

**City of Port St. Joe
Planning, Development, and Review Board Regular Meeting
April 2, 2024 4:00 P.M.**

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

**Hal Keels
Travis Burge
Chris Karagiannis**

PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE

ROLL CALL OF THE BOARD

CONSENT AGENDA:

March 5, 2024 Regular Meeting Minutes

Pages 1-4

BUSINESS ITEMS

- **Development Order Request- Marina Cottages- St. Joe Marina Cottages LLC
Parcel #'s 04594-030R, 04594-022R, & 04594-021R. Pages 5-82**
- **Ordinance 609 Butler Bay PUD Pages 83-89**

***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
March 7, 2024

This Meeting is a Continuance from the March 5, 2024, Meeting.

Minutes

Pledge of Allegiance and Moment of Silence

Roll Call of the Board

Present		Absent	
Board	Staff	Board	Staff
Jay Rish, Chair	Jim Anderson	Travis Burge	Charlotte Pierce
Phil Earley, Vice Chair	Mike Lacour	Hal Keels	Bo Creel
Chris Karagiannis	Clinton McCahill		
Rawlis Leslie	Kendall Falkner		
Minnie Likely	April Thompson		

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

Consent Agenda

A Motion was made Vice Chairman Early and seconded by Minie Likely, to approve the February 6, 2024, Regular Meeting Minutes. All in favor; Motion carried 5-0.

Business Items

Special Exception Request Rhett & Brittne Butler, 1916 Forest Park Ave., Parcel #05677-000R-

The Butlers were represented by Tyler Marsh of Southeastern Consulting Engineers. Permission was asked to construct a 36x48 pole barn that would encroach into the 20th Street setback 20 feet and the rear property line setback 2.5 feet. No objections were received. After consideration, Mr. Karagiannis made a Motion to approve the request; there was a second by Ms. Likely. All in favor; the Motion carried 5-0.

Plat Approval Request, Rish LA ROCA LLC, Parcel #03072-004R

Ralph Rish of 1887 SR. 30A, Port St. Joe, FL 32456, submitted a Plat Approval Request located on Jones Homestead Road for five residential lots known as Pine Creek. Members reviewed the documents and there were no questions. Chairman Rish stated that he would be abstaining from voting on this issue as this would be inured to his special private gain or loss. Form 8B, Memorandum of Voting Conflict for County, Municipal, and Other Local Public Officers as completed by Mr. Rish is attached as Exhibit A. A Motion was made by Mr. Karagiannis to approve the Plat Request; it was seconded by Ms. Likely. All in favor; the Motion passed 4-0 with Mr. Rish abstaining.

Mr. Earley made a Motion to adjourn; there was a second by Mr. Leslie and the meeting concluded at 4:03 P.M.

Kendall Falkner, Deputy Clerk

Date

Jay Rish, Chairman

Date

City of Port St. Joe
Regular Meeting
Planning, Development & Review Board
March 5, 2024

MEETING CONTINUED UNTIL MARCH 7, 2024, AT 4:00 P.M.
Minutes

Pledge of Allegiance and Moment of Silence

Roll Call of the Board

Present		Absent	
Board	Staff	Board	Staff
Jay Rish Chris Karagiannis	Jim Anderson Mike Lacour Charlotte Pierce Clinton McCahill April Thompson	Travis Burge Phil Earley Hal Keels Rawlis Leslie Minnie Likely	Bo Creel

At 4:03 P. M., after ascertaining that a quorum was not present, Chairman Rish continued the meeting until 4 P.M., on Thursday, March 7, 2024. Phil Earley, Hal Keels, and Minnie Likely notified City Staff that they would be unable to attend the meeting today.

Consent Agenda

February 6, 2024, Regular Meeting Minutes

Business Items

Special Exception Request - Rhett and Brittnie Butler, 1916 Forest Park Avenue, Parcel #05677-000R

Plat Approval Request – Rish LA ROCA LLC, Parcel #03072-004R

Charlotte M. Pierce, City Clerk

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>Richard J. Williams Joseph</i>		NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE 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 Port St. Joe, FL		<input checked="" type="checkbox"/> CITY <input type="checkbox"/> COUNTY <input type="checkbox"/> OTHER LOCAL AGENCY	
COUNTY Gulf		NAME OF POLITICAL SUBDIVISION: City of Port St. Joe	
DATE ON WHICH VOTE OCCURRED <i>3/7/24</i>		MY POSITION IS: <input type="checkbox"/> ELECTIVE <input checked="" type="checkbox"/> APPOINTIVE	

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 J. Rhyne, hereby disclose that on 3-7-, 2024:

(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.

3-6-24
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.



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

WWW.SOUTHEASTERNCE.COM
850.639.3860

March 25, 2024

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

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

Mr. Anderson,

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

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

Sincerely,

SOUTHEASTERN CONSULTING ENGINEERS, INC.

A handwritten signature in blue ink, appearing to read "L. Jack Husband III", is written over the company name.

L. Jack Husband III, P.E.
President

March 27, 2024

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

Mr. Anderson,

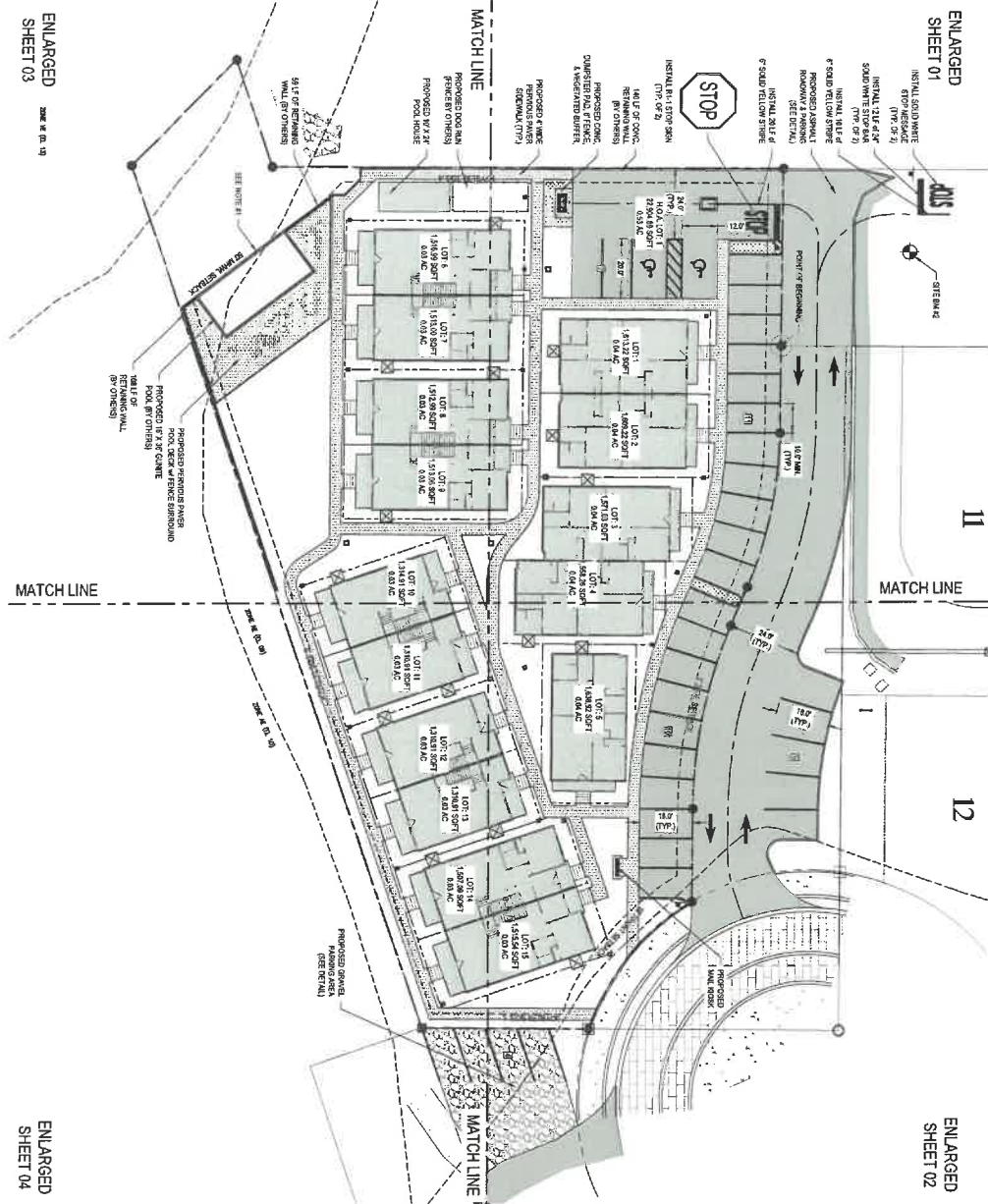
This letter shall serve as an approval for St. Joe Marina Cottages LLC to improve portions of a parcel currently owned and managed by Marina Cove Home Owners Association for additional parking area as shown in the plans provided to the City of Port St. Joe. All board members have approved to allow these improvements via unanimous decision.



Marina Cove Home Owners Association
President



Date

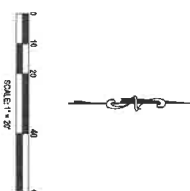
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PROPOSED SITE DATA TABLE		
ITEM	AREA (SQFT)	AREA (ACRES)
TOTAL SITE	45,222.79 SQFT	1.04 ACRES
ASPHALT	6,297.95 SQFT	0.15 ACRES
PAVED DRIVEWAYS	242.5 SQFT	0.01 ACRES
CONCRETE DRIVE	4,904.15 SQFT	0.12 ACRES
CONCRETE DRIVEWAY WALL	775.57 SQFT	0.02 ACRES
CONCRETE DRIVEWAY	7,551.50 SQFT	0.06 ACRES
CONCRETE PAVEMENT AND PROPOSED STRUCTURES	16,800.49 SQFT	0.39 ACRES
GRASS POOL	1,526.78 SQFT	0.03 ACRES
PAVED POOL	1,526.78 SQFT	0.03 ACRES
TOTAL IMPERVIOUS AREA	30,071.93 SQFT	0.69 ACRES
PERVIOUS IS PERCENTAGE		65.5%

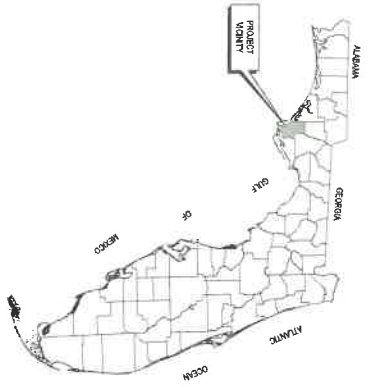
SITE PARKING TABLE	
ITEM	SPACES PROVIDED
STANDARD PARKING SPACES	32 SPACES
HANDICAP PARKING SPACES	2 SPACES
TOTAL PARKING SPACES	34 SPACES

LEGEND:
 = NUMBER OF PARKING SPACES IN PERIODICAL AREA

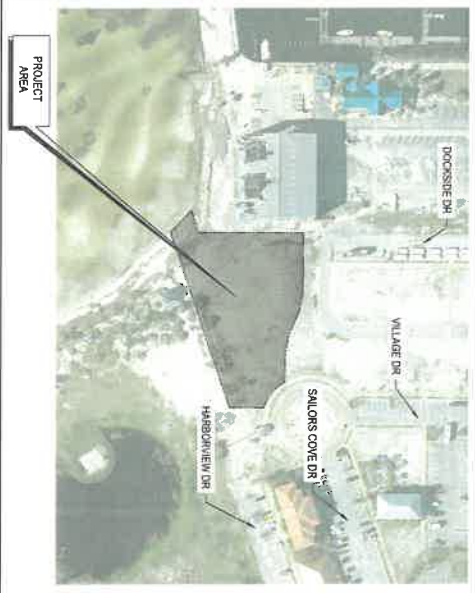
1. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THE PROPOSED POOL & RETAINING WALL COMPLY WITH ALL GOVERNING SERVICE REGULATIONS.
2. POOL RESTROOM SHALL MEET ALL GOVERNING AUTHORITIES RULES & REGULATIONS.
3. FINAL POOL AND POOL POND DIMENSIONS, SURROUNDING GRADING & CONSTRUCTION PERMITS, POOL CONTRACTOR (WITHIN THE SCOPE OF THIS ORDER).
4. POOL, POOL POND, AND SURROUNDING AREAS SHALL BE CONSIDERED A CONSTRUCTED PERMITS GOVERNING POOL, LOCAL, STATE, FEDERAL, AND AREA REQUIREMENTS.



THESE PLANS ARE DESIGNED IN ACCORDANCE WITH:
- MARINE ENGINEERING AND CONSTRUCTION CODES
- MARINE ENGINEERING AND CONSTRUCTION CODES
- MARINE ENGINEERING AND CONSTRUCTION CODES
- MARINE ENGINEERING AND CONSTRUCTION CODES



PROJECT VICINITY



LOCATION MAP

SECTION	2	TOWNSHIP	8S	RANGE	11W
---------	---	----------	----	-------	-----

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

GULF COUNTY, FLORIDA
(GULF COUNTY PARCEL I.D.: 04594-030R)
FOR

MARINA COTTAGES
PERMIT PLANS



THE ABOVE NAMED PROFESSIONAL ENGINEER SHALL BE
RESPONSIBLE FOR THE SHEETS LISTED IN THE SHEET INDEX
ABOVE IN ACCORDANCE WITH RULE 61G16-23.004, F.A.C.

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

SHEET NUMBER	SHEET TITLE
C-01	GENERAL NOTES
C-02	GENERAL NOTES
C-03	GENERAL NOTES
C-04	GENERAL NOTES
C-05	GENERAL NOTES
C-06	GENERAL NOTES
C-07	GENERAL NOTES
C-08	GENERAL NOTES
C-09	GENERAL NOTES
C-10	GENERAL NOTES
C-11	GENERAL NOTES
C-12	GENERAL NOTES
C-13	GENERAL NOTES
C-14	GENERAL NOTES
C-15	GENERAL NOTES
C-16	GENERAL NOTES
C-17	GENERAL NOTES
C-18	GENERAL NOTES
C-19	GENERAL NOTES
C-20	GENERAL NOTES
C-21	GENERAL NOTES

PROJECT NUMBER: 23-881-D1

DATE: 2/28/24

SHEET NO. C-00

DESIGNED BY: N/A

DRAWN BY: C. MURPHY

CHECKED BY: J. HUSBAND

FOR: ST. JOE MARINA COTTAGES LLC

161 GOOD MORNING ST.

SUITE 201

PORT ST. JOE, FL 32456

REVISIONS:

DATE	BY	ITEM

COVER SHEET

MARINA COTTAGES

HARBORVIEW DR

PORT ST. JOE, FLORIDA

(GULF COUNTY PARCEL I.D.: 04594-030R)

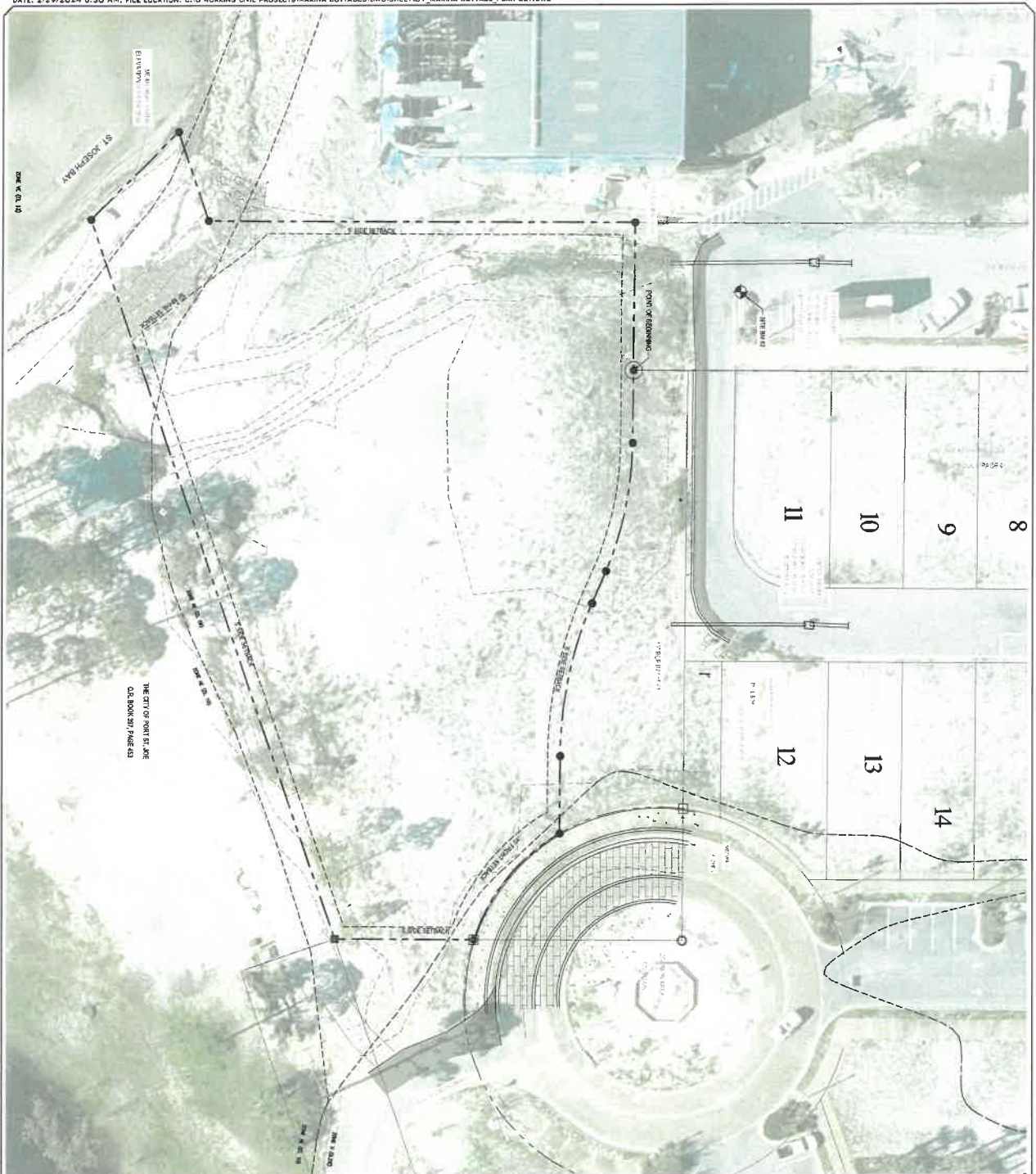
SOUTHEASTERN
CONSULTING ENGINEERS, INC.

P.O. BOX 141

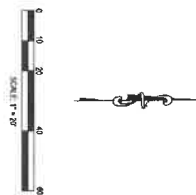
WEAVERTON, FL 32465

(RSO) 629-3660

LS# 29064



EXISTING SITE DATA TABLE			
ITEM	AREA (SQFT)	AREA (ACRES)	
TOTAL PARCEL	45,222.70 SQFT	1.04 ACRES	
IMPERVIOUS AREA	0.00 SQFT	0.00 ACRES	
WETLAND AREA	0.00 SQFT	0.00 ACRES	

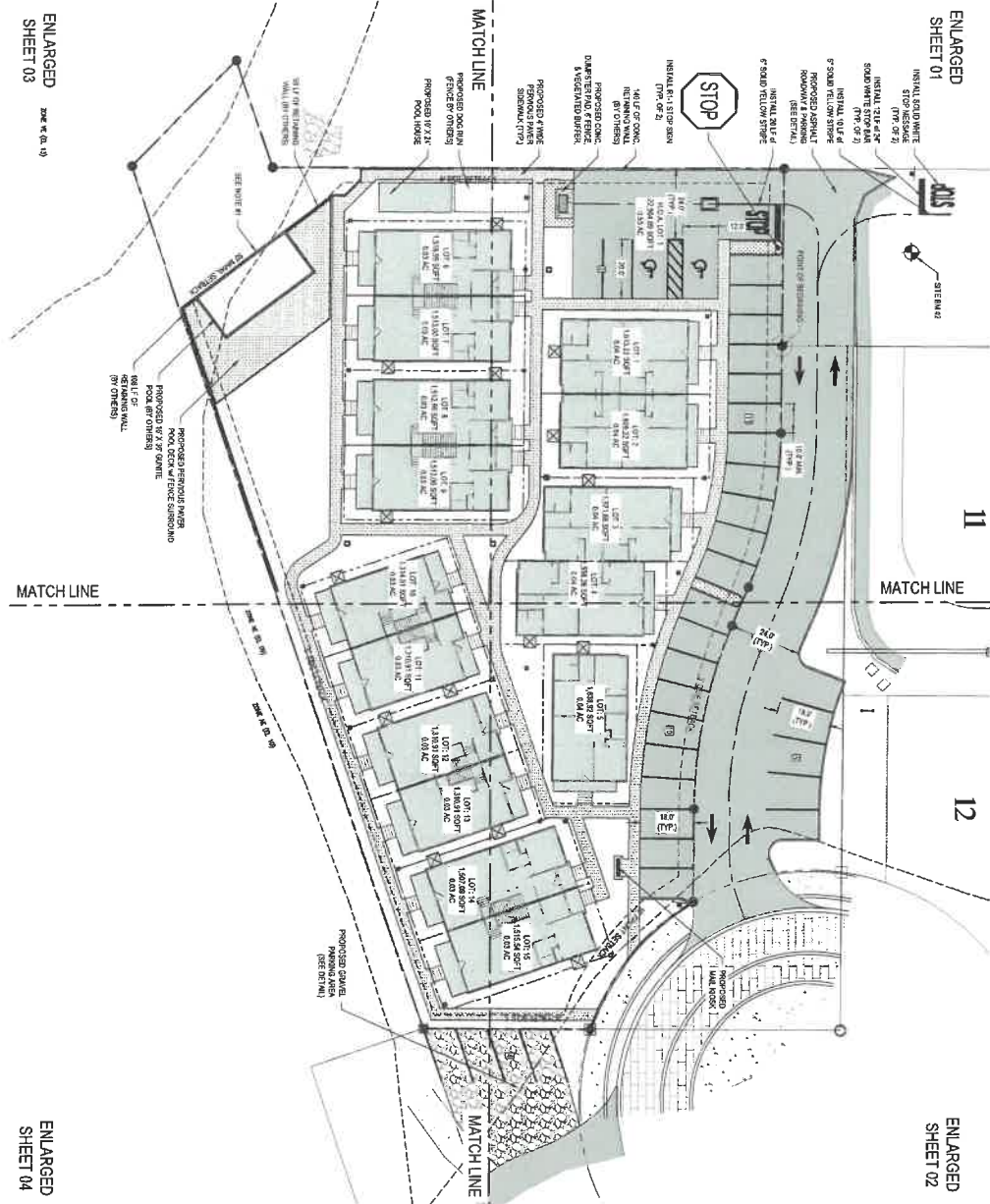


PROJECT NUMBER: 23-881-01 DATE: 2/29/24 SHEET NO. 0-02	DESIGNED BY: N/A			DRAWN BY: C. MURPHY			CHECKED BY: J. HUSBAND		
	FOR: ST. JOE MARINA COTTAGES LLC			161 GOOD MORNING ST.			SUITE 201		
	PORT ST. JOE, FL 32456								

10 EXISTING CONDITIONS

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

SCE
SOUTHEASTERN
CONSULTING ENGINEERS, INC.
P.O. BOX 141
WENATONAH, AL 33465
(850) 639-3860
LBP 29064



SITE INFORMATION TABLE			
GOLF COUNTY PARCEL ID #			
0454-0008			
LAND FUNCTIONAL CLASSIFICATION		CITY OF PORT ST. JOE	
ZONING: MAINTAIN PLD			
FLOOD ZONE: X 1/4, 2/4, 3/4, 4/4, 5/4, 6/4, 7/4, 8/4, 9/4, 10/4, 11/4, 12/4			
ADJACENT ZONING			
NORTH SIDE	USED FOR		
SOUTH SIDE	RESIDENTIAL		
EAST SIDE	RESIDENTIAL		
WEST SIDE	MAINTAIN PLD		
STYLE	PROPOSED BUILDINGS	QUANTITY	
4-BRICK/STONE TALL		5	
3-BEDROOM TOWNHOMES		5	
2-BEDROOM TOWNHOMES		4	
TOTAL COTTAGES		15	
PROPOSED BUILDING SETBACKS			
STREET/FRONT		50'	

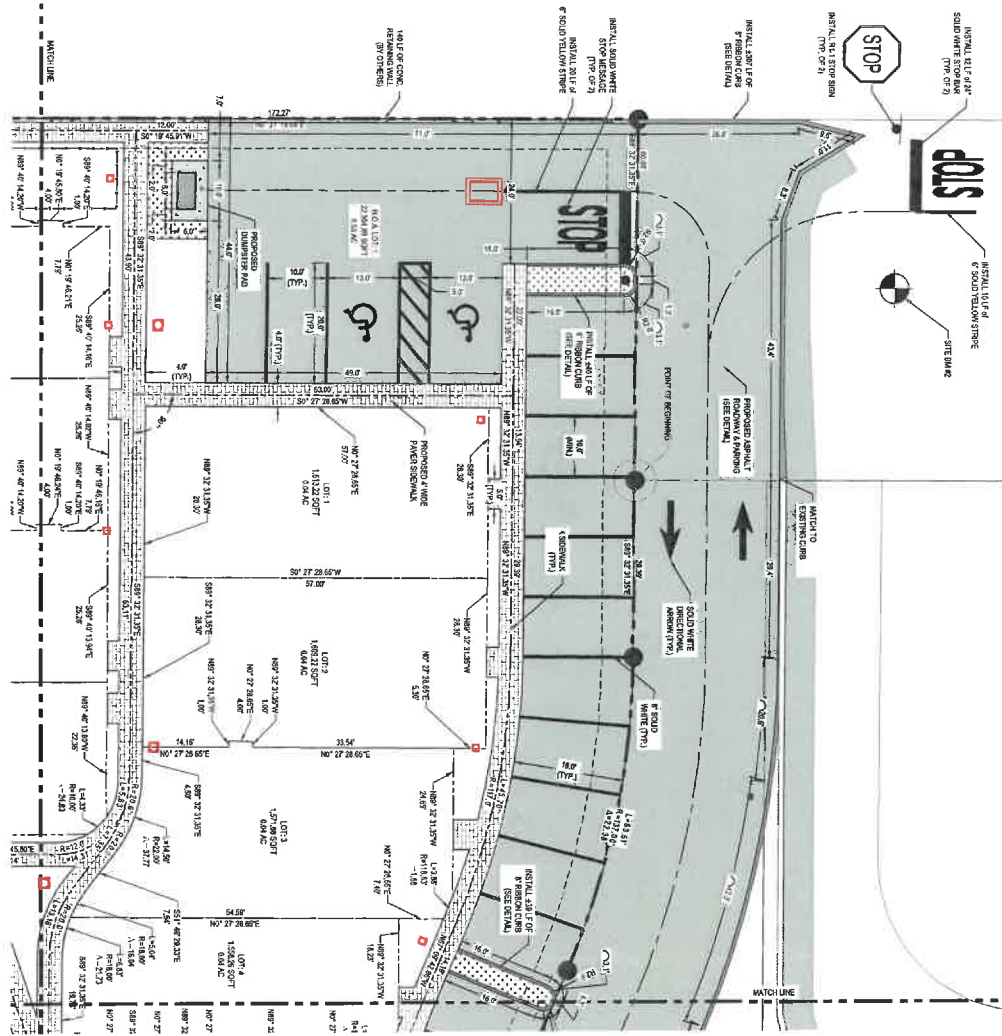
PROPOSED SITE DATA TABLE		
ITEM	AREA (SQFT)	AREA (ACRES)
TOTAL SITE	64,222.10 SQFT	1.66 ACRES
ASPHALT	6,839.50 SQFT	0.15 ACRES
PAVED SIDEWALK	4,049.10 SQFT	0.11 ACRES
CONCRETE DRIVE	1,607.50 SQFT	0.04 ACRES
CONCRETE RETAINING WALL	71.51 SQFT	0.00 ACRES
CONCRETE DUMPSTER PAD	10.00 SQFT	0.00 ACRES
PROPOSED DRIVEWAYS	16,400.00 SQFT	0.37 ACRES
GRAVE POOL	6,644.50 SQFT	0.15 ACRES
PAVED POOL, DECK	1,158.50 SQFT	0.03 ACRES
TOTAL IMPERVIOUS AREA	30,071.60 SQFT	0.69 ACRES
IMPERVIOUS PERCENTAGE		46.95%

SITE PARKING TABLE	
ITEM	SPACES PROVIDED
STANDARD PARKING SPACES	11 SPACES
HANDICAP PARKING SPACES	2 SPACES
TOTAL PARKING SPACES	34 SPACES

[32] = NUMBER OF PARKING SPACES IN INDIVIDUAL AREA

1. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THE PROPOSED POOL & RETAINING WALL CONFORM TO ALL GOVERNING SETBACK REGULATIONS.
2. POOL DESIGN SHALL MEET ALL GOVERNING AUTHORITIES RULES & REGULATIONS.
3. POOL, POOL AND POOL PATIO OWNERSHIP, SURROUNDING GRADING & CONSTRUCTION PER POOL CONTRACTOR (BEYOND THE SCOPE OF THIS DESIGN).
4. POOL, POOL PATIO, AND SURROUNDING AREA SHALL BE GRADUED & CONSTRUCTED PER ALL GOVERNING AGENCIES, LOCAL, STATE, FEDERAL, AND ADA REQUIREMENTS.





PROJECT NUMBER: 23-881-01
DATE: 2/28/24
C-05
SHEET NO.

DESIGNED BY: N/A
DRAWN BY: C. MURPHY
CHECKED BY: J. HUSBAND
FOR: ST. JOE MARINA COTTAGES LLC
161 5000 MORNING ST.
SUITE 201
PORT ST. JOE, FL 32456

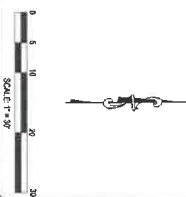
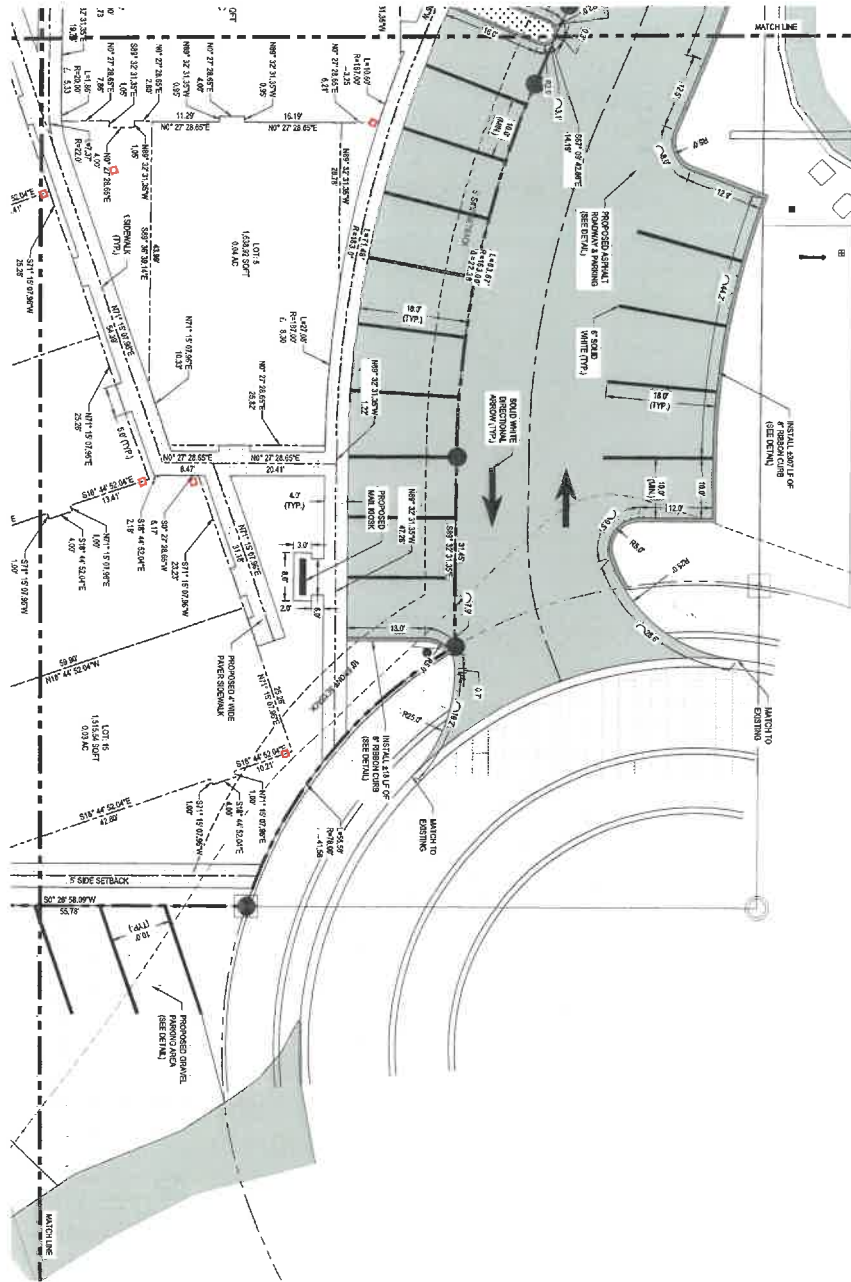
REVISIONS:	DATE	BY	ITEM

13

ENLARGED SITE PLAN-01

MARINA COTTAGES
HARBORVIEW DR
PORT ST. JOE, FLORIDA
(GULF COUNTY PARCEL I.D.: 04594-03DR)

SCE
SOUTHEASTERN
CONSULTING ENGINEERS, INC.
P.O. BOX 141
WEBSTER, FL 32465
(850) 639-7860
LRF 25084

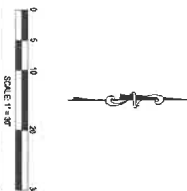
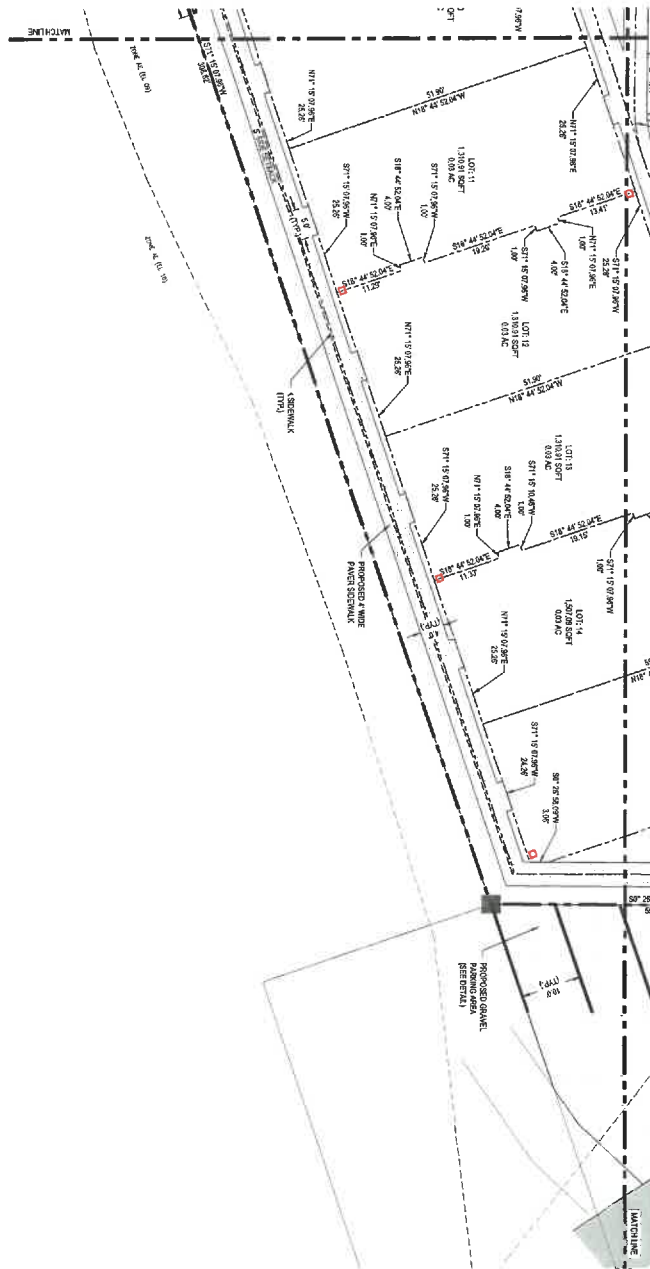


C-06	PROJECT NUMBER: 23-881-01			REVISIONS:		
	DESIGNED BY:	DRAWN BY:	CHECKED BY:	DATE	BY	ITEM
	N/A	C. MURPHY	J. HUSBAND			
	FOR: ST. JOE MARINA COTTAGES LLC 161 GOOD MORNING ST. SUITE 201 PORT ST. JOE, FL 32456					

14 ENLARGED SITE PLAN-02

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

SCE
SOUTHEASTERN
CONSULTING ENGINEERS, INC.
P.O. BOX 141
HERRINGTOWN, FL 32445
(850) 639-3860
L# 29084

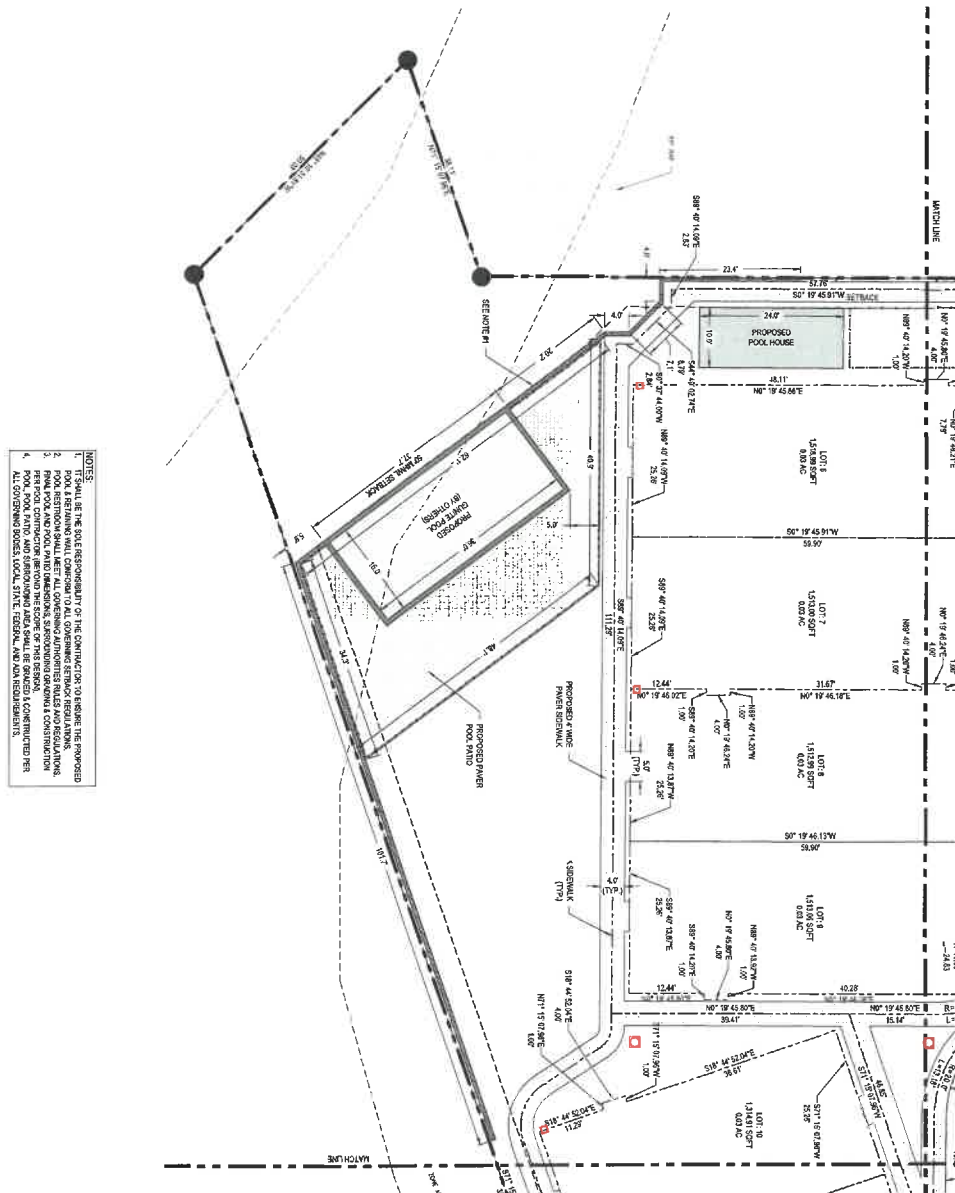


PROJECT NUMBER: 23-881-01		REVISIONS:	
DESIGNED BY:	WA	DRAWN BY:	C. HURPHY
CHECKED BY:	J. HUSBAND	DATE:	
FOR: ST. JOE MARINA COTTAGES LLC		BY:	
161 GOOD MORNING ST.		ITEM:	
SUITE 201			
PORT ST. JOE, FL 32456			

15 ENLARGED SITE PLAN-03

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

SCE
SOUTHEASTERN
CONSULTING ENGINEERS, INC.
P.O. BOX 141
WEAVERVILLE, FL 32465
(850) 639-3860
LBF 29064



NOTES:

1. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THE PROPOSED POOL & RETAINING WALL CONFORM TO ALL GOVERNING SETBACK REGULATIONS.
2. POOL RESTROOM SHALL MEET ALL GOVERNING AUTHORITY'S RULES AND REGULATIONS.
3. FINAL POOL AND POOL PLANT DIMENSIONS, SUBORDINATING GRADING & CONSTRUCTION PER POOL CONTRACTOR (INCLUDING THE SCOPE OF THIS DESIGN).
4. POOL PLANT AND SURROUNDING SIGNS SHALL BE GRANTED & CONSTRUCTED PER ALL GOVERNING CODES, LOCAL, STATE, FEDERAL, AND AIA REQUIREMENTS.

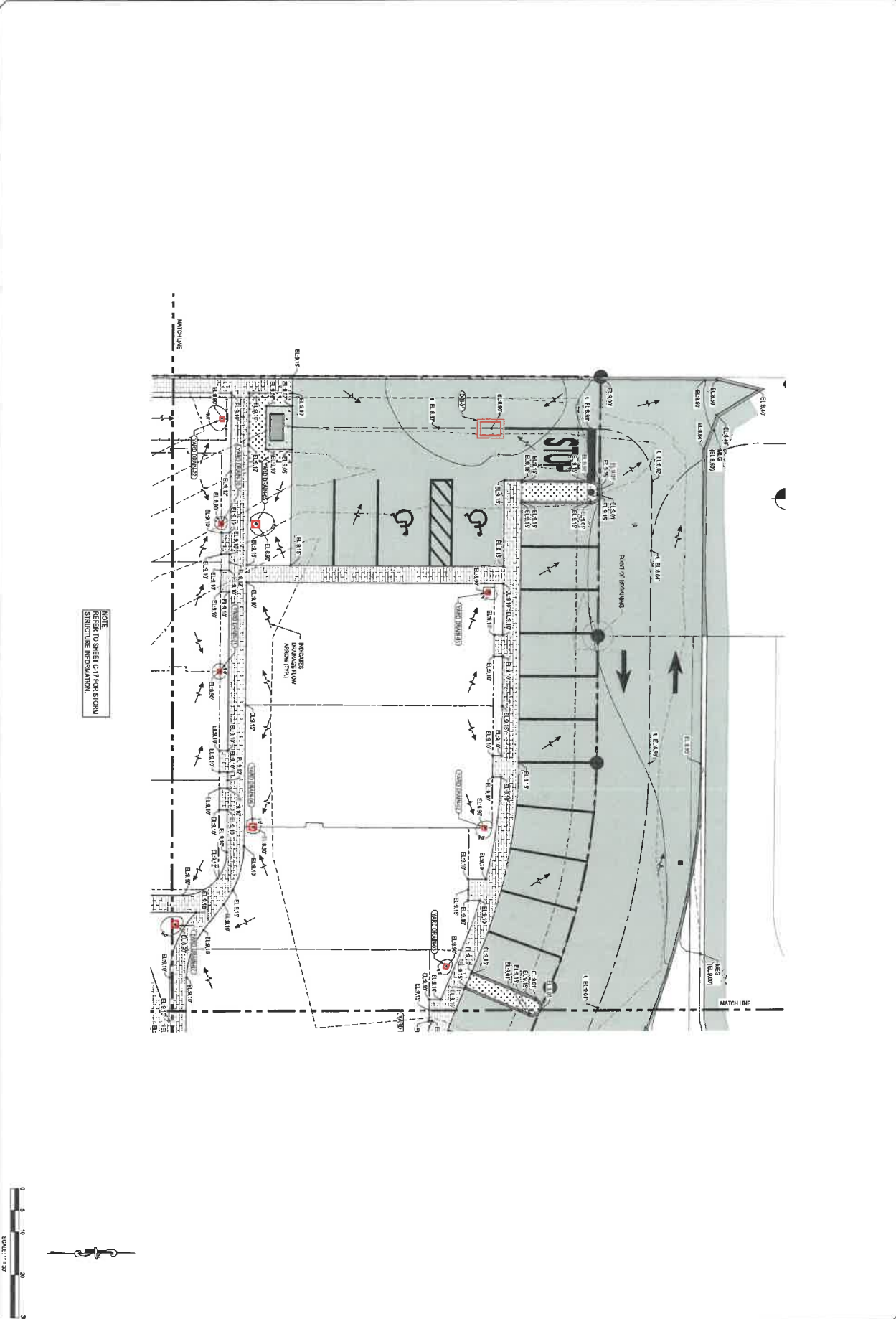
0-08	DATE: 2/28/24	PROJECT NUMBER: 23-881-01		
	SHEET NO.	DESIGNED BY:	DRAWN BY:	CHECKED BY:
		N/A	C. MURPHY	J. HUSBAND
FOR: ST. JOE MARINA COTTAGES LLC 161 GOOD MORNING ST. SUITE 201 PORT ST. JOE, FL 32456				

REVISIONS:		
DATE	BY	ITEM

16

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



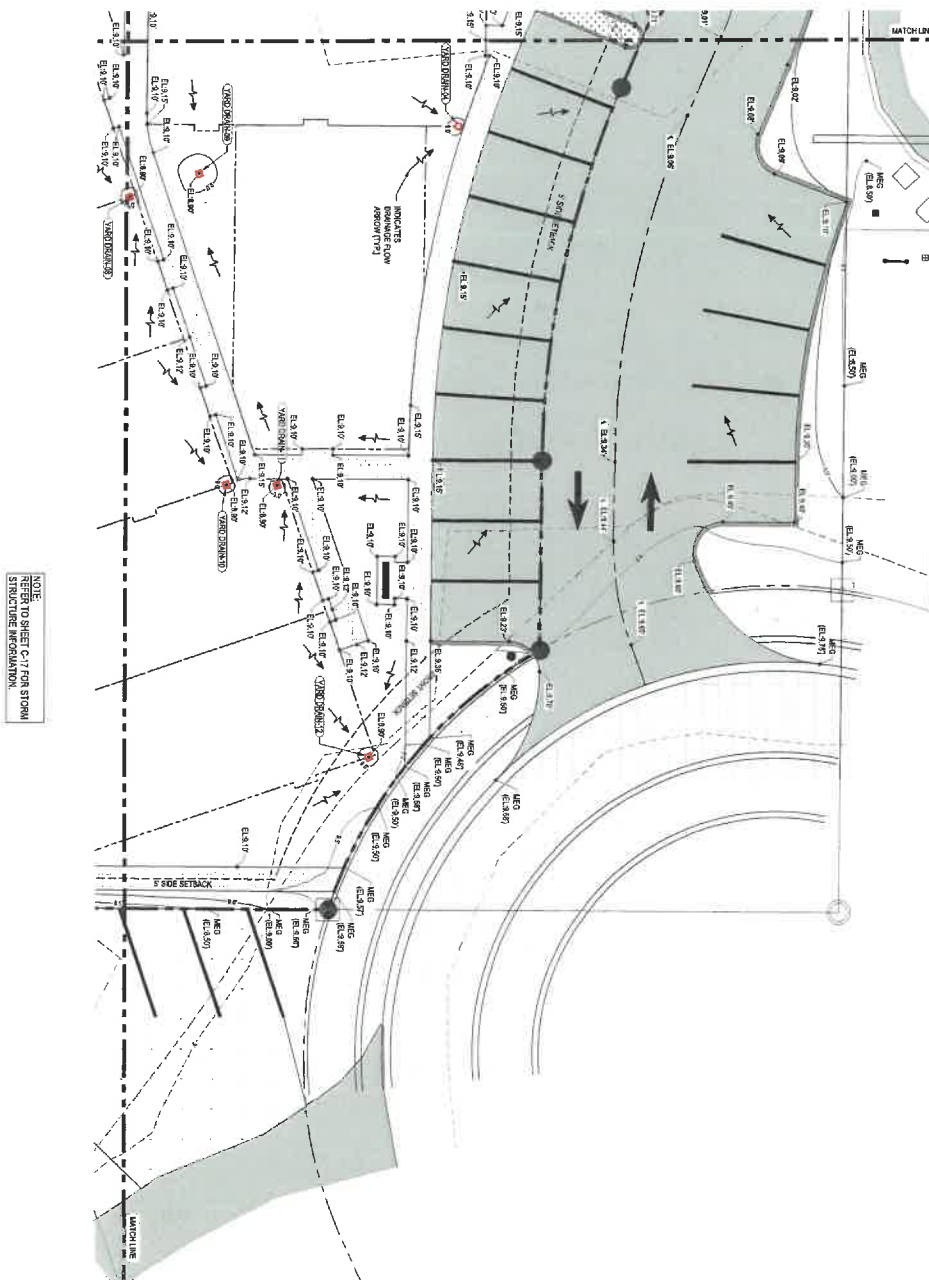


PROJECT NUMBER: 23-881-01		REVISIONS:	
DESIGNED BY:	DRAWN BY:	CHECKED BY:	DATE BY ITEM
N/A	C. MURPHY	J. HUSBAND	
FOR: ST. JOE MARINA COTTAGES LLC			
151 0500 MORNING ST.			
SUITE 201			
PORT ST. JOE, FL 32456			

17 ENLARGED GRADING PLAN-01

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

SCE
SOUTHEASTERN
CONSULTING ENGINEERS, INC.
P.O. BOX 141
VIRAWATIKHA, FL 32465
850/430-3840
L6P 29064



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

DATE: 2/28/24
SHEET NO.
C-10

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

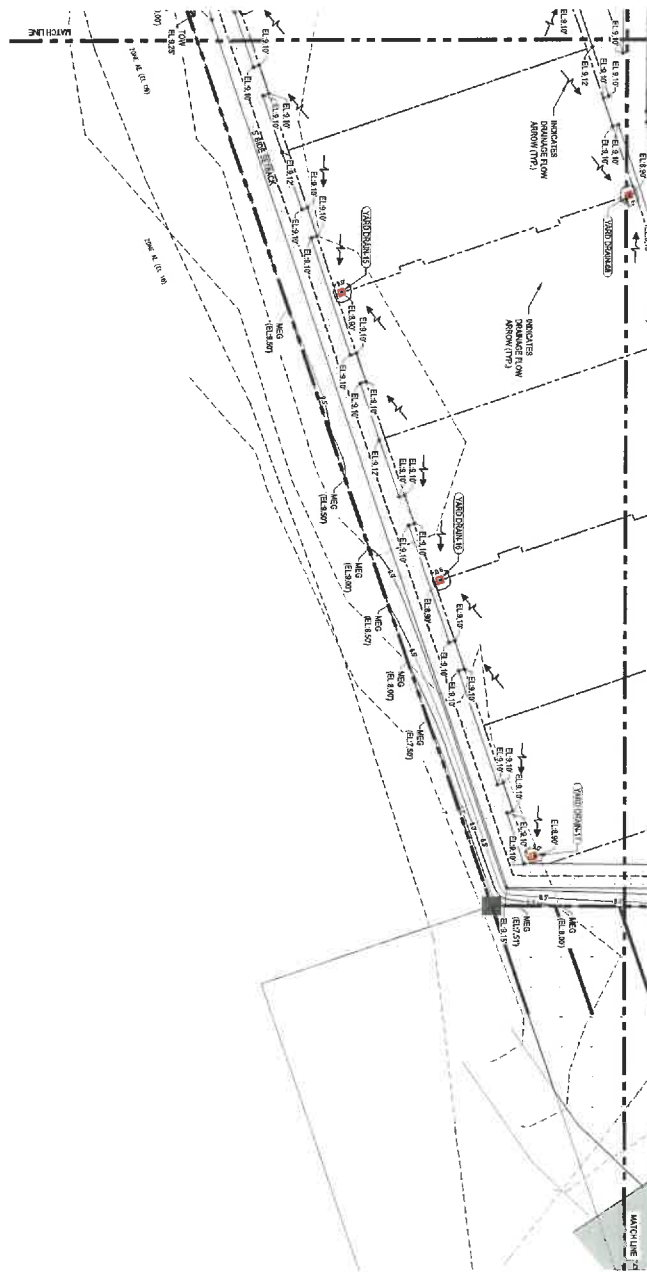
REVISIONS:		
DATE	BY	ITEM

18

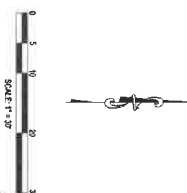
MARINA COTTAGES
HARBORVIEW DR
PORT ST. JOE, FLORIDA
(GULF COUNTY PARCEL I.D.: 04594-030R)



SOUTHEASTERN
CONSULTING ENGINEERS, INC.
P.O. BOX 141
WEWAHATCHKA, FL 32465
(850) 639-3860
LB# 29064



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



C-11
SHEET NO.

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

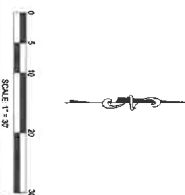
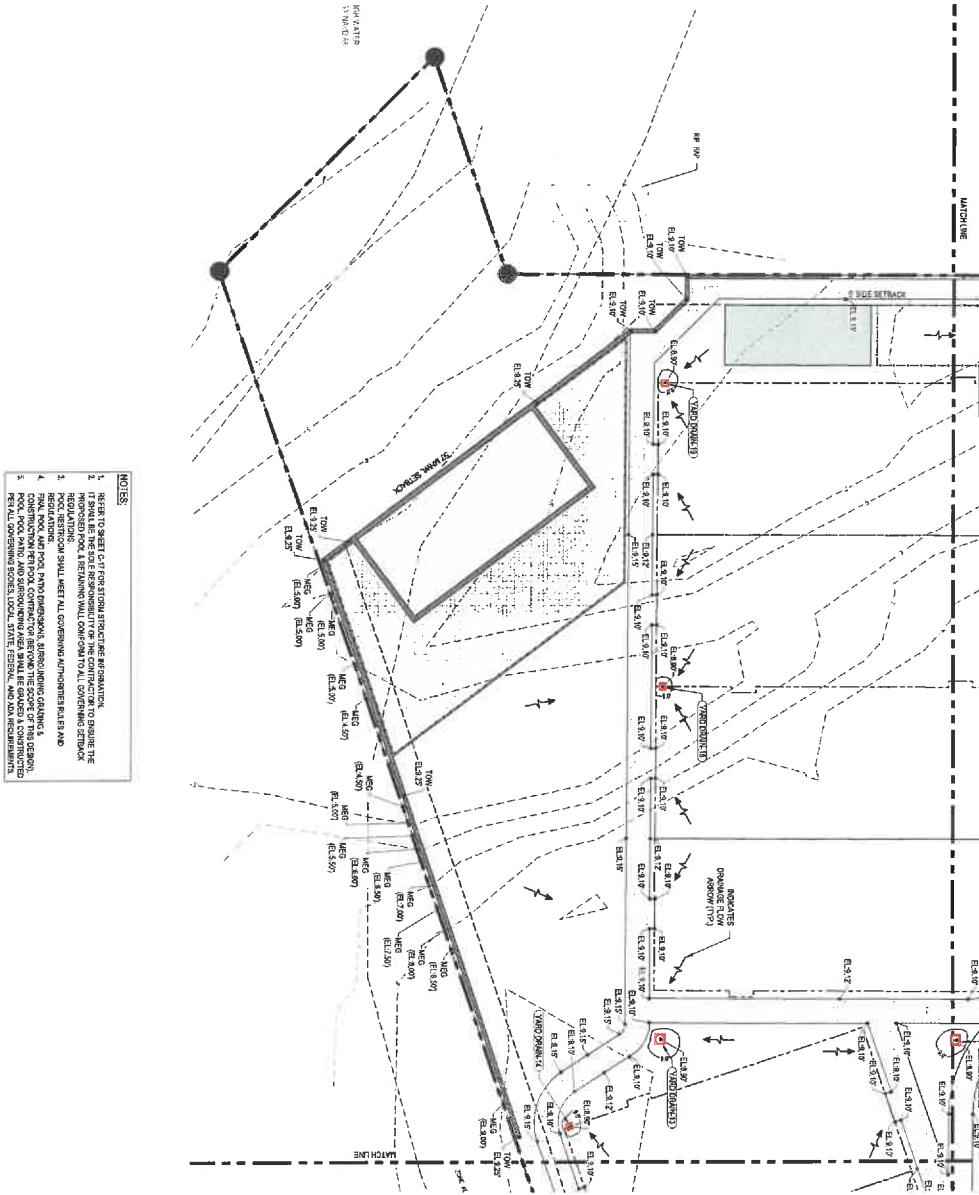
REVISIONS:		
DATE	BY	ITEM

19

ENLARGED GRADING PLAN-03

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

SCE
SOUTHEASTERN
CONSULTING ENGINEERS, INC.
P.O. BOX 141
VERMILION, FL 32465
(850) 639-3860
LBP 29064



PROJECT NUMBER: 23-881-01
 DATE: 2/28/24
 SHEET NO.: C-12

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

20 ENLARGED GRADING PLAN-04

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

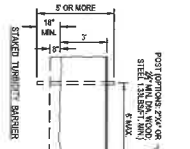
SCE
 SOUTHEASTERN
 CONSULTING ENGINEERS, INC.
 P.O. BOX 141
 VENICE, FLORIDA 33595
 (850) 639-3840
 LBP# 29064



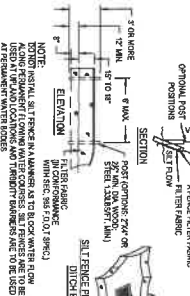
EROSION CONTROL TABLE

ITEM	QUANTITY
TYPE III SALT FENCE	1800 LF
GRAVEL PROTECTION	13800 SFT
AREA WITHIN LIMIT OF CONSTRUCTION	5489.44 SQ FT

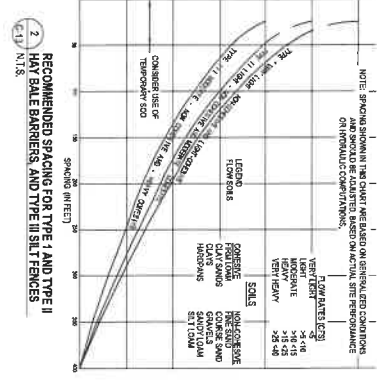
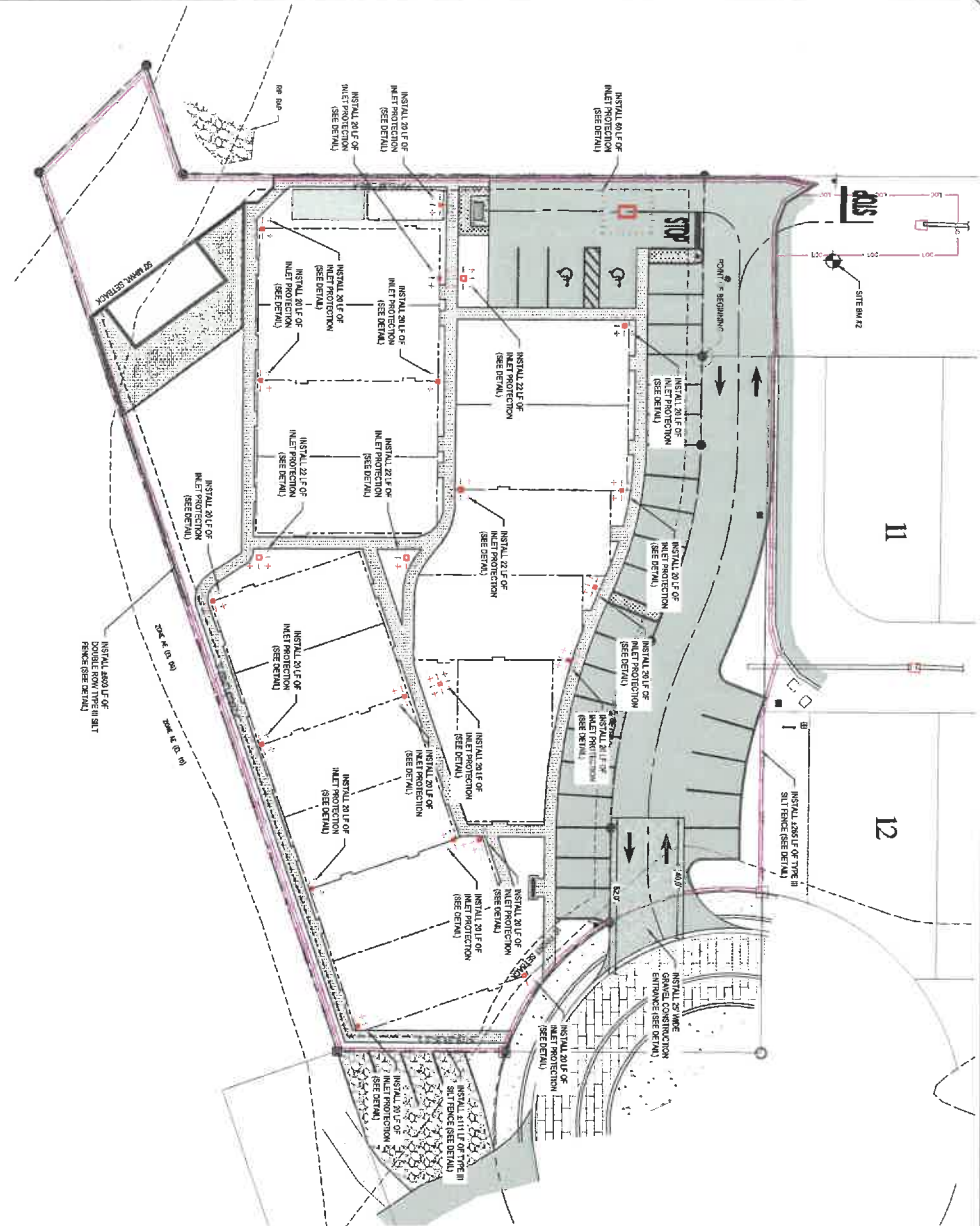
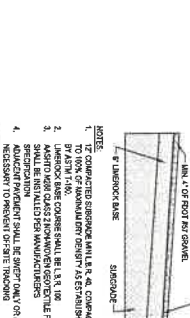
NOTES:
1. INSTALL SALT FENCE IN A MANNER AS TO BLOCK WATER FLOW ALONG PERMANENT FLOWING WATER LOCATIONS AND THURBENT BARRIERS ARE TO BE USED AT PERMANENT WATER BODIES.



3. TYPE III SILT FENCE
C-3 N.T.S.

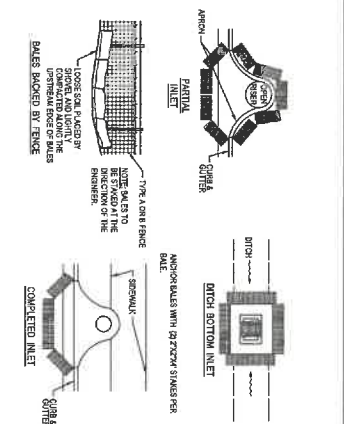


4. CONSTRUCTION ENTRANCE DETAIL
C-3 N.T.S.



2. HAY BALE BARRIERS AND TYPE III SILT FENCES
C-3 N.T.S.

1. PROTECTION AROUND INLETS OR SIMILAR STRUCTURES
C-1 N.T.S.



PROJECT NUMBER: 23-881-01

DESIGNED BY: C. MURPHY
DRAWN BY: J. HUBBARD
CHECKED BY: J. HUBBARD

FOR: ST. JOE MARINA COTTAGES LLC
1511 3000 MORNING ST.
SUITE 201
PORT ST. JOE, FL 32456

REVISIONS:

DATE	BY	ITEM

21 EROSION CONTROL PLAN & DETAILS

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





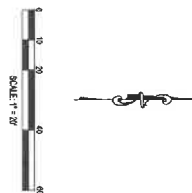
CUT & FILL LEGEND			
AREA WITH 4" OR MORE OF CUT			
AREA WITH 4" OR MORE OF FILL			
AREA NOT SHOWN WITH CUTS LESS THAN 4" OR			
GRADE CHANGE			

GRADING NOTES:
1. ALL GRADING SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE FLORIDA GRADING AND DRAINAGE CODE.



CALCULATED CUT AND FILL VOLUMES					
SURFACES COMPARED	CUT FACTOR	FILL FACTOR	CUT (CU YDS)	FILL (CU YDS)	NET CUT (CU YDS)
EXISTING GRADE COMPARED TO PROPOSED GRADE	1.000	1.000	1194	238.38	1432.38

- NOTES:
1. ALL CUT & FILL VOLUMES CALCULATED COMPARE EXISTING GRADE TO PROPOSED GRADE. NO CORRECTION FACTORS WERE USED IN THE CALCULATIONS.



C-15 SHEET NO.	PROJECT NUMBER: 23-881-01			REVISIONS:		
	DESIGNED BY:	DRAWN BY:	CHECKED BY:	DATE	BY	ITEM
	N/A	C. MURPHY	J. HUSBAND			
	FOR: ST. JOE MARINA COTTAGES LLC 151 GOOD MORNING ST. SUITE 201 PORT ST. JOE, FL 32456					

PRE-DEVELOPEMENT DRAINAGE BASIN

23

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

SCE
SOUTHEASTERN
CONSULTING ENGINEERS, INC.
P.O. BOX 141
NEWAYNE, FL 32465
(850) 639-3060
LBF 29004



PROJECT NUMBER: 23-881-01		DESIGNED BY: N/A		DRAWN BY: C. MURPHY		CHECKED BY: J. HUSBAND		DATE: 2/28/24	
FOR: ST. JOE MARINA COTTAGES LLC		161 GOOD MORNING ST.		SUITE 201		PORT ST. JOE, FL 32456			
SHEET NO. C-16									

POST-DEVELOPEMENT DRAINAGE BASINS

24

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



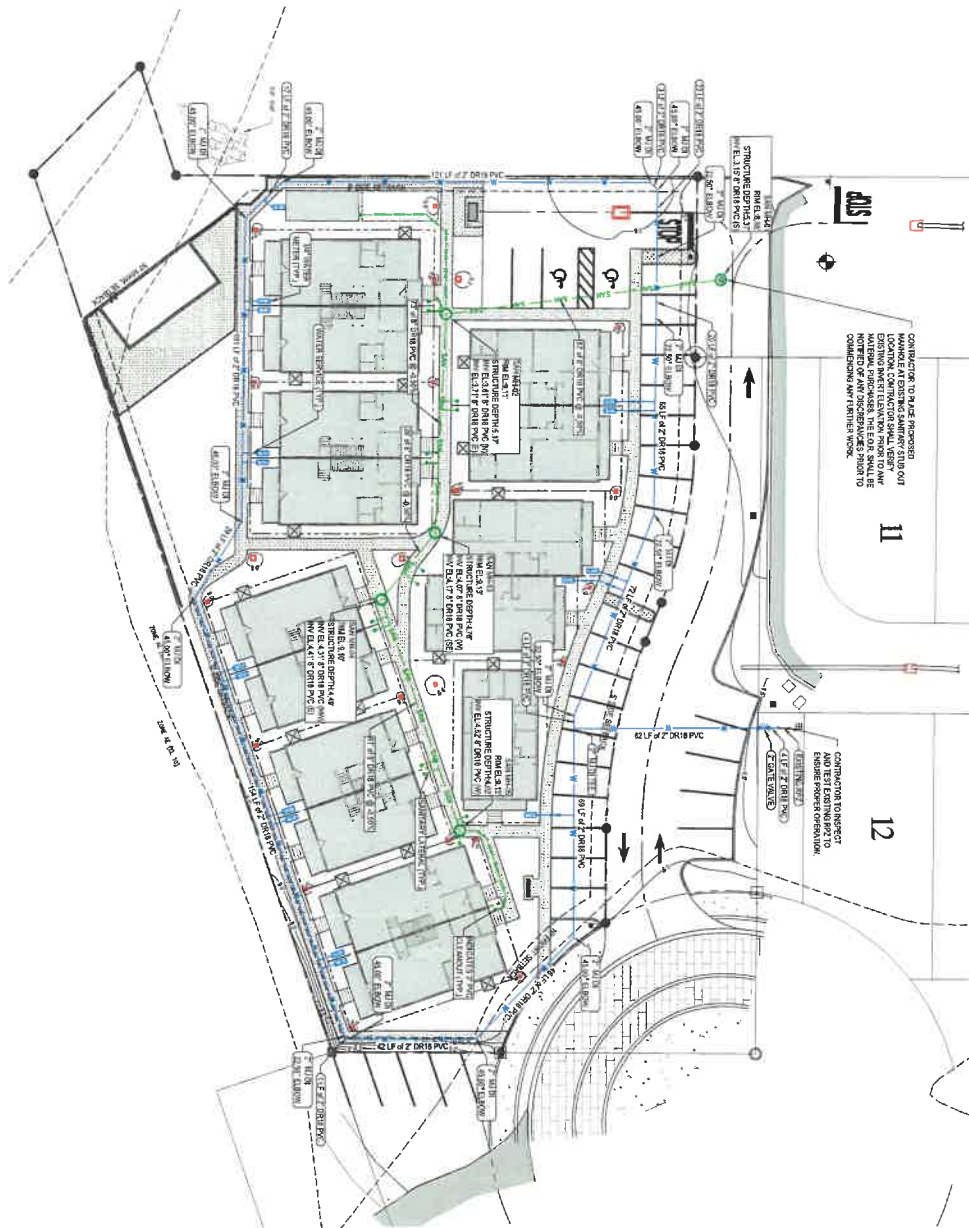


PROJECT NUMBER: 23-881-01		REVISIONS:	
DESIGNED BY:	DRAWN BY:	CHECKED BY:	DATE
N/A	G. MURPHY	J. HUBBARD	
FOR: ST. JOE MARINA COTTAGES LLC			
161 GOOD MORNING ST.			
SUITE 201			
PORT ST. JOE, FL 32456			

STORMWATER PLAN

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





CONTRACTOR TO BE RESPONSIBLE FOR VERIFYING LOCATION OF EXISTING SANITARY STUB OUT LOCATIONS. CONTRACTOR SHALL VERIFY ALL MATERIALS AND WORKMANSHIP. THE EOR SHALL BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO COMMENCING ANY OTHER WORK.

CONTRACTOR TO INSPECT AND TEST EXISTING PIPES TO ENSURE PROPER OPERATION. (EOR REQUIRED)



SANITARY SEWER PARTS LIST

ITEM	QUANTITY
CONCRETE MANHOLE	16 EA
2" PVC CLEANOUT	241 LF
2" PVC MANHOLE	16 LF

POTABLE WATER PARTS LIST

ITEM	QUANTITY
2" CPVC VALVE	1 EA
2" ALU. TR	1 EA
2" ALU. 6" BEND	1 EA
2" ALU. 7.5" BEND	1 EA
2" CPVC MANHOLE	16 LF
2" ALU. 1" WATER METER	1 EA
2" CPVC WATER SERVICE	102 LF

UTILITY PLAN

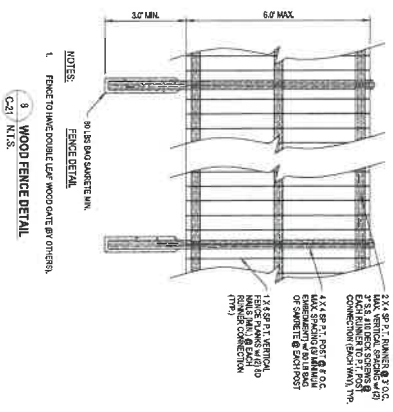
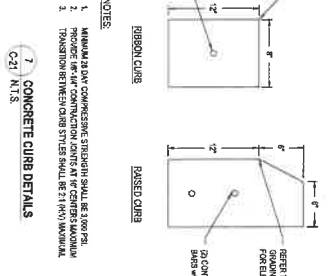
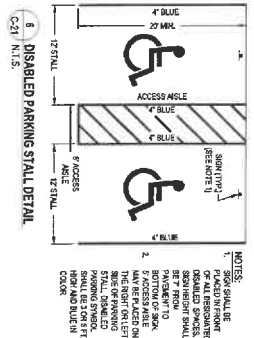
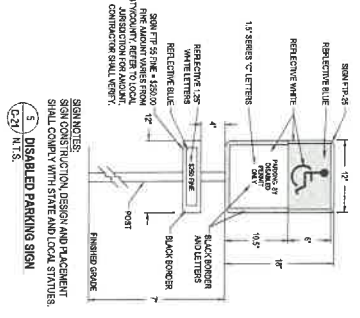
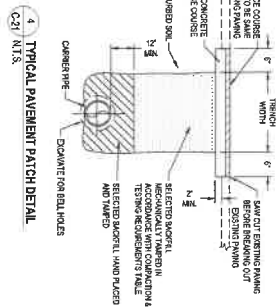
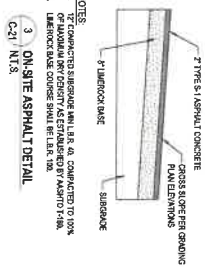
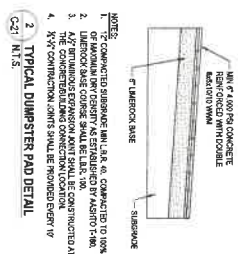
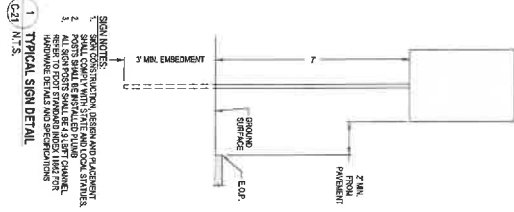
MARINA COTTAGES
HARBORVIEW DR
PORT ST. JOE, FLORIDA
(GULF COUNTY PARCEL I.D.: 04594-030R)

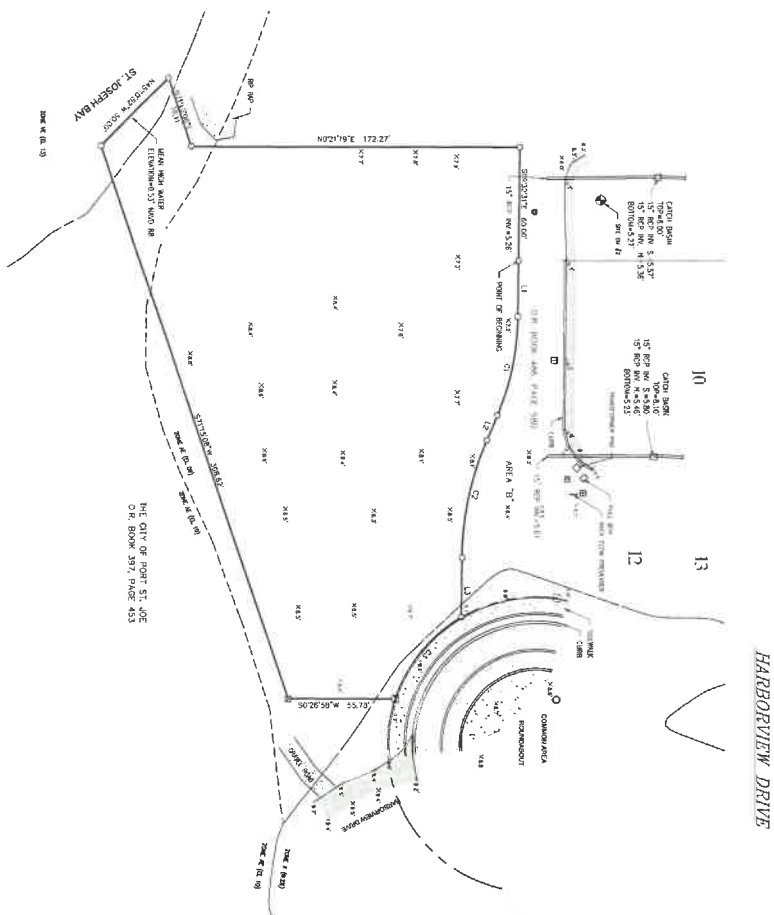
SCE
SOUTHEASTERN
CONSULTING ENGINEERS, INC.
P.O. BOX 141
NEWPORT NEWS, VA 23605
(804) 639-3860
LBF 29264

PROJECT NUMBER: 23-881-01
DATE: 2/28/24
DESIGNED BY: N/A
DRAWN BY: C. MURPHY
CHECKED BY: J. HUSBAND
FOR: ST. JOE MARINA COTTAGES LLC
151 GOOD MORNING ST.
SUITE 201
PORT ST. JOE, FL 32456

REVISIONS:	DATE	BY	ITEM

C-18
SHEET NO.





Line Table		
Line #	Reaching	Length
L1	509.23231 °E	27.38
L2	507.07945 °E	16.18
L3	504.23231 °E	31.43
L4	509.23231 °E	62.00

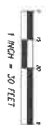
Curve Tools					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	53.3	10.0	22.7148°	372.1132°	54.17
C2	61.87	18.0	22.7148°	372.1132°	63.86
C3	26.29	70.0	41.3413°	341.2221°	26.32

SITE BENCHMARKS:

1	WEST MAIN & 65TH STREET	ELEVATION = 767' (NOT CAPABLY SHOWN)
2	25TH MAIN & 65TH E.B. 8011	ELEVATION = 643'

SOURCE CONTROL POINTS:

51	FIELD HILLS SHOOTER 7.24"	W. ELEVATION	ELEVATION
		N.A.	N.A.
			4.29' (NOT CAPABLY SHOWN)



SYMBOLS & ABBREVIATIONS

■ WATER ACTS

□ STURD

+ TEMPORARY BENCHMARK

■ ELECTRIC POLE

□ TELEPHONE BOX

X 0.03

+ 500' ELEVATION AT "C"

□ CONTROL ELEVATION AT "I" INTERMEDIATE

■ EXISTING ASPHALT PAVEMENT

■ EXISTING CONCRETE

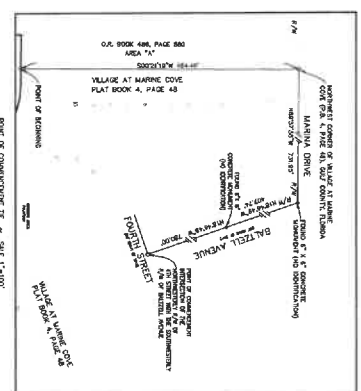
■ EXISTING REEF DUNE


■ EXISTING GRAVEL

■ EXISTING BRICK PAVEMENT

SURVEYOR'S NOTES:

- [illegible]

[illegible]

 **Dewberry**
DEWBERRY ENGINEERS INC.
203 ABERDEEN PARKWAY
PANAMA CITY, FLORIDA 32405
PHONE: 850.522.0844 FAX: 850.522.1011
WWW.DEWBERRY.COM
CERTIFICATE OF AUTHORIZATION NO. LB 8011

TOPOGRAPHIC SURVEY
SECTION 02, TOWNSHIP 08
SOUTH, RANGE 11 WEST
HARBORVIEW DRIVE
THE CORNER, FLORIDA

3D

51

ORDINANCE NO. 606

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

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

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

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

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

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

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

ARTICLE I. GENERAL PROVISIONS:

Section 1.03. Definitions.

And;

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

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

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

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

Section 3. The provisions of the Ordinance are hereby declared to be severable. If any revision of this Ordinance, or the application thereof, to any person or circumstance is held to be invalid, such invalidity shall not affect other provisions or applications of this Ordinance that can be given effect without the invalid provision or application.

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

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

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

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


Charlotte M. Pierce, City Clerk


Rex Buzzett, Mayor

APPROVED AS TO FORM:



Clinton McCahill, City Attorney

EXHIBIT A

Land Development Regulations, Part III

ARTICLE I. GENERAL PROVISIONS:

Section 1.03. Definitions.

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

And;

Article III. Land Use: Type, Density, Intensity

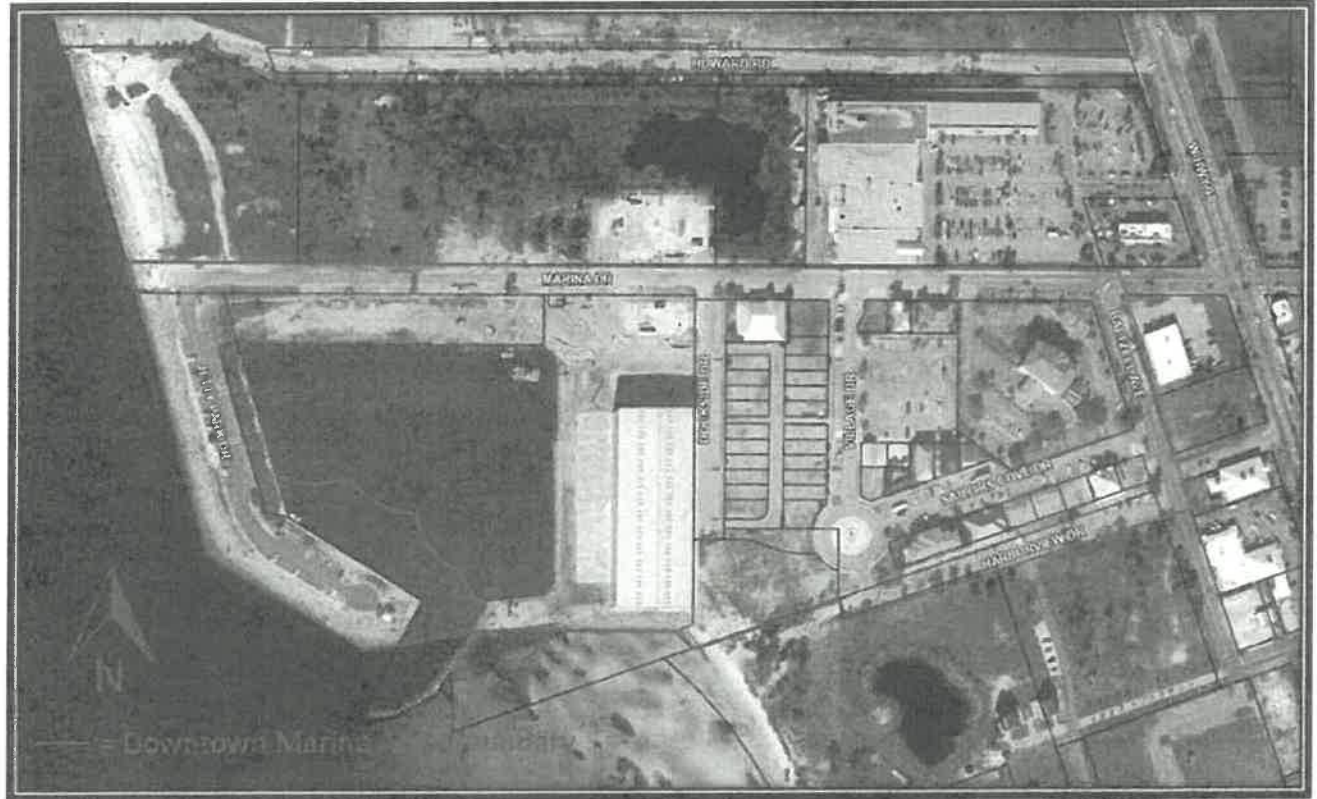
Section 3.17: Planned Unit Development district

Section 3.17(4)c:

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

EXHIBIT B

Downtown Marina Area



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

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

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

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

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

ORDINANCE NO. 606

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

And;

ORDINANCE NO. 607

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



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

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

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

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

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

ORDINANCE NO. 607

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

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

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

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

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

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

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

SECTION 1. NAME

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

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

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

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

SECTION 3. APPROVAL

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

SECTION 4. PERMITTED USES

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

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

SECTION 5. DEVELOPMENT STANDARDS

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

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

SECTION 6. DEVELOPMENT PLAN/PLAT PHASING

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

SECTION 7. CREATION OF ZONING DISTRICT

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

SECTION 8. ENFORCEMENT

The City may enforce this Ordinance as authorized by law.

SECTION 9. OTHER ORDINANCES

Except as specifically modified or changed in this Ordinance, all provisions of the Code shall apply in the same manner as throughout the City.

SECTION 10. ZONING MAP

Upon this Ordinance becoming effective, the City of Port St. Joe Zoning Map shall be amended to show the property described on attached Exhibit "A" as the Marina Cottages Planned Unit Development Zoning District.

SECTION 11. SEVERABILITY

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

SECTION 12. EFFECTIVE DATE

This Ordinance shall become effective as provided by law.

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

ATTEST:

BOARD OF CITY COMMISSIONERS
OF PORT ST. JOE, FLORIDA

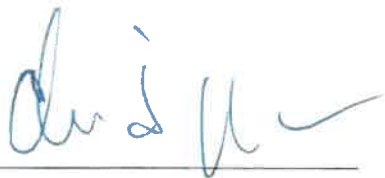


Charlotte M. Pierce, City Clerk



Rex Buzzett, Mayor

APPROVED AS TO FORM:

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

Clinton McCahill, City Attorney

EXHIBIT "A"

GULF COUNTY PARCEL ID: 04594-030R:

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

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

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

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

IMPORTANT NOTICE

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

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

Parcel Summary

Parcel ID 04594-030R
 Location Address HARBORVIEW DR
 PORT ST JOE
 Brief Tax Description S 2 T 8 R 11 L 038 AC M/L 50 FT WATERFRONT ORB 786/813 FR SRS LAND CO LLC MAP 50B
 (Note: Not to be used on legal documents.)
 Property Use Code VACANT (0000)
 Sec/Twp/Rng 2-85-11W
 Tax District Port St. Joe City (5)
 Millage Rate 16.0005
 Acreage 1.038
 Homestead N

[View Map](#)

Owner Information

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

Land Information

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

Sales

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

Valuation

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

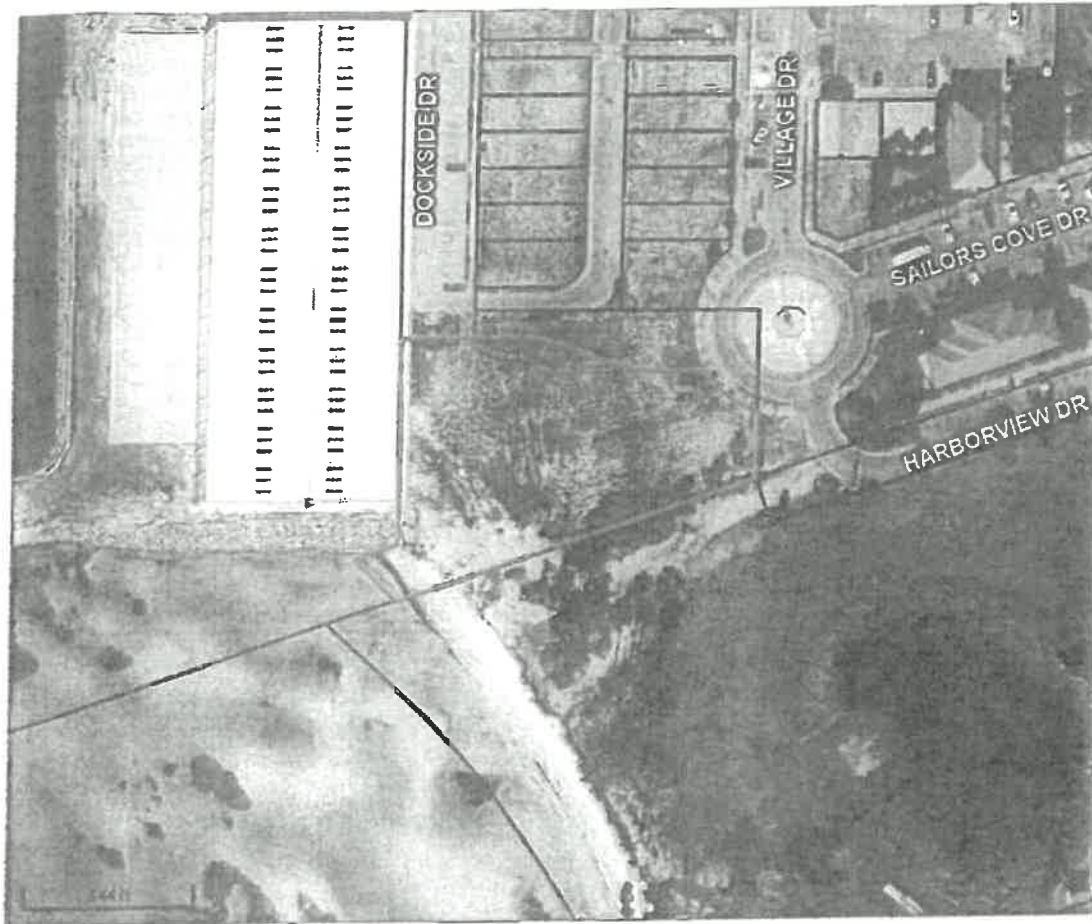
"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

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

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

Contact Us

Developed by
 **Schneider**
 GEOSPATIAL



Overview



Legend

- ☐ Parcels
- ☐ Roads

Parcel ID	04594-030R	Alternate ID	04594030R	Owner Address	ST JOE MARINA COTTAGES LLC
Sec/Twp/Rng	2-85-11W	Class	VACANT		161 GOOD MORNING ST
Property Address	HARBORVIEW DR	Acreage	1.038		SUITE 201
	PORT ST JOE				PORT ST JOE, FL 32456
District	5				
Brief Tax Description	S 2 T 8 R 11 1.038 AC M/L				
	(Note: Not to be used on legal documents)				

Date created: 9/28/2023

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

Developed by  **Schneider**
GEOSPATIAL



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

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

October 7, 2003

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

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

Dear Mr. Janke:

Here is the following information with regards to this project:

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

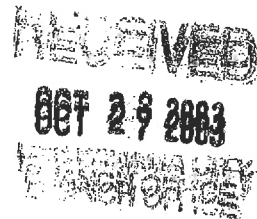
This project is the enlargement of an existing stormwater treatment pond to serve proposed developments as described in the enclosed materials. The existing pond was originally permitted under the name of "1st Street Stormwater Pond". This enlarged pond will serve several proposed developments including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

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

Very truly yours,

Gregory S. Preble, P.E.

cc: Ralph Rish



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

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

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

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

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



Department of Environmental Protection

Jeb Bush
Governor

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

David B. Struhs
Secretary

23-0222475-002-R67

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

PREFACE

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

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

PART I: GENERAL INFORMATION

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

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

Address: City of Port St. Joe

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

Phone: 850/229-8261

2. Stormwater Discharge Facility Identity and Location:

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

Marina Cove

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

City Port St. Joe

County Gulf

2

85

11W

29

° 48'

53" N

85

° 18'

20"W

Section

Township

Range

Latitude

Longitude

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

St. Joe Bay

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

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

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

OCT 27 2003

A. One set of engineering plans and specifications.

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

4. Other DER Permits for this project have been:

A. Denied (date) _____ DER # _____
B. Issued (date) _____ DER # _____
C. Pending (date submitted) _____ DER # _____

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

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

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

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

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

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

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

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

OCT 27 2003

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

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

X Frank Pate

Signature of the owner or *authorized representative

FRANK PATE (MAYOR)

Name and title (Please type)

*Attach a letter of authorization.

Date: _____ Phone: _____

B. STATEMENT BY PERSON RESPONSIBLE FOR MAINTENANCE

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

X Frank Pate

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

FRANK PATE (MAYOR)

Name and title (Please type)

P.O. Box 278

Address

PORT ST. JOE, FLORIDA 32457

Date: _____ Phone: _____

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

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

Gregory S. Preble

34338

Name (Please type)

Florida Reg. No.

Preble-Rish Consulting Engineers

Company Name

1835 Fiddler Court

Company Address

Tallahassee, Fl 32308

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

D. AS-BUILT CERTIFICATION BY PROFESSIONAL ENGINEER

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

1. Stormwater Discharge Facility Information

Source (Project) Name _____

Source Location: Street _____

City _____ County _____

Source Owner: _____

Owner Address: _____

2. As-Built Certification

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

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

Company name _____

Company address _____

(AFFIX SEAL) Date: _____ Phone: _____

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

10/30/03 *[Signature]*

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

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

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

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

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

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

CALIFORNIA

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

OCT 27 2003

REFERENCES
(ATTACHED)

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

52

PROCEDURE : 1) Delineate the total area of the drainage basin contributing to runoff into the pond (note that the area within the 1st street R/W is not ~~new~~ runoff; also this area does not drain into the pond. runoff from 1st street is treated in roadside swales & discharged into the marina basin).

2) Input the basin area & pervious / impervious areas into the spreadsheet

3) Calculate the treatment & permanent pool volumes required, also calculate maximum orifice size to meet the "60 hr" rule

4) By trial & error, design a pond that meets the criteria above as well as the 30% littoral shelf criteria.

5) select aquatic plants as recommended by Ch 6 FL. Dev. Manual.

RECEIVED

OCT 27 2003

WATERWAY

9/c

MARINA DEVELOPMENT LOCATION MAP

MARINA DEVELOPMENT
PROJECT LOCATION

1st STREET
POND
IS LOCATED
HERE

N29° 48.894'
W85° 18.472'

VILLAGE
AT
MARINA
COVE

Marina Drive

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

200 Meters

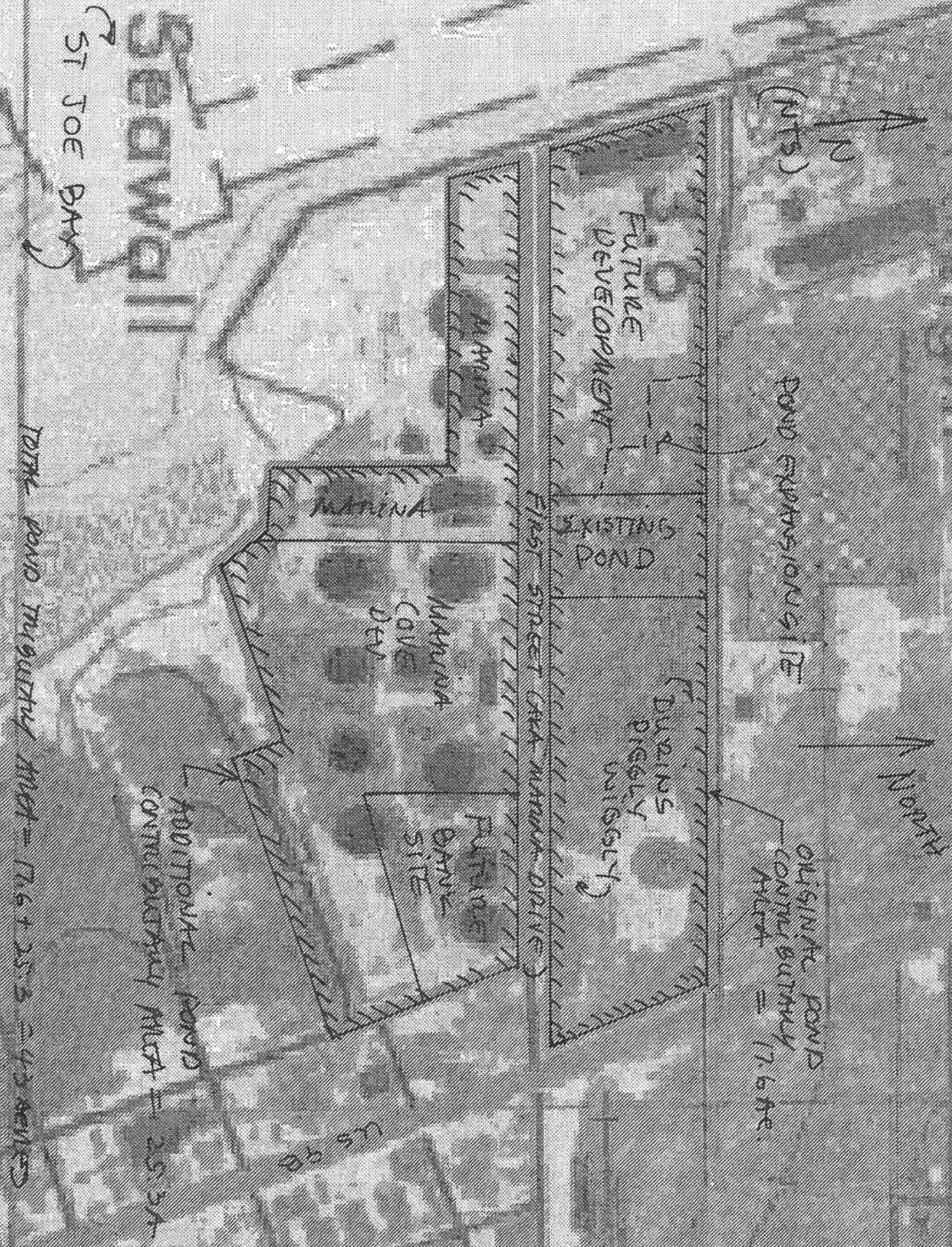
500 Feet

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

OCT 27 2003

54

308.003 MATINA CAVE
BASIN DRAINAGE MAP



TOTAL POND REQUIREMENT = 17.6 + 25.3 = 42.9 ACRES

ADDITIONAL POND CONTINGUITY AREA = 25.3 AC

45.90

SS

**WET POND
SIZE ESTIMATE**

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

(INPUT GREEN PARAMATERS)

(COMPUTER CALCULATES RED PARAMATERS)

PROJECT NAME: MARINA DEVELOPMENT

PROJECT NUMBER: 308.003

PREPARED BY: GSP

DATE: 7/16/2003

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

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

35,517 cf

controls

376,352 cf

277,064 cf

OCT 27 2003

WET POND SIZE ESTIMATE

POND SIZING BY TRIAL AND ERROR			
PARAMETER	ELEVATION (FT)	WATER SURFACE AREA (S.F.)	STORAGE VOLUME (C.F.)
<div> <div>↑</div> <div>OVERFLOW ELEVATION</div> <div>↓</div> </div> <div> <div>↑</div> <div>ORIFICE ELEVATION</div> <div>↓</div> </div> <div> <div>↑</div> <div>BOTTOM OF SHELF ELEVATION</div> <div>↓</div> </div> <div> <div>↑</div> <div>POND BOTTOM ELEVATION</div> <div>↓</div> </div>	<div>5.61</div> <div>3.61</div> <div>0.61</div> <div>-4.40</div>	<div>91,468 ✓</div> <div>72,055 ✓</div> <div>50,280 ✓</div> <div>32,702</div>	<div>163,523</div> <div>183,503</div> <div>207,870</div> <div>163,523 ✓</div> <div>391,372 ✓</div>
ACTUAL TREATMENT VOLUME			
ACTUAL PERMANENT POOL VOLUME			
LITTORAL SHELF (S.F.)		21,775	
LITTORAL SHELF (%)		30	
OPEN WATER (S.F.)		50,280	
OPEN WATER (%)		70	

OCT 27 2003

2711 West 15th Street
Panama City, FL 32401

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



Geotechnical &
Environmental
Consultants

Oct 27 2003

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

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

Attention: Mr. Greg Preble, P.E.

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

Dear Mr. Preble:

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

FIELD INVESTIGATIVE PROCEDURE:

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

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

LABORATORY TESTING PROCEDURES:

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

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

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

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

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

NM = Natural Moisture Content (%)

-200 = Percent Finer than the U.S. No. 200 Mesh Sieve

SITE AND SOIL CONDITIONS:

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

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

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

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

PAVEMENT RECOMMENDATIONS:

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

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

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

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

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

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

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

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

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

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

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

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

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

TESTING:

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

GENERAL COMMENTS:

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

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

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

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

Yours Very Truly,

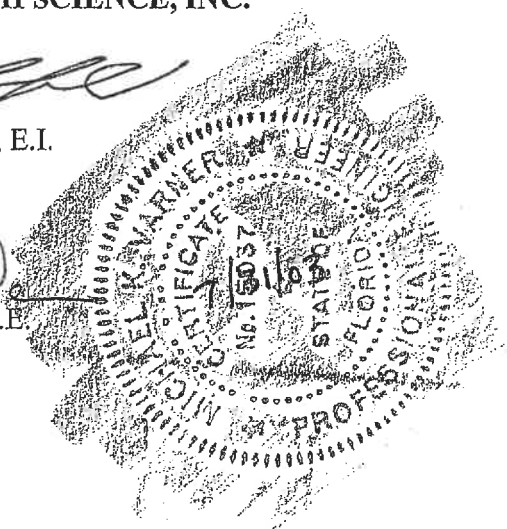
SOUTHERN EARTH SCIENCE, INC.



Brian W. Bloomfield, E.I.
Staff Engineer



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



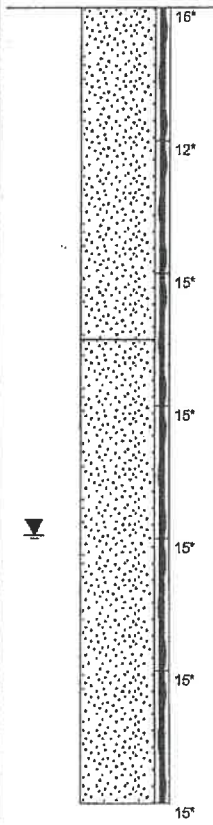

63

LOG OF BORING HA-1




Page 1 of 1

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

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

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

Water Level



Est.:  Measured:  Perched: 

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

Notes:

*: Denotes Penetrometer Reading

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

Sample Key:  SPT  Shelby Tube

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65

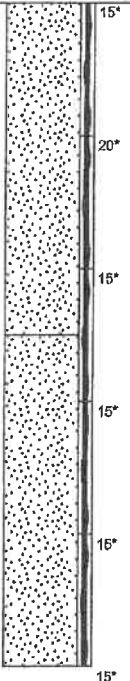
LOG OF BORING BORING LOGS.GPJ SES PC FL GDT 7/30/03

LOG OF BORING HA-2

Page 1 of 1

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

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

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

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

Notes: * Denotes Penetrometer Reading

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

Sample Key: ☒ SPT ☒ Shelby Tube

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66

LOG OF BORING HA-3

Page 1 of 1

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

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

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

15"	SP-SM	Dark Gray Slightly Silty Fine SAND with trace of Organics	22																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																												</
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Water Level Est.: ▽ Measured: ▽ Perched: ▽
 Water Observations: The groundwater level was encountered at 1.8 feet below the existing ground surface.

Notes: * Denotes Penetrometer Reading

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

Sample Key: ▣ SPT ▣ Shelby Tube

SOUTHERN EARTH SCIENCES, Inc.

67

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

OCT 27 2003

LOG OF BORING HA-4

Page 1 of 1

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

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

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

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

Notes:
 *: Denotes Penetrometer Reading

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

Sample Key: SPT Shelby Tube

SOUTHERN EARTH SCIENCES, inc.

68

LOG OF BORING HA-5

Page 1 of 1

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

METHOD: Hand Auger
DRILLER: Billy Watkins
ENGR / GEOL: Brian W. Bloomfield

SURFACE ELEVATION: +7.5 ft

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

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

Notes:
 *: Denotes Penetrometer Reading

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

Sample Key: ☒ SPT ☒ Shelby Tube

SOUTHERN EARTH SCIENCES, inc.

69

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

LOG OF BORING HA-6

Page 1 of 1

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

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

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

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

Notes:
 *: Denotes Penetrometer Reading

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

Sample Key: ☒ SPT ☒ Shelby Tube

SOUTHERN EARTH SCIENCES, inc.

70

LOG OF BORING HA-7

Page 1 of 1

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



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

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

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

Notes:
 *: Denotes Penetrometer Reading

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

Sample Key:  SPT  Shelby Tube

SOUTHERN EARTH SCIENCES, inc.

71

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

LOG OF BORING HA-8

Page 1 of 1

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

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

Elevation / Depth	Soil Symbols Sampler Symbols and Field Test Data	USCS	LOCATION	MATERIAL DESCRIPTION	▲ N Value (blows/ft) 20 40 60 80 Atterberg Limits Natural Moisture PL MC LL 20 40 60 80	NATURAL MOISTURE (%)	ATTERBERG LIMITS (%)			PASSING #200 SIEVE (%)
							LIQUID LIMIT	PLASTIC LIMIT	PLASTICITY INDEX	
							LL	PL	PI	
8 0		SP		Gray Fine SAND with some Shell						
7 1										
6 2										
5 3		SP		Dark Gray Fine SAND with little Organics		26				4
4 4										
3 5										
2 6										
1 7										
0 8										
-1 9										
-2 10										

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

Notes:
 *: Denotes Penetrometer Reading

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

Sample Key: SPT Shelby Tube

SOUTHERN EARTH SCIENCES, inc.

72

LOG OF BORING HA-9

Page 1 of 1

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

METHOD: Hand Auger
DRILLER: Billy Watkins
ENGR / GEOL: Brian W. Bloomfield

SURFACE ELEVATION: +8 ft

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

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

Notes:
 *: Denotes Penetrometer Reading

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

Sample Key: SPT Shelby Tube

SOUTHERN EARTH SCIENCES, inc.

73

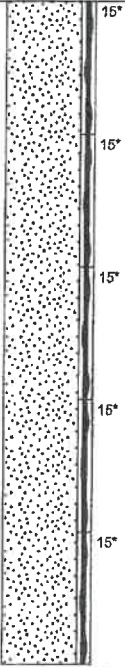
LOG OF BORING BORING LOGS.GPJ SES PC FL GDT 8/1/03

LOG OF BORING HA-10

Page 1 of 1

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

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

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

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

Notes: * Denotes Penetrometer Reading

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

Sample Key: ☒ SPT ☒ Shelby Tube

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74

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

LOG OF BORING HA-11

Page 1 of 1

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

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

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

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

Notes:
 *: Denotes Penetrometer Reading *

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

SOUTHERN EARTH SCIENCES, inc.

75

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

Page 1 of 1

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

Sample Key: SPT Shelby Tube

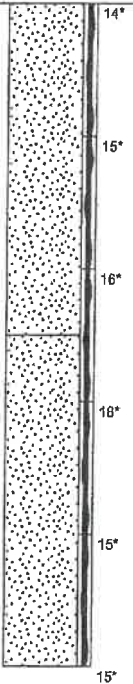
76

LOG OF BORING HA-13

Page 1 of 1

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

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

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

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

Notes:
 *: Denotes Penetrometer Reading

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

Sample Key: SPT Shelby Tube

SOUTHERN EARTH SCIENCES, inc.

77

LOG OF BORING HA-14

Page 1 of 1

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



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

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

Water Level Est.: ▽ Measured: ▼ Perched: ▼
 Water Observations: The groundwater level was encountered at 3.3 feet below the existing ground surface.

Notes:
 *: Denotes Penetrometer Reading

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

Sample Key:  SPT  Shelby Tube

SOUTHERN EARTH SCIENCES, inc.

78

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



Jeb Bush
Governor

Department of Environmental Protection

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

David B. Struhs
Secretary

August 18, 2000

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

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

Dear Mayor Pata:

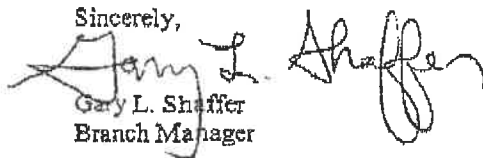
We have reviewed your Notice of General Permit received by the Department on July 20, 2000, concerning the above referenced project. The project appears to qualify for the General Permit specified by Rule 62-25.801, Florida Administrative Code (F.A.C.).

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

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

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

Sincerely,


Gary L. Shaffer
Branch Manager

GLS:rtt

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

OCT 27 2003

"More Protection, Less Process"

Printed on recycled paper.

2003 08 18 03:08PM P2

PHONE NO.: 850 227 7215

FROM: PREBLE RISH

69

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

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

Please provide-Before April Meeting

- Formal Request to utilize city property for parking, and street.
- HOA approval letter to utilize excess parking.
- Survey
- DEP Permit to tie into existing storm drainage.

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

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

Provide- Original Survey- city easement for walking trail

Obtain- DEP Permit to tie into existing storm drainage.

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

Blocking access road to George Core Park

(drop 1 parking space closest to access road)

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

Privately maintained

No private parking signs

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

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

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

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

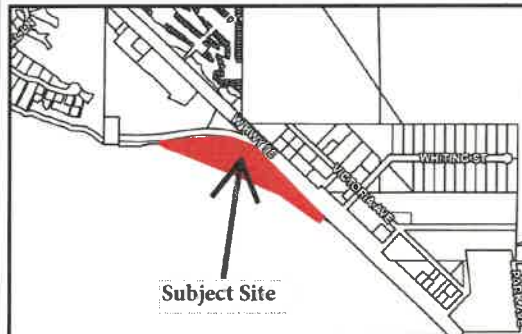
The Planning and Development Review Board sitting as the local planning agency will hold a hearing at 4:00 p.m., EST, at 2775 Garrison Avenue, Port St. Joe, Florida, on Tuesday, April 2, 2024, or as soon thereafter as the issue may be heard. The purpose of the Public Hearing will be to consider a recommendation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

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

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

ORDINANCE NO. 609

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



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

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

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

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

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

ORDINANCE NO. 609

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

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

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

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

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

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

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

SECTION 1. NAME

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

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

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

Element Policy 1.3.4, Mixed Use.

SECTION 3. APPROVAL

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

SECTION 4. PERMITTED USES

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

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

SECTION 5. DEVELOPMENT STANDARDS

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

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

SECTION 6. DEVELOPMENT PLAN/PLAT PHASING

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

SECTION 7. CREATION OF ZONING DISTRICT

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

SECTION 8. ENFORCEMENT

The City may enforce this Ordinance as authorized by law.

SECTION 9. OTHER ORDINANCES

Except as specifically modified or changed in this Ordinance, all provisions of the Code shall apply in the same manner as throughout the City.

SECTION 10. ZONING MAP

Upon this Ordinance becoming effective, the City of Port St. Joe Zoning Map shall be amended to show the property described on attached Exhibit "A" as the Butler Bay Road Planned Unit

Development Zoning District.

SECTION 11. SEVERABILITY

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

SECTION 12. EFFECTIVE DATE

This Ordinance shall become effective as provided by law.

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

ATTEST:

BOARD OF CITY COMMISSIONERS
OF PORT ST. JOE, FLORIDA

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

Rex Buzzett, Mayor

Clinton McCahill, City Attorney

EXHIBIT "A"

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

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

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

EXHIBIT "B"

Butler Bay Road PUD Master Plan

