

**City of Port St. Joe  
Planning, Development, and Review Board Regular Meeting  
February 3, 2026 4:00 P.M.**

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

**Hal Keels  
Travis Burge  
Chris Karagiannis**

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**PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE**

**ROLL CALL OF THE BOARD**

**CONSENT AGENDA:**

**January 6, 2025 Regular Meeting Minutes**

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**BUSINESS ITEMS**

- **Special Exception Request  
309 12th Street, Parcel #05137-000R  
SPS Properties**
- **Ordinance 629- (EAR) Based Amendment**
- **Recommendations to the City Commission**

**Pages 2-12**

**Pages 13-15**

**\*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.**

# 2046

## Comprehensive Plan



City of Port St. Joe



Proposed  
January 2026

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**FUTURE LAND USE ELEMENT  
GOALS, OBJECTIVES AND POLICIES**

**GOAL 1: ENSURE THAT FUTURE DEVELOPMENT AND REDEVELOPMENT OF THE CITY ACCOMMODATES THE PROJECTED POPULATION AND PROMOTES DEVELOPMENT PATTERNS WHICH SUPPORT VIBRANT ECONOMIC AND SOCIAL DEVELOPMENT IN AN ENVIRONMENTALLY ACCEPTABLE MANNER THROUGH THE SHORT-TERM PLANNING HORIZON OF 2036 AND THE LONG-TERM PLANNING HORIZON OF 2046.**

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

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

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

**Policy 1.1.3:** The City will develop and maintain an on-going program of stormwater management, including both regulation and capital improvements. Stormwater regulations shall rely upon existing laws and rules for permitting criteria. Stormwater permits must be obtained pursuant to the provisions of Environmental Resource Permitting (ERP), Chapter 62-330 and Chapter 62-312, Florida Administrative Code (F.A.C.) and comply with applicable provisions of Chapters 62-4 and 62.520 F.A.C. prior to the City issuing final development approval.

**Policy 1.16.48:** The City will address areas subject to seasonal and periodic flooding and provide for drainage and stormwater management through specific requirements and/or standards for construction in designated flood-prone areas.

**Policy 1.16.59:** The City will continue to protect areas subject to seasonal or periodic flooding by implementing the Floodplain Management Ordinance designed to:

1. Restrict or prohibit uses which are dangerous to health, safety and property due to water or erosion hazards, which result in damaging increases in erosion or in flood heights and velocities;
2. Require that uses vulnerable to floods including facilities which serve such uses be protected against flood damage throughout their intended life span;
3. Control the alteration of natural floodplains, stream channels, and natural protective barriers which are involved in the accommodation of flood waters;
4. Control filling, dredging and other development which may increase erosion or flood damage; and,
5. Prevent or regulate the construction of flood barriers which will unnaturally divert floodwaters or which may increase flood hazards to other lands.

**OBJECTIVE 1.2:** The City will require that facilities and services be provided concurrently with the impacts of development, and that sanitary sewer, solid waste, drainage, adequate water supplies and potable water facilities will be in place and available to serve new development no later than the issuance of a certificate of occupancy. The City will include provisions for public utility crossings, easements, or rights-of-way in the land development regulations.

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

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

**Policy 1.2.3:** Development approval is contingent upon the concurrent availability of facilities and services ~~The concurrent availability of facilities and services necessary to serve proposed developments~~ at the City's adopted Level of Service (L.O.S.) ~~will be required before development will be approved.~~ These L.O.S. standards are listed in the transportation, recreation and open space, public schools facilities and infrastructure (sewer, waste, drainage, potable water, groundwater; recharge element) elements of ~~this~~ plan. Sanitary sewer, solid waste, drainage, adequate water supplies, and potable water facilities shall be in place and available to serve new development no later than the issuance of a certificate of occupancy.

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

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

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

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

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

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

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

**Policy 1.3.4:** Densities or intensities of use for each future land use category are as follows listed below. Lot coverages for intensity calculations are determined by dividing the impervious areas by the gross area of the site or lot.

**Very Low Density Residential (VLR)**

Density--No more than 4 dwelling units per acre.

Intensity--no more than 40% lot coverage.

Building height limitation: 35 ft.

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

Density--No more than 5 dwelling units per acre.

Intensity--no more than 40% lot coverage ~~as determined by dividing the impervious areas by the gross area of the site or lot.~~

Building height limitation: 35ft.

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

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

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

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

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

Building height limitation: 60 ft.

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

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

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

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

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

**Low Intensity Commercial:**

Intensity--60% lot coverage. Building height limitation: 60 ft

**Industrial District (I):**

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

**Low Intensity Industrial:**

Intensity--no more than 65% lot coverage. Building height

limitation: 60 ft.

**Public Use:**

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

Building height limitation: 60 ft.

**Recreational:**

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

**Open Space:**

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

**Historical Resources:**

This category shall be used for the recognition and protection of historic sites. Historic sites eligible for designation under this category include those listed on the Federal Register of Historic Places or within the State of Florida Site File. Residential development is prohibited; non-residential development to enhance the historic nature of the site is permitted at an intensity of 10% lot coverage.

**Conservation:**

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

**Mixed Commercial/Residential:**

Property within the City of Port St. Joe with this land use designation is within the Windmark Beach development as described in City Ordinance 380. Development restrictions for this designation can be found in Future Land Use Element Policy 1.3.5. This land use designation is not eligible to be applied to any other land within the City.

**Mixed Use**

The purpose of this land use category is to allow a mix of Residential, Commercial and other uses to promote development of a ~~high-quality~~high-quality environment for living, working or visiting and to permit flexibility in development without an increase in overall density or intensity of development while promoting compatibility with adjoining development. Innovative development standards and principles are encouraged. Other uses allowed are Industrial, Public uses, Recreational, Open Space and Conservation. The Mixed Use category may be assigned to appropriate areas of the City and will be limited to areas with an adequate level of public facilities and services. The Mixed Use category will encourage ~~vertical~~ integration of various residential and non- residential uses within these areas, achieving internal trip capture. Development in areas designated as Mixed Use category shall contain the minimum percentage by area of at least two of the following Land Use Categories:

Land Use Category	Allowable Mix of Uses
Residential	25 – 75%
Commercial	25 – 75%

Other uses such as Industrial, Public, Recreational, Open Space and Conservation.	25 – 75%
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~~All of the land uses do not have to be developed at the same time, nor is one land use a prerequisite to another land use. For the purposes of this section, “areas” refers to the overall district that is assigned the Mixed Use future land use category and not individual pods, units, tracts, or lots within a parcel of land. Residential density in the Mixed Use land use category may not exceed 15 units per acre. Commercial and Industrial uses may not exceed maximum lot coverage of 90% and 100% lot coverage in the Central Business District (Blocks 2, 3, 7, 8, 14, 15, 22, and 23), 90% in all other areas. Building height 60 ft. building height limitation: Mixed Use within the Redevelopment Area delineated in Map 1620 shall not exceed 35 ft building height.~~ Intensity standards for other uses allowed in the Mixed Use category are as defined in the individual Public, Recreational, Open Spaces and Conservation land use categories contained in FLUE Policy 1.3.4.

North Port St. Joe Mixed Use

The purpose of this land use category is to further the Community Redevelopment Plan and to implement the vision of Redeveloping North Port St. Joe around the Martin Luther King Boulevard area. This land use district allows a mix of Residential, Commercial, Office, and other uses to promote development of a high-quality environment for living, working, or visiting. Other uses allowed are Low-Intensity Industrial, Public Uses, Recreational, Open Space, and Conservation. The North Port St. Joe Mixed Use category is to be assigned to the area on both sides of Martin Luther King Boulevard, as shown on the Future Land Use Map. The North Port St. Joe Mixed Use category will encourage vertical integration of residential and non-residential uses within the neighborhood, bringing goods and services to an under-served area.

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

- Residential density is 30 units per acre;
- When residential uses are combined with non-residential uses within the same building, a density bonus may be granted with maximum residential density not to exceed 40 units per acre;
- Maximum lot coverage is 100%;
- All buildings are limited to 60 feet in height;
- Intensity standards for the Recreational, Open Spaces, and Conservation land use categories are as defined elsewhere in FLUE Policy 1.3.1;
- The mix of uses does not have to be developed at the same time, nor is one land use a prerequisite to another land use. For the purposes of this section, the mix of uses refers to the overall land use category and not individual pods, units, tracts, or lots within the parent parcel of land;
- Development in areas designated as North Port St. Joe Mixed Use shall contain the minimum percentage of at least two of the following Land Use Categories:

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

**Policy 1.3.5:** The geographic area described by the Windmark Beach DRI Development Order and identified in City Ordinance 380, shall be subject to not only the provisions relating to density (i.e. no more than 4 dwelling units per acre) described in Future Land Use Policy 1.3.4 for Very Low Density Residential, but also the following:

1. Residential land uses shall be limited to a maximum of 1,591 dwelling units, retail uses shall be limited to a maximum of 89,000 square feet, office uses shall be limited to a maximum of 22,000 square feet and motel/hotel uses shall be limited to a maximum of 433 rooms. The development amount will be in accordance with the equivalency matrix as described in the Windmark Beach Development Order.
2. Development located within the evacuation zone for a category 1 hurricane as identified in the *Apalachee Regional Hurricane Evacuation Study Technical Report (2004)* and reflected on Map 69A, shall be limited to 190 residential dwelling units. Development within the Coastal High Hazard Area, as defined in Policy 1.1.2 of the Coastal Management Element, identified as the area below the elevation of the Category 1 storm surge line as established by the Sea, Lake and Overland Surges from Hurricanes (SLOSH) computerized storm surge model, and not addressed by Future Land Use Element Policy 1.3.5, shall be limited to the number of units reflected in the master plan and Planned Unit Development (PUD) as of January 1, 2009, unless additional units are approved through a future large-scale plan amendment.
3. Development located within the “Recreation” land use category shall be limited to recreation uses for the general public and Windmark Beach, including a maximum of 6 boat docks for temporary mooring, dune walkover structures and boardwalks.
4. In order to better integrate commercial and residential uses, high intensity commercial uses may be located within a distance greater than 75 feet of residential development as identified on a site specific basis.
5. Through the distribution of development, the City will conserve and protect wetlands within the Windmark Beach DRI. Wetland impacts will be avoided whenever practicable, and where unavoidable, impacts will be minimized. Wetlands along the shore and wetlands associated with on-site streams will receive the highest protection. Buffers will be utilized to protect wetlands and on-site streams. Wetland buffers will be naturally vegetated uplands which will be located an average of 50 feet from the jurisdictional line with no development occurring within 25 feet of wetlands, except for minimal encroachment associated with the spine road west of realigned US 98. A buffer of a minimum width of 50 feet from the jurisdictional line shall be maintained along the three on-site streams. Minor encroachments in buffers will be allowed for roads, utilities, golf course flyways, boardwalks and other recreational crossings, but the number of such encroachments will be minimized by collocation of such facilities where feasible.

**Policy 1.3.6:** The City shall enforce adopted Land Development Regulations that regulate the subdivision of land through provision of, or reference procedures for platting of land, review and approval process for plat approval, design standards, required improvements, required dedications and legal documents, and other such relevant requirements.

**Policy 1.3.7:** The City will ~~utilize use~~ land development review procedures which encourage mixed land uses when beneficial, and ~~to~~ include conservation uses and natural groundwater aquifer recharge areas.

**Policy 1.3.8:** The City will regulate signage through provisions of, or reference to, specific and detailed requirements which shall include, but not be limited to, standards for the location or placement of signs, construction standards, ~~prohibited characteristics~~, compliance with other codes, sign removal or repair procedures, standards for off-premises signs, illumination restrictions, or other such relevant requirements.

**Policy 1.3.9:** In addition to the density restrictions set forth for the Low-Density Residential (R-1) future land use category within Policy 1.3.4, the following sub-area policies shall apply to the Property:

- (a) The Property is limited to a maximum of two thousand one hundred twenty five (2,125) residential dwelling units.
- (b) The boundaries of those wetlands designated as Conservation on the Future Land Use Map may be revised as necessary, without need for an amendment to the Future Land Use Map, following a formal wetland delineation, jurisdictional determination, and accurate surveys, which are relied upon as best available data obtained during the development phases for a proposed development project.

**Policy 1.3.10:** Development of the site subject to City of Port St. Joe Ordinance No. 423 shall be limited to 70% lot coverage and 50 feet building height exclusive of stacks, and non-habitable towers, including catwalks for the maintenance thereof. The City may allow development up to 65 feet building height upon written approval from Eglin Air Force Base planning office.

**Policy 1.3.11:** ~~In addition to the height restrictions for mixed use development in the City's Downtown area as shown on Map 1620, R~~ Residential density increases in the Downtown area as a result of City of Port St. Joe Ordinance No. 442 adopted on March 16, 2010, shall be limited to the areas located outside the Coastal High Hazard Area.

**Policy 1.3.12:** Development of the property subject to City of Port St. Joe Ordinance No. 477 shall be limited to a maximum of 6 residential dwelling units.

**Policy 1.3.13:** In addition to the density restrictions set forth for the High-Density Residential (R-3) future land use category within Policy 1.3.4, the following sub-area policies shall apply to the development of the Property subject to City of Port St. Joe Ordinance No. 500:

- (a) Development of the Property is limited to a maximum of one hundred and fifty (150) residential dwelling units. No density bonus allowable pursuant to the City of Port St. Joe Land Development Regulations shall be allowed on the property described herein.

- (b) The boundaries of wetlands on the eastern and western portion of the site shall be delineated, classified and protected consistent with Conservation Element Objective 1.7 and implementing policies of the City’s comprehensive plan and Section 4.11, Wetland protection provisions in the Land Development Code.
- (c) Vegetation, wildlife and their habitat shall be protected consistent with Conservation Element Objective 1.4 and implementing policies of the City’s comprehensive plan and Section 4.09, Vegetation and Wildlife and their habitat provisions in the Land Development Code.

**Policy 1.3.14:** In addition to the density restrictions set forth for the High-Density Residential (R-3) future land use category within Policy 1.3.4, the following sub-area policies shall apply to the development of the Property subject to City of Port St. Joe Ordinance No. 533:

- (a) Development of the property is limited to a maximum of 24 townhouses. No density bonus allowable pursuant to the City of Port St. Joe Land Development Regulations shall be allowed on the property described herein.
- (b) Stormwater facilities will be designed to meet and exceed level of service standards and protect the functions of natural stormwater management features consistent with Infrastructure Policies 1.1.5 and 1.1.6 of this Plan.
- (c) The boundaries of wetlands on the western portion of the site shall be delineated, classified and protected consistent with Conservation Element Objective 1.7 and implementing policies of the City’s comprehensive plan and Section 4.11, Wetland protection provisions in the Land Development Code.
- (d) Building heights of the property shall be limited to 35 ft. The developer of the subject property will maintain a 40 ft undisturbed natural vegetative buffer on the western boundary of the property.

**OBJECTIVE 1.4:** The City will discourage urban sprawl and encourage redevelopment and renewal of blighted areas by funding infrastructure improvements in commercial areas and continue to support state and federal programs to renew blighted areas. Infrastructure improvements (listed in the Capital Improvements Element) will be accomplished as planned.

**Policy 1.4.1:** ~~The City will place emphasis on activities that will assist in~~ ~~Emphasis will be placed by the City in activities which will assist in~~ revitalizing the downtown and ~~the~~ waterfront areas. The City will support and cooperate with the downtown merchants, and the ~~Downtown~~ Redevelopment Agency Board ~~and the Waterfronts Partnership Committee in by~~ providing assistance to implement the vision for these areas and ~~tie-link~~ the downtown, North Port St. Joe and waterfront together.

**Policy 1.4.2:** The City will support the City of Port St. Joe Redevelopment Agency to implement the updated Redevelopment Plan and will consider recommendations to revitalize ~~the downtown area and~~ the North Port St. Joe area.

~~Policy 1.4.3: The City will support the implementation of the recommendations from the Waterfronts Partnership Committee to develop the waterfront area balancing economic growth,~~

~~ecological concerns and recreational needs of the community.~~

**Policy 1.4.34:** The City will maintain and enhance the waterfront area, integrating downtown development with the waterfront park system, preserving bay views when practical and ensuring that development around the waterfront encourages street level pedestrian activity for residents and visitors.

**Policy 1.4.45:** The City will support the planning efforts in ~~the North~~ the North Port St. Joe area. The City will take into consideration the findings and recommendations to improve conditions in the neighborhood and throughout the City.

**Policy 1.4.56:** The City will coordinate and support planning and economic development efforts within the designated Enterprise Zone.

**Policy 1.4.67:** The City will support the Brownfield program and promote rehabilitation of old industrial areas, addressing any contamination problems and eventually return these areas for future community and economic development.

**Policy 1.4.78:** The City will support Gulf County's designation as ~~a Rural Area of Critical Economic Concern~~ part of the Northwest Rural Area of Opportunity to promote economic opportunities and development.

**OBJECTIVE 1.5:** The City will protect and restore natural and historical resources by continuing to enforce existing regulations, such as building codes, storm-water runoff regulations and subdivision regulations. The City will enforce adopted Land Development Regulations to set up a review process (i.e. site plan reviews) which will review and assess impacts to natural and historical resources caused by proposed development.

~~**Policy 1.5.1:** The City will protect potable water wellfields and natural groundwater aquifer recharge areas by working with the Northwest Florida Water Management District (N.F.W.M.D.). The City shall protect the quantity and quality of groundwater supply. The City shall regulate development adjacent to designated wellheads and designated surface potable water supplies resources to protect these water supplies from potential contamination. The City shall enforce Land Development Regulations that prohibit land uses such as sanitary landfills, wastewater treatment facilities, and/or other land uses which store or handle toxic or hazardous waste or materials within wellhead protection areas which area defined as all land within a 500-foot radius of an existing or proposed protected wellhead (see Map 4). Management of pollutant sources will be controlled by provision of, or reference to, specific requirements that shall include, but not be limited to, land use designation, zoning ordinances, source permitting, prohibition and site specific plan review.~~

**Policy 1.5.12:** The City will continue to cooperate with the state Division of Historical Resources in identifying and preserving historic and archaeological resources. The City shall continue to seek grants with the Division to conduct a city-wide historic resource survey.

**Policy 1.5.32:** The City will enforce adopted guidelines for addressing the preservation of historic resources, as a part of its site plan development review regulations.

**Policy 1.5.43:** Historic resources will be subject to conditional development requirements prior to permits being issued for demolition or substantial alteration. Rehabilitation guidelines shall be as

specified in the U.S. Secretary of the Interior's "Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings" as amended.

**Policy 1.5.54:** The City will enforce standards and criteria included in the land development regulations to protect ~~the~~ natural resources.

**Policy 1.5.65:** The City shall protect ~~the~~ surface water quality of the Port St. Joe freshwater canal by restricting development within the City-owned buffer only to necessary surface water treatment facility infrastructures. These structures will be allowed within the area owned by the City along the fresh water canal from the Chipola River as shown in Map 126.

**Policy 1.5.76:** The City shall coordinate with the County to ensure that the entire potable freshwater canal is protected including areas outside the City property as shown in Map 137.

**OBJECTIVE 1.6:** The City will continue to plan for emergency hurricane evacuation by ensuring the coordination of coastal area population densities with the adopted regional hurricane evacuation plan.

**Policy 1.6.1:** The City will coordinate with the Florida Department of Transportation (F.D.O.T.), Gulf County and state and local authorities in providing safe and efficient evacuation routes and signage.

**Policy 1.6.2:** The City will enforce building regulations in areas subjected to seasonal flooding and in coastal high hazard areas.

**Policy 1.6.3:** The City will maintain safe and adequate hurricane evacuation times and maintain or improve existing level of service standards on roadways as specified in the Traffic Circulation Element and as also specified in the applicable regional hurricane evacuation study

**Policy 1.6.4:** The City shall limit the density of dwelling units in the Coastal High Hazard Area (CHHA, see Map 69) so as not to exceed hurricane evacuation capabilities within the City's jurisdiction. This will be accomplished as part of the development review process.

**Policy 1.6.5:** The City shall prohibit the construction of new hospitals, nursing homes, and group homes in the CHHA, discourage the siting or expansion of these facilities in Category 2 and 3 Evacuation zones, with the exception of ~~the proposed siting of~~ the Sacred Heart Hospital facility, and limit the expansion of existing sites to the boundaries of the currently developed lot.

**Policy 1.6.6:** The City shall consider opportunities to decrease residential development potential on remaining vacant lands in the CHHA through plan amendments to less intensive uses, land purchases or transfer of development rights.

**Policy 1.6.7:** The City will consider the location of the proposed development and hurricane evacuation level and ensure appropriate mitigation prior to approval of new proposed development. The City will consider mitigation, reduction or elimination of uses that are inconsistent with interagency hazard mitigation report recommendations that the City determines appropriate.

~~**Policy 1.6.8:** The City will address areas subject to seasonal and periodic flooding and provide for drainage and stormwater management through specific requirements and/or standards for construction in designated flood prone areas.~~

~~**Policy 1.6.9:** The City will continue to protect areas subject to seasonal or periodic flooding by~~

~~implementing the Floodplain Management Ordinance designed to:~~

- ~~1. Restrict or prohibit uses which are dangerous to health, safety and property due to water or erosion hazards, which result in damaging increases in erosion or in flood heights and velocities;~~
- ~~2.1. Require that uses vulnerable to floods including facilities which serve such uses be protected against flood damage throughout their intended life span;~~
- ~~3.1. Control the alteration of natural floodplains, stream channels, and natural protective barriers which are involved in the accommodation of flood waters;~~
- ~~4.1. Control filling, dredging and other development which may increase erosion or flood damage; and;~~
- ~~5.1. Prevent or regulate the construction of flood barriers which will unnaturally divert floodwaters or which may increase flood hazards to other lands.~~

**OBJECTIVE 1.7:** The City will coordinate with the County on annexations during the planning period ensuring compatibility and buffering of adjacent land uses.

**Policy 1.7.1:** If annexation is proposed to the City, annexation costs will be negotiated.

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

**OBJECTIVE 1.8:** The City will coordinate the comprehensive plan and ~~resultant~~the land development regulations with appropriate resource planning and management plans.

**Policy 1.8.1:** The City will coordinate land use programs and activities with the Port St. Joseph Bay Aquatic Preserve Management Plan.

**Policy 1.8.2:** The City shall coordinate with the School Board on future land use map amendments that increase residential densities in the City.

**Policy 1.8.3:** School facilities shall be allowed in all land use categories except Conservation, Open Space, Industrial and Low Intensity Industrial categories. New schools shall be located proximate to the residential areas they will serve and in areas where they will become community focal points, ~~and proximate to planned residential areas they will serve.~~ New school facilities will not be allowed in existing residential neighborhoods.

**OBJECTIVE 1.9:** ~~The City will discourage urban sprawl and promote compact, mixed use development to encourage a livable, vibrant community accessible by multimodal transportation options. The City will promote energy efficient land use patterns, and reduce greenhouse gas emissions in the City of through energy conservation growth management strategies.~~

~~**Policy 1.9.1:** The City will discourage urban sprawl and promote compact, mixed use development to reduce vehicle miles traveled and reduce greenhouse gas emissions.~~

**Policy 1.9.12:** The City will promote activities to revitalize the downtown and waterfront areas and provide assistance to implement the vision of these areas and tie the downtown and waterfront together with other areas of the City.

**Policy 1.9.23:** The City will ~~provide for~~promote continued investment in public facilities and infrastructure in these areas including streetscape and pedestrian improvements, an increased network

of bike and pedestrian paths and connections to provide non-auto transportation options and enhance the livability of the City.

**Policy 1.9.34:** The City will promote multi-use trails and connections to link downtown, the Downtown Port St Joe Area with the North Port St. Joe, the marina, the Baywalk Park, and the City's existing linear green space, and residential areas along the canal on Forest Park Avenue as shown on Map 20 to provide alternative transportation options, reduce vehicle miles traveled, minimize fuel consumption and contribute to reduction in greenhouse gas emissions.

**Policy 1.9.45:** The City will encourage green design practices in new development and redevelopment to foster energy efficient land use patterns.

**Policy 1.9.56:** The City will support energy conservation measures and practices in the administration, design, and construction of City buildings and facilities to reduce energy consumption and tax dollars allocated for power and fuel.

~~**Policy 1.9.7:** The City will promote education of City employees in energy conservation measures and practices and promote certification for energy conservation practices.~~

~~**Policy 1.9.8:** The City will support intergovernmental programs with adjacent jurisdictions to promote energy conservation.~~

**Policy 1.9.69:** The City will support incentives and programs by state and federal government to promote energy efficiency and conservation and the use of solar and other clean alternative energy sources.

**Policy 1.9.740:** The City will support initiatives that generate energy from local renewable sources as a part of economic development efforts.

**Policy 1.9.811:** The City will coordinate and support Gulf County efforts to attract green energy technology industries to the region.

**Objective 1.10:** The City will protect the quantity and quality of the drinking water supply by protecting surface water, potable water wellfields, and natural groundwater recharge areas.

**Policy 1.10.1:** The City will work with the Northwest Florida Water Management District (NFWMD) to protect drinking water resources.

**Policy 1.10.2:** The City shall regulate development adjacent to designated surface potable water supplies resources to protect these water supplies from potential contamination by using the Land Development Regulations to prohibit land uses such as sanitary landfills, wastewater treatment facilities, and/or other land uses which store or handle toxic or hazardous waste or materials within surface water protection areas as shown on Map 12. These protections shall also apply to future potable water wellheads and natural groundwater recharge areas.

**CONSERVATION ELEMENT  
GOALS, OBJECTIVES AND POLICIES**

**GOAL 1: THE CITY OF PORT ST. JOE WILL CONSERVE, PROTECT, AND APPROPRIATELY MANAGE THE NATURAL RESOURCES DESCRIBED IN THE CONSERVATION ELEMENT OF THE PLAN TO ENSURE THE HIGHEST ENVIRONMENTAL QUALITY POSSIBLE CONSISTENT WITH APPLICABLE STATE AND FEDERAL LAWS.**

**OBJECTIVE 1.1:** The City will continue to monitor and ensure compliance with established minimum air quality standards.

**Policy 1.1.1:** Proposed developments which have the potential to lessen ambient air quality will be required to obtain state and federal permits before review of local development application can proceed

**Policy 1.1.2:** An ambient air monitoring station is presently located at the City's Wastewater Treatment Plant and will continue to monitor ambient air quality

**OBJECTIVE 1.2:** The City will conserve and protect the quality and quantity of current and projected water sources and waters that flow into the estuarine waters ~~by implementing Policies 1.2.1 through 1.2.4.~~

**Policy 1.2.1:** The City will make improvements to drainage and stormwater system components. Projects will be undertaken in accordance with the schedule provided in the Capital Improvements Element of this Plan.

**Policy 1.2.2:** The City will cooperate with ~~the NorthWestNorthwest~~ Florida Water Management District ~~(N.W.F.W.M.ÐNFWFMD;)~~ in identifying the high aquifer recharge areas and assist the ~~N.W.F.W.M.ÐNFWFMD~~ in monitoring groundwater quality levels, and conditions for the possibility of ~~salt-watersaltwater~~ intrusion.

**Policy 1.2.3:** Activities that would withdraw groundwater to the point of ~~salt-watersaltwater~~ intrusion or would damage important identified water sources including existing cones of influence, water, recharge areas, inflow to surface public water supply resources and water wells, are recognized as being detrimental to the City's environment and economy and shall be referred to the ~~NFWFMDÐNFWFMD~~ to be addressed under that agency's authority.

**Policy 1.2.4:** The City will adopt procedures for emergency water conservation in accordance with the plans and guidance of the ~~NorthWestNorthwest Florida Water Management DistrictNFWFMD. (N.W.F.W.M.D.)~~

**Objective 1.3:** Minimize erosion, sedimentation and stormwater runoff.

**Policy 1.3.1:** The City shall undertake measures to reduce stormwater pollution loads into adjacent water bodies by maintaining an ~~on-goingongoing~~ program of stormwater management, including both regulation and capital improvements. The City will review development proposals for necessary stormwater management facility needs and require stormwater permits pursuant to the Environmental Resource Permit provisions of Chapter 62-330 and Chapter 62-312, Florida Administrative Code (F.A.C.) and comply with applicable provisions of Chapters 62-4 and

62.520, F-A-C, prior to the issuance of final development approval.

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

**Policy 1.3.3:** The following general requirements shall apply to stormwater management systems throughout the City:

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

**OBJECTIVE 1.4:** The City will conserve and protect its natural resources, including fisheries, wildlife, wildlife habitat, marine habitat, minerals, soils and native vegetative communities.

**Policy 1.4.1:** The City shall support the conservation and protection of ecologically sensitive terrestrial and marine ecological communities, as well as critical wildlife ~~habitat~~ habitats. Land Development Regulations and development review processes will be used to minimize development impacts on these areas.

**Policy 1.4.2:** The City shall pursue the use of acquisition funding programs such as the Florida Forever Program, Florida Community Trust, Florida Department of Environmental Protection (FDEP) Office of Florida Greenways & Trails and others to acquire fee simple or less-than-fee ownership through conservation easements on land that has been identified as critical or sensitive resources.

**Policy 1.4.3:** During development review processes the City shall consider the use of other innovative approaches to protect sensitive resources, such as the transfer of development rights, clustering, performance zoning, open space zoning, on-site density transfer and other techniques to maximize the establishment of open space areas or areas of protection for identified environmental sensitive resources.

**Policy 1.4.4:** Proposed development sites will be required to be examined for the presence of state and federally protected plant and animal species prior to site clearing or construction. When a listed species is found, the proposal for development shall be submitted to the Florida Fish and Wildlife Conservation Commission (FWC) and DEP for recommendations to minimize the impact of development on those species. These recommendations will be considered part of the development approval process where threatened and endangered species are present.

**Policy 1.4.5:** The City shall encourage the protection of native vegetation as part of its land development regulations. Such standards shall include types and sizes of vegetation to be protected, removal/replacement, criteria, construction practices, and other similar provisions.

**Policy 1.4.6:** The City shall cooperate with Gulf County to protect vegetative communities located

within more than one jurisdiction through application of provisions within the land development regulations.

**OBJECTIVE 1.5:** The City will conserve and protect natural resources from the effects of hazardous waste.

**Policy 1.5.1:** The City will initiate a public awareness program to inform citizens of the recycling alternatives for hazardous waste.

~~**Policy 1.5.2:** The City will enter into an agreement with Gulf County for temporary storage of any future hazardous waste that the City might generate based on Gulf County constructing a temporary storage/transfer facility as recommended in the 1986 Gulf County Hazardous Waste Management Assessment.~~

**Policy 1.5.32:** The City will continue to coordinate with the Apalachee Regional Planning Council (A-R-P-C) and the Regional Hazardous Waste Management Plan and require regional approval (permitting) before local review of any development which might have the potential to generate hazardous waste.

**Policy 1.5.43:** The City shall coordinate with the Florida Department of Environmental Protection (FDEP) on the requirements that all stationary above-ground and underground petroleum storage tanks conform to the provisions of Chapter 17-61, F.A.C., and that permits be obtained from FDEP prior to installation or removal of such tanks.

**Policy 1.5.54:** The City shall coordinate with appropriate governmental agencies that monitor small quantity generators of hazardous waste as specified under SS. 403.7234 and SS. 403.7236, F.S.

**Policy 1.5.65:** The City shall continue to coordinate with the Florida Department of Health to provide information regarding “good gardening practices” to residents of the Mill View subdivision and encourage the use of such practices to reduce possible exposure to fill chemicals.

**Objective 1.6:** The City will continue to support the restoration of degraded natural systems.

**Policy 1.6.1:** Septic tanks will no longer be allowed within the city limits where Ceity sewer service is available.

**Policy 1.6.2:** If natural resources are contaminated by hazardous wastes, the party responsible for the contamination will be responsible for appropriate remedial actions.

**Policy 1.6.3:** If natural systems are degraded by stormwater runoff from transportation facilities which are under the authority and maintenance of the state (Florida Department of Transportation), the City will take the necessary actions to improve the conditions by notifying appropriate state agencies.

**Objective 1.7** Wetlands within the City of Port St. Joe shall be conserved through the combined use of the City’s Comprehensive Plan standards, and state and federal wetlands permitting programs involving the Florida Department of Environmental Protection (FDEP), Northwest Florida Water Management District, and the United States Army Corps of Engineers (ACOE). Major wetlands and wetland systems are identified on Map 57 of the adopted plan.

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

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

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

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

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

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

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

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

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

**Policy 1.7.8:** The Technical Advisory Committee (TAC) or the ~~Local Planning Agency (LPA)~~ Planning and Development Review Board (PDRB) may use the site plan and biological

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

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

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

**Policy 1.7.11:** With the exception of water dependent uses consistent with the master plan of the port of Port St. Joe and water dependent uses that serve as public access, the required building setback or minimum buffer for all areas along St. Joseph Bay and coastal and riverine wetlands shall be a minimum of 50 feet as measured from the mean high water line (MHWL). Predevelopment water flow and quality shall be maintained (see Section 4.08 of the LDRs, St Joseph Bay Shoreline Protection Zone).

**Objective 1.8:** The City shall continue to increase public access to the City of Port St. Joe's water resources. ~~p~~Provide public boat launches and/or marinas in appropriate locations to meet water access needs and to direct these uses to areas of least environmental harm.

**Policy 1.8.1:** The City will evaluate potential sites for boat launches ~~es / or ramps~~ and associated parking needs. The City will work with both public and private entities to seek funding sources to develop launches/ramps and possible marinas, including land purchase costs and facility development. Potential public sources for facility development ~~include:include~~ Florida Boating Improvement Program (FFWCC), FDEP Florida Recreation Development Assistance Program (~~aka, FRDAP by DEP~~). Resources for land acquisition include the Florida Community Trust.

**Policy 1.8.2:** Encourage and support marina facilities in the City to become members of the Florida Clean Marina Program (A FDEP and USFWS sponsored program).

**Policy 1.8.3:** The City shall coordinate with the FDEP Office of Greenways and Trails, the FDCA's Florida Community Trust Office and the FDOT to track opportunities to develop community conservation and recreational attributes. Further, the City should work with private ~~land-owners~~landowners to plan for conservation, trail and greenway development opportunities

**Objective: 1.9:** Conservation of fresh water supply shall be pursued.

**Policy 1.9.1:** The City shall encourage use appropriate water conservation techniques including the use of high-efficiency, low-volume plumbing fixtures, appliances and other water conserving devices.

**Policy 1.9.2:** Mixed use and larger developments in the City shall be encouraged to maintain native vegetation and to incorporate xeriscape practices and the use of native landscape plant materials into site landscaping design.

**Policy 1.9.3:** Homeowners association and businesses shall be directed to consider implementation of the Florida Yards and Neighborhoods Program developed by the University of Florida.

**Policy 1.9.4:** The City will continue to implement the adopted Xeriscape Ordinance to ensure conservation of water resources.

**Policy 1.9.5:** The City will recommend and request Gulf County to adopt a Xeriscape/Florida Friendly Landscape Ordinance within the unincorporated portion of the City's Water Service Area.

**Policy 1.9.6:** The City will continue to- reduce unaccounted water losses -through ongoing improvements to water distribution lines as shown in the capital improvement plan.

**Policy 1.9.7:** The City will continue to ~~implement an adopted ordinance intended to~~ promote and support water conservation efforts.

**Policy 1.9.8:** The City shall continue to implement Public Education and Information Program to encourage citizens to conserve water and promote the efficient use of water resources.

~~**Policy 1.9.9:** The City will provide the NFWFMD a Reuse Feasibility Study per the Guidelines for Preparation of Reuse Feasibility Studies (FDEP, May 2007) by December 31, 2020.~~

~~**Objective: 1.10:** Conservation of energy and reduction of greenhouse gas shall be pursued.~~

~~**Policy 1.10.1:** Energy Conservation Areas shown in Map 20 highlight features that contribute to reduced energy use and greenhouse production: parks, open space areas, increased network of bike and pedestrian paths and connections to provide non-auto transportation options and enhance the livability of the City. These connections will provide alternative transportation options, reduce vehicle miles traveled, minimize fuel consumption and contribute to reduction in greenhouse gas emissions.~~

~~**Policy 1.10.2:** The City shall develop a Public Education and Information Program to encourage citizens to conserve energy and reduce greenhouse gas.~~

## COASTAL MANAGEMENT ELEMENT GOALS, OBJECTIVES, AND POLICIES

### GOAL 1: PROTECT COASTAL RESOURCES AND HUMAN LIFE AND LIMIT PUBLIC EXPENDITURES IN AREAS THAT ARE SUBJECT TO DESTRUCTION BY NATURAL DISASTERS.

**OBJECTIVE 1.1:** The City will protect coastal resources by coordinating any actions contemplated which would affect the coastal area with the county and state.

**Policy 1.1.1:** Enforce the City's building code ordinances which ~~contain provisions requiring~~ require building permits to meet the standards of the Federal Emergency Management Administration's (F-E-M-A-) regulations for the coastal flood zone area ("B" Zone) and the coastal high hazard area (~~Category 1 Hurricane Evacuation Zone) within the City be met before issuance of local building permits can be~~ before being authorized (see Policy 1.2.2).

**Policy 1.1.2:** The Coastal ~~H~~high-~~H~~azard ~~A~~reas (CHHA) within the City shall be the areas below the elevation of the category 1 storm surge line as established by a Sea, Lake and Overland Surges from Hurricanes (SLOSH) computerized storm surge model as defined in Section 163.3178(2)(h) and depicted on the Land Use Map ~~69~~.

**Policy 1.1.3:** The City shall coordinate with the County and other regulatory authorities to protect the estuaries and waters of St. Joseph's Bay to prevent estuarine pollution, control surface water run-off, protect living marine resources and ensure adequate sites for water-dependent uses.

**Policy 1.1.4:** The City shall coordinate with the St. Joseph's Bay ~~A~~aquatic ~~P~~reserve ~~M~~management ~~P~~lan on matters specified in Policy 1.1.3. Coordination will be by written notification.

**Policy 1.1.5:** The floodplain administrator/building official shall review all permit applications to determine whether proposed development sites will be reasonably safe from flooding. If a proposed development site is in a flood hazard area, all site development activities, (including grading, filling, utility installation and drainage modification), all new construction and substantial improvements shall be designed and constructed with methods, practices and materials that minimize flood damage and that are in accordance with the ~~e~~City Floodplain Management Ordinance.

**OBJECTIVE 1.2:** The City will promote protection of the natural resources of the shoreline and estuarine areas of the ~~coastal high hazard area~~CHHA by adopting a future land use plan which directs population concentrations away from the CHHA and gives priority to water-dependent uses.

**Policy 1.2.1:** The City will take immediate action to restore and enhance any disturbed or degraded natural resources which are impacted by any City capital improvement projects.

**Policy 1.2.2:** The City shall limit specific and cumulative impacts upon coastal wetlands, water

quality, and management wildlife habitat and living marine resources using the following regulatory techniques: require protection of identified wildlife habitat as part of enforceable development agreements, coordinate with the Florida Department of Environmental Protection to restrict construction activities which would permanently damage marine resources unless appropriate mitigation measures are undertaken, and enforcement of policies.

**OBJECTIVE 1.3:** The City will continue to improve public access to the coastal area through enhancement and/or rehabilitation of ground maintenance in such areas including the Port St. Joe Marina, the Waterfront Park area, and the beaches.

**Policy 1.3.1:** The City will ~~continue to maintain and~~ improve ~~maintenance at~~ the Waterfront Park, ~~by increasing maintenance of trash barrels and promoting the proper disposal of all litter.~~

**Policy 1.3.2:** Maintenance dredging of the channel leading from the public boat ramp will be carried out in accordance with state and federal permits.

**OBJECTIVE 1.4:** The City will protect the coastal area infrastructure by adopting infrastructure projects and Levels of Service (L.O.S.) which are listed in the Traffic Circulation Element, Recreation and Open Space Element, and Sanitary Sewer, Drainage, Potable Water sub-elements and Capital Improvements Element of this Plan.

**Policy 1.4.1:** In order to protect the human population and the shoreline and estuarine resources of the Coastal zone all infrastructure improvements will be designed in accordance with standards which consider impacts to the Coastal zone (natural disasters such as hurricanes, flooding, etc. with resultant emergency evacuation requirements).

**Policy 1.4.2:** Emergency evacuation plans (responsibility of Gulf County ~~Emergency Management Administrative Assistant~~) will be coordinated with regional and state authorities and reflect the designated evacuation routes in the ~~Future Land Use Map Series. Traffic Circulation Element of this Plan.~~

**Policy 1.4.3:** The City will maintain infrastructure capacity to provide public facilities of the type and densities of development as shown on the Future Land Use Map. Capacities shall be estimated using level of service standards in the Plan. No development shall be permitted in the coastal area unless public facilities and services are available concurrently with the impacts of development or phased to coincide with the demands generated by development or redevelopment.

**OBJECTIVE 1.5:** Post-disaster redevelopment in the coastal zone will be coordinated by ~~the~~ City in conjunction with the County Emergency Management Office, Apalachee Regional Planning Council (~~Hazard Mitigation Plan~~) and ~~the~~ Federal Emergency Management Administration. Procedures shall be established which will reduce the exposure of human life, and public and private property to hurricane-related hazards (see Policies 1.5.1, 1.5.2, 1.11.1).

**Policy 1.5.1:** By 2019~~28~~ the City shall prepare a post-disaster redevelopment plan that addresses

short and long term needs after a disaster occurs; addresses the removal, relocation or structural modification of infrastructure facilities which have experienced repeated storm damage; considers the limitations of redevelopment in areas that have experienced repetitive losses and considers the incorporation of the recommendations of interagency hazard mitigation reports.

**Policy 1.5.2:** When undertaking post-disaster redevelopment activities, development permits may be waived for short-term recovery measures such as emergency repairs to streets, water, electricity or other utilities to restore service; removal of debris; and public assistance matters including temporary shelter or housing.

**Policy 1.5.3:** Long-term redevelopment shall require approval of development permits and be consistent with this plan. These activities include: repair or restoration of private residential or commercial structures with damage in excess of 50% of market value; non-emergency repairs to bridges, highways, streets, or public facilities; repair or restoration of docks, seawalls, groins, or other similar structures.

**Policy 1.5.4:** The City shall continue to encourage redevelopment principles, strategies and engineering solutions that will result in the removal of coastal real property from flood designations established by Federal Emergency Management Agency.

**Policy 1.5.5:** The City shall continue to consider purchasing properties in areas most vulnerable to destructive storm surges for recreation uses and open space.

**OBJECTIVE 1.6:** Mechanisms to protect, conserve, and enhance coastal marine resources and maintain or improve estuarine environmental quality will be continued in order to protect sensitive coastal resource areas from the impact of potential future development. These mechanisms shall include, but not be limited to, the following policies. Sensitive coastal resource areas include the ~~coastal high hazard areas~~ CHHA, the St Joseph Bay aquatic preserve and estuarine wetlands.

**Policy 1.6.1:** The City will, upon completion of the Master Drainage Plan update by 20320, incorporate the recommendations of the update into (1) the Analysis, and (2) the Goals, Objectives and Policies of the Coastal Management element as they pertain to maintaining the water quality and estuarine resources of St. Joseph's Bay.

**Policy 1.6.2:** The City will periodically review its land development regulations, permitting and enforcement procedures to ensure compliance with the state and federal regulatory programs and to ensure adequate protection of the City's coastal resources.

**Policy 1.6.3:** The aquatic preserve which has been established in St. Joseph Bay will be addressed in any review of development impacts in the City's coastal resources.

**Policy 1.6.4:** The City will reserve final approval of development permits until all applicable permits are obtained from jurisdictional agencies, including storm water discharge permits obtained pursuant to Environmental Resource Permitting (ERP), Chapter 62-330 and Chapter 62-312, Florida Administrative Code, and comply with applicable provisions of Chapters 62-4 and

62.520,F.A.C, and jurisdictional interpretation on wetlands conducted pursuant to Chapter 62-340, F.A.C.

**Policy 1.6.5:** The City shall continue to upgrade its stormwater infrastructure through drainage improvements, installation of tidal backflow preventers, and seawall repair in addition to sustainable flood management actions such as installation of bios-wales, use of pervious pavement and maintenance of natural preservation areas.

**OBJECTIVE 1.7:** The City will preserve historic resources.

**Policy 1.7.1:** The City's development regulations will provide for protection as well as guidance for sensitive, adaptive reuse of historic resources.

**Policy 1.7.2:** The City shall seek grants to conduct a survey of historical resources and evaluate their significance.

**Policy 1.7.3:** The City shall assess the potential risks to significant historic resources and identify/implement mitigation options necessary to protect or reduce the risks to these resources.

**Policy 1.7.4:** The City shall utilize the Local Mitigation Strategy process as one option for funding specific mitigation projects for historic resources.

**OBJECTIVE 1.8:** The City shall ~~use the criteria specified in Policy 1.8.1 for prioritizing~~prioritize water-dependent uses on the shoreline-use.

**Policy 1.8.1:** The City recognizes the need to establish the public interest between competing waterfront land uses. The City shall choose the following land uses in priority order: water-dependent, water-related land uses where a definitive public purpose has been established, and other land uses (residential commercial, institutional, or industrial).

**Policy 1.8.2:** Specific and detailed provisions for the siting of marinas shall be included in the land development regulations. Such provisions shall include, but not be limited to, the following criteria:

- Demonstrate the presence of sufficient upland area to accommodate parking, utility and support facilities;
- Provide a hurricane mitigation and evacuation plan;
- Be located in proximity to natural channels so that minimum or no dredging shall be required for provision of docking facilities;
- Maintain water quality standards as provided by Chapter 403, Florida Statutes;
- Demonstrate that ~~it-the proposed use~~ meets a public need thereby demonstrating economic viability/feasibility.

~~**OBJECTIVE 1.10**~~**Policy 1.8.3:** The City shall limit public expenditures which fund or subsidize development in the coastal high-hazard area except for water-dependent facilities.

**OBJECTIVE 1.9:** The City shall establish construction standards which minimize the impacts of man-made structures on the coastal zone.

**Policy 1.9.1:** The City shall require the enforcement of the provisions of the Flood Ordinance, building set-backs from the shoreline and stormwater permits pursuant to Environmental Resource Permitting (ERP), Chapter 62-330 and Chapter 62-312, Florida Administrative Code, and comply with applicable provisions of Chapters 62-4 and 62.520, F.A.C, in order to lessen the impact of man-made structures on the coastal zone.

**Policy 1.9.2:** The City shall update its Floodplain Management Ordinance for consistency with the latest edition of the Florida Building Code and also ensure that all future modifications of the flood-resistant construction requirements in the Ordinance continue to be consistent with, or more stringent than, requirements of the Florida Building Code and applicable flood plain management regulations set forth in 44 C.F.R. part 60.

**Policy 1.9.3:** Construction activities seaward of the coastal construction control lines established pursuant to section 161.053, Florida Statutes, shall be consistent with ~~e~~Chapter 161, Florida Statutes.

~~**OBJECTIVE 1.10:** The City shall limit public expenditures which fund or subsidize development in the coastal high hazard area except for water dependent facilities.~~

~~**Policy 1.10.19.4:** The City shall provide specific provisions to include ~~set-backs~~ building setbacks from the shoreline for non-water dependent structures and coordination of permitting with appropriate jurisdictional agencies.~~

**OBJECTIVE 1.11:** The City will direct population concentrations away from the CHHA.

**Policy 1.11.1:** The City shall protect human life and prohibit locating hospitals, nursing homes and other similar structures which concentrate special needs population in the CHHA.

**Policy 1.11.2:** Hospitals, nursing homes, assisted living facilities, group homes and similar facilities shall be required to have a plan to ensure the health, safety and well-being of those in their care specially during natural disasters including evacuation plans and agreements with other facilities to transfer their vulnerable population.

**OBJECTIVE 1.12:** The City adopts and shall maintain a level of service of 16 hours for out of county hurricane evacuation for a category 5 storm event as measured on the Saffir-Simpson scale.

**Policy 1.12.1:** The City shall coordinate with and assist Gulf County in the implementation of the Gulf County Emergency Management Plan (CEMP) by providing police and fire department support personnel during emergencies.

**Policy 1.12.2:** The City shall review and, where appropriate, incorporate applicable recommendations regarding hurricane evacuation from other disaster preparedness plans (county,

regional, state and federal) into this Plan. Specific inclusions of future recommendations will be undertaken as Plan amendments.

**Policy 1.12.3:** The Category 5 evacuation area is that area identified as the category 1 through 5 evacuation area ~~in the regional hurricane evacuation study completed in 2004 and is~~ depicted on Map ~~9a6~~.

**Policy 1.12.4:** Future Land Use Map amendments and development shall meet and maintain the adopted level of service as identified in Objective 1.12 and shall be supported by adequate and relevant data and analysis demonstrating that the adopted hurricane evacuation level of service for the Category 5 evacuation area is maintained. Data and analysis shall include at a minimum, an analysis of the impacts of development on the Category 5 hurricane evacuation clearance time.

**Policy 1.12.5:** If the analysis indicates that the evacuation time level of service will not be achieved, then mitigation can be approved to the extent that it will maintain the adopted level of service as established in Objective 1.12. Appropriate mitigation includes, without limitation, payment of money, contribution of land, and construction of hurricane shelters and transportation facilities. The data and analysis demonstrating adequate mitigation shall include identification of the type of improvement, the cost of the improvement and the timing of the improvement, and a binding agreement between the local government and the developer identifying the mitigation plan in terms of type of project(s), cost of project(s), and timing of project(s). Mitigation measures requiring publicly funded capital improvements to construct facilities shall be incorporated into the City or Port St. Joe 5-year Capital Improvements Schedule. Mitigation measures requiring privately funded capital improvements may be included in the Capital Improvements ~~Schedule, but~~ Schedule but need not be publicly funded.

**Policy 1.12.6:** To better plan for emergencies created by natural disasters, the City shall continue to provide input on the Gulf County CEMP and shall support and implement the adopted CEMP.

**Policy 1.12.7:** The City shall continue to support the Local Mitigation Strategies in Gulf County evaluating the risks and vulnerabilities facing the community and coordinating with local government planning officials and emergency management planners regarding mitigation priorities and implementation funding sources.

**Policy 1.12.8:** ~~As the Local Mitigation Plan is updated, the~~ City shall consider integrating hazard mitigation principles from the Local Mitigation Strategies into the City's comprehensive plan to reduce future damage to property and public facilities, avoid development in hazardous areas and provide for adequate public shelters and maintain safe and adequate hurricane evacuation clearance times.

**Objective 1.13:** The City shall continue to assess the impacts of sea level rise in order to reduce flood risk in the community.

**Policy 1.13.1:** The City shall maintain and update as needed all maps—including FEMA flood zones

and repetitive claim maps, storm surge/Coastal High Hazard Area maps ~~and sea level rise impact maps~~—identifying current and potential ~~future~~ areas subject to high flood hazard.

**Policy 1.13.2:** The City shall continue to use the Future Land Use Map and best available data mapping tools provided by such agencies as the National Oceanic and Atmospheric Administration (NOAA), as the basis for development and redevelopment in areas of the city that are at high risk for high-tide events, storm surges, flash floods, storm water runoff and sea level rise.

**Policy 1.13.3:** The City shall take into consideration projected sea level rise in all future decisions regarding the design, location, and development of infrastructure and public facilities in the potentially affected areas.

**Policy 1.13.4:** The Ccity shall continue to revise the land development regulations to enhance flood mitigation measures in vulnerable areas to reduce future risks associated with high tide events, storm surge, flash floods, stormwater runoff, and the related impacts of sea level rise. In these areas, the City shall require vulnerability reduction measures for all new construction, redevelopment, and infrastructure such as additional shoreline hardening, elevated grade surface, elevated structures, floodable development, buffers and setbacks, higher floor elevations and incorporation of natural infrastructure for increased resilience.

**Policy 1.13.5:** The City shall ~~consider~~ continue to participate~~ing~~ in the National Flood Insurance Program (NFIP) and continue to work to enhance its Community Rating System (CRS) scores to ensure the best possible flood insurance rates for property owners.

**Policy 1.13.6:** In an effort to ensure continued compliance with the NFIP, the City will:

1. Continue to enforce the adopted Floodplain Management Ordinance requirements, which include regulating all new development and substantial improvements in Special Flood Hazard Areas (SFHA).
2. Continue to maintain all records pertaining to floodplain development, which shall be available for public inspection.
3. Continue to notify the public when there are proposed changes to the floodplain ordinance or Flood Insurance Rate Maps (FIRM).
4. Maintain the map and Letter of Map Change repositories.
5. Continue to promote Flood Insurance for all properties.
6. Continue the Community Rating System outreach programs.

## **PORT ST. JOE PORT MASTER PLAN**

### **PORT GOALS, OBJECTIVES, AND POLICIES**

**GOAL 1: ECONOMIC GROWTH. THE PORT OF PORT ST. JOE IS LOCATED WITHIN THE MUNICIPAL JURISDICTION OF THE CITY OF PORT ST. JOE, THE COUNTY SEAT OF GULF COUNTY IN NORTHWEST FLORIDA. AS SUCH, THE PORT ST. JOE PORT AUTHORITY INTENDS TO PLAN AND DEVELOP THE IDENTIFIED PORT PLANNING AREA IN ACCORDANCE WITH MARKET FORECASTS, THE COMMUNITY'S COMMERCIAL AND**

INDUSTRIAL RESOURCES, AND IN COOPERATION WITH ITS PUBLIC AND PRIVATE PARTNERS TO CREATE JOBS AND STIMULATE LOCAL AND REGIONAL ECONOMIC DEVELOPMENT. TO ACHIEVE THIS GOAL, THE PORT ST. JOE PORT AUTHORITY SHALL IMPLEMENT A PHASED PROGRAM OF INFRASTRUCTURE DEVELOPMENT, AND TARGETED MARKETING, AND COLLABORATION WITH ITS PRIVATE PARTNERS TO CREATE A PORT ENVIRONMENT THAT PROVIDES THE MAXIMUM ECONOMIC, ENVIRONMENTAL, AND SOCIAL BENEFITS TO THE COMMUNITY. THIS GOAL IS CONSISTENT WITH GOAL 21 OF THE STATE COMPREHENSIVE PLAN, WHICH ADDRESSES ECONOMIC STABILITY, JOB OPPORTUNITIES, AND INCREASED PER CAPITA INCOME FOR THE STATE'S RESIDENTS.

**Objective 1.1: Port Planning Area Development.** The Port St. Joe Port Authority shall pursue the phased planning and development ~~of the Port Planning Area, including both Port and private properties~~, consistent with this Port Master Plan 2021, to provide appropriate support facilities that will accommodate projected waterborne commerce demand. Consistent with Goal 3, this development shall address environmental concerns, such as estuarine water quality and wetland mitigation, while still providing an economically sound site development plan conducive to attracting the desired tenant and user base.

**Policy 1.1.1: Market Opportunities.** The Port St. Joe Port Authority shall be supportive of the efforts of economic development organizations as well as private industries to identify and secure sites for the location of maritime related industries who intend to use the Port. This shall apply to both on-Port and 61 off-Port properties, including sites within the Gulf to Gadsden Freight Logistics Zone Strategic Plan.

**Policy 1.1.2: Market Assessment.** When financially feasible, the Port St. Joe Port Authority shall complete a market assessment or utilization of that information prepared by others that identifies potential waterborne commerce activities for short-term growth (5-year planning period) and ~~longer term~~ longer term expansion (10-year planning horizon).

**Policy 1.1.3: Land Acquisition.** The Port St. Joe Port Authority shall acquire land through purchase, lease, easement, or other as needed to support Port development and economic growth.

**Policy 1.1.4: Waterfront and Upland Development.** The Port St. Joe Port Authority shall plan, develop, and support the private development of waterfront and supporting upland infrastructure to accommodate (a) the maritime related industries and tenants committed to ship through the Port and (b) the demand projections in the Port's market assessment and subsequent user commitments. The anticipated development includes berth and apron construction, site improvements, storage areas, cargo-handling equipment, and other infrastructure needed for tenant and user service.

**Policy 1.1.5: St. Joseph Bay ~~Entrance~~ Ship Channel and Gulf County Canal Dredging.** The Port St. Joe Port Authority, having previously secured permits, shall coordinate with the U.S. Army Corps of Engineers (USACE) and other applicable local, regional, state, and federal regulatory agencies and stakeholders for the resumption of maintenance dredging as needed to accommodate the identified waterborne commerce operations (see Goal 2, Objectives 2.1 and 2.2).

**Policy 1.1.6: On-Port Road Network.** The Port St. Joe Port Authority shall develop an efficient road network within the Port Planning Area (see Goal 2, Objective 2.3).

**Policy 1.1.7: Rail Infrastructure.** The Port St. Joe Port Authority shall support the rehabilitation and repair of the AN Railway in order to restore rail service to the Port and industrial area. Further, the Authority shall explore opportunities to develop internal rail spurs to support operations, as needed (see Goal 2, Objective 2.4).

**Policy 1.1.8: Facility Maintenance.** The Port St. Joe Port Authority shall provide adequate maintenance and upkeep of its in-water and upland facilities to derive the best use from its infrastructure.

**Objective 1.2: Economic Diversification.** The Port St. Joe Port Authority shall explore opportunities to develop synergies between its waterborne commerce operations and other economic resources in the area.

**Policy 1.2.1: Facility Utilization.** The Port St. Joe Port Authority shall seek potential tenants and other users to achieve maximum site utilization and pursue expansion and development when new facilities will support economic growth.

**Policy 1.2.2: Complementary Upland Development.** The Port St. Joe Port Authority shall, in a phased approach, allow for and encourage upland development in the Port Planning Area and inland developments that complements its waterborne commerce operations.

**Policy 1.2.3: Local Cooperation.** The Port St. Joe Port Authority shall work with the City of Port St. Joe and with the Gulf County Economic Development Coalition in their efforts to attract maritime related industries to Gulf County.

**Policy 1.2.4: Foreign Trade Zone Designation.** The Port St. Joe Port Authority shall periodically explore the establishment of a foreign trade zone to achieve the economic benefits such zones can generate. If appropriate, the Port Authority shall pursue the option of becoming a subzone or a licensee of another Foreign Trade Zone, such as the one at Port Panama City.

**GOAL 2: TRANSPORTATION EFFICIENCIES. SEAPORTS DEPEND ON EFFICIENT INTERMODAL ACCESS TO PROVIDE COST-EFFECTIVE AND COMPETITIVE SERVICES. CONSEQUENTLY, THE PORT ST. JOE PORT AUTHORITY SHALL COLLABORATE WITH CITY, COUNTY, STATE, AND FEDERAL AGENCIES AND WITH PRIVATE ENTITIES RESPONSIBLE FOR WATER, HIGHWAY, AND RAIL CONNECTIVITY TO ENSURE THAT THE INTERMODAL TRANSPORTATION INFRASTRUCTURE AND CONNECTIVITY ESSENTIAL TO PORT OPERATIONS ARE IN PLACE.**

**Objective 2.1: Ship Channel and Gulf County Canal Access.** The Port St. Joe Port Authority shall pursue maintenance dredging of the Ship Channel (defined as all ranges plus Harbor Channel and Turning Basin) and Gulf County Canal to provide the water depths needed to serve the vessels anticipated to call at the Port.

**Policy 2.1.1: Ship Channel Maintenance Dredging Funding.** The Port St. Joe Port Authority shall pursue through all available avenues the funding for the ~~maintenance~~ dredging of the Ship Channel.

**Policy 2.1.2: Ship Channel Maintenance Dredging.** When adequate funds have been secured, the Port St. Joe Port Authority shall, through a contributed funds agreement with the (USACE), implement the maintenance dredging of the Ship Channel to provide the water depths needed and to ensure safe navigational conditions for the vessels anticipated to call at the Port.

**Policy 2.1.3: Gulf County Canal Dredging.** The Port St. Joe Port Authority shall cooperate with the maintenance dredging activities and efforts of the USACE in the Gulf County Canal to maintain the water depths and width needed to serve the shallow draft vessels that are anticipated to traverse the Canal.

**Policy 2.1.4: Maintenance Dredging of Berths.** The Port St. Joe Port Authority shall undertake or shall support the efforts of owners of private dock facilities to accomplish maintenance dredging of ship berthing and docking areas, as required and which are excluded from the larger Channel dredging projects.

**Policy 2.1.5: Dredge Material Disposal Areas.** The Port St. Joe Port Authority shall construct, in accordance with the regulatory permits it has secured and within the limits of its responsibility and funding resources, the dredge material disposal areas required to support the resumption of maintenance dredging.

**Objective 2.2: Intracoastal Connections.** To take better advantage of its proximity to the Intracoastal Waterway, the Port St. Joe Port Authority shall support initiatives to improve Intracoastal connections, including shallow-water barge facilities, if appropriate to meet the requirements of Port users or to serve complementary industrial facility development in the region.

**Policy 2.2.1: Gulf Intracoastal Waterway.** The Port St. Joe Port Authority shall cooperate with entities seeking to improve conditions along the Gulf Intracoastal Waterway, of which the Gulf County Canal is a component, and promote more barge traffic.

**Policy 2.2.2: Shallow-water Barge Facilities.** The Port St. Joe Port Authority shall consider synergies with industrial users that can be served by barge as well as by road and rail.

**Objective 2.3: Highway Access and Connectivity.** The Port St. Joe Port Authority shall collaborate with local and state agencies to develop the intermodal connections needed for the efficient movement of goods to and from its facilities.

**Policy 2.3.1: On-Port Road Improvements.** The Port St. Joe Port Authority shall develop internal roads to serve Port Planning Area users which provide efficient access to the proximate off-Port city, county, and state highway network and shall coordinate the development of its on-Port roads with the City, County, and Florida Department of Transportation.

**Policy 2.3.2: Off-Port Highway Improvements.** The Port St. Joe Port Authority shall work with the Florida Department of Transportation to gain funding for any needed improvements to roads over which

Port truck traffic must travel. Such roads include US 98 (SR 30), SR 71, CR 382, and the Gulf Coast Parkway, ~~and Gulf to Bay Highway~~.

**Objective 2.4: Rail Service and Connectivity.** The Port St. Joe Port Authority shall implement rail service when user demand so warrants and collaborate with the AN Railway to obtain the best possible service and interchanges.

**Policy 2.4.1: On-Port Rail Improvements – Port Property.** The Port St. Joe Port Authority shall develop rail access from the AN Railway to properties it owns or shall secure if required to serve Port Planning Area users.

**Policy 2.4.2: On-Port Rail Improvements – Private Property.** The Port St. Joe Port Authority shall cooperate with private property owners within the Port Planning Area to provide rail access to those properties when their planned improvements are in compliance with this Port Master Plan 2021 and determined to be beneficial to the public good.

**Policy 2.4.3: Off-Port Rail Connections.** Affirming Policy 1.1.7 above, upon the successful restoration of rail service to the Port, the Port St. Joe Port Authority shall work with the AN Railway to identify and pursue improvements to the off-Port rail infrastructure, which would facilitate goods movement to and from the Port. This shall include not only on properties proximate to the Port Planning Area but also to the Intermodal Logistics Centers and other industrial sites identified in the Gulf to Gadsden Freight Logistics Zone Strategic Plan.

**GOAL 3: ENVIRONMENTAL STEWARDSHIP. AS A RESPONSIBLE CITIZEN OF THE REGION CONCERNED WITH THE HEALTH AND WELL-BEING OF ITS CITIZENRY, AS EXPRESSED IN THE *STATE COMPREHENSIVE PLAN*, GOAL 5 (bB) 1, THE PORT ST. JOE PORT AUTHORITY IS COMMITTED TO PRESERVING AND PROTECTING THE QUALITY OF THE ENVIRONMENTAL RESOURCES WITHIN ITS COMMUNITY. IT SHALL CONSERVE AND PROTECT THOSE RESOURCES, CONSISTENT WITH PORT DEVELOPMENT AND EXPANSION NEEDS.**

**Objective 3.1: Natural Resource Preservation and Protection.** In carrying out its development activities and day-to-day operations, the Port St. Joe Port Authority shall conserve and protect natural resources and shall cooperate with federal, state, regional and local agencies in developing sound environmental policies and measures to minimize the environmental impacts of Port development and operations. The Port Authority recognizes the intent of Goal 9, Policies 1 and 7 in the *State Comprehensive Plan*, to protect natural systems and will do so to the extent consistent with Port development and expansion needs.

**Policy 3.1.1: Coastal Resources.** The Port St. Joe Port Authority shall evaluate the specific and cumulative impacts of its plans on coastal resources before undertaking development and expansion activities and shall take measures to minimize negative impacts where possible, or to mitigate for damage that cannot be avoided. This policy is consistent with Goal 8, Policies 4, 6, and 7 of the *State Comprehensive Plan*. It is understood that as yet unformulated plans by private landowners for the long-term development of their waterfront property on the Bay may impact coastal resources in the future. The Port of Port St. Joe, a proactive public entity, whose mission is to help the community ~~overcome an~~

~~economic downturn~~ by creating jobs and development synergies, has no involvement with or control over the plans of these private landowners and, consequently, is not in a position to address the eventual impacts of these plans. To the contrary, these future plans by private entities will need to address their cumulative impacts with Port development, which is leading the way in this area.

**Policy 3.1.2: Estuarine and Surface Water Quality.** The Port St. Joe Port Authority shall limit specific and cumulative impacts on water quality to maintain the integrity of the St. Joseph Bay Aquatic Preserve and maintain the applicable water standards. In so doing, the ~~Port St. Joe Port Authority shall design the drainage system(s) in the Port Planning Area shall be designed on its property~~ to meet NPDES, Florida Department of Environmental Protection, and Northwest Florida Water Management District water quality standards ~~and~~ ~~The Port Authority and other landowners within the Port Planning Area~~ shall coordinate ~~its~~~~their~~ efforts with federal, state, regional, county and city governmental agencies. This policy is consistent with Goal 7, Policies 10 and 12 as well as Goal 15, Policy 6 in the *State Comprehensive Plan*.

**Policy 3.1.3: Wetlands and Wildlife Habitat.** The Port St. Joe Port Authority shall limit specific and cumulative impacts on identified wetlands and wildlife habitat ~~on its properties~~ by providing mitigation measures or, if possible, by avoiding projects that destroy or significantly degrade such habitat. Due to the industrial nature of the prior uses of the properties in the Port Planning Area, the wetlands and habitat therein have been previously impacted and are of very low quality.

**Objective 3.2: Plan Implementation Coordination.** The Port St. Joe Port Authority shall be proactive in coordinating its development efforts with local, state, and federal permitting agencies and with private stakeholders to ensure that its development and operations are carried out in accordance with the public interest and regulatory requirements.

**Policy 3.2.1: Sensitivity to Local Concerns.** The Port St. Joe Port Authority shall give consideration to the concerns of local interests, both for job creation/economic activity as well as for environmental protection, in implementing its development program and shall seek out the best possible ~~environmental~~ solutions to controversial issues.

**Policy 3.2.2: Permit Compliance.** The Port St. Joe Port Authority shall comply with the provisions of the eventual permits governing its in-water and upland development program, and shall work with local, state, and federal agencies to achieve a sound balance between its expansion requirements and the need to protect the surrounding environment.

**GOAL 4: SAFETY AND SECURITY. THE PORT ST. JOE PORT AUTHORITY SHALL REDUCE EXPOSURE OF HUMAN LIFE AND PROPERTY TO DESTRUCTION BY NATURAL HAZARDS THROUGH HAZARD MITIGATION AND HURRICANE EVACUATION MEASURES AND SHALL PROTECT HUMAN LIFE AND PROPERTY FROM MANMADE DISASTERS THROUGH SAFETY AND SECURITY PROGRAMS.**

**Objective 4.1: Protection from Natural Hazards.** The Port St. Joe Port Authority shall implement the

measures required by the City of Port St. Joe, Gulf County and other agencies to protect human life and property from natural hazards.

**Policy 4.1.1: Flood Zone Compliance.** The Port St. Joe Port Authority shall see that any habitable, non-residential buildings in special flood hazard areas are designed and constructed to reduce the potential for flooding and wind damage. This policy is consistent with [Florida's State Comprehensive Plan](#) Goal 15, Policy 6, with respect to the potential for flooding.

**Policy 4.1.2: Building Code Compliance.** The Port St. Joe Port Authority shall see that all buildings are designed and constructed in accordance with the Unified Florida Building Code or as [adopted/approved](#) by the City of Port St. Joe.

**Policy 4.1.3: Hurricane-Preparedness.** The Port St. Joe Port Authority shall prepare a hurricane evacuation contingency plan and keep its plan up to date, ensuring that it is consistent with city and county emergency plans.

**Policy 4.1.4: Post-Disaster Redevelopment.** The Port St. Joe Port Authority shall implement post-disaster redevelopment procedures to reduce or eliminate exposure of human life and property to natural hazards. These procedures shall include the structural modification or removal of facilities that have experienced repeated storm damage.

**Objective 4.2: Protection from Manmade Disasters.** The Port St. Joe Port Authority shall reduce exposure of human life and property to harm from manmade disasters by implementing sound safety and security programs.

**Policy 4.2.1: Safe Operating Environment.** To provide a safe operating environment, the Port St. Joe Port Authority shall require that its personnel, tenants, facility operators, stevedores, etc. comply with the safety requirements of all federal, state, and local government and regulatory entities.

**Policy 4.2.2: Security Plan.** The Port St. Joe Port Authority shall prepare and implement the security plan mandated and approved under federal guidelines, consistent with funding availability.

**GOAL 5: INTERGOVERNMENTAL COORDINATION AND REGIONAL COLLABORATION.** THE PORT ST. JOE PORT AUTHORITY SHALL COORDINATE ITS EFFORTS WITH STATE AND LOCAL GOVERNMENTAL AND PRIVATE SECTOR ENTITIES AND SHALL COLLABORATE WITH INITIATIVES TO ENHANCE ECONOMIC DEVELOPMENT OPPORTUNITIES IN NORTHWEST FLORIDA. THIS GOAL IS CONSISTENT WITH GOAL 25, POLICY 7 OF THE *STATE COMPREHENSIVE PLAN*, WHICH ADDRESSES THE INTEGRATION OF SYSTEMATIC PLANNING CAPABILITIES AT ALL LEVELS OF GOVERNMENT, WITH AN EMPHASIS ON THE COORDINATION OF REGIONAL PROBLEMS, ISSUES, AND CONDITIONS.

**Objective 5.1: Compatibility with City's Comprehensive Plan.** The Port St. Joe Port Authority shall work with the City of Port St. Joe to see that Port maintenance and expansion activities are compatible with and support the programs and policies contained in the City's Comprehensive Plan.

**Policy 5.1.1: Plan Coordination.** The Port St. Joe Port Authority shall coordinate its planning and development efforts with the City of Port St. Joe to ensure that the Port's planned projects and land uses (see Objectives 1.1 and 1.2) are consistent with the City's Comprehensive Plan. It shall also evaluate proposed amendments to the City's Comprehensive Plan, particularly the Coastal Management Element, as to potential impacts on Port activities.

**Policy 5.1.2: Infrastructure and Utility Capacity.** The Port St. Joe Port Authority shall coordinate with the City to ensure the provision of adequate infrastructure and utilities for Port operations.

**Policy 5.1.3: Port St. Joe Port Master Plan:** The City of Port St. Joe hereby incorporates the Port St. Joe Port Master Plan, dated June 2021, into the Coastal Management Element of its Comprehensive Plan by reference.

**Objective 5.2: Governmental and Agency Coordination.** The Port St. Joe Port Authority shall coordinate its development and expansion program with applicable agencies to promote sound planning and economic growth.

**Policy 5.2.1: Gulf County.** The Port St. Joe Port Authority shall support the economic development initiatives of Gulf County, by pursuing activities that expand opportunities in trade, industry, and manufacturing.

**Policy 5.2.2: Local, Regional, State, and Federal Agencies.** In addition to city and county governments, the Port St. Joe Port Authority shall cooperate with the Apalachee Regional Planning Council; the Northwest Florida Water Management District; the Florida Departments of Transportation, ~~Economic Opportunity~~Commerce, and Environmental Protection; the U.S. Army Corps of Engineers, Florida's *State Comprehensive Plan*, and other applicable agencies in implementing the goals, objectives and policies of this Port Master Plan 2021.

**Objective 5.3: Collaboration with Local and Regional Maritime, Commercial and Industrial Interests.** To help achieve its primary goal of economic development, the Port St. Joe Port Authority shall cooperate with other Northwest Florida interests as they seek to expand the region's commercial and industrial base.

**Policy 5.3.1: Economic Development Groups.** The Port St. Joe Port Authority shall participate in the efforts of local and regional groups pursuing area wide economic development.

**Policy 5.3.2: Gulf to Gadsden Freight Logistics Zone.** The Port St. Joe Port Authority shall support the implementation of the Gulf to Gadsden Freight Logistics Zone plan prepared by the Apalachee Regional Planning Council.

**Policy 5.3.3: Northwest Florida Seaports.** The Port St. Joe Port Authority shall cooperate with the Port of Panama City and the Port of Pensacola when opportunities arise to pursue areas of common interest, such as cargo-handling synergies, regional promotional campaigns, special funding opportunities, and dredging issues.

**GOAL 6: FINANCIAL STABILITY. THE PORT ST. JOE PORT AUTHORITY SHALL IMPLEMENT MEASURES TO SECURE ITS FINANCIAL HEALTH AS IT PROCEEDS WITH ITS DEVELOPMENT AND EXPANSION PROGRAM.**

**Objective 6.1: Budgetary Process.** The Port St. Joe Port Authority shall implement a budgetary process that balances Port revenues, operating expenses, and capital expenditures needed to satisfy the anticipated market demand and capture new market share.

**Policy 6.1.1: Port Revenues.** The Port St. Joe Port Authority shall endeavor to acquire property for port development upon which it can generate revenues for cargo movements.

**Policy 6.1.2: Port Tariffs.** The Port St. Joe Port Authority shall monitor tariffs and fees charged by Gulf Ports Association members and shall implement a competitive fee structure within an adopted tariff.

**Policy 6.1.3: Annual Capital Improvement Plan Updates.** The Port St. Joe Port Authority shall update its capital improvement plan annually to reflect budgetary and market changes, prioritizing its project implementation to obtain the best return on facility investments.

**Objective 6.2: Funding Opportunities.** The Port St. Joe Port Authority shall pursue diverse funding opportunities to accelerate the rate at which it can implement its capital improvement program.

**Policy 6.2.1: Legislative Contacts.** The Port St. Joe Port Authority shall prepare a briefing for area legislators in the fall of each year to reacquaint them with the Port's existing and potential economic impact on the region and the importance of its needs being addressed in the state's budget process.

**Policy 6.2.2: Florida Seaport Transportation Economic Development (FSTED) Council.** The Port St. Joe Port Authority shall participate as an active member of the FSTED Council through which most of state budgeted funds for Florida's seaports are disbursed.

**Policy 6.2.3: Grants/Loans.** The Port St. Joe Port Authority shall actively seek grant funds from state, regional, and federal sources and shall supplement funding needs not met by grants with loans from commercial lending institutions and/or governmental entities. A specific example is Triumph Gulf Coast, Inc., a nonprofit corporation organized to oversee the expenditure of funds recovered by the State of Florida for economic damages resulting from the 2010 Deepwater Horizon oil spill. The Port development qualifies under their criteria of "public infrastructure projects for construction, expansion, or maintenance which are shown to enhance economic recovery, diversification, and enhancement."

**Policy 6.2.4: Public/Private Partnerships.** The Port St. Joe Port Authority shall ~~continue to~~ explore opportunities for public/private partnerships in the development of maritime and industrial facilities.

Table 5-1 on the next page summarizes the above goals, policies, and objectives for easy reference.

**Table 5-1 Summary of Port of Port St. Joe Goals, Objectives and Policies**

<b>Goal</b>	<b>Objective</b>	<b>Policy</b>
1. Economic Growth	1.1: Port Planning Area Development	1.1.1: Market Opportunities 1.1.2: Market Assessment 1.1.3: Land Acquisition 1.1.4: Waterfront and Upland Development 1.1.5: St. Joseph Bay Channel and Gulf County Canal Dredging 1.1.6: On-Port Road Network 1.1.7: Rail Infrastructure 1.1.8: Facility Maintenance
	1.2: Economic Diversification	1.2.1: Facility Utilization 1.2.2: Complementary Upland Development 1.2.3: Foreign Trade Zone Designation
2. Transportation Efficiencies	2.1: Ship Channel and Gulf County Canal Access	2.1.1: Ship Channel Maintenance Dredging 2.1.2: Funding for Ship Channel Maintenance Dredging 2.1.3: Gulf County Canal Dredging 2.1.4: Maintenance Dredging of Berths 2.1.5: Dredge Material Disposal Areas
	2.2: Intracoastal Connections	2.2.1: Gulf Intracoastal Waterway 2.2.2: Shallow-Water Barge Facilities
	2.3: Highway Access and Connectivity	2.3.1: On-Port Road Improvements 2.3.2: Off-Port Highway Improvements
	2.4: Rail Service and Connectivity	2.4.1: On-Port Rail Improvements – Port Property 2.4.2: On-Port Rail Improvements – Private Property 2.4.3: Off-Port Rail Connections
3. Environmental Stewardship	3.1: Natural Resource Preservation and Protection	3.1.1: Coastal Resources 3.1.2: Estuarine and Surface Water Quality 3.1.3: Wetlands and Wildlife Habitat
	3.2: Plan Implementation Coordination	3.2.1: Sensitivity to Local Concerns 3.2.2: Permit Compliance
4. Safety and Security	4.1: Protection from Natural Hazards	4.1.1: Flood Zone Compliance 4.1.2: Building Code Compliance 4.1.3: Hurricane-Preparedness 4.1.4: Post-Disaster Redevelopment
	4.2: Protection from Manmade Hazards	4.2.1: Safe Operating Environment 4.2.2: Security Plan
5. Intergovernmental Coordination and Regional Collaboration	5.1: Compatibility with City's Comprehensive Plan	5.1.1: Plan Coordination 5.1.2: Infrastructure and Utility Capacity

<b>Goal</b>	<b>Objective</b>	<b>Policy</b>
	5.2: Governmental and Agency Coordination	5.2.1: Gulf County 5.2.2: Local, Regional, State and Federal Agencies
	5.3: Collaboration with Regional Maritime, Commercial and Industrial Interests	5.3.1: Economic Development Groups 5.3.2: Gulf to Gadsden Freight Logistics Zone 5.3.3: Northwest Florida Seaports
6. Financial Stability	6.1: Budgetary Process	6.1.1: Port Revenues 6.1.2: Port Tariffs 6.1.3: Annual Capital Improvement Plan Updates
	6.2: Funding Opportunities	6.2.1: Legislative Contacts 6.2.2: Florida Seaport Transportation Economic Development Council 6.2.3: Grants/Loans 6.2.4: Public/Private Partnerships

~~RECREATION AND OPEN SPACE ELEMENT~~

## RECREATION AND OPEN SPACE ELEMENT

### GOALS, OBJECTIVES AND POLICIES:

#### **GOAL 1: RECREATIONAL AND OPEN SPACE AREAS WILL BE IMPROVED AND EXISTING FACILITIES UPGRADED.**

**OBJECTIVE 1.1:** The City will continue to improve existing facilities and plan for new recreational facilities to accommodate increases in population in order to maintain the present Level of Service (L.O.S.) standards. (.005 acres per person). This L.O.S. is the same as used by the County.

**Policy 1.1.1:** New park land, if and when it should be needed, will be located in close proximity to the population it will serve.

**Policy 1.1.2:** New park land should be easily accessible by foot, bicycle and by automobile. Accessibility to the handicapped will also be provided.

**Policy 1.1.3:** The City will coordinate with the County and the School Board through interlocal agreements to locate future schools with other public facilities such as parks, libraries and community centers to the greatest extent practicable.

#### **OBJECTIVE 1.2:** The City will continue to upgrade existing parks.

**Policy 1.2.1:** The City will continue to improve outdoor based facilities by increasing maintenance, resurfacing and restriping, as well as improving the overall general appearance of the facilities.

~~**Policy 1.2.2:** The City will improve the availability of playground areas by developing a small playground within North Port St. Joe Park.~~

**Policy 1.2.23:** Senior citizens and special group oriented activities will be encouraged by improving the availability of facilities for these activities. Forest Park's Community Center and other City facilities will be made available.

**OBJECTIVE 1.3:** The City will strive to develop passive recreational activities on open space lands (pine flatwoods that are owned by the City) for hiking trails, nature walks, jogging paths, etc.

**Policy 1.3.1:** Maximize the utilization of existing parks and facilities. Lands acquired through purchase or easement for public works projects shall be used to fulfill recreation and open space needs if site conditions and public safety considerations allow for such use.

**Policy 1.3.2:** The City has adopted a level of service of .005 acres per person, ~~(same as the county).~~

**Policy 1.3.3:** The City shall coordinate with public utilities such as electrical, gas,

telephone and state agencies such as ~~F.D.O.T.~~, ~~F.D.E.P.~~, and ~~N.W.F.W.M.D.~~ on use of properties or easements for open space and recreation purposes.

**OBJECTIVE 1.4:** The City will formally request the Florida Department of State to establish periodical events to commemorate the first Constitutional Convention which was held in Port St. Joe and which established the State of Florida.

**Policy 1.4.1:** Continue to encourage the local historical society and the State to sponsor activities at Constitution Park.

**Policy 1.4.2:** Increase City sponsored activities at the City owned Centennial Park.

**OBJECTIVE 1.5:** The City will provide and ensure protection of public access to beaches and shores by continuing to maintain or improve existing levels of beach and shore access including those identified in the Coastal Management Element, Conservation and Future Land Use Elements.

**Policy 1.5.1:** The City's development regulations will contain provisions for review of proposed developments which may impact public access and the preservation of scenic vistas in regard to recreation and open space areas.

**OBJECTIVE 1.6:** Upon adoption of this plan, provide for a functional mix of both public and private recreation sites and facilities to accommodate recreation demand.

**Policy 1.6.1:** The City shall accept donations, contributions, volunteer assistance or other forms of fiscal or physical private assistance in meeting recreational needs.

**OBJECTIVE 1.7:** The City shall support the Waterfronts Florida Partnership Committee in its efforts to develop the waterfront area balancing economic growth, ecological, historical, cultural and recreational needs in the community.

**Policy 1.7.1:** The City shall support efforts to develop a strategy to tie the business district town center and waterfront together enhancing public access and connections to the waterfront area in order to attract residents and visitors.

**Policy 1.7.2:** The City shall consider the recommendations from the Waterfronts Florida Partnership Committee and seek state parks and recreational grants as well as other types of grants to implement such recommendations.

**Policy 1.7.3:** With the inclusion of the Windmark Beach DRI, the City will continue to evaluate investigate, and plan and coordinate with the St. Joe Company and FDOT, for an integrated system of sidewalks, trails and/or bicycle paths from Windmark Beach to the existing downtown and waterfront areas.

**Policy 1.7.4:** The City will explore and pursue funding for recreational opportunities through the yearly involvement in grant funding programs available from the office of Greenways and Trails, FDOT, Florida Communities Trust and Florida Recreational

Development Assistance program (FRDAP).

~~SANITARY SEWER, SOLID WASTE, STORMWATER MANAGEMENT POTABLE  
WATER AND GROUNDWATER AQUIFER RECHARGE INFRASTRUCTURE~~  
ELEMENT

GOALS, OBJECTIVES, AND POLICIES

**GOAL I: NEEDED PUBLIC FACILITIES SHALL BE PROVIDED IN A MANNER WHICH PROTECTS INVESTMENTS IN EXISTING FACILITIES AND PROMOTES ORDERLY, COMPACT URBAN GROWTH.**

**OBJECTIVE 1.1:** ~~In a timely manner,~~ The City of Port St. Joe will continue to implement procedures to ensure that at the time a development permit is issued, adequate facility capacity is available or will be available when needed to serve the development. Sanitary sewer, solid waste, drainage, adequate water supplies, and potable water facilities shall be in place and available to serve new development no later than the issuance of a certificate of occupancy.

**Policy 1.1.1:** The residential (City and Oak Grove) level of service standard for sanitary sewer facilities is equal to 150 gallons per capita per day, and shall be used as the basis for determining the availability of facility capacity and the demand generated by a development.

**Policy 1.1.2:** The commercial/light industrial level of services standard for sanitary sewer facilities is equal to ~~1,450 gallons per acre~~ 150 gallons per day per 1,000 gross square feet per day, and shall be used as the basis for determining the availability of facility capacity and the demand generated by a development.

**Policy 1.1.3:** New heavy industrial facilities shall provide sewage service data and contribute toward the cost of developing increased collection, transmission and treatment systems.

**Policy 1.1.4:** The City-wide average solid waste level of service standard shall be 8 pounds per capita per day, and shall be used as the basis for determining the availability of facility capacity and the demand generated by a development.

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

- 25-yr. frequency, 24-hr. duration storm event for those areas designated as residential, commercial, mixed commercial/residential, public, and industrial land use on the Future Land Use Map; and
- 3-yr. frequency, 24-hr. duration storm event for those areas designated as agricultural, conservation, and recreation land use on the Future Land Use Map.

All new and re-development projects shall comply with the stormwater design and performance standards and stormwater retention and detention standards contained within Environmental Resource Permitting (ERP), Chapter 62-330 and Chapter 62-312, and comply with applicable provisions of Chapters 62-4 and 62.520, Florida Administrative Code.

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

of Environmental Protection, Northwest Florida Water Management District, and meeting the requirements of [Infrastructure Element](#) Policy 1.1.5.

**Policy 1.1.7:** The residential (City) potable water level of service standard for potable water facilities is equal to 130 gallons per capita, per day, and shall be used as the basis for determining the availability of facility capacity and the demand generated by a development.

**Policy 1.1.8:** For unincorporated areas such as Oak Grove, White City, and St. Joe Beach, the potable water level of service is equal to 100 gallons per capita per day, and shall be used as the basis for determining the availability of facility capacity and the demand generated by a development.

**Policy 1.1.9:** The commercial/light industrial potable water level of service standard is equal to ~~2,000 gallons per acre~~ 200 gallons per day per 1,000 gross square feet per day and shall be used as the basis for determining the availability of facility capacity and the demand generated by a development.

**Policy 1.1.~~11~~10:** The heavy industrial potable water level of service is equal to 50 gallons per day per employee for sanitary usage only.

**Policy 1.1.~~12~~11:** The heavy industrial potable water level of service for process usage is equal to 11,000 gallons per acre, per day.

**Policy 1.1.~~13~~12:** All improvements for replacement, expansion or increase in capacity of facilities shall be compatible with the adopted level of service standards for the facilities.

**Policy 1.1.~~14~~13:** The Public Works Department ~~shall develop procedures to~~will update facility demand and capacity information as development permits are issued.

**Policy 1.1.~~14~~5:** Annual summaries shall be prepared for capacity and demand information for each facility and service area.

**Policy 1.1.~~15~~6:** Consistent with the urban growth policies of the Future Land Use ~~E~~element of this plan, provision of centralized sanitary sewer and potable water service shall be limited to the service areas shown for these facilities in the support documents of this plan and to areas where the City has legal commitments to provide facilities and services as of the date of adoption of this plan.

**Policy 1.1.~~16~~7:** The City will institute a water distribution leak prevention program in an effort to conserve ~~our natural resource,~~ “water” water. In addition, water customers will be continuously informed to conserve water for conservation sakes. Programs instituted by the Water Management District, such as alternate irrigation program, will be supported by the City.

**Policy 1.1.17:** The City will use professionally accepted techniques for measuring levels of service when evaluating potential impacts of a proposed development.

**OBJECTIVE 1.2:** The City will maintain a five-year schedule of capital improvements ~~needs~~ for public facilities, to be updated annually in conformance with the review process for the Capital Improvement Element of this plan.

**Policy 1.2.1:** A Capital Improvement Coordinating Committee is hereby created, composed of the City Commissioners and City Auditor-Clerk for the purpose of evaluating and ranking capital improvement projects proposed for inclusion in the five-year schedule of capital improvement needs.

**Policy 1.2.2:** Proposed capital improvement projects will be evaluated and ranked according to the following priority level guidelines:

Level One – whether the project is needed to protect public health and safety, to fulfill the City’s legal commitment to provide facilities and services, or to preserve or achieve full use of existing facilities.

Level Two – whether the project increases efficiency of use of existing facilities, prevents or reduces future improvement costs or provides service to developed areas lacking full service.

Level Three – whether the project represents a logical extension of facilities and services within a designated service area.

**GOAL 2: PORT ST. JOE WILL PROVIDE SANITARY SEWER, SOLID WASTE, STORMWATER MANAGEMENT AND POTABLE WATER FACILITIES AND SERVICES TO MEET EXISTING AND PROJECTED DEMANDS IDENTIFIED IN THIS PLAN.**

**OBJECTIVE 2.1:** The City will complete the process of replacing the potable water infrastructure and then focus on replacing/upgrading the sanitary sewer infrastructure. The City will continue to pursue funding to ~~update~~ implement the Master Stormwater Management Plan ~~to identify and construct~~ improvements.

**Policy 2.1.1:** Projects needed to correct existing deficiencies shall be given priority in the formulation and implementation of the annual work programs of the City.

**Policy 2.1.2:** No permits shall be issued for new development which would result in an increase in demand on deficient facilities prior to completion of improvements needed to bring the facility up to standard.

**Policy 2.1.3:** The annual summaries of facility capacity and demand information prepared by the City Planning Agency shall be used to evaluate the need for the timing and location of projects to extend or increase the capacity of existing facilities.

**Policy 2.1.4:** All projects required to meet projected demands for the years beyond the five year schedule shall be submitted to the Capital Improvements Coordinating Committee and scheduled in the Capital Improvement Element of this plan in accordance with the requirements of Section 163.377(3), F.S.

**OBJECTIVE 2.2:** Repair and Replacement projects for the planning period ~~2018-2026~~ through ~~2030~~ 2046 will be met through the annual budget.

**Policy 2.2.1:** ~~Annually,~~ the City will establish an adequate budget for Public Works sanitary sewer and potable water repair and replacement. The City will provide the Public Works Department with sufficient manpower to perform the work.

**OBJECTIVE 2.3:** The City will maintain a ten-year Water Supply Facility Work Plan consistent with the recommendations of the Northwest Florida Water Management District Regional Water Supply Plan (RWSP) for Region V.

**Policy 2.3.1:** The City of Port St. Joe Water Supply Facilities Work Plan identifies and plan for the water supply sources and facilities needed to serve existing and new development within the City and unincorporated areas of the County served by the City through -2030.

**Policy 2.3.2:** The City has adopted the Water Supply Facilities Work Plan dated July 2009 and incorporated it by reference into the City's Comprehensive Plan.

**GOAL 3: THE FUNCTIONS OF NATURAL GROUNDWATER AQUIFER RECHARGE AREAS WITHIN THE CITY WILL BE PROTECTED AND MAINTAINED.**

**OBJECTIVE 3.1:** The City will continue to protect groundwater aquifer recharge areas.

**Policy 3.1.1:** The City will revise the adopted xeriscape ordinance to recognize the groundwater recharge functions of natural landscape and protection of water quality.

**Policy 3.1.2:** The City will continue to coordinate with County, State, and Federal agencies to achieve regional aquifer recharge protection objectives.

**TRAFFIC CIRCULATION ELEMENT  
GOALS, OBJECTIVES AND POLICIES**

**GOAL 1: PROVIDE A SAFE, CONVENIENT AND EFFICIENT MULTIMODAL TRANSPORTATION SYSTEM WITHIN THE CITY OF PORT ST. JOE**

**OBJECTIVE 1.1:** Local roadways will be maintained to preserve the adopted Level of Service.

**Policy 1.1.1:** The City hereby adopts the following Level of Service for the design and operation of local City roadways:

Level of Service "C": Stable flow of traffic, but marking the beginning of the range of flow in which the operation of individual users becomes significantly affected by interactions with others.

**Policy 1.1.2:** The City adopts the following peak hour Level of Service (LOS) Standards by facility type, not including the constrained segment of SR 30/US 98:

- Principal Arterial.....D
- Minor Arterial.....D
- Collector Roadways.....D

The City adopts LOS “E” as the peak hour standard for the constrained- segment of SR 30/US 98 from Angle Fish Street immediately north of the bridge over the Gulf Canal to south of the A & N Railroad overpass.

**Policy 1.1.3:** The City adopts the State mandated LOS standards for all roadways within the Ccity limits that are designated as part of the State’s Strategic Intermodal System (SIS).

**OBJECTIVE 1.2:** Improve intersections found to have safety deficiencies

**Policy 1.2.1:** The City Community Safety Team will notify and work with the Florida Department of Transportation and Gulf County Highway Department to facilitate ~~the~~ improvements involving State and County maintained roadways.

**Policy 1.2.2:** The City will fund ~~the~~ improvements which involve City--maintained streets and roadways from the existing budget for street maintenance.

**Policy 1.2.3:** Accident reports will be monitored to determine if areas of State, County or City streets and roadways exhibit potentially unsafe conditions.

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

**Policy 1.2.5:** The City shall provide and/or require pedestrian and bike alternatives by incorporating standards in the Land Development Code for sidewalks, recreational paths or the concept of wide outside roadway lanes into all future construction or reconstruction of

arterial and collector roads.

**OBJECTIVE 1.3:** Provide a program of street resurfacing of older paved streets and roads within the City limits.

**Policy 1.3.1:** ~~Establish fiscal budgets~~ Continue to seek funding and grants to implement the ~~for a~~ repaving program as developed by the Public Works Department.

**OBJECTIVE 1.4:** Provide an alternate evacuation route to that segment of State Road 30 which lies within the Category 1 Evacuation zone.

**Policy 1.4.1:** The City will ~~establish~~ perform a study in coordination with the State Department of Transportation, the Regional Planning Council and other affected State and County agencies to study the alternate routes available within the City street system.

**OBJECTIVE 1.5:** Promote alternative forms of transportation and interconnections ~~that reduce greenhouse gas emissions from within~~ the transportation sector.

**Policy 1.5.1:** ~~The City will strive to reduce greenhouse gas emissions by reducing traffic congestion and air pollution.~~

**Policy 1.5.12:** The City shall commit funds, ~~where~~ when financially feasible, to improve the existing and construct new pedestrian and bike paths within the City.

**Policy 1.5.23:** The City will require no less than five feet in width sidewalks along US 98 and SR 71 and coordinated circulation design among adjacent properties.

**Policy 1.5.43:** The City will provide for continued investment in public facilities and infrastructure ~~in these areas~~ including streetscape and pedestrian improvements, an increased network of bike and pedestrian paths and connections to provide non-auto transportation options and enhance the livability of the City.

**Policy 1.5.54:** The City will promote interconnections to link the Downtown Port St. Joe Area with the North Port St. Joe area, ~~the~~ Baywalk Park and the City's existing linear green space along the canal on Park Avenue to provide alternative transportation options, ~~reduce vehicle miles traveled, minimize fuel consumption and contribute to reduction in greenhouse gas emissions.~~

**Policy 1.5.56:** The City shall collaborate with the Port St. Joe Port Authority, county, state, and federal agencies and with private entities responsible for water, highway, and rail connectivity to ensure that the intermodal transportation infrastructure and connectivity essential to Port operations are in place.

**Policy 1.5.67:** All major developments, including mixed use projects will evaluate their impact on traffic circulation and, if increased traffic volumes or safety at new or existing roadway links and/or intersections cause a change in the existing level of service, the developers will contribute toward the elimination or mitigation of impacts on the roadway system.

**OBJECTIVE 1.6:** Planning for traffic circulation will be coordinated with the future land uses

shown on the "Future Land Use Map", the Florida DOT Adopted Work Program, the SIS Plan and the plans of neighboring jurisdictions/areas.

**Policy 1.6.1:** The City shall review subsequent versions of the Florida DOT Adopted Work Program in order to update/modify this element as may be necessary.

**Policy 1.6.2:** The City shall review for compatibility the traffic circulation plans/programs of the unincorporated County and neighboring areas as they are amended in the future.

**Policy 1.6.3:** The City supports the Port of Port St. Joe designation as a Planned Emerging Strategic Intermodal System (SIS) facility and will support redevelopment efforts in the Port Planning Area to promote local and regional economic development in the area consistent with the Port Master Plan included in the Coastal Management Element.

**OBJECTIVE 1.7:** The City shall develop by 2030 and /adopt a "Right-of-Way Protection Map" based upon the traffic circulation Element and the Future Land Use Element of this plan.

**Policy 1.7.1:** The City ~~shall hereby~~ adopts minimum right-of-way requirements for new roadways containing the following provisions:

Arterial Roadways: 150 feet

Collector Roadways: 100 feet

Local Roads: 60 feet (side drainage) or 50 feet (curb & gutter)

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

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

**GOAL 2: INCREASE INTERJURISDICTIONAL AGREEMENTS TO COORDINATE TRANSPORTATION PLANNING AND PROGRAMS, TO ENSURE CONTINUING COOPERATIVE AND COMPREHENSIVE TRANSPORTATION PLANNING THROUGHOUT THE LOCAL AREA.**

**OBJECTIVE 2.1:** Establish an annual review and discussion with the State and County Highway Departments to determine the impact of proposed improvements on the roadways in and around Port St. Joe.

**Policy 2.1.1:** Appoint a committee to meet with the State Department of Transportation (FDOT) to review the impact of the Five-Year Adopted Work Program established by FDOT on an annual basis.

**Policy 2.1.2:** ~~Continue to M~~meet with the County Highway Department on an annual basis to discuss maintenance responsibilities, repaving programs and other traffic-related topics as may affect the traffic circulation.

Policy 2.1.3: The City will consult with the Florida Department of Transportation when proposed plan amendments affect facilities on the strategic intermodal system.

**OBJECTIVE 2.2:** Monitor, participate in and support as appropriate, regional transportation and economic development activities.

**Policy 2.2.1:** Monitor the activities and studies of the Northwest Florida Transportation Corridor Authority, and provide comments as appropriate.

**Policy 2.2.2:** Work with the Northwest Florida Transportation Corridor Authority to ensure that improvements related to SR 30 (US 98) are included in the corridor master plan.

**Policy 2.2.3:** Support the planning and development of the Gulf Coast Parkway to stimulate economic development in the area.

**HOUSING ELEMENT  
GOALS, OBJECTIVES AND POLICIES**

**GOAL 1: PROVIDE DECENT, SAFE AND AFFORDABLE HOUSING FOR ALL CURRENT AND FUTURE RESIDENTS OF THE CITY.**

**OBJECTIVE 1.1:** The City will continue to monitor the housing stock for housing units which present a health or safety ~~problem-issue~~ due to their ~~substandard\*~~ condition in accordance with the Florida Building Code. ~~The Florida Building Code identifies these units as substandard due to their lack of structural integrity, deficient plumbing facilities, lack of central heating, or overcrowding characteristics.~~ The City will take actions to ~~reduce the number of these units problems~~ (by notifying private owners of ~~problems-issues~~ and possible remedies or, if required, ~~taking~~ legal action). ~~(\*Substandard in terms of structural integrity, deficient plumbing, lack of central heating or overerowed characteristics).~~

**Policy 1.1.1:** The City will strive to condemn housing units only if they pose a serious health and safety problem and are unoccupied.

**Policy 1.1.2:** The City will investigate and consider adoption of a Housing Code that addresses the safety conditions of units to ensure maintenance of the existing housing stock.

**OBJECTIVE 1.2:** The City will continue to evaluate the number of dwelling units that need improvement and are suitable for owner or volunteer rehabilitation efforts.

**Policy 1.2.1:** The City will establish principles and policies to guide rehabilitation and conservation of the housing stock. The City will identify areas which contain substandard housing units within the City. These areas shall be the target of revitalization and assistance programs, including the provisions or improvement of public services, information and state/federal housing assistance programs and City participation in and solicitation of financial assistance from state and federal programs intended to improve the condition and supply of housing.

~~**Policy 1.2.2:** Promote volunteer efforts for housing repair and maintenance.~~

**Policy 1.2.32:** The City will support public and private efforts which are directed at improving housing. Such actions could include sponsorship of "fix-up, clean-up" days; utilizing various entities (e.g. church groups, non-profit organizations, etc.) to assist in undertake housing improvements.

**Policy 1.2.43:** The City shall require landscaping and building maintenance as part of its land development regulations.

**Policy 1.2.54:** The City shall require visual buffers or fences for land uses which present an unsightly appearance or which have the potential to create nuisances.

**OBJECTIVE 1.3:** The City will continue to ~~seek funding and programs that will provide assistance to decrease the number of~~ elderly and low income ~~residents~~ that are living in substandard housing.

**Policy 1.3.1:** Promote owner/volunteer housing repair programs which make repairs sufficient to allow the elderly and low income to safely remain in their housing units.

**Policy 1.3.2:** Promote funding from public agencies and private sources to finance housing rehabilitation, group homes, and congregate living facilities.

**OBJECTIVE 1.4:** The City will ~~continue to review all regulations and codes that relate to housing and unify/standardize them if necessary in order to assist land owners and the building industry in reducing development costs (by eliminating unnecessary procedures)~~ support the development of affordable housing units.

**Policy 1.4.1:** The City will reduce development costs by continually reviewing all regulations and codes that relate to housing to unify or standardize them if necessary and eliminate unnecessary procedures.

**Policy 1.4.21:** ~~Assist private building industry initiatives to provide the predominant form of housing (single family detached) as well as multi-family housing via use of federal low interest construction loan programs.~~ The City shall provide incentives to private developers intended to stimulate construction of new or rehabilitated affordable housing units. Such incentives may include reduction in fees, or waiver, waiver of fees for re-connections to rehabilitated residences, and the provision of "fast track" processing of applications and plan reviews.

**Policy 1.4.3:** Assist private building industry initiatives to provide the predominant form of housing (single family detached) as well as multi-family housing via use of federal low interest construction loan programs.

**Policy 1.4.42:** The City will continue to participate in federal and state housing programs administered by the US Department of Housing and Urban Development and the Florida Housing Finance Corporation to assist in the development of affordable workforce housing.

**Policy 1.4.53:** The City shall continue to participate in housing programs provided by Gulf County. The City shall continue to support and utilize the Gulf County Development Corporation to advocate for development of affordable housing in the community.

**Policy 1.4.64:** The City shall continue to support the efforts of the Gulf County Housing Coalition, the Christian Community Development Fund and Habitat for Humanity and work with these agencies to provide affordable housing in the community.

**OBJECTIVE 1.5:** The City will identify adequate sites for the location of low and moderate income homes and for households with special needs, group and foster care facilities while striving to maintain the character and quality of established neighborhoods.

**Policy 1.5.1:** The City will seek to foster non-discrimination and encourage the development of community residential alternatives to institutionalization by including the principles and criteria to guide the location of these facilities in the City development regulations.

**Policy 1.5.2:** The City's land development regulations will outline a development review procedure which addresses the consideration of affordable housing for low and moderate income groups and criteria guiding the location of mobile homes.

**OBJECTIVE 1.6:** Historically significant housing will be identified as it becomes known (identified

by citizens and the local, state and federal governments) and protected under the City's development regulations.

**Policy 1.6.1:** The City will continue to cooperate with the state Division of Historical Resources in identifying and preserving historic resources. The City shall seek grants with the Division to conduct a city-wide historic resource survey.

**Policy 1.6.2:** The City shall protect significant historic resources. Preference will be given to adaptive reuse of historic resources over activities that would significantly alter or destroy them.

**OBJECTIVE 1.7:** The City will provide for anticipated population growth and the existing population by developing growth management regulations which provide for adequate and affordable housing to include households with special needs.

**Policy 1.7.1:** Existing regulatory and permitting processes will be improved by the establishment of principles and criteria to guide the location of housing (based on future land uses) upon adoption of development regulations.

**OBJECTIVE 1.8:** The City will plan for relocation housing if City projects impact existing housing.

**Policy 1.8.1:** The City will provide assistance to the private sector to encourage replacement housing production if City housing stock is decreased or eliminated by development activities.

**OBJECTIVE 1.9:** The City of Port St. Joe will implement an incentive program to encourage the private sector to provide affordable workforce housing.

**Policy 1.9.1:** The City of Port St. Joe shall implement the adopted "Affordable Workforce Housing Incentive Ordinance" providing developer incentives and options for the voluntary provision of affordable housing.

**Policy 1.9.2:** Incentives that may be considered in the ordinance include, but are not limited to density bonuses; streamlined priority permitting; design flexibility and reduction of impact and hook up fees for every affordable housing unit. The "Affordable Workforce Housing Incentive Ordinance" shall consider all segments of affordable housing (i.e., very low, low, moderate), as defined by Chapter 420, Florida Statutes. The ordinance may consider different levels of incentives on a sliding scale basis, based on the affordable housing segment that is being addressed by the developer.

**Policy 1.9.3:** When funds become available, a housing trust fund shall be established by the City to receive trust fund moneys, land or other considerations that will become available as a result of the adoption and implementation of the "Affordable Workforce Housing Incentive Ordinance". The fund will be maintained separately from the general funds of the City of Port St. Joe. A qualified Gulf County-based not-for-profit organization, such as the Gulf County Community Development Corporation, a Gulf County Community Land Trust or a Gulf County Housing Coalition will administer the receipts of the housing trust fund for the benefit of Port St. Joe residents in need of affordable housing

**Policy 1.9.4:** The City of Port St. Joe shall continuously review and monitor availability of affordable workforce housing in the community.

**Policy 1.9.5:** At a minimum of every other year, the City shall evaluate the effectiveness of the “Affordable Workforce Housing Incentive Ordinance” and may consider mandatory affordable workforce housing ordinances if the data shows that the need for affordable workforce housing continues to increase.

Policy 1.9.6: The City of Port St. Joe shall permit accessory dwelling units in single family residential areas in order to increase the availability of affordable housing units in accordance with s. 163.31771 F.S.

Policy 1.9.7: The City shall update the Land Development Regulations by 2030 to permit the construction of accessory dwelling units when constructed with a single family residence. The City shall explore methods of allowing alternative transportation impact analyses, impact fee credits, and/or other policy incentives to promote the construction of accessory dwelling units meeting the affordability criteria for extremely low-income, very low-income, low-income, or moderate-income persons.

**OBJECTIVE 1.10:** The City of Port St. Joe will support energy efficiency and the use of renewable energy resources in existing housing and in the design and construction of new housing.

**Policy 1.10.1:** The City will support residential construction that meets the United States Green Building Council (USGBC) Leadership in Energy and Environmental Design (LEED) rating system, the Green Building Initiative’s Green Globes rating system, the Florida Green Building Coalition standards, or other nationally recognized, high performance green building rating system as recognized by the Florida Department of Management Services.

**Policy 1.10.2:** The City will ~~support~~**encourage** the use of energy-efficient appliances and plumbing fixtures.

~~Policy 1.10.3: The City will provide educational materials (i.e., inserts in utility bills) on the home energy reduction strategies and strategic placement of landscape materials to reduce energy consumption.~~

**Policy 1.10.43:** The City shall continue to allow home based businesses to the extent that they are compatible with residential areas consistent with the provisions in the land development regulations.

~~INTERGOVERNMENTAL COORDINATION ELEMENT~~



**INTERGOVERNMENTAL COORDINATION ELEMENT**  
**GOALS, OBJECTIVES, AND POLICIES**

**GOAL 1: INCREASE THE COOPERATION AND INTERACTION BETWEEN ALL LEVELS OF GOVERNMENT AND THE PRIVATE SECTOR IN ORDER TO BETTER COORDINATE THE PLANNING PROCESS.**

**OBJECTIVE 1.1:** The City will correct existing service deficiencies (in accordance with the schedule in the Capital Improvements Element).

**Policy 1.1.1:** Promote cooperation to bring the private and public sectors together in order to establish an orderly, environmentally and economically sound plan for future growth by increasing the number of joint governmental programs and Memorandums of Understanding (M-O-U's).

**OBJECTIVE 1.2:** Increase involvement with regional agencies to deal with regional problems such as solid waste, transportation, groundwater recharge and drainage, soil erosion, affordable housing and emergency evacuation.

**Policy 1.2.1:** Promote an environment of cooperation in dealing with regional problems by establishing increased representation by regional boards, commission and committees. Establish a mechanism for coordinating development review or regulations with other jurisdictions by working with the Apalachee Regional Planning Council Technical Review Committee.

**Policy 1.2.2:** Coordinate the City's Transportation Plan with F-D-O-T- and promote inclusion of F-D-O-T- projects on the State's 5-year Transportation Work Plan which are coordinated with the City's Transportation goals.

**Policy 1.2.3:** Develop and coordinate a M-O-U- with F-D-O-T- and Gulf County which addresses transportation planning issues in regard to emergency hurricane evacuation routes.

~~**Policy 1.2.4:** The City will continue to ensure coordination with Gulf County in establishing level of service standards for solid waste disposal.~~

**Policy 1.2.4:** The City will resolve conflicts with other local governments on planning and growth management issues through the Apalachee Regional Planning Council's dispute resolution process, including conflicts involving annexation issues.

**Policy 1.2.5:** The City shall participate in efforts to manage or improve estuarine resources (St. Joseph's Bay) that fall under the jurisdiction of more than one local government.

**Policy 1.2.6:** The City will utilize existing forums (Aquatic Preserve forum or one established by joint agreement with the County).

**OBJECTIVE 1.3:** All level-one projects which are on the capital improvements list and are required in order to protect public health and safety will be coordinated with the required private and governmental agencies at all levels and ~~M-O-U's~~ will be developed if required.

**Policy 1.3.1:** Promote financial feasibility with established infrastructure and capital improvement plans of the City which are a part of the county, regional, state and federal agencies.

**Policy 1.3.2:** Coordinate capital improvements of the City with other agencies that might be impacted by these improvements and require reciprocal treatment by ~~M-O-U's~~.

**Policy 1.3.3:** The City shall review the relationship of development relative to the comprehensive plan of Gulf County and to the extent practicable, coordinate use and development along shared jurisdiction boundaries.

**Policy 1.3.4:** For proposed developments along shared jurisdictional boundaries, the City shall submit copies of the requests for ~~semi-annual~~ amendments to this Plan to Gulf County for their review and comment.

**OBJECTIVE 1.4:** Increase coordination with special districts and other units of local government not having regulatory authority over the use of land.

**Policy 1.4.1:** Redevelopment planning for the City's ~~downtown~~North Port St. Joe area will be coordinated with the ~~Downtown~~-Redevelopment Advisory Committee.

**OBJECTIVE 1.5:** Ensure coordination of land use and school facilities planning.

**Policy 1.5.1:** The City shall implement the Interlocal Agreement for Public School Facility Planning with the County, the Cities and the School Board by participating in joint meetings, sharing student enrollment and population projections, coordinating and sharing information regarding growth and development trends.

**Policy 1.5.2:** The City shall review proposals for new school sites, school renovations and school closures to ensure consistency with the City's comprehensive plan.

**Policy 1.5.3:** The City shall coordinate with the School Board on land use changes that increase residential densities to assess impacts to schools.

**Policy 1.5.4:** The City will seek opportunities to collocate and share facilities with the School Board.

**Policy 1.5.5:** The City will coordinate with the City of Wewahitchka, Gulf County

and the School Board to promote an Interlocal Concurrency Council, keep school sitting and concurrency issues in compliance with their respective comprehensive plans School Facilities Element, and the School Board Five Year District Facilities Work Program. The City shall provide to the School Board any amendments or development applications for concurrency review. The School Board shall have a minimum 30 days and a maximum 60 days for their concurrency review before approval, transmittal or adoption by the City.

**Policy 1.5.6:** The Interlocal Concurrency Council will monitor any growth of the school service areas for impacts to adjacent local governments or agencies with specific management responsibilities.

**Policy 1.5.7:** The City will use the Interlocal Concurrency Council that was established to coordinate school concurrency issues to also coordinate other intergovernmental LOS concurrency issues that are generated by development activities.

**CAPITAL IMPROVEMENTS ELEMENT  
GOALS, OBJECTIVES, AND POLICIES**

**GOAL 1: THE CITY SHALL PROTECT THE EXISTING PUBLIC FACILITIES WITH FINANCING FOR UPGRADING AND MAINTENANCE AND SHALL PLAN FOR AND FINANCE NEW FACILITIES TO SERVE NEW AND FUTURE RESIDENTS AND PROMOTE ORDERLY GROWTH.**

**OBJECTIVE 1.1:** Capital Improvements will be provided to correct existing deficiencies, to accommodate anticipated future growth and to replace worn out or obsolete facilities, as indicated in the Five (5) year Schedule of Improvements of this Element.

**Policy 1.1.1:** The City shall schedule as first priority the improvements designed to correct existing deficiencies, and shall develop future fiscal year budgets to properly fund the capital and maintenance costs.

**Policy 1.1.2:** The City shall fund and construct all projects in the Five (5) Year Schedule of Improvements, as listed in this Element.

**Policy 1.1.3:** The Capital Improvement Coordinating Committee, as defined in the Sanitary Sewer, Solid Waste, Drainage, Potable Water and Groundwater Aquifer Recharge Element, Policy 1.2.1, shall define the time frames and scopes of work for the projects in the Five (5) Year Schedule of Improvements, and ensure the projects have adequate funding throughout the program.

**OBJECTIVE 1.2:** Public expenditures will be limited in subsidizing development in Coastal High Hazard Areas (CHHA).

**Policy 1.2.1:** The City shall fund only those projects whose purpose is to replace and renew existing public facilities.

**Policy 1.2.2:** Funding will not be established for projects not included in this Comprehensive Plan, or in later approved and adopted amendments, in Coastal High Hazard Areas (CHHA).

**OBJECTIVE 1.3:** The City will coordinate land use decisions and available or future funding with a schedule of capital improvements. The schedule of capital improvements will maintain the adopted level of service standards and meet the existing and future public facility needs.

**Policy 1.3.1:** The City will maintain, through proper fiscal responsibility, the level of service standards as described in Section, "Analysis of Capital Improvements and Fiscal Responsibility" of this Capital Improvements Element.

**Policy 1.3.2:** The Capital Improvement Coordinating Committee will work with the Planning and Development Review Board. Their involvement will be limited to assisting the zoning board with decisions that involve future growth and variances to the established future land use patterns.

**OBJECTIVE 1.4:** Future development shall bear a proportionate cost of public facility improvements necessitated by the development in order to maintain the adopted level of service standards. The cost shall be determined by the Capital Improvement Coordinating Committee.

**Policy 1.4.1:** The Capital Improvement Coordinating Committee shall review the costs to provide

new and upgraded public facilities for each new development that causes a decrease in the level of service of the City facilities, and determine the proportionate cost to be shared by the developer.

**Policy 1.4.2:** The developer shall pay the prescribed proportionate share of public improvements prior to construction.

**Policy 1.4.3:** The funds required for the City share shall be established and budgeted prior to the construction, conforming to the ~~Capital Improvements Element~~: Adopted Five (5) Year Schedule of Improvements

**OBJECTIVE 1.5:** The City shall manage its fiscal resources in order to ensure that the capital improvements needed because of previously issued development orders and future development orders are provided in accordance with the Five-Year Schedule of Capital Improvements.

**Policy 1.5.1:** The City shall adopt an Annual Operating Budget which includes the cost impact of the recommended capital improvement projects.

**Policy 1.5.2:** The following criteria will be used to evaluate projects for inclusion in the Five-Year Schedule of Capital Improvements:

- The relationship to individual elements of the Comprehensive Plan;
- The elimination of public hazards;
- The elimination of existing capacity deficiencies;
- The impact on the annual operating and capital budgets;
- Location in relation to the Future Land Use Map;
- The accommodation of new development and redevelopment facility demands;
- The financial feasibility of the proposed project; and,
- The relationship of the improvements to the plans of State agencies and the Northwest Florida Water Management District.

**Policy 1.5.3:** The debt service implication of the Five-Year Schedule of Capital Improvements will be evaluated as part of the Monitoring and Evaluation of the Capital Improvements Element on an annual basis.

## **GOAL 2: PUBLIC FACILITIES AND SERVICES NEEDED TO SUPPORT FUTURE DEVELOPMENT SHALL BE CONCURRENT WITH THE IMPACT OF THE DEVELOPMENT.**

**OBJECTIVE 2.1:** Public facility and service must meet the adopted LOS standard and must be available or be phased to be available, concurrent with the impact of development.

**Policy 2.1.1:** Development orders or permits will not be issued, or they will be specifically conditioned, upon the availability of public facilities which meet the LOS standards and must be available concurrent with the impact of the development. Certificates of occupancy will not be issued unless sanitary sewer, solid waste, drainage, adequate water supplies, and potable water facilities are in place and available to serve new development.

**Policy 2.1.2:** The availability of public facilities shall be determined and measured for the required public facility types using the adopted Level of Service (LOS) standards contained in the following elements of the Comprehensive Plan:

- Traffic Circulation

- Infrastructure, including Solid Waste, Drainage, Potable Water and Sanitary Sewer Recreation and Open Space
- ~~Public School Facilities Element~~

**Policy 2.1.3:** As required in the Interlocal Agreement for Public School Facility Planning, the City shall apply the following adopted LOS district wide:

Type of School	Level of Service
Elementary	100% of DOE permanent FISH capacity
Middle	100% of DOE permanent FISH capacity
High	100% of DOE permanent FISH capacity
Special purpose	100% of DOE permanent FISH capacity

DOE: Department of Education  
 FISH: Florida Inventory of School House

**Policy 2.1.4:** The Interlocal Concurrency Council will use the Florida Inventory of School House (FISH) report and the University of Florida Bureau of Economic Research (BEER) data to project student population and population growth projections and report their concurrency findings and recommendations to the City of Port St. Joe, City of Wewahitchka, Gulf County and the School Board.

**OBJECTIVE 2.2:** The City will manage its fiscal resources to ensure the provision of needed capital improvements.

**Policy 2.2.1:** The Annual City Budget, including the capital improvement cost items, for each fiscal year will be reviewed to ensure provisions for capital improvements and maintenance of existing facilities to preserve the adopted levels of service.

**Policy 2.2.2:** The Annual Capital Budget shall be adopted annually as part of the annual budgeting process.

**Policy 2.2.3:** All capital improvements projects required to maintain School concurrency shall be financially feasible and financed within the City’s annual operating budget and as projected in the Five Year Capital Improvement Schedule.

**Policy 2.2.4:** The School Board Five-Year District Facilities Work Program is hereby adopted into the City’s comprehensive plan as Exhibit 2 of the CIE. The City will request the School Board’s Five Year District Facilities Work Program by October 1st of each year to be reviewed and adopted into the City’s Comprehensive Plan Capital Improvements Element before December 1st of each year.

**Policy 2.2.5:** The City, along with the other Local Governments, will assist the School Board in evaluating proportionate share mitigation options when development impacts exceed concurrency Public School Facility LOS of the respective service area. Proportionate share mitigation options include contribution of land, actual construction or expansion of school facilities, or contribution into a mitigation bank consistent with the Interlocal Agreement for Public School Facility Planning.

**OBJECTIVE 2.3:** Outside revenue sources will be examined and sought by the Capital Improvement Coordinating Committee to supplement City taxes and fees to fund capital improvements required by this Comprehensive Plan.

**Policy 2.3.1:** The budget for each year will be examined to determine the impact of capital improvements to the citizens of Port St. Joe in the form of fees and taxes.

**Policy 2.3.2:** Applicable outside funding sources shall be examined for eligibility of funding for the specific projects under the City's capital improvements budget for the fiscal year.

**Policy 2.3.3:** The facility plans of County and State agencies will be examined for duplication of public facilities that could serve future development in the City.

**ECONOMIC DEVELOPMENT ELEMENT  
GOALS, OBJECTIVES, AND POLICIES**

**GOAL 1: CREATE AND RETAIN JOBS WHILE MAINTAINING AND IMPROVING THE QUALITY OF LIFE IN THE COMMUNITY.**

**OBJECTIVE 1.1:** Expand economic base by promoting a diversified economy that takes full advantage of the City’s strategic location, natural resources, public facilities and infrastructure.

**Policy 1.1.1:** The City may designate an Economic Development Representative/Agency to serve as the lead agency for implementing this Element and the coordination of City economic development activities and initiatives.

**Policy 1.1.2:** Develop a complete list of assets of the community, including “shovel ready” sites for development and existing vacancies of suitable commercial/industrial properties.

**Policy 1.1.3:** Enhance the City’s website presence to include the following:

- complete list of assets of the community
- an invitation and incentives to attract new businesses,
- clear description of local incentives such as State Enterprise Zone, Ad Valorem Tax Abatement, Expedited Permitting and perhaps a certified industrial and/or commercial site,
- and links to websites of local, regional and economic development organizations.

**Policy 1.1.4:** ~~Continue to~~ Educate elected officials and community leaders on what is needed to promote healthy economic development; help them to understand the role they can play in promoting the community as a business location and motivate them to give economic development issues the highest possible priority.

**Policy 1.1.5:** Conduct an annual Economic Development Summit in the City with local and regional business leaders and elected officials to seek their ideas and get the community involved in the economic development process and focused on the goal to create and retain jobs.

**Policy 1.1.6:** The City will continue to participate in the Competitive Florida Partnership program developed by the ~~Florida~~ Department of ~~Economic Opportunity~~ ~~Commerce~~ .

**Policy 1.1.7:** Work with Duke Energy Business Development Team to market “shovel ready” sites to business prospects.

**Policy 1.1.8:** Explore and seek opportunities with the Rural and Economic Development Initiative (REDI) and the USDA Rural Development Economic Development Initiatives.

**Policy 1.1.9:** Coordinate with the Florida Chamber of Commerce to explore funding and technical assistance opportunities for economic development in the City.

**Policy 1.1.10:** Work with the Florida Chamber or the Apalachee Regional Planning Council to become a participating ‘Six Pillars’ Community.

**Policy 1.1.11:** Coordinate with the Apalachee Regional Planning Council on its updates to the

Apalachee Region Comprehensive Economic Development Strategy, (CEDS).

**Policy 1.1.12:** Maintain working partner relationship with the St. Joe Company in its efforts to develop its holdings along the freshwater canal.

**Policy 1.1.13:** Coordinate with Florida’s Great Northwest Inc, to market the City and the Port of Port St. Joe as part of the region as a globally competitive location for business and to work with regional partners to recruit new jobs and investment through Northwest Florida.

**OBJECTIVE 1.2:** Improve transportation network facilities in order to attract new businesses, create new jobs and increase tax base.

**Policy 1.2.1:** Support the Port Authority’s efforts to obtain funds for dredging of the Ship Channel through continued coordination with Florida Department of Transportation (FDOT), the Governor’s office and Legislative delegation.

**Policy 1.2.2:** Support the Port Authority’s efforts to maintain the Port designation as an “emerging Strategic Intermodal System (SIS)” by FDOT which provides a link to federal and state funding for the Port.

**Policy 1.2.3:** Continue to support the efforts of the Port Authority and the Gulf County Economic Development Coalition (EDC) to market the port as a location for bulk, container or vehicle shipments to and from the region.

**Policy 1.2.4:** Continue to pursue FDOT’s release of grant funds to restore rail service to the City of Port St. Joe to serve the Port facilities and promote general economic development in the community.

**Policy 1.2.5:** Continue to coordinate with FDOT and the Northwest Florida Transportation Corridor Authority (NWFTCA) to ensure alignment of the Gulf Coast Parkway provides the most direct route from the City to I-10.

**Policy 1.2.6:** Explore and pursue opportunities with FDOT to strengthen the transportation system and grow the economy ~~through utilizing Moving Ahead for Progress in the 21st Century Act (MAP-21) and other FDOT~~ funding and support programs.

**Policy 1.2.7:** Continue to support the operation of the AN Railway as a regionally important Port to Rail component to link the port with the national rail system.

**Policy 1.2.8:** Participate in Sister City or Sister Port programs with developing ports in South and Central America.

**OBJECTIVE 1.3:** Provide quality education and responsive workforce training to support and attract new businesses.

**Policy 1.3.1:** Support the efforts to improve the quality of public education by ensuring schools are providing exceptional education at elementary, middle and high school levels, as well as Adult School Education programs.

**Policy 1.3.2:** Participate and support the coordination efforts between the economic development organizations, Gulf County Chamber of Commerce, Gulf Coast Workforce Board, Tourism

Development Council, the Gulf Coast State College and School Board to respond quickly to demands for workforce training, improved skill levels and positive work ethic of the labor force.

**Policy 1.3.3:** Increase coordination with the Northwest Florida Manufacturers Council (NFMC) to promote development of a skilled manufacturing workforce in the region.

**Policy 1.3.4:** Develop and implement training programs that will complement economic diversification efforts.

**Policy 1.3.5:** Develop a strategy to provide vocational education programs and certificate training programs and strive to attract young students into such programs.

**Policy 1.3.6:** Explore opportunity to develop educational programs aimed to give students, young people and others the skills to start and effectively manage a business.

**Policy 1.3.7:** Develop strategy to attract and retain both college graduates and young professionals and foster entrepreneurship.

**OBJECTIVE 1.4:** Balance economic development while maintaining the quality of life that makes the City of Port St. Joe a very unique place to live.

**Policy 1.4.1:** Promote Tourism as a key component of the City's economic base.

**Policy 1.4.2:** Conduct brand development exercise in the City to be aligned with Gulf County tourism.

**Policy 1.4.3:** Support the Gulf County Tourism Development Council's plans to promote tourism in the City and Gulf County and their yearly fiscal goals.

**Policy 1.4.4:** Protect coastal and environmental resources that support businesses and attract tourist throughout the year.

**Policy 1.4.5:** Explore opportunities to provide additional recreational access to St Joseph Bay.

**Policy 1.4.6:** Coordinate with the Small Vessel Initiative to provide tourist amenities such as the BayPark Conceptual Plan to promote the City as a Port of Call for boutique cruise lines and research vessels.

**Policy 1.4.7:** Maintain and enhance recreational facilities along the waterfront, including the City Pier, Port St. Joe Marina, BayPark and the Shipyard Cove/Frank Pate Park as well as other small parcels acquired by the City for recreational purposes.

**Policy 1.4.8:** Support the Port St. Joe Marina which provides recreational access to St Joseph Bay and the Gulf of Mexico.

**Policy 1.4.9:** **Continue to S**seek public and/or private funding to develop the Field of Dreams Sports Complex in the City.

**Policy 1.4.10:** Encourage cooperative efforts between local realtors, hotel/motel owners and restaurants, Tourism Development Council and Chamber of Commerce to market Port St. Joe as a

Waterfronts Florida tourism destination.

**OBJECTIVE 1.5:** Improve coordination and communication among local, regional and state economic development organizations to foster a more collaborative business environment and promote the assets of the City as part of the larger Northwest Florida region.

**Policy 1.5.1:** Hold regular meetings and workshops with representatives from local, regional and state economic development organizations to share information, challenges and opportunities.

**Policy 1.5.2:** Foster a positive working relationship with Gulf County government to provide a united, business-friendly introduction to the region.

**Policy 1.5.3:** Explore “Supercouncil” approach to economic development.

**Policy 1.5.4:** Establish an ongoing communications program to regularly share information among local, regional and state economic development organizations to reinforce the key messages and include success stories, information about the port facilities, railway service, tourism related updates, and other news that impact economic development.

**Policy 1.5.5:** ~~Continue to identify~~ key LinkedIn groups specific to regional and rural economic development in Northwest Florida and monitor those groups and the discussions posted there. Contribute to discussions as an additional vehicle for sharing the City’s assets and opportunities for new businesses.

**Policy 1.5.6:** Use social media programs such as ~~facebook~~ Facebook, and ~~twitter-X~~, and Instagram to share information about progress on port redevelopment plans and tourism related activities.

**Policy 1.5.7:** Enhance relationships with Enterprise Florida, Inc. (EFI) project managers, Duke Energy economic development representatives and other key team members to ensure they are aware of the assets available in the community.

**Policy 1.5.8:** Work cooperatively with the Tourism Development Council, the Port St. Joe Redevelopment Agency, the Port Authority to develop advertising program for the City of Port St. Joe that creates a level of awareness of the redevelopment plans of the Port facilities, and promotes the City as a tourist destination.

**Policy 1.5.9:** Promote cooperation and communication among the Port of Port St. Joe, the Port of Panama City and Port of Pensacola as significant assets of the Northwest Florida region.

**Policy 1.5.10:** Support the efforts of RiverWay South Apalachicola-Choctawhatchee to promote regional tourism within the Northwest Rural Areas of ~~Critical Economic Concern (RACEC) Opportunity counties.~~

**Policy 1.5.11:** Promote or encourage Port St. Joe as a location for annual fishing, sports, or other tournaments or festivals that will results in weekend to weeklong visitation for participating families.

**Policy 1.5.12:** Support development of passive and active use facilities at Highland View beaches.

**OBJECTIVE 1.6:** Celebrate the history and culture of the region through educational and cultural venues

to attract a new demographic of visitor and increase local jobs for local residents.

**Policy 1.6.1:** ~~Renovate and create a~~ Establish a sustainable rental/maintenance program for the Centennial Building.

**Policy 1.6.2:** Develop the BayPark area to house learning and experiential programs such as but not limited to museums focused on traditional navigation, city/constitutional history, history of the local fishing/pilot-boat industries, and bay ecology.

**Policy 1.6.3:** By 2030 pProvide incentives for preservation of historical resources.

**CITY OF PORT ST. JOE COMPREHENSIVE PLAN**  
**PRIVATE PROPERTY RIGHTS ELEMENT**  
**GOALS, OBJECTIVES, AND POLICIES**

**GOAL 1: PROTECT PRIVATE PROPERTY RIGHTS BY CONSIDERING SUCH RIGHTS IN LOCAL DECISION MAKING.**

**OBJECTIVE 1.1:** In accordance with the legislative intent expressed in ss. 163.3161 (10) and 187.101 (3) that governmental entities respect judicially acknowledged and constitutionally protected private property rights, each local government shall include in its comprehensive plan a property rights element to ensure that private property rights are considered in local decision making.

**POLICY 1.1.1:** The following rights shall be considered in local decision making:

1. The right of a property owner to physically possess and control his or her interests in the property, including or subject to any easements, leases, or mineral rights.
2. The right of a property owner to use, maintain, develop, and improve his or her property for personal use or for the use of any other person, subject to state law and local ordinances.
3. The right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property.
4. The right of a property owner to dispose of his or her property through sale or gift.

## FUTURE LAND USE MAP SERIES

- Map 1: Aerial Map
- Map 2: Future Land Use Map
- Map 3: Soils
- Map 4: FEMA Flood Zones
- Map 5: Wetlands
- Map 6: Coastal High Hazard Area
- Map 7: Roadway Functional Classifications
- Map 8: Roadway Maintenance Responsibility/ Number of Lanes
- Map 9: Existing Roadway Level of Service
- Map 10: 2045 Roadway Level of Service
- Map 11: Evacuation Roadway Network
- Map 12: Freshwater Canal - City
- Map 13: Freshwater Canal – County
- Map 14: Current School Service Area
- Map 15: Future School Service Area
- Map 16: Redevelopment Area
- Map 17: Port Planning Area

CITY OF PORT ST JOE  
AERIAL MAP

JANUARY 2025

MAP 1

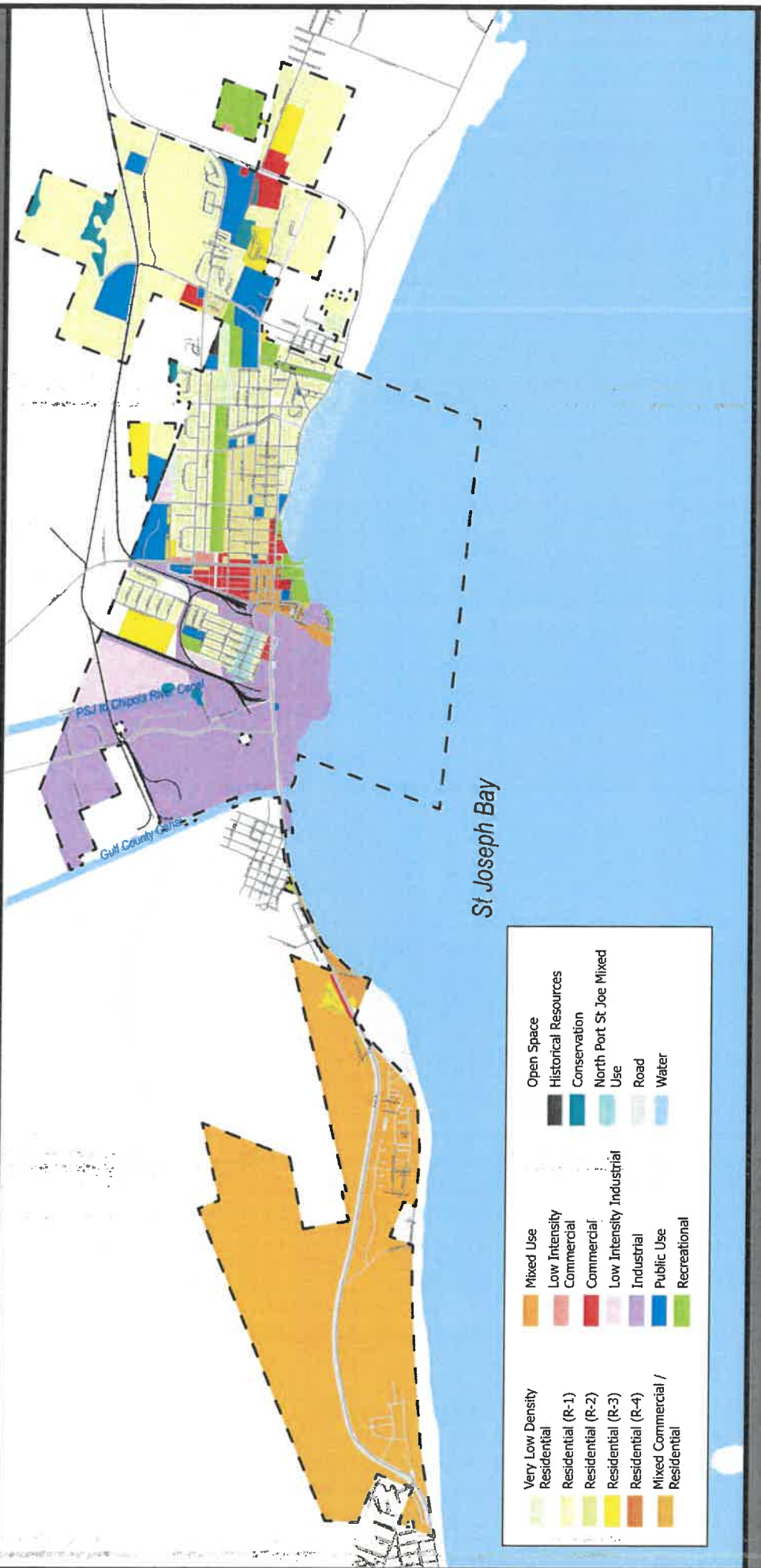


DESIGNWEST GROUP

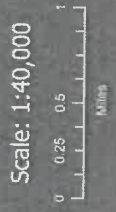
# MAP 2

## CITY OF PORT ST JOE FUTURE LAND USE MAP 2046

JANUARY 2025



Very Low Density Residential	Mixed Use	Open Space
Residential (R-1)	Low Intensity Commercial	Historical Resources
Residential (R-2)	Commercial	Conservation
Residential (R-3)	Low Intensity Industrial	North Port St Joe Mixed Use
Residential (R-4)	Industrial	Road
Mixed Commercial / Residential	Public Use	Water
	Recreational	



**BASE FEATURES**

- Streets
- RAIL ROADS
- CITY LIMITS

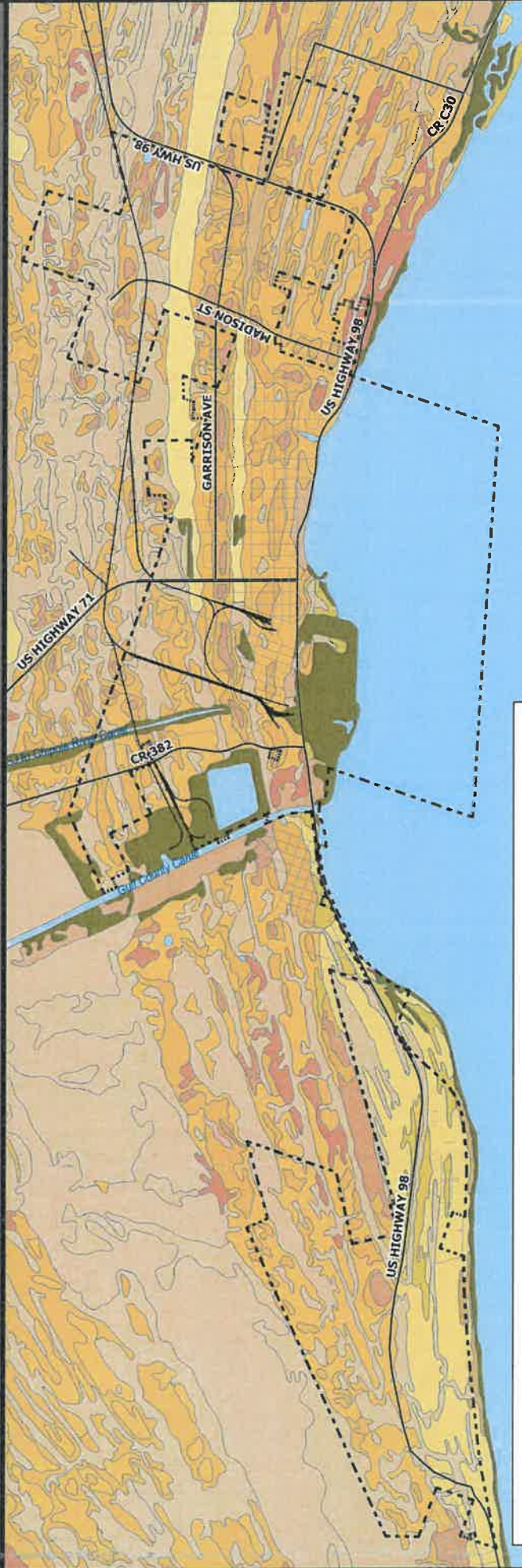
**DESIGNWEST GROUP**

CITY OF PORT ST JOE  
SOILS

JANUARY 2025



MAP 3



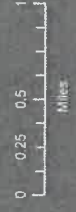
SOILS

- Aquents, gently undulating
- Bayvi and Dirigo soils, frequently flooded
- Beaches
- Corolla fine sand, 1 to 5 percent slopes
- Corolla-Duckston complex, gently undulating, flooded
- Derover-Croatan complex, depressional
- Duckston-Duckston depressional complex, frequently flooded
- Kureb-Corolla complex, rolling
- Leon fine sand
- Lynn Haven fine sand
- Mandarin fine sand
- Newhan-Corolla complex, rolling
- Omega fine sand, 0 to 5 percent slopes
- Pemlico-Pickney complex, frequently flooded
- Pickney and Rutledge soils, depressional
- Pickney-Pamlico complex, depressional
- Pottsbury fine sand
- Quartzipsums, undulating
- Resota fine sand, 0 to 5 percent slopes
- Ridgewood fine sand
- Seranton fine sand
- Surrency mucky fine sand, depressional

St Joseph Bay

DATA SOURCE: USDA Natural Resources Conservation Services (NRCS), as the Soil Service Geographic (SSURGO) dataset.

Scale: 1:40,000

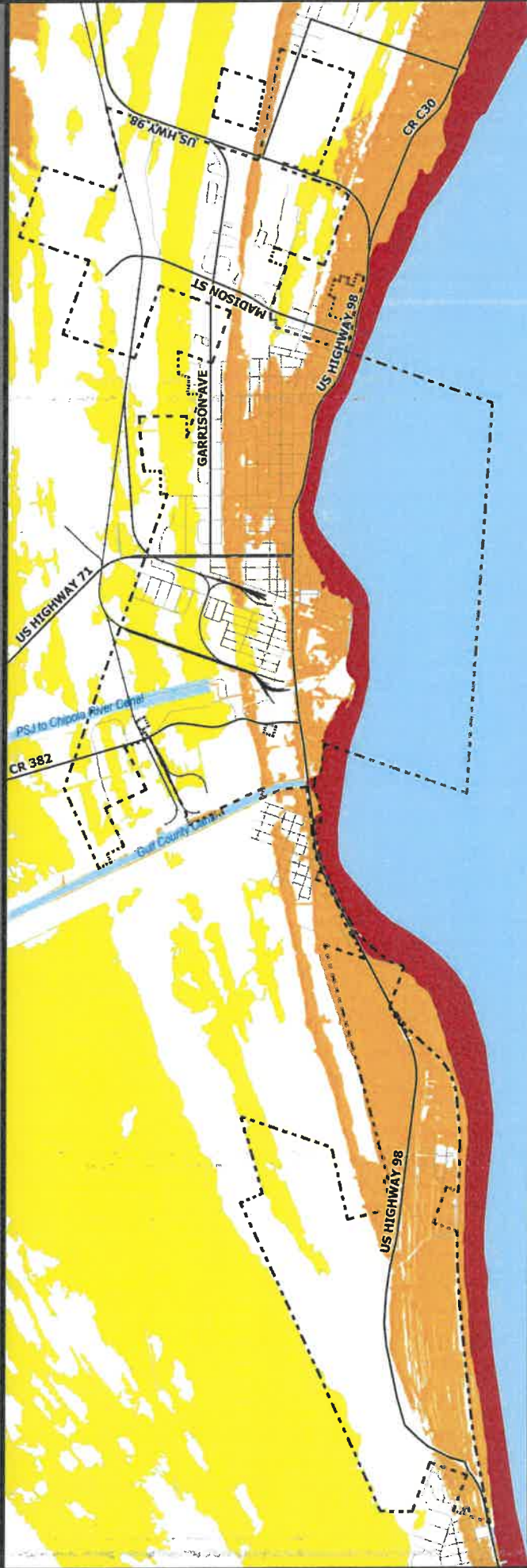


- BASE FEATURES
- CITY LIMITS
  - MAJOR ROADWAYS
  - RAIL ROADS

CITY OF PORT ST JOE  
**FEMA FLOOD ZONES**

JANUARY 2025

**MAP 4**



**FLOOD ZONE**

<span style="display:inline-block; width:10px; height:10px; background-color:red;"></span>	VE
<span style="display:inline-block; width:10px; height:10px; background-color:orange;"></span>	AE
<span style="display:inline-block; width:10px; height:10px; background-color:yellow;"></span>	A
<span style="display:inline-block; width:10px; height:10px; background-color:lightyellow;"></span>	X

**Flood Zone Codes**

Hazard designator, that is the basis for flood insurance premium rates offered through the National Flood Insurance Program.

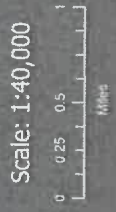
VE An area inundated by 1% annual chance (100-year) flooding with velocity hazard (wave action) for which BFEs have been determined, and in a special flood hazard area.

AE An area inundated by 1% annual chance (100-year) flooding, for which BFEs have been determined, and in a special flood hazard area.

A An area inundated by 1% annual chance (100-year) flooding, for which BFEs (Base Flood Elevations) have NOT been determined, and in a special flood hazard area.

X An area that is determined to be outside the 1% and 0.2% annual chance (100-year and 500-year) flooding, but of a special flood hazard area (C and Zone A formerly known as C).

DATA SOURCE: FEMA FLOOD DATA  
 National Flood Hazard Layer (NFHL)  
 December 7, 2021 Update for  
 Gulf County, Florida



**BASE FEATURES**

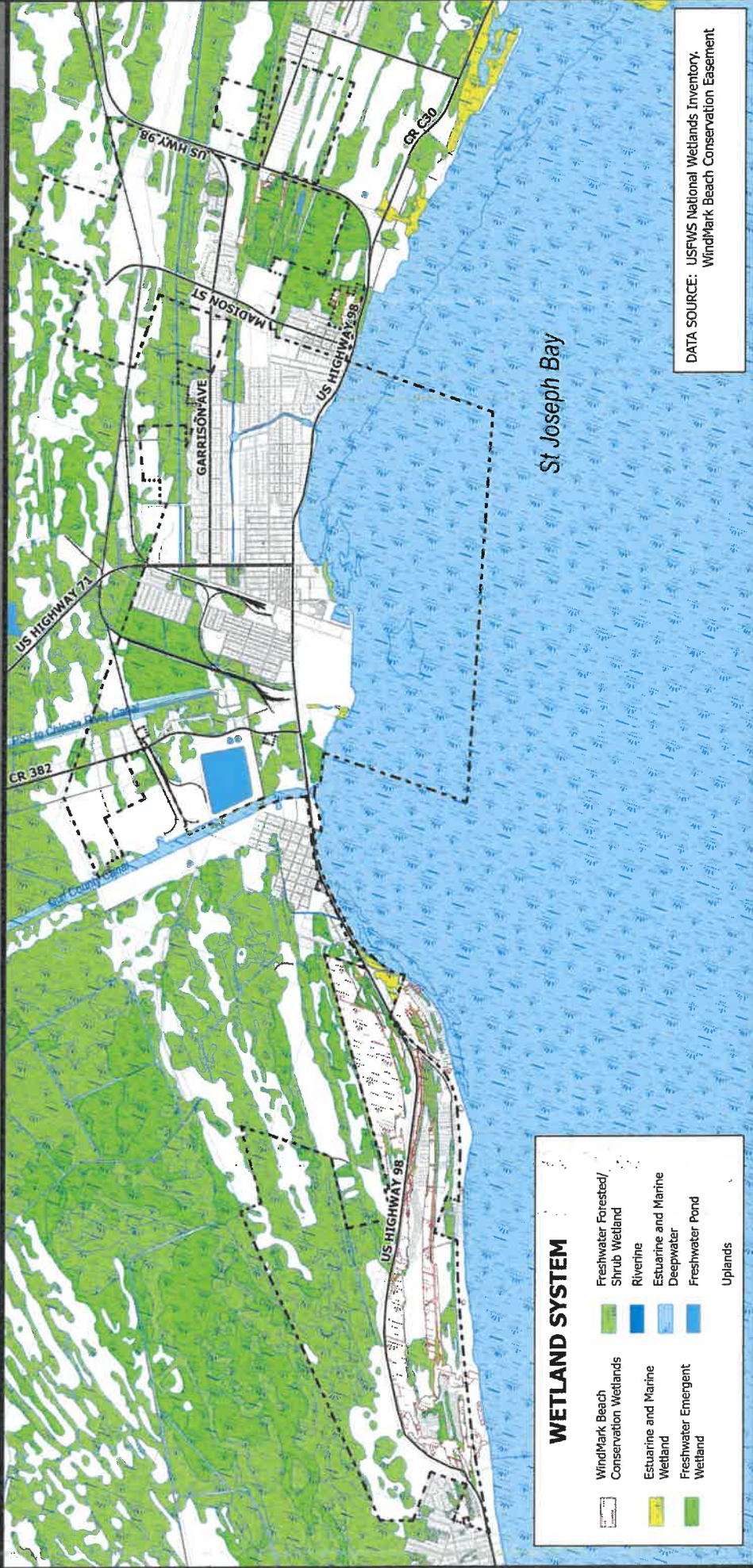
- CITY LIMITS
- MAJOR ROADWAYS
- RAIL ROADS

**DESIGNWEST GROUP**

# MAP 5

## CITY OF PORT ST JOE WETLANDS

JANUARY 2025



DATA SOURCE: USFWS National Wetlands Inventory  
WindMark Beach Conservation Easement

### WETLAND SYSTEM

- |  |                                      |  |                                    |
|--|--------------------------------------|--|------------------------------------|
|  | WindMark Beach Conservation Wetlands |  | Freshwater Forested/ Shrub Wetland |
|  | Estuarine and Marine Wetland         |  | Riverine                           |
|  | Freshwater Emergent Wetland          |  | Estuarine and Marine Deepwater     |
|  |                                      |  | Freshwater Pond                    |
|  |                                      |  | Uplands                            |

Scale: 1:40,000



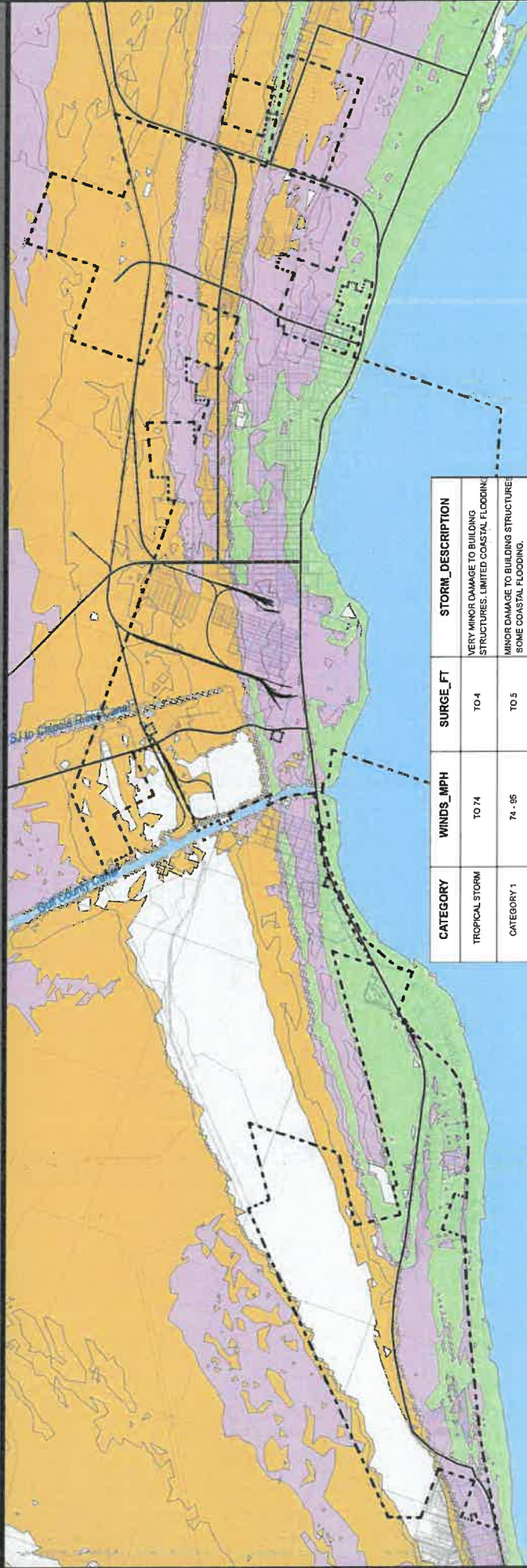
DESIGNWEST GROUP

- BASE FEATURES
- CITY LIMITS
  - MAJOR ROADWAYS
  - RAIL ROADS

# MAP 6

## CITY OF PORT ST JOE COASTAL HIGH HAZARD AREAS (CHHA)

JANUARY 2025



St Joseph Bay

**DATA SOURCE:** Florida Geographic Data Library, Florida Division of Emergency Management.

The Coastal High Hazard Area is an area particularly vulnerable to the effects of coastal flooding from tropical storm events and is defined by section 163.3178(2)(h)9, Florida Statutes, as the area below the elevation of the category 1 storm surge line as established by a Sea, Lake, and Overland Surges from Hurricanes (SLOSH) computerized storm surge model.

CATEGORY	WINDS_MPH	SURGE_FT	STORM_DESCRIPTION
TROPICAL STORM	TO 74	TO 4	VERY MINOR DAMAGE TO BUILDING STRUCTURES. LIMITED COASTAL FLOODING.
CATEGORY 1	74 - 95	TO 5	MINOR DAMAGE TO BUILDING STRUCTURES. SOME COASTAL FLOODING.
CATEGORY 2	96 - 110	6 - 8	ROOF DOORS, WINDOW DAMAGE, COASTAL ESCAPE ROUTES FLOOD.
CATEGORY 3	111 - 129	9 - 12	MAJOR DAMAGE TO RESIDENCES. COASTAL FLOODING DAMAGES STRUCTURES.
CATEGORY 4	130 - 156	13 - 18	EXTREME DAMAGE TO RESIDENCES. SOME COMPLETE BUILDING FAILURES. MAJOR FLU DAMAGE.
CATEGORY 5	157+	18+	EXTREME DAMAGE TO RESIDENCES. SOME COMPLETE BUILDING FAILURES. MAJOR FLU DAMAGE.
	Saffir-Simpson Hurricane Wind Scale		

**SURGE ZONES (SLOSH) CATEGORY**

- TS ; CATEGORY 1 (CHHA)
- CATEGORY 4 - 5
- CATEGORY 2 - 3
- OUT (AOBE MODEL EXTENTS)

**BASE FEATURES**

- CITY LIMITS
- MAJOR ROADWAYS
- RAIL ROADS

Scale: 1:40,000

0 0.25 0.5 1 Miles

# MAP 7

## CITY OF PORT ST JOE FUNCTIONAL CLASSIFICATIONS (Existing and Future)

JANUARY 2025

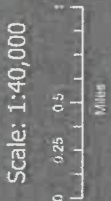


**ROAD CLASSIFICATION**

- Major Collector
- Collector
- Principal Arterial
- Minor Arterial

**BASE FEATURES**

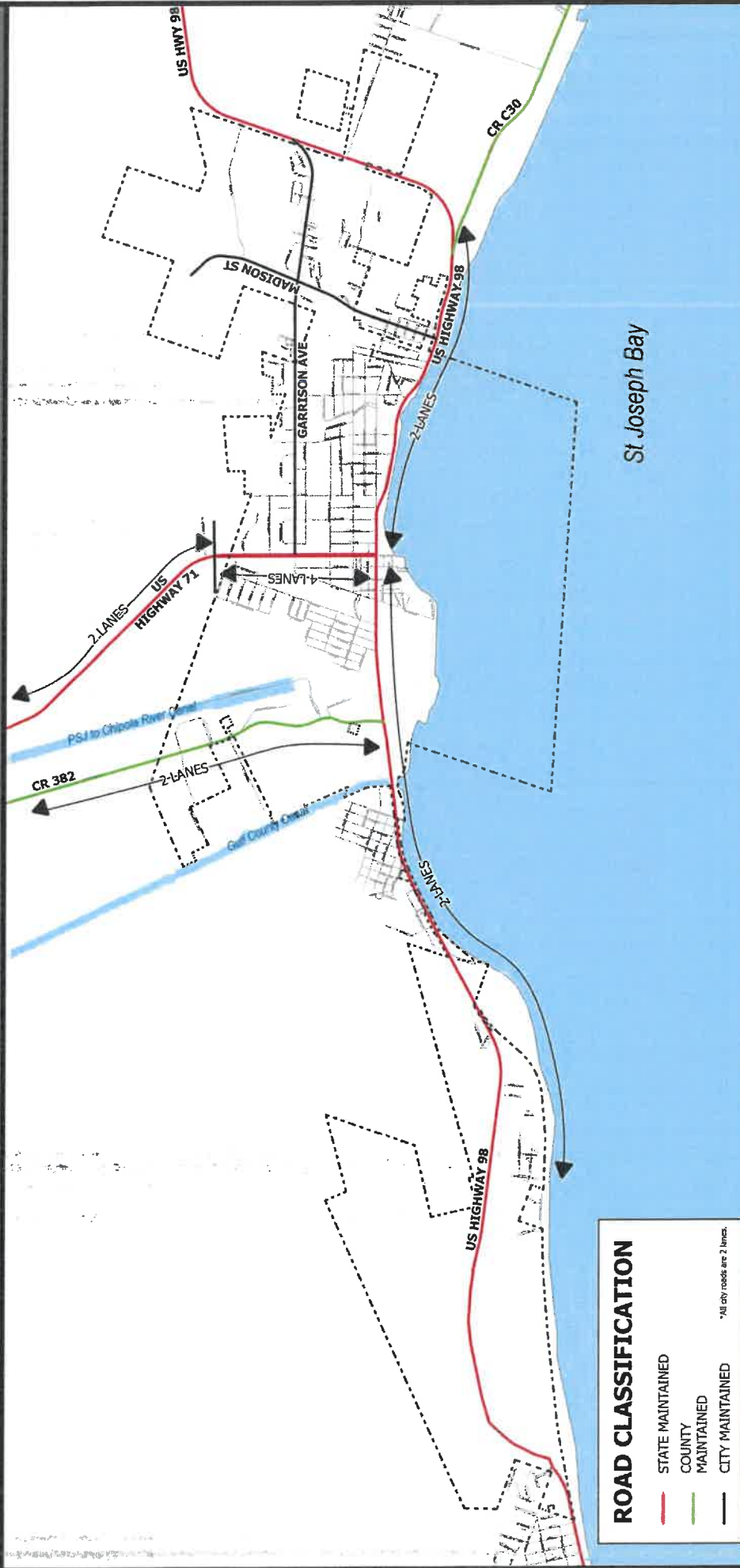
- CITY LIMITS
- Water Bodies



# MAP 8

## CITY OF PORT ST JOE MAINTENANCE RESPONSIBILITY / # OF LANES (Existing and Future)

JANUARY 2025



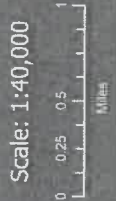
# MAP 9

## CITY OF PORT ST JOE EXISTING ROADWAY LEVEL OF SERVICE

JANUARY 2025



DATA SOURCE: Florida Department of Transportation  
2023 Annual Average Daily Traffic Count



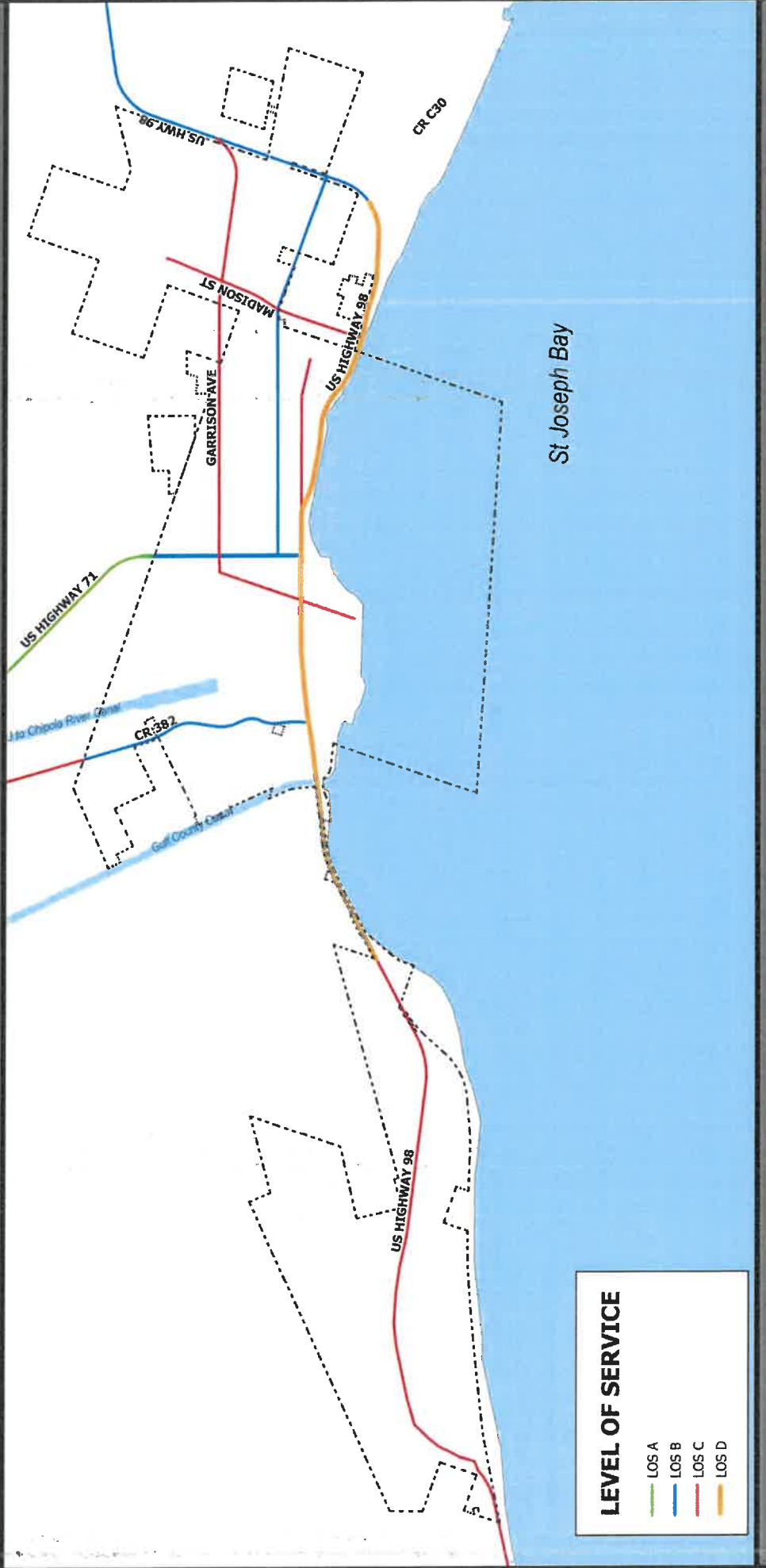
Scale: 1:40,000

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# MAP 10

## CITY OF PORT ST JOE 2045 ROADWAY LEVEL OF SERVICE

JANUARY 2025



### LEVEL OF SERVICE

- LOS A
- LOS B
- LOS C
- LOS D

DESIGNWEST GROUP

Scale: 1:40,000



BASE FEATURES  
CITY LIMITS  
Water Bodies

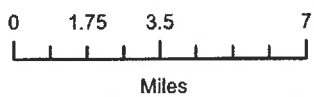
# GULF COUNTY EVACUATION ROADWAY NETWORK

## MAP 11

JANUARY 2025



Scale: 1:280,000

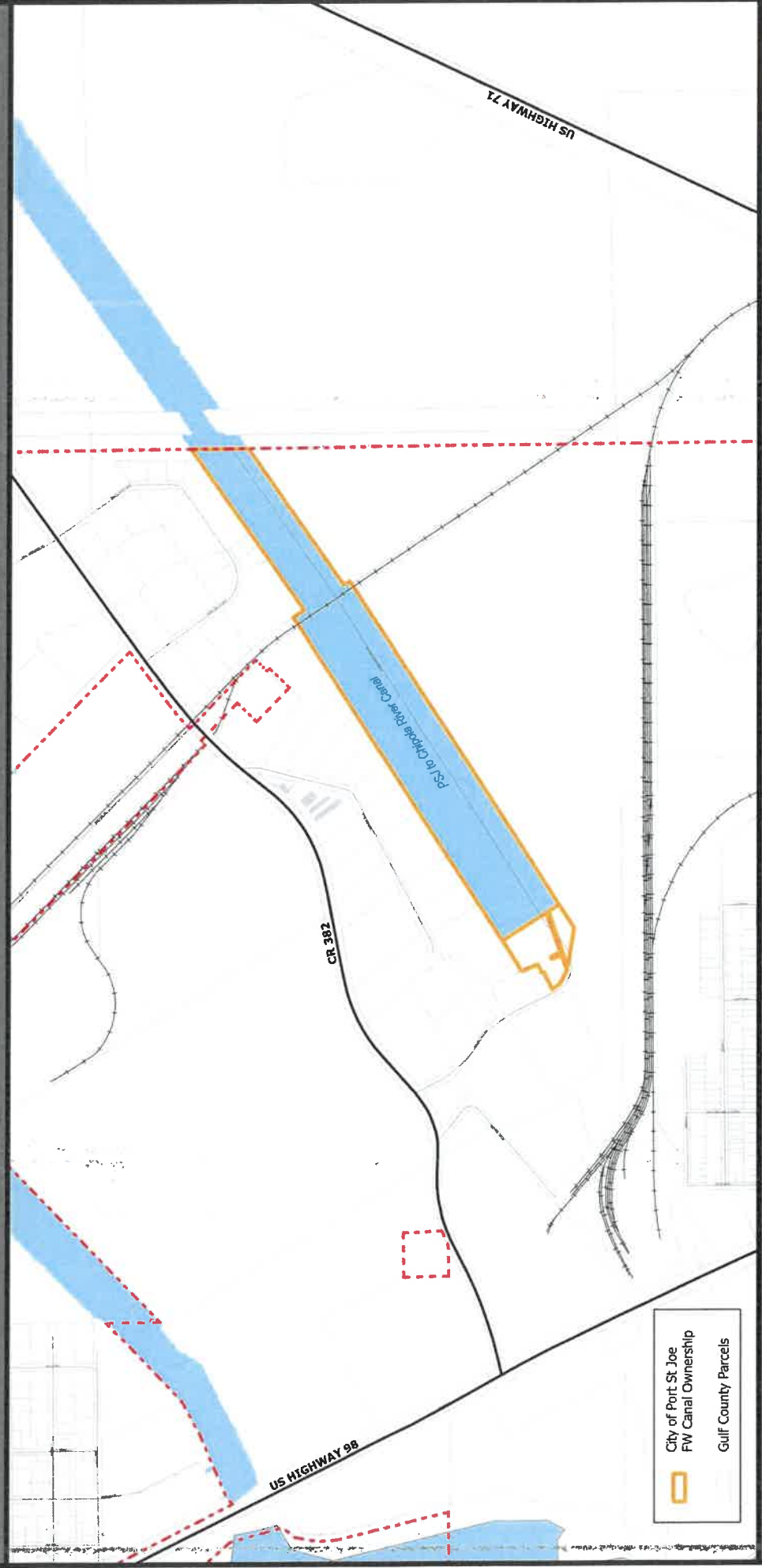


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# MAP 12

## CITY OF PORT ST JOE FRESH WATER CANAL (Portions within City Limits)

JANUARY 2025



City of Port St Joe  
FW Canal Ownership  
Gulf County Parcels

BASE FEATURES  
MAJOR ROADWAYS  
CITY LIMITS  
Water Bodies

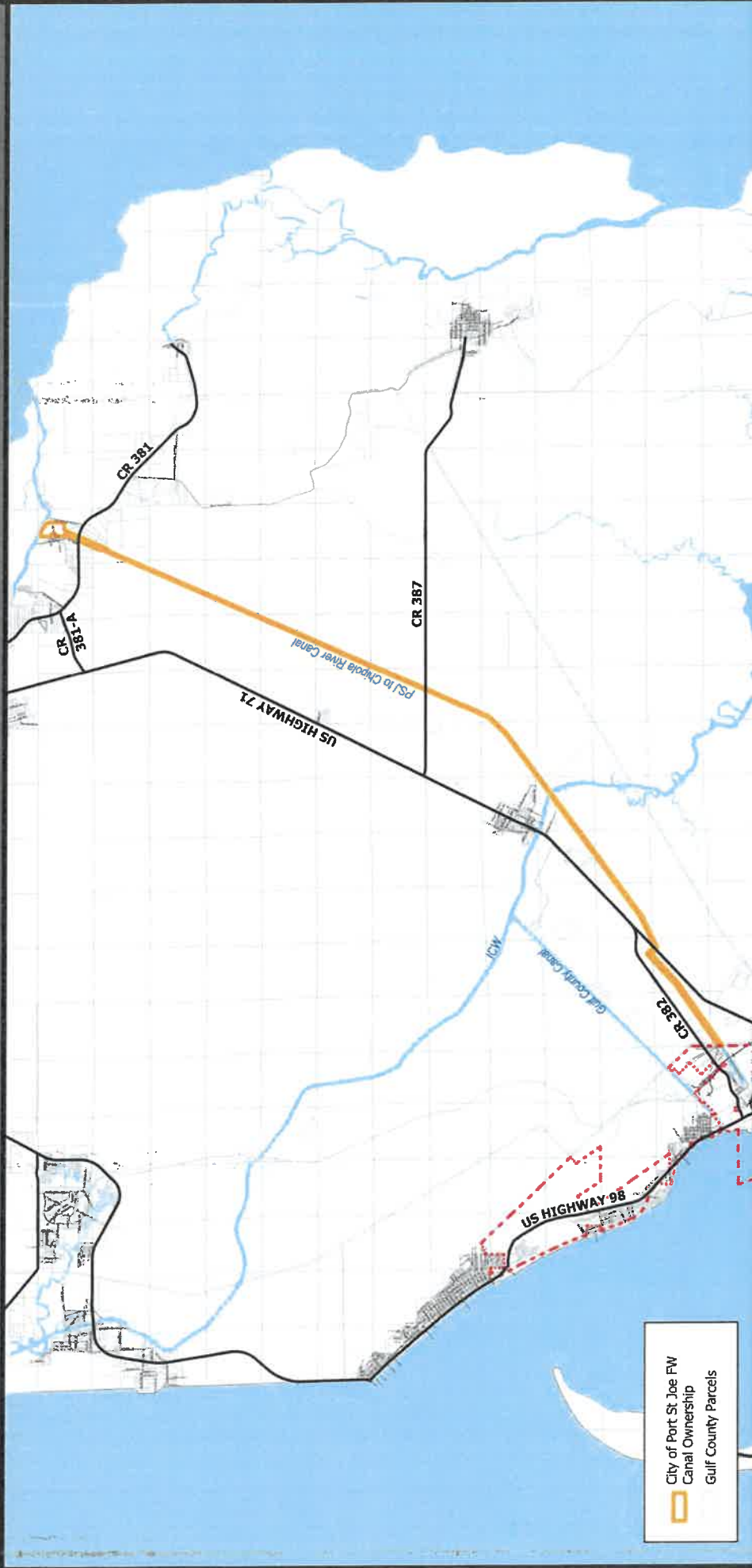
Scale: 1:8,595  
0 0.05 0.1 0.2  
Miles

DESIGNWEST GROUP

# MAP 13

## CITY OF PORT ST JOE FRESH WATER CANAL (Portions within County Limits)

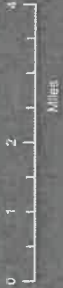
JANUARY 2025



City of Port St Joe FW  
Canal Ownership  
Gulf County Parcels

**DESIGNWEST GROUP**

Scale: 1:110,000

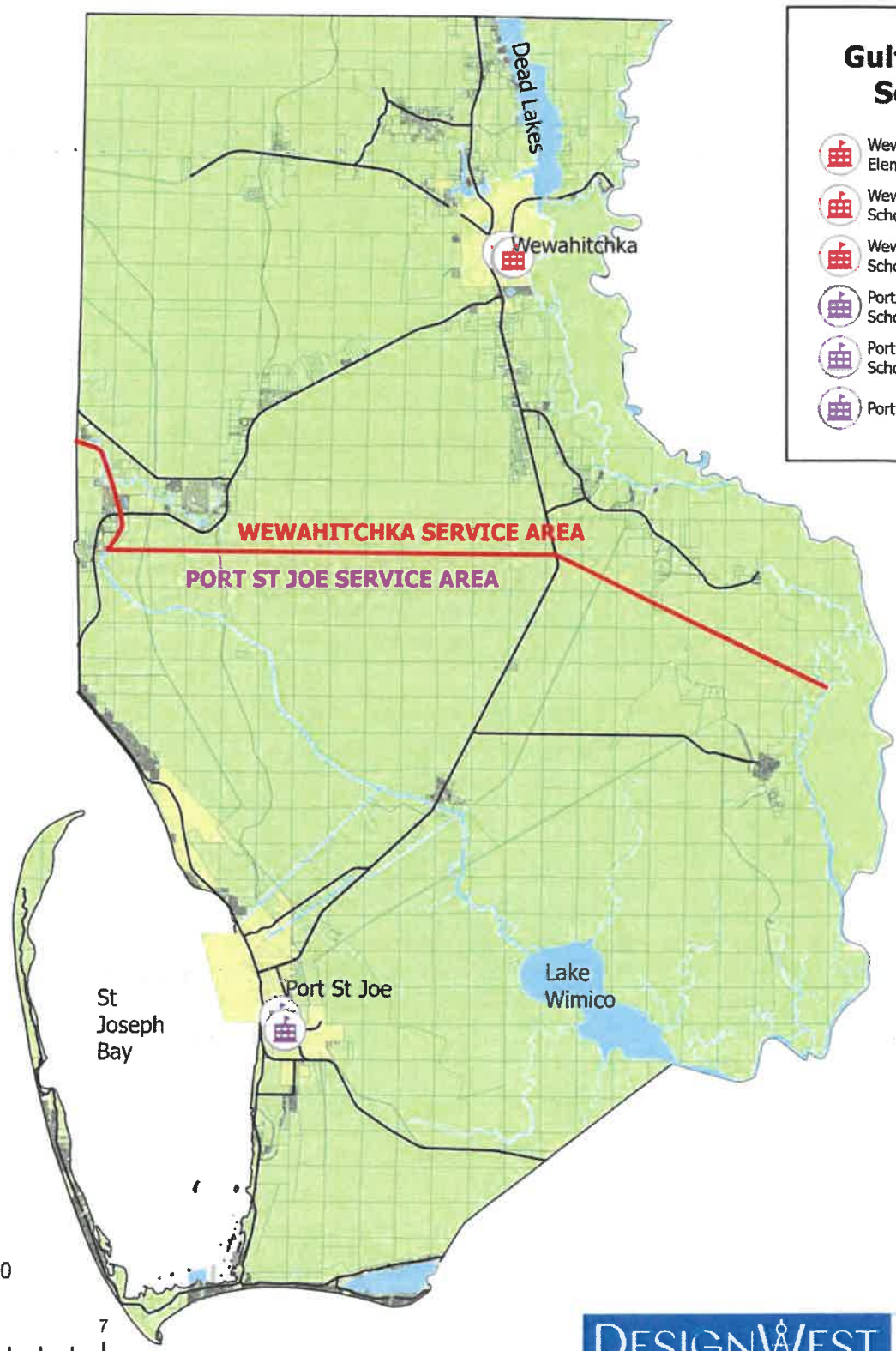


**BASE FEATURES**  
MAJOR ROADWAYS  
CITY LIMITS  
Water Bodies






# GULF COUNTY CURRENT SCHOOL SERVICE AREA

## MAP 14

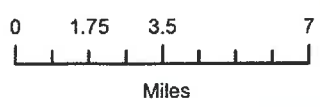
JANUARY 2025



### Gulf County Schools

-  Wewahitchka Elementary School
-  Wewahitchka Middle School
-  Wewahitchka High School
-  Port St Joe Elementary School
-  Port St Joe Middle School
-  Port St Joe High School

Scale: 1:280,000

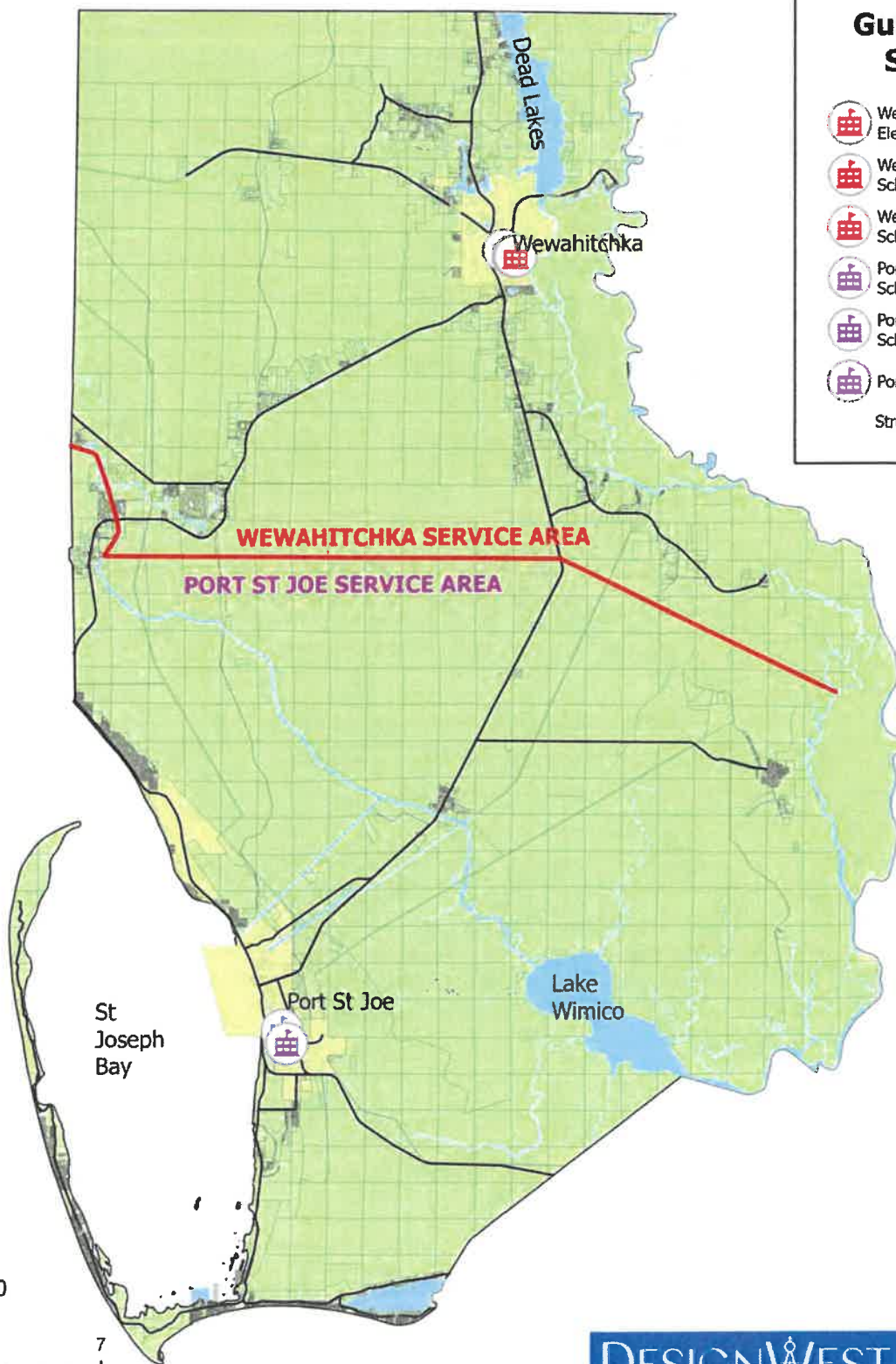






# GULF COUNTY FUTURE SCHOOL SERVICE AREA THROUGH 2045

## MAP 15

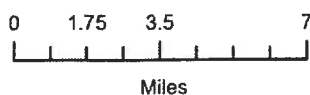
JANUARY 2025



### Gulf County Schools

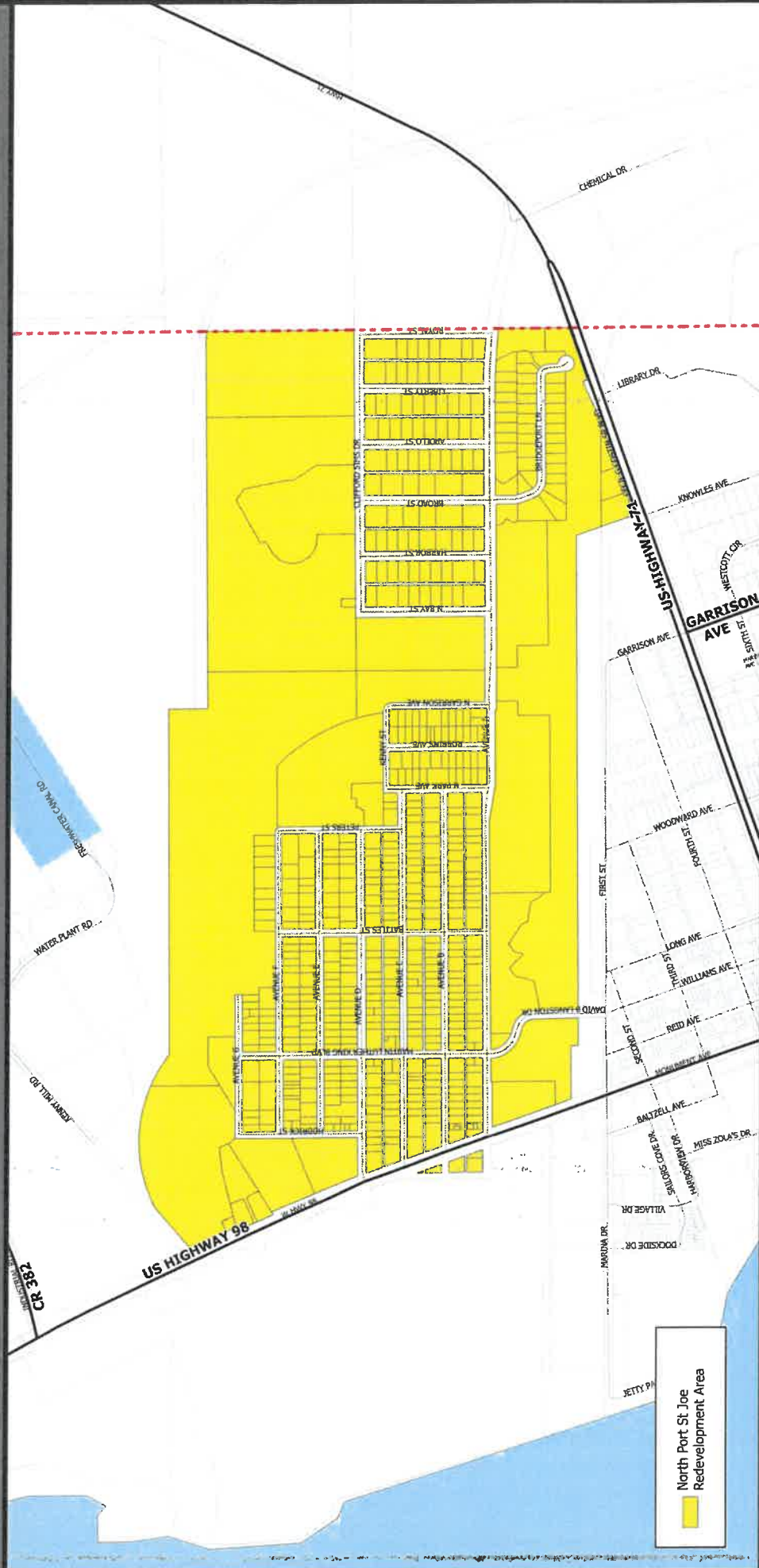
-  Wewahitchka Elementary School
-  Wewahitchka Middle School
-  Wewahitchka High School
-  Port St Joe Elementary School
-  Port St Joe Middle School
-  Port St Joe High School
-  Streets

Scale: 1:280,000



CITY OF PORT ST JOE  
North Port St Joe Redevelopment Area

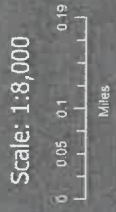
JANUARY 2025



North Port St Joe  
Redevelopment Area

**BASE FEATURES**

- MAJOR ROADWAYS
- CITY LIMITS
- Water Bodies



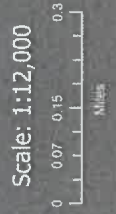
DESIGNWEST GROUP



# CITY OF PORT ST JOE PORT PLANNING AREA

JANUARY 2025

## MAP 17



### DESIGNWEST GROUP

BASE FEATURES  
 CITY LIMITS  
 Port Planning Area

City of Port St. Joe  
Regular Meeting  
Planning, Development & Review Board  
January 6, 2026  
**Minutes**

**Pledge of Allegiance and Moment of Silence**

**Roll Call of the Board**

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

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

**Consent Agenda**

*December 2, 2025, Regular Meeting Minutes*

A Motion was made by Chris Karagiannis, second by Travis Burge, to approve the Minutes of the December 2, 2025, Regular Meeting. All in favor; Motion carried 4-0.

**Business Items**

*Special Exception Request – Kevin and Jennifer Partin, 200 Twentieth Street, Parcel #05639-000R*

Kevin Partin requested that he be allowed to place a carport 3' from his property line. Two neighbors objected to his request. What has been granted in the past was discussed. The current setback is 15'.

A Motion was made by Travis Burge, second by Hal Keels, to grant a Special Exception into the setback of 7'. All in favor; Motion carried 4-0.

**Citizens to be Heard**

No one from the public wished to speak.

**Discussion by Board Members**

There were no additional issues to discuss by any of the Board Members.

**Motion to Adjourn**

There was no further business to come before the PDRB. A Motion was made by Chris Karagiannis, second by Travis Burge, to adjourn the meeting at 4:12 P.M.

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

\_\_\_\_\_  
Date

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

\_\_\_\_\_  
Date

CITY OF PORT ST. JOE  
SPECIAL EXCEPTION REQUEST APPLICATION

Property Address: 307 12<sup>th</sup> St. Zoning: \_\_\_\_\_

Property Owner: SPS Properties Phone: 865 334 8538

Mailing Address: 5701 Woods View Pike City, State, and Zip: Knoxville TN 37919

Parcel Number: \_\_\_\_\_ Applicant if different: \_\_\_\_\_

Owner signature: \_\_\_\_\_

Swore to and subscribed before me this 18 day of December 2025 Personally known or produced identification \_\_\_\_\_

Signature of Notary Public Martha H. Riffe



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

**APPLICATION REQUIREMENTS:**

- Application Fee - \$300
- A letter indicating the section of the LDR under which special exception is being requested
- Legal Description of Property
- Copy of the Deed
- Copy of the Survey
- Site plan of the proposed improvements

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

Date 12-18-25



WALLACE AND SONS CONSTRUCTION INC  
PO BOX 91  
ALPHA FL 32421

VARIANCE REQUEST

WE ARE REQUESTING A SET BACK EXCEPTION FOR THE HOME LOCATED AT 309 TH  
STREET PORT ST JOE FL

WE ARE ASKING FOR AN EXCEPTION ON LONG AVE SIDE OF THE HOME TO BE  
REDUCED TO 14 FT TO ALLOW FOR A MASTER BEDROOM AND BATHROOM TO BE  
ADDED ON TO THE EXISTING HOME

THANK YOU  
JOHN WALLACE

Application is hereby made to obtain a permit to do the work and installations as indicated. I certify that NO WORK or installation has commenced prior to the issuance of a permit and that all work will be performed to meet the standards of all laws regulating construction in this jurisdiction. I understand that a separate permit must be secured for electrical work, plumbing, signs, roofing, pools, furnaces, boilers, heaters, tanks, and air conditioners, etc.

**PURPOSE OF BUILDING:**

- Single Family
- Duplex
- Multi-Family
- Townhouse
- Swimming Pool
- Demolition
- Commercial
- Storage
- Other
- Industrial
- Sign

Addition, Alteration or Renovation to building add. H. v

Distance from property lines: Front 45' Rear 24' Side 12'  
 R. Side 14'6"  
 Cost of Construction \$ 62,000 Square Footage 253  
 EPI \_\_\_\_\_ Flood Zone \_\_\_\_\_ Lowest Floor Elevation 14'  
 Area Heated/Cooled 259 # Of Stories 1 # Of Units \_\_\_\_\_  
 Type of Roof MC Sh Type of Walls 2x4 Type of Floor crawl space  
 Extreme Dimensions of Length 18' Height 18' Width 16'

**WARNING TO OWNER:** YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOU PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT. For improvements to real property with a construction cost of \$2,500 or more, a verified copy of the Notice of Commencement is required to be submitted to this Department when application is made for a permit or the applicant may submit a copy of the Notice of Commencement along with an affidavit attesting to its recording. A verified copy of the Notice of Commencement must be provided to this Department before the second or any subsequent inspection can be performed. Filing of the documents that have been certified may be done by mail, facsimile or hand delivery.

**NOTICE:** EPCI: The Port St Joe Building Department does not have the authority to enforce DEED RESTRICTIONS or COVENANTS on properties.

**OWNER'S AFFIDAVIT:** I hereby certify that the information contained in this application is true and correct in the best of my knowledge. And that all work will be done in compliance with all applicable laws regulating construction and zoning.

Signature of Owner or Agent: [Signature]  
 Date: 9-23-25  
 Notary to Owner or Agent: [Signature]  
 My Commission expires: 3/8/2028



Signature of Contractor: [Signature]  
 Date: 9-24-25  
 Notary as to Contractor: [Signature]  
 My Commission expires: 1-20-2026

APPLICATION APPROVED BY: \_\_\_\_\_ BUILDING OFFICIAL.



J. BRANDON BRUNER, PE

1001 S. W. 10th Ave.  
 Fort Lauderdale, FL 33304  
 954-573-8222



A BEDROOM SUITE ADDITION FOR

BOBBY WALLACE

1301 N.W. 17th St.  
 Fort Lauderdale, FL 33304

1.0000  
 ELECTRICAL /  
 FOUNDATION  
 PLAN

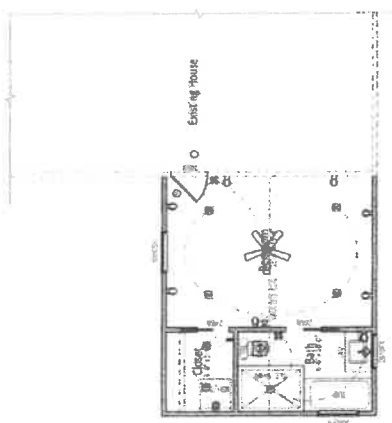
A1

**ELECTRICAL LEGEND**

Symbol	Description
○	120V 15A BRN. GND. OUTLET
○	120V 20A BRN. GND. OUTLET
○	120V 30A BRN. GND. OUTLET
○	120V 40A BRN. GND. OUTLET
○	120V 50A BRN. GND. OUTLET
○	120V 60A BRN. GND. OUTLET
○	120V 75A BRN. GND. OUTLET
○	120V 100A BRN. GND. OUTLET
○	120V 150A BRN. GND. OUTLET
○	120V 200A BRN. GND. OUTLET
○	120V 250A BRN. GND. OUTLET
○	120V 300A BRN. GND. OUTLET
○	120V 350A BRN. GND. OUTLET
○	120V 400A BRN. GND. OUTLET
○	120V 450A BRN. GND. OUTLET
○	120V 500A BRN. GND. OUTLET
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○	120V 750A BRN. GND. OUTLET
○	120V 800A BRN. GND. OUTLET
○	120V 850A BRN. GND. OUTLET
○	120V 900A BRN. GND. OUTLET
○	120V 950A BRN. GND. OUTLET
○	120V 1000A BRN. GND. OUTLET

**GENERAL ELECTRICAL NOTES**  
 1. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ELECTRICAL CODE (NEC) AND ALL LOCAL ORDINANCES.  
 2. ALL ELECTRICAL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ELECTRICAL CODE (NEC) AND ALL LOCAL ORDINANCES.  
 3. ALL ELECTRICAL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ELECTRICAL CODE (NEC) AND ALL LOCAL ORDINANCES.

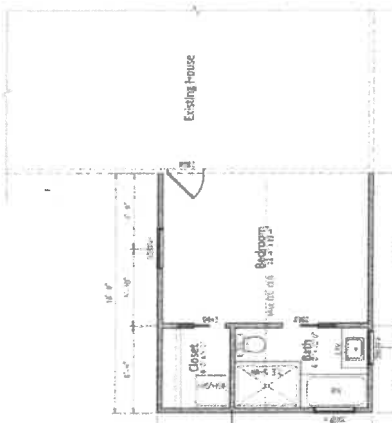
**LOOK**  
 1. SEE PLAN FOR LOCATION OF ALL ELECTRICAL WORK.  
 2. SEE PLAN FOR LOCATION OF ALL ELECTRICAL WORK.  
**BUILDING DATA**  
 1. SEE PLAN FOR LOCATION OF ALL ELECTRICAL WORK.  
 2. SEE PLAN FOR LOCATION OF ALL ELECTRICAL WORK.



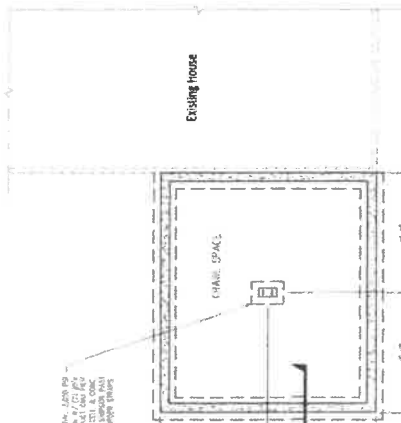
**ELECTRICAL PLAN**  
 SCALE: 1/4" = 1'-0"



**FLOOR FRAMING PLAN**  
 SCALE: 1/4" = 1'-0"



**FOUNDATION PLAN**  
 SCALE: 1/4" = 1'-0"



**FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"

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

### Sec. 3.00. Specific districts.

The following list of land uses are allowable under this Code pursuant to the city zoning map:

Residential (VLR)  
Residential (R1)  
Residential (R2)  
Residential (R3)  
Residential (R4)  
Commercial  
Industrial  
Public use  
Recreation  
Open Space  
Conservation  
Mixed Use (MU)  
Planned Unit Development (PUD)

Each district described in this Code shall be as shown on the city zoning map which is incorporated herein by this reference.

### Sec. 3.01. Uses allowed in land use districts.

This part of the Code defines and prescribes the specific uses allowed within each land use district described in this Code.

(1) Except as hereinafter provided:

- a. No building shall be erected, reconstructed or structurally altered, nor shall any building or land be used which does not comply with all the district regulations established by this Code for the district in which the building or land is located.
- b. The minimum yards and other open spaces including the "intensity of use" provisions contained in this Code for each and every building hereinafter erected or structurally altered, shall not be encroached upon or considered as yard or open space requirements or "intensity of use" requirements for any other building.
- c. In single-family zones every building hereafter erected or structurally altered shall be located on one or more lots as herein defined and in no case shall there be more than the principal building and the customary accessory buildings on one lot or parcel of land.
- d. Where front yards have been established or may be established on each of the two intersecting streets, there shall be a front yard on each street side of a corner lot; provided, however, the buildable width of such lot shall not be reduced to less than 30 feet; provided, further, no accessory building on a corner lot shall project beyond the front yard line on either street.

e. No trailer park or trailer shall be permitted except as specifically set forth herein.

(2) The boundaries of such districts as are shown upon the map adopted by this Code or amendment thereto, are adopted and approved and the regulations of this Code governing the use of land and buildings, the height of buildings, building site areas, the size of yards about buildings and other matters as hereinafter set forth, are hereby established and declared to be in effect upon all land included within the boundaries of each and every district shown upon such map.

(3) Where uncertainty exists as to boundaries of any district shown on such map, the following rules shall apply:

a. Where such district boundaries are indicated as approximately following street lines, alley lines or lot lines, such lines shall be construed to be such boundaries.

b. In subdivided property or where a district boundary divides a lot, the location of such boundary, unless the same is indicated by dimensions, shall be determined by the use of the scale appearing on the original map. Where a district boundary divided a lot, the zone classification of the greater portion shall prevail throughout the lot.

c. In case any further uncertainty exists, the commission shall interpret the intent of the map as to location of such boundaries.

d. Where any street or alley is hereafter officially vacated or abandoned, the regulations applicable to each parcel of abutting property shall apply to that portion of such street or alley added thereto by virtue of such vacation or abandonment.

e. All territory which may hereafter be annexed to the city shall remain subject to the county comprehensive plan and land development regulations until the city adopts a comprehensive plan amendment that includes the annexed area. The city shall designate the annexed area with a zoning district consistent with the city's land use category designated in the future land use map.

(4) Accessory buildings and uses incidental to each single family dwelling, where not used or operated commercially, including private garages for the accommodation of automobiles, sheds for the housing of pets, children's playhouses, greenhouses, tool sheds, workshops, and servant's quarters shall be permitted in residential districts. Side lot set back lines which apply to the primary residential structure on any lot shall apply to such accessory buildings. Rear set back lines shall be five feet where an alley is adjacent to the property and ten feet where there is no alley.

(5) Nothing contained herein shall prohibit the operation of a business or occupation in any city zoning district which:

a. Does not have any advertisement of any kind located anywhere on the property.

b. Does not have customers or suppliers calling, at the location of the business.



**Overview**



**Legend**

-  Parcels
-  Roads

<b>Parcel ID</b>	05137-000R	<b>Alternate ID</b>	05137000R	<b>Owner Address</b>	SMITH LIVING TRUST
<b>Sec/Twp/Rng</b>	12-8S-11W	<b>Class</b>	SINGLE FAMILY		6709 FERN MEADOW WAY
<b>Property Address</b>	309 12TH ST	<b>Acreage</b>	0.16		KNOXVILLE, TN 37919
	PORT ST JOE				
<b>District</b>	5				
<b>Brief Tax Description</b>	CITY OF PORT ST JOE E/2 OF				
	<i>(Note: Not to be used on legal documents)</i>				

Date created: 1/29/2026  
 Last Data Uploaded: 1/29/2026 2:18:55 AM

Developed by  **SCHNEIDER**  
 GEOSPATIAL

## 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 05137-000R  
 Location Address 309 12TH ST  
 PORT ST JOE  
 Brief Tax Description CITY OF PORT ST JOE E/2 OF LOTS 10, 12 BLK 59 BEING PARCELA, PEAVY MINOR REPLAT ORB 815/875 QC FR SMITH MAP 50D  
 (Note: Not to be used on legal documents.)  
 Property Use Code SINGLE FAMILY (0100)  
 Sec/Twp/Rng 12-8S-11W  
 Tax District Port St. Joe City (5)  
 Millage Rate 14.5341  
 Acreage 0.16  
 Homestead N

[View Map](#)

### Owner Information

Primary Owner  
 SMITH LIVING TRUST  
 6709 FERN MEADOW WAY  
 KNOXVILLE, TN 37919

### Land Information

Land Use	Number of Units	Unit Type	Frontage	Depth
500000 - PSJ LOT	0.5	LT	47	75
500000 - PSJ LOT	0.5	LT	47	75

### Building Information

Type	SINGLE FAMILY*	Heat	AIR DUCTED
Total Area	1,561	Air Conditioning	CENTRAL
Heated Area	955	Bathrooms	1
Exterior Walls	F-C SIDING	Bedrooms	2
Roof Cover	METAL ROOF	Stories	1
Interior Walls	DRYWALL; DRYWALL	Actual Year Built	1939
Frame Type	WOOD FRAME	Effective Year Built	2010
Floor Cover	SHT VINYL; HARDWOOD		

\*Effective Year is simply the difference between economic life and remaining economic life of the structure.  
 The year is evident by the condition and utility of the structure.  
 The Effective Year may or may not represent the Actual Year Built.

## Sales

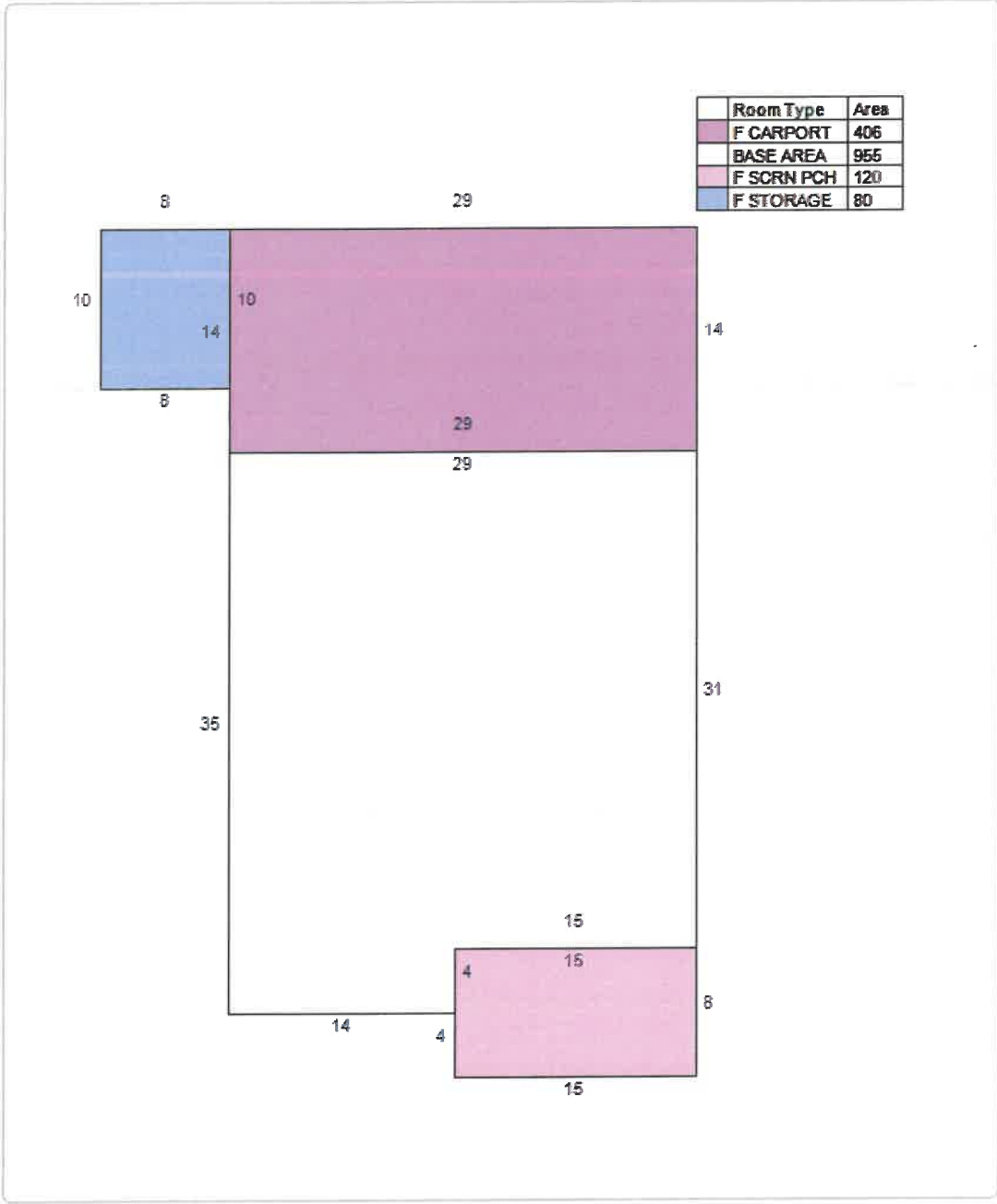
Multi Parcel	Sale Date	Sale Price	Instrument	Book/Page	Qualification	Vacant/Improved	Grantor	Grantee
N	9/27/2023	\$100	QC	<a href="#">815/875</a>	Unqualified	Improved	SMITH SAMUEL P & ELIZABETH	SMITH LIVING TRUST
N	8/13/2020	\$228,000	WD	<a href="#">0700/0407</a>	Qualified	Improved	ALVAREZ DAVID L & ROBIN O	SMITH SAMUEL PERRY & ELIZABETH USHER
N	10/30/2014	\$101,500	SW	<a href="#">0564/0122</a>	Unqualified	Improved	FEDERAL NATIONAL MORTGAGE ASSOCIATION	ALVAREZ DAVID L & ROBIN O
N	2/12/2014	\$195,700	CT	<a href="#">0550/0617</a>	Unqualified	Improved	CLERK OF COURT	FEDERAL NATIONAL MORTGAGE ASSOCIATION
N	12/14/2006	\$195,700	WD	<a href="#">0425/0186</a>	Qualified	Improved	WADE JOHN & SHERRY	BRYAN ASHLEY
N	4/12/2005	\$100	WD	<a href="#">0373/0786</a>	Qualified	Improved	STROTHER SHERRY	WADE SHERRY & JOHN
N	7/1/2004	\$210,000	WD	<a href="#">0344/0827</a>	Qualified	Improved	PEEVY WILLIAM A SR & DIANE E	STROTHER SHERRY
N	1/18/2002	\$75,000	WD	<a href="#">0273/0436</a>	Qualified	Improved	DOLDER	PEEVY WILLIAM A SR & DIANE E
N	7/2/2001	\$100	WD	<a href="#">0261/0995</a>	Unqualified	Improved	DOLDER	DOLDER VIRGINIA J & RICHARD E

## Valuation

	2025 Certified Values	2024 Certified Values	2023 Certified Values	2022 Certified Values
Building Value	\$170,749	\$138,744	\$140,913	\$139,738
Extra Features Value	\$0	\$0	\$0	\$0
Land Value	\$80,000	\$67,000	\$60,000	\$60,000
Land Agricultural Value	\$0	\$0	\$0	\$0
Agricultural (Market) Value	\$80,000	\$67,000	\$60,000	\$60,000
Just (Market) Value	\$250,749	\$205,744	\$200,913	\$199,738
Assessed Value	\$226,318	\$205,744	\$200,913	\$184,923
Exempt Value	\$0	\$0	\$0	\$0
Taxable Value	\$226,318	\$205,744	\$200,913	\$184,923
Maximum Save Our Homes Portability	\$24,431	\$0	\$0	\$14,815

"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.

## Sketches



No data available for the following modules: Extra Features.

The Property Appraiser makes every effort to produce the most accurate information possible. No warranties, expressed or implied are provided for the data herein, its use or interpretation. The assessment information is from the last certified tax roll. All other data is subject to change. This website is NOT TO BE USED FOR FINANCING PURPOSES, INSURANCE PURPOSES, AND/OR ADDRESS VERIFICATION! If you need address verification contact the Emergency Management Addressing office at 850-229-9110  
[| User Privacy Policy](#) | [GDPR Privacy Notice](#)  
 Last Data Upload: 1/29/2026, 2:18:55 AM

[Contact Us](#)



**ORDINANCE NO. 629**

AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN OF THE CITY OF PORT ST. JOE, SPECIFICALLY TO ADOPT CITY-INITIATED EVALUATION AND APPRAISAL REVIEW (EAR) BASED AMENDMENTS PURSUANT TO SECTION 163.3191, FLORIDA STATUTES; (1) UPDATE THE GOALS, OBJECTIVES AND POLICIES OF THE FUTURE LAND USE, TRANSPORTATION, HOUSING, INFRASTRUCTURE, COASTAL MANAGEMENT, CONSERVATION, RECREATION AND OPEN SPACE, INTERGOVERNMENTAL COORDINATION, ECONOMIC AND CAPITAL IMPROVEMENTS ELEMENTS OF THE COMPREHENSIVE PLAN; (2) TO UPDATE THE FUTURE LAND USE MAP SERIES; PROVIDING FOR SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Local Government Comprehensive Planning and Land Development Regulations Act, Section 163.3161, Florida Statutes, require that each local governments prepare and submit a comprehensive plan of the type set out in that Act, and

WHEREAS, Section 163.3191, Florida Statutes, requires that local governments evaluate their comprehensive development plans to determine if plan amendments are necessary to reflect changes in state requirements since the last update of their comprehensive development plan, and notify the state land planning agency as to its determination; and

WHEREAS, the City provided this notice to the state land planning agency on February 14, 2024, and Section 163.3191, Florida Statutes, requires that local governments who have determined that plan amendments are necessary to reflect changes in state requirements transmit the amendments to the state land planning agency within one year of notification, that date being: March 1, 2025; and

WHEREAS, the City Commission adopted the EAR-based amendments (25-01ER) at a public hearing and a second reading of Ordinance 617 on July 15, 2025; and

WHEREAS, on September 5, 2025, the Florida Department of Commerce rejected the City's Ordinance 617, determining that certain portions were more restrictive than permitted by Chapter 2025-190, Laws of Florida and therefore rendering the entire Ordinance null and void ab initio; and

WHEREAS, the City has revised the policies in conflict with Chapter 2025-190, Laws of Florida, (Infrastructure Element Policy 1.1.7 and Policy 1.1.8), and extended the Planning Horizon; and

**ORDINANCE NO. 629**

WHEREAS, on February 3, 2026, the Planning and Development Review Board sitting as the local planning agency for the City, recommended transmittal of the updated amendments to the comprehensive plan of the City; and

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

WHEREAS, on February 17, 2026, the Port St. Joe City Commission authorized transmittal of the proposed plan amendment to the appropriate state agencies.

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

**SECTION 1. APPROVAL**

The City of Port St. Joe Comprehensive Plan is hereby amended as set forth on Exhibit "A".

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

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

**SECTION 3. ENFORCEMENT**

The City may enforce this Ordinance as authorized by law.

**SECTION 4. REPEAL**

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

**SECTION 5. SEVERABILITY**

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

**SECTION 6. EFFECTIVE DATE**

The effective date of this plan amendment, if the amendment is not timely challenged, shall become effective pursuant to Section 163.3184(3)(c)4., Florida Statutes. If timely challenged, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in

**ORDINANCE NO. 629**

compliance. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective. If a final order of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the state land planning agency.

This Ordinance was adopted in open regular meeting after its second reading this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

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

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

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