

**ORDINANCE NO. 565**

## **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 7<sup>th</sup> day of January, 2020.

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

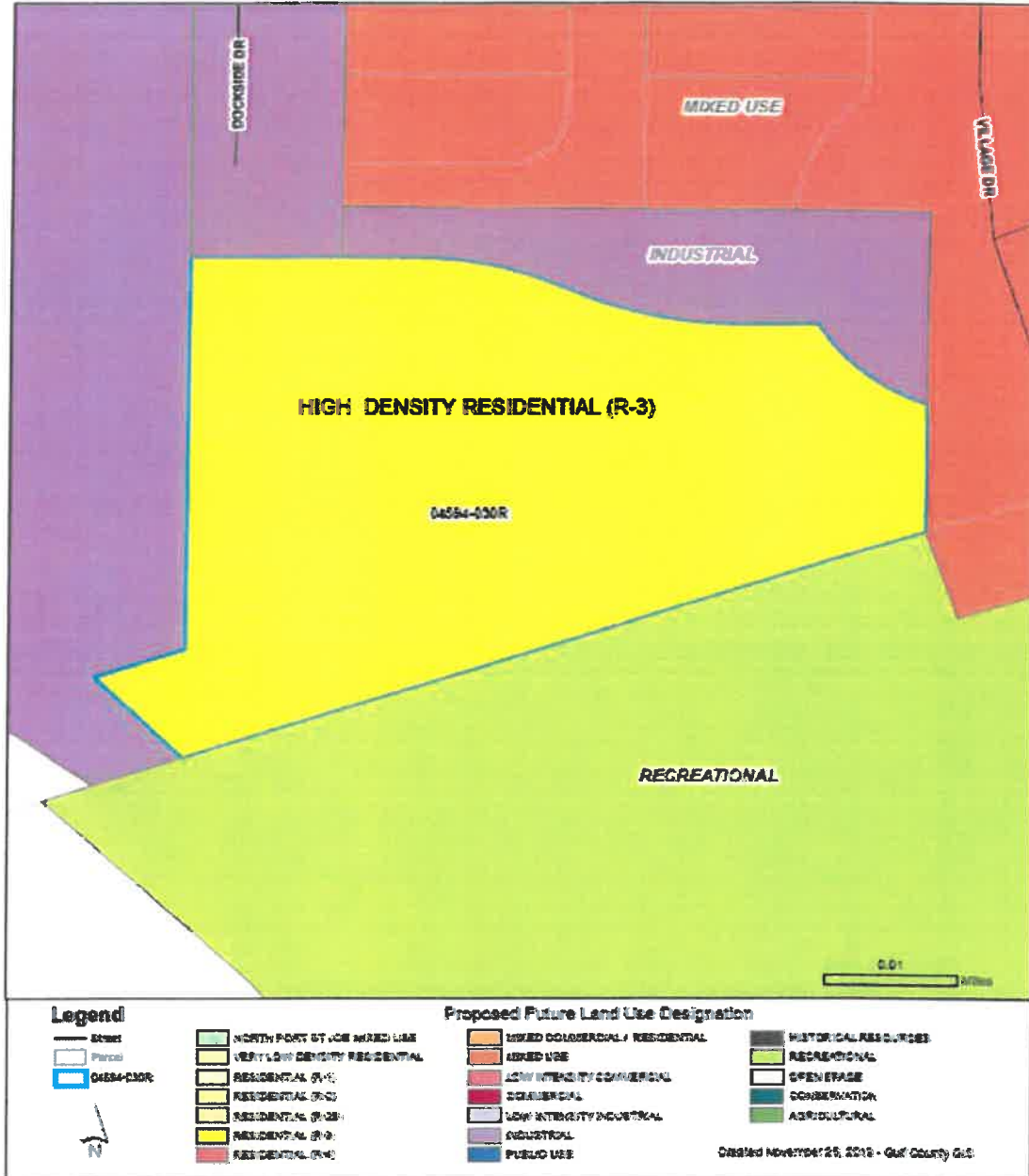
By: Rex Buzzett  
Rex Buzzett, Mayor-Commissioner

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

# EXHIBIT "A"

Future Land Use Map:

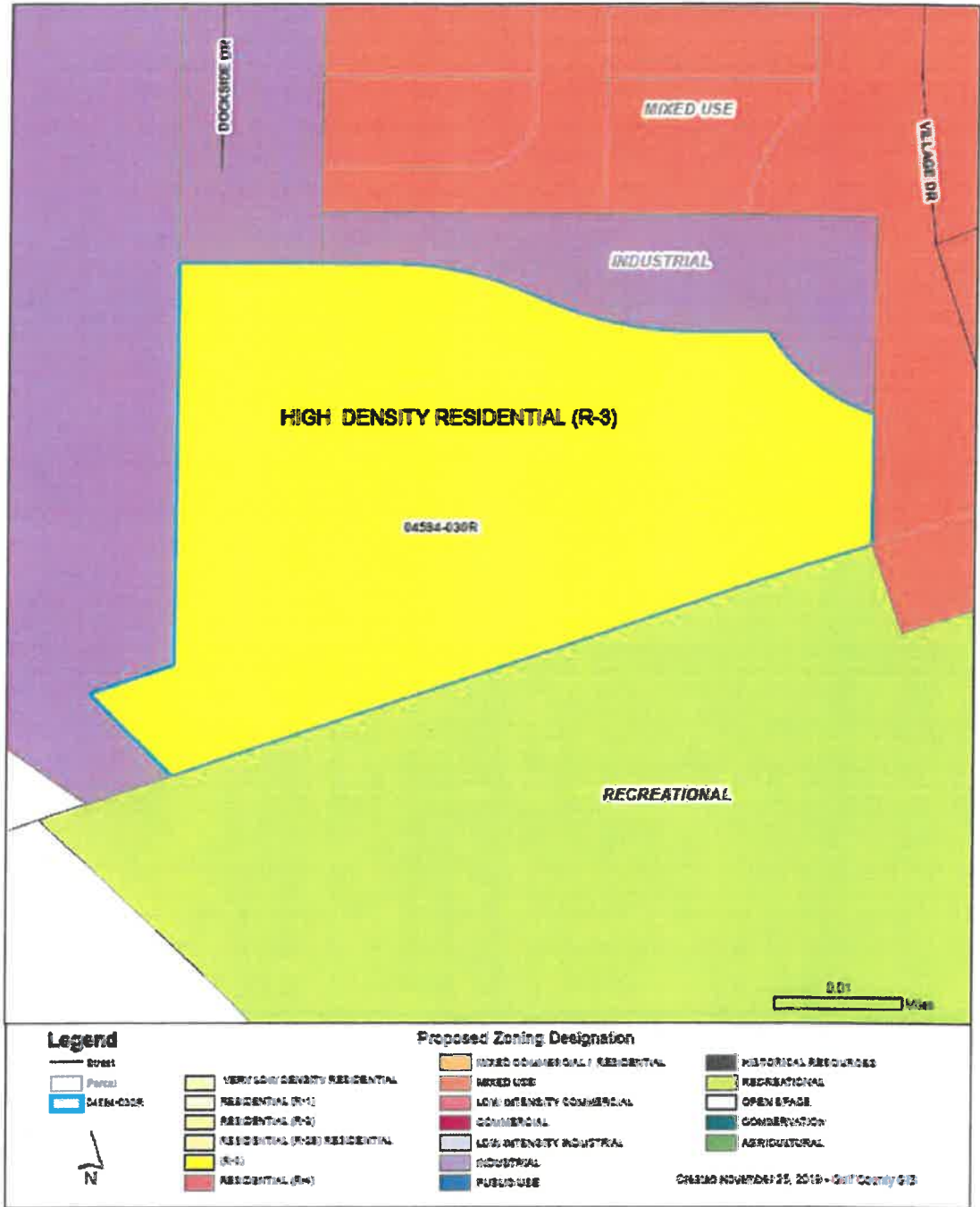
## 04594-030R - Proposed Future Land Use



# 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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## **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>

<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.



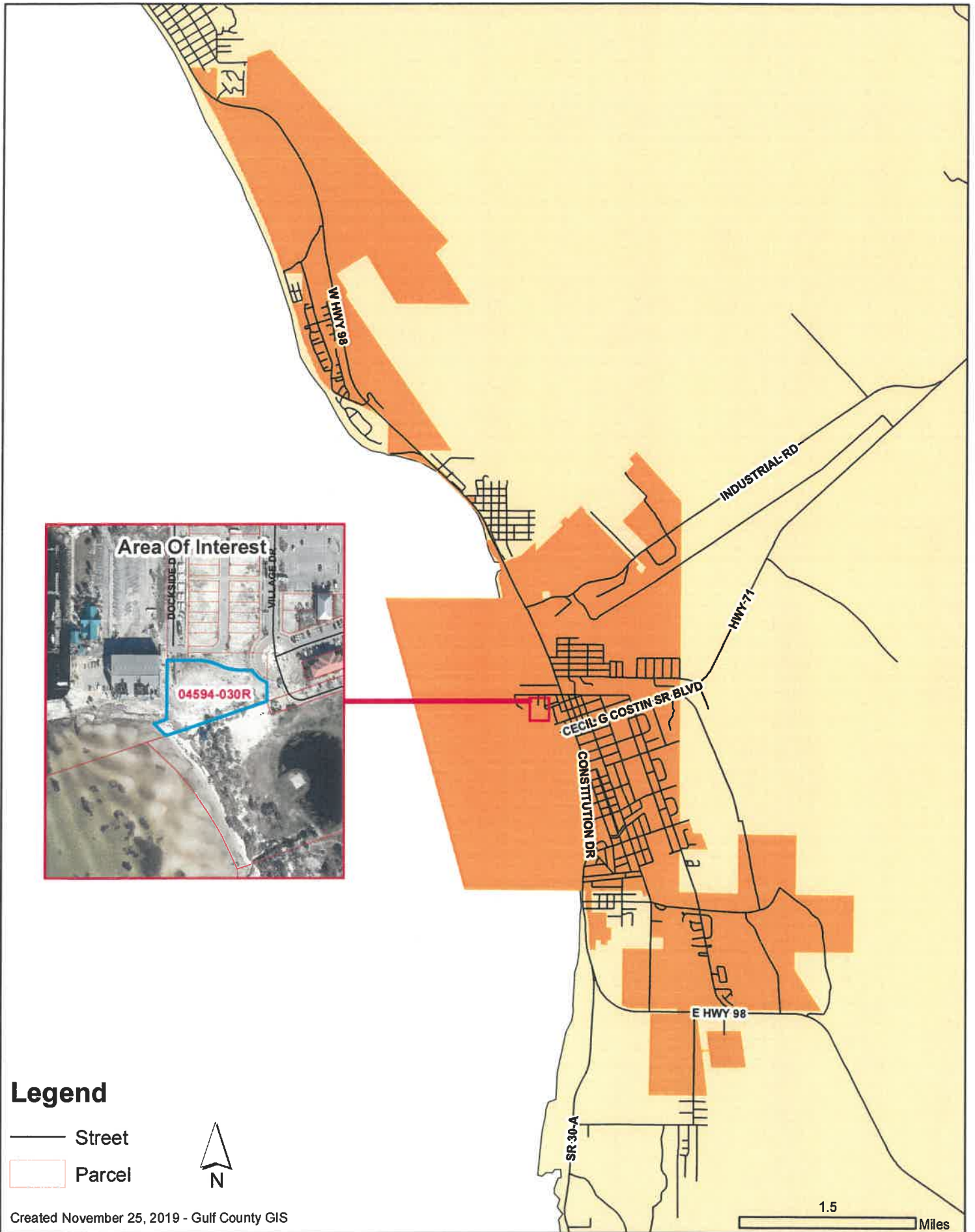
**Policy 2.1.2: The availability of public facilities shall be determined and measured for the required public facility types using the adopted Level of Service (LOS) standards contained in the following elements of the Comprehensive Plan: Traffic Circulation Infrastructure, including Solid Waste, Drainage, 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.*

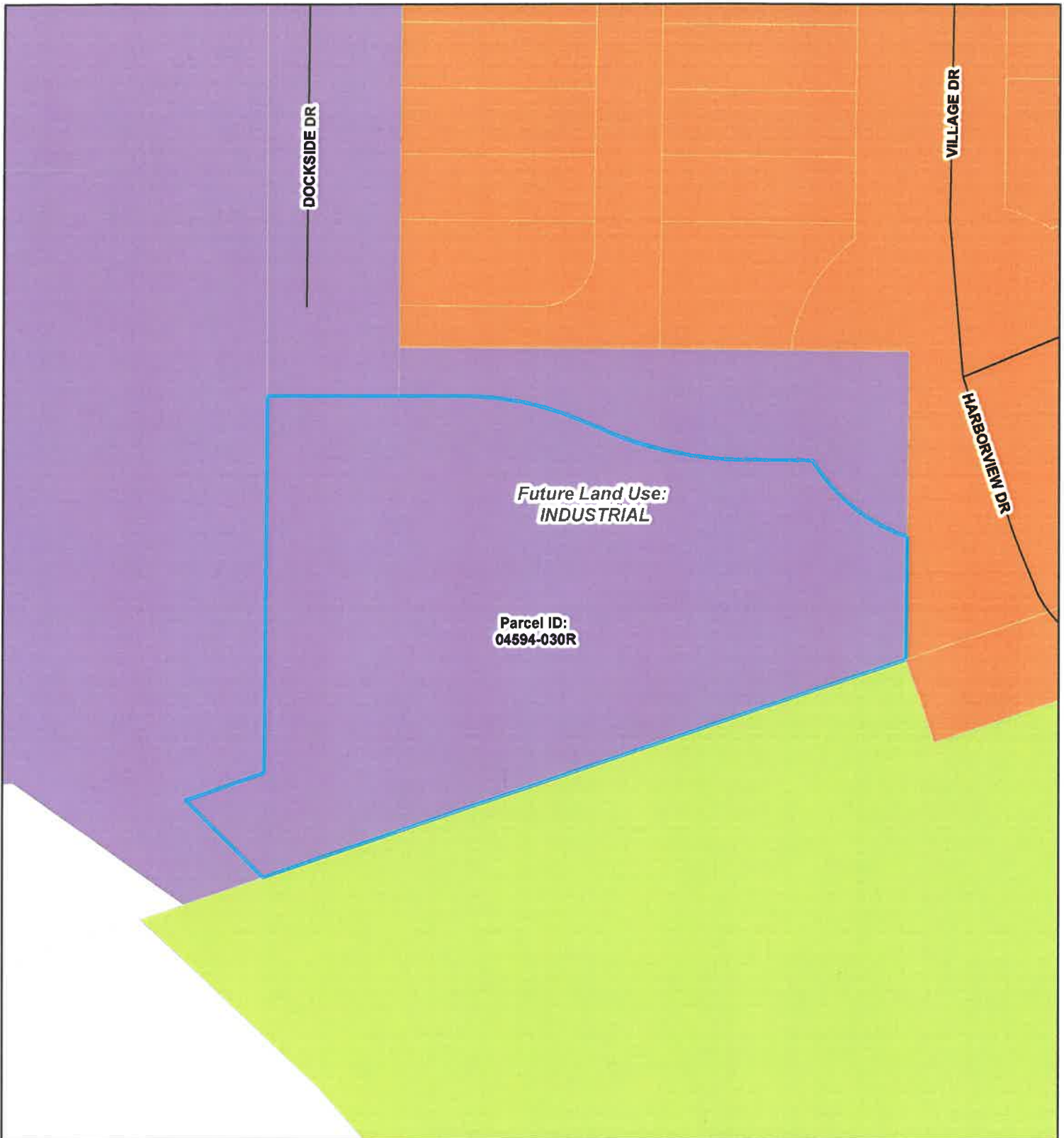
## **VIII. Figures**

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

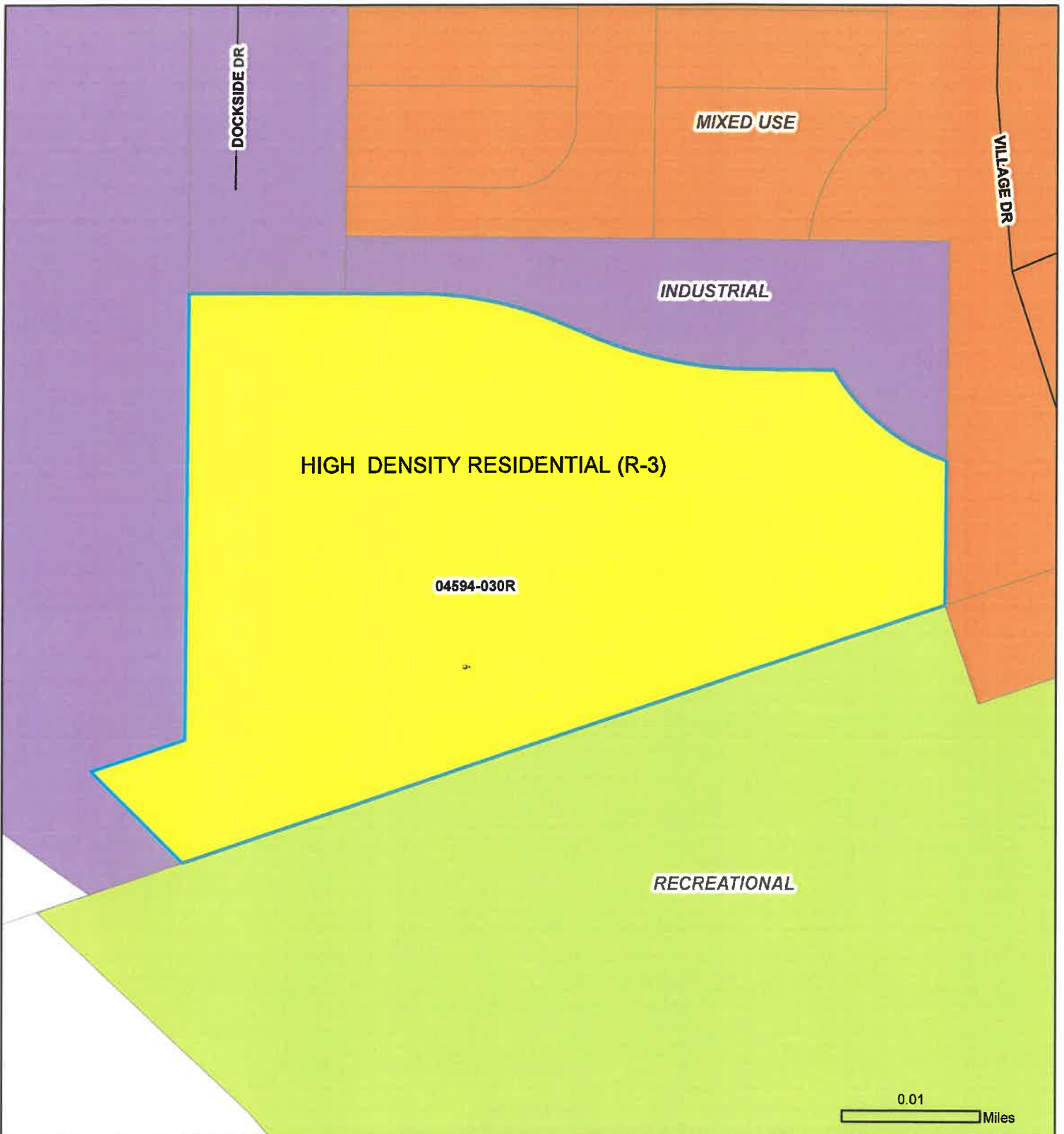
- PUBLIC USE
- HISTORICAL RESOURCES
- RECREATIONAL
- OPEN SPACE
- CONSERVATION
- AGRICULTURAL



0.015

Miles

# 04594-030R - Proposed Zoning



## Legend

- Street
- Parcel
- 04594-030R



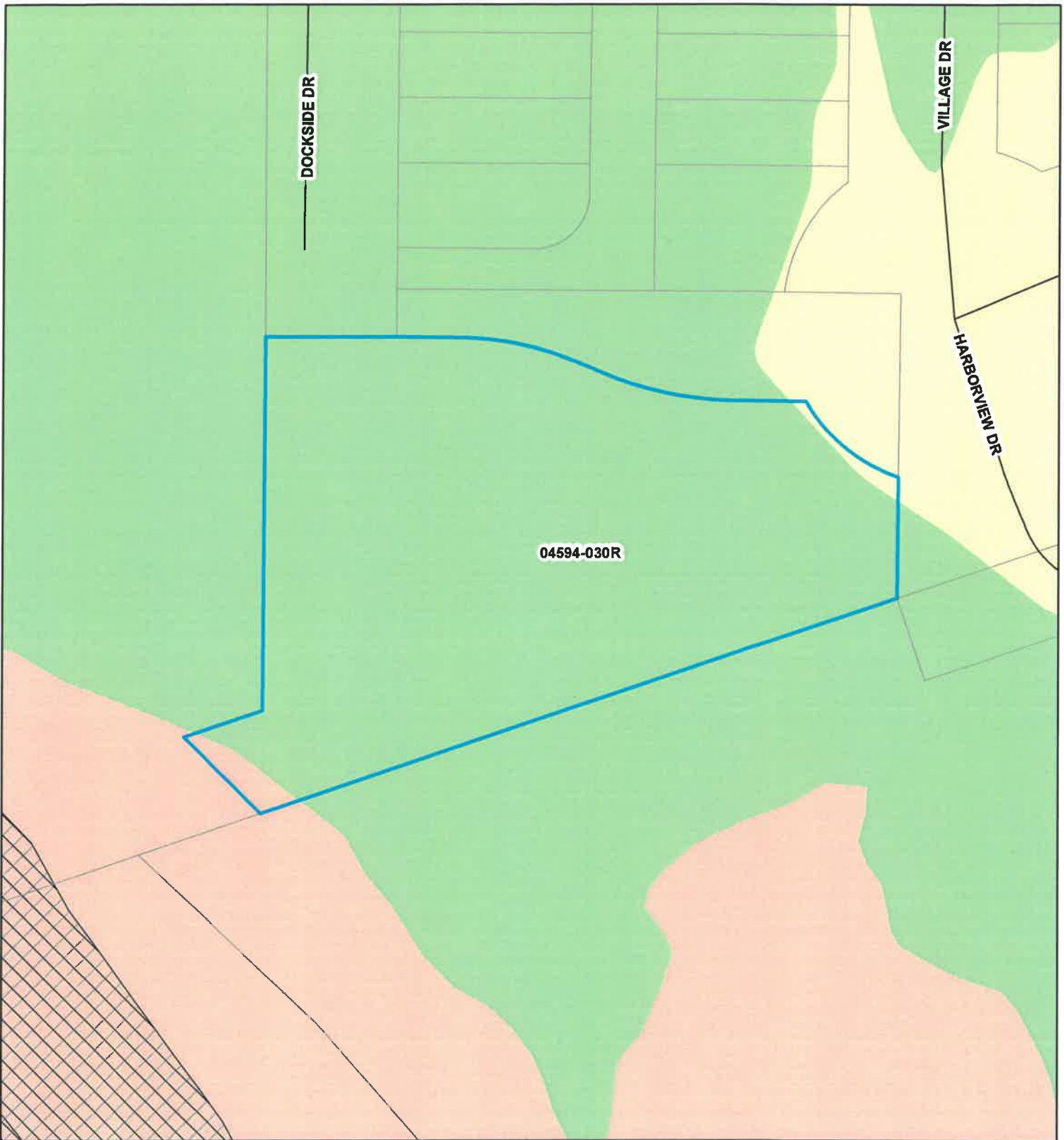
- NORTH PORT ST JOE MIXED USE
- VERY LOW DENSITY RESIDENTIAL
- RESIDENTIAL (R-1)
- RESIDENTIAL (R-2)
- RESIDENTIAL (R-2B)
- RESIDENTIAL (R-3)
- RESIDENTIAL (R-4)

## 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

# 04594-030R - Wetlands & Flood Zones



04594-030R

DOCKSIDE DR

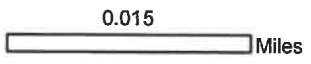
VILLAGE DR

HARBORVIEW DR

## Legend

- Street
- Parcel
- 04594-030R
- Wetlands

- ### Flood Zones
- A
  - AE
  - AO
  - VE
  - X



Created November 25, 2019  
Gulf County GIS

100 WATERMARK PAPER - HOLD TO LIGHT TO VIEW - CHECK FOR SECURITY FEATURES WITH CARE

1099

**SRS LAND COMPANY LLC**  
A FLORIDA LIMITED LIABILITY COMPANY  
PH. 706-882-9251  
107 RIDLEY AVE.  
LAGRANGE, GA 30240

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

FOR Land use application



*Eel [Signature]*



⑈001099⑈ ⑆061112021⑆ 1002875514⑈

Double check Security Features

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

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

Georgia Campbell  
2nd Witness Signature  
Printed Name: Georgia Campbell



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.