

**City of Port St. Joe  
Planning, Development, and Review Board Regular Meeting  
December 3, 2019 at 4:00 P.M.  
Commission Chambers 2775 Garrison Avenue**

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

**Hal Keels  
Travis Burge  
Letha Mathews**

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**PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE**

**ROLL CALL OF THE BOARD**

**CONSENT AGENDA:**

**August 6, 2019, Regular Meeting Minutes**

**Pages 1-2**

**BUSINESS ITEMS**

- |                                                                      |                    |
|----------------------------------------------------------------------|--------------------|
| • <b>Ordinance 565 Small Scale Plan Amendment- SRS Land Co., LLC</b> | <b>Pages 3-37</b>  |
| • <b>Ordinance 566 Large Scale Plan Amendment- David Warriner</b>    | <b>Pages 38-76</b> |
| • <b>Ordinance 567 Planned Unit Development- David Warriner</b>      | <b>Pages 77-83</b> |

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

City of Port St. Joe  
Regular Meeting  
Planning Development & Review Board  
August 6, 2019  
**Minutes**

**Pledge of Allegiance and Moment of Silence**

**Roll Call of the Board**

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

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

**Consent Agenda**

A Motion was made by Hal Keels, second by Travis Burge, to approve the Regular Meeting Minutes of the July 2, 2019 meeting. All in favor; Motion carried 4-0.

**Business Items**

*Parcels 04814-003R and 04814-002R on Cecil Costin Sr., Blvd / Development Order for St. Joe Tire:*

Hunter Bumgardner, representing Southeastern Consulting Engineers, provided drawings and information to the Board concerning the plan and building for St. Joe Tire. A Motion was made by Travis Burge, second by Hal Keels, to recommend approval of the Development Order to the City Commission. All in favor; Motion carried 4-0.

*Ordinance 560 Small Scale Plan Amendment – St. Joe Marina:*

Ray Greer, City Planner, discussed the request with the Board. A Motion was made by Ms. Mathews, second by Mr. Keels, to grant the amendment. All in favor; Motion carried 4-0.

*Ordinance 561 Marina PUD –*

Ralph Rish gave an overview of the PUD and answered questions from the Board. A Motion was made by Ms. Mathews, second by Mr. Burge, to recommend approval of the Amended PUD to the City Commissioners. All in favor; Motion carried 4-0.

*Special Exception Request –*

*Lynn and Brian Marshall, 1206 Monument Avenue:* Brian Marshall requested they be granted a Special Exception of 7' into the side setback of their property to rebuild a storage area and add an office / play area above the storage area. The footprint of the structure will remain the same. A Motion was made by Mr. Keels, second by Ms. Mathews, to grant the Special Exception. All in favor; Motion carried 4-0.

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

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

\_\_\_\_\_  
Date

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

\_\_\_\_\_  
Date

## **ORDINANCE NO. 565**

AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN FUTURE LAND USE MAP OF THE CITY OF PORT ST. JOE, FLORIDA BY AND THROUGH PROCEDURES REQUIRED FOR SMALL-SCALE MAP AMENDMENTS PURSUIT TO AUTHORITY UNDER STATE STATUTES SECTION 163.3187, SPECIFICALLY CHANGING PARCEL ID NO. 04594-030R FROM INDUSTRIAL TO HIGH DENSITY RESIDENTIAL R-3, PROVIDING FOR THE AMENDMENT OF THE ZONING MAP OF THE CITY OF PORT ST. JOE; AND PROVIDING FOR REPEAL OF ANY CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, on December 3, 2019, the Planning and Development Review Board sitting as the local planning agency for the City, recommended approval of the small-scale amendment to the comprehensive plan and Zoning Map of the City; and

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

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

### **SECTION 1. APPROVAL**

The City of Port St. Joe Comprehensive Plan Future Land Use Map and Zoning Map are hereby amended as set forth on Exhibit "A" and are hereby changed from Industrial land use to Residential R-3. The application and all documentation submitted by the Applicant in support of it are hereby incorporated by reference.

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

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

### **SECTION 3. ENFORCEMENT**

The City may enforce this Ordinance as authorized by law.

#### SECTION 4. FUTURE LAND USE MAP

Upon this Ordinance becoming effective, the City of Port St. Joe Future Land Use Map shall be amended to show the Property as having a land use of High Density Residential R-3.

#### SECTION 5. ZONING

The Zoning map of the City of Port St. Joe is hereby amended to show the property described in Exhibit "A" as High Density Residential R-3.

#### SECTION 6. REPEAL

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

#### SECTION 7. SEVERABILITY

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

#### SECTION 8. EFFECTIVE DATE

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

This Ordinance was adopted in open regular meeting after its second reading this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

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

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

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

## 5

**04594-030R - Proposed Future Land Use**

**Legend**

- Street
- Parcel
- 04594-030R

**Proposed Future Land Use Designation**

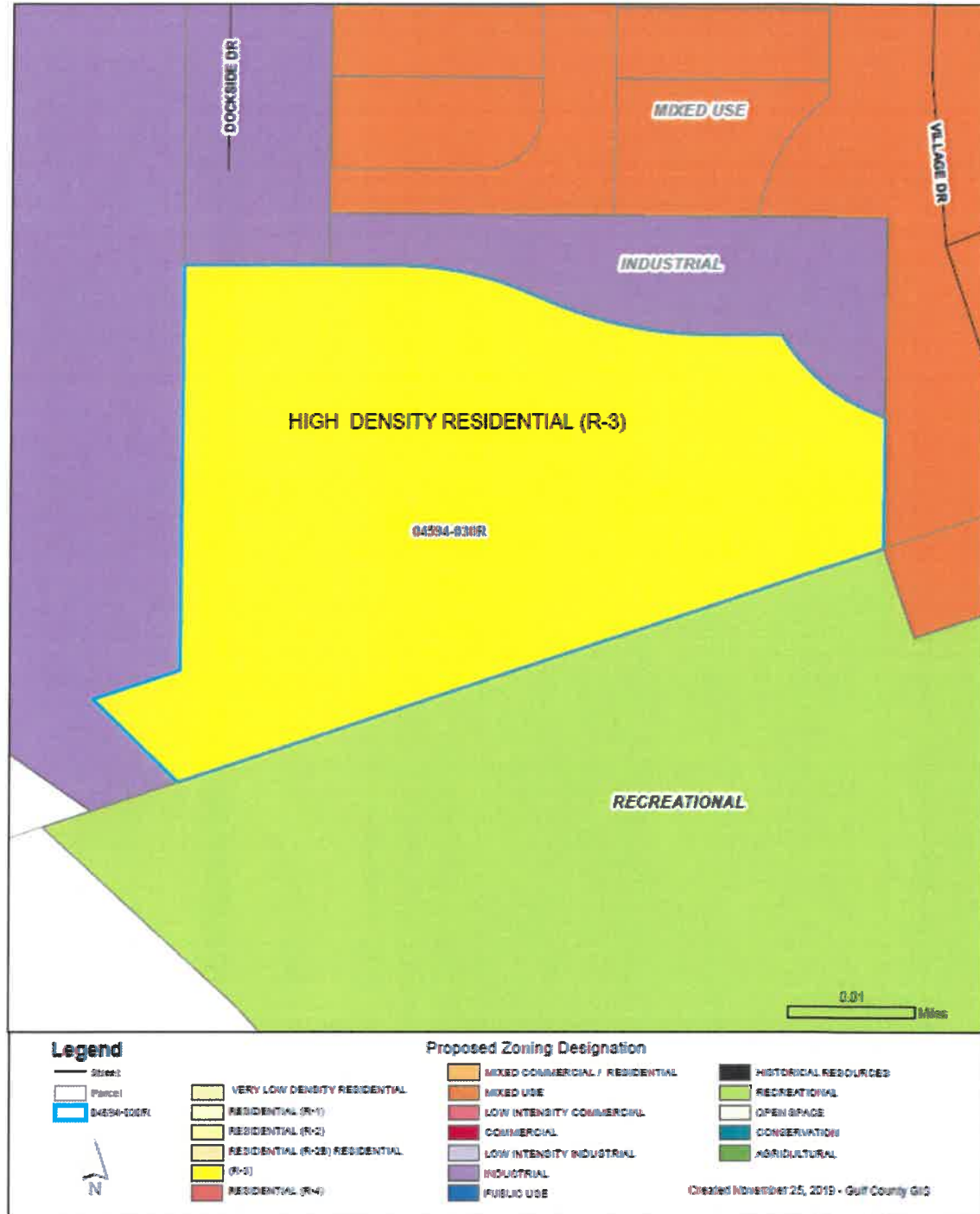
NORTH FORT ST. JOE MIXED USE	MIXED COMMERCIAL / RESIDENTIAL	HISTORICAL RESOURCES
VERY LOW DENSITY RESIDENTIAL	MIXED USE	RECREATIONAL
RESIDENTIAL (R-1)	LOW INTENSITY COMMERCIAL	OPEN SPACE
RESIDENTIAL (R-2)	COMMERCIAL	CONSERVATION
RESIDENTIAL (R-2B)	LOW INTENSITY INDUSTRIAL	AGRICULTURAL
RESIDENTIAL (R-3)	INDUSTRIAL	
RESIDENTIAL (R-3)	PUBLIC USE	
RESIDENTIAL (R-4)		

Created November 26, 2019 - Gulf County GIS

## EXHIBIT "A"

Zoning Map:

### 04594-030R - Proposed Zoning



**CITY OF PORT ST. JOE  
COMPREHENSIVE PLAN  
SMALL SCALE MAP AMENDMENT  
AND REZONING  
APPLICATIONS**

**Submitted by:**

SRS Land Company  
107 Ridley Avenue  
Lagrange, Georgia 30240

November 2019



**AGENT CONTACT INFORMATION**

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Raymond W. Greer, AICP  
Project Manager  
2910 Kerry Forest Parkway  
D4-126  
Tallahassee, Florida 32309  
Phone: 850.545.6503

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**Appendix**

Appendix A	Amendment and Rezoning Application
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**I. General Information**

**Parcel Identification Number:**

04594-030R (1.04 Acres)

**Existing Future Land Use:**

"Industrial"

**Proposed Future Land Use:**

"High Density Residential R-3"

**Proposed Zoning:**

R-3 Residential

The application package contains a proposed small-scale amendment to the City of Port St. Joe Comprehensive Plan Future Land Use Map. The amendment proposes to change one parcel totaling 1.04 acres. The parcel currently consists of a Future Land Use Map designation of Industrial. The parcel is being requested to be re-designated to the High Density Residential R-3 category on the City of Port St. Joe Future Land Use Map.

The amendment area is situated along the southwest side of Village Drive and Sailors Cove Drive and was originally part of the St. Joe Marina Planned Unit Development.

## II. Type of Request

### A. Map Amendment

The request is for a small-scale amendment to City of Port St. Joe Future Land Use Map for a parcel of land consisting of 1.04 acres. The site currently consists of "Industrial" land use designation and was originally part of the St. Joe Marina Planned Unit Development. This request is to re-designate the parcel as High Density Residential R-3. The Proposed Future Land Use Map is included in Section VIII. Table 1 identifies the total acreage and the existing and proposed land use for the amendment area.

**Table 1: Existing and Proposed Future Land Use Classifications**

Future Land Use Categories within the Proposed Amendment Area	Acres		
	Existing	Proposed	Change
Industrial	1.04	0	-1.04
High Density Residential R-3	0	1.04	0
<b>Total</b>	<b>1.04</b>	<b>1.04</b>	<b>-1.04</b>

## III. Justification for Request

The property subject to the amendment is between the St. Joe marina Planned Unit Development and the Marina Cove Planned Unit Development and directly to the east of the St. Joe Marina Boat Barn. The proposed development plan for the amendment site consist of a multi-family style development. The site provides an ideal location for higher density residential to occur on an in-fill parcel and will offer much needed additional housing opportunities within the City and this portion of the County. The amendment will provide for a more efficient development pattern, reduce overall vehicle trips and promote economic development within the City of Port St. Joe.

## IV. Description of Property / Adjacent Uses

The subject site is 1.04 acres consisting of "Industrial" Future Land Use Map and a PUD Zoning designation due to property being formerly part of the St. Joe Marina PUD. Refer to Appendix VIII for the proposed Future Land Use and Zoning maps.

The subject property is currently vacant and undeveloped. There are no wetlands or known endangered or protected species located on the property. The surrounding property consists of the following land use designations: Mixed Use, Public and Recreation as described in Table 2.

**Table 2: Subject Site and Adjacent Property Land Uses**

	Future Land Use Designations	Zoning Districts
<b>Subject Property</b>	Industrial	PUD
<b>North</b>	Mixed Use	MU
<b>South</b>	Public and Recreation	PU and RC
<b>East</b>	Mixed Use	MU
<b>West</b>	Mixed Use	PUD

Source: City of Port St. Joe and Gulf County adopted Future Land Use Maps.

## V. Natural Resources / Features of Subject Property

### A. Site Description

The amendment area is situated along the southwest side of Village Drive and Sailors Cove Drive adjacent to the St. Joe Marina. The property site terrain is relatively flat with little elevation variations.

### B. Soils

The subject property contains two soil types on the property as identified on the Soils Classification Map and Table 3. A description of the soil type is listed below.

**Table 3: Soil Types**

Soil Map Unit Symbol	Soil Unit Composite Name Acres
4	Aquents
34	Pickney and Rutlege

Source: City of Port St. Joe Comprehensive Plan and Gulf County GIS.

**Aquents Soils** – These somewhat poorly drained to very poorly drained, modified soils are on low landscapes adjacent to canals, coastal bays, and marshes and in shallow excavated areas. These soils formed in loamy and sandy dredge spoil, reworked natural soils, and fill of variable composition. In some areas they formed in the subsoil and underlying material where fill material had been excavated. Slopes generally range from 0 to 5 percent.

**Pickney and Rutlege** - These very deep, very poorly drained soils are in broad, shallow depressions. Individual areas are elongated or irregular in shape and range from 25 to 500 acres in size. This map unit consists of about 40 percent Pickney soil and 35 percent Rutlege soil. These soils were not mapped separately because they have similar use and management requirements.

### C. Floodplains

The proposed amendment area is in Zone AE which, is 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. For additional information regarding flood zone locations occurring on the subject site, please reference the FEMA Flood Zones Map in Section VIII.

#### **D. Wetlands**

As demonstrated on the Wetlands Map in Section VIII, there is no wetlands on the proposed amendment site.

### **VI. Public Facilities and Services**

The public facilities analysis is based on a maximum density of 15 units scenario.

**Table 4: Existing and Proposed Development Scenario**

Scenario	Land Use Designation	Maximum Allowed Density	Size of Development	
			Acres	Residential Development
Existing	Industrial	N/A	1.04	N/A
Proposed	Residential R-4	15-30 du / 1 ac	1.04	15 (Max)

Source: City of Port St. Joe and Gulf County Comprehensive Plans and Property Appraiser data.

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

#### **A. Potable Water**

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

The City of Port St. Joe Comprehensive Plan adopted a Potable Water Level of Service (LOS) standard for residential potable water uses of 130 gallons per capita per day. The average household size for Gulf County based on the 2010 U.S. Census data is 2.34 persons per household. The proposed will result in a potable water demand increase of 4,563 gpd. As Table 5 shows, the facility will have adequate capacity to absorb the increase in potable water demand.



**Table 5: Potable Water Capacity Analysis**

Year	Permitted Capacity (gpd)	Average Demand (gpd)	Project Demand (gpd)	Total Demand (gpd)	Percent Utilized
2019	6,000,000	900,000	4,563	904,563	15.07%

Source: City of Port St. Joe Utilities Department

**B. Sanitary Sewer**

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

The City of Port St. Joe has adopted a Level of Service (LOS) standard for wastewater of 150 gallons per capita per day for residential uses. The average household size for Gulf County based on the 2010 U.S. Census data is 2.34 persons per household. The proposed land use change will result in a wastewater demand increase of 5,265 gpd. As Table 6 shows, the facility will have adequate capacity to absorb the increase in wastewater demand.

**Table 6: Sanitary Sewer Capacity Analysis**

Year	Permitted Capacity (gpd)	Average Demand (gpd)	Project Demand (gpd)	Total Demand (gpd)	Percent Utilized
2019	3,100,000	830,000	5,265	805,265	26.00%

Source: City of Port St. Joe Utilities Department

**C. Transportation**

The proposed development is planned for 15 new residential multi-family units. The 8th Edition ITE Trip Generation software was utilized to create a trip generation report for the development. Using Multi-family Housing (ITE Code 220) along with the proposed 15 units, the software calculated 56 daily enter trips and 57 daily exit trips.

**Table 7: Trip Generations**

	ITE Land Use Category	Variable	Size	Daily Trip Rate/ Equation	Daily Enter Split	Daily Exit Split	Daily Total Trips		
							Total	Enter	Exit
Proposed	Multifamily Housing (Low Rise) - 220	Per KSF	15	$T = 7.56(x) - 40.86$	50%	50%	113	56	57
<b>Existing Total</b>							133	56	57

Source: ITE Trip Generation

#### **D. Stormwater**

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

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

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

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

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

#### **E. Solid Waste**

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

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

The City adopted a residential level of service standard for solid waste of 8 pounds per capita per day. The proposed land use change will result in a solid waste demand increase of 120 pounds per day or 0.06 tons per day. There is more than adequate capacity at the Bay County facility.

**D. Public Schools**

The proposed amendment site is being planned for 170 units. Utilizing a single-family school generation rate of 0.2706, the proposed 15 units would generate a total of 4 school age children. The amendment site is located within the South Concurrency Service and Attendance Area of the County.

The available capacity along with planned capacity improvements serves as the base for predicting future available capacity. Table 8, below, shows that there is adequate capacity to serve the proposed development through the Public-School Facility 5- year planning time frame.

**Table 8: School District Available Capacity, 2013-2014**

School Type	Fish Capacity <sup>1</sup>	Actual Enrollment	New Student Capacity	Proposed Amendment	Surplus (+)/ Deficiency (-)
Port Saint Joe Elementary	760	571	590	2	588
Port Saint Joe Junior Senior High	997	495	507	2	505
<b>Total</b>	<b>1,757</b>	<b>1,066</b>	<b>1,097</b>	<b>4</b>	<b>1,093</b>

1= FISH = Florida Inventory of School Houses

Source: Gulf County School District 5-Year Work Plan, 2015-2016

## VII. Urban Sprawl Analysis

Chapter 163.3177(6)(9)(a), Florida Statutes, provides a thirteen-point list of indicators to help in the evaluation of whether a proposed Future Land Use Map change would constitute urban sprawl. An analysis of the thirteen points as applied to the Bay County Comprehensive Plan amendment is provided below:

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

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

*The proposed amendment would encourage a more efficient compact development pattern by allowing higher density uses within this portion of the City. Therefore, the proposed amendment will not promote, allow or designate for development of substantial areas of the jurisdiction to develop as low-intensity, low density, or single-use development or uses in excess of demonstrated need.*

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

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

*The proposed amendment area is an ideal location for infill higher density residential development within the existing urban area of the City, as it is situated in between and walking distances to an elementary and high school.*

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

*The proposed amendment does not promote, allow, or designate urban development in radial, strip, isolated or ribbon patterns generally emanating from existing urban development. The proposed townhome development fills in a gap in existing residential and public uses.*

*The proposed expansion area is an ideal location for infill development within the existing urban developed area, as it is situated within walking distances to churches, parks and schools.*

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

*The proposed amendment is not located within a rural area and does not fail to adequately protect and conserve natural resources. The amendment site does not contain any wetlands or no known endangered or protected species. The proposed amendment will require enhanced treatment of stormwater to remove pollutants before it becomes runoff into the surface water system.*

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

*The amendment site is located within the incorporated and urbanized area of the City of Port St. Joe and does not consist of any significant agriculture or silvicultural areas. Therefore, the proposed amendment does not fail to adequately protect adjacent agricultural areas and activities, including silviculture. Increasing the density on the site will provide for more residential housing opportunity within an urbanized area that can reduce the need within the unincorporated areas of the County.*

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

*The proposed amendment does not fail to maximize the use of existing public facilities and services. The amendment area is within the urbanized area of the City and has adequate capacities to serve the site over the next planning horizon. Furthermore, increasing the residential density on the site will allow the property to be develop in a more efficient and sustainable pattern.*

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

*The proposed amendment provides higher density residential development that will connect to central water and sewer facilities, thus limiting nitrate loading. Increased density and clustering provides for the cost-efficient delivery of public facilities and services. Therefore, the proposed amendments will not fail to maximize future public facilities and services.*

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

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

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

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

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

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

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

*As mentioned above, the proposed amendment is located within a developed area of the City and is in walking distances to the community that is home to many residential subdivisions, a fire station, two public schools and nearby commercial establishment. Therefore, the proposed amendments do not fail to encourage an attractive and functional mix of uses.*

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

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

*The proposed amendment area is situated along Long Avenue which is part of the grid network of streets providing City wide connections.*

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

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

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

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

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

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

*The proposed map amendment promotes the efficient and cost-effective provision or extension of public infrastructure and services. Increased density and clustering provides for the cost-efficient delivery of public facilities and services. Municipal services are available to the proposed amendment area as well as the existing community including roads, central potable water and sewer services, stormwater management facilities, law enforcement, education, health care, fire and emergency response, and general government of the City.*

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

*As mentioned above, the amendment site is located within the incorporated and urbanized area of the City of Port St. Joe and does not consist of any significant agriculture or silvicultural areas. Therefore, the proposed amendment does not fail to adequately protect adjacent agricultural areas and activities, including silviculture. Increasing the density on the site will provide for more residential housing opportunity within an urbanized area that can reduce the need within the unincorporated areas of the County. Therefore, the proposed amendment does not fail to adequately protect adjacent agricultural areas and activities, including silviculture.*

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

*"The intent of the City of Port St. Joe Comprehensive Plan is to create land use opportunities to provide for residential, commercial, retail, civic, and office uses which provide goods and services in close proximity to each other. Urban development patterns are intended to be compact and not to promote strip commercial development; therefore, the City's zoning districts implementing this development pattern include limitations on arterial and collector street frontage and maximum development pattern size. It is also intended that community facilities (recreation, civic, community services, and infrastructure) related to the principal use of this development pattern be allowed in a manner which would ensure the protection of adjacent uses." This amendment request is compatible with the City Port St. Joe Comprehensive Plan and will provide for additional residential options and opportunities within the City.*

## CONSISTENCY ANALYSIS

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

### **FUTURE LAND USE ELEMENT**

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



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

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

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

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

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

#### **CONSERVATION ELEMENT**

**Policy 1.3.2:** The City shall minimize land use disturbance, clearing of native vegetation and removal of top soil. The City shall encourage utilization of Low Impact Design (LID) strategies and techniques and construction best management practices (Bumps), 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 Bumps and the "Treatment Train" concept by promoting the use of swales and landscape infiltration systems; d) Swale conveyances shall be used to the greatest extent possible; e) Projects in areas zoned for Industrial land uses shall assure that industrial pollutants do not enter the stormwater system or come in contact with the surface or ground water.

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

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

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

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

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

*The amendment site is located within an area of the City that has existing public services available to serve the site with adequate capacity. The proposed amendment will assist the City in implementing a more efficient development pattern by implementing a land use category that will help provide infill development connect to central water and sewer service.*

#### **TRANSPORTATION ELEMENT**

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

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

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

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

#### **CAPITAL IMPROVEMENTS ELEMENT**

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

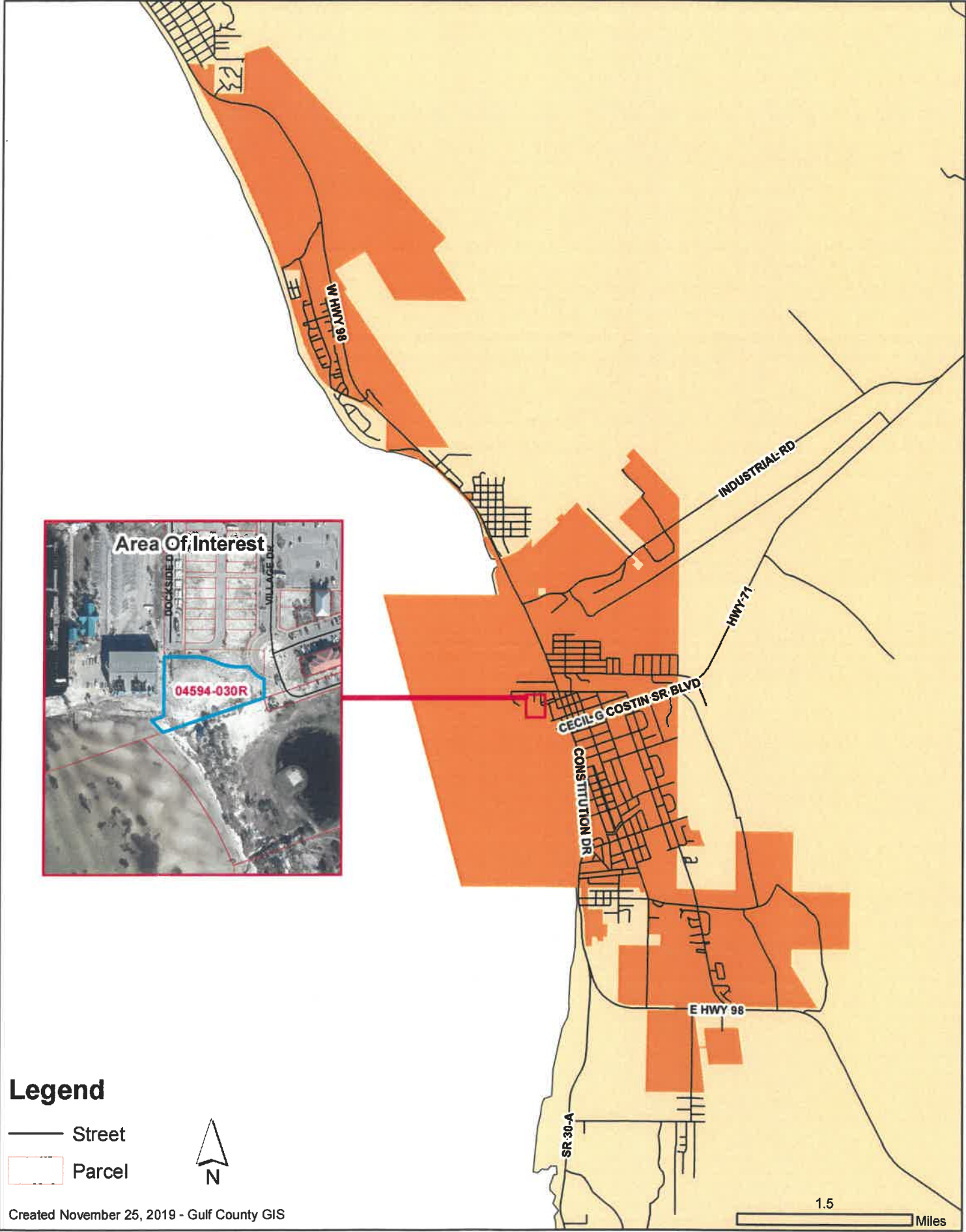
**Policy 2.1.2: The availability of public facilities shall be determined and measured for the required public facility types using the adopted Level of Service (LOS) standards contained in the following elements of the Comprehensive Plan: Traffic Circulation Infrastructure, including Solid Waste, Drainage,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

*A complete public facilities analysis is included in Section VI of this report. Any impacts above the adopted level of service standards will be mitigated for when the property is proposed for redevelopment through the Development Order process.*

## **VIII. Figures**

- 1) Location Map
- 2) Existing Future Land Use Map
- 3) Proposed Future Land Use Map
- 4) Floodplains/ Wetlands
- 5) Proposed Zoning Map

04594-030R - Location Map



04594-030R - Existing Future Land Use



Legend

- Street
- Parcel
- 04594-030R

- VERY LOW DENSITY RESIDENTIAL
- RESIDENTIAL (R-1)
- RESIDENTIAL (R-2)
- RESIDENTIAL (R-2B)
- RESIDENTIAL (R-3)
- RESIDENTIAL (R-4)

Existing Future Land Use Designation

- MIXED COMMERCIAL / RESIDENTIAL
- MIXED USE
- LOW INTENSITY COMMERCIAL
- COMMERCIAL
- LOW INTENSITY INDUSTRIAL
- INDUSTRIAL

- PUBLIC USE
- HISTORICAL RESOURCES
- RECREATIONAL
- OPEN SPACE
- CONSERVATION
- AGRICULTURAL



0.015 Miles

04594-030R - Proposed Zoning



Legend

- Street
- Parcel
- 04594-030R



- NORTH PORT ST JOE MIXED USE
- VERY LOW DENSITY RESIDENTIAL
- RESIDENTIAL (R-1)
- RESIDENTIAL (R-2)
- RESIDENTIAL (R-2B)
- RESIDENTIAL (R-3)
- RESIDENTIAL (R-4)

Proposed Zoning Designation

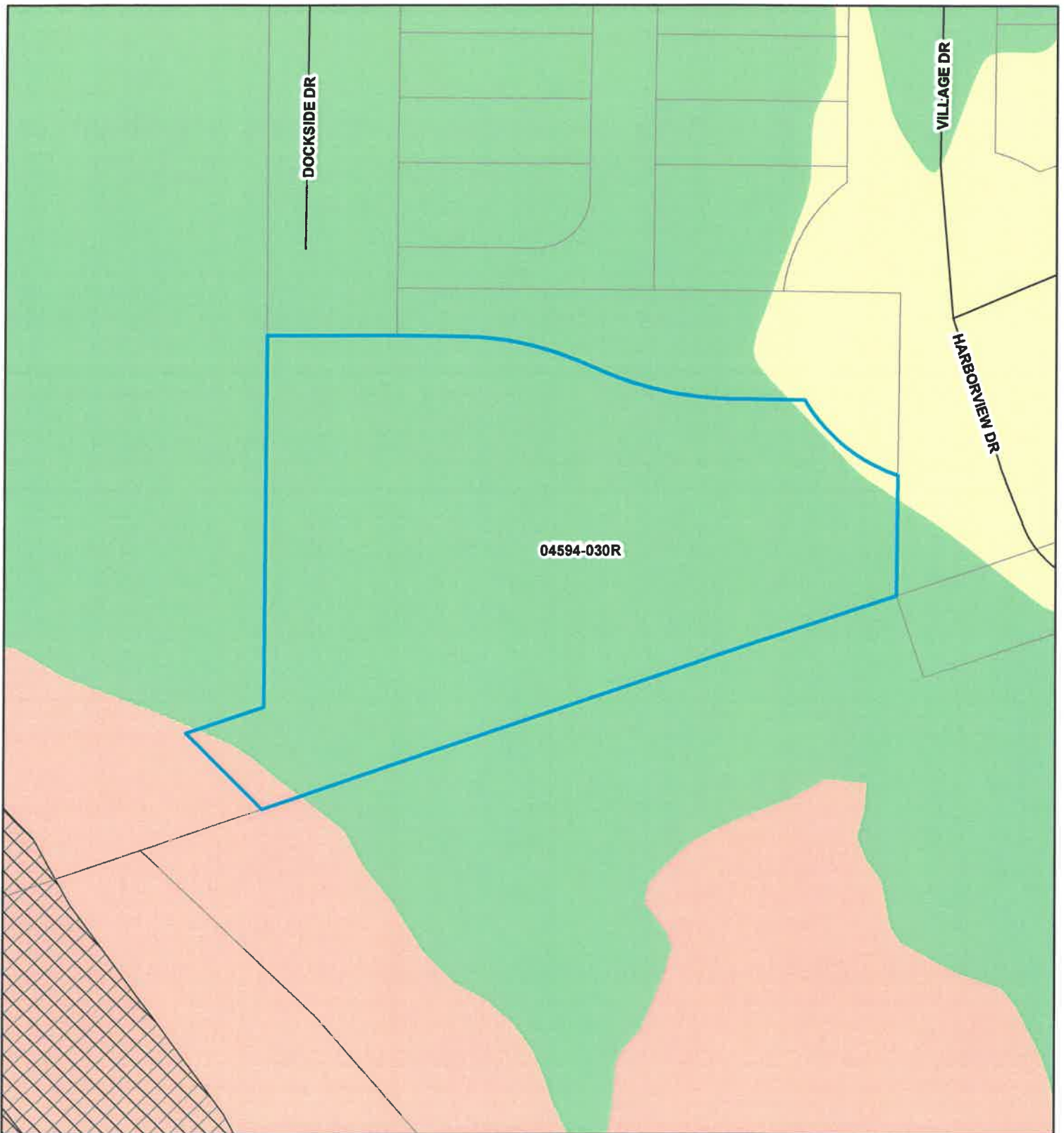
- MIXED COMMERCIAL / RESIDENTIAL
- MIXED USE
- LOW INTENSITY COMMERCIAL
- COMMERCIAL
- LOW INTENSITY INDUSTRIAL
- INDUSTRIAL
- PUBLIC USE

- HISTORICAL RESOURCES
- RECREATIONAL
- OPEN SPACE
- CONSERVATION
- AGRICULTURAL

Created November 25, 2019 - Gulf County GIS



# 04594-030R - Wetlands & Flood Zones



## Legend

- Street
- Parcel
- 04594-030R
- Wetlands

## Flood Zones

- A
- AE
- AO
- VE
- X

0.015 Miles

Created November 25, 2019  
Gulf County GIS



**SRS LAND COMPANY LLC**

A FLORIDA LIMITED LIABILITY COMPANY

PH. 706-882-9251

107 RIDLEY AVE.

LAGRANGE, GA 30240

1099

DATE 10-30-19

64-1202-611

PAY  
TO THE  
ORDER OF

City of Port St. Joe

\$ 500.00

Five hundred and 00/100

DOLLARS

**CB&T**  
COMMERCIAL BANK AND TRUST  
a division of BOKFNBANK

FOR

Land use application

Eel Amf



⑈001099⑈ ⑆061112021⑆1002875514⑈

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

Property Address: N/A

Current Land Use: Industrial or PUD

Property Owner: SRS Land Co., LLC

Proposed Land Use: Mixed Use (R-4 Density) \*

Mailing Address: 107 Ridley Ave. LaGrange, GA 30240

Phone: 706 882-9251

Applicant if Different: Ellis C. Smith

\* BUT NOT TO EXCEED 18 UNITS

Parcel Number: 04594-030R

Ellis C. Smith managing member  
Owners Signature

Sworn to and subscribed before me this 30th day of October, 2019. Personally Known  
OR Produced Identification.

Type Provided \_\_\_\_\_.

Karen P. Broun  
Signature of Notary  
(Comm. Expires 10-5-2021)

**PUBLIC NOTICE**

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

**APPLICATION REQUIREMENTS**

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

Legal Description of Property

Copy of Deed

Copy of Survey

Ellis C. Smith managing member  
Owner Signature

Date: 10-30-19

Ellis C. Smith  
Applicant Signature

Date: 10-30-19

This Document Prepared By and Return to:  
Thomas S. Gibson, of  
Rish, Gibson & Scholz, P.A.  
116 Sailor's Cove Drive  
Port St. Joe, FL 32456  
RGS FN 13-0498

Parcel I.D. No. 04594-030R

Inst:201323004802 Date:11/1/2013 Time:11:08 AM  
Doc Stamp-Deed:3360.00  
BLO DC, Rebecca L. Norris, Gulf County B:546 P:258

## SPECIAL WARRANTY DEED

This Indenture, Made this 29 day of October, 2013 A.D.,

Between THE ST. JOE COMPANY, a Florida corporation,  
grantor(s),

and SRS Land Company LLC, a Florida limited liability company  
whose address is: 107 Ridley Avenue, LaGrange, GA 30240  
grantee(s).

Witnesseth that the GRANTORS, for and in consideration of the sum of TEN (\$10)  
DOLLARS, and other good and valuable consideration to GRANTORS in hand paid by  
GRANTEES, the receipt whereof is hereby acknowledged, have granted, bargained and sold to  
the said GRANTEES and GRANTEES' heirs, successors and assigns forever, the following  
described land, situate, lying and being in the County of GULF State of FLORIDA to wit:

See Exhibit "A" attached hereto and by this reference made a part hereof.

Together with all tenements, hereditaments and appurtenances thereto belonging or in anywise  
appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantors hereby covenant with said grantees that grantors are lawfully seized of said land  
in fee simple; that grantors have good right and lawful authority to sell and convey said land; that  
grantors hereby fully warrant the title to said land and will defend the same against the lawful  
claims of all persons claiming by, through or under grantors.

In Witness Whereof, the grantors have hereunto set their hands and seals the day and year first above written.

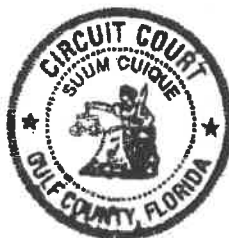
Signed, sealed and delivered in  
our presence:

THE ST. JOE COMPANY

Glenda S. Watson  
1st Witness Signature  
Printed Name: Glenda S. Watson

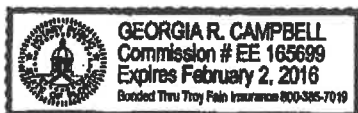
Georgia Campbell  
2nd Witness Signature  
Printed Name: Georgia Campbell

By: [Signature]  
Printed Name: Patrick Bienvenue  
Its: Executive Vice President



STATE OF FLORIDA  
COUNTY OF Walton

The foregoing instrument was acknowledged before me this 29 day of October, 2013, by Patrick Bienvenue as EVP of THE ST. JOE COMPANY, a Florida corporation, on behalf of the corporation, who ☐ is/are personally known to me or who ☐ has/have produced a valid driver's license as identification.



Georgia R. Campbell  
Notary Public State of Florida  
My Commission Expires: 2.2.16

**EXHIBIT "A"**

A PARCEL OF LAND IN SECTION 2, TOWNSHIP 8 SOUTH, RANGE 11 WEST, LYING AND BEING SITUATE IN GULF COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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

CURVE WITH A RADIUS OF 78.00 FEET, THROUGH A CENTRAL ANGLE OF 41 DEGREES 33 MINUTES 35 SECONDS, FOR AN ARC DISTANCE OF 56.58 FEET (CHORD OF SAID ARC BEING SOUTH 51 DEGREES 02 MINUTES 11 SECONDS EAST, 55.35 FEET); THENCE SOUTH 00 DEGREES 26 MINUTES 58 SECONDS WEST, FOR A DISTANCE OF 55.78 FEET TO THE NORTHERLY BOUNDARY OF PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 397, PAGE 453 OF THE PUBLIC RECORDS OF GULF COUNTY, FLORIDA; THENCE SOUTH 71 DEGREES 15 MINUTES 08 SECONDS WEST, ALONG SAID NORTHERLY BOUNDARY, FOR A DISTANCE OF 308.62 FEET TO THE MEAN HIGH WATER LINE OF ST. JOSEPH BAY; THENCE LEAVING SAID NORTHERLY BOUNDARY RUN NORTH 45 DEGREES 10 MINUTES 52 SECONDS WEST, ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 50.00 FEET; THENCE LEAVING SAID MEAN HIGH WATER LINE RUN NORTH 71 DEGREES 15 MINUTES 08 SECONDS EAST, FOR A DISTANCE OF 38.11 FEET; THENCE NORTH 00 DEGREES 21 MINUTES 19 SECONDS EAST, FOR A DISTANCE OF 172.27 FEET TO THE SOUTHWEST CORNER OF PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 486, PAGE 580 OF THE PUBLIC RECORDS OF GULF COUNTY, FLORIDA (AREA A); THENCE SOUTH 89 DEGREES 32 MINUTES 31 SECONDS EAST, ALONG THE SOUTH BOUNDARY LINE OF SAID AREA A, FOR A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING. CONTAINING 1.038 ACRES, MORE OR LESS.

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

## **ORDINANCE NO. 566**

AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN FUTURE LAND USE MAP OF THE CITY OF PORT ST. JOE, FLORIDA BY AND THROUGH PROCEDURES REQUIRED FOR LARGE SCALE MAP AMENDMENTS PURSUIT TO AUTHORITY UNDER STATE STATUTES SECTION 163.3184, SPECIFICALLY CHANGING PARCEL ID NO. 03037-000R AND PARCEL ID NO. 03040-001R FROM LOW INTENSITY COMMERCIAL TO MEDIUM DENSITY RESIDENTIAL R-2; AND PROVIDING FOR REPEAL OF ANY CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, on December 3, 2019, the Planning and Development Review Board sitting as the local planning agency for the City, recommended approval of the large scale amendment to the comprehensive plan future land use map of the City; and

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

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

### **SECTION 1. APPROVAL**

The City of Port St. Joe Comprehensive Plan Future Land Use Map is hereby amended as set forth on Exhibit "A" and are hereby changed from Low Intensity Commercial land use to Medium Density Residential R-2. The application and all documentation submitted by the Applicant in support of it are hereby incorporated by reference.

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

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

### **SECTION 3. ENFORCEMENT**

The City may enforce this Ordinance as authorized by law.

#### SECTION 4. FUTURE LAND USE MAP

Upon this Ordinance becoming effective, the City of Port St. Joe Future Land Use Map shall be amended to show the Property as having a land use of Medium Density Residential R-2.

#### SECTION 5. REPEAL

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

#### SECTION 6. SEVERABILITY

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

#### SECTION 7. EFFECTIVE DATE

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

This Ordinance was adopted in open regular meeting after its second reading this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

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

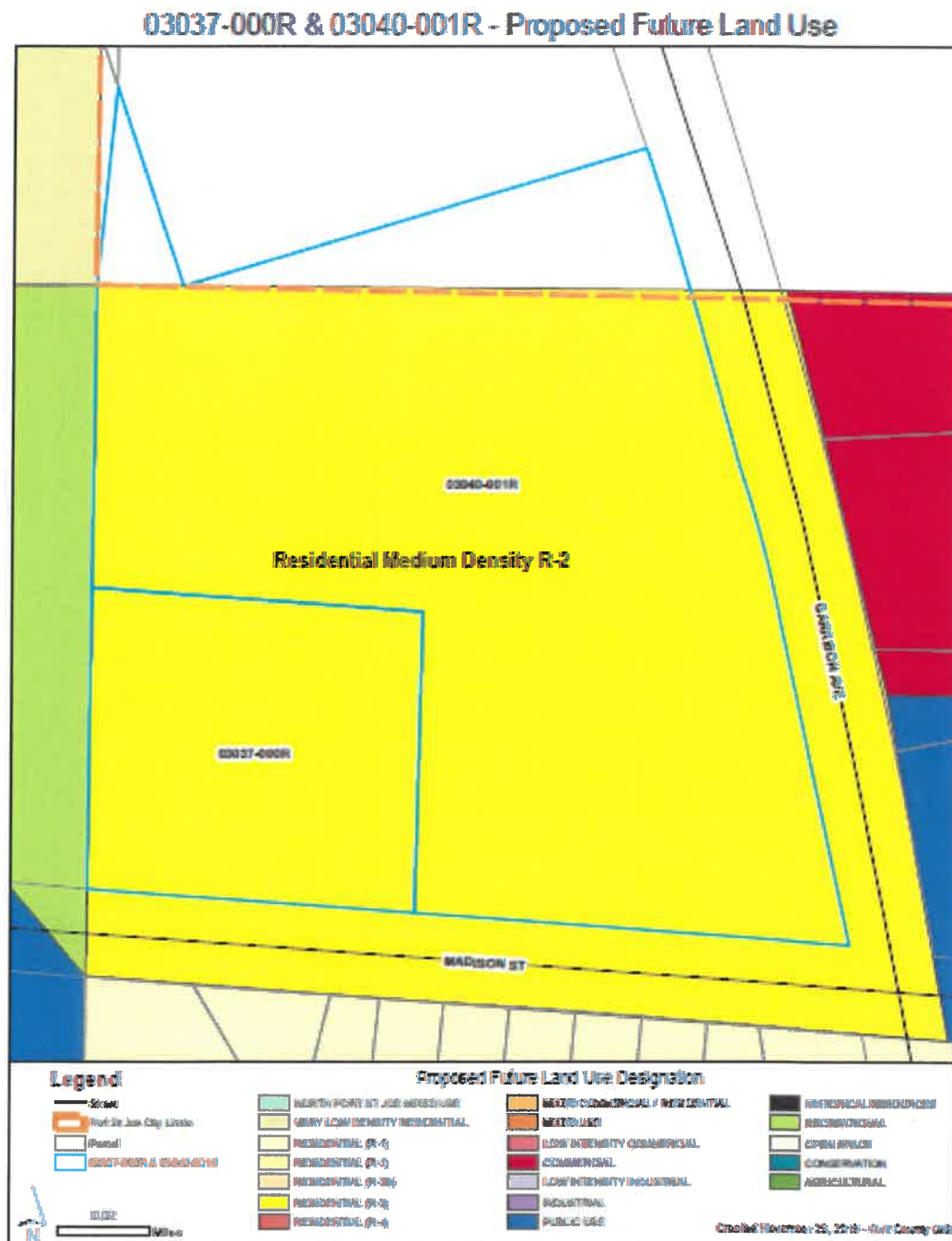
By: \_\_\_\_\_  
Rex Buzzett, Mayor-Commissioner

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



**EXHIBIT "A"**

### Future Land Use Map:



**CITY OF PORT ST. JOE  
COMPREHENSIVE PLAN  
LARGE SCALE MAP AMENDMENT  
APPLICATION**

**Submitted by:**

David Warriner  
Post Office Box 280  
Port St. Joe, Florida 32457

November 2019

## AGENT CONTACT INFORMATION

---

Raymond W. Greer, AICP  
Project Manager  
2910 Kerry Forest Parkway  
D4-126  
Tallahassee, Florida 32309  
Phone: 850.545.6503

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**Appendix**

Appendix A	Amendment and Rezoning Application
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## **I. General Information**

**Parcel Identification Number:**

03037-000R and 03040-001R (12.39 Acres)

**Existing Future Land Use:**

"Low Intensity Commercial"

**Proposed Future Land Use:**

"Medium Density Residential R-2"

**Proposed Zoning:**

Planned Unit Development (PUD)

The application package contains a proposed Large-Scale Amendment to the City of Port St. Joe Comprehensive Plan Future Land Use Map. The amendment proposes to change two parcels totaling 12.39 acres. The two parcels currently consists of a Future Land Use Map designation of "Low Intensity Commercial". The parcel is being requested to be re-designated to the "Residential Medium Density R-2" category on the City of Port St. Joe Future Land Use Map. The amendment area is situated along the southwest corner of Madison Street and Garrison Avenue.

## II. Type of Request

### A. Map Amendment

The request is for a large-scale amendment to City of Port St. Joe Future Land Use Map for two parcels of land consisting of 12.39 acres. The site currently consists of "Low Intensity Commercial" land use designation and has a C-1 Zoning designation. This request is to re-designate the parcel as "Medium Density Residential R-2". The Proposed Future Land Use Map is included in Section VIII. Table 1 identifies the total acreage and the existing and proposed land use for the amendment area.

**Table 1: Existing and Proposed Future Land Use Classifications**

Future Land Use Categories within the Proposed Amendment Area	Acres		
	Existing	Proposed	Change
Low Intensity Commercial	12.39	0	-12.39
Medium Density Residential R-2	0	12.39	0
<b>Total</b>	<b>12.39</b>	<b>12.39</b>	<b>-12.39</b>

## III. Justification for Request

The property subject to the amendment is located at the southwest intersection of Madison Street and Garrison Avenue within the southern portion of the City of Port St. Joe. The proposed development plan for the amendment site consist of a multi-family style development. The site provides an ideal location for higher density residential to occur on an in-fill parcel and will offer much needed additional housing opportunities within the City and this portion of the County. The amendment will provide for a more efficient development pattern, reduce overall vehicle trips and promote economic development within the City of Port St. Joe.

## IV. Description of Property / Adjacent Uses

The subject site is 12.39 acres consisting of "Low Intensity Commercial" Future Land Use Map and a C-1 Zoning designation. Refer to Appendix VIII for the proposed Future Land Use and Zoning maps.

The subject property is mainly vacant and undeveloped with a portion of the property containing a small single-family home. There are no wetlands or known endangered or protected species located on the property. The surrounding property consists of the following land use designations: Low Density Residential, Commercial, Public and Recreation as described in Table 2.



**Table 2: Subject Site and Adjacent Property Land Uses**

	Future Land Use Designations	Zoning Districts
<b>Subject Property</b>	Low Intensity Commercial	C-1
<b>North</b>	Gulf County and Low Density Residential	Gulf County and VLR
<b>South</b>	Residential	R-1
<b>East</b>	Commercial	C-2
<b>West</b>	Recreation	Rec

Source: City of Port St. Joe and Gulf County adopted Future Land Use Maps.

## V. Natural Resources / Features of Subject Property

### A. Site Description

The amendment area is situated along the southwest corner of the intersection of Madison Drive and Garrison Avenue. The property site terrain is relatively flat with little elevation variations.

### B. Soils

The subject property contains two soil types on the property as identified on the Soils Classification Map and Table 3. A description of the soil type is listed below.

**Table 3: Soil Types**

Soil Map Unit Symbol	Soil Unit Composite Name Acres
24	Mandarin Fine Sand
33	Resota Fine Sand

Source: City of Port St. Joe Comprehensive Plan and Gulf County GIS.

**Mandarin Fine Sand** - somewhat poorly drained soil is on low ridges and knolls in areas of flatwoods on the southern Coastal Plain. Slopes range from 0 to 2 percent. Typically, the surface layer is very dark gray fine sand about 7 inches thick. The subsurface layer is light brownish gray fine sand to a depth of 13 inches. The upper part of the subsoil, to a depth of 17 inches, is dark brown fine sand. The lower part, to a depth of 30 inches, is brown fine sand. The underlying material is white fine sand to a depth of 80 inches or more

**Resota Fine Sand** - very deep, moderately well drained soil is on coastal ridges and remnant dunes. Typically, the surface layer is light gray fine sand about 5 inches thick. The subsurface layer is white fine sand to a depth of 15 inches. The upper part of the subsoil, to a depth of 19 inches, is strong brown fine sand that has discontinuous dark brown bands and nodules. The lower part, to a depth of 40 inches, is light yellowish brown fine sand. The underlying material is white fine sand to a depth of 80 inches or more.

### C. Floodplains

The majority of the proposed amendment area is located with "X" zone outside of a flood zone with a 0.2% chance of annual flood. A small portion of the amendment area located along the westerly boundary is located within Zone AE which, is 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. For additional information regarding flood zone locations occurring on the subject site, please reference the FEMA Flood Zones Map in Section VIII.

### D. Wetlands

As demonstrated on the Wetlands Map in Section VIII, there is a few wetlands areas located along the westerly boundary on the proposed amendment site.

## VI. Public Facilities and Services

The public facilities analysis is based on a maximum density of 15 units scenario.

**Table 4: Existing and Proposed Development Scenario**

Scenario	Land Use Designation	Maximum Allowed Density/Intensity	Size of Development	
			Acres	Residential Development
Existing	Low Intensity Commercial	120,700 square feet	12.39	N/A
Proposed	Residential R-2	7 du / 1 ac	12.39	86 (Max)

Source: City of Port St. Joe and Gulf County Comprehensive Plans and Property Appraiser data.

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

#### A. Potable Water

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

The City of Port St. Joe Comprehensive Plan adopted a Potable Water Level of Service (LOS) standard for residential potable water uses of 130 gallons per capita per day. The average

household size for Gulf County based on the 2010 U.S. Census data is 2.34 persons per household. The proposed will result in a potable water demand increase of 26,161 gpd. As Table 5 shows, the facility will have adequate capacity to absorb the increase in potable water demand.

**Table 5: Potable Water Capacity Analysis**

Year	Permitted Capacity (gpd)	Average Demand (gpd)	Project Demand (gpd)	Total Demand (gpd)	Percent Utilized
2019	6,000,000	900,000	26,161	926,161	15.43%

Source: City of Port St. Joe Utilities Department

#### **B. Sanitary Sewer**

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

The City of Port St. Joe has adopted a Level of Service (LOS) standard for wastewater of 150 gallons per capita per day for residential uses. The average household size for Gulf County based on the 2010 U.S. Census data is 2.34 persons per household. The proposed land use change will result in a wastewater demand increase of 5,265 gpd. As Table 6 shows, the facility will have adequate capacity to absorb the increase in wastewater demand.

**Table 6: Sanitary Sewer Capacity Analysis**

Year	Permitted Capacity (gpd)	Average Demand (gpd)	Project Demand (gpd)	Total Demand (gpd)	Percent Utilized
2019	3,100,000	830,000	30,186	30,186	26.78%

Source: City of Port St. Joe Utilities Department

#### **C. Transportation**

The Comprehensive Plan Amendment (CPA) traffic analysis compared the existing land use category of Low Intensity Commercial to the proposed land use category of Medium Density Residential. Port St. Joe's Low Intensity Commercial land use designation allows for a maximum intensity of 60% lot coverage and Port St. Joe's Medium Density Residential land use designation allows for a maximum 7 dwelling units per acre.

The maximum intensity for the existing land use assumed 10,000 square feet per acre for a total maximum development potential of 120,700 square feet (10,000 x 12.07). This accounts for stormwater management facilities, parking, roadways, landscaping, and lot setbacks/buffers. The proposed land use assumed a maximum development intensity of 7 units per acre for a total maximum development potential of 86 dwelling units (7 x 12.39).

Traffic volumes generated by the existing and proposed land use categories were estimated using the Institute of Transportation Engineers (ITE), *Trip Generation Manual – the 10<sup>th</sup> Edition* (2017). Land Use Code 820 (Shopping Center) was used for the existing land use category trip generation and Land Use Code 210 (Single-Family Detached Housing) was used for the proposed land use category. The net change in daily, AM peak-hour, and PM peak-hour trips is shown in Table 7 and indicates that the proposed Comprehensive Plan Amendment will result in fewer maximum potential trips being generated from the subject parcel.

**Table 7: CPA Net Change in Trip Generation**

Time Period	Scenario	ITE Land Use Category	Variable	Size	Trip Rate/ Equation	Enter Split	Exit Split	Total Trips		
								Total	Enter	Exit
Daily	Existing Land Use	Shopping Center - 820	Per ksf	120,700	$\ln(T) = 0.68\ln(x) + 5.57$	50%	50%	6,833	3,417	3,416
	Proposed Land Use	Single-Family Detached Housing - 210	Per Unit	84	$\ln(T) = 0.92\ln(x) + 2.71$	50%	50%	886	443	443
	<b>NET CHANGE</b>							<b>-5,947</b>	<b>-2,974</b>	<b>-2,973</b>
AM Peak-Hour	Existing Land Use	Shopping Center - 820	Per ksf	120,700	$T = 0.50(x) + 151.78$	62%	38%	212	131	81
	Proposed Land Use	Single-Family Detached Housing - 210	Per Unit	84	$T = 0.71(x) + 4.80$	25%	75%	64	16	48
	<b>NET CHANGE</b>							<b>-148</b>	<b>-115</b>	<b>-33</b>
PM Peak-Hour	Existing Land Use	Shopping Center - 820	Per ksf	120,700	$\ln(T) = 0.74\ln(x) + 2.89$	48%	52%	625	300	325
	Proposed Land Use	Single-Family Detached Housing - 210	Per Unit	84	$\ln(T) = 0.96\ln(x) + 0.20$	63%	37%	86	54	32
	<b>NET CHANGE</b>							<b>-539</b>	<b>-246</b>	<b>-293</b>

No additional analysis of the traffic impacts for the short-term or long-term planning horizons was performed due to the proposed land use category being more trip restrictive than the existing land use category.

**D. Stormwater**

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

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

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

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

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

**E. Solid Waste**

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

The City adopted a residential level of service standard for solid waste of 8 pounds per capita per day. The proposed land use change will result in a solid waste demand increase of 688 pounds per day or 0.34 tons per day. There is more than adequate capacity at the Bay County facility.

**D. Public Schools**

The proposed amendment site is being planned for 86 units. Utilizing a single-family school generation rate of 0.2706, the proposed 86 units would generate a total of 24 school age children. The amendment site is located within the South Concurrency Service and Attendance Area of the County.

The available capacity along with planned capacity improvements serves as the base for predicting future available capacity. Table 8, below, shows that there is adequate capacity to serve the proposed development through the Public-School Facility 5- year planning time frame.

**Table 8: School District Available Capacity**

School Type	Fish Capacity <sup>1</sup>	Actual Enrollment	New Student Capacity	Proposed Amendment	Surplus (+)/ Deficiency (-)
Port Saint Joe Elementary	760	571	590	12	578
Port Saint Joe Junior Senior High	997	495	507	12	495
<b>Total</b>	<b>1,757</b>	<b>1,066</b>	<b>1,097</b>	<b>24</b>	<b>1,073</b>

<sup>1</sup>= FISH = Florida Inventory of School Houses

Source: Gulf County School District 5-Year Work Plan, 2015-2016

## VII. Urban Sprawl Analysis

Chapter 163.3177(6)(9)(a), Florida Statutes, provides a thirteen-point list of indicators to help in the evaluation of whether a proposed Future Land Use Map change would constitute urban sprawl. An analysis of the thirteen points as applied to the Bay County Comprehensive Plan amendment is provided below:

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

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

*The proposed amendment would encourage a more efficient compact development pattern by allowing higher density uses within this portion of the City. Therefore, the proposed amendment will not promote, allow or designate for development of substantial areas of the jurisdiction to develop as low-intensity, low density, or single-use development or uses in excess of demonstrated need.*

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

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

*The proposed amendment area is an ideal location for infill higher density residential development within the existing urban area of the City, as it is situated in between and walking distances to an elementary and high school.*

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

*The proposed amendment does not promote, allow, or designate urban development in radial, strip, isolated or ribbon patterns generally emanating from existing urban development. The proposed townhome development fills in a gap in existing residential and public uses.*

*The proposed expansion area is an ideal location for infill development within the existing urban developed area, as it is situated within walking distances to churches, parks and schools.*

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

*The proposed amendment is not located within a rural area and does not fail to adequately protect and conserve natural resources. The amendment site does not contain any wetlands or no known endangered or protected species. The proposed amendment will require enhanced treatment of stormwater to remove pollutants before it becomes runoff into the surface water system.*

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

*The amendment site is located within the incorporated and urbanized area of the City of Port St. Joe and does not consist of any significant agriculture or silvicultural areas. Therefore, the proposed amendment does not fail to adequately protect adjacent agricultural areas and activities, including silviculture. Increasing the density on the site will provide for more residential housing opportunity within an urbanized area that can reduce the need within the unincorporated areas of the County.*

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

*The proposed amendment does not fail to maximize the use of existing public facilities and services. The amendment area is within the urbanized area of the City and has adequate capacities to serve the site over the next planning horizon. Furthermore, increasing the residential density on the site will allow the property to be develop in a more efficient and sustainable pattern.*



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

*The proposed amendment provides higher density residential development that will connect to central water and sewer facilities, thus limiting nitrate loading. Increased density and clustering provides for the cost-efficient delivery of public facilities and services. Therefore, the proposed amendments will not fail to maximize future public facilities and services.*

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

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

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

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

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

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

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

*As mentioned above, the proposed amendment is located within a developed area of the City and is in walking distances to the community that is home to many residential subdivisions, a fire station, two public schools and nearby commercial establishment. Therefore, the proposed amendments do not fail to encourage an attractive and functional mix of uses.*

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

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

*The proposed amendment area is situated along Long Avenue which is part of the grid network of streets providing City wide connections.*

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

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

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

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

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

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

*The proposed map amendment promotes the efficient and cost-effective provision or extension of public infrastructure and services. Increased density and clustering provides for the cost-efficient delivery of public facilities and services. Municipal services are available to the proposed amendment area as well as the existing community including roads, central potable water and sewer services, stormwater management facilities, law enforcement, education, health care, fire and emergency response, and general government of the City.*

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

*As mentioned above, the amendment site is located within the incorporated and urbanized area of the City of Port St. Joe and does not consist of any significant agriculture or silvicultural areas. Therefore, the proposed amendment does not fail to adequately protect adjacent agricultural areas and activities, including silviculture. Increasing the density on the site will provide for more residential housing opportunity within an urbanized area that can reduce the need within the unincorporated areas of the County. Therefore, the proposed amendment does not fail to adequately protect adjacent agricultural areas and activities, including silviculture.*

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

*"The intent of the City of Port St. Joe Comprehensive Plan is to create land use opportunities to provide for residential, commercial, retail, civic, and office uses which provide goods and services in close proximity to each other. Urban development patterns are intended to be compact and not to promote strip commercial development; therefore, the City's zoning districts implementing this development pattern include limitations on arterial and collector street frontage and maximum development pattern size. It is also intended that community facilities (recreation, civic, community services, and infrastructure) related to the principal use of this development pattern be allowed in a manner which would ensure the protection of adjacent uses." This amendment request is compatible with the City Port St. Joe Comprehensive Plan and will provide for additional residential options and opportunities within the City.*

## CONSISTENCY ANALYSIS

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

### **FUTURE LAND USE ELEMENT**

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

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

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

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

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

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

#### **CONSERVATION ELEMENT**

**Policy 1.3.2:** The City shall minimize land use disturbance, clearing of native vegetation and removal of top soil. The City shall encourage utilization of Low Impact Design (LID) strategies and techniques and construction best management practices (Bumps), 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 Bumps and the "Treatment Train" concept by promoting the use of swales and landscape infiltration systems; d) Swale conveyances shall be used to the greatest extent possible; e) Projects in areas zoned for Industrial land uses shall assure that industrial pollutants do not enter the stormwater system or come in contact with the surface or ground water.

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

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

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

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

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

*The amendment site is located within an area of the City that has existing public services available to serve the site with adequate capacity. The proposed amendment will assist the City in implementing a more efficient development pattern by implementing a land use category that will help provide infill development connect to central water and sewer service.*

#### **TRANSPORTATION ELEMENT**

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

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

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

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

#### **CAPITAL IMPROVEMENTS ELEMENT**

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

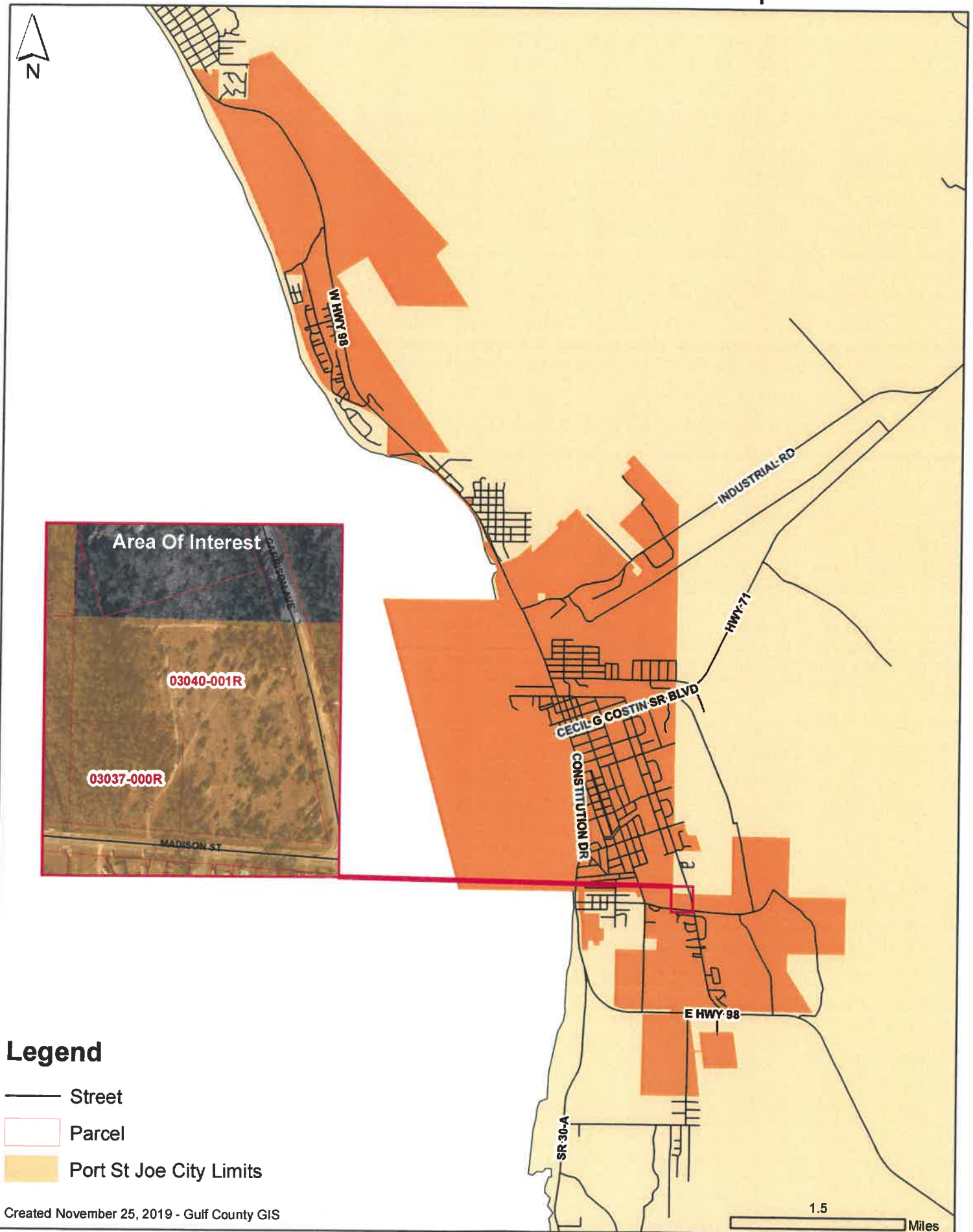
**Policy 2.1.2: The availability of public facilities shall be determined and measured for the required public facility types using the adopted Level of Service (LOS) standards contained in the following elements of the Comprehensive Plan: Traffic Circulation Infrastructure, including Solid Waste, Drainage,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

*A complete public facilities analysis is included in Section VI of this report. Any impacts above the adopted level of service standards will be mitigated for when the property is proposed for redevelopment through the Development Order process.*

## **VIII. Figures**

- 1) Location Map
- 2) Existing Future Land Use Map
- 3) Proposed Future Land Use Map
- 4) Floodplains/ Wetlands

# 03037-000R & 03040-001R - Location Map





# 03037-000R & 03040-001R - Existing Future Land Use



## Legend

- Street
- Parcel
- 03037-000R & 03040-001R
- Port St Joe City Limits

- VERY LOW DENSITY RESIDENTIAL
- RESIDENTIAL (R-1)
- RESIDENTIAL (R-2)
- RESIDENTIAL (R-2B)
- RESIDENTIAL (R-3)
- RESIDENTIAL (R-4)

## Existing Future Land Use Designation

- MIXED COMMERCIAL / RESIDENTIAL
- MIXED USE
- LOW INTENSITY COMMERCIAL
- COMMERCIAL
- LOW INTENSITY INDUSTRIAL
- INDUSTRIAL

- PUBLIC USE
- HISTORICAL RESOURCES
- RECREATIONAL
- OPEN SPACE
- CONSERVATION
- AGRICULTURAL

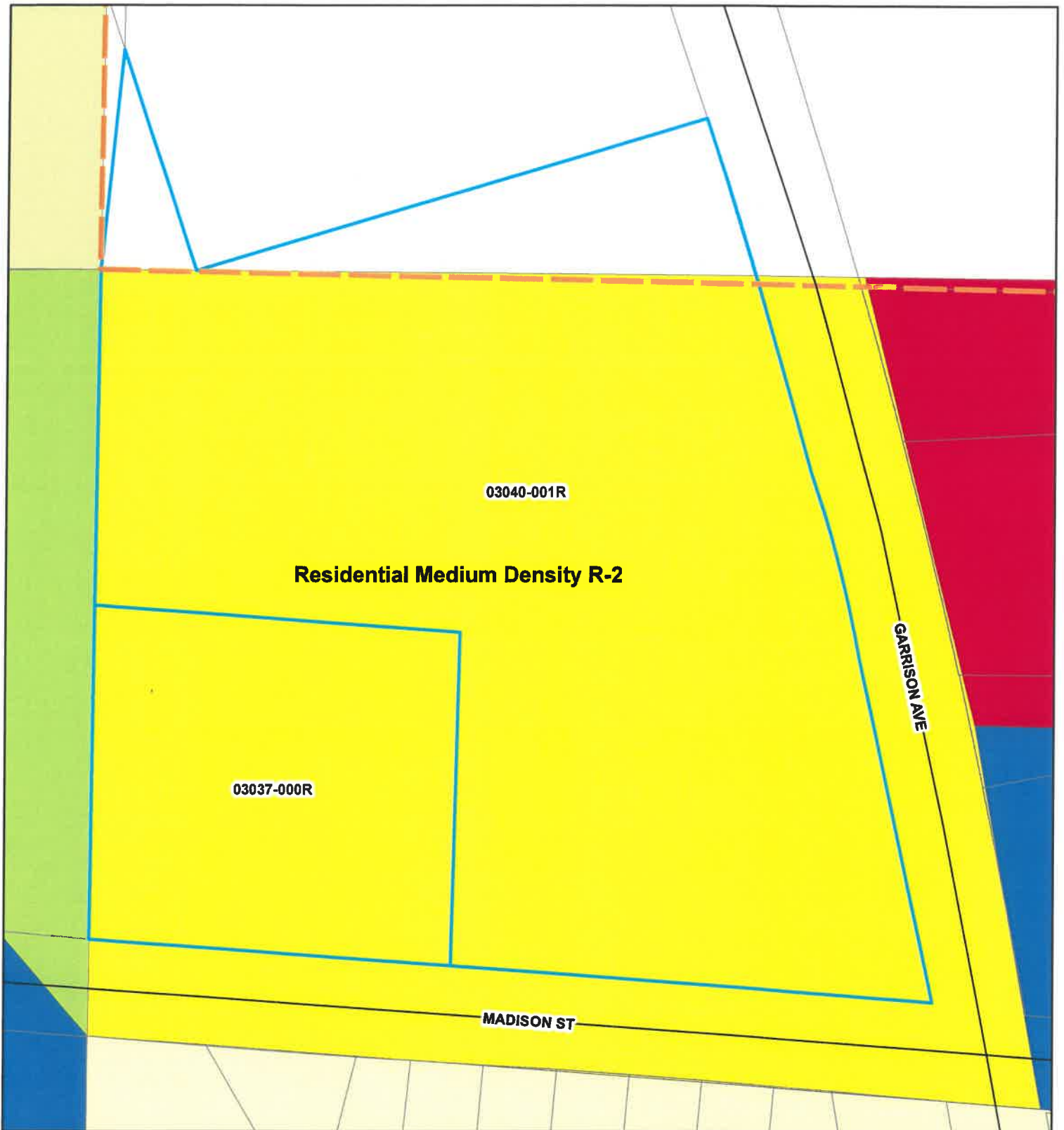


0.035

Miles

64

# 03037-000R & 03040-001R - Proposed Future Land Use



## Legend

- Street
- Port St Joe City Limits
- Parcel
- 03037-000R & 03040-001R



0.02  
Miles

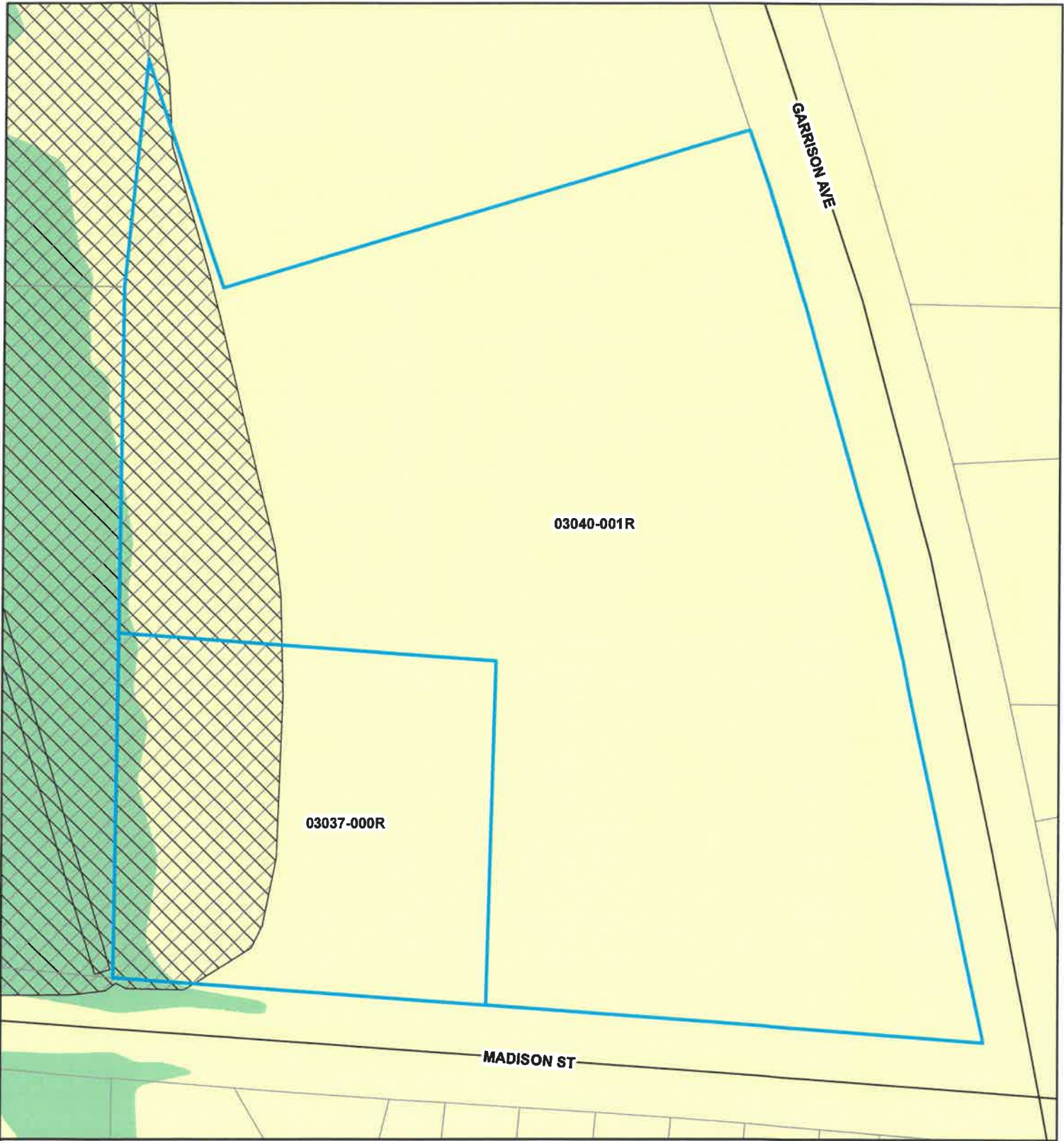
## Proposed Future Land Use Designation

- |                                                                                                                                                          |                                                                                                                                                            |                                                                                                                                                |
|----------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------|
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #90EE90; border: 1px solid black;"></span> NORTH PORT ST JOE MIXED USE  | <span style="display: inline-block; width: 15px; height: 15px; background-color: #FFDAB9; border: 1px solid black;"></span> MIXED COMMERCIAL / RESIDENTIAL | <span style="display: inline-block; width: 15px; height: 15px; background-color: black; border: 1px solid black;"></span> HISTORICAL RESOURCES |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #FFFFE0; border: 1px solid black;"></span> VERY LOW DENSITY RESIDENTIAL | <span style="display: inline-block; width: 15px; height: 15px; background-color: #FFA07A; border: 1px solid black;"></span> MIXED USE                      | <span style="display: inline-block; width: 15px; height: 15px; background-color: #90EE90; border: 1px solid black;"></span> RECREATIONAL       |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #90EE90; border: 1px solid black;"></span> RESIDENTIAL (R-1)            | <span style="display: inline-block; width: 15px; height: 15px; background-color: #FF69B4; border: 1px solid black;"></span> LOW INTENSITY COMMERCIAL       | <span style="display: inline-block; width: 15px; height: 15px; background-color: white; border: 1px solid black;"></span> OPEN SPACE           |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #FFFFE0; border: 1px solid black;"></span> RESIDENTIAL (R-2)            | <span style="display: inline-block; width: 15px; height: 15px; background-color: #DC143C; border: 1px solid black;"></span> COMMERCIAL                     | <span style="display: inline-block; width: 15px; height: 15px; background-color: #4682B4; border: 1px solid black;"></span> CONSERVATION       |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #FFDAB9; border: 1px solid black;"></span> RESIDENTIAL (R-2B)           | <span style="display: inline-block; width: 15px; height: 15px; background-color: #D8BFD8; border: 1px solid black;"></span> LOW INTENSITY INDUSTRIAL       | <span style="display: inline-block; width: 15px; height: 15px; background-color: #3CB371; border: 1px solid black;"></span> AGRICULTURAL       |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: yellow; border: 1px solid black;"></span> RESIDENTIAL (R-3)             | <span style="display: inline-block; width: 15px; height: 15px; background-color: #9370DB; border: 1px solid black;"></span> INDUSTRIAL                     |                                                                                                                                                |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #FF6347; border: 1px solid black;"></span> RESIDENTIAL (R-4)            | <span style="display: inline-block; width: 15px; height: 15px; background-color: #4169E1; border: 1px solid black;"></span> PUBLIC USE                     |                                                                                                                                                |

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Created November 25, 2019 - Gulf County GIS

03037-000R & 03040-001R - Wetlands & Flood Zones



Legend

- Street
- Parcel
- 03037-000R 7 03040-001R
- Wetlands

Flood Zones

- A
- AE
- AO
- VE
- X



0.025 Miles

Created November 25, 2019  
Gulf County GIS

66

## Appendix A

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

Property Address: Garrison and Madison Street

Property Owner: David Warriner

Mailing Address: POB 280, Port St Joe, FL 32457

Phone: 850-545-6503

Applicant if Different: Raymond W. Greer

Current Land Use: Low Intensity Commercial

Proposed Land Use: Medium Density Residential R-2

Proposed Zoning: Planned Unit Development PUD

Parcel Number: 03037-000R and 03040-001R

David Warriner  
Owners Signature

Sworn to and subscribed before me this 22<sup>nd</sup> day of November, Personally Known  
OR Produced Identification.  
Type Provided \_\_\_\_\_.

Marcella V Daniels  
Signature of Notary

**PUBLIC NOTICE**

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



**APPLICATION REQUIREMENTS**

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

Legal Description of Property

Copy of Deed

Copy of Survey

David Warriner  
Owner Signature

Date: 11/22/19

Raymond W. Greer  
Applicant Signature

Date: 11/25/2019

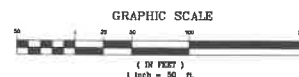
## Survey and Legal Description



1. No Improvements were located in this survey other than those shown hereon.
2. No underground encroachments, utilities or foundations were located in this survey.
3. All measurements shown hereon are Standard U.S. Survey Feet, and decimals thereof.
4. As scaled from Flood Insurance Rate Map for Gulf County, Florida, Community-  
Panel Number 12045C 0341 G; Date of First Issue: April 16, 2009. This  
Property is located in Zone "X", "A" & "AE", elevation 8'0".

*As scaled from the Gulf County, Florida, Preliminary Flood Insurance Rate Map, Community-  
Panel Number 12045C 0341 G, dated November 17, 2018. This  
Property will be located in Zone "X", "A" (shaded) & "AE" elevation 8'0".  
(Preliminary Flood Zones and Base Flood Elevations as established on the Preliminary Flood Insurance  
Rate Map for Gulf County, Florida, Community-Panel Number 12045C 0341 G, dated November 17, 2018.)*

- 885 MAM-10LF  
 TOP EL.=10.29  
 BOT EL.=10.00  
 886 SW EL.=10.84  
 887 SW EL.=10.80  
 LOCATION NOT TO SCALE



FND - FOUND  
 REB - RE-BAR  
 RCB - OFFICIAL RECORDS BOOK  
 RM - ROOM  
 PCB - POINT OF BEGINNING  
 SCS - SURVEY COMPLETION  
 SRS - SET 1/8" RE-BAR PLATE  
 FSE - FINISHED FLOOR ELEVATION  
 TBM - TEMPORARY BENCHMARK  
 T/C - TIE CLIP  
 R/W - RIGHT OF WAY  
 M - MASONRY  
 DEL - DELTA OR INCLUDED ANGLE  
 C/O - CENTER OF GRAVITY  
 COG - COORDINATE  
 AD - AREA DITCH  
 RC - ROAD CLOSURE  
 IR - IRON PIPE  
 C/P - CURB OR CURVATURE  
 N/A - NAIL AND GAGE  
 H - HEDGECOCK  
 S/C - SET, JOE PAPER COMPANY  
 -CH- OVERHEAD ELECTRIC LINE  
 R - RANGE  
 H - NORTH  
 S - SOUTH  
 E - EAST  
 W - WEST  
 -C- CHECKED POINT  
 P - POWER  
 SPS - SPS #1/8" #6-475  
 P - PIPE  
 PC - PIPE CONCRETE MONUMENT  
 C - SERVICE POLE  
 P - PAVEMENT  
 EP - END OF PAYMENT  
 ID - IDENTIFICATION  
 FSE - FINISHED FLOOR  
 R - RATED  
 W - WATER VALVE  
 PCP - REINFORCED CONCRETE PIPE  
 P - POWER  
 NTS - NOT TO SCALE  
 P - PAVEMENT  
 P - PRELIMINARY FLOOD ZONE

**P.O.B.**  
BEGIN AT A FND OLD TERRA  
COTTA CM MARKING THE SW  
CORNER OF SECTION 7.  
T-8-S, R-10-W, ALSO  
MARKING THE NW CORNER OF  
SECTION 18, T-8-S, R-10-W,  
GULF COUNTY, FLORIDA

DETAIL  
SCALE 1"=20'

CONFIDENTIAL

PARCEL I.D.  
#03040-001R

13.83AC, ±

PARCEL I.D.  
#03037-000R

MADISON STREET  
(100'~R/W) (OPEN/PAVED)

EDWIN BROWN &amp; ASSOCIATES

**SURVEYORS + MAPPERS**  
(800) 924-3016 888-433-4436 FAX (800) 928-8180  
P.O. Box 625 2813 Crawfordville Hwy. Crawfordville, FL 32326

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

Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.

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

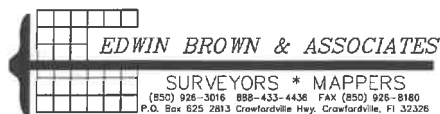
PLAT OF BOUNDARY & TOPOGRAPHIC SURVEY PREPARED FOR  
DEVLAB PARTNERS, LLC

PREPARED BY:  
EDWIN G. BROWN AND ASSOCIATES, INC.

NOTEBOOK/PAGE: 205/66-6	COUNTY: GULF	DRAWN BY: AA	REVIEWED BY: WGE
NOTEBOOK/PAGE: 204/41	SECTION: 7 & 18	SCALE: 1" = 50'	CHECKED BY: WGE
NOTEBOOK/PAGE:	TOWNSHIP: 6-SOUTH	SURVEY DATE:	OCTOBER 22, 2019
SHEET: 1 OF 2	RANGE: 10-WEST	JOB NUMBER:	PSG
		19-536	40802

## LEGAL DESCRIPTION

Begin at a found old terra cotta concrete monument marking the Southwest corner of Section 7, Township 8 South Range 10 West, also marking the Northwest corner of Section 18, Township 8 South, Range 10 West, Gulf County, Florida; thence leaving said POINT OF BEGINNING run along the Westerly monumented boundary line of said Section 7, North 00 degrees 12 minutes 10 seconds East 255.93 feet to a re-bar lying on the Westerly boundary line of property as described in Deed Book 19, Page 509, in the Public Records of Gulf County, Florida; thence leaving said Westerly monumented boundary line of said Section 7, run along the Westerly and Southerly boundary line of said property described in deed Book 19, Page 509, as follows: South 19 degrees 01 minutes 50 seconds East 243.14 feet to a re-bar; thence run North 71 degrees 13 minutes 56 seconds East 543.24 feet to a re-bar marking the intersection of said Southerly boundary line with the Westerly right of way line of a 100.00 foot wide right of way known as Garrison Ave; thence leaving said Southerly boundary line run along said Westerly right of way line as follows: South 18 degrees 44 minutes 27 seconds East 11.38 feet to a re-bar marking a point of curve to right having a radius of 5589.32 feet; thence run Southeasterly along the arc thru a central angle of 07 degrees 58 minutes 12 seconds for a distance of 777.49 feet, chord of said arc being South 14 degrees 45 minutes 21 seconds East 776.87 feet to concrete monument; thence run South 10 degrees 54 minutes 39 seconds East 168.75 feet to a concrete monument marking the intersection of said Westerly right of way line with the Northerly right of way line of a 100.00 foot wide right of way known as Madison Street; thence leaving said Westerly right of way line run along said Northerly right of way line as follows: North 85 degrees 51 minutes 04 seconds West 495.50 feet to a concrete monument; thence run North 85 degrees 46 minutes 52 seconds West 350.79 feet to a re-bar marking the intersection of said Northerly right of way line with the Westerly monumented Boundary line of said Section 18; thence leaving said Northerly right of way line run along said Westerly monumented boundary line as follows: North 01 degrees 22 minutes 48 seconds East 350.00 feet to a concrete monument; thence run North 01 degrees 22 minutes 48 seconds East 315.41 feet to the POINT OF BEGINNING. Containing 13.83 acres more or less.



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

Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.

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

71

PLAT OF BOUNDARY & TOPOGRAPHIC SURVEY PREPARED FOR:			
DEVLAB PARTNERS, LLC			
PREPARED BY:			
EDWIN G. BROWN AND ASSOCIATES, INC.			
2813 CRAWFORDVILLE HWY. P.O. BOX 625 CRAWFORDVILLE, FL 32826 (850)926-3016			
NOTEBOOK/PAGES: 804/41	COUNTY: GULF	DRAWN BY: AA	REVIEWED BY: WGB
SECTION: 7 & 18	TOWNSHIP: 8-SOUTH	CHECKED BY: WGB	
SHEET: 2 OF 2	RANGE: 10-WEST	SURVEY DATE: OCTOBER 22, 2010	
		JOB NUMBER	PSC#
		19-536	40802



## Subject Property Deeds

THIS INSTRUMENT PREPARED BY:  
ROLAND W. KIEHN, ESQ.  
BARRON, REDDING, HUGHES, FITE,  
SANBORN & KIEHN, P.A.  
220 MCKENZIE AVENUE  
PANAMA CITY, FLORIDA, 32401  
(850) 785-7454

*This deed was prepared using information  
obtained from the public records and not  
prepared in connection with the issuance  
of title insurance*

RE# 03040-001R

Inst:200923000055 Date:1/6/2009 Time:2:27 PM  
Doc Stamp-Deed:0.70  
DC, Rebecca L. Norris, Gulf County B:469 P:420

**SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED is made this 1<sup>ST</sup> day of January 2009,  
between Patricia T. Warriner, whose address is P.O. Box 280, Port St. Joe, FL 32457-0280,  
("Grantor"), and PTW, LLC, a Florida limited liability company, which has a mailing address of  
P.O. Box 280, Port St. Joe, FL 32457-0280, ("Grantee").

WITNESSETH, that Grantor, for and in consideration of the sum of TEN AND NO/100  
DOLLARS (\$10.00), and other good and valuable consideration, paid by Grantee to Grantor, the  
receipt and sufficiency of which Grantor hereby acknowledges, does hereby grant, bargain, and sell  
to the Grantee, and Grantee's successors and assigns forever, the following described real property,  
situate, lying, and being in the County of Gulf, State of Florida, to-wit:

The Northwest Quarter of Section 18, Township 8 South, Range 10 West, Gulf County,  
Florida, less and except the East 990 feet and that portion of the NW/4 lying on the East side  
of Garrison Ave., and also less and except: the right of way of Niles Road; conveyance to  
WJOE Radio Station; property leased to Tapper in Official Records Book 28, Page 855;  
conveyance to Neuman in Official Records Book 108, Page 1064; and conveyance to  
Comforter in Official Records Book 310, Page 1; all recorded in the public records of Gulf  
County, Florida, (the "Property"), the foregoing Property containing 9.15 acres, more or less.

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

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


SUBJECT TO matters of record, if any, and taxes for the current year.

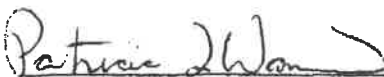
**THE PROPERTY is not the homestead of the grantor, and neither the grantor nor the  
grantor's spouse, nor anyone for whose support the grantor is responsible, resides on or  
adjacent to said land.**

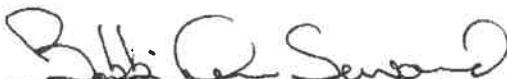
AND GRANTOR specially warrants the title to the Property and will defend the same against the lawful claims of any persons claiming by, through, or under Grantor, but against none other.

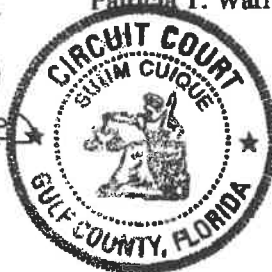
IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed on the day and year first above written.

Signed, sealed & delivered in the presence of:

  
Print Name: DAVID WARRINER

  
Patricia T. Warriner


  
Print Name: BOBBI ANN SEWARD



STATE OF FLORIDA  
COUNTY OF Gulf

The foregoing instrument was acknowledged before me this 1<sup>ST</sup> day of January, 2009, by Patricia T. Warriner, who: (notary must check applicable box)

- ☒ is personally known to me.  
☐ produced a current Florida driver's license as identification.  
☐ produced \_\_\_\_\_ as identification.

(SEAL)  
NOTARY PUBLIC-STATE OF FLORIDA  
 BOBBI ANN SEWARD  
Commission # DD411284  
Expires: APR. 02, 2009  
Bonded Thru Atlantic Bonding Co., Inc.

  
BOBBI ANN SEWARD  
(Print Name)

Notary Public  
Commission # DD 411284  
My Commission Expires: 04-02-09

THIS INSTRUMENT PREPARED BY:  
ROLAND W. KIEHN, ESQ.  
BARRON, REDDING, HUGHES, FITE,  
SANBORN & KIEHN, P.A.  
220 MCKENZIE AVENUE  
PANAMA CITY, FLORIDA, 32401  
(850) 785-7454

*This deed was prepared using information  
obtained from the public records and not  
prepared in connection with the issuance  
of title insurance*

RE# 03037-000R

Inst:200923000060 Date:1/6/2009 Time:2:27 PM

Doc Stamp-Deed:0.70

DC, Rebecca L. Norris, Gulf County B:469 P:430

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P.O. Box 280, Port St. Joe, FL 32457-0280, ("Grantee").

WITNESSETH, that Grantor, for and in consideration of the sum of TEN AND NO/100  
DOLLARS (\$10.00), and other good and valuable consideration, paid by Grantee to Grantor, the  
receipt and sufficiency of which Grantor hereby acknowledges, does hereby grant, bargain, and sell  
to the Grantee, and Grantee's successors and assigns forever, the following described real property,  
situate, lying, and being in the County of Gulf, State of Florida, to-wit:

Sec.18, T8S, R10W, Gulf County, FL - 2.58± acres - 350 x 350 ft. sq. in W side of NW ¼,  
ORB 116/156-59 FR Tapper; ORB 133/889 FR George G. Tapper Co., Inc. (the "Property")

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

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

SUBJECT TO matters of record, if any, and taxes for the current year.

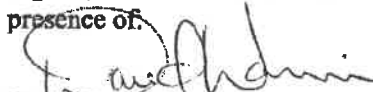
THE PROPERTY is not the homestead of the grantor, and neither the grantor nor the  
grantor's spouse, nor anyone for whose support the grantor is responsible, resides on or  
adjacent to said land.

AND GRANTOR specially warrants the title to the Property and will defend the same against  
the lawful claims of any persons claiming by, through, or under Grantor, but against none other.

75

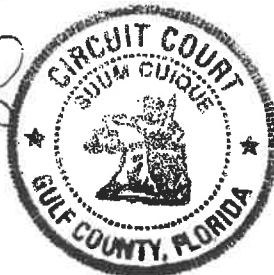
IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed on the day and year first above written.

Signed, sealed & delivered in the presence of.

  
Print Name: DAVID WARRINER

  
Patricia T. Warriner

  
Print Name: BOBBI ANN SEWARD




STATE OF FLORIDA  
COUNTY OF Gulf

The foregoing instrument was acknowledged before me this 1<sup>st</sup> day of January 2009, by Patricia T. Warriner, who: (notary must check applicable box)

- ☒ is personally known to me.  
☐ produced a current Florida driver's license as identification.  
☐ produced \_\_\_\_\_ as identification.

(SEAL)

NOTARY PUBLIC-STATE OF FLORIDA  
 BOBBI ANN SEWARD  
Commission # DD411284  
Expires: APR. 02, 2009  
Bonded Thru Atlantic Bonding Co., Inc.

  
BOBBI ANN SEWARD  
(Print Name)

Notary Public  
Commission # DD 411284  
My Commission Expires: 04-02-09

**ORDINANCE NO. 567**

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

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

**WHEREAS,** on December 3, 2019, the Planning and Development Review Board for the City, recommended approval of the Madison Garrison Planned Unit Development Zoning District ; and

**WHEREAS,** The Madison Garrison Planned Unit Development Zoning District is intended to consist of a residential development that includes recreational amenities that include a club house; and

**WHEREAS,** The Madison Garrison Planned Unit Development Zoning District will be served by City water and sewer facilities; and

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

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

**SECTION 1. NAME**

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

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

The Board of City Commissioners hereby finds and determines that the Madison Garrison Planned Unit Development Zoning District is consistent with the goals, objectives and policies of the City of Port St. Joe Comprehensive Plan, including but not limited to Future Land Use Element Policy 1.3.4, Medium Density Residential R-2.

## **SECTION 3. APPROVAL**

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

## **SECTION 4. PERMITTED USES**

The following uses shall be principal permitted uses within all areas of the Madison Garrison Planned Unit Development Zoning District:

A. Residential. Provides for single family and multi-family residential units. Density shall not exceed seven (7) units per gross acre.

B. Recreation. Active recreation means recreational lands and improvements that are facility oriented which may require equipment and take place at prescribed places, or sites, which may include a club house. Passive recreation means recreational lands and improvements that are natural resource oriented. Passive recreational facilities include, but are not limited to walking, nature and bike trails, stormwater management facilities, viewing platforms, boardwalks, picnic areas and bird watching.

G. Permitted Accessory and Ancillary Uses. The following shall be accessory permitted uses within all areas of the Madison Garrison Planned Unit Development Zoning District: Uses of land customarily incidental and subordinate to one of the permitted principal uses, including but not limited to a sales center, parking facilities and other uses or facilities associated with the support of the permitted principal uses.

## **SECTION 5. DEVELOPMENT STANDARDS**

A. All residential, uses shall be served by central potable water facilities and central wastewater facilities, as provided by the City.

B. All development within the Madison Garrison Planned Unit Development Zoning District shall be in compliance with all applicable land development regulations of the City of Port St. Joe, except as otherwise contained in this Ordinance.

C. The minimum setbacks for residential units shall be as follows:  
Front Setback: Fifteen (15) Feet  
Side Setback: Seven (7) Feet  
Rear Setback: Seven (7) Feet

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

- E. Maximum overall impervious coverage shall be 60%.
- F. Internal traffic circulation shall be designed to promote pedestrian and bicycle opportunities for residents and guests by providing a functional and integrated system of pedestrian and bicycle paths. The paths can be of an impervious or pervious surface material.
- G. The stormwater management system will be designed to comply with the standards of Chapter 62-330, FAC. and all other applicable regulations.
- H. Streets may be privately owned and maintained and shall be built in accordance with standards and specifications as reasonably approved by the City. Roadway base and asphalt thickness shall be designed by a registered professional engineer taking into consideration recommendations by a geotechnical engineer for site-specific design parameters. All streets shall be inspected and certified by a registered professional engineer.
- I. Signs visible from a public road, which are not otherwise subject to stricter standards imposed on the property, shall be consistent with applicable City regulations.
- J. The club house will be designed to accommodate the residents of Madison Garrison Planned Unit Development Zoning District and will be centrally located to provide for pedestrian walkability and will contain six (6) parking spaces which will include two (2) ADA handicap parking spaces.
- K. All construction shall meet the standards in the Florida Building Code, latest edition.
- L. Section 5.04 of the City of Port St. Joe Land Development Regulation Code ("Code"), as well as any other provisions with respect to buffer zones shall not apply to any portion of the Madison Garrison Planned Unit Development Zoning District. However, a ten (10) feet buffer will be provide along the abutting area of the Old St. Joseph Cemetery.

## **SECTION 6. DEVELOPMENT PLAN/PLAT PHASING**

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

## **SECTION 7. CREATION OF ZONING DISTRICT**

The purpose of this Ordinance is to create the text of the Madison Garrison Planned Unit Development Zoning District. The precise location of the permitted uses will be set forth



in the application for development plan and preliminary plat approval. This Ordinance is not intended as a unified plan of development.

#### **SECTION 8. ENFORCEMENT**

The City may enforce this Ordinance as authorized by law.

#### **SECTION 9. OTHER ORDINANCES**

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

#### **SECTION 10. ZONING MAP**

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

#### **SECTION 11. SEVERABILITY**

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

#### **SECTION 12. EFFECTIVE DATE**

This Ordinance shall become effective as provided by law.

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

ATTEST:

BOARD OF CITY COMMISSIONERS  
OF PORT ST. JOE, FLORIDA

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

\_\_\_\_\_  
Rex Buzzett, Mayor

APPROVED AS TO FORM:

\_\_\_\_\_  
Adam Albritton, City Attorney



**SOUTHEASTERN  
CONSULTING ENGINEERS, INC.**

# MADISON GARRISON PLANNED UNIT DEVELOPMENT PRELIMINARY DRAWINGS

SECTION	18	TOWNSHIP	8S	RANGE	10W
---------	----	----------	----	-------	-----

GULF COUNTY, FLORIDA  
FOR

DEVLAB PARTNERS, LLC  
1776 PEACHTREE ST. NW  
STE 410N  
ATLANTA, GA 30309

PROJECT VICINITY



LOCATION MAP



SHEET INDEX

SHEET	SHEET NAME
C-00	COVER SHEET
C-01	PRELIMINARY SITE PLAN
C-02	ENLARGED AMENITY SITE PLAN

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



SCA, FLORIDA  
PROFESSIONAL ENGINEER  
THEIR NUMBER, P.E.  
LICENSING NUMBER 875424

COVER SHEET

MADISON GARRISON PLANNED UNIT DEVELOPMENT  
DEVLAB PARTNERS, LLC  
GULF COUNTY, FLORIDA

PROJECT NUMBER: 19-B97-01	REVISIONS:
DESIGNED BY: L. WATKINS	DRAWN BY: J. BARNES
CHECKED BY: J. BARNES	DATE: 1-27-19
PROJECT LOCATION: 1776 PEACHTREE ST. NW, ATLANTA, GA 30309	SHEET NO. C-00



