

July 22, 2019
Workshop Meeting
6:00 P.M.
2775 Garrison Avenue
Port St. Joe, Florida



City of Port St. Joe

Rex Buzzett, Mayor-Commissioner
Eric Langston, Commissioner, Group I
David Ashbrook, Commissioner, Group II
Brett Lowry, Commissioner, Group III
Scott Hoffman, Commissioner, Group IV

[All persons are invited to attend these meetings. Any person who decides to appeal any decision made by the Commission with respect to any matter considered at said meeting will need a record of the proceedings, and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The Board of City Commission of the City of Port St. Joe, Florida will not provide a verbatim record of this meeting.]

BOARD OF CITY COMMISSION

**Workshop Meeting
6:00 P.M.
2775 Garrison Avenue
Monday July 22, 2019**

Call to Order

- **MLK Corridor Zoning Change Request**

Pages 1-77

**Citizens to be Heard
Discussion Items by Commissioners
Motion to Adjourn**

PARCEL ID	OWNER NAME	OWNER MAILING ADDRESS	CITY NAME	ST	ZIP CODE
04573-100R	CHURCH PHILADELPHIA PRIMITIVE BAPTIST JENKINS BOYKINS UNDERWOOD TRUSTEES	316 AVE B	PORT ST JOE	FL	32456
05821-000R	WINFIELD SHANNON	211 N PARK AVE	PORT ST JOE	FL	32456
05821-001R	UNDERWOOD EVELYN H	143 AVENUE D	PORT ST JOE	FL	32456-1517
05821-003R	FENNELL QUATINA ET AL	186 AVENUE E	PORT ST JOE	FL	32456
05823-000R	ADDISON MINIRS K	PO BOX 331	PORT ST JOE	FL	32457-0331
05824-000R	GREGORY CAROLINE G ET AL	191 AVENUE D	PORT ST JOE	FL	32456
05825-000R	DAVIS ANTHONY	25562 SW 20TH AVE	NEWBERRY	FL	32669
05826-000R	LESLIE RAWLIS D & SHARION Y	104 BROAD ST	PORT ST JOE	FL	32456-1520
05828-000R	HARRIS SANTANA & WILHELMINA WILLIAMS	186 AVE E	PORT ST JOE	FL	32456
05829-000R	OWENS KIMBERLY	193 AVE D	PORT ST JOE	FL	32456
05830-000R	CLEMONS SUSIE C & CATHY E BOYD	416 MARTIN LUTHER KING BLVD	PORT ST JOE	FL	32456
05831-000R	QUINN BILLY C ET UX	PO BOX 757	PORT ST JOE	FL	32457-0757
05832-000R	MC QUEEN SAM C/O DORA MC KENNEY	119 EDNA ST	BELVEDERE	SC	29841-2322
05833-000R	FISHER BRENDA BAILEY	PO BOX 732	PORT ST JOE	FL	32457-0732
05834-000R	CHURCH PORT ST JOE FIRST BORN OF THE LIVING GOD	PO BOX 562	PORT ST JOE	FL	32457
05835-000R	QUINN BILLY C	PO BOX 757	PORT ST JOE	FL	32457-0757
05836-000R	CHURCH FIRST BORN CHURCH OF THE LIVING GOD	PO BOX 562	PORT ST JOE	FL	32457
05899-000R	LESLIE RAWLIS D & SHARION Y	104 BROAD ST	PORT ST JOE	FL	32456-1520
05899-050R	LASHARAW INC	104 BROAD ST	PORT ST JOE	FL	32456-1520
05899-070R	HILL ISAIAH E & LINDA L ROLLACK	PO BOX 668	PORT ST JOE	FL	32457-0668
05899-080R	BROWN SHIRLEY J	1627 SOUTH FLANNER RD	BATON ROUGE	LA	70816
05900-000R	LARRY R C & ANNIE MAE	207 AVENUE F	PORT ST JOE	FL	32456-1527
05901-000R	HARRIS ARTHUR	202 AVE G	PORT ST JOE	FL	32456
05902-000R	LARRY ANNIE MAE	207 AVENUE F	PORT ST JOE	FL	32456-1527
05904-000R	BISHOP FREDDY D & HEATHER J	737 HARRY MCCARTY RD	BETHLEHEM	GA	30620
05905-000R	FARMER ROBERT LEE	218 AVENUE G	PORT ST JOE	FL	32456-1532
05906-000R	QUINN DESMOND OR DESARAI	221 AVENUE F	PORT ST JOE	FL	32456-1527
05907-000R	PITTMAN AMOS	220 AVENUE G	PORT ST JOE	FL	32456
05908-000R	FARMER RUBY	226 A AVENUE C	PORT ST JOE	FL	32456-1516

05910-000R	LONG CHRISTOPHER	232 AVE G	PORT ST JOE	FL	32456
05910-001R	MORNING LENA M & RAVEN HARRIS	234 AVE G	PORT ST JOE	FL	32456
05699-000R	FRAZIER ALICE	174 AVE B	PORT ST JOE	FL	32456
05700-000R	FARMER RUBY LEE	226 A AVE G	PORT ST JOE	FL	32456-0818
05700-001R	PARKER MARY J & KENNETH	246 AVE F	PORT ST JOE	FL	32456
05700-002R	GANT PAUL & LINDA	PO BOX 834	PORT ST JOE	FL	32457-0834
05701-000R	PITTMAN AMOS SR & AMOS JR	4167 WHITHORN WAY	VALDOSTA	GA	31605
05702-000R	HUNTER PHILLIP	1710 SANRIDGE WIND LANE	CHARLOTTE	NC	28262
05702-001R	JONES EARNEST MC DONALD C/O MAXINE L HAMMONS	108 STEAMBOAT COURT	ORLANDO	FL	32828
05703-000R	GANT PAUL & LINDA	PO BOX 834	PORT ST JOE	FL	32457
05704-000R	BROWN SOLOMON W	PO BOX 40747	ALBUQUERQUE	NM	87196
05705-000R	GANT LINDA R	103 BROAD STREET	PORT ST JOE	FL	32456
05706-000R	PETERSON CARLA J	PO BOX 1374	PORT ST JOE	FL	32457-1374
05707-000R	CROSBY JOHN S ET AL	307 AVENUE D	PORT ST JOE	FL	32456-1401
05708-000R	WILLIAMS MARY D	220 AVENUE B	PORT ST JOE	FL	32456-1508
05709-000R	DRIESBACH RAYMOND A	PO BOX 162	PORT ST JOE	FL	32457-0162
05710-001R	TUNSTALL LORAIN	6110 S HOBART BLVD	LOS ANGELES	CA	90047
05711-000R	DRIESBACH RAYMOND A	PO BOX 162	PORT ST JOE	FL	32457-0162
05713-000R	RILEY BARBARA	245 AVENUE A	PORT ST JOE	FL	32456
05781-000R	POWELL ALFREDA	922 GRANGER DRIVE	HINESVILLE	GA	31313
05782-000R	ABRAMS ALINE	1106 MONUMENT AVE	PORT ST JOE	FL	32456-2124
05782-001R	CHURCH PORT ST JOE CHURCH OF GOD IN CHRIST INC	PO BOX 301	PORT ST JOE	FL	32457
05785-010R	STALLWORTH OTIS JR ET AL	1609 FOUNTAIN AVE	PANAMA CITY	FL	32405
05786-000R	BOLDEN DANNIE E II ET AL	8116 SADDLEHORN DRIVE	MIDLAND	GA	31820
05786-050R	BOLDEN DANNIE E & JAMIE G & RAY C & CLARA M	8116 SADDLEHORN DRIVE	MIDLAND	GA	31820
05859-000R	PETERS NATHAN III	3490 PIEDMONT ROAD	ATLANTA	GA	30305
05860-000R	GARLAND HOWARD SR C/O HOWARD GARLAND JR	PO BOX 93	PORT ST JOE	FL	32457
05861-000R	PETERS NATHAN III & NATHAN JR	PO BOX 901	PORT ST JOE	FL	32457
05862-000R	TORRES CARLOS M & ANNETTE	420 SOUTH 13TH ST	HARRISBURG	PA	17104
05862-010R	HARRIS ANNIE MAE	2718 5TH AVE E	PALMETTO	FL	34221-2312

05862-020R	DAVIS KATIE & RAYMOND CLAYTON	1142 SOUTH COMET AVE	PANAMA CITY	FL	32404
05863-000R	ALLEN JOHNNIE	6305 NW 201 LANE	HALEAH	FL	33015
05864-000R	DAVIS ANTHONY & VERONICA	25562 SW 20 AVENUE	NEWBURY	FL	32669
05865-000R	BAXTER JOYCE L	PO BOX 1061	PORT ST JOE	FL	32457
05866-000R	BROWN HATTIE	51 MISTY MORNING LN	TRENTON	NJ	08638
05867-000R	JACKSON SYLVIA ET AL	PO BOX 1343	WEWAHITCHKA	FL	32465
05868-000R	CLAYTON MARILYN	138 AVE E	PORT ST JOE	FL	32456-1522
05869-000R	JACKSON MARIE O	5241 PARK ST	PANAMA CITY	FL	32404-1523
05870-000R	WILLIAMS ALEXANDER	208 AVENUE F UNIT F	PORT ST JOE	FL	32456-1528
05871-000R	NEAL LILLIAN	PO BOX 605	PORT ST JOE	FL	32457
05872-000R	NICKSON VONCILLE	232 AVENUE F	PORT ST JOE	FL	32456-1528
05872-001R	QUINN BEVERLY	214 AVENUE F	PORT ST JOE	FL	32456
05873-000R	GLOVER DELORES	724 DELAWARE ST	TALLAHASSEE	FL	32304
05874-000R	CHURCH FIRST BORN CHURCH OF THE LIVING GOD	PO BOX 562	PORT ST JOE	FL	32456
05787-005R	WILLIAMS DEVELOPMENT CO. LLC	3490 PIEDMONT ROAD SUITE 230	ATLANTA	GA	30305
05787-100R	PETERS NATHAN JR	PO BOX 901	PORT ST JOE	FL	32457-0901
05788-010R	CHURCH VICTORY TEMPLE F B H C/O GATHERS CHARLES A ET AL TRUSTEES	309 AVENUE E	PORT ST JOE	FL	32456
05789-000R	LESLIE RAWLIS & SHARION	104 BROAD STREET	PORT ST JOE	FL	32456
05790-000R	THE WILLIAMS DEVELOPMENT CO	3490 PIEDMONT ROAD SUITE 230	ATLANTA	GA	30306
05791-000R	PETERS MARJORIE	PO BOX 1334	PORT ST JOE	FL	32457
05792-000R	QUINN BILLY C JR ET AL	110 BROAD ST	PORT ST JOE	FL	32456
05793-000R	QUINN BILLY CHARLES JR	110 BROAD STREET	PORT ST JOE	FL	32456
05732-000R	BEACH ISLAND LODGE NO 468 C/O EDDIE FIELDS	PO BOX 234	PORT ST JOE	FL	32457-0234
05733-000R	GATHERS STEPHEN & CAROLYN SIMS	168 AVE C	PORT ST JOE	FL	32456
05733-001R	THOMPkins MARQUITA YANEA	174 AVE C	PORT ST JOE	FL	32456
05734-000R	PETERS NATHAN JR	404 PETERS STREET	PORT ST JOE	FL	32456
05735-000R	FOXWORTH GEORGE SR	706 CLIFFORD SIMS DRIVE	PORT ST JOE	FL	32456
05738-000R	PETERS ERNESTINE C/O BENNIE CHESTER JR	2460 RAVENWOOD DRIVE	TITUSVILLE	FL	32780
05739-000R	DRIESBACH RAYMOND A JR	PO BOX 162	PORT ST JOE	FL	32457-0162
05740-000R	MATHEWS LETHA & JAI BRYANT	312 AVE F	PORT ST JOE	FL	32456

05741-000R	BELL TISHA L	101 LIBERTY MANOR CIRCLE APT A-1	PORT ST JOE	FL	32456
05742-000R	SIMMONS MICHAEL DALE	1303 SAVANNAH DRIVE	PANAMA CITY	FL	32405
05744-000R	BRYANT JOHNNY & JAI	10610 59TH AVENUE SOUTH	SEATTLE	WA	98178
05745-000R	ENOS REBEKAH & KEVIN CHATTERSON	213 AVE B	PORT ST JOE	FL	32456
05746-000R	R A DRIESBACH LODGE NO 77/GRAND LODGE KNIGHTS OF PYTHIAS JURISDICTION OF FL	216 AVE C	PORT ST JOE	FL	32456
05748-000R	WHITE CARL L ET UX	140 ROBBINS AVE	PORT ST JOE	FL	32456-1408
05749-000R	WILLIAMS SARAH HARRIS ET AL	220 AVENUE C	PORT ST JOE	FL	32456-1516
05750-000R	FARMER RUBY LEE	226 AVENUE C	PORT ST JOE	FL	32456-1516
05695-000R	GIVENS ANTHONY WINDELL	6008 HOPE DR	TEMPLE HILLS	MD	20748
05696-000R	AMERICAN LEGION C/O JAMES DUMAS	254 AVENUE B	PORT ST JOE	FL	32456
05697-000R	GANT PAUL & LINDA	PO BOX 834	PORT ST JOE	FL	32457-0834
05698-000R	BELL MAGGIE C/O LATRESHA QUINN	1215 ARKANSAS AVE	LYNN HAVEN	FL	32444
05737-000R	WALLS FANNIE MAE BOUIE ET AL C/O PATRICIA BAILEY	3300 EAST 2ND COURT	PANAMA CITY	FL	32401
05783-000R	BOLDEN DANNIE E II ET AL	8116 SADDLEHORN DRIVE	MIDLAND	GA	31820
05736-000R	DRIESBACH RAYMOND A	PO BOX 162	PORT ST JOE	FL	32457-0162
05784-000R	BOLDEN DANNIE E II ET AL	8116 SADDLEHORN DRIVE	MIDLAND	GA	31820
05785-000R	STALLWORTH CALVIN & DEBORAH S CROSBY	307 AVE D	PORT ST JOE	FL	32456
05785-005R	BYRD LOIS & DEXTER STALLWORTH	280 AVE D	PORT ST JOE	FL	32456
05787-000R	WILLIAMS DEVELOPMENT COMPANY	3490 PIEDMONT RD, STE 230	ATLANTA	GA	30305

Ron DeSantis
GOVERNOR



Ken Lawson
EXECUTIVE DIRECTOR

May 24, 2019

The Honorable Bo Patterson
Mayor, City of Port St. Joe
Post Office Box 278
Port St. Joe, Florida 32457

Dear Mayor Patterson:

The Department of Economic Opportunity ("Department") has reviewed the proposed comprehensive plan amendment for the City of Port St. Joe (Amendment No. 19-01ESR) received on March 25, 2019. The review was completed under the expedited state review process. We have no comment on the proposed amendment.

The City should act by choosing to adopt, adopt with changes, or not adopt the proposed amendment. For your assistance, we have enclosed the procedures for adoption and transmittal of the comprehensive plan amendment. In addition, the City is reminded that:

- Section 163.3184(3)(b), F.S., authorizes other reviewing agencies to provide comments directly to the City. **If the City receives reviewing agency comments and they are not resolved, these comments could form the basis for a challenge to the amendment after adoption.**
- **The second public hearing**, which shall be a hearing on whether to adopt one or more comprehensive plan amendments, **must be held within 180 days** of your receipt of agency comments or the amendment shall be **deemed withdrawn** unless extended by agreement with notice to the Department and any affected party that provided comment on the amendment pursuant to Section 163.3184(3)(c)1., F.S.
- **The adopted amendment must be rendered to the Department.** Under Section 163.3184(3)(c)2. and 4., F.S., the **amendment effective date** is 31 days after the Department notifies the City that the amendment package is complete or, if challenged, until it is found to be in compliance by the Department or the Administration Commission.

Florida Department of Economic Opportunity | Caldwell Building | 107 E. Madison Street | Tallahassee, FL 32399
850.245.7105 | www.FloridaJobs.org
[www.twitter.com/FLDEO](https://twitter.com/FLDEO) | www.facebook.com/FLDEO

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Ron DeSantis
GOVERNOR



Ken Lawson
EXECUTIVE DIRECTOR

March 25, 2019

Mr. Jim Anderson, City Manager
City of Port St. Joe
Post Office Box 278
305 Cecil G. Costin, Sr. Blvd
Port St. Joe, Florida 32457

Dear Mr. Anderson:

Thank you for submitting the City of Port St. Joe's proposed comprehensive plan amendments for our review. The reference number for this amendment is **Port St. Joe 19-01ER**.

We have conducted an inventory of the proposed plan amendment package to verify the inclusion of all required materials for the proposed amendments. The submission package appears to be complete, and your proposed plan amendments will be reviewed pursuant to Chapter 163.3184(4)(d), Florida Statutes. Once the review is underway, you may be asked to provide additional supporting documentation by the review team to ensure a thorough review. The State Land Planning Agency's Objection, Recommendation and Comment (ORC) report will be mailed to you on or about May 24, 2019.

If you have any questions please contact Anita Franklin, Senior Plan Processor at (850) 717-8486 or Sherry Spiers, Regional Planning Administrator, whom will be overseeing the review of the amendments, at (850) 717-8499.

Sincerely,

D. Ray Eubanks, Administrator
Plan Review and Processing

DRE/af

Florida Department of Economic Opportunity | Caldwell Building | 107 E. Madison Street | Tallahassee, FL 32399
850.245.7105 | www.FloridaJobs.org
www.twitter.com/FLDEO | www.facebook.com/FLDEO

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Ron DeSantis
GOVERNOR



Ken Lawson
EXECUTIVE DIRECTOR

MEMORANDUM

TO: Florida Department of Environmental Protection
Florida Department of Education
Florida Department of State
Florida Department of Transportation District 3
Apalachee Regional Planning Council
Northwest Florida Water Management

DATE: March 25, 2019

SUBJECT: COMMENTS FOR PROPOSED STATE COORDINATED REVIEW PLAN AMENDMENT

LOCAL GOVERNMENT/ STATE LAND PLANNING AGENCY AMENDMENT #: PORT ST JOE 19-01ER

STATE LAND PLANNING AGENCY CONTACT PERSON/PHONE NUMBER: Sherry Spiers/(850)717-8499

COMMENTS DUE TO STATE LAND PLANNING AGENCY NO LATER THAN: April 24, 2019

Please contact the local government if you do not have a copy of the proposed amendment.
Please review the proposed comprehensive plan amendment documents for consistency with applicable provisions of Chapter 163, Florida Statutes. Pursuant to Florida Statute 163.3184(4)(c), F.S., forward comments to attention of Ray Eubanks, Administrator, Plan Review and Processing at the State Land Planning Agency E-mail address: DCPexternalagencycomments@deo.myflorida.com.

Please use the above referenced State Land Planning Agency AMENDMENT NUMBER on all correspondence related to this amendment.

Note: Review Agencies - The local government has indicated that they have mailed the proposed amendment *directly to your agency*. See attached transmittal letter. *Be sure to contact the local government if you have not received the amendment*. Also, letter to the local government from State Land Planning Agency acknowledging receipt of amendment is attached.

Florida Department of Economic Opportunity | Caldwell Building | 107 E. Madison Street | Tallahassee, FL 32399
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The City of Port St. Joe

March 20, 2019

Mr. Ray Eubanks, Plan Processing Administrator
Department of Economic Opportunity
Division of Community Development
Caldwell Building
107 E. Madison Street
Tallahassee, Florida 32399-4120

RECEIVED
Office of Community Development

MAR 25 2019

Div.
D:

RE: City Initiated Proposed Comprehensive Plan Text and Map Amendment

Dear Mr. Eubanks:

The City is submitting a proposed large-scale text and map amendments to the City of Port St. Joe Comprehensive Plan. The text amendment proposes a new North Port St. Joe Mixed Use Future Land Use category and the map amendment changes the Future Land Use designation for 18 acres to the new proposed category.

The proposed amendments were approved for transmittal by the City Planning Board on March 11, 2019, and by the City Commission at a public transmittal hearing and a first reading of Ordinance 553 on March 19, 2019.

Enclosed are three copies (one paper and two electronic copies) of the amendment package, which includes the summary and analysis of the proposed amendments in a strikethrough/underline format and the Future Map.

The proposed amendments are being submitted under the state's coordinated review process pursuant to Section 163.3184(4), Florida Statutes and are not related to an area of critical state concern (Section 380.05, Florida Statutes), a rural land stewardship area (Section 163.3248, Florida Statutes), or a sector plan (Section 163.3245, Florida Statutes).

The proposed amendments have been submitted to Gulf County, Apalachee Regional Planning Council, Northwest Florida Water Management District, Department of Transportation, Department of Environmental Protection, Department of State, and Department of Education.

The amendments are anticipated to be adopted in May 2019. For additional information, please contact me at 850-229-8261 or by e-mail at janderson@psj.fl.gov.

www.cityofportstjoe.com Post Office Box 278 305 Cecil G. Costin, Sr. Blvd., Port St. Joe, Florida 32457

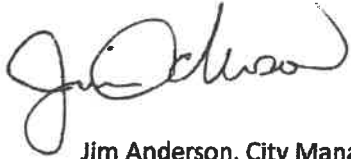
Phone (850) 229-8261 Fax (850) 227-2522

"An Equal Opportunity Employer"

March 20, 2019

Page 2 of 2

Sincerely,

A handwritten signature in black ink, appearing to read "Jim Anderson". The signature is fluid and cursive, with the first name "Jim" and last name "Anderson" clearly distinguishable.

Jim Anderson, City Manager
City of Port St Joe

Attachment: Proposed Text and Map Amendment Package

CC: Brett C. Lowry, Gulf County
Chris Rietow, ARPC
Christina Coger, NFWFMD
Ray Kirkland, FDOT District 3
Suzanne Ray, FDEP
Robin Jackson, FDOS
Tracy D. Suber, FDOE
Raymond W. Greer, Stantec



The City of Port St. Joe

March 20, 2019

Mr. Ray Eubanks, Plan Processing Administrator
Department of Economic Opportunity
Division of Community Development
Caldwell Building
107 E. Madison Street
Tallahassee, Florida 32399-4120

RE: City Initiated Proposed Comprehensive Plan Text and Map Amendment

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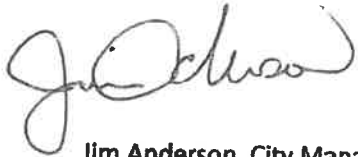
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10

March 20, 2019

Page 2 of 2

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Jim Anderson, City Manager
City of Port St Joe

Attachment: Proposed Text and Map Amendment Package

CC: Brett C. Lowry, Gulf County
Chris Rietow, ARPC
Christina Cogger, NFWFMD
Ray Kirkland, FDOT District 3
Suzanne Ray, FDEP
Robin Jackson, FDOS
Tracy D. Suber, FDOE
Raymond W. Greer, Stantec

ORDINANCE NO. 553

ORDINANCE NO. 553

AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN OF THE CITY OF PORT ST. JOE, SPECIFICALLY TO ADOPT TOWN-INITIATED TEXT AMENDMENT TO (1) ESTABLISH A NORTH PORT ST. JOE MIXED USE FUTURE LAND USE CATEGORY TO THE FUTURE LAND USE ELEMENT AND (2) TO ADOPT TOWN-INITIATED FUTURE LAND USE MAP CHANGE TO REDESIGNATE 18 ACRES OF MIXED USE, INDUSTRIAL AND RESIDENTIAL (R-2B) FUTURE LAND USE TO NORTH PORT ST. JOE MIXED USE FUTURE LAND USE; PROVIDING FOR SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING 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 large scale developments; and

WHEREAS, on March 12, 2019, the Planning and Development Review Board sitting as the local planning agency for the City, recommended transmittal of the amendments to the comprehensive plan of the City; and

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

WHEREAS, on March 19, 2019 the Port St. Joe City Commission authorized transmittal of the proposed plan amendment to the appropriate state agencies;

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

SECTION 1. APPROVAL

The City of Port St. Joe Comprehensive Plan Future Land Use Element and Future Land Use Map are hereby amended as set forth on Exhibit "A".

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

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

SECTION 3. ENFORCEMENT

The City may enforce this Ordinance as authorized by law.

SECTION 4. REPEAL

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

SECTION 5. SEVERABILITY

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

SECTION 6. EFFECTIVE DATE

The effective date of this plan amendment, if the amendment is not timely challenged, shall be 31 days after the state land planning agency notifies the local government that the plan amendment package is complete. If timely challenged, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective. If a final order of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the state land planning agency.

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

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

By: _____
James "Bo" Patterson, Mayor-Commissioner

Attest: _____
Charlotte M. Pierce
City Clerk

**ADVERTISEMENT
FOR
PUBLIC HEARING**

AFFIDAVIT OF
PROOF OF PUBLICATION
(S.50.051, FS)

THE STAR
Published Weekly
Port St Joe, Gulf County Florida
STATE OF FLORIDA
COUNTY OF GULF

Before the undersigned authority personally appeared
That he/she is Advertising Sales Rep of the The Star

Robin Hoxie
who on oath says a weekly newspaper published at
149 W. Hwy 98 Gulf County, Florida; that the attached
copy of advertisement, being in the matter of

SEE ATTACHED

was published in said newspaper in the

Issue(s) of February 28th 2019

Affiant further says *The Star* is a newspaper published at
149 W. Hwy 98, in said Gulf County
Florida and that said newspaper has heretofore been
Continuously published in said Gulf County, Florida,
And each Thursday and has been entered as second class
mail matter at the post office in Port St Joe, Gulf County,
for a period of 1 year next preceding the first
Publication of the attached copy of advertisement; and
Affiant further says that he or she has neither paid nor
promised any person, firm or corporation any discount,
rebate, commission or refund for the purpose of securing
this advertisement for publication in the said newspaper.

Sworn to and subscribed before me this

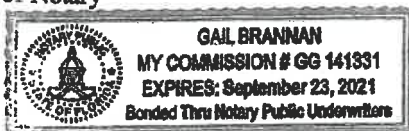
20th day of March, 2019

By Robin Hoxie, who is
X personally known to me or _____ who has produced

(type of identification),

As Identification.

Gail Brannan
Signature of Notary



Print, Type, or Stamp Commissioned
Name of Notary Public

NOTICE OF PUBLIC HEARINGS FOR A LARGE SCALE MAP AND TEXT AMENDMENT TO THE CITY OF PORT ST. JOE COMPREHENSIVE PLAN

Public Hearing of the
City of Port St. Joe Planning and Development Review Board
and City Commission

The Planning and Development Review Board sitting as the local planning agency will hold a hearing at 2:00 p.m., EST, at the Ward Ridge Building, 2775 Garrison Avenue, on Tuesday, March 12, 2019, or as soon thereafter as the issue may be heard, to consider a recommendation to the Port St. Joe City Commissioners for the transmittal of Large Scale Map and Text amendment to the City of Port St. Joe Comprehensive Plan, consider an amendment to the Zoning Map of the City and of an ordinance relating thereto, the title of which is set forth below.

The City of Port St. Joe City Commission will conduct a public meeting, hold a reading of an ordinance, the title of which is set forth below, at 2775 Garrison Avenue, Port St. Joe, Florida on Tuesday, March 19, 2019, at 12:00 p.m., EST, or as soon thereafter as the issue may be heard, to consider the transmittal of a Large Scale Map and Text amendment to the City of Port St. Joe Comprehensive Plan and amendment to the Zoning Map of the City. The title of the ordinance to be considered is set forth below.

ORDINANCE NO. 553

AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN OF THE CITY OF PORT ST. JOE, SPECIFICALLY CITY-INITIATED TEXT AND MAP AMENDMENT TO (1) CREATE A NEW FUTURE LAND USE CATEGORY TO THE FUTURE LAND USE ELEMENT, (2) TO AMEND THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN, AND (3) TO AMEND THE ZONING MAP OF THE CITY; PROVIDING FOR SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT HERewith AND PROVIDING FOR AN EFFECTIVE DATE.



At this hearing, the City Commission will accept public testimony and will consider the transmittal of Large Scale Map and Text amendment to the Comprehensive Plan to the appropriate state agencies for review and comment.

Copies of the Comprehensive Plan Amendments and Zoning Map amendment are available for public inspection at the City of Port St. Joe City Hall, located at 305 Cecil G. Costin, Sr., Blvd., Port St. Joe, Florida.

The hearing may be continued from time to time as may be necessary.

Interested persons may attend and be heard at the public hearing or provide comments in writing to the City Commissioners. City of Port St. Joe City Hall, 305 Cecil G. Costin, Sr. Blvd., Port St. Joe, Florida. Transactions of the public hearing will not be recorded. Persons wishing to appeal any decision made during the hearing will need a record of the proceeding and should ensure a verbatim record is made, including the testimony on which the appeal is based.

Any person requiring a special accommodation at this hearing because of a disability or physical impairment should contact the City Clerk's Office at (850) 229-8261, at least five (5) calendar days prior to the hearing.

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

City of Port St. Joe

Land Use Amendment



Prepared By:

City of Port St. Joe
305 Cecil G. Costin Sr. Blvd.
Port St. Joe, FL 32456
and



2316 Killearn Center Boulevard
Suite 102
Tallahassee FL 32309

March 2019

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Appendices

Appendix A: Proposed Future Land Use Element Language

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Appendix B: North Port St. Joe Development and Lot Analysis

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I. Background

A. North Port St. Joe

The area around Martin Luther King Boulevard in the City of Port St. Joe once contained a plethora of businesses serving the local African American community. Since the closure of the paper mill and other adverse economic trends, there is only one business left. In an effort to revitalize this and other affected areas within the City, a plan was developed as part of the Community Redevelopment Area efforts. However, the 2009 redevelopment plan for the Martin Luther King Boulevard area, also known as North Port St. Joe, has not yet yielded any redevelopment.

In 2016, concerned residents of North Port St Joe met in three public meetings and created a new community plan for the designated Expansion Area of Port St. Joe's Downtown Redevelopment Area along Martin Luther King Boulevard. The community plan, called *Redeveloping North Port St. Joe*, was accepted by the Port St. Joe Redevelopment Agency and the City Commission in early 2017 as an update to the 2009 North Port St Joe Master Plan. *Redeveloping North Port St. Joe's* highest priority is to restore Martin Luther King Boulevard without displacing any of the local

residents. With the growing prospect of a new port adjacent to the community, its citizens are intent that North Port St. Joe is ready for and benefits fully from the future economic development.

Redeveloping North Port St. Joe proposes an increased density and intensity mixed-use district along Martin Luther King Boulevard. A new land use category is proposed to implement the recommendations of the redevelopment plan. The proposed category differs slightly from the existing Mixed-Use district, with a higher density available through a density bonus and a slightly higher lot coverage maximum. While the whole area, original and expansion, will be under the new North Port St Joe Mixed Use land use category, the core area will be developed as a mixed-use area with commercial, retail, and office mixed with multi-family residential. This core business area will be surrounded by low-rise multi-family to provide housing choice as well a transition to the historic single-family

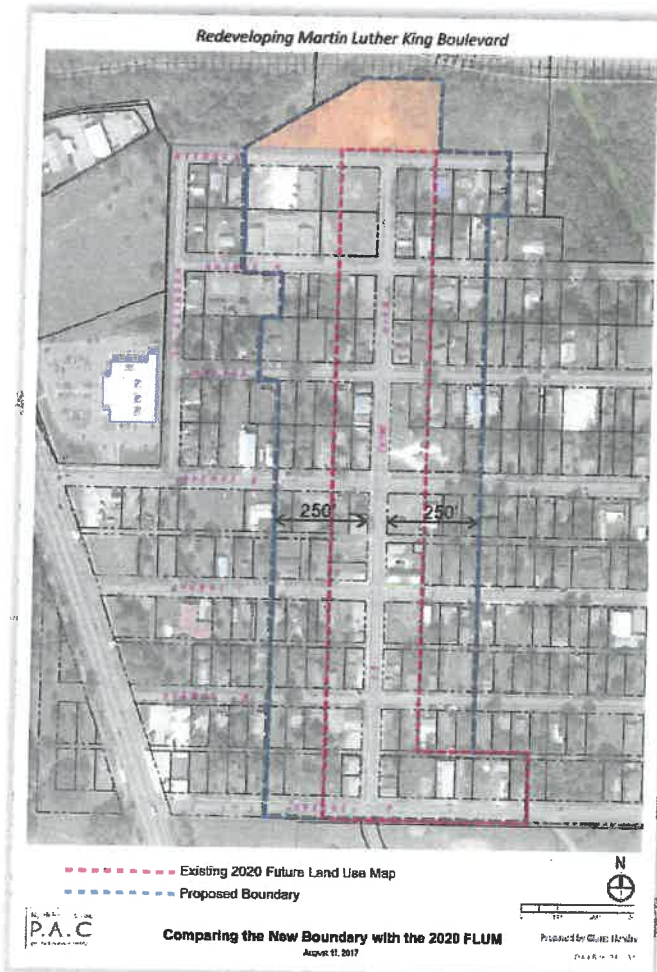


Figure 1: New Mixed Use Boundary, courtesy John Hendry, PacificXanh

neighborhoods surrounding it. The major differences between the two development areas will be made evident within the Land Development Regulations.

Within the Land Development Regulations, a new overlay district to implement the land use category will be developed. This overlay district will act as a detailed neighborhood plan, guiding development along the corridor. The Land Development Code is a more suitable home for the specific development guideline for the areas within the expansion due to the Code's more reactive and flexible nature than that of the Comprehensive Plan. While the Comprehensive Plan sets the upper limits of what is possible within the land use district, the Overlay will divide the area into three subdistricts, guiding the function, character, intensity, type, and degree of growth anticipated within the area. As the corridor develops, changes to these requirements may be needed, and the greater flexibility within the Land Development Code will ensure that the necessary changes can be effectuated. As within *Redeveloping North Port St. Joe*, creating economic development opportunities to increase employment growth and decrease poverty levels is the main focus for these areas, with a secondary focus on human and social programs.

B. Traditional Neighborhood Design

The meetings held with the community reveal a vision of the North Port St. Joe Neighborhood returning to its Traditional Neighborhood Design (TND) roots. TND refers residential neighborhoods designed in the format of small, early 20th century villages and neighborhoods with homes on small lots, narrow front yards with front porches and gardens, detached garages in the backyard, walkable "Main Street" commercial areas with shops lining the sidewalk, and public parks, town greens, or village squares. Most contemporary development is characterized by an orientation to the automobile, separation of land uses, and low intensities. TND calls for compact, pedestrian-oriented neighborhoods with a mix of commercial and residential uses, a variety of housing types, and public places where people have opportunities to socialize and engage in civic life. The automobile is still accommodated, with ample parking and efficient circulation, but it no longer dominates the landscape. The existing fabric of the North Port St. Joe neighborhood is conducive to this neighborhood type, with small lots on small blocks and a historical commercial center, but the economic component of the Main Street (Martin Luther King Boulevard) is missing. The proposed land use category will provide the increased density and intensity to create flexibility to foster renewed economic development within the area.

C. Transitional Area



Figure 2: Missing Middle Housing, courtesy missingmiddlehousing.com

The transitional area surrounding North Port St. Joe's commercial and high-density residential core will provide an opportunity for the development of missing middle housing. Missing middle

housing is a term coined to describe a range of housing types that were a fundamental part of pre-1940's neighborhood. Missing middle housing refers to bungalow courts, side-by-side duplexes, stacked duplexes, fourplexes, and midrise apartment buildings. These buildings have small- to medium- size footprints with width, depth, and height no larger than a single-family home. This allows a range of missing middle type housing with varying but compatible forms to blend into a neighborhood, making them a good tool for compatible infill.

This type of housing is referred to as missing because it is typically excluded from typical zoning categories, being too low a density for multi-family zones and too high a density for single-family zones. In order to work, the missing middle housing's density and impervious surface ratios need to be combined with form-based requirements to develop the desired housing type. Because the buildings are generally the same size as a single-family home, the neighborhood has a lower perceived density. Combined together with single family and mixed-use development, missing middle housing types create a moderate density that can support public transit and services and amenities within walking distance.



Figure 3: Example of missing middle housing in a North Port St. Joe type area; courtesy missingmiddlehousing.com

The above illustration shows what the transition area (in tan) around the commercial core of the North Port St. Joe Mixed Use area, with the commercial area around the Main Street (Martin Luther King Boulevard) and the density and intensity stepping back the further you get from that street. The T3/T4 in the illustration refers to transect zoning where the building type and design controls are determined based upon distance from the City Center. However, the zoning categories attached to the North Port St. Joe Mixed Use area will rely on traditional zoning categories.

II. Proposed Changes

The new Land Use Category is proposed for the North Port St. Joe Area, North Port St. Joe Mixed Use, increases the density and intensity within the area around Martin Luther King Boulevard. North Port St. Joe Mixed Use will also be applied to a larger area than the area currently designated on the Future Land Use Map (18 acres, versus the 5.43 acres currently designated as Mixed Use). While the increase density and intensity are applied to the entirety of the expanded area, development will be implemented in greater detail within three overlays within the City's Land Development Regulations. These overlay zones will be used to create a primarily retail area on the lots on southern three blocks immediately adjacent to Martin Luther King Boulevard and a primarily multi-family area on the lots on the northern three blocks immediately adjacent to Martin Luther King Boulevard. The third overlay will encompass the remaining area covered by the Land Use change and will create a residential transitional area between the higher density and intensity along Martin Luther King Boulevard and the single-family neighborhood on either side of it. In addition to serving as a transition to lower density, the area will provide an opportunity for the development of missing middle housing, as described in the previous section.

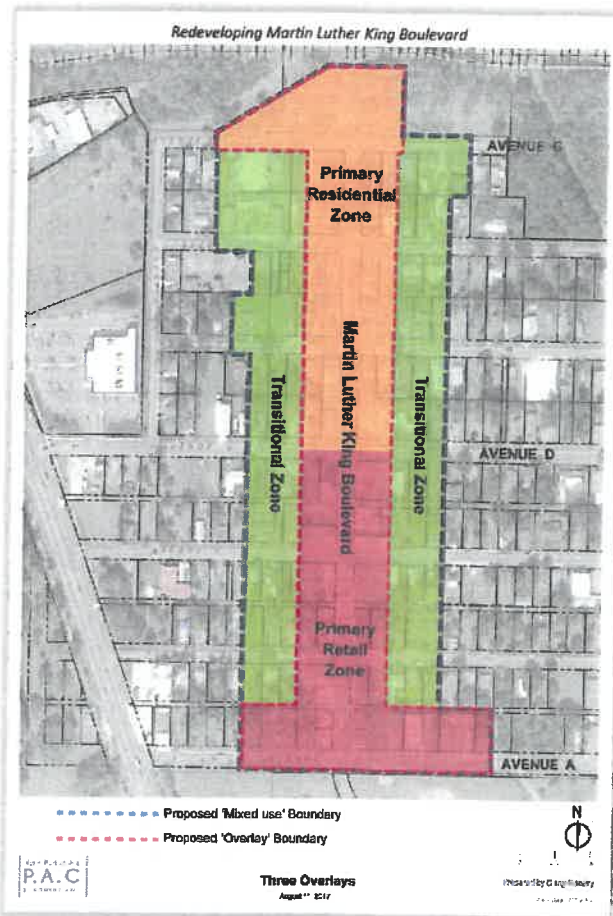


Figure 4: Three development areas, courtesy John Hendry, PacificXanh

A. New North Port St. Joe Land Use Category

The proposed land use category increases both the density and intensity from the existing Mixed Use and Residential Categories to allow for the type of development desired by the community. The following language is proposed to be added to Policy 1.3.4 of the Future Land Use Element:

North Port St. Joe Mixed Use

The purpose of this land use category is to further the Community Redevelopment Plan and to implement the vision of Redeveloping North Port St. Joe around the Martin Luther King Boulevard area. This land use district allows a mix of Residential, Commercial, Office and other uses to promote development of a high-quality environment for living, working or visiting. Other uses allowed are Low-Intensity Industrial, Public Uses, Recreational,

Open Space, and Conservation. The North Port St. Joe Mixed Use category is to be assigned to the area on both sides of Martin Luther King Boulevard, as shown on the Future Land Use Map. The North Port St. Joe Mixed Use category will encourage vertical integration of residential and non- residential uses within the neighborhood, bringing goods and services to an under-served area.

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

- Residential density is 30 units per acre;
- When residential uses are combined with non-residential uses within the same building, a density bonus may be granted with maximum residential density not to exceed 40 units per acre;
- Maximum lot coverage is 100%;
- All buildings are limited to 60 ft in height;
- Intensity standards for the Recreational, Open Spaces and Conservation land use categories areas defined elsewhere in FLUE Policy 1.3.4.
- The mix of uses does not have to be developed at the same time, nor is one land use a prerequisite to another land use. For the purposes of this section, the mix of uses refers to the overall land use category that is assigned the North Port St. Joe Mixed Use future land use category and not individual pods, units, tracts, or lots within the parent parcel of land.
- Development in areas designated as North Port St. Joe Mixed Use shall contain the minimum percentage of at least two of the following Land Use Categories:

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

A strikethrough/underline version of the proposed amendment to the Future land Use Element is included in Appendix A. The area the proposed land use category is to be applied to is shown on the Proposed Future Land Use Map in Appendix B.

B. Development Analysis

The proposed land use category would increase the development potential from 15 units an acre to a maximum of 30 (up to 40 with a density bonus for integrated mixed-use projects) and increases the maximum lot coverage to 100% while keeping the height at 60 feet. This results in an increase of non-residential development potential of roughly 0.5 FAR (from 4.5 to 5.0), assuming a 12-foot story. The height limit will maintain a more human-scaled corridor while still allowing for enough height to achieve the desired mix of uses and the increased impervious surface area will allow for more intense development. The increased density and intensity are needed to promote the desired development type and foster development flexibility within the area. Please see Appendix C for a development density and lot analysis.

The following table depicts the change in development potential for the subject area. A reasonable development scenario is used, rather than the maximum development potential. For the corridor along Martin Luther King Boulevard (existing designation of Mixed Use) a development scenario of the southern three blocks developing as mixed-use with retail on the bottom floor and residential above, developing at the maximum allowed under the existing Mixed Use and the maximum allowed under the proposed North Port St. Joe Mixed Use is used for both the existing and proposed land use categories. For the northern three blocks of this area, a development scenario of developing only multifamily at the maximum density of each land use category, with no non-residential uses, is used.

For the areas that are currently designated as Residential on the Future Land Use Map, a development scenario of 0.5% or the land developing as non-residential and a density of eight units per acre is used. While the density within this residential area is capped at seven units per acre, most of the lots within this neighborhood equate to eight units per acre. Since these lots are platted lots of record and would be allowed to develop a house on each lot, the density of eight units per acre was used. For the future development scenario, a density of 25 units per acre was used. A density of three units per most common 50 foot by 110-foot lot was used to estimate the number of units that would likely be developed through a mix of quadplex, duplex, and single-family homes, or about 25 units per acre.

The Industrial lot contains significant portions of wetlands and floodplains. Therefore, no all of the lot is developable. When developing the current development scenario, it was assumed that 50% of the lot was developable; this same percentage was considered when calculating the proposed development potential, where the property was assumed to be developing as residential under the same density as the transitional housing around it. Please see Appendix D for more details on the development potential calculations.

Table 1. North Port St. Joe Corridor Change in Development Potential

Land Use Category	Residential			Non-Residential		
	Existing	Proposed	Change	Existing	Proposed	Change
Mixed Use	80	0	-80	12,164 ft ²	0	-12,164 ft ²
Medium Density Residential	86	0	-86	74,487 ft ²	0	-74,487 ft ²
Industrial	0	0	-0	61,942 ft ²	0	-61,942 ft ²
North Port St Joe Mixed Use	0	498	+498	0	135,036 ft ²	+135,036 ft ²
Change			+332			-13,557ft ²

The proposed land use change would result in a potential increase of 332 dwelling units and a decrease in 13,557 square feet of non-residential use.

III. Public Facilities and Services

The public facilities analysis is based on the increase in density and intensity within the North Port St. Joe Mixed Use area. Both existing and proposed land uses were evaluated.

Based on the development scenario shown in the above section, the proposed land use change will result in a net increase of 332 additional residential dwelling units, and a decrease in 13,557 square feet of non-residential development.

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 land development change will result in a potable water demand increase of 100,994 gpd. The adopted Potable Water LOS for commercial/light industrial is 2,000 gallons per acre per day, which equates to 2,000 gallons per day per 130,680 square feet of development (assuming 0.6 lot coverage and five stories of development). This results in a decrease in potable water demand for commercial of 207 gallons per day, resulting in an overall increase in demand of 100,787 gallons per day. As Table 2 shows, the facility will have adequate capacity to absorb the increase in potable water demand.

Table 2: Potable Water Capacity Analysis

Year	Permitted Capacity (gpd)	Average Demand (gpd)	Project Demand (gpd)	Total Demand (gpd)	Percent Utilized
2018	6,000,000	900,000	100,787	1,000,787	16.68%

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 and 1,450 gallons per acre per day for commercial and light industrial 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 residential wastewater demand increase of 116,532 gpd and a non-residential decrease in demand of 150 gallons per day, resulting in a net increase in demand of 116,382 gpd. As Table 2 shows, the facility will have adequate capacity to absorb the increase in wastewater demand.

Table 3: Sanitary Sewer Capacity Analysis

Year	Permitted Capacity (gpd)	Average Demand (gpd)	Project Demand (gpd)	Total Demand (gpd)	Percent Utilized
2018	3,100,000	830,000	116,382	946,382	30.53%

Source: City of Port St. Joe Utilities Department

C. Transportation

Using the development scenario presented in the previous section, the proposed land use change would result in 498 multi-family dwelling units and 135,036 square feet of non-residential development. The 10th Edition ITE Trip Generation software was utilized to create a trip generation report for the development. This analysis shows trips generated for the development and does not consider the internal capture rate of a mixed-use development or the reduction in trip created by a walkable community.

Table 4: Daily Trip Generation Analysis

Scenario	ITE Land Use Category	Variable	Size	Daily Trip Rate/ Equation	Daily Enter Split	Daily Exit Split	Daily Total Trips		
							Total	Enter	Exit
Existing	Single-Family Detached Housing - 210	Per Unit	168	$\ln(T) = 0.92\ln(x) + 2.71$	50%	50%	1,676	838	838
	General Light Industrial - 110	Per KSF	61,942	$T = 3.79(x) + 57.96$	50%	50%	293	147	146
	Shopping Center - 820	Per KSF	25,000	$\ln(T) = 0.68\ln(x) + 5.57$	50%	50%	2,342	1,171	1,171
EXISTING TOTAL							4,311	2,166	2,166
Proposed	Multifamily Housing (Low Rise) - 220	Per Unit	498	$T = 7.56(x) - 40.86$	50%	50%	3,724	1,862	1,862
	Shopping Center - 820	Per KSF	135,036	$\ln(T) = 0.68\ln(x) + 5.57$	50%	50%	7,374	3,687	3,687
PROPOSED TOTAL							11,098	5,549	5,549
NET CHANGE IN TRIP GENERATION POTENTIAL							6,787	3,383	3,384

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 62-346 F.A.C.

Development of the amendment site will comply with the groundwater quality and quantity protection requirements set forth in the 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 person per day. The proposed land use change will result in a solid waste demand increase of 6,215 pounds per day or 3.11 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 498 multi-family units. Using a single-family school generation rate of 0.3047, the existing land use would generate 50 students. Utilizing a multi-family school generation rate of 0.2706, the proposed 498 units would generate a total of 134 school age children, a net increase of 84 students. 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 3, below, shows that there is adequate capacity to serve the proposed development through the Public-School Facility 5- year planning time frame.

Table 5: School District Available Capacity, 2017

School Type	Fish Capacity ¹	Actual Enrollment	New Student Capacity	Proposed Amendment	Surplus (+)/ Deficiency (-)
Port Saint Joe Elementary	760	540	220	42	+178
Port Saint Joe Junior Senior High	997	509	488	42	+446
Total	1,757	1,049	708	84	624

1= FISH = Florida Inventory of School Houses

Source: Florida Inventory of School Houses, June 2017 data

III. Environmental Analysis

The entirety of the North Port St. Joe Corridor area and the transition area are within an already developed and established neighborhood. There are minimal previously undeveloped areas to house natural resources.

A. Wetlands

There are a small amount of wetlands within the North Port St. Joe Mixed Use area, on a parcel that is currently vacant. Please see the Wetlands and Flood Zones Map in Appendix B. Wetlands are protected by the following policies within the Conservation Element of the Comprehensive Plan:

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

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

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

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

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

Policy 1.7.5: Impacts to low quality wetlands may be authorized on a case by case basis in conjunction with and as approved by applicable regulatory agencies unless such impacts are contrary to the interest of the public. When encroachments, alterations or removal of low-quality wetlands are permitted, it shall be mitigated based on the appropriate regulatory agency including FDEP, NFWFMD, and ACOE. 4

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).

Appendix A:
Proposed Future Land Use Element Language

GOALS, OBJECTIVES AND POLICIES

GOAL 1: ENSURE THAT FUTURE DEVELOPMENT AND REDEVELOPMENT OF THE CITY ACCOMMODATES THE PROJECTED POPULATION PROMOTING DEVELOPMENT PATTERNS WHICH SUPPORT VIBRANT ECONOMIC AND SOCIAL DEVELOPMENT IN AN ENVIRONMENTALLY ACCEPTABLE MANNER.

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

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

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

Policy 1.1.3: The City will develop and maintain an on-going program of stormwater management, including both regulation and capital improvements. Stormwater regulations shall rely upon existing laws and rules for permitting criteria. Stormwater permits must be obtained pursuant to the provisions of Rule 62-346, Florida Administrative Code (F.A.C) prior to the City issuing final development approval.

OBJECTIVE 1.2: The City will require that facilities and services be provided concurrently with the impacts of development. The City will include provisions for public utility crossings, easements, or rights-of-way in the land development regulation.

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).

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

Policy 1.2.3: The concurrent availability of facilities and services necessary to serve proposed developments at the City's adopted Level of Service (L.O.S.) will be required before development will be approved. L.O.S. standards are listed in the transportation, recreation and open space, public schools facilities and infrastructure (sewer, waste, drainage, potable water, groundwater; recharge element) elements of the plan.

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

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

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

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

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

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

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

Policy 1.3.4: Densities or intensities of use for each future land use category are as follows:

Very Low Density Residential (VLR)

Density--No more than 4 dwelling units per acre. Intensity--no more than 40% lot coverage.
Building height limitation: 35 ft.

Low-Density Residential (R-1)

Density--No more than 5 dwelling units per acre.
Intensity--no more than 40% lot coverage as determined by dividing the impervious areas by the gross area of the site or lot.
Building height limitation: 35ft.

Medium Density Residential (R-2):

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

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

High Density Residential (R-3):

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

Building height limitation: 60 ft.

Very High Density Residential (R-4):

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

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

Commercial District (G.C.):

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

Low Intensity Commercial:

Intensity--60% lot coverage.

Building height limitation: 60 ft

Industrial District (I):

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

Low Intensity Industrial:

Intensity--no more than 65% lot coverage. Building height limitation: 60 ft.

Public Use:

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

Building height limitation: 60 ft.

Recreational:

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

Open Space:

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

Conservation:

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

Mixed Use

The purpose of this land use category is to allow a mix of Residential, Commercial and other uses to promote development of a high quality environment for living, working or visiting. Other uses allowed are Industrial, Public uses, Recreational, Open Space and Conservation. The Mixed Use category may be assigned to appropriate areas of the City and will be limited to areas with an adequate level of public facilities and services. The Mixed Use category will encourage vertical integration of various residential and non-residential uses within these areas, achieving internal trip capture. Development in areas designated as Mixed Use category shall contain the minimum percentage of at least two of the following Land Use Categories:

Land Use Category	Allowable Mix of Uses
Residential	25 - 75 %
Commercial	25 - 75 %
Other uses such as Industrial, Public, Recreational, Open Space and Conservation.	25 - 75 %

Residential density in the Mixed Use land use category may not exceed 15 units per acre; Commercial and Industrial uses may not exceed maximum lot coverage of 90% and 60 ft building height limitation. Mixed Use within the Redevelopment Area delineated in Map 20 shall not exceed 35 ft building height. Intensity standards for other uses allowed in the Mixed Use category are as defined in the individual Public, Recreational, Open Spaces and Conservation land use categories contained in FLUE Policy 1.3.4.

North Port St. Joe Mixed Use

The purpose of this land use category is to further the Community Redevelopment Plan and to implement the vision of *Redeveloping North Port St. Joe* around the Martin Luther King Boulevard area. This land use district allows a mix of Residential, Commercial, Office and other uses to promote development of a high-quality environment for living, working or visiting. Other uses allowed are Low-Intensity Industrial, Public Uses, Recreational, Open Space, and Conservation. The

North Port St. Joe Mixed Use category is to be assigned to the area on both sides of Martin Luther King Boulevard, as shown on the Future Land Use Map. The North Port St. Joe Mixed Use category will encourage vertical integration of residential and non-residential uses within the neighborhood, bringing goods and services to an under-served area.

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

- Residential density is 30 units per acre;
- When residential uses are combined with non-residential uses within the same building, a density bonus may be granted with maximum residential density not to exceed 40 units per acre;
- Maximum lot coverage is 100%;
- All buildings are limited to 60 ft in height;
- Intensity standards for the Recreational, Open Spaces and Conservation land use categories areas defined elsewhere in FLUE Policy 1.3.4.
- The mix of uses does not have to be developed at the same time, nor is one land use a prerequisite to another land use. For the purposes of this section, the mix of uses refers to the overall land use category that is assigned the North Port St. Joe Mixed Use future land use category and not individual pods, units, tracts, or lots within the parent parcel of land.
- Development in areas designated as North Port St. Joe Mixed Use shall contain the minimum percentage of at least two of the following Land Use Categories:

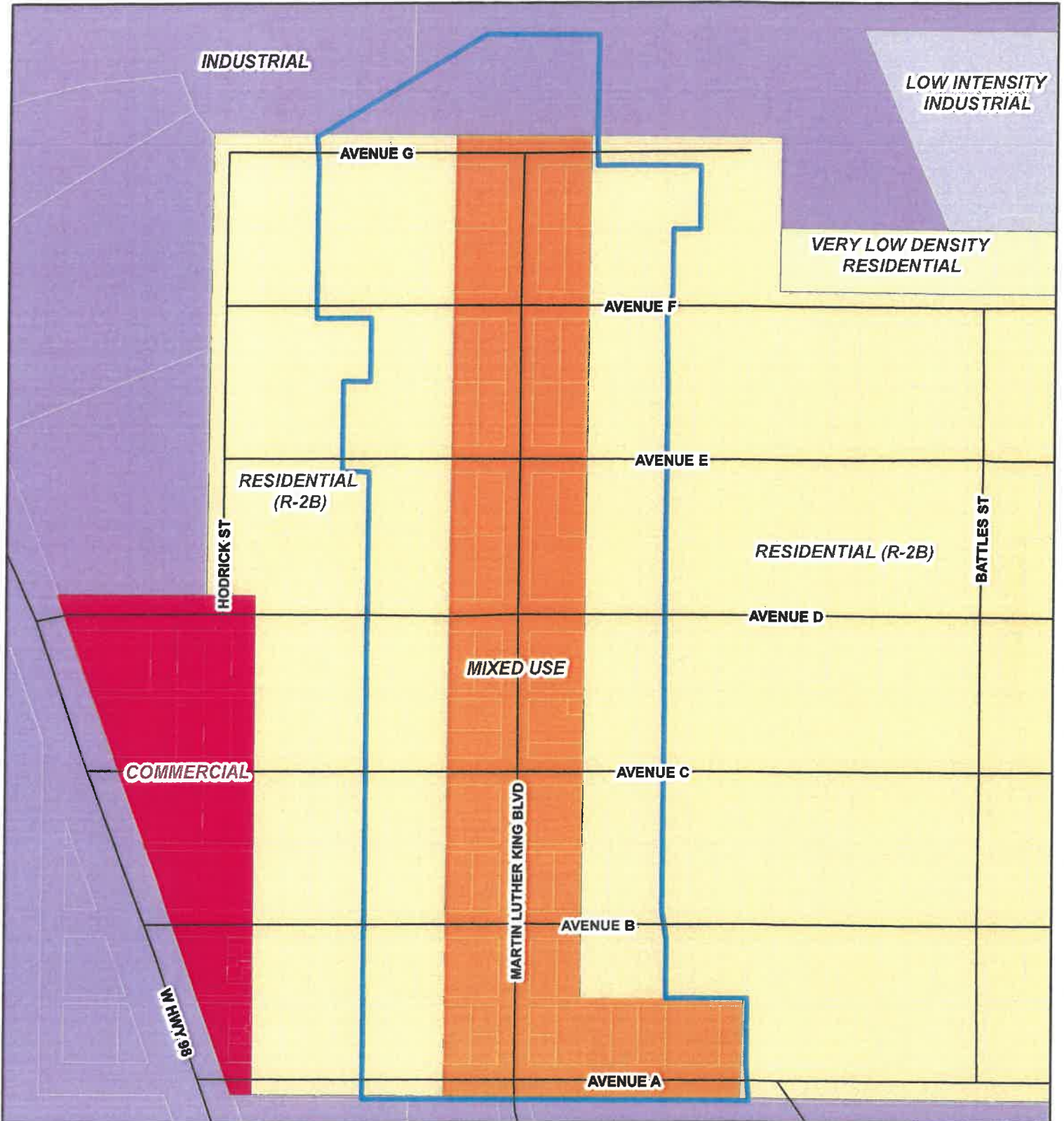
<u>Land Use Category</u>	<u>Allowable Mix of Uses</u>
<u>Residential</u>	<u>10 - 90 %</u>
<u>Commercial</u>	<u>15 - 85 %</u>
<u>Other uses such as Industrial, Public, Recreational, Open Space and Conservation.</u>	<u>15 - 85 %</u>

Policy 1.3.5: The geographic area described by the Windmark Beach DRI Development Order and identified in City Ordinance 380, shall be subject to not only the provisions relating to density (i.e. no more than 4 dwelling units per acre) described in Future Land-

Appendix B:

Maps

Port St Joe Comprehensive Plan Amendment - Existing Future Land Use



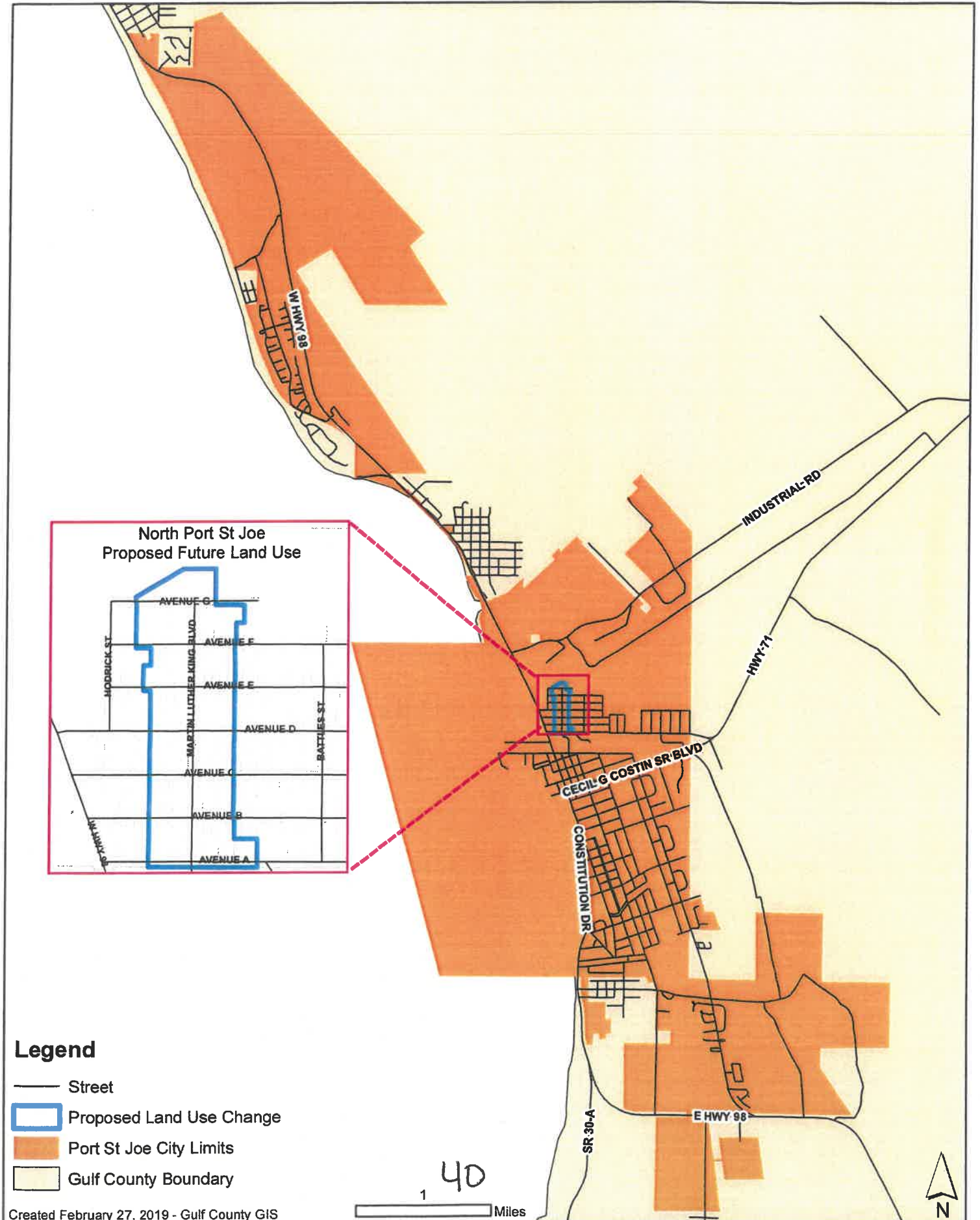
Legend

Existing Future Land Use Designation

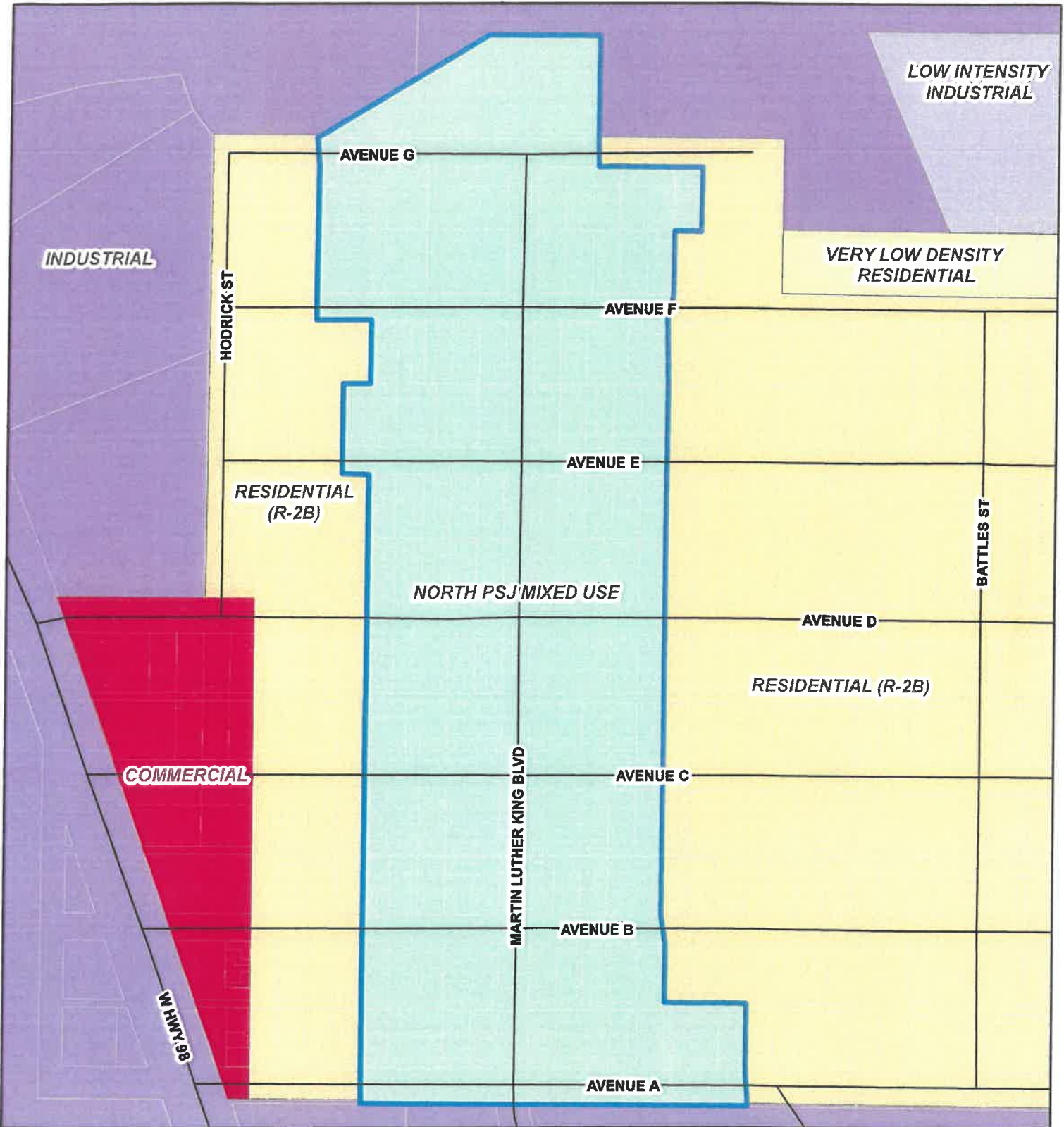
- | | | | |
|--------------------------|------------------------------|--------------------------------|----------------------|
| — Street | VERY LOW DENSITY RESIDENTIAL | MIXED COMMERCIAL / RESIDENTIAL | PUBLIC USE |
| Proposed Land Use Change | RESIDENTIAL (R-1) | MIXED USE | HISTORICAL RESOURCES |
| Parcel | RESIDENTIAL (R-2) | LOW INTENSITY COMMERCIAL | RECREATIONAL |
| | RESIDENTIAL (R-2B) | COMMERCIAL | OPEN SPACE |
| | RESIDENTIAL (R-3) | LOW INTENSITY INDUSTRIAL | CONSERVATION |
| | RESIDENTIAL (R-4) | INDUSTRIAL | AGRICULTURAL |

39

Port St Joe Comprehensive Plan Amendment - Location Map



Port St Joe Comprehensive Plan Amendment - Proposed Future Land Use



Legend

- Street
- Proposed Land Use Change
- Parcel

Proposed Future Land Use Designation

<ul style="list-style-type: none"> 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) 	<ul style="list-style-type: none"> MIXED COMMERCIAL / RESIDENTIAL MIXED USE LOW INTENSITY COMMERCIAL COMMERCIAL LOW INTENSITY INDUSTRIAL INDUSTRIAL PUBLIC USE 	<ul style="list-style-type: none"> HISTORICAL RESOURCES RECREATIONAL OPEN SPACE CONSERVATION AGRICULTURAL
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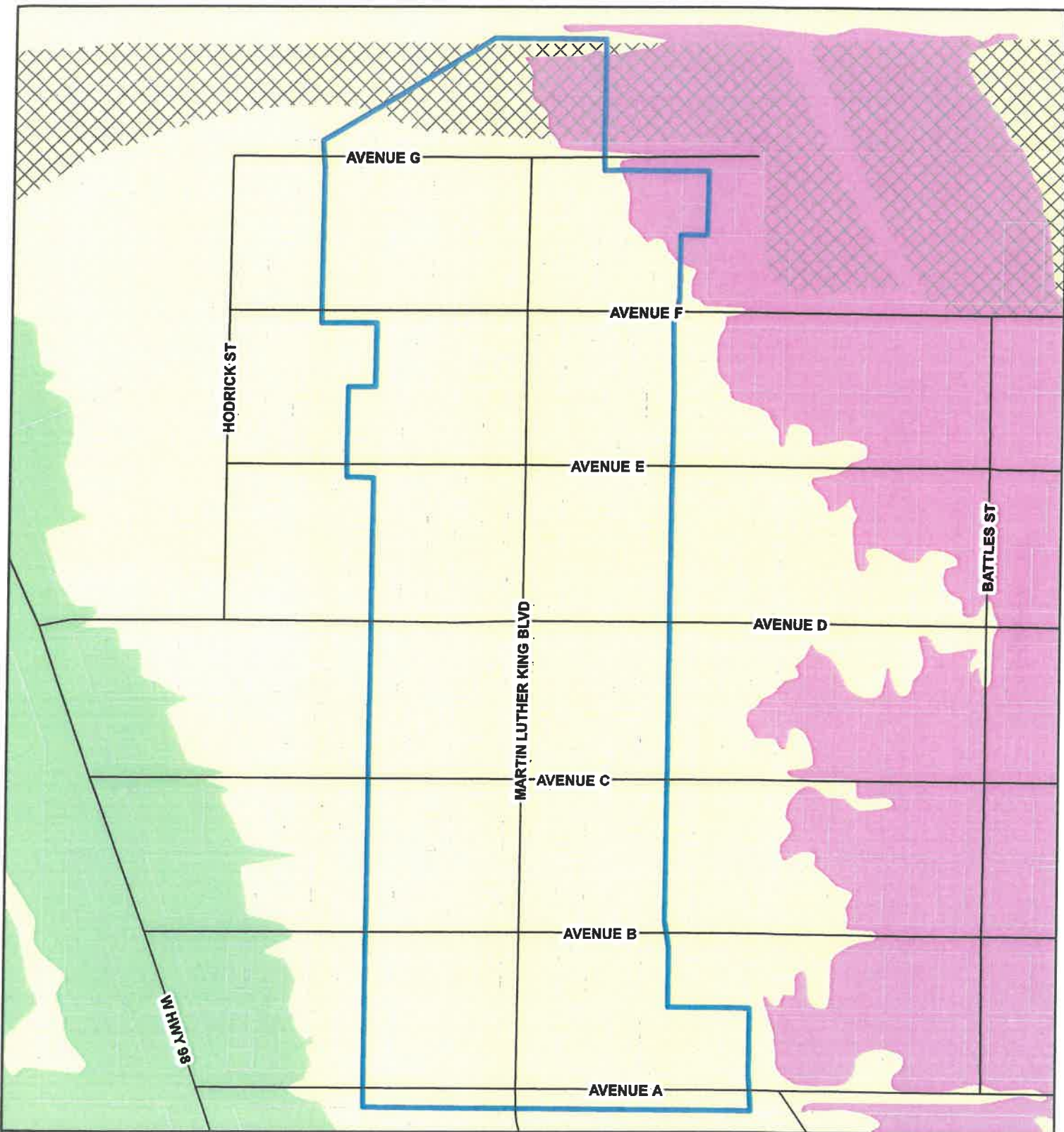
N

0.05 Miles

41

Created February 27, 2019 - Gulf County GIS

Port St Joe Comprehensive Plan Amendment - Wetlands & Flood Zones



Legend

— Street

□ Proposed Land Use Change

Parcel

Wetland Type

XXXX Freshwater Forested/Shrub Wetland

Flood Zones

A

AE

AO

VE

X



0.05 Miles

42

Appendix C:

North Port St. Joe Development and Lot Analysis

Table 1: Comparing three densities to those modelled in the 2017 MLKB Plan

Color code	Dimensions	square feet	Number of lots	15 units per acre	20 units per acre	30 units per acre	Potential units on modelled lots	Units per acre of modelled lots	'Disallowable units'
	25-30 x 110-117.5	2,750	6	1	1	2	not modelled	not modelled	
	50-55 x 50-58.75	2,750	8	1	1	2	2	30	0
	50 x 110	5,500	33	2	3	4	3	20	-33
	50 x 117.5	5,875	25	2	3	4	not modelled	not modelled	
	110 x 50	5,500	3	2	3	4	8	63	12
	117.5 x 50	5,875	8	2	3	4	6	44	16
	75 x 110	8,250	2	3	4	6	not modelled	not modelled	
	75 x 117.5	8,813	4	3	4	6	not modelled	not modelled	
	110 x 100	11,000	8	4	5	8	12	48	32
	117.5 x 100	11,750	3	4	5	8	not modelled	not modelled	
	Various	Various	7						
	TOTALS		107						27

Table 2: Impact of 'Super Lots' + all other-sized lots

Color code	Dimensions	square feet	15 units per acre	20 units per acre	30 units per acre	Potential units on modelled lots	Units per acre of modelled lots	'Disallowable units'
	Various	70,000	24	32	48	not modelled	not modelled	
	117.5 x 200	23,500	8	11	16	not modelled	not modelled	
	117.5 x 200	23,500	8	11	16	not modelled	not modelled	
	117.5 x 150	17,625	6	8	12	8	20	-4
	117.5 x 150	17,625	6	8	12	8	20	-4
	117.5 x 200 & 117.5 x 50	29,375	10	13	20	12	22	-8
	110 x 150	16,500	6	8	11	12	32	1
	subtotal	198,125	68	91	136			-16
	all other sized lots	605,375	213	300	428			27
	TOTAL	803,500	281	391	564			11



Appendix D:

Development Scenario Analysis

Existing Likely Development Scenario									
Residential									
11.42 acres	x	5% developed as non-residential			=	0.57 acres			
0.57 acres	x	43,560 ft ² /acre	x	0.6 lot coverage	x	5 stories	=	74,487 ft ²	
10.85 acres	x	8 units/acre	=	86 units					
Mixed Use									
3.10 acres	x	43,560 ft ² /acre	x	0.9 lot coverage	x	1 story	=	12,164 ft ²	
3.10 acres	x	15 units/acre	=	46 units					
2.33 acres	x	15 units/acre	=	34 units					
Industrial									
1.58 acres	x	.5 developable acres			=	0.79 acres			
0.79 acres	x	43,560 ft ² /acre	x	0.9 lot coverage	x	2 stories	=	61,942 ft ²	
Proposed Likely Development Scenario									
Primary Retail Area									
3.10 acres	x	43,560 ft ² /acre	x	1.0 lot coverage	x	1 story	=	135,036 ft ²	
3.10 acres	x	40 units	=	124 units					
Primary Residential Area									
2.33 acres	x	30 units/acre	=	69 units					
Transitional Area (Includes Industrial parcel)									
12.21 acres	x	25 units/acre	=	305 units					

7/6/17 Amy Rogers

TO WHOM IT MAY CONCERN:

We, the residents living on Martin Luther King (MLK) Jr., Blvd., the residents living near MLK Blvd, the residents living on the streets listed and identified by the PAC Group to rezone from residential to commercial; to include the residents living in the North Port St. Joe Community, desire **NOT** to change the status of our residential property to commercial. In view of the devastating affects of Hurricane Michael, our deep desire is to rebuild, repair, and rehab our residential homes and keep our status as residential homeowners. Our request to the PAC Group on a chronological, systematically basis **NOT to rezone our residential property** has been denied. We, therefore affixed our signatures in writing in support of this petition.

NAME	ADDRESS	NAME	ADDRESS
Patricia Bailey	127 Ave C		
Dina Pugh	210 Ave G		
Arthur Har III	202 Ave G		
Tony Lamy	609 MARTIN Luther King Blvd		
Arthur Phipps, Jr.	404 PETERS ST.		
Gregory Lester	137 Ave "E"		
Sandra R. Williams	220 Ave C		
Stamir Hays	308 Ave C		
Kelisha Queen	290 Ave. B 75-5		
Elaine Wynn	302 Ave C		
Betty S. S. S.	1511 Ave. B.		
Z. M. S. S.	110 Harbor		
Shirley O. S.	302 Ave E		
Mr. S.	138 Ave E		
Dr. S.	134 Venus Dr		
Patricia S.	16 Ave F.		
Amy Rogers	121 N. Bay St.		
Arthur S.	404 E. Ford St.		
Jessie S.	505 Ave. A.		
Christina S.	16 Apollo Blvd		
Shamuel S.	202 Ave G		
Katrina Patricia	157 Ave B.		
McNeal			

TO WHOM IT MAY CONCERN:

We, the residents living on Martin Luther King (MLK) Jr., Blvd., the residents living near MLK Blvd, the residents living on the streets listed and identified by the PAC Group to rezone from residential to commercial; to include the residents living in the North Port St. Joe Community, **desire NOT to change the status of our residential property to commercial.** In view of the devastating affects of Hurricane Michael, our deep desire is to rebuild, repair, and rehab our residential homes and keep our status as residential homeowners. Our request to the PAC Group on a chronological, systematically basis **NOT to rezone our residential property** has been denied. We, therefore affixed our signatures in writing in support of this petition.

[illegible]

7/16/19 Letha McKays



To whom it may concern:

Chester Davis - President

Dennis Bolden - Vice President

Johnny Bryant - Treasurer

Lynn Peters - Secretary

www.redevelopingnpsj.org

My name is Johnny Bryant and I am a longtime member of the North Port St. Joe community. As a committed community member, it is my goal to become an employer as well in order to help to create wealth. As a child I grew up in a thriving community with a property ownership percentage of 85%. As a property owner in the rezoning district proposed by the North Port St. Joe Project Area Coalition, I thoroughly support the anticipated improvements that rezoning will bring to the MLK Corridor. The long-awaited changes will create new economic opportunities as well as eliminate the blight that has plagued the North Port St. Joe community for decades.

I agree with the rezoning efforts as they are designed to strengthen, make safer and more resilient the existing identity of the MLK corridor. These efforts will not only protect current residential and commercial activities but will set the stage for future development as well. Moreover, this rezoning is essential to future development as it will raise the property value in the neighborhood making it more appealing for investments. It is my stance that long standing community members will not be displaced by these activities but they will be they individuals that reinvest in the community in a greater way. Through these actions vacant lots and abandoned homes will become a thing of the past as the community will have the ability to reinvest in itself.

Lastly, I realize these improvements will attract the interest of developers and investors from elsewhere but through funding opportunities and working collectively, the community will succeed in reinvesting in itself. This re-zoning of the MLK corridor is essential to restoring the economic status of North Port St. Joe and making it a community we can all be proud of. We plan to create a vibrant, walkable commercial center that draws patrons from all the surrounding areas. Making North Port St. Joe a self-sufficient community is paramount. I strongly support this re-zoning as the first step in eliminating corrosive blight which will allow North Port St. Joe to play a productive role in the wider community.

Sincerely,

Signature

Johnny C Bryant

Date

07/15/2019

Rezoning District Address

Business Address:

261 Avenue D.

Port St. Joe, FL 32456

Mail:

PO Box 112

Port St. Joe, FL 32456

Redeveloping an historic African-American neighborhood



Chester Davis - President
Dannie Bolden - Vice President
Johnny Bryant - Treasurer
Lynn Peters - Secretary
www.redevelopingnpsj.org

To whom it may concern:

My name is Jai Bryant and like other concerned citizens, it is my goal to support our community through job creation. As a child I witnessed a thriving community where people were proud. My grandfather and his friends worked at the mill and made sure that the community as well as the people in it were taken care of. As a property owner in the rezoning district proposed by the North Port St. Joe Project Area Coalition, I can now give back and continue in his footsteps. I thoroughly support the anticipated improvements that rezoning will bring to the MLK Corridor. The long-awaited changes will create new economic opportunities that in turn will eliminate the blight that has long plagued North Port St. Joe.

Additionally, I agree with the rezoning efforts as they are designed to strengthen, make safer and more resilient the existing identity of the MLK corridor. These efforts will not only protect current residential and commercial activities but will set the stage for future development as well. Moreover, this rezoning is essential to future development as it will raise the property value in the neighborhood making it more appealing for investments. It is my stance that longstanding community members will not be displaced by these activities but they themselves will be the investors. Through community reinvestments done by the citizens of North Port St. Joe we collectively will be able to stave off gentrification. Through these actions vacant lots and abandoned homes will become a thing of the past as the community will have the ability to reinvest in itself.

Lastly, I realize these improvements will attract the interest of developers and investors from elsewhere but through funding opportunities and working collectively, the community will succeed in reinvesting eliminating the need for gentrification. This re-zoning of the MLK corridor is essential to restoring the economic status of North Port St. Joe and making it a community we can all be proud of. We plan to create a vibrant, walkable commercial center that draws patrons from all the surrounding areas. Making North Port St. Joe a self-sufficient community is paramount. I strongly support this re-zoning as the first step in eliminating corrosive blight which will allow North Port St. Joe to play a productive role in the broader community.

Sincerely,

Date

Rezoning District Address

Business Address
251 Avenue D.
Port St. Joe, FL 32456
Mail:
PO Box 112
Port St. Joe, FL 32456

Redeveloping an historic African-American neighborhood



To whom it may concern:

I, Phillip N. Hunter as a property owner in the rezoning district proposed by the North Port St. Joe Project Area Coalition, support the long-awaited improvements that rezoning will bring to the MLK Corridor; particularly, new economic opportunities, as well as the elimination of the blight that has plagued the North Port St. Joe community for decades.

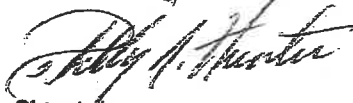
I agree with the rezoning because it is designed to strengthen and make safer and more resilient the existing identity of the MLK corridor, thereby protecting both current and future residential and commercial activities.

Furthermore, this rezoning is essential because it will raise the value of every home in the neighborhood, helping make vacant lots and abandoned homes a thing of the past.

I realize these improvements will attract the interest of developers and investors from elsewhere. However, I also recognize that by coming together as a united community, in the same way the PAC is proceeding, we can address unscrupulous speculators and honest investors alike: openly and with the clear intention to ensure that, before a brick is laid, they contribute fairly and adequately to the lasting benefit of the whole neighborhood - and beyond.

This re-zoning of the MLK corridor is essential to restoring its economic status, creating, once again, a vibrant, walkable, commercial center and, above all, making North Port St. Joe a self-sufficient community. I strongly support this re-zoning as the first step in eliminating corrosive blight and allowing North Port St. Joe to play its rightful and productive role in the wider community.

Yours faithfully,


Signature

7/11/14
Date

101 MLKING, N. ST. JOE
Rezoning District Address

Chester Davis - President
Dannie Bolden - Vice President
Johnny Bryant - Treasurer
Lynn Peters - Secretary
www.redevelopingnpsj.org

Business Address:
261 Avenue D.
Port St. Joe, FL 32456
Mail:
PO Box 112
Port St. Joe, FL 32456

Redeveloping an historic African-American neighborhood

Redeveloping North Port St. Joe: Strengthening the Community's Voice.

My name is Ray Charles Bolden Sr. I was born in North Port St. Joe, Florida on April 1, 1956. I lived there from 1956 until June 1974 after graduating from Port St. Joe High School. Our school mascot was a Tiger Shark. This was due to integration where our school, Washington High where our school's mascot was the Tiger was closed down and we were forced to attend the new Port St. High School (Sharks) located in the through the White section of town. Upon graduation, I wanted to stay in the Port St. Joe area while attending Florida State University on a two year scholarship, however knowing that once I graduated and returned home I could not get a job at St. Paper Company Paper Mill, because of the Mill's employment policy as to father and son and brothers not being able to work there. With that being said, I realized that in order for me to be successful I had to leave the side of town I knew and loved. The side of town I grew up in seeing Black own businesses, where Blacks were proud of their grocery stores, rooming houses, gas station, laundry and dry cleaner, Elementary and High School, Doctor's office, local restaurants and baseball complex and local team that brought to town star athletes like Satchel Paige the famous baseball player and Jesse Owens visited and left old residents talking and sharing stories for years. As I stated I had to leave home and because I had an older brother in the military, I joined the United States Air Force following in his footsteps and like him no matter where we were assigned we would always come home to North Port St. Joe and we even kept our voting registration there while we both serviced the military. Our passion is to see North Port St. Joe to become a vital part of Port St. Joe as a whole. I believe if both side of town can begin to prosper together great things can happen with your help. In looking at North Port St. Joe over the many years as compared to the other of St. Joe our side has been left behind. We have had very little support! Although I have retired from the military, I am still supporting any efforts to help improve our North Port St. Joe. I have located other past residents of North Port St. Joe to get involve with the new movement to help in the redevelopment. When St. Joe Paper Company shutdown, there was a great job lost and a lot the younger residents took flight and again our side of town a big hit again. Since that time the other side of St. Joe have be trying to turn it into a tourist town, leaving North Port St. Joe out of the plan. Our Community is need of your assistance in the redevelopment of our section of town; we thank Mrs. Jesse Ball DuPont and the fund she left behind, however there were some depravities in the distributions of funds, so I hope that as this letter is read, you can feel the love and compassion we feel as we want the best for our community that has been lack for so long. Hurricane Michael took a toll on our town and caused both sides of town to work together helping relief distribution centers that were serviced by all to all. I believe that same spirit can be duplicated as we redevelop North Port St. Joe. Thank you for taking time to read my letter, Retired United States Air Force Senior Master Sergeant Ray Charles Bolden Sr. May God Bless!



To whom it may concern:

I, Mary Williams as a property owner in the rezoning district proposed by the North Port St. Joe Project Area Coalition, support the long-awaited improvements that rezoning will bring to the MLK Corridor; particularly, new economic opportunities, as well as the elimination of the blight that has plagued the North Port St. Joe community for decades.

Chester Davis - President

Dannie Bolden - Vice President

Johnny Bryant - Treasurer

Lynn Peters - Secretary

www.redevelopingnpsj.org

I agree with the rezoning because it is designed to strengthen and make safer and more resilient the existing identity of the MLK corridor, thereby protecting both current and future residential and commercial activities.

Furthermore, this rezoning is essential because it will raise the value of every home in the neighborhood, helping make vacant lots and abandoned homes a thing of the past.

I realize these improvements will attract the interest of developers and investors from elsewhere. However, I also recognize that by coming together as a united community, in the same way the PAC is proceeding, we can address unscrupulous speculators and honest investors alike: openly and with the clear intention to ensure that, before a brick is laid, they contribute fairly and adequately to the lasting benefit of the whole neighborhood - and beyond.

This re-zoning of the MLK corridor is essential to restoring its economic status, creating, once again, a vibrant, walkable, commercial center and, above all, making North Port St. Joe a self-sufficient community. I strongly support this rezoning as the first step in eliminating corrosive blight and allowing North Port St. Joe to play its rightful and productive role in the wider community.

Yours faithfully

Business Address:

261 Avenue D.

Port St. Joe, FL 32456

Mail:

PO Box 112

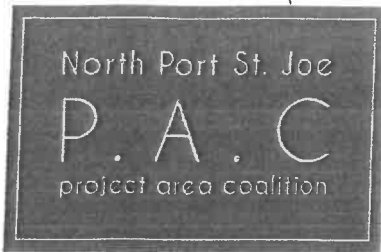
Port St. Joe, FL 32456

Signature Mary Williams

Date 7-12-19

Rezoning District Address 220 Ave B

Redeveloping an historic African-American neighborhood



To whom it may concern:

I, Amos Pittman SR as a property owner in the rezoning district proposed by the North Port St. Joe Project Area Coalition, support the long-awaited improvements that rezoning will bring to the MLK Corridor; particularly, new economic opportunities, as well as the elimination of the blight that has plagued the North Port St. Joe community for decades.

Chester Davis - President

Dannie Bolden - Vice President

Johnny Bryant - Treasurer

Lynn Peters - Secretary

www.redevelopingnpsj.org

I agree with the rezoning because it is designed to strengthen and make safer and more resilient the existing identity of the MLK corridor, thereby protecting both current and future residential and commercial activities.

Furthermore, this rezoning is essential because it will raise the value of every home in the neighborhood, helping make vacant lots and abandoned homes a thing of the past.

I realize these improvements will attract the interest of developers and investors from elsewhere. However, I also recognize that by coming together as a united community, in the same way the PAC is proceeding, we can address unscrupulous speculators and honest investors alike: openly and with the clear intention to ensure that, before a brick is laid, they contribute fairly and adequately to the lasting benefit of the whole neighborhood - and beyond.

This re-zoning of the MLK corridor is essential to restoring its economic status, creating, once again, a vibrant, walkable, commercial center and, above all, making North Port St. Joe a self-sufficient community. I strongly support this rezoning as the first step in eliminating corrosive blight and allowing North Port St. Joe to play its rightful and productive role in the wider community.

Yours faithfully

Business Address:

261 Avenue D.

Port St. Joe, FL 32456

Mail:

PO Box 112

Port St. Joe, FL 32456

Signature

Am Pittman SR

Date

7/12/19

Rezoning District Address

220 AVE G
Redeveloping an historic African-American neighborhood



To whom it may concern:

I, Dalia Berry c/o Ruby Farmer as a property owner in the rezoning district proposed by the North Port St. Joe Project Area Coalition, support the long-awaited improvements that rezoning will bring to the MLK Corridor; particularly, new economic opportunities, as well as the elimination of the blight that has plagued the North Port St. Joe community for decades.

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Yours faithfully

Signature DRB c/o Ruby Farmer

Date 7/11/2019

Rezoning District Address 104 MLK Blvd.
PSJ, FL 32456

Redeveloping an historic African-American neighborhood

56

Chester Davis - President

Dannie Bolden - Vice President

Johnny Bryant - Treasurer

Lynn Peters - Secretary

www.redevelopingnpsj.org

Business Address:

261 Avenue D.

Port St. Joe, FL 32456

Mail:

PO Box 112

Port St. Joe, FL 32456



Chester Davis - President
Dannie Bolden - Vice President
Johnny Bryant - Treasurer
Lynn Peters - Secretary
www.redevelopingnpsj.org

To whom it may concern:

I, Fred Willis as a property owner in the rezoning district proposed by the North Port St. Joe Project Area Coalition, support the long-awaited improvements that rezoning will bring to the MLK Corridor; particularly, new economic opportunities, as well as the elimination of the blight that has plagued the North Port St. Joe community for decades.

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Yours faithfully

Signature

Date

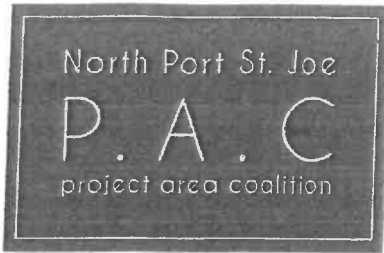
7/11/19

Rezoning District Address

174 Ave. C
PSS, FL 32456

Redeveloping an historic African-American neighborhood

Business Address:
261 Avenue D.
Port St. Joe, FL 32456
Mail:
PO Box 112
Port St. Joe, FL 32456



Chester Davis - President
Dannie Bolden - Vice President
Johnny Bryant - Treasurer
Lynn Peters - Secretary
www.redevelopingnpsj.org

To whom it may concern:

I, Marquita Thompson as a property owner in the rezoning district proposed by the North Port St. Joe Project Area Coalition, support the long-awaited improvements that rezoning will bring to the MLK Corridor; particularly, new economic opportunities, as well as the elimination of the blight that has plagued the North Port St. Joe community for decades.

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Yours faithfully

Business Address:
261 Avenue D.
Port St. Joe, FL 32456
Mail:
PO Box 112
Port St. Joe, FL 32456

Signature

Marquita Thompson

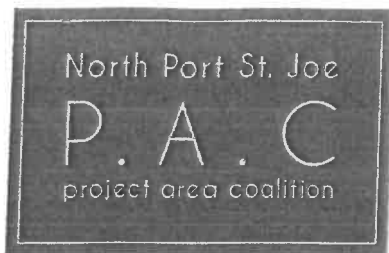
Date

7/11/19

Rezoning District Address

174 Ave. C
PSJ, FL 32456

Redeveloping an historic African-American neighborhood



To whom it may concern:

I, Patrick Jones as a property owner in the rezoning district proposed by the North Port St. Joe Project Area Coalition, support the long-awaited improvements that rezoning will bring to the MLK Corridor; particularly, new economic opportunities, as well as the elimination of the blight that has plagued the North Port St. Joe community for decades.

Chester Davis - President

Dannie Bolden - Vice President

Johnny Bryant - Treasurer

Lynn Peters - Secretary

www.redevelopingnpsj.org

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Yours faithfully

Business Address:

261 Avenue D.

Port St. Joe, FL 32456

Mail:

PO Box 112

Port St. Joe, FL 32456

Signature

Patrick Jones

Date

7/12/19

Rezoning District Address

Redeveloping an historic African-American neighborhood



To whom it may concern:

I, Niecha Walker as a property owner in the rezoning district proposed by the North Port St. Joe Project Area Coalition, support the long-awaited improvements that rezoning will bring to the MLK Corridor; particularly, new economic opportunities, as well as the elimination of the blight that has plagued the North Port St. Joe community for decades.

Chester Davis - President

Dannie Bolden - Vice President

Johnny Bryant - Treasurer

Lynn Peters - Secretary

www.redevelopingnpsj.org

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Yours faithfully

Business Address:

261 Avenue D.

Port St. Joe, FL 32456

Mail:

PO Box 112

Port St. Joe, FL 32456

Signature

Niecha Walker

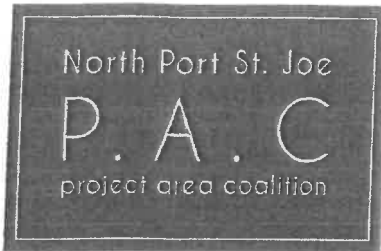
Date

7/12/19

Rezoning District Address

Redeveloping an historic African-American neighborhood

60



Chester Davis - President
Dannie Bolden - Vice President
Johnny Bryant - Treasurer
Lynn Peters - Secretary
www.redevelopingnpsj.org

Business Address:
261 Avenue D.
Port St. Joe, FL 32456
Mail:
PO Box 112
Port St. Joe, FL 32456

To whom it may concern:

I, Michael Simons as a property owner in the rezoning district proposed by the North Port St. Joe Project Area Coalition, support the long-awaited improvements that rezoning will bring to the MLK Corridor; particularly, new economic opportunities, as well as the elimination of the blight that has plagued the North Port St. Joe community for decades.

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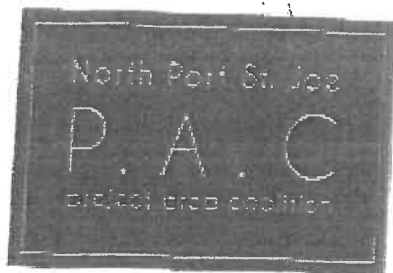
Yours faithfully

Signature

Date

Rezoning District Address

Redeveloping an historic African-American neighborhood



To whom it may concern:

Ray Bolden

as a property owner in the rezoning district proposed by the North Port St. Joe Project Area Coalition, support the long-awaited improvements that rezoning will bring to the MLK Corridor, particularly, new economic opportunities, as well as the elimination of the blight that has plagued the North Port St. Joe community for decades.

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Yours faithfully

Ray C. Bolden
Signature

07/10/2019
Date

Rezoning District Address

Parcel # 05786 - 000R

Redeveloping an historic African-American neighborhood

62

Chester Davis - President

Dannie Bolden - Vice President

Johnny Bryant - Treasurer

Lynn Peters - Secretary

www.redevelopingsj.org

Business Address:

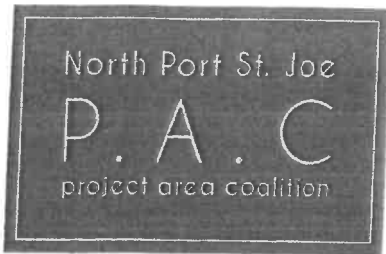
261 Avenue D.

Port St. Joe, FL 32456

Mail:

PO Box 112

Port St. Joe, FL 32456



To whom it may concern:

I, Dannie Bolden Sr. as a property owner in the rezoning district proposed by the North Port St. Joe Project Area Coalition, support the long-awaited improvements that rezoning will bring to the MLK Corridor; particularly, new economic opportunities, as well as the elimination of the blight that has plagued the North Port St. Joe community for decades.

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Yours faithfully

Signature

Date

7/15/19

Rezoning District Address

Parcel # 05786-000R

Parcel # 05786-050

Redeveloping an historic African-American neighborhood

Chester Davis - President

Dannie Bolden - Vice President

Johnny Bryant - Treasurer

Lynn Peters - Secretary

www.redevelopingnpsj.org

Business Address:

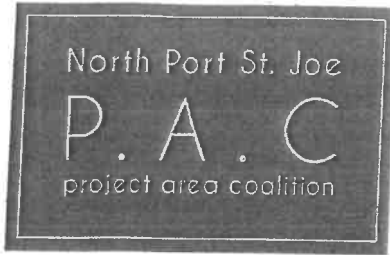
261 Avenue D.

Port St. Joe, FL 32456

Mail:

PO Box 112

Port St. Joe, FL 32456



Chester Davis - President

Dannie Bolden - Vice President

Johnny Bryant - Treasurer

Lynn Peters - Secretary

www.redevelopingnpsj.org

To whom it may concern:

I, Dannie Bolden II as a property owner in the rezoning district proposed by the North Port St. Joe Project Area Coalition, support the long-awaited improvements that rezoning will bring to the MLK Corridor; particularly, new economic opportunities, as well as the elimination of the blight that has plagued the North Port St. Joe community for decades.

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Yours faithfully

Signature

Date

7/15/19

Rezoning District Address

Parcel # 05955-000R
05784-000R

Redeveloping an historic African-American neighborhood

64

Business Address:

261 Avenue D.

Port St. Joe, FL 32456

Mail:

PO Box 112

Port St. Joe, FL 32456

To whom it may concern:

I, Linda Grant as a property owner in the rezoning district proposed by the North Port St. Joe Project Area Coalition, support the long-awaited improvements that rezoning will bring to the MLK Corridor; particularly, new economic opportunities, as well as the elimination of the blight that has plagued the North Port St. Joe community for decades.

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Yours faithfully

Signature

Linda Grant

Date

7/16/19

Rezoning District Address

Chester Davis - President

Dannie Bolden - Vice President

Johnny Bryant - Treasurer

Lynn Peters - Secretary

www.redevelopingnpsj.org

Business Address:

261 Avenue D.

Port St. Joe, FL 32456

Mail:

PO Box 112

Port St. Joe, FL 32456

Redeveloping an historic African-American neighborhood

65

To whom it may concern:

I, Larry Jackson as a property owner in the rezoning district proposed by the North Port St. Joe Project Area Coalition, support the long-awaited improvements that rezoning will bring to the MLK Corridor; particularly, new economic opportunities, as well as the elimination of the blight that has plagued the North Port St. Joe community for decades.

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Yours faithfully

Signature

Larry H. Jackson

Date

7/15/19

Rezoning District Address

CORNER E + MLK

Redeveloping an historic African-American neighborhood

66

Chester Davis - President

Dannie Bolden - Vice President

Johnny Bryant - Treasurer

Lynn Peters - Secretary

www.redevelopingnpsj.org

Business Address:

261 Avenue D.

Port St. Joe, FL 32456

Mail:

PO Box 112

Port St. Joe, FL 32456



Chester Davis - President
Dannie Bolden - Vice President
Johnny Bryant - Treasurer
Lynn Peters - Secretary
www.redevelopingnpsj.org

To whom it may concern:

I, Sally Jenkins as a property owner in the rezoning district proposed by the North Port St. Joe Project Area Coalition, support the long-awaited improvements that rezoning will bring to the MLK Corridor; particularly, new economic opportunities, as well as the elimination of the blight that has plagued the North Port St. Joe community for decades.

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Yours faithfully

Business Address:
261 Avenue D.
Port St. Joe, FL 32456
Mail:
PO Box 112
Port St. Joe, FL 32456

Signature

Sally Jenkins

Date

4-13-19

Rezoning District Address

Redeveloping an historic African-American neighborhood

To whom it may concern:

I, Philadelphia P.B. Church as a property owner in the rezoning district proposed by the North Port St. Joe Project Area Coalition, support the long-awaited improvements that rezoning will bring to the MLK Corridor; particularly, new economic opportunities, as well as the elimination of the blight that has plagued the North Port St. Joe community for decades.

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Yours faithfully

Signature Pastor Chester Davis

Date 7/15/14

Rezoning District Address Church Ave D

Redeveloping an historic African-American neighborhood

Chester Davis - President

Dannie Bolden - Vice President

Johnny Bryant - Treasurer

Lynn Peters - Secretary

www.redevelopingnpsj.org

Business Address:

261 Avenue D.

Port St. Joe, FL 32456

Mail:

PO Box 112

Port St. Joe, FL 32456



Chester Davis - President
Dannie Bolden - Vice President
Johnny Bryant - Treasurer
Lynn Peters - Secretary
www.redevelopingnpsj.org

To whom it may concern:

I, Johnese Peterson as a property owner in the rezoning district proposed by the North Port St. Joe Project Area Coalition, support the long-awaited improvements that rezoning will bring to the MLK Corridor; particularly, new economic opportunities, as well as the elimination of the blight that has plagued the North Port St. Joe community for decades.

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Yours faithfully

Signature

Date

7/15/19

Rezoning District Address

Ave B corner

Business Address:
261 Avenue D.
Port St. Joe, FL 32456
Mail:
PO Box 112
Port St. Joe, FL 32456

Redeveloping an historic African-American neighborhood

69



Chester Davis - President
Dannie Bolden - Vice President
Johnny Bryant - Treasurer
Lynn Peters - Secretary
www.redevelopingnpsj.org

To whom it may concern:

Willie Ash Jr. Pastor of Victory Temple
I, Church as a property owner in the rezoning
district proposed by the North Port St. Joe Project Area Coalition, support the
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Joe to play its rightful and productive role in the wider community.

Yours faithfully

Signature 

Date 7/16/2019

Rezoning District Address

Redeveloping an historic African-American neighborhood

Business Address:
261 Avenue D.
Port St. Joe, FL 32456
Mail:
PO Box 112
Port St. Joe, FL 32456

July 16, 2019

280 Ave D

Port St. Joe, FL 32456

TO: It May Concern

FROM: Lois Byrd for Otis Stallworth

In support of the rezoning of the Martin Luther King Corridor, I, Otis Stallworth am sending my support through this memo. This is my statement of support in an effort to improve the conditions of North Port St. Joe.

Please accept this as my signature of support.

Thanks.



Chester Davis - President

Dannie Bolden - Vice President

Johnny Bryant - Treasurer

Lynn Peters - Secretary

www.redevelopingnpsj.org

To whom it may concern:

I, Susie Chenas as a property owner in the rezoning district proposed by the North Port St. Joe Project Area Coalition, support the long-awaited improvements that rezoning will bring to the MLK Corridor; particularly, new economic opportunities, as well as the elimination of the blight that has plagued the North Port St. Joe community for decades.

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Furthermore, this rezoning is essential because it will raise the value of every home in the neighborhood, helping make vacant lots and abandoned homes a thing of the past.

I realize these improvements will attract the interest of developers and investors from elsewhere. However, I also recognize that by coming together as a united community, in the same way the PAC is proceeding, we can address unscrupulous speculators and honest investors alike: openly and with the clear intention to ensure that, before a brick is laid, they contribute fairly and adequately to the lasting benefit of the whole neighborhood - and beyond.

This re-zoning of the MLK corridor is essential to restoring its economic status, creating, once again, a vibrant, walkable, commercial center and, above all, making North Port St. Joe a self-sufficient community. I strongly support this re-zoning as the first step in eliminating corrosive blight and allowing North Port St. Joe to play its rightful and productive role in the wider community.

Yours faithfully

Signature

Susie Chenas

Date

7/15/19

Rezoning District Address

Business Address:

261 Avenue D.

Port St. Joe, FL 32456

Mail:

PO Box 112

Port St. Joe, FL 32456

Redeveloping an historic African-American neighborhood

To whom it may concern:

I, Kimberly Owens as a property owner in the rezoning district proposed by the North Port St. Joe Project Area Coalition, support the long-awaited improvements that rezoning will bring to the MLK Corridor; particularly, new economic opportunities, as well as the elimination of the blight that has plagued the North Port St. Joe community for decades.

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Yours faithfully

Signature Kimberly Owens

Date 7/15/19

Rezoning District Address

Redeveloping an historic African-American neighborhood

Chester Davis - President

Dannie Bolden - Vice President

Johnny Bryant - Treasurer

Lynn Peters - Secretary

www.redevelopingnpsj.org

Business Address:

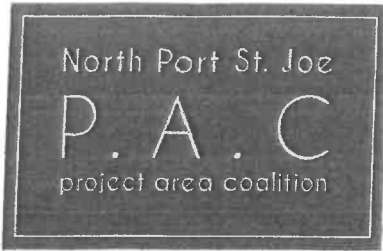
261 Avenue D.

Port St. Joe, FL 32456

Mail:

PO Box 112

Port St. Joe, FL 32456



Chester Davis - President
Dannie Bolden - Vice President
Johnny Bryant - Treasurer
Lynn Peters - Secretary
www.redevelopingnpsj.org

To whom it may concern:

I, Rita Stevens as a property owner in the rezoning district proposed by the North Port St. Joe Project Area Coalition, support the long-awaited improvements that rezoning will bring to the MLK Corridor; particularly, new economic opportunities, as well as the elimination of the blight that has plagued the North Port St. Joe community for decades.

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Yours faithfully

Signature

Date

Rezoning District Address

Business Address:
261 Avenue D.
Port St. Joe, FL 32456
Mail:
PO Box 112
Port St. Joe, FL 32456

Redeveloping an historic African-American neighborhood



Chester Davis - President
Dannie Bolden - Vice President
Johnny Bryant - Treasurer
Lynn Peters - Secretary
www.redevelopingnpsj.org

To whom it may concern: AS CHANCELLOR COMMANDER OF P.A.
ONIES BROTHERHOOD NO: 77

I, FRANKIE H. PENNELL as a property owner in the rezoning district proposed by the North Port St. Joe Project Area Coalition, support the long-awaited improvements that rezoning will bring to the MLK Corridor; particularly, new economic opportunities, as well as the elimination of the blight that has plagued the North Port St. Joe community for decades.

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Yours faithfully

Signature Frankie H. Pennell

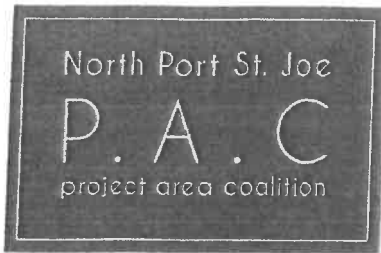
Date 7/14/19

Rezoning District Address

Business Address:
261 Avenue D.
Port St. Joe, FL 32456
Mail:
PO Box 112
Port St. Joe, FL 32456

Redeveloping an historic African-American neighborhood

TS



Chester Davis - President

Dannie Bolden - Vice President

Johnny Bryant - Treasurer

Lynn Peters - Secretary

www.redevelopingnpsj.org

To whom it may concern:

I, Letta Inez Mathews as a property owner in the rezoning district proposed by the North Port St. Joe Project Area Coalition, support the long-awaited improvements that rezoning will bring to the MLK Corridor; particularly, new economic opportunities, as well as the elimination of the blight that has plagued the North Port St. Joe community for decades.

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Yours faithfully

Letta Mathews
Signature

Date

7/12/2019

Rezoning District Address

Business Address:

261 Avenue D.

Port St. Joe, FL 32456

Mail:

PO Box 112

Port St. Joe, FL 32456

Redeveloping an historic African-American neighborhood

76



To whom it may concern:

I, Carl L. White / Christine B. White as a property owner in the rezoning district proposed by the North Port St. Joe Project Area Coalition, support the long-awaited improvements that rezoning will bring to the MLK Corridor; particularly, new economic opportunities, as well as the elimination of the blight that has plagued the North Port St. Joe community for decades.

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Yours faithfully

Carl L. White / Christine B. White
Signature

Date
7/15/19

Rezoning District Address

226 Avenue B

Redeveloping an historic African-American neighborhood

77

Chester Davis - President

Dannie Bolden - Vice President

Johnny Bryant - Treasurer

Lynn Peters - Secretary

www.redevelopingnpsj.org

Business Address:

261 Avenue D.

Port St. Joe, FL 32456

Mail:

PO Box 112

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