

ORDINANCE NO: 426

AN ORDINANCE OF THE CITY OF PORT ST JOE, FLORIDA, RELATING TO COMPREHENSIVE PLANNING; SETTING FORTH AND ADOPTING AMENDMENTS TO THE COMPREHENSIVE PLAN RELATING TO THE CONSERVATION AND INFRASTRUCTURE ELEMENTS TO COMPLY WITH STATUTORY REQUIREMENTS RELATED TO THE WATER SUPPLY FACILITIES PLAN; PROVIDING FOR TRANSMITTAL OF THE PLAN AMENDMENT TO THE DEPARTMENT OF COMMUNITY AFFAIRS; PROVIDING FOR THE REPEAL OF PRIOR INCONSISTENT ORDINANCES AND RESOLUTIONS; PROVIDING FOR SEVERABILITY AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Section 163.3161 et seq., Florida Statutes established the Local Government Comprehensive Planning and Land Development Regulation Act; and

WHEREAS, the 2005 Florida Legislature expanded local government comprehensive plan requirements to strengthen coordination of water supply planning and local land use planning; and

WHEREAS, this Comprehensive Plan Amendment is directly related to the Comprehensive Planning and Water Supply Planning in Florida; and

WHEREAS, the City of Port St Joe City Commission recognizes the need and desire for coordination of land use planning and water supply planning; and

WHEREAS, the City of Port St Joe has worked closely with the Northwest Florida Water Management District to identify and utilize alternative sources of water; and

WHEREAS, the City of Port St Joe has assessed projected water needs and sources for a 10-year period, and has determined that there is sufficient supply of potable water to meet projected demand; and

WHEREAS, the Local Planning Agency of the City of Port St Joe held a duly noticed public hearing on the proposed Comprehensive Plan Amendment after due public notice on August 11, 2009; and

WHEREAS, the City Commission of the City of Port St Joe held a public hearing on the proposed Comprehensive Plan Amendment after due public notice on August 18, 2009; and considered the advice and findings of the Local Planning Agency, and approved the proposed Comprehensive Plan Amendment for transmittal to the Department of Community Affairs; and

WHEREAS, the City of Port St Joe transmitted the proposed amendments on October 23, 2009 to the Department of Community Affairs pursuant to Section 163.3184, Florida Statutes, and Chapter 9J-11, Florida Administrative Code; and

WHEREAS, the City of Port St Joe received from the Florida Department of Community Affairs and "Objection, Recommendations and Comments" report on December 1, 2009, reflecting the Department's review of the proposed amendments; and

WHEREAS, the City of Port St Joe held a second public hearing after due public notice on December 1, 2009

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

SECTION 1. NAME

This Ordinance shall be known as the text amendment ordinance to the City of Port St. Joe Comprehensive Plan to comply with the Water Supply Facilities Plan.

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

The Board of City Commissioners hereby finds and determines that the proposed amendments to the City of Port St. Joe Comprehensive Plan Conservation and Infrastructure Elements are consistent with the goals, objectives and policies of the City of Port St. Joe Comprehensive Plan.

SECTION 3. APPROVAL

The proposed amendments to the Conservation and Infrastructure Elements of the City of Port St. Joe Comprehensive Plan, as depicted in Exhibit "A", attached and incorporated herein, are hereby approved subject to the conditions in this Ordinance.

SECTION 4. ENFORCEMENT

The City may enforce this Ordinance as authorized by law.

SECTION 5. OTHER ORDINANCES

Except as specifically modified or changed in this Ordinance, all provisions of the City of Port St. Joe Comprehensive Plan shall apply in the same manner as throughout the City.

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 as provided by law.

This Ordinance was adopted in open regular meeting after its second reading this 1 day of December, 2009 after due notice in accordance with Florida Statute Section 166.041.

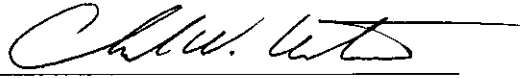
CITY COMMISSION OF THE CITY
OF PORT ST. JOE, FLORIDA

BY:



Mayor-Commissioner

Attest:



City Manager

APPENDIX "E"

ADOPTED REVISIONS TO CONSERVATION ELEMENT

GOALS, OBJECTIVES AND POLICIES

GOAL 1: The City of Port St. Joe will conserve, protect, and appropriately manage the natural resources described in the Conservation Element of the Plan to ensure the highest environmental quality possible consistent with applicable state and federal laws.

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

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

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

OBJECTIVE 1.2: The City will conserve and protect the quality and quantity of current and projected water sources and waters that flow into the estuarine waters by implementing Policies 1.2.1 through 1.2.3.

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

Policy 1.2.2: The City will cooperate with [NorthWest Florida Water Management District](#) N.W.F.W.M.D. in identifying the prime natural groundwater aquifer recharge areas and assist the N.W.F.W.M.D. in monitoring groundwater quality levels, and conditions for the possibility of salt water intrusion.

Policy 1.2.3: Activities that would withdraw groundwater to the point of salt water intrusion or would damage important identified water sources including existing cones of influence, water, recharge areas, inflow to surface public water supply resources and water wells, shall be prohibited in the City by provisions in the Plan and development regulations codes.

Policy 1.2.4: The City will adopt procedures for emergency water conservation in accordance with the plans and guidance of the [NorthWest Florida Water Management District](#) (N.W.F.W.M.D.)

Objective 1.3: Minimize erosion, sedimentation and stormwater runoff.

Policy 1.3.1: The City shall undertake measures to reduce stormwater pollution loads into adjacent water bodies by maintaining an on-going program of stormwater management, including both regulation and capital improvements. The City will review development proposals for necessary stormwater management facility needs and require stormwater

permits pursuant to the Environmental Resource Permit provisions of Chapter 62-34625, F.A.C. prior to the issuance of final development approval.

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

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

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

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

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

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

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

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

recommendations will be considered part of the development approval process where threatened and endangered species are present.

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

Policy 1.4.6: The City shall cooperate with Gulf County to protect vegetative communities located within more than one jurisdiction through application of provisions within the land development regulations.

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

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

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

Policy 1.5.3: The City will continue to coordinate with the Apalachee Regional Planning Council (A.R.P.C) and the Regional Hazardous Waste Management Plan and require regional approval (permitting) before local review of any development which might have the potential to generate hazardous waste.

Policy 1.5.4: The City shall coordinate with the Florida Department of Environmental Protection (FDEP) on the requirements that all stationary above-ground and underground petroleum storage tanks conform to the provisions of Chapter 17-61, F.A.C., and that permits be obtained from FDEP prior to installation or removal of such tanks.

Policy 1.5.5: The City shall coordinate with appropriate governmental agencies that monitor small quantity generators of hazardous waste as specified under SS. 403.7234 and SS. 403.7236, F.S.

Policy 1.5.6: The City shall coordinate with the Florida Department of Health to provide information regarding "good gardening practices" to residents of the Mill View subdivision and encourage the use of such practices to reduce possible exposure to fill chemicals.

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

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

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

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

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

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

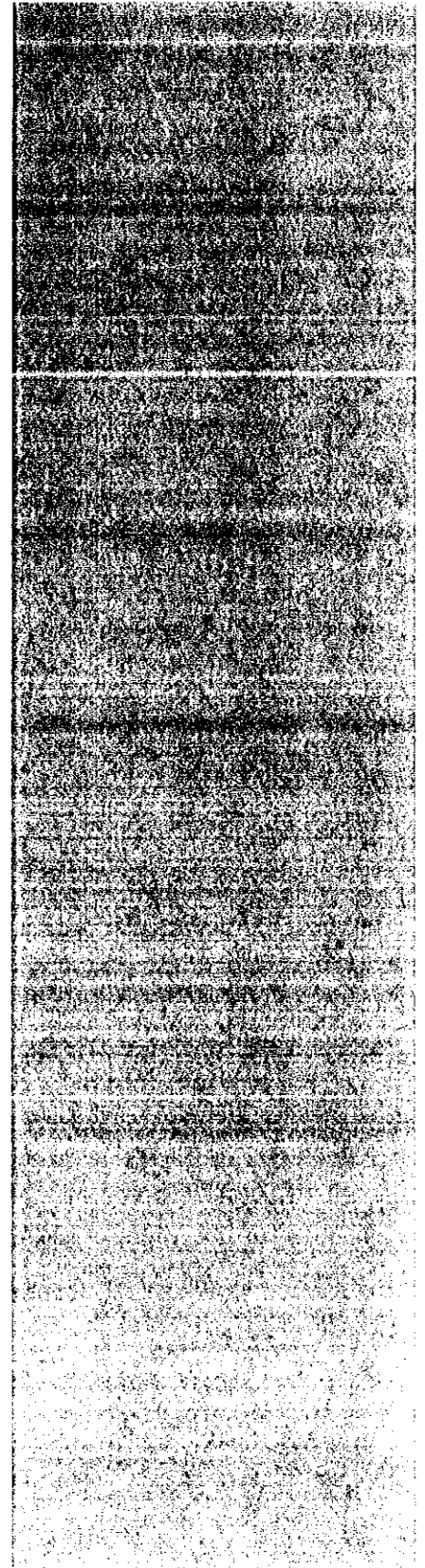
Policy 1.7.2: By May 2008, the City shall review, revise and adopt its Land Development Regulations to provide that new development, proposed intensification of development and future annexations ensure wetland conservation in accordance with policies 1.7.1 through policy 1.7.11.

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

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

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

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



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

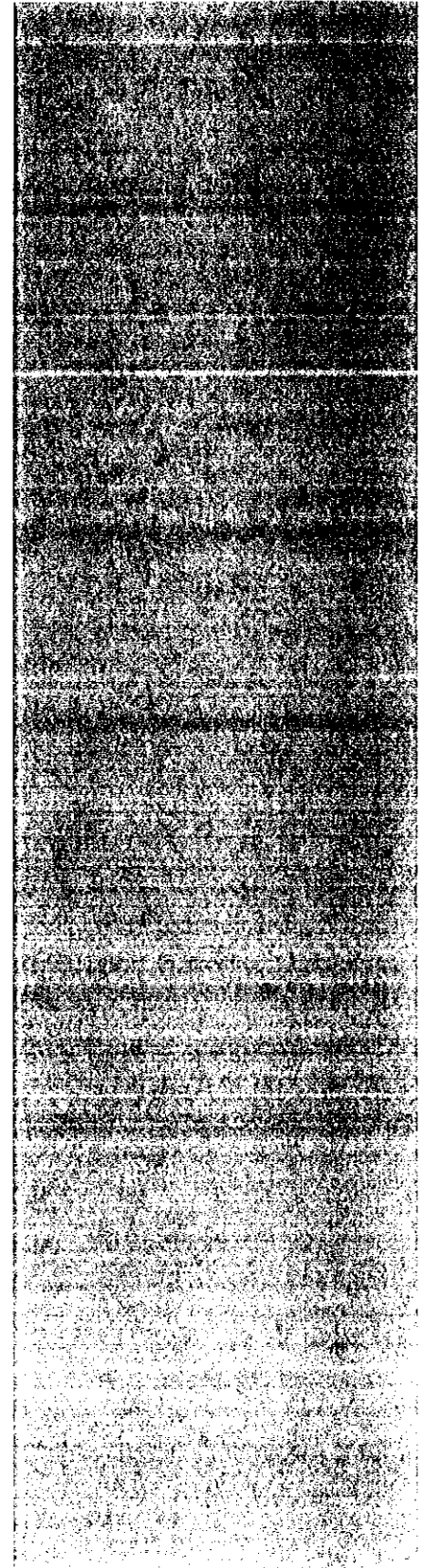
Policy 1.7.6: High quality wetlands shall mean all wetlands that do not qualify as a low quality wetland. High quality wetlands shall be protected with a 25-foot wide naturally vegetated buffer landward from the identified edge of the wetland except for those wetlands as provided in Policy 1.7.11. High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

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

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

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

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



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

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

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

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

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

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

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

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

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

Policy 1.9.4: By 2015, the City will evaluate the implementation of the Water Efficiency Landscape Ordinance and, if required, make changes to ensure conservation of water resources.

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

Policy 1.9.6: The City will incrementally reduce unaccounted water losses to 10% by 2012 through ongoing improvements to water distribution lines as shown in the capital improvement plan.

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Policy 1.9.7: By January 31, 2012, the City will evaluate the current water services rate structure to promote and support water conservation efforts implementing a rate structure based upon consumption.

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Policy 1.9.8: By December 2010, the City will consider adoption of an Irrigation Efficiency Ordinance.

Policy 1.9.9: The City shall continue to implement Public Education and Information Program to encourage citizens to conserve water and promote the efficient use of water resources.

Policy 1.9.10: The City will provide the NFWFMD a Reuse Feasibility Study per the Guidelines for Preparation of Reuse Feasibility Studies (FDEP, May 2007) by December 31, 2010.

Policy 1.9.11: By January 31, 2011, the City will provide the NFWFMD with a plan for achieving, and thereafter maintaining, 100 percent reuse of the utility's treated wastewater by 2015.

APPENDIX “F”

ADOPTED REVISIONS TO INFRASTRUCTURE ELEMENT

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

GOALS, OBJECTIVES, AND POLICIES

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

OBJECTIVE 1.1: By 2020, the City of Port St. Joe will implement procedures to ensure that at the time a development permit is issued, adequate facility capacity is available or will be available when needed to serve the development.

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

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

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

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

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

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

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.

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

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

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

Policy 1.1.11: ~~The heavy industrial/Arizona Chemical~~ potable water level of service is equal to 50 gallons per day per employee for sanitary usage only.

Policy 1.1.12: ~~The heavy industrial/Arizona Chemical~~ potable water level of service for process usage is equal to 11,000 gallons per acre, per day.

Policy 1.1.13: All improvements for replacement, expansion or increase in capacity of facilities shall be compatible with the adopted level of service standards for the facilities.

Policy 1.1.14: The Public Works Department shall develop procedures to update facility demand and capacity information as development permits are issued.

Policy 1.1.15: Annual summaries shall be prepared for capacity and demand information for each facility and service area.

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.

Policy 1.1.17: The City will institute a water distribution leak prevention program in an effort to conserve our natural resource, “water”. In addition, water customers will be continuously informed to conserve water for conservation sakes. Programs instituted by the Water Management District, such as alternate irrigation program, will be supported by the City.

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

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

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

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

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

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

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

OBJECTIVE 2.1: Existing deficiencies will be corrected by undertaking the projects in the five-year schedule of capital improvements. The following projects that are outside of the five year window will be included in future five year schedules:

Stormwater Management:

- Area 1: Canals “A” and “B” should be excavated with bottom width a minimum of 3 feet and (10) 36-inch pipe culvert should be constructed under the railroad.
- Area 1: Widen Canal “C” with a 5-foot bottom width and Canal “D” with a 14-foot bottom width. In Canal “D”, double 6-foot by 6-foot box culverts are proposed at the road to the Arizona Chemical Plant and at S.R. 381.

- Area 3: Canals proposed for Area 3 are Canals “E” and “G”, with 3-foot bottom widths. At the confluence of the canal, a new controlling weir structure will regulate the outgoing flow from the east side of the railroad to ensure the increased flow from the proposed storm improvements does not increase the flow beyond that of preconstruction runoff. A detention pond is required to be constructed along Canal “F”, with 20-foot bottom width and 60-foot top width. Additional City right-of-way will be required parallel to the existing easement.
- Area 4: There is a serious flooding problem along Monument Avenue (U.S. Highway 98) due to the inadequacy of the State’s storm sewer system in this area. Canal “G”, with a 3-foot bottom width, is designed to divert the storm flow excess from the State’s system on Monument Avenue to Area 3.
- Area 9: The proposed 24-inch storm sewer on Sixth Street and Long Avenue will remedy the flooding problems east of Long Avenue.

Potable Water Projects:

- Replace existing 2” distribution mains with 6” mains on Palm Boulevard.

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

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

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

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

OBJECTIVE 2.2: Repair and Replacement projects for the planning period 2005 through 2020 will be met through the annual budget.

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

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

Policy 2.3.1: The City of Port St Joe Water Supply Facilities Work Plan identifies and plan for the water supply sources and facilities needed to serve existing and new development within the City and unincorporated areas of the County served by the City through 2020.

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

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

OBJECTIVE 3.1: By 2010, the City will identify and protect by ordinances the prime natural groundwater aquifer recharge areas.

Policy 3.1.1: The City will identify and map areas with the greatest recharge potential based on infiltration characteristics identified in the Conservation Element for Port St. Joe.

Policy 3.1.2: Those recharge areas will be included in subdivision regulations to be amended to include standards for inclusion of recharge areas in open space preservation requirements.

Policy 3.1.3: The City will coordinate with County, State, and Federal agencies to achieve regional aquifer recharge protection objectives.

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