and accurate survey or by a current physical inspection of the Property.

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining.

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

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said Property in fee simple; that the Grantor has good right and lawful authority to sell and convey said Property; and hereby specially warrants the title to said Property and will defend the same against the lawful claims of all persons claiming by, through or under the said Grantor, but none other.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in its name, and its name by its proper officers, and its corporate seal to be affixed, the day and year first above written.


Print Name: M. Ringquist

Print Name: Grace Angles

The St. Joe Company, a Florida corporation

BY: 
Marek Bakun
Executive Vice President and CFO

STATE OF FLORIDA
COUNTY OF BAY

The foregoing instrument was acknowledged before me by means of X physical presence or online notarization this 27th day of October, 2020 by Marek Bakun as Executive Vice President and CFO of The St. Joe Company, a Florida corporation. He/she is personally known to me.



MIDAOY RINGQUIST
Commission # GG 281311
Expires March 6, 2023
Bonded thru Budget Notary Services

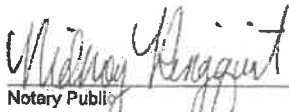

Notary Public

EXHIBIT "A"

Property

LOT 7, LESS AND EXCEPT THE RIGHT OF WAY OF U.S. HIGHWAY 98 AND ALL OF LOTS 9, 11, AND 13, BLOCK 1003, ACCORDING TO THE PLAT OF PORT ST. JOE, AS RECORDED IN PLAT BOOK 1, PAGE 18 OF THE PUBLIC RECORDS OF GULF COUNTY, FLORIDA.



October 27, 2020

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

Dear Sirs:

We hereby request sewer impact fee credit assignments from our pre-paid pool to be allocated to the following properties located in Gulf County as indicated below:

Description of Property:

| LOT 7, LESS AND EXCEPT THE RIGHT OF WAY OF U.S. HIGHWAY 98 AND LOTS 9, 11, AND 13, BLOCK 1003, ACCORDING TO THE PLAT OF PORT ST. JOE, AS RECORDED IN PLAT BOOK 1, PAGE 18 OF THE PUBLIC RECORDS OF GULF COUNTY, FLORIDA. | Buyer | Sewer Tap Fee Credit | Water Tap Fee Credit |
|--|-------------------------------------|----------------------|----------------------|
| | DJ Enterprises of Panama City, Inc. | 1 | 1 |

Should you have any questions or comments, please do not hesitate to contact me at 850-231-6400.

Sincerely,

Dan Velazquez
Sr. Vice President
Development

SHIRLEY J. JENKINS
GULF COUNTY TAX COLLECTOR

2020 REAL ESTATE NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

| PROPERTY I.D. NUMBER | ESCROW CD | EXEMPTIONS | DIST C |
|----------------------|-----------|------------|--------|
| 05724-000R | | | 000 |

TAX BILL NUMBER R1447000

D J ENTERPRISES OF PANAMA CITY
PO BOX 28151 *P.O. Box 20275*

PANAMA CITY FL 32411

32417

46767
CITY OF PORT ST JOE ORIG. PART
OF LOT 7 & LOTS 9, 11 & 13
LESS ORB 202/585 TO NEW BETHEL
AME CHURCH
SITE: AVENUE B PORT ST JOE 32456

MAILING ADDRESS: 1000 COSTIN BLVD., RM. 147, PORT ST. JOE FL 32456 * (850)-229-5353 * www.gulfcountytaxcollector.com

| AD VALOREM TAXES | | | | | |
|------------------|--------------|----------------|-----------------|---------------|--------------|
| TAXING AUTHORITY | MILLAGE RATE | ASSESSED VALUE | EXEMPTION VALUE | TAXABLE VALUE | TAXES LEVIED |
| COUNTY | .00710000 | 134,700 | | 134,700 | 956.37 |
| SCHOOL-LRE | .00366800 | 134,700 | | 134,700 | 494.08 |
| SCHOOL-DISC | .00259500 | 134,700 | | 134,700 | 349.55 |
| PORT ST. JOE | .00359140 | 134,700 | | 134,700 | 483.76 |
| NW FL WATER MGM | .00003110 | 134,700 | | 134,700 | 4.19 |

Please correct address

WALK-IN CUSTOMERS
PLEASE BRING FOR RECEIPT

TOTAL MILLAGE AD VALOREM TAXES 2,287.95

| NON-AD VALOREM ASSESSMENTS | | |
|----------------------------|------|--------|
| LEVYING AUTHORITY | RATE | AMOUNT |
| | | |
| | | |
| | | |
| NON-AD VALOREM ASSESSMENTS | | |

COMBINED TAXES AND ASSESSMENTS See reverse side for important information

| IF PAID BY: | NOV 1-30 | DEC 1-31 | JAN 1-31 | FEB 1-28 | MAR 1-31 | APR 1-30 |
|-------------|----------|----------|----------|----------|----------|----------|
| | 2,196.43 | 2,219.31 | 2,242.19 | 2,265.07 | 2,287.95 | 2,356.59 |

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 February 11, 2021

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

11 day of February, 2021

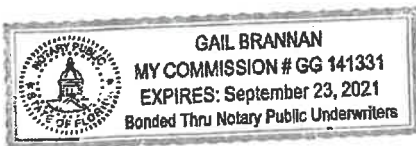
By Robin Hoxie, who is

X personally known to me or _____ who has produced

(type of identification),

As Identification.

Gail Brannan
Signature of Notary



Print, Type, or Stamp Commissioned
Name of Notary Public

PUBLIC NOTICE

Public Hearings will be held in the Planning, Development, & Review Board's
Regular Meeting on, Tuesday, March 2nd, 2021, at 4:00 P.M. EST and at the
Regular City Commission Meeting on Tuesday, March 23rd, 2021, at
12:00 P.M. EST at the Ward Ridge Building, 2775 Garrison Ave., Port St. Joe, FL
32456 to discuss and act on the following:

Discussion – Special Exception per section 5.08 (Required Parking Spaces)
&

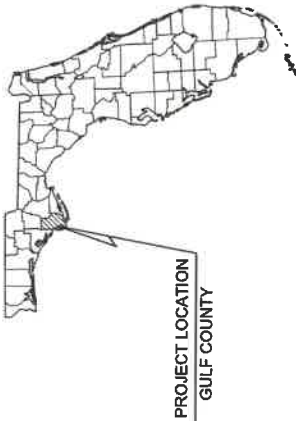
Development Order for
Taco Bell, DJ Enterprises of Panama City
Located at the Corner of Hwy 98 & Avenue B
Parcel: 05724-000R

Interested persons may attend and be heard at the public hearings or provide
comments in writing to the Planning and Development 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.

NF-11118465

CONSTRUCTION PLANS FOR PORT ST JOE TACO BELL HIGHWAY 98, PORT ST JOE, FLORIDA 32456 GULF COUNTY, FLORIDA



PROJECT TEAM

CONCRETE DEVELOPER
DEVELOPER OF PANAMA CITY, INC.
PO BOX 30275
PANAMA CITY, FL 32405
PHONE: (904) 348-0170

CIVIL ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
100 RICHARD JACKSON BOULEVARD
SUITE 100-C
PANAMA CITY, FL 32407
PHONE: (904) 353-3522

SURVEYOR
DEWEY BROWERS, INC.
100 RICHARD JACKSON BOULEVARD
SUITE 100-C
PANAMA CITY, FL 32405
PHONE: (904) 353-0644

GEOTECHNICAL ENGINEER
MAGNUM ENGINEERING, INC.
100 RICHARD JACKSON BOULEVARD
SUITE 100-C
PANAMA CITY, FL 32405
PHONE: (904) 353-0644

UTILITY SUPPLIERS

WATER / SANITARY SEWER
FLORIDA WATER UTILITIES
303 S. G. COASTAL BLVD
PORT ST JOE, FL 32456
PHONE: (904) 229-8258

GAS
FLORIDA GAS COMPANY
303 S. G. COASTAL BLVD
PORT ST JOE, FL 32456
PHONE: (904) 229-8258

ELECTRIC
FLORIDA ENERGY
PORT ST JOE, FL 32456
PHONE: (904) 700-8744

TELECOMMUNICATIONS
CONSOLIDATED COMMUNICATIONS
PHONE: (904) 968-7224



DESIGN STANDARDS:
F.D.O.T. SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION
F.D.O.T. STANDARD PLANS FOR ROAD CONSTRUCTION, LATEST EDITION
F.D.O.T. STANDARD PLANS FOR BRIDGE CONSTRUCTION, LATEST EDITION
CONSTRUCTION AND MAINTENANCE OF STREETS AND HIGHWAYS (GREEN BOOK)
LATEST EDITION
CITY OF PORT ST JOE UTILITIES SPECIFICATIONS
MUTUAL ENVIRONMENTAL RESOURCE PERMIT REQUIREMENTS



| Sheet Number | Sheet Title |
|--------------|-------------------------------------|
| C000 | COVER SHEET |
| C001 | GENERAL NOTES |
| C100 | EXISTING CONDITIONS |
| C101 | DEMOLITION AND EROSION CONTROL PLAN |
| C102 | EROSION CONTROL DETAILS AND NOTES |
| C200 | SITE PLAN |
| C201 | SIGHT TRIANGLE PLAN |
| C202 | TRUCK MOVEMENT PLAN |
| C300 | GRADING AND DRAINAGE |
| C400 | UTILITY PLAN |
| C500 | CONSTRUCTION DETAILS |
| C501 | CONSTRUCTION DETAILS |
| C502 | CONSTRUCTION DETAILS |
| L100 | TREE PROTECTION PLAN |
| L200 | LANDSCAPE PLAN |
| L201 | LANDSCAPE NOTES & DETAILS |

SHEET INDEX

COVER SHEET

PORT ST JOE
TACO BELL
PREPARED FOR
PANAMA CITY, INC.
FLORIDA

SHEET NUMBER
C000



PROJECT NO.
14291000
DATE
DECEMBER 2020
SCALE AS SHOWN
DESIGNED BY
CHECKED BY
DRAWN BY

Kimley-Horn
100 RICHARD JACKSON BOULEVARD, SUITE 100-C
PANAMA CITY BEACH, FL 32407 PHONE: 904-353-3522
WWW.KIMLEY-HORN.COM CA 00000899

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PORT ST JOE
TACO BELL
PREPARED FOR
DU ENTERPRISES OF
PANAMA CITY, INC.
FLORIDA

EXISTING
CONDITIONS

KHA PROJECT
142981000
DATE
DECEMBER 2020
CASE AS SHOWN
DESIGNED BY JMB
DRAWN BY MDW
CHECKED BY JMB



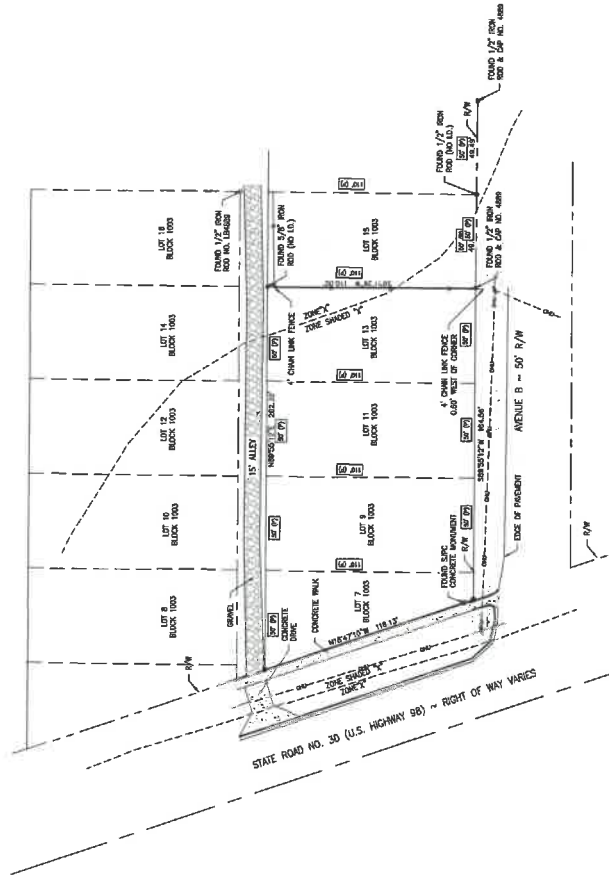
Kimley»Horn

[illegible]

SYMBOLS & ABBREVIATIONS:

- No. = NUMBER
= NUMBER
- L.B. = LICENSED BUSINESS
- O.A. = OFFICIAL RECORDS
- P.O. ON L.B. = P.O. ON LICENSE
- (7) = PERMITS CURRENT
- (P) = PLAT DATA
- R/W = RIGHT OF WAY
- S.C. = SUBDIVISION
- = SET "A" CAPPED ROW NO. L.B. #0111
- = LAP POLE
- △ = TRAFFIC SIGN
- = ANY ANCHOR
- = UTILITY POLE
- S.P.C. = ST. JOE PAPER COMPANY
- — — OVERHEAD UTILITY LINE
- = EXISTING CONCRETE
- = EXISTING GRAVEL

DESCRIPTION:
LOT 7, LESS AND EXCEPT THE RIGHT OF WAY OF U.S.
HIGHWAY 90 AND LOTS 8, 11 AND 13, BLOCK 1003
ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT
BOOK 1, PAGE 18 OF THE PUBLIC RECORDS OF GULF
COUNTY, FLORIDA.



✓ 8/18 MC 2372

$\times 10^4$ 990 2372
 $\times 10^4$ 990 2373

This document, together with the copyright and design printed hereby, is an integral part of the overall package and should be kept together for the entire life of the product. It is suggested that it be printed on the document without alteration and retained for future reference as the document may be revised and updated. The copyright and design printed hereby, is an integral part of the overall package and should be kept together for the entire life of the product. It is suggested that it be printed on the document without alteration and retained for future reference as the document may be revised and updated. The copyright and design printed hereby, is an integral part of the overall package and should be kept together for the entire life of the product. It is suggested that it be printed on the document without alteration and retained for future reference as the document may be revised and updated.

PORT ST JOE
TACO BELL
PREPARED FOR
DU ENTERPRISES OF
PANAMA CITY, INC.
FLORIDA

DEMOLITION AND EROSION CONTROL PLAN

KHA PROJECT
142981000
DATE
DECEMBER 2020
SCALE AS SHOWN
DESIGNED BY: JMD
DRAWN BY: JMD
CHECKED BY: JMD



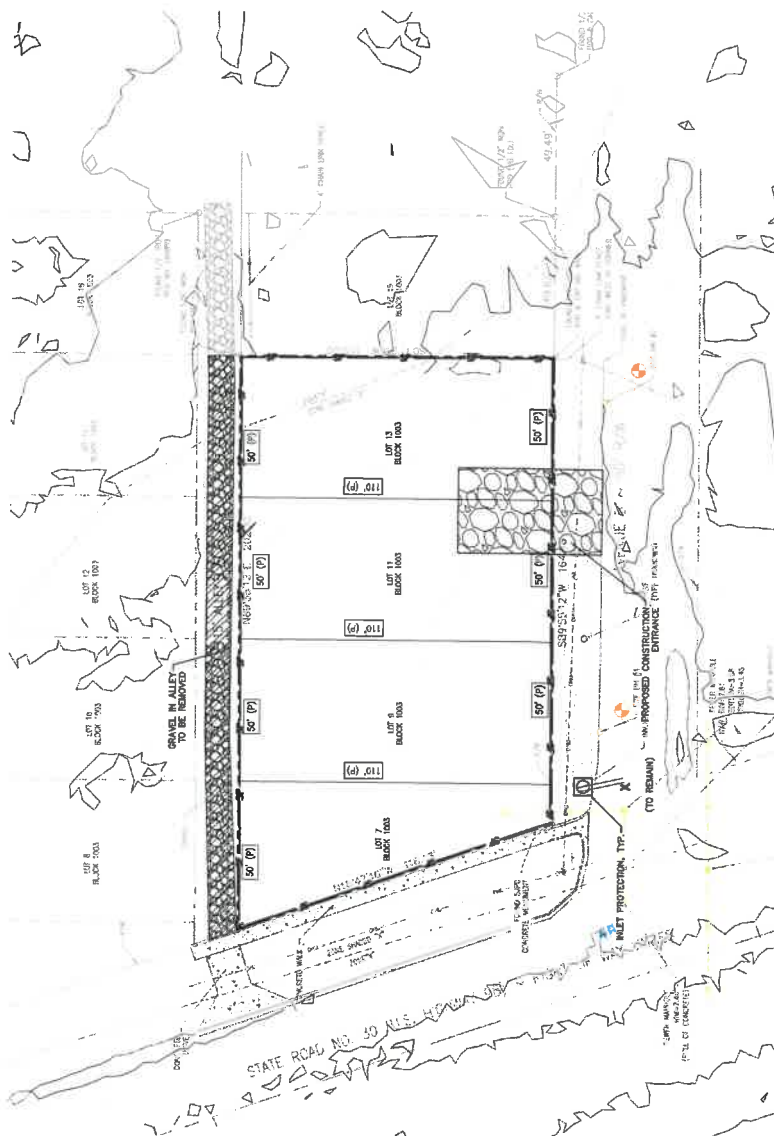
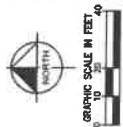
Kimley»Horn
A 2020 KIMLEY-HORN AND ASSOCIATES, INC.
100 RICHARD JACKSON BOULEVARD, SUITE 120-C
PANAMA CITY BEACH, FL 32407 PHONE: 850-553-2022
WWW.KIMLEY-HORN.COM CA 00000599

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DEMOLITION NOTE:
ALL EXISTING WATER/SEWER UTILITIES TO BE ABANDONED MUST BE
CAPPED IN THE PRESENCE OF PORT ST JOE UTILITY STAFF.

LEGEND

- OBJECT TO BE REMOVED
- SILT FENCE
- GRAVEL TO BE REMOVED
- INLET PROTECTION



C201

SHEET NUMBER

PORT ST JOE
TACO BELL
PREPARED FOR
PANAMA CITY, INC.
FLORIDA

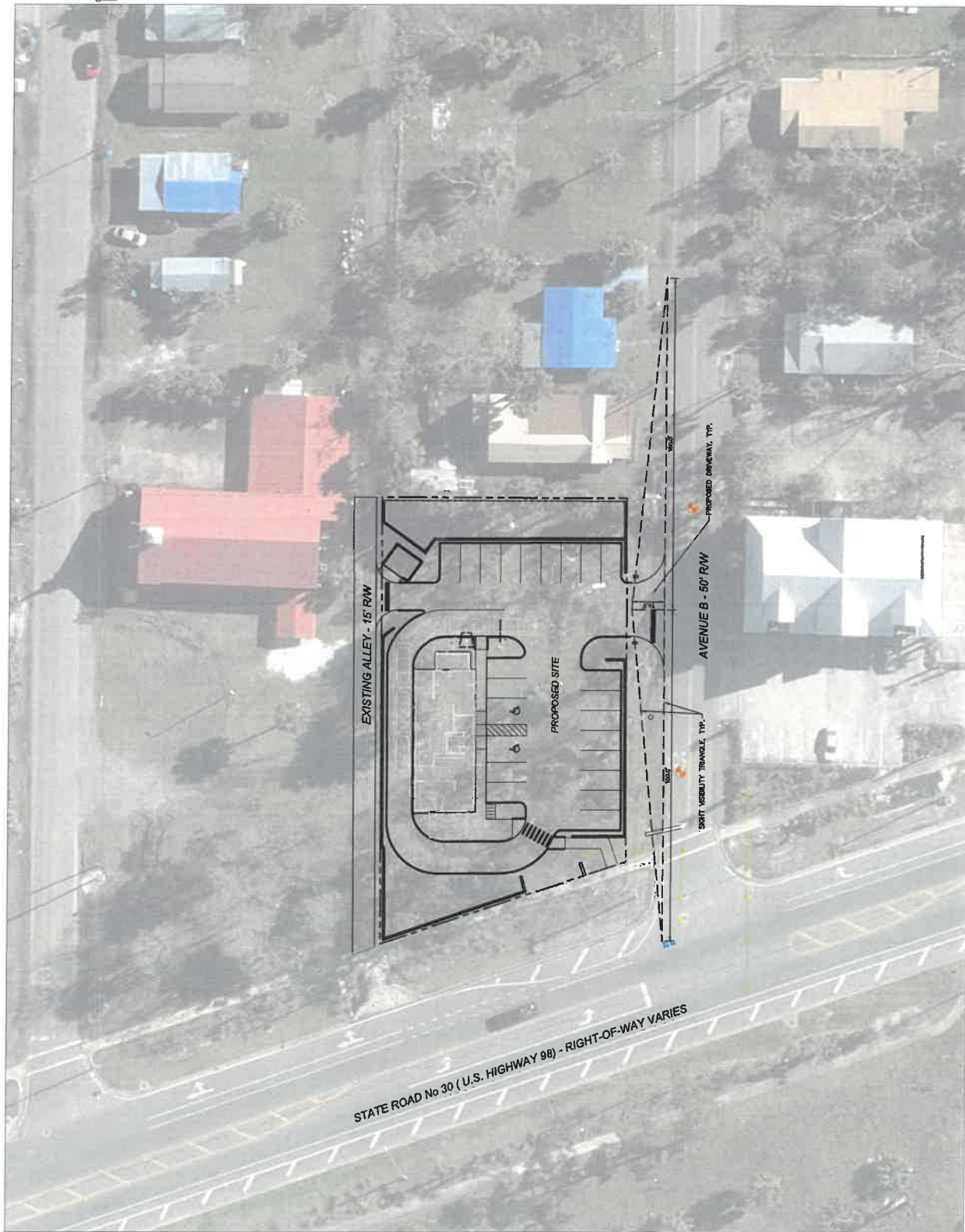
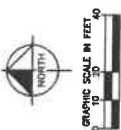
SIGHT TRIANGLE

142981000
DATE
DECEMBER 2020
SCALE AS SHOWN
CHECKED BY JMB
DESIGNED BY JMB
DRAWN BY JMB
KHA PROJECT



Kimley»Horn
100 RICHARD JACKSON BOULEVARD, SUITE 110-C
PANAMA CITY BEACH, FL 32407 PHONE: 850-553-2022
WWW.KIMLEY-HORN.COM CA 00000596

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111

C202

SHEET NUMBER

PORT ST JOE
TACO BELL
PREPARED FOR
DU ENTERPRISES OF
PANAMA CITY, INC.
FLORIDA

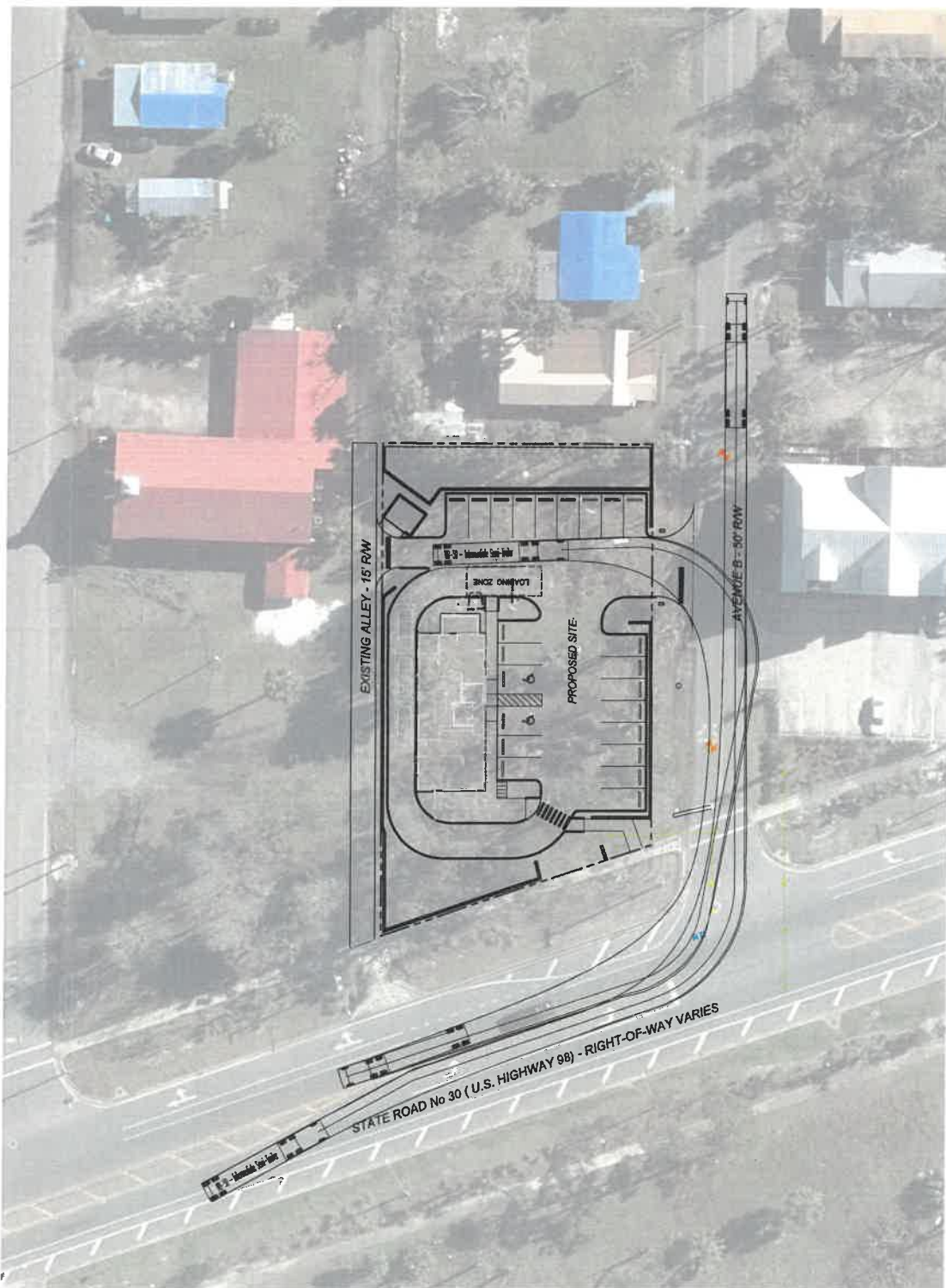
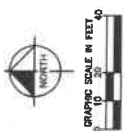
TRUCK MOVEMENT EXHIBIT

NSA PROJECT
142981000
DATE
DECEMBER 2020
SCALE AS SHOWN
DESIGNED BY JMB
CHECKED BY JMB



Kimley-Horn
9 2020 KIMLEY-HORN AND ASSOCIATES, INC.
100 SOUTH JACKSON BOULEVARD, SUITE 100-4
PANAMA CITY BEACH, FL 32407 PHONE 850-543-1022
WWW.KIMLEY-HORN.COM CA 00000858

| NO. | REVISIONS | DATE | BY |
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116

PORT ST JOE
TACO BELL
PREPARED FOR
DUJ ENTERPRISES OF
PANAMA CITY, INC.
FLORIDA

GRADING AND DRAINAGE

Kimley»Horn

[illegible]

NOTES:

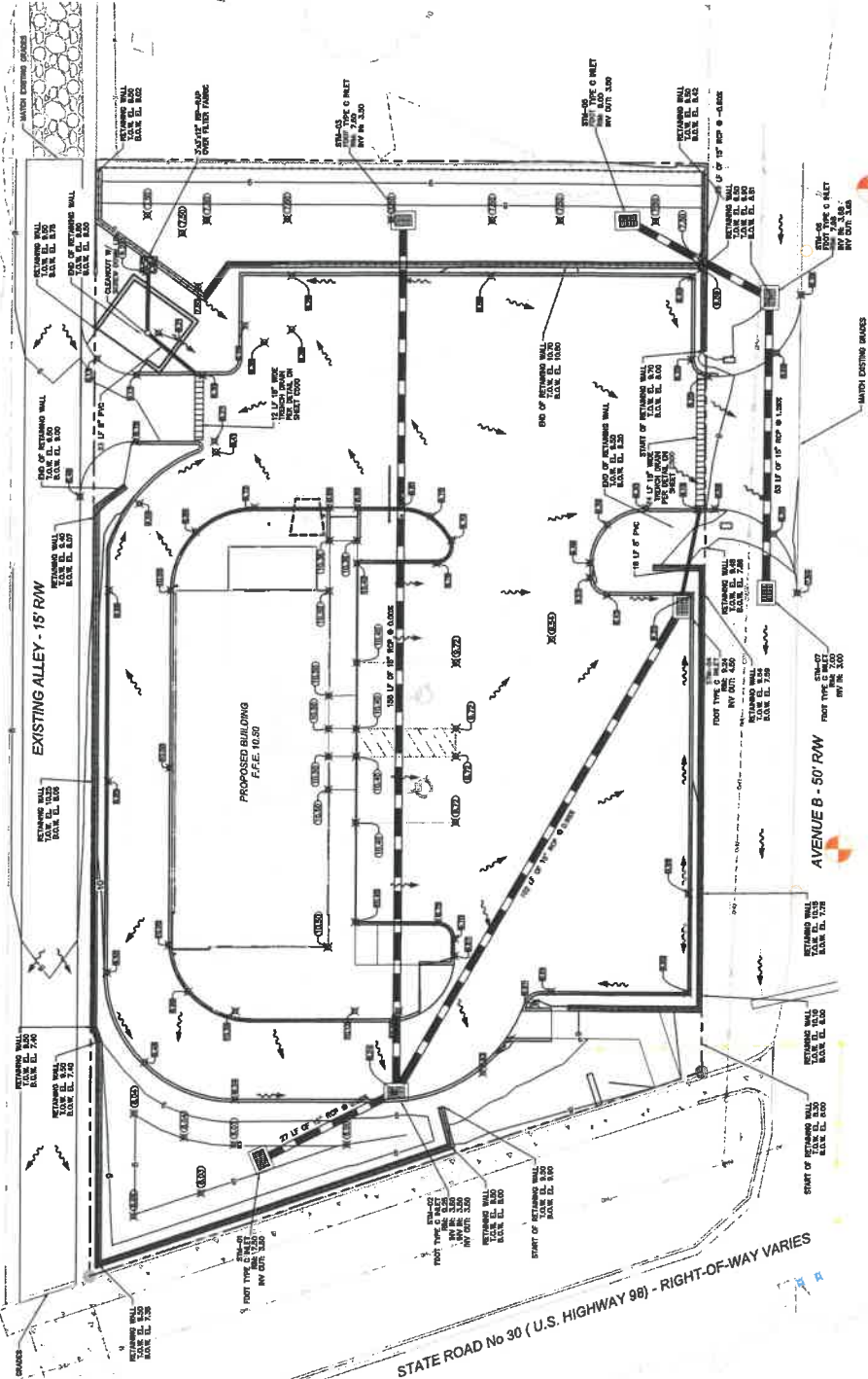
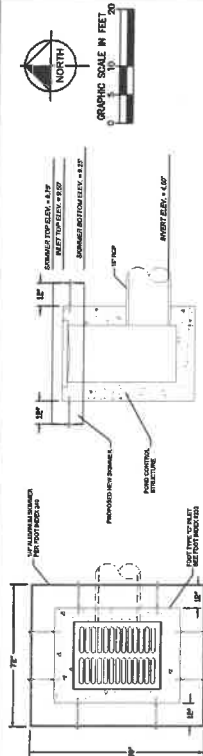
- [illegible]

SECTION VIEW

PLAN VIEW

DETAIL CONTROL STRUCTURE DETAIL - STM-05

WILSON



STATE ROAD No 30 (U.S. HIGHWAY 90) - RIGHT-OF-WAY VARIES

LEGEND

| | |
|--|---|
| | FINISHED GRADE AT EDGE OF PAVEMENT WITH ADJACENT CURB |
| | FINISHED GRADE |
| | CONCRETE SIDEWALK |
| | RIP RAP WITH FILTER FABRIC |

This document, together with the concepts and designs provided hereby, is on loan to you for the purpose of your review and design. It is not to be used for any other purpose and is not to be reproduced or distributed in any form without the express written consent of the licensor. The licensor shall not be held responsible for any loss or damage to the licensor's intellectual property or for any loss or damage to the licensor's business or for any loss or damage to the licensor's reputation or for any loss or damage to the licensor's goodwill or for any loss or damage to the licensor's other interests.

C400

SHEET NUMBER

PORT ST JOE
TACO BELL
PREPARED FOR
DU ENTERPRISES OF
PANAMA CITY, INC.
FLORIDA

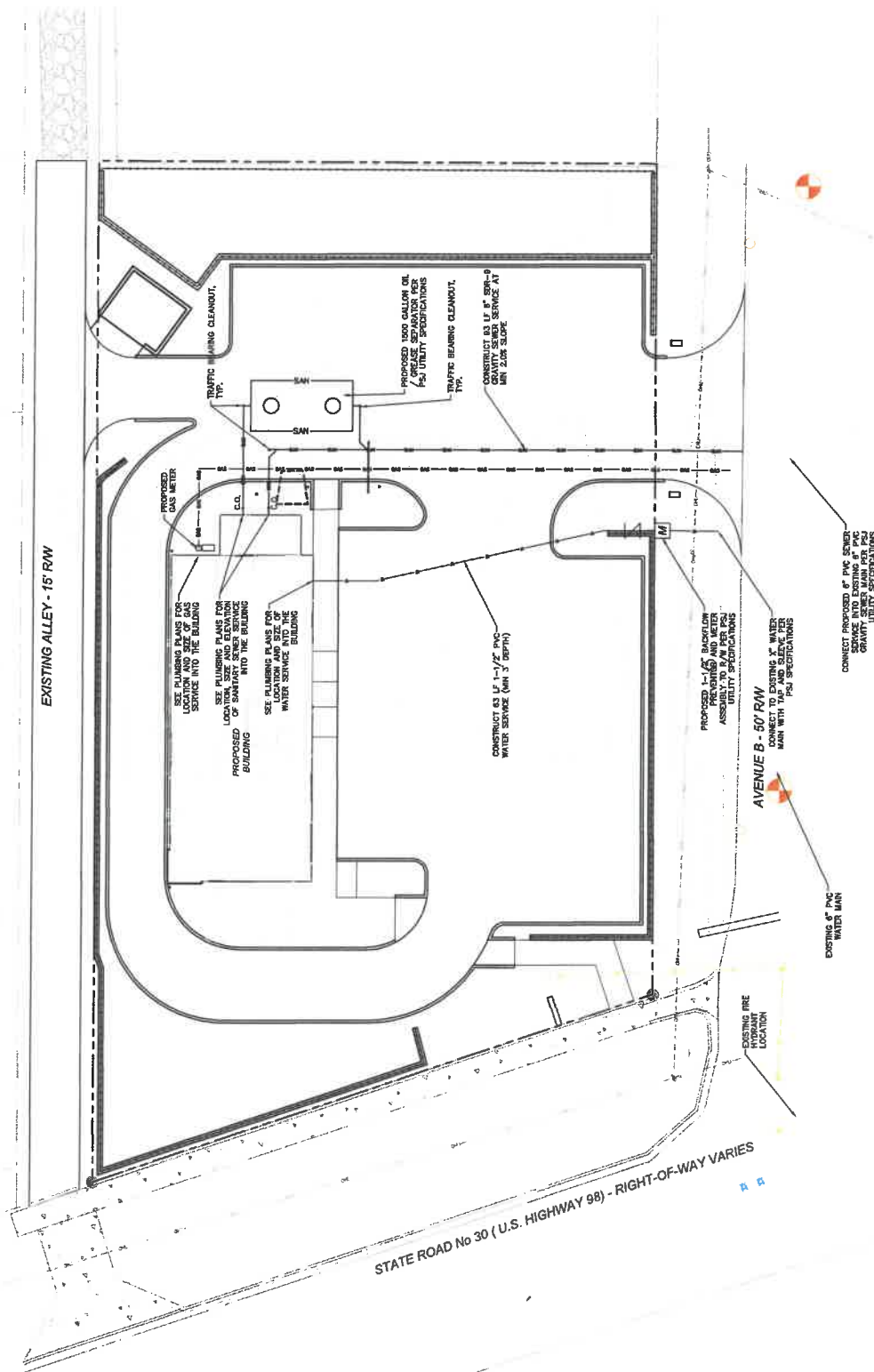
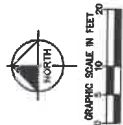
UTILITY PLAN

DATE
142891000
DECEMBER 2020
SCALE AS SHOWN
CHECKED BY JMB
DESIGNED BY JMB



Kimley»Horn
100 RICHARD JACKSON BOULEVARD, SUITE 120-C
PANAMA CITY BEACH, FL 32407 PHONE: 904-552-2022
WWW.KIMLEY-HORN.COM CA 00000686

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811

CONSTRUCTION DETAILS

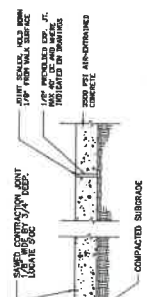
DATE: 1/24/2020
SCALE: AS SHOWN
DESIGNED BY: JMB
CHECKED BY: JMB

100 BROADVIEW AVENUE
PANAMA CITY, FL 32404
WWW.KIMLEY-HORN.COM
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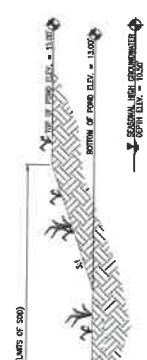


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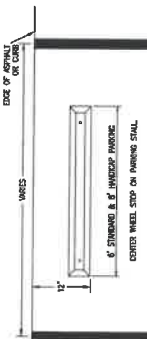
CONCRETE SIDEWALK DETAIL



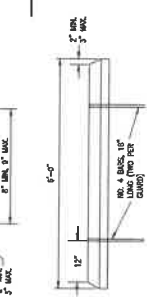
DETAIL STORMWATER FACILITY



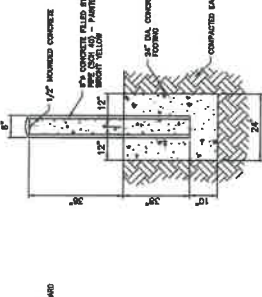
DETAIL WHEEL STOP DETAIL



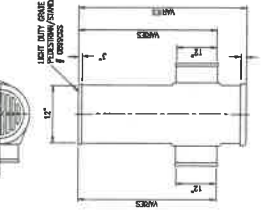
DETAIL CONC. BUMPER GUARD



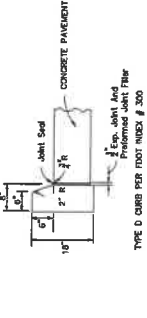
BOULEVARD DETAIL



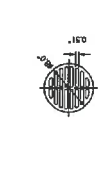
DETAIL ADS STORMWATER INLET



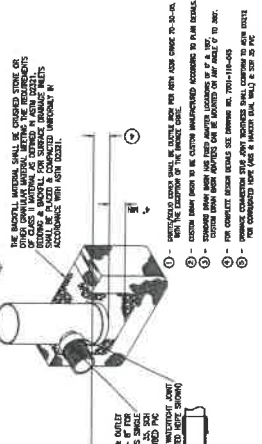
TYPE 'D' VERTICAL CONCRETE CURB



DETAIL ADS PEDESTRIAN DRAIN GRADE



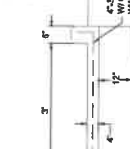
12" DRAIN BASIN



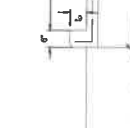
CONCRETE APRON/PAVING DETAILS



SECTION



PLAN



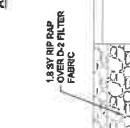
PROFILE



CONCRETE FLUME DETAIL



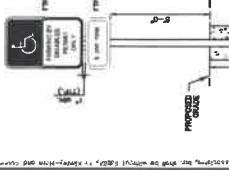
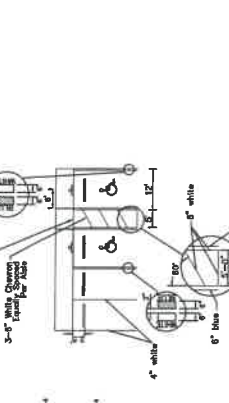
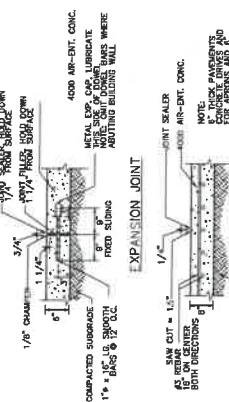
ADA STRIPING AND SIGNAGE



CONCRETE FLUME DETAIL



SEE ARCHITECTURAL PLANS, SHEET A6.2 FOR DETAILS REGARDING DUMPSTER ENCLOSURE



NOT TO SCALE

PORT ST JOE
TACO BELL
PREPARED FOR
DU ENTERPRISES OF
PAMAMA CITY, INC.
FLORIDA

CONSTRUCTION DETAILS

PROJECT NO. 14291000
DATE DECEMBER 2020
DESIGNED BY: MJB
CHECKED BY: MJB

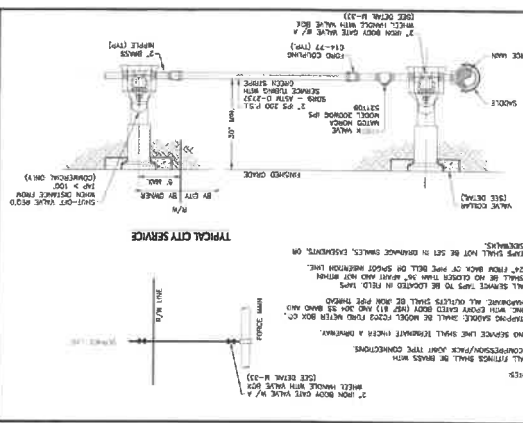


Kimley-Horn
100 SOUTH HAZEN AVENUE, SUITE 100
PAMAMA CITY BEACH, FL 32407 PHONE: 850-553-1000
WWW.KIMLEY-HORN.COM CA 00000989

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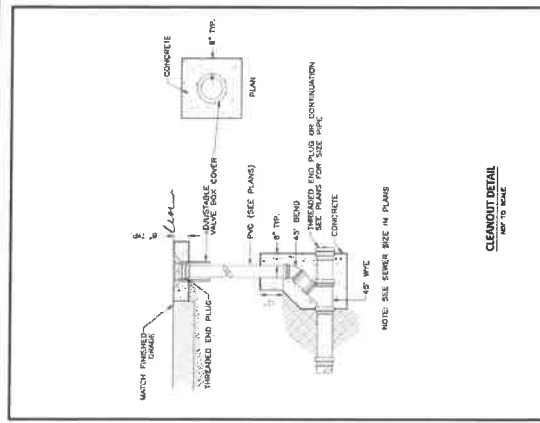
CITY OF P.C.B UTILITIES STANDARD DETAILS

DATE: 08/2013
SCALE: 1"=1'-0"



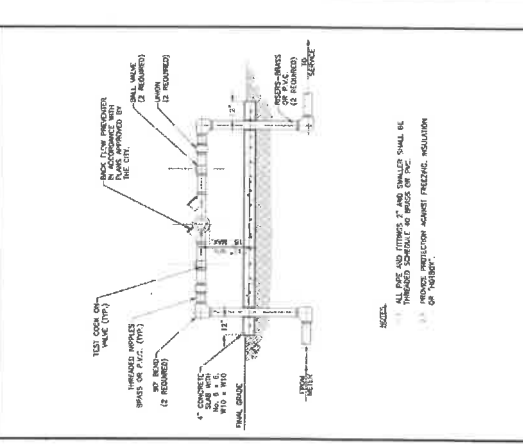
CITY OF P.C.B UTILITIES STANDARD DETAILS

DATE: 08/2013
SCALE: 1"=1'-0"



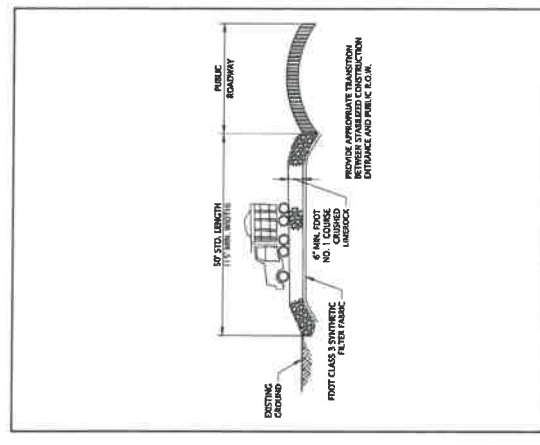
CITY OF P.C.B UTILITIES STANDARD DETAILS

DATE: 08/2013
SCALE: 1"=1'-0"



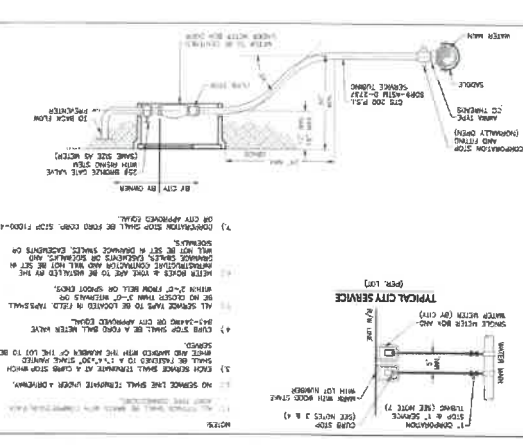
CITY OF P.C.B UTILITIES STANDARD DETAILS

DATE: 08/2013
SCALE: 1"=1'-0"



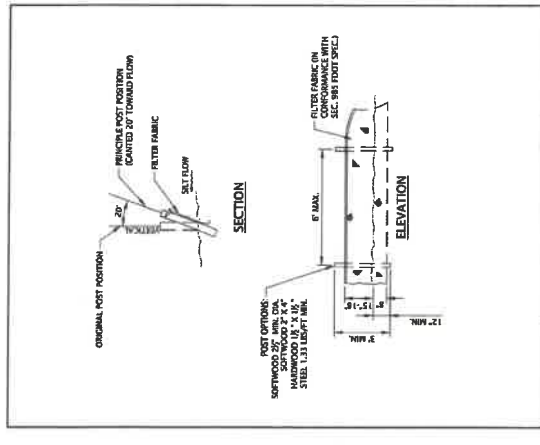
CITY OF P.C.B UTILITIES STANDARD DETAILS

DATE: 08/2013
SCALE: 1"=1'-0"



CITY OF P.C.B UTILITIES STANDARD DETAILS

DATE: 08/2013
SCALE: 1"=1'-0"



[illegible][illegible][illegible][illegible]

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 February 11, 2021

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

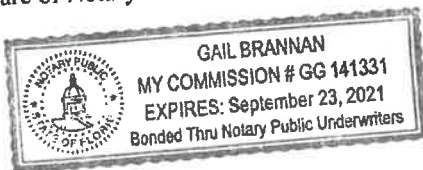
11 day of February, 2021

By Robin Hoxie, who is

X personally known to me or _____ who has produced
(type of identification),

As Identification.

Gail Brannan
Signature of Notary



Print, Type, or Stamp Commissioned
Name of Notary Public

PUBLIC NOTICE

Public Hearings will be held in the Planning, Development, & Review Board's
Regular Meeting on, **Tuesday, March 2nd, 2021, at 4:00 P.M. EST** and at the
Regular City Commission Meeting on **Tuesday, March 23rd, 2021, at**
12:00 P.M. EST at the Ward Ridge Building, 2775 Garrison Ave., Port St. Joe, FL
32456 to discuss and act on the following:

Discussion – Special Exception per section 5.08 (Required Parking Spaces)

&

Development Order for
Taco Bell, DJ Enterprises of Panama City
Located at the Corner of Hwy 98 & Avenue B
Parcel: 05724-000R

Interested persons may attend and be heard at the public hearings or provide
comments in writing to the Planning and Development 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.

NF-11118465

February 9, 2021

To Whom it May Concern,

RE: Parcel #05724-000R
Corner of Hwy 98 & Avenue B
Port St. Joe, Florida 32456

This letter is to inform that your neighbor, DJ Enterprises of Panama City, intends to file for a Special Exception in reference to the property located on the corner of Hwy 98 & Avenue B Parcel 05724-000R. The City of Port St. Joe will hold a meeting to discuss the request for this Special Exception on **Tuesday, March 2nd, 2021, at 4:00 PM EST**, at the Ward Ridge Building, 2775 Garrison Avenue, Port St. Joe, Florida. The reason for the request is per section 5.08 (Required Parking Spaces). of the Land Development Regulations, see attached copy.

Additionally, Public Hearings will be held in the Planning, Development, & Review Board's Regular Meeting on, **Tuesday, March 2nd, 2021, at 4:00 P.M. EST** and at the Regular City Commission Meeting on **Tuesday, March 23rd, 2021, at 12:00 P.M. EST** at the Ward Ridge Building, 2775 Garrison Ave., Port St. Joe, FL 32456 to discuss and act on the development order request for Taco Bell.

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

Port St. Joe LDR Plan Review

Review Date: _____ Reviewed By: K. Simpson

Owner: DJ Enterprises Contractor: TBD

Address: Avenue B Parcel ID: 05724-000R

Residential: _____ Commercial: X Industrial: _____

Zoning: C-1 Allowable Use: Restaurants

Project

Description: 1910' restaurant

Type of Development Order: _____

TAC: _____ PDBR: 3/2/2021 City Commission: 3/23/2021

Density Units allowed: _____ Proposed Units: 1

Flood Zone: AE 9' Elevation First Finished Floor: 10.5'

Lot Size: .47/ acre 20,178' Covered Area Sq. Ft.: 13,814'

House H/C Minimum Required: _____ Proposed: _____

House Footprint: _____ Garage: _____

Porches: _____ Deck/patio: _____ Shed: _____

Pool/Decking: _____ Driveway: _____ Other: _____

Covered Area Sq. Ft:

Existing 0' New: 13,814' Total w/ New: 13814'

Height Allowed: 60' Height Proposed: single story

Impervious Surface Allowed: 70% Total Proposed: 68.4%

Setbacks required: Front: 0' Rear: 10' Left: 0' Right: 0'

Setbacks proposed: Front: 40' Rear: 42' Left: 11' Right: 47'

Hwy 98

Ave B

Port St. Joe LDR Plan Review

Notes: 20' buffer provided on plans 6' high wood fence along rear property line

Required Parking: Lobby Area 24 spaces Provided: 22 spaces plus 2 ADA spaces= 24 total.

2 spaces for employees= 26 spaces total

1 ADA space

Recommendations: Special Exception for Parking per LDR 5.08

Occupant load: 40 ppl

Recommend requiring 1 parking space for 4 people based on seating space and occupant load.



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