



The City of Port St. Joe

February 19, 2015

Mr. Ray Eubanks
Division of Community Planning and Development
Department of Economic Opportunity
107 East Madison Street MSC 160
Tallahassee, Florida 32399

RE: **City of Port St Joe – Small Scale Amendment**
Patton Park – Ordinance No. 511

Dear Mr. Eubanks:

Enclosed please find the above referenced adopted Small Scale Amendment for Patton Park. The City Commission held a public hearing to formally adopt the above mentioned amendment on February 17, 2015 and adopted Ordinance No. 511. The ad for the public hearing was published in the Star newspaper in accordance with the Statutes. Enclosed is a certified copy of Ordinance No. 511 amending the FLUM designation of the site from Public Use to Low Density Residential (R-1) which allows no more than 5 dwelling units per acre.

The City is submitting the adopted small scale amendment in accordance with Section 163.3187(1), Florida Statutes.

The amendment site is approximately 0.27 acres. The cumulative total of acres for small scale amendments the City has approved for this calendar year is 0.27 acres. The adopted amendment is not located within an area of critical state concern.

If you have any questions, or need additional information, please call Marina G. Pennington at (850) 766-6108; she can also be reached at marina.pennington@comcast.net.

Sincerely,

Jim Anderson, City Manager
City of Port St Joe

Enclosures

Cc: Suzanne Ray, FDEP
Susan Harp, Department of State
Dennis Wood, FDOT
Keith McCarron, ARPC
Tyler McMillan, NFWMD
David Richardson, Gulf County

ORDINANCE NO. : 511

AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN AND THE FUTURE LAND USE MAP OF THE CITY OF PORT ST. JOE, FLORIDA, BY AND THROUGH PROCEDURES REQUIRED FOR SMALL-SCALE MAP AMENDMENTS PURSUANT TO AUTHORITY UNDER STATE STATUTES SECTION 163.3187, SPECIFICALLY CHANGING A PORTION OF PARCEL ID#06065-000R, FROM PUBLIC USE TO LOW DENSITY RESIDENTIAL; 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 AN EFFECTIVE DATE.

WHEREAS, §163.3187, Florida Statutes, provides for the authority and procedure for the City Commission of Port St. Joe, Florida to amend its Future Land Use Map utilizing procedures applicable to small scale developments; and

WHEREAS, in accordance with §163.3187(1)(f)(2) Florida Statutes and §166.041(3)(c) Florida Statutes, notice was duly provided to the public of public hearing to be held on January 13, 2015, for the adoption of the amendment to the Future Land Use Map;

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

SECTION 1. APPROVAL

The application for the small scale amendment to the Future Land Use Map for the Property described as a portion of Block 117, St. Joseph's Addition, Unit 9, Gulf County, Florida, Parcel I. D. No. 06065-000R and more particularly described in Exhibit "A", attached and incorporated herein (the "Property"), is hereby approved and the land use designation for the Property on the City of Port St. Joe Future Land Use Map is hereby changed from Public Use to **Low Density Residential**. The application and all documentation submitted by the Applicant in support of it are hereby incorporated by reference. Specifically approved is the sub area policy related to allowable density as set forth in the application

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 application and change in land use as set forth in Section 1 is consistent with the goals, objectives and policies of the City of Port St. Joe Comprehensive Plan.

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 **Low Density Residential**. The City Manager is hereby directed to revise the City of Port St. Joe Future Land Use Map to reflect this designation.

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 Low Density Residential.

SECTION 6. SEVERABILITY

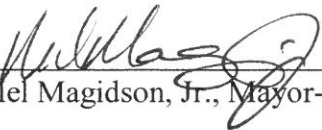
The provisions of this Ordinance are hereby declared to be severable. If any provision of this Ordinance, or the application thereof, to any person or circumstance is held to be invalid, such invalidity shall not affect other provisions or applications of this Ordinance that can be given effect without 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 17th day of February, 2015.

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

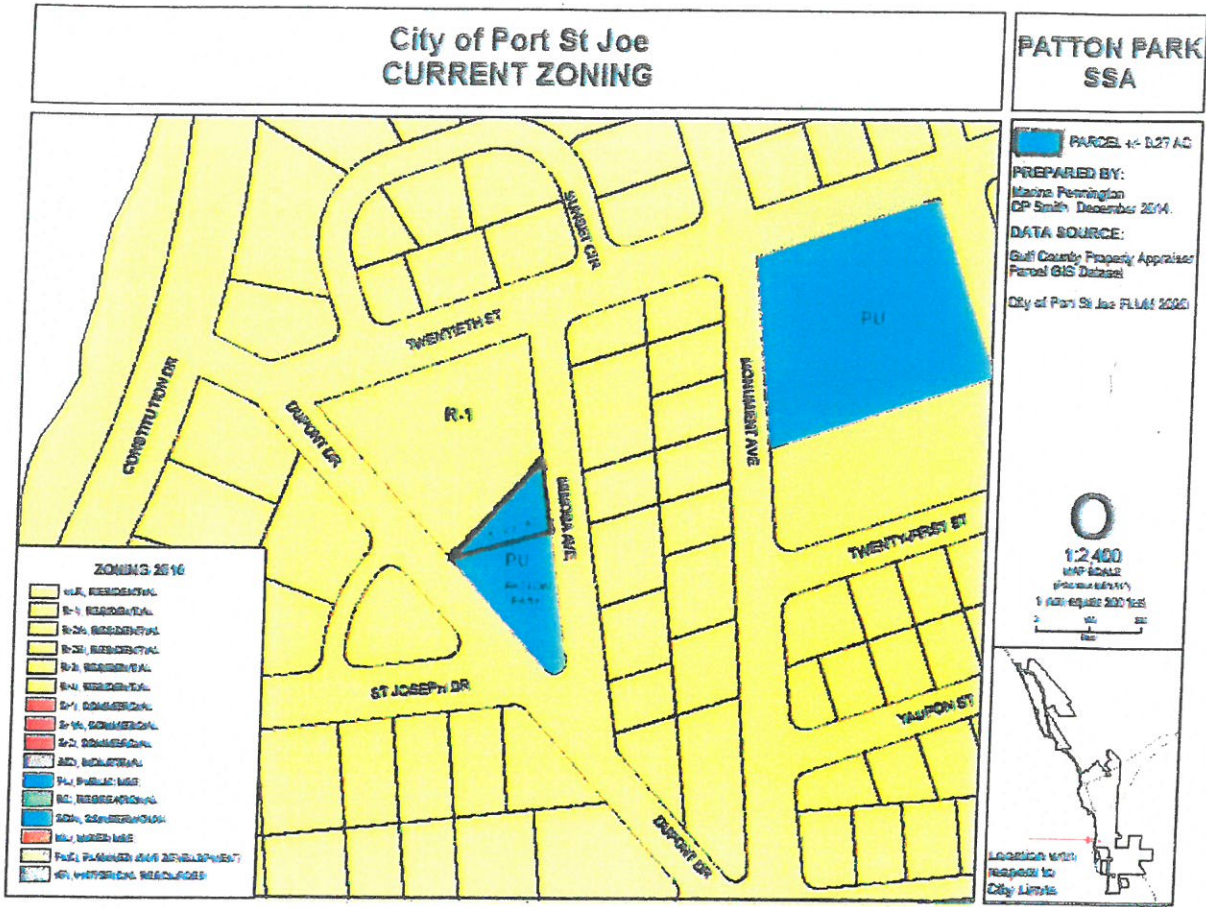
By: 
Mel Magidson, Jr., Mayor-Commissioner

Attest: 
Charlotte M. Pierce
City Clerk

Exhibit "A"
(Property Description and Map)

Property Description:

The current Zoning District designation of the site is Public Use.

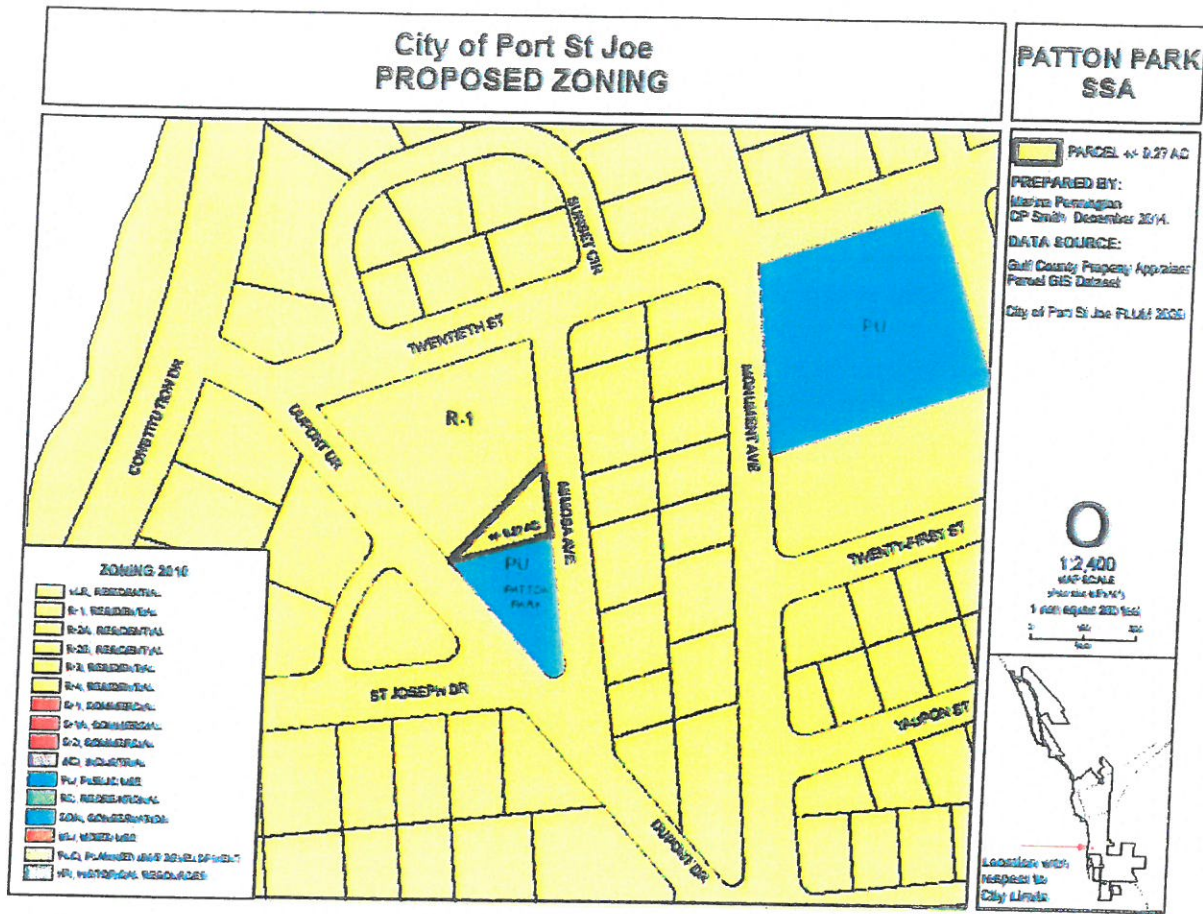


Section 3.12 of the Land Development Regulations describes the uses permitted in the Public Use Zoning District which include:

- Mineral uses.
- Hospitals.
- Churches, including church related activities.
- Public schools.
- Municipal or county facilities including but not limited to parks, recreational facilities or educational facilities.

The uses and the regulations applicable to the Public Use Zoning District are described in attached Exhibit 1.

The City proposes to change the Zoning District designation of the site to allow residential uses. The proposed Zoning District designation of the site is R-1 Residential District.



Section 3.03 of the Land Development Regulations describes the uses permitted in the R-1 Residential Zoning District which include:

- Single-family dwellings.
- Municipally owned or operated parks and playgrounds.
- Municipally owned or operated hospitals, other than an animal hospital.
- Publicly owned and operated libraries, art galleries and museums.
- Medical office buildings if such building was in operation as of October 3, 1995 and within 1,000 feet of the hospital.

The uses and the regulations applicable to the R-1 Residential Zoning District are described in attached Exhibit 2.

II. DATA AND ANALYSIS

a. Location of Subject Property

The subject property is located at the corner of Twentieth Street and Dupont Drive, east of Constitution Drive, in the southern part of the City.

b. Site Information

The subject property is currently undeveloped and, as stated before, it is part of Patton Park.

c. Adjacent Land Uses

The subject property is bounded on three sides by residential property as shown in the following table:

NORTH	Residential
SOUTH	City Neighborhood Park
EAST	Residential
WEST	Residential

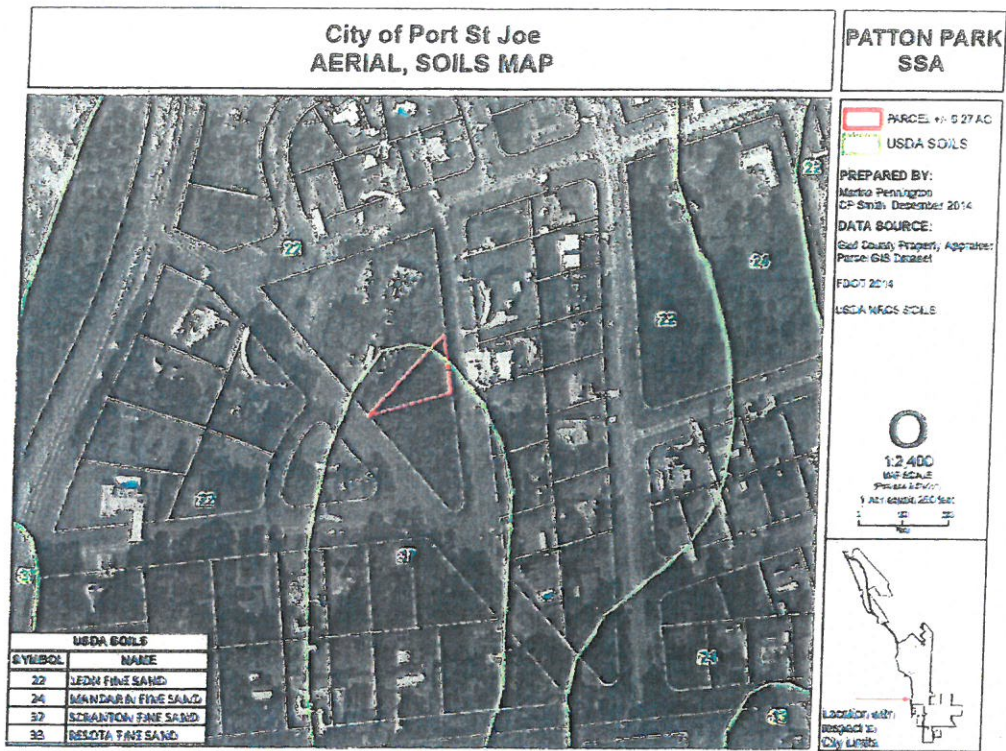
The proposed R-1 Residential Zoning District is compatible with the adjacent residential neighborhood.

d. Site Suitability

The site is currently undeveloped as it is part of Patton Park.

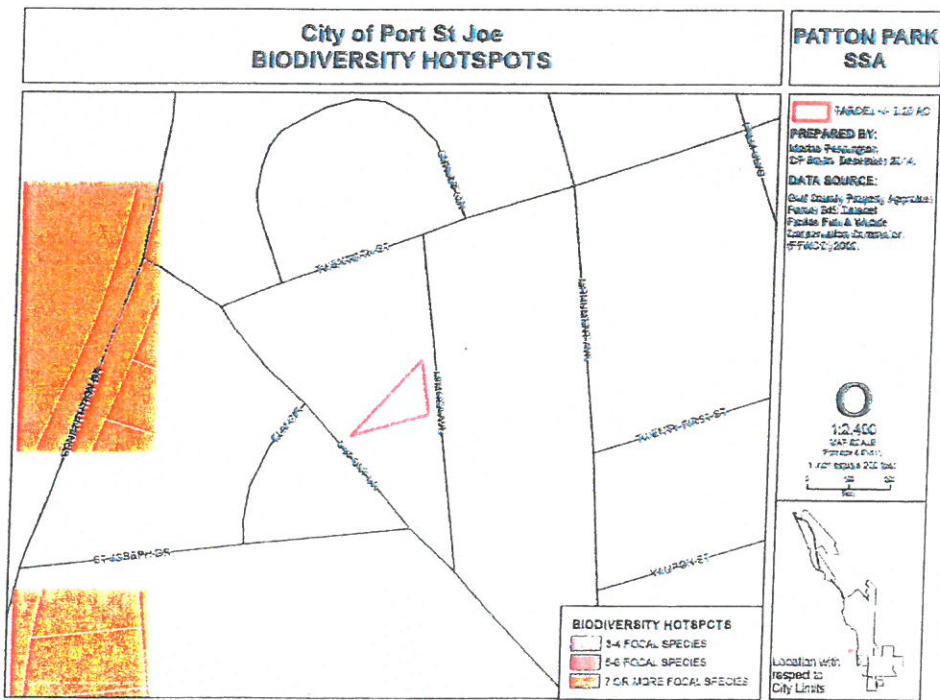
Soils

The soils of the site are Scranton Fine Sand. According to the descriptions found in the *Soil Survey of Gulf County, Florida* (U.S. Department of Agriculture, Natural Resources Conservation Service, 2001), these soils are poorly suited for urban development. Wetness is a management concern. Placement of suitable fill material can elevate building sites. The ratings are based on the general favorability of the soils for building sites based on the special planning, design and site preparation needed to overcome limitations. The site contains no wetland areas.



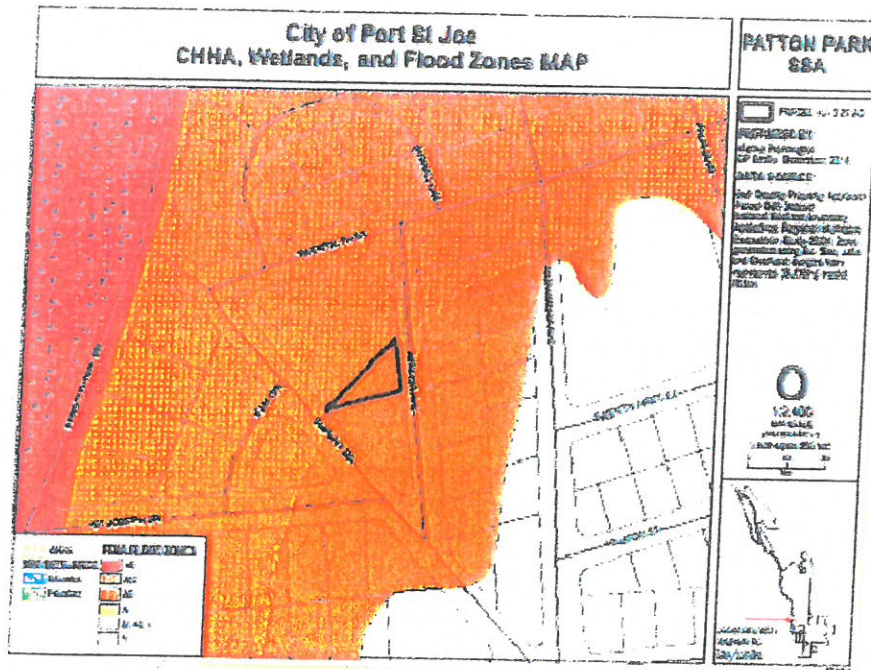
Vegetation and Wildlife

Based on the data available at the Florida Fish and Wildlife Conservation Commission, it appears that the site does not contain listed species. The proposed R-1 Residential Zoning District will not result in additional impacts to vegetation and wildlife resources.



Flood Prone Areas

The property is designated AE, an area inundated by 1% annual chance (100-year) flooding, for which based flood elevations (BFEs) have been determined, and in a special flood hazard area. Development of the site will be subject to floodplain protection requirements and general standards for flood hazard reduction as described in the City's land development regulations.



d. Coastal High Hazard Area (CHHA)

As shown in the previous map, the property is located outside the CHHA. Development on the site shall comply with the provisions of the City's comprehensive plan and land development regulations.

e. Availability of Public Facilities

Potable Water Facilities

The subject property is located within the City of Port St Joe water service area and has been served by the City. The City has a new 6-MGD surface water treatment facility which utilizes the Fresh Water Canal as its source of water. The new facility has been designed with adequate storage and pumping facilities to meet future demands of residents of the City and surrounding area.

Wastewater Treatment Facilities

The site is currently served by the City central sewer system. The existing wastewater treatment facility has capacity to treat 1.25 MGD. Current flows are between 0.8 and 1.0 MGD. Therefore, the City has available capacity to serve the property.

Solid Waste Collection and Disposal Services

In regards to solid waste, the site will continue to be served by the City. The City has the responsibility for collection of solid waste and transportation of same to the Gulf County landfill site. This landfill is known as 5 Points Landfill which is a 16.2 acre site located 2 miles northeast of the City.

Stormwater Treatment Facilities

Future redevelopment of the property shall comply with the stormwater design and performance standards and stormwater retention and detention standards contained within section 62-25.025 and 62-25.035 Florida Administrative Code (F.A.C.)

f. Transportation

It is estimated that the current designation of the site as Public Use Zoning District which allows approximately 35,283 square feet (s.f.) of development on the property may generate the following number of trips:

Average Daily Trips: $35,283 \times 68.93 \text{ trips}/1,000 \text{ sf} = 2,432 \text{ trips}$

PM Peak Hour Trips: $35,283 \times 5.88 \text{ trips}/1,000 \text{ sf} = 207 \text{ trips}$

Category 730 (Government Office Building) trip generation rates from the ITE Trip Generation Manual, 7th Volume, was applied

The proposed designation of the site as R-1 Residential Zoning District would allow a maximum of 1 residential dwelling units on the property and may generate the following number of trips:

Average Daily Trips: $1 \text{ du} \times 9.57 = 9 \text{ trips}$

PM Peak Hour Trips: $1 \text{ du} \times 1.01 = 1 \text{ trips}$

Category 210 (Single Family Detached Housing) trip generation rates from the ITE Trip Generation Manual, 7th Volume, was applied

The proposed rezoning would result in a significant decrease of average daily trips and pm peak hour trips; therefore, no additional impacts are anticipated as a result of such

change. The proposed rezoning will not adversely impact the LOS on transportation facilities in the City.

EXHIBIT 1

PUBLIC USE ZONING DISTRICT

The following uses and regulations apply in the Public Use District:

- (1) Uses permitted:
 - a. Mineral uses.
 - b. Hospitals.
 - c. Churches, including church related activities.
 - d. Public schools.
 - e. Municipal or county facilities including but not limited to parks, recreational facilities or educational facilities.
- (2) No more than 60 percent lot coverage shall be allowed, except that 100 percent lot coverage shall be allowed in the Central Business District (Blocks 2, 3, 7, 8, 14, 15, 22 and 23).
- (3) Building height limit: No building hereafter erected or structurally altered shall exceed 60 feet in height.
- (4) In the event that any owner of property in this district desires to sell or transfer the property for any use not allowed herein, then upon application to the board of city commissioners of the city, the board shall change the zoning designation from public use to the same designation as the surrounding property.

EXHIBIT 2

RESIDENTIAL R-1 ZONING DISTRICT

The following uses and regulations shall apply in R-1 residential districts:

- (1) Single-family dwellings.
- (2) Municipally owned or operated parks and playgrounds.
- (3) Municipally owned or operated hospitals, other than an animal hospital.
- (4) Publicly owned and operated libraries, art galleries and museums.
- (5) Medical office buildings if such building was in operation as of October 3, 1995 and within 1,000 feet of the hospital.
- (6) Building height limit: No building shall exceed 35 feet in height, except as provided in subsection 3.10(3) hereof.
- (7) Building site area required: A minimum frontage at the building line of at least 75 feet. If a lot has less area or width than herein required and was of record at the time of the effective date of any ordinance with this requirement, such lot may be occupied by a single-family dwelling, provided, however, that the minimum side, front and rear yard requirements are conformed with as set out in this section.
- (8) Front yard required: There shall be a front yard having a depth of not less than 25 feet measured to the front line of the main building. Where lots comprising 25 percent or more of the frontage on the same street within the block are developed with buildings having an average yard with a variation in depth of not more than six feet, no building hereafter erected or structurally altered shall project beyond the average front yard so established, but no more than 35 feet shall be required. Where the distance between dwellings on adjacent lots is 200 feet or more, the above front yard requirement will not apply. Where interior lots have a double frontage, the required front yard shall be provided on both streets.
- (9) Side yard required: On lots or parcels of land having a width of 100 feet or more, there shall be a side yard on each side of a building of not less than 15 feet. On lots of record as of October 3, 1995 having widths of more than 50 and less than 100 feet, the side yard on each side of the building shall be no less than ten feet. On lots of record as of October 3, 1995 having widths of 50 feet or less, the side yard on each side of the building shall be no less than seven feet.
- (10) Rear yard required: There shall be a rear yard for the main building having a depth of not less than 25 feet.
- (11) Minimum floor area required: The minimum required ground or first floor area, exclusive of porches, terraces, attached garages, carport or unroofed areas, shall be 1,200 square feet for a single-story dwelling and 850 square feet for two-story dwelling.
- (12) The density allowed in district R-1 shall be no more than five (5) dwelling units per acre.
- (13) Home occupations shall not be allowed in district R-1.

- (14) The maximum intensity shall be no more than 40 percent of lot coverage.
- (15) The east half of block 1020 and the west half of block 1021, all having frontage on Harbor Street.
 - a. Single-family sectional or modular homes shall be allowed so long as they meet any and all state and federal regulations applicable thereto and those state and federal regulations are incorporated herein by reference.

CITY OF PORT ST. JOE

Small Scale FLUM Amendment

Applicant: City of Port St Joe

Acres: Approximately 0.27 acres

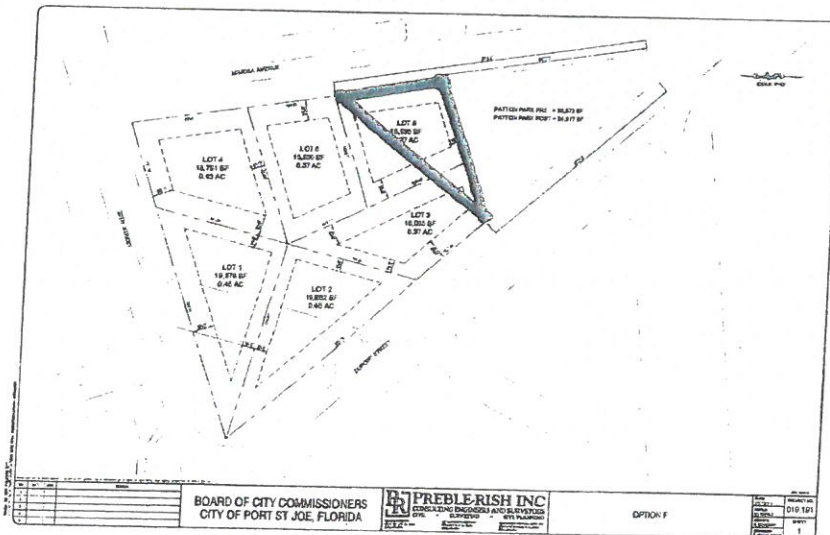
Current Land Use Designation: Public Use

Proposed Land Use Designation: Low Density Residential (R-1)

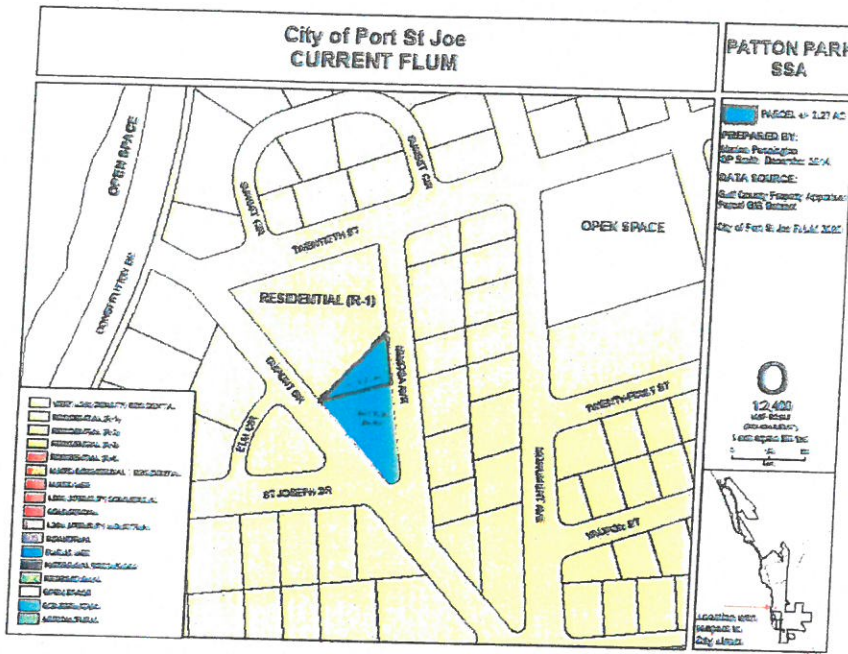
Proposed Ordinance No. 511

I. SUMMARY

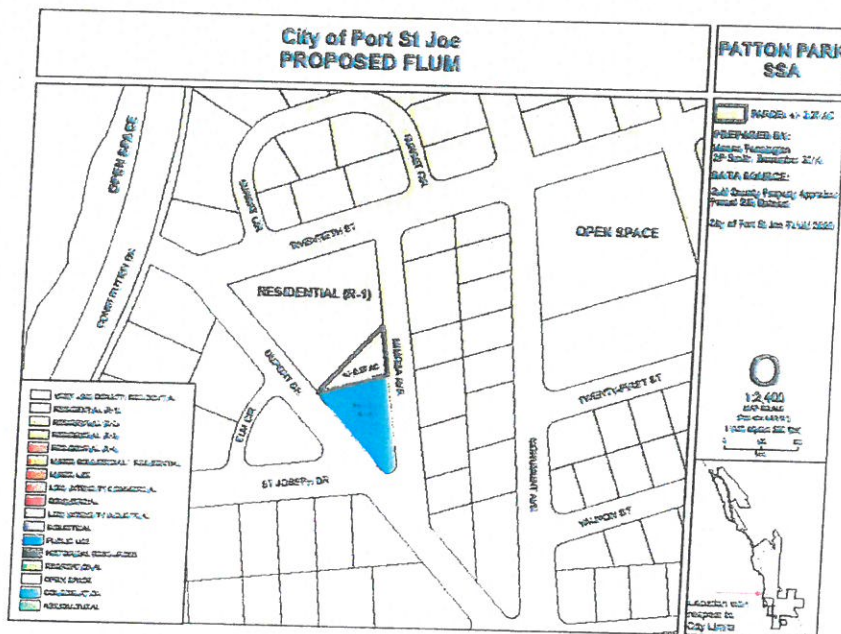
The proposed Future Land Use Map (FLUM) amendment involves a very small parcel of land, approximately 0.27 acres which is currently part of Patton Park. The subject property will be added to the 2.17 acres that contain the old Gulf Pines hospital. The old hospital has been closed since 2005 and the city has now taken title to the hospital property. It is the City's intent to demolish the old hospital building, clean up the site and make it available for redevelopment as residential use consistent with the surrounding neighborhood. The additional 0.27 acres will allow the City to create 6 lots as shown in the following graphic.



The 0.27-acre site is currently designated Public Use (see Current FLUM) which allows 60% lot coverage and 60 ft building height limitation. The current FLUM designation would allow approximately 35,283 square feet (s.f.) of development on the property.



The City proposes to change the FLUM designation of the 0.27-acre site to Low Density Residential (R-1) which allows no more than 5 dwelling units per acre. The proposed FLUM designation would allow a maximum of 1 dwelling unit on the property (see Proposed FLUM).



The City is also proposing to change the Zoning District designation of the site from Public Use to Residential District R-1.

II. DATA AND ANALYSIS

a. Location of Subject Property

The 0.27-acre subject property is located at the corner of Twentieth Street and Dupont Drive, east of Constitution Drive in the southern part of the City.

b. Site Information

The subject property is currently undeveloped and, as stated before, it is part of Patton Park.

c. Adjacent Land Uses

The proposed Residential-1 designation is compatible with the adjacent residential and neighborhood park uses as shown in the following table:

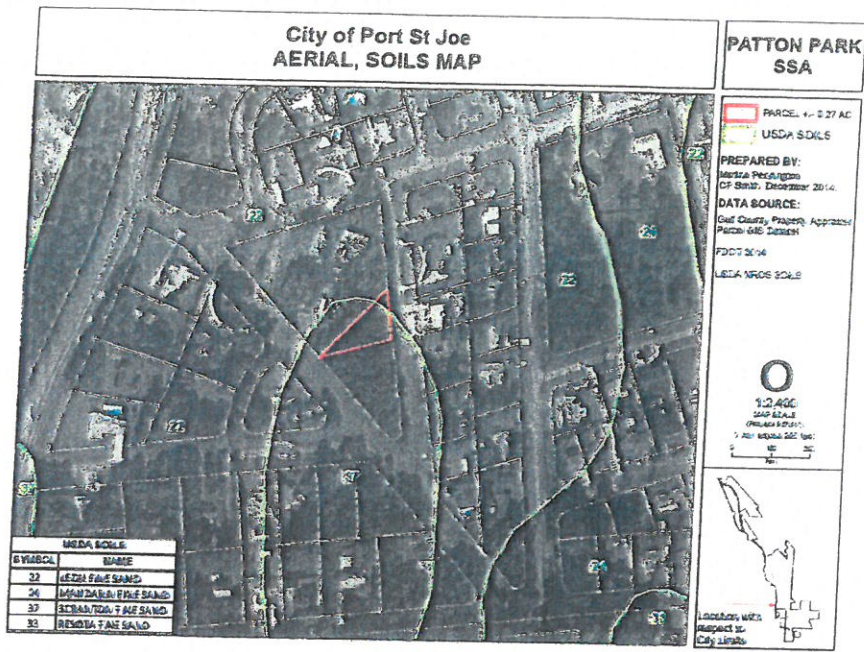
NORTH	Residential
SOUTH	City Neighborhood Park
EAST	Residential
WEST	Residential

d. Site Suitability

The subject property is surrounded by residential development as shown in the following aerial map and will allow the City to create Lot 6 and redevelop the old Gulf Pines hospital site.

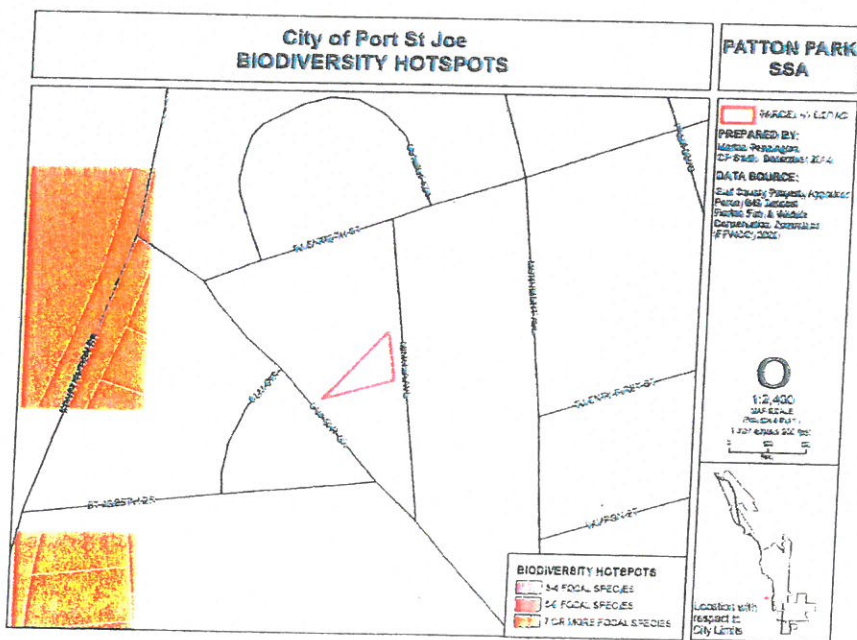
Soils

The soils of the site are Scranton Fine Sand. According to the descriptions found in the *Soil Survey of Gulf County, Florida* (U.S. Department of Agriculture, Natural Resources Conservation Service, 2001), these soils are poorly suited for urban development. Wetness is a management concern. Placement of suitable fill material can elevate building sites. The ratings are based on the general favorability of the soils for building sites based on the special planning, design and site preparation needed to overcome limitations. The property contains no wetland areas.



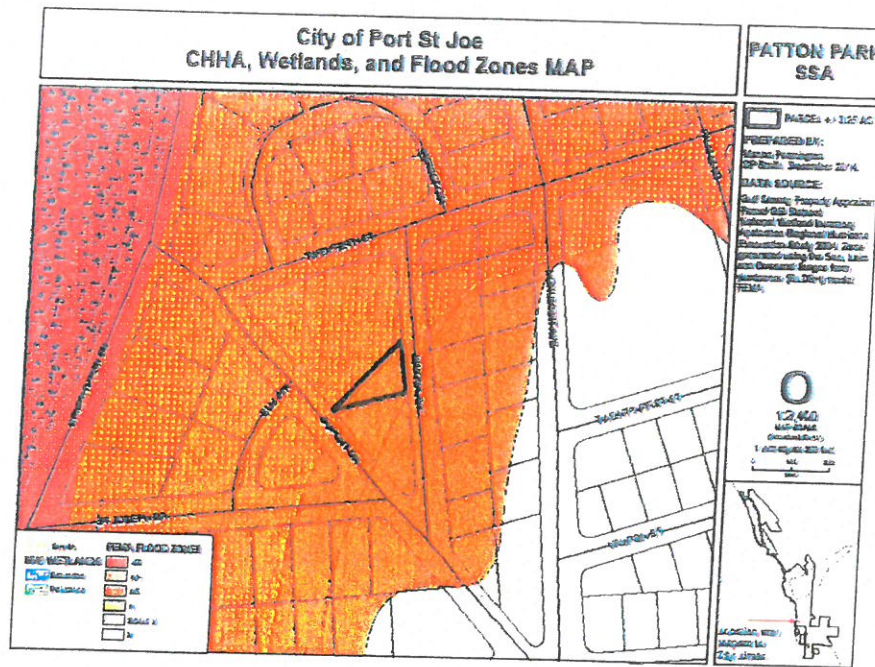
Vegetation and Wildlife

Based on available data from the Florida Fish and Wildlife Conservation Commission, there are no listed species on the property. The proposed amendment will not result in additional impacts to vegetation and wildlife resources.



Flood Prone Areas

The property is designated AE, an area inundated by 1% annual chance (100-year) flooding, for which based flood elevations (BFEs) have been determined, and in a special flood hazard area. Development of the site will be subject to floodplain protection requirements and general standards for flood hazard reduction as described in the City's land development regulations.



d. Coastal High Hazard Area (CHHA)

As shown in the above map, the subject property is located outside the CHHA. Any proposed development on the site shall comply with the provisions of the City's comprehensive plan and land development regulations.

e. Availability of Public Facilities

Potable Water Facilities

The subject property is located within the City of Port St Joe water service area and has been served by the City. The City has a new 6-MGD surface water treatment facility which utilizes the Fresh Water Canal as its source of water. The new facility has been designed

with adequate storage and pumping facilities to meet future demands of residents of the City and surrounding area.

The City's Comprehensive Plan states that the "residential 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".

The following table shows current and projected Water Supply Demand, Capacity and Surplus based on the permit and operation of the new surface water treatment facility:

	2009	2010	2020
Total Population Served	12,642	13,165	13,833
Demand per Capita (GPD)	114	130	130
Average Daily Demand (GPD)	1,443,751	1,711,395	1,798,290
Available Facility Capacity (GPD)	6,000,000	6,000,000	6,000,000
Facility Capacity Surplus (Deficit) *	4,556,249	4,288,605	4,201,710
Permitted Amount (GPD Annual Average)	3,147,000	3,147,000	3,147,000
Permitted Surplus (Deficit) **	1,703,249	1,603,305	1,348,710

Source: City of Port St Joe Water Plant Manager, April 2009.

- * Calculated by subtracting Average Daily Demand from Available Facility Capacity
- ** Calculated by subtracting Average Daily Demand from Permitted Amount

As shown in this table, the City has sufficient capacity to provide central water services to its residents and nearby unincorporated communities through 2020.

Wastewater Treatment Facilities

The site is currently served by the City central sewer system consistent with the adopted City comprehensive plan which states that the "residential 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".

The existing wastewater treatment facility has capacity to treat 1.25 MGD. Current flows are between 0.8 and 1.0 MGD. Therefore, the City has available capacity to serve the property.

Solid Waste Collection and Disposal Services

In regards to solid waste, the site will continue to be served by the City. The City's Comprehensive Plan states that 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".

The City has the responsibility for collection of solid waste and transportation of same to the Gulf County landfill site. This landfill is known as 5 Points Landfill which is a 16.2 acre site located 2 miles northeast of the City.

Stormwater Treatment Facilities

The City's Comprehensive Plan identifies the level of service for stormwater management standards shall be used "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".

Future redevelopment of the property shall comply with the stormwater design and performance standards and stormwater retention and detention standards contained within section 62-25.025 and 62-25.035 Florida Administrative Code (F.A.C.)

f. Transportation

It is estimated that the current FLUM designation of Public Use which allows approximately 35,283 square feet (sf) of development on the property may generate the following number of trips:

Average Daily Trips: $35,283 \times 68.93 \text{ trips}/1,000 \text{ sf} = 2,432 \text{ trips}$

PM Peak Hour Trips: $35,283 \times 5.88 \text{ trips}/1,000 \text{ sf} = 207 \text{ trips}$

Category 730 (Government Office Building) trip generation rates from the ITE Trip Generation Manual, 7th Volume, was applied

The proposed Low Density Residential (R-1) FLUM designation would allow a maximum of 1 residential dwelling unit on the property and may generate the following number of trips:

Average Daily Trips: 1 du x 9.57 = 9 trips
PM Peak Hour Trips: 1 du x 1.01 = 1 trips

Category 210 (Single Family Detached Housing) trip generation rates from the ITE Trip Generation Manual, 7th Volume, was applied

The proposed FLUM amendment would result in a significant decrease of average daily trips and pm peak hour trips; therefore, no additional impacts are anticipated as a result of such change. The proposed amendment will not adversely impact the LOS on transportation facilities in the City.

City of Port St Joe CURRENT FLUM

**PATTON PARI
SSA**



PARCEL +/- 0.27 AC

PREPARED BY:

Marina Pennington
CP Smith December 2014.

DATA SOURCE:

Gulf County Property Appraiser
Parcel GIS Dataset

City of Port St Joe FLUM 2020

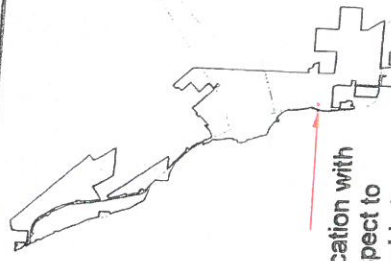
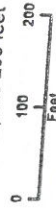


1:2,400

MAP SCALE

(Print size 8.5x11)

1 inch equals 200 feet



Location with respect to



[White]	VERY LOW DENSITY RESIDENTIAL
[Light Yellow]	RESIDENTIAL (R-1)
[Light Orange]	RESIDENTIAL (R-2)
[Orange]	RESIDENTIAL (R-3)
[Red-Orange]	RESIDENTIAL (R-4)
[Red]	MIXED COMMERCIAL / RESIDENTIAL
[Dark Red]	MIXED USE
[Light Blue]	LOW INTENSITY COMMERCIAL
[Medium Blue]	COMMERCIAL
[Dark Blue]	LOW INTENSITY INDUSTRIAL
[Light Green]	INDUSTRIAL
[Medium Green]	PUBLIC USE
[Dark Green]	HISTORICAL RESOURCES
[Lightest Green]	RECREATIONAL
[White]	OPEN SPACE
[Lightest Blue]	CONSERVATION
[Lightest Green]	AGRICULTURAL

City of Port St Joe PROPOSED FLUM

**PATTON PARK
SSA**

PARCEL +/- 0.27 AC

PREPARED BY:

Marina Pennington
CP Smith December 2014.

DATA SOURCE:

Gulf County Property Appraise
Parcel GIS Dataset

City of Port St Joe FLUM 2020

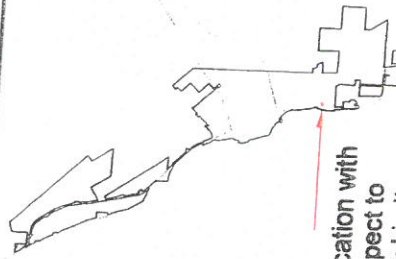


1:2,400

MAP SCALE

(Print size 8.5x11")

1 inch equals 200 feet



Location with respect to



[White Box]	VERY LOW DENSITY RESIDENTIAL
[Light Yellow Box]	RESIDENTIAL (R-1)
[Light Orange Box]	RESIDENTIAL (R-2)
[Orange Box]	RESIDENTIAL (R-3)
[Dark Orange Box]	RESIDENTIAL (R-4)
[Red-Orange Box]	MIXED COMMERCIAL / RESIDENTIAL
[Red Box]	MIXED USE
[Light Red Box]	LOW INTENSITY COMMERCIAL
[Red-Orange Box]	COMMERCIAL
[Light Yellow Box]	LOW INTENSITY INDUSTRIAL
[Yellow Box]	INDUSTRIAL
[Light Green Box]	PUBLIC USE
[Green Box]	HISTORICAL RESOURCES
[Light Blue Box]	RECREATIONAL
[Blue Box]	OPEN SPACE
[Dark Blue Box]	CONSERVATION
[Light Green Box]	AGRICULTURAL

City of Port St Joe CURRENT ZONING

**PATTON PARI
SSA**

PARCEL +/- 0.27 AC

PREPARED BY:

Marina Pennington
CP Smith December 2014.

DATA SOURCE:

Gulf County Property Appraise
Parcel GIS Dataset

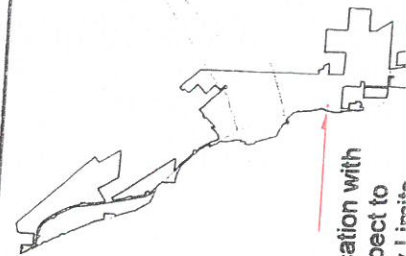
City of Port St Joe FLUM 2020



1:2,400

MAP SCALE
(Print size 8.5x11")

1 inch equals 200 feet



Location with
respect to
City Limits



ZONING 2010

[Light Blue Box]	VLR, RESIDENTIAL
[Light Yellow Box]	R-1, RESIDENTIAL
[Light Green Box]	R-2A, RESIDENTIAL
[Light Orange Box]	R-2B, RESIDENTIAL
[Light Purple Box]	R-3, RESIDENTIAL
[Light Red Box]	R-4, RESIDENTIAL
[Light Blue Box]	C-1, COMMERCIAL
[Light Yellow Box]	C-1A, COMMERCIAL
[Light Green Box]	C-2, COMMERCIAL
[Light Orange Box]	IND, INDUSTRIAL
[Light Purple Box]	PU, PUBLIC USE
[Light Red Box]	RC, RECREATIONAL
[Light Blue Box]	CON, CONSERVATION
[Light Yellow Box]	MU, MIXED USE
[Light Green Box]	PUD, PLANNED UNIT DEVELOPMENT
[Light Orange Box]	HR, HISTORICAL RESOURCES

City of Port St Joe PROPOSED ZONING

PATTON PARK SSA

 PARCEL +/- 0.27 AC

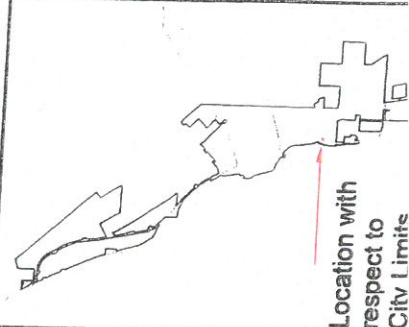
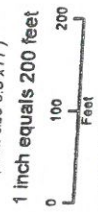
PREPARED BY:
Marina Pennington
CP Smith December 2014.

DATA SOURCE:
Gulf County Property Appraise
Parcel GIS Dataset

City of Port St Joe FLUM 2020



1:2,400
MAP SCALE
(Print size 8.5x11")



Location with respect to City Limits



ZONING 2010

	VLR, RESIDENTIAL
	R-1, RESIDENTIAL
	R-2A, RESIDENTIAL
	R-2B, RESIDENTIAL
	R-3, RESIDENTIAL
	R-4, RESIDENTIAL
	C-1, COMMERCIAL
	C-1A, COMMERCIAL
	C-2, COMMERCIAL
	IND, INDUSTRIAL
	PU, PUBLIC USE
	RC, RECREATIONAL
	CON, CONSERVATION
	MU, MIXED USE
	PUD, PLANNED UNIT DEVELOPMENT
	HR, HISTORICAL RESOURCES