

**February 4, 2020
Regular Meeting
12:00 Noon
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

Regular Public Meeting
12:00 Noon
2775 Garrison Avenue
Tuesday February 4, 2020

Call to Order

Consent Agenda

Minutes

- Regular Meeting 1/21/20

Pages 1-4

Bldg. Department

- Update (Quarterly)

Long Term Recovery Committee- First Meeting of Each Month

PSJRA- Update

City Attorney

- Ordinance 566 Large Scale Plan Amendement- David Warriner
 - 2nd Reading and Consideration of Adoption
- Ordinance 568 Small Scale- Sheriff's Office
 - 2nd Reading and Consideration of Adoption
- School Tennis Court Lease- Update
- Commissioner Terms- Update
- Commissioner Qualifying Fee/Petition Process- Update

Pages 5-43

Pages 44-73

Old Business

- Government Complex Grant-Update
- Gateway Apartments Phase II Workshop- 2/11 at 6:00 P.M.

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New Business

- City Transfer Station- Commissioner Lowry
- Fourth of July Fireworks Budget
- Alarm Calls- Discussion
- Centennial Bldg. Paint- Mayor Buzzett
- Long Ave. Water/Sewer/Storm Evaluation- Task Order
- CDBG- DR – DEO Workshop
- Baysavers Letter of Support- Mayor Buzzett

Pages 75-77

Pages 78-79

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Pages 81-83

Public Works

- Update

Surface Water Plant

- Update

Waste Water Plant

- **Update**

Finance Director

- **Update**

City Engineer

- **Trail Lighting/Upgrades Grant- Duke Energy Quotes**
- **Clifford Sims Park Paving**

Code Enforcement

- **Update**

Police Department

- **Update**

City Clerk

- **Update**

Citizens to be Heard

Discussion Items by Commissioners

Motion to Adjourn

**MINUTES OF THE REGULAR MEETING OF THE BOARD OF CITY
COMMISSIONERS FOR THE CITY OF PORT ST. JOE, FLORIDA, HELD AT
2775 GARRISON AVENUE, January 21, 2020, at Noon.**

The following were present: Mayor Buzzett, Commissioners Ashbrook, Hoffman, Langston, and Lowry. City Manager Jim Anderson, City Clerk Charlotte Pierce, and City Attorney Clinton McCahill were also present.

Mayor Buzzett noted that the MLK Day celebration was wonderful and applauded everyone that was involved with it.

CONSENT AGENDA

As required by Form 8B – Memorandum of Voting Conflict for County, Municipal, and Other Local Public Officers, Attorney McCahill noted that at the January 7, 2020, City Commission Meeting, Commissioner Brett Lowry abstained from voting on Ordinance 565 Small Scale Plan Amendment – SRS Land Co., LLC, because he has a business relationship with developer Ralph Rish. A copy of his Form 8B is attached to the Minutes of the January 7, 2020, Meeting.

Minutes

A Motion was made by Commissioner Ashbrook, second by Commissioner Langston, to approve the Minutes of the Regular Meeting on January 7, 2020. All in favor; Motion carried 5-0.

Building Department Update – Quarterly

Long Term Recovery Committee – Nancy Stuart shared they are currently collecting data for grants for submission to the Red Cross, and anticipate delivery of their warehouse between February 13, and February 15, 2020. She also noted their meeting on the first Wednesday of the month is a Board meeting in Port St. Joe at the Gulf County Health Department. Their Community Meetings are held on the third Wednesday of each month and are rotated between the Washington Improvement Group Building, Gulf Coast State College, and in Wewahitchka at the First United Methodist Church.

PSJRA Update – There will be a PSJRA Workshop on Tuesday, January 28, 2020, at 11:00 A.M.

City Attorney –

Ordinance 568 Small Scale – Sheriff's Office First Reading:

Motion was made by Commissioner Hoffman, second by Commissioner Ashbrook, to have the First Reading of Ordinance 568. All in favor; Motion carried 5-0.

Attorney McCahill read Ordinance 568 by Title only.

School Tennis Court Lease update –

After discussion, a Motion was made by Commissioner Ashbrook, second by Commissioner Hoffman, for Mayor Buzzett to continue discussions with Gulf County School Superintendent, Jim Norton, for a 20 year lease of property where the tennis courts are located. All in favor; Motion carried 5-0.

CITY MANAGER'S REPORT – Jim Anderson

Old Business

Government Complex Grant Update –

Mayor Buzzett has spoken with Dave Harrelson of the St. Joe Company and Mr. Harrelson will follow up on the appraisals to see where they are in reference to purchasing property for the new City complex.

Police Department Building – Mayor Buzzett:

A Motion was made by Commissioner Ashbrook, second by Commissioner Lowry, to advertise for two bids, one will be to re-bid repairing the police department and the other will be for furnishings for the police department. All in favor; Motion carried 5-0

Gateway Apartments Phase II – Commissioner Ashbrook:

Michael Bauer of the PACES Foundation requested that the City allow them to proceed with the development of an additional 26 units; reduce the requirement of 2.5 parking spaces down to 1.5 parking spaces per unit; waive the Development Order requirement to allow use of the existing single entrance off Clifford Sims Drive to serve the additional 26 units; and reduce the impact and/or utility connection fees to an amount consistent with the approximate 25% reduction the City has allowed for similar projects.

Michael Cleland reviewed the Traffic Impact Study prepared by HAS Consulting.

In addition to the Commissioners, the following individuals shared their concerns and asked questions about the project: Christy McElroy, Tan Smiley, Letha Mathews, Marquita Thompkins, Marvin Davis, and Cassie Studstill.

Judy Williams of Royal American answered questions concerning felons and their application for housing at Gateway.

New Business

Commissioner Terms

Attorney McCahill was asked to review the City Charter to make it consistent with current Florida Statutes.

Commissioner Qualifying Fee / Petition Process

Attorney McCahill will also review the options and recommend the necessary language to make this consistent with Florida Statutes.

Ship Program Request

A Motion was made by Commissioner Ashbrook, second by Commissioner Langston, to waive the impact fees for participants of the Hurricane Housing Recovery Program (HHRP) through the Gulf County SHIP Program. This will be for Impact Fees only. All in favor; Motion carried 5-0.

Conveyance of Property Request

A Motion was made by Commissioner Hoffman, second by Commissioner Ashbrook, to deny the request of Jim Norton, Steve Newman, and Zach Childs, for the City to vacate or convey title to a strip of property situated between Parcel 04786-000R and Highway 98. All in favor; Motion carried 5-0.

Indie Dwell – Commissioner Ashbrook:

Guerry Magidson, representing the Port St. Joe Port Authority, requested the assistance of the City in preparing an EDO grant and the support of the Port Authority to bring a construction factory to the old Arizona Chemical Plant site. The factory would create approximately 100 jobs paying between \$16 and \$20 per hour and will provide housing solutions for families by building modular steel structure homes.

Grey Dodge, representing Indie Dwell also shared information and answered questions concerning the project.

A Motion was made by Commissioner Ashbrook, second by Commissioner Lowry, for the City to help with the grant and support the Port Authority in this endeavor. All in favor; Motion carried 5-0.

Public Works – John Grantland

Highway 98 Delineators

A Motion was made by Commissioner Hoffman, second by Commissioner Ashbrook, to have FL DOT install delineators on Highway 98 in front of Hungry Howie's and McDonald's. All in favor; Motion carried 5-0.

Mr. Grantland noted that the bridge has been installed at the 16th Street Park, and paving should begin this week at Clifford Sims Park.

Mayor Buzzett asked that something be done to eliminate the bridge at Buck Griffin Lake on the 20th Street side.

Surface Water Plant – Larry McClamma

Request to purchase Vehicle on State Contract

A Motion was made by Commissioner Ashbrook, second by Commissioner Langston, to approve purchasing a Nissan Pathfinder at a cost of \$25,695 per vehicle for the Surface Water Plant and also a vehicle for the Water Plant on State Contract. All in favor; Motion carried 5-0. Funds for these vehicles are in the budget.

Wastewater Plant – Kevin Pettis

Request to purchase Vehicle on State Contract

See motion above.

The plant is running well, they continue to push water out, and the stainless steel filters are doing great.

Finance Director – Mike Lacour

Mr. Lacour continues to work with FEMA and our insurance carrier on the Frank Pate Park Gazebo (Pier), and lift stations. He feels that the FEMA work is more than half way on obligated projects.

City Engineer – Clay Smallwood, III

Trail Lighting / Upgrades Grant Update – Duke Energy Quotes

The county will be sending the revised quotes to the grant provider for their approval.

Clifford Sims Park Paving –

Work is anticipated to begin next week.

Code Enforcement – No report necessary.

Police Department – Chief Matt Herring

Chief Herring thanked the Commission for their approval of the delineators for Highway 98. He asked that consideration be given for several renovations that need to be made to the police department when re-bidding the repairs.

City Clerk - Charlotte Pierce

2020 Election Schedule

Clerk Pierce noted the upcoming election information and referenced page 73 of the Agenda.

Mrs. Pierce read an invitation, provided by Marquita Thompkins, to the upcoming Community Health Improvement Partnership (CHIP) meeting to be held on Wednesday, January 22, 2020, from 9:30 A.M. to 11:00 A.M. EST at the Florida Department of Health in Gulf County Conference Room.

Citizens to be Heard –

Kim Miller expressed her concerns about their water being changed from Lighthouse Utilities to City water recently and asked who should have provided the notice; where does the water line tee off; will the City be taking over Lighthouse Utilities, and why doesn't Gateway provide their own site security?

Lighthouse utilities should have provided the notice; Jones Homestead Road is the location of the line tee; no request has been received for the City to take over Lighthouse Utilities, and the possibility of Gateway providing onsite security should be discussed.

Letha Mathews shared that HG TV is looking for a small town to redo and asked if the City had applied to be considered for their offer. Mayor Buzzett asked staff to follow up on this to see what the requirements are.

Christy McElroy congratulated the Public Works Department on their completion of the walking bridge at the 16th Street Park. She asked if there were any excess funds available to provide better trash cans at Clifford Sims Park; noted the need for Code Enforcement to check the accumulation of trash in neighborhoods; asked when the next NERDA Workshop would be, and noted the need for something to be done with the Ice Machine on Baltzell Avenue.

Cassie Studstill asked for clarification on the Commissioner Terms and Qualifying methods. It was noted the attorney is following up on this.

Discussion Items by Commissioners –

Neither Commissioners Hoffman, Lowry, nor Ashbrook had anything additional to discuss.

Commissioner Langston noted the success of the MLK Day festivities, shared the lights in the Washington Gym are beautiful, and announced that Dr. Joseph Peters will be doing a financial seminar on February 5, 2020, at the Gulf County Senior Citizen's Building.

Mayor Buzzett reminded everyone of the condition of roads and streets in the City and wants people to think "outside the box" for ways to afford yearly, routine maintenance of the roads.

Motion to Adjourn

A Motion was made by Commissioner Lowry, second by Commissioner Ashbrook, to adjourn the meeting at 2:25 P.M.

Approved this _____ day of _____ 2020.

Rex Buzzett, Mayor

Date

Charlotte M. Pierce, City Clerk

Date

ORDINANCE NO. 566

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

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

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

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

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

SECTION 1. APPROVAL

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

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

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

SECTION 3. ENFORCEMENT

The City may enforce this Ordinance as authorized by law.

SECTION 4. FUTURE LAND USE MAP

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

SECTION 5. REPEAL

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

SECTION 6. SEVERABILITY

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

SECTION 7. EFFECTIVE DATE

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

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

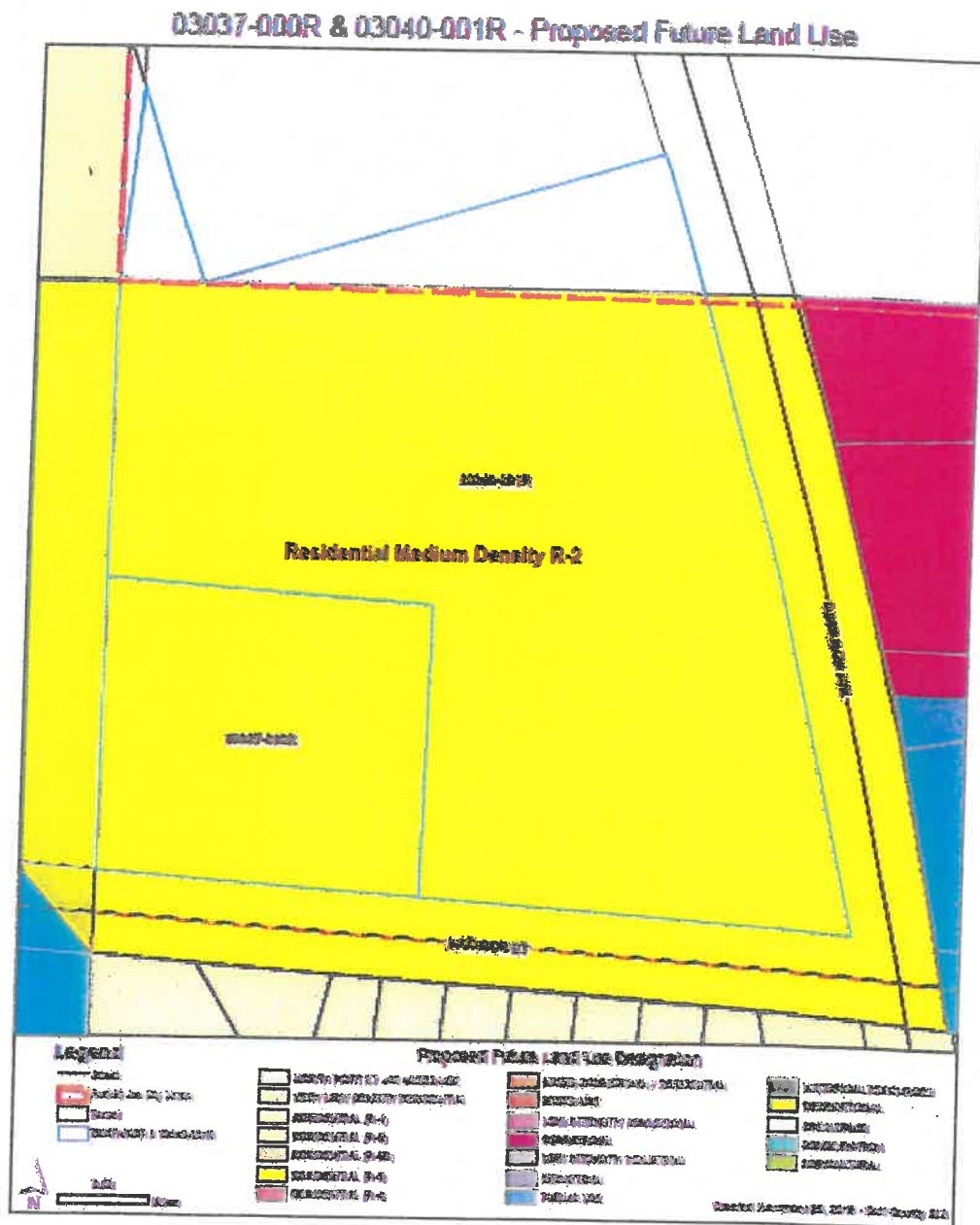
THE CITY COMMISSION OF THE CITY
OF PORT ST. JOE, FLORIDA

By: _____
Rex Buzzett, Mayor-Commissioner

Attest: _____
Charlotte M. Pierce
City Clerk

EXHIBIT "A"

Future Land Use Map:



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

Submitted by:

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

November 2019

AGENT CONTACT INFORMATION

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

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Appendix

Appendix A Amendment and Rezoning Application

I. General Information

Parcel Identification Number:

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

Existing Future Land Use:

"Low Intensity Commercial"

Proposed Future Land Use:

"Medium Density Residential R-2"

Proposed Zoning:

Planned Unit Development (PUD)

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

II. Type of Request

A. Map Amendment

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

Table 1: Existing and Proposed Future Land Use Classifications

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

III. Justification for Request

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

IV. Description of Property / Adjacent Uses

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

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

Table 2: Subject Site and Adjacent Property Land Uses

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

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

V. Natural Resources / Features of Subject Property

A. Site Description

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

B. Soils

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

Table 3: Soil Types

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

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

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

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

C. Floodplains

The majority of the proposed amendment area is located with "X" zone outside of a flood zone with a 0.2% chance of annual flood. A small portion of the amendment area located along the westerly boundary is located within Zone AE which, is an area inundated by 1% annual chance (100-year) flooding, for which BFEs (base flood elevations) have NOT been determined, and in a special flood hazard area. For additional information regarding flood zone locations occurring on the subject site, please reference the FEMA Flood Zones Map in Section VIII.

D. Wetlands

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

VI. Public Facilities and Services

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

Table 4: Existing and Proposed Development Scenario

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

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

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

A. Potable Water

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

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

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

Table 5: Potable Water Capacity Analysis

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

Source: City of Port St. Joe Utilities Department

B. Sanitary Sewer

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

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

Table 6: Sanitary Sewer Capacity Analysis

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

Source: City of Port St. Joe Utilities Department

C. Transportation

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

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

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

Table 7: CPA Net Change in Trip Generation

Time Period	Scenario	ITE Land Use Category	Variable	Size	Trip Rate/ Equation	Enter Split	Exit Split	Total Trips		
								Total	Enter	Exit
Daily	Existing Land Use	Shopping Center - 820	Per ksf	120,700	$\ln(T) = 0.68\ln(x) + 5.57$	50%	50%	6,833	3,417	3,416
	Proposed Land Use	Single-Family Detached Housing - 210	Per Unit	84	$\ln(T) = 0.92\ln(x) + 2.71$	50%	50%	886	443	443
	NET CHANGE							-5,947	-2,974	-2,973
AM Peak-Hour	Existing Land Use	Shopping Center - 820	Per ksf	120,700	$T = 0.50(x) + 151.78$	62%	38%	212	131	81
	Proposed Land Use	Single-Family Detached Housing - 210	Per Unit	84	$T = 0.71(x) + 4.80$	25%	75%	64	16	48
	NET CHANGE							-148	-115	-33
PM Peak-Hour	Existing Land Use	Shopping Center - 820	Per ksf	120,700	$\ln(T) = 0.74\ln(x) + 2.89$	48%	52%	625	300	325
	Proposed Land Use	Single-Family Detached Housing - 210	Per Unit	84	$\ln(T) = 0.96\ln(x) + 0.20$	63%	37%	86	54	32
	NET CHANGE							-539	-244	-293

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

D. Stormwater

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

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

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

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

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

E. Solid Waste

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

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

D. Public Schools

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

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

Table 8: School District Available Capacity

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

¹= FISH = Florida Inventory of School Houses

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

VII. Urban Sprawl Analysis

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

CONSISTENCY ANALYSIS

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

FUTURE LAND USE ELEMENT

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

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

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

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

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

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

CONSERVATION ELEMENT

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

Policy 1.3.3: The following general requirements shall apply to stormwater management systems throughout the City: a) No direct discharge of stormwater to waterways or waterbodies; b) When soil and water table conditions allow, require the use of offsite retention systems for stormwater treatment. c) Promote the use of Bumps and the "Treatment Train" concept by promoting the use of swales and landscape infiltration systems; d) Swale conveyances shall be used to the greatest extent possible; e) Projects in areas zoned for Industrial land uses shall assure that industrial pollutants do not enter the stormwater system or come in contact with the surface or ground water.

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

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

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

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

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

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

TRANSPORTATION ELEMENT

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

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

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

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

CAPITAL IMPROVEMENTS ELEMENT

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

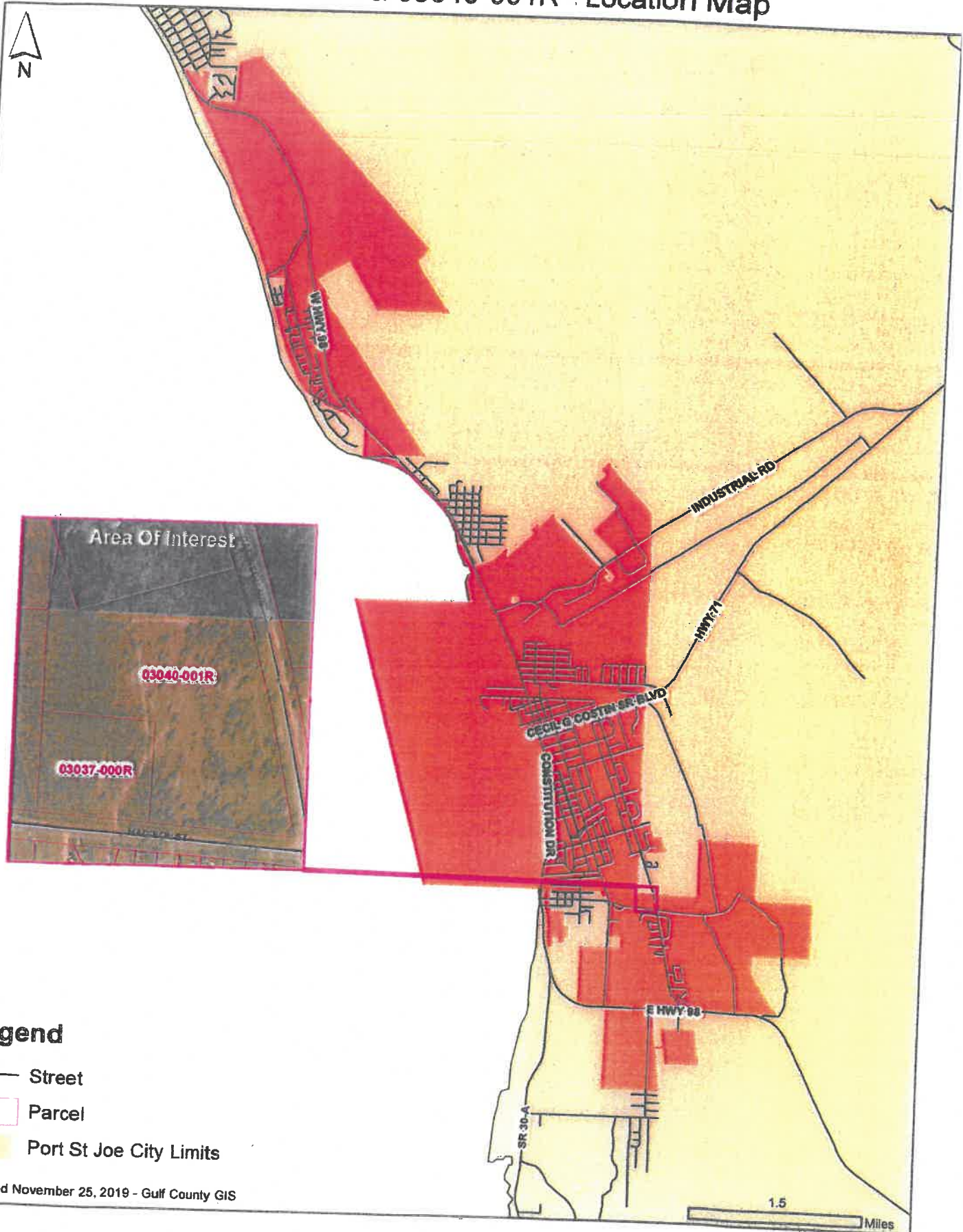
Policy 2.1.2: The availability of public facilities shall be determined and measured for the required public facility types using the adopted Level of Service (LOS) standards contained in the following elements of the Comprehensive Plan: Traffic Circulation Infrastructure, including Solid Waste, Drainage,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

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

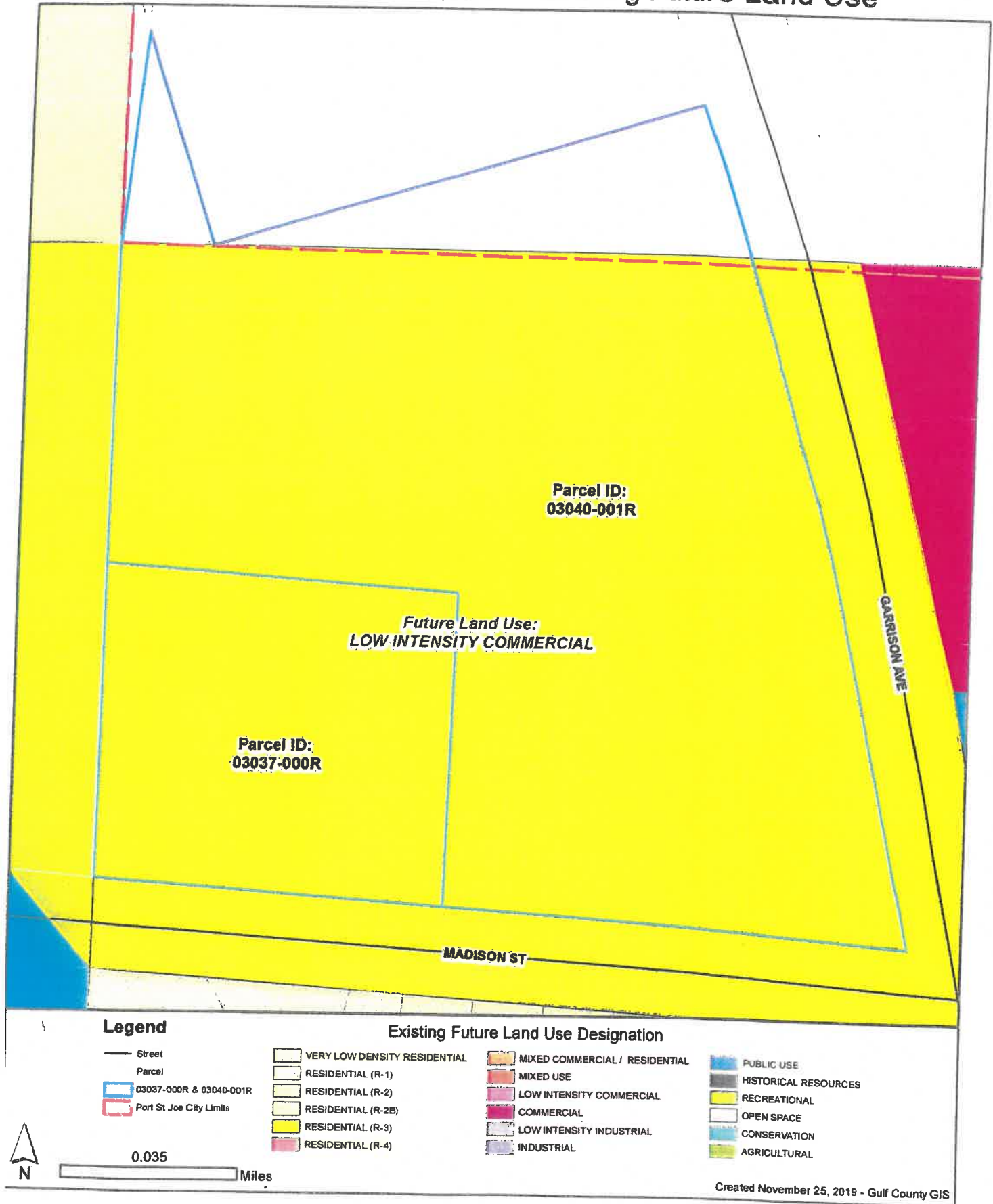
VIII. Figures

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

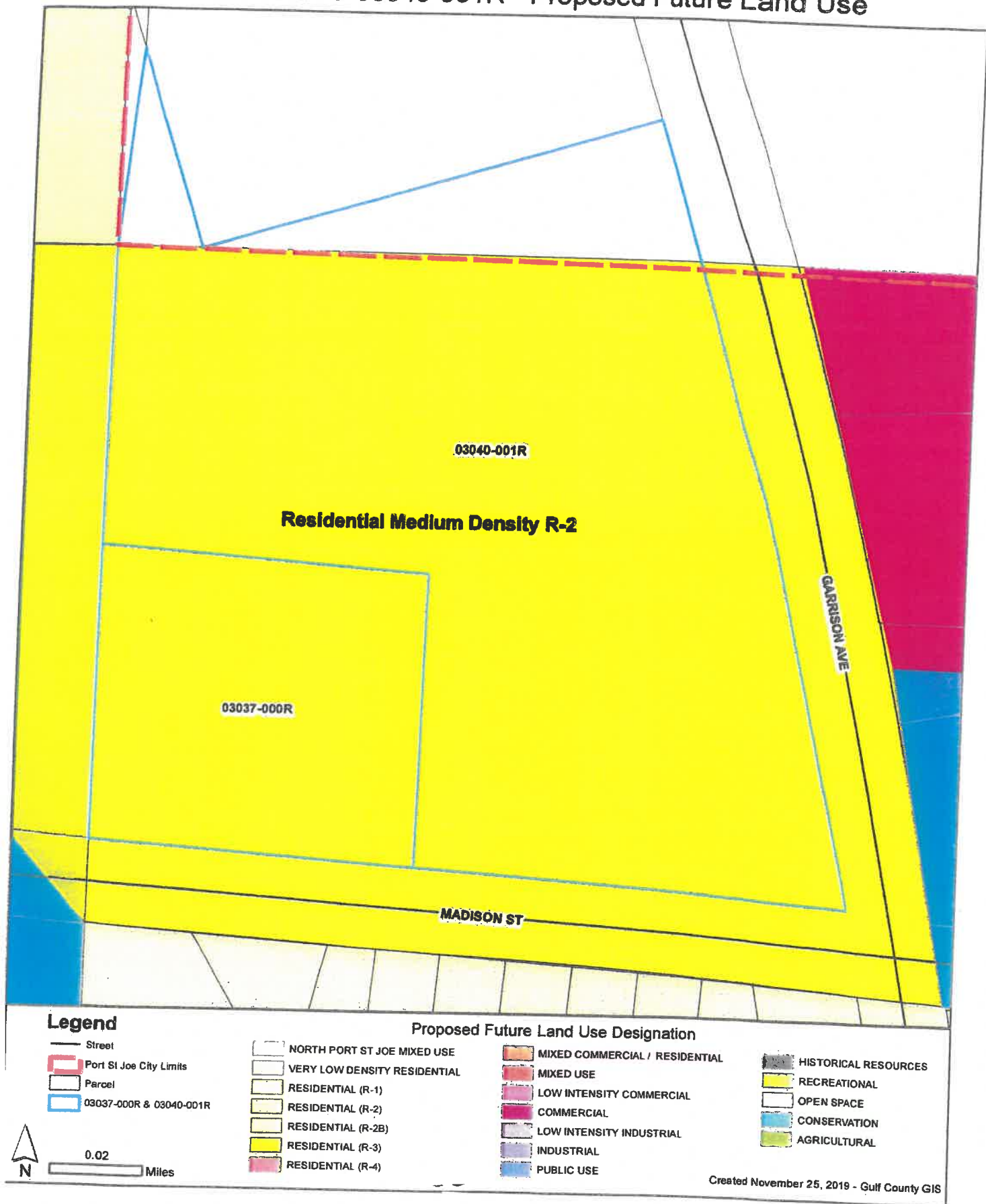
03037-000R & 03040-001R - Location Map



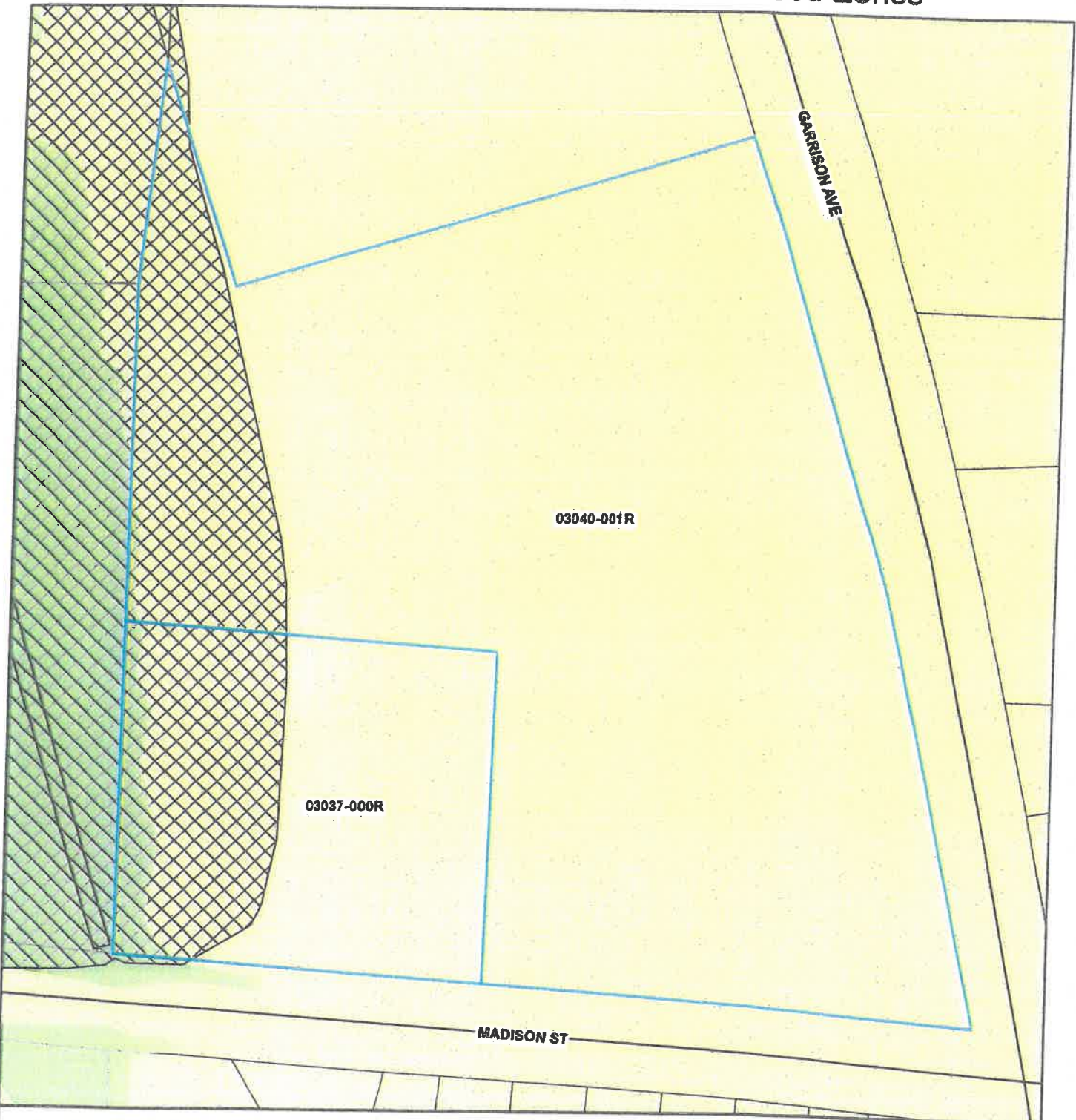
03037-000R & 03040-001R - Existing Future Land Use



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



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



Legend

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

Flood Zones

- A
- AE
- AO
- VE
- X

0.025 Miles

Created November 25, 2019
Gulf County GIS

Appendix A

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

Property Address: Garrison and Madison Street

Property Owner: David Warriner

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

Phone: 850-545-6503

Current Land Use: Low Intensity Commercial

Proposed Land Use: Medium Density Residential R-2

Proposed Zoning: Planned Unit Development PUD

Applicant if Different: Raymond W. Greer

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

David Warriner
Owners Signature

Sworn to and subscribed before me this 22nd day of November, Personally Known
OR Produced Identification.
Type Provided _____

Marcella V Daniels
Signature of Notary



MARCELLA V DANIELS
Commission # GG 281400
Expires December 3, 2022
Bonded thru Budget Future Services

PUBLIC NOTICE

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

APPLICATION REQUIREMENTS

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

Legal Description of Property

Copy of Deed

Copy of Survey

David Warriner
Owner Signature

Date: 11/22/19

Raymond W. Greer
Applicant Signature

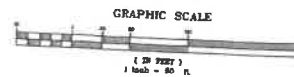
Date: 11/25/2019

Survey and Legal Description

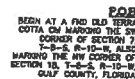
1. No improvements were located in this survey other than those shown hereon.
2. No underground encroachments, utilities or foundations were located in this survey.
3. All measurements shown hereon are Standard U.S. Survey Feet, and decimals thereof.
4. As scaled from Flood Insurance Rate Map for Dade County, Florida, Community-Panel Number 12045C 0341 D, Date of Revision 01/01/83.

As applied from the Gulf County Florida Preliminary Flood Insurance Rate Map Community Panel Number 320448-0341 H-Data of Preliminary Firm Index August 9, 2018. This Property will be located in Zone "X" (X-hazard) & "AE" elevation 8.0' (Preliminary Flood Zones and Base Flood Elevations as established on the Preliminary Gulf County Flood Insurance Rate Map dated August 9, 2018 and was adopted for use by the Gulf County Board of County Commissioners on November 27, 2018.)

5. The use of this survey is limited to the specific transaction shown hereon.
6. Subject to zoning setbacks, easements and restrictions of record.
7. Adjoining deeds of record were not provided to this firm.
8. Easements are based on NWD 83 Return.
9. This survey was performed without benefit of deed.
10. Wetland line & wetland flags shown hereon were
flagged by others.



PMO - POUND
 PM - PER
 PRO - OFFICIAL RECORDS BOOK
 PDD - DISCRETE MOVEMENT
 PPD - POINT OF BEGINNING
 PSE - SET 8/8 - PER-SAR 8/8
 PFD - FINISHED FLOOR ELEVATION
 PLS - ELEVATION
 TBS - TEMPORARY BENCHMARK
 M - MEASURES
 R/A - POINT OF RAY
 R/D - DELTA
 R - RIGHT
 C - CHORD LENGTH
 CH - CHORD BEARING
 NC - NOD AND CAP
 R - IRON PIPE
 P - POINT OF CURVATURE
 M/C - MAIN AND CAP
 W - SINKED ELEVATION
 SW - ST. JOE POWER COMPANY
 -DNE- DISCONNECT ELECTRIC LINE
 T - TIE
 R - RANGE
 T - TOWNSHIP
 S - SOUTH
 N - NORTH
 W - WEST
 C - CALCULATED POINT
 P - POWER POLES
 @ - POWER 3/4" #4745
 P - DONOR'S MOUNTING
 C - SERVICE POLE
 D - DONOR MOUNTING
 D - DIRECTION
 P - THE HYDRANT
 W - WATER VALVE
 RCP - REINFORCED CONCRETE PIPE
 B - BOUNDARY
 RTS - NOT TO SCALE
 P - POWER
 P - POWER FLOOD ZONE



SURVEYORS * MAPPERS

(850) 926-3018 888-433-4436 FAX (850) 926-8180
P.O. Box 525 2813 Crawfordville Hwy. Crawfordville, FL 32326

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

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

WADE G. BROWN
Surveyor & Mapper
Florida Certificate No. 5959
(LB# 8475)

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



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

PREPARED BY:

EDWIN G. BROWN AND ASSOCIATES, INC.
3 CRAWFORDVILLE HWY. P.O. BOX 625 CRAWFORDVILLE, FL. 32328 (850) 826-
0000

WITNESS: J. HARRIS / 80-02		COUNTY: GULF	ORIGIN: BY: AA	SERIALIZED BY: VGH
WITNESS: J. HARRIS / 80-02	SECTION: 7 & 15	SCALE: 1" = 60'	CHECKED BY: WGH	
WITNESS: J. HARRIS / 80-02	FOOTPRINT: 8-SOUTH	PROPERTY DATE: OCTOBER 28, 2019		
SHEET: 1 OF 2	RANGE: 30-WEST	FOR PLANS: P222		
			19-536	40802

LEGAL DESCRIPTION

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

EDWIN BROWN & ASSOCIATES

SURVEYORS * MAPPERS

(850) 826-3016 888-423-4436 FAX (850) 826-8180
P.O. Box 625 2813 Crawfordville Hwy, Crawfordville, FL 32326

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

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

WADE G. BROWN
Surveyor & Mapper
Florida Certificate No. 5959
(LB# 8475)

PLAN OF BOUNDARY & TOPOGRAPHIC SURVEY PREPARED FOR: DEVLAB PARTNERS, LLC			
PREPARED BY: EDWIN G. BROWN AND ASSOCIATES, INC. 2813 CRAWFORDVILLE HWY. P.O. BOX 625 CRAWFORDVILLE, FL 32326 (850)826-3016			
COUNTY: GULF SECTION: 7 & 18 TOWNSHIP: 8-SOUTH RANGE: 10-WEST	DRAWN BY: AA CHECKED BY: YGB SURVEY DATE: OCTOBER 22, 2010 JOB NUMBER: 19-536 PAGE: 40802		

Subject Property Deeds

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

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

Signed, sealed & delivered in the presence of:

[Signature]
Print Name: DAVID WARRINER

[Signature]
Patricia T. Warriner

[Signature]
Print Name: BOBBI ANN SEWARD



STATE OF FLORIDA
COUNTY OF Gulf

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

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

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

[Signature]
BOBBI ANN SEWARD
(Print Name)

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

THIS INSTRUMENT PREPARED BY:
ROLAND W. KIEHN, ESQ.
BARRON, REDDING, HUGHES, FITH,
SANBORN & KIEHN, P.A.
220 MCKENZIE AVENUE
PANAMA CITY, FLORIDA, 32401
(850) 783-7434

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

RE# 03037-000R

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

Doc Stamp-Deed: 0.70

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

SPECIAL WARRANTY DEED

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

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

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

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

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

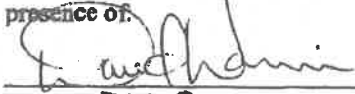
SUBJECT TO matters of record, if any, and taxes for the current year.

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

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

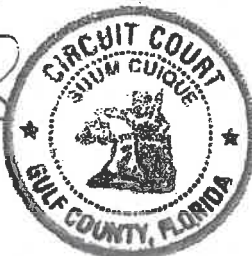
IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed on the day and year first above written.

Signed, sealed & delivered in the presence of:


Print Name: DAVID WARRINER


Patricia T. Warriner


Print Name: BOBBI ANN SEWARD




STATE OF FLORIDA
COUNTY OF Gulf

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

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

(SEAL)

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


BOBBI ANN SEWARD
(Print Name)

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

ORDINANCE NO. 568

AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN FUTURE LAND USE MAP OF THE CITY OF PORT ST. JOE, FLORIDA BY AND THROUGH PROCEDURES REQUIRED FOR SMALL-SCALE MAP AMENDMENTS PURSUANT TO AUTHORITY UNDER STATE STATUTES SECTION 163.3187, SPECIFICALLY CHANGING PARCEL ID NO. 04842-100R FROM COMMERCIAL TO PUBLIC USE AND PARCEL ID NO. 04842-200R FROM RESIDENTIAL TO PUBLIC USE, AND PROVIDING FOR REPEAL OF ANY CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, on January 7, 2020, the Planning and Development Review Board sitting as the local planning agency for the City, recommended approval of the small scale amendment to the comprehensive plan of the City; and

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

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

SECTION 1. APPROVAL

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

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

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

SECTION 3. ENFORCEMENT

The City may enforce this Ordinance as authorized by law.

SECTION 4. FUTURE LAND USE MAP

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

SECTION 5. REPEAL

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

SECTION 6. SEVERABILITY

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

SECTION 7. EFFECTIVE DATE

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

This Ordinance was adopted in open regular meeting after its second reading this _____ day of _____, 2020.

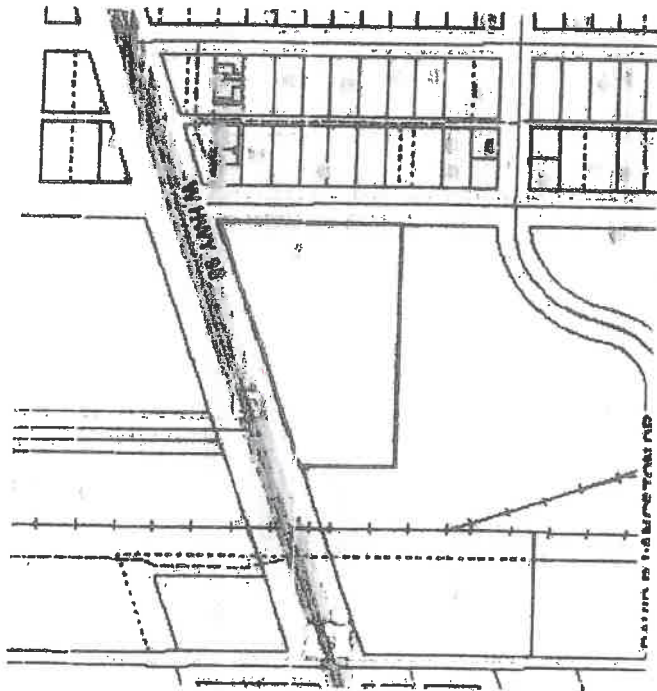
THE CITY COMMISSION OF THE CITY
OF PORT ST. JOE, FLORIDA

By: _____
Rex Buzzett, Mayor-Commissioner

Attest: _____
Charlotte M. Pierce
City Clerk

EXHIBIT "A"

Proposed Future Land Use Map:



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

Property Address: 418 Cecil G. Costin Sr. Blvd.

Current Land Use: R-2B, C-1A

Property Owner: Gulf County BOCC

Proposed Land Use: PU

Mailing Address: 100 Cecil G. Costin Sr. Blvd., Port St. Joe, FL 32456

Phone: _____

Applicant if Different: _____

Parcel Number: 04842-100R, 04842-200R

Owners Signature

Sworn to and subscribed before me this _____ day of _____. Personally Known
OR Produced Identification.
Type Provided _____.

Signature of Notary

PUBLIC NOTICE

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

APPLICATION REQUIREMENTS

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

Legal Description of Property

Copy of Deed

Copy of Survey

Owner Signature

Date: _____

Applicant Signature

Date: _____

**City of Port St. Joe
Comprehensive Plan Future Land Use Map
Small Scale Amendment for the
Gulf County Sheriff's Office**

Gulf County Sheriff's Office
418 Cecil G. Costin Sr. Blvd.
Port St. Joe, FL 32456

November 15, 2019

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Appendix A: Future Land Use Map Amendment Application

I. Proposed Changes

The proposed small-scale amendment changes the land use designation on the parcel id #04842-100R from C1-A, Commercial to Public Use and parcel id #04842-200R from R-2B, Residential to Public Use. The parcels are located at the intersections of Cecil G. Costin Sr. Blvd and Long Avenue as well as Long Avenue and 6th Street. The Gulf County Sheriff's Office building is located on parcel id #04842-100R and parking for the Sheriff's Office, as well as vacant land, is located on parcel id #04842-200R.

A. Development Analysis

The current land use designations do not properly suit the existing governmental agency on-site. The proposed land use amendment change would not only allow for the proper land use designation to be applied to the property, but would also allow for expansion of the current facility on parcel id #04842-200R due to an increase in the impervious surface ratio allowance (40% to 60%). The Public Use land use designation will help to promote the desired facility expansion as well as foster development flexibility within the area.

II. Public Facilities and Services

The public facilities analysis is based on the increase in density and intensity on the site. Both existing and proposed land uses were evaluated.

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

Development proposed at the amendment site would not impact the potable water system.

B. Sanitary Sewer

Development proposed at the amendment site would not impact the sanitary sewer system.

C. Transportation

The proposed development scenario for the site will not result in a net change in trip generation potential as additional office space is not proposed.

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 City's Comprehensive Plan.

E. Solid Waste

The City of Port St. Joe requires all residential households to have garbage pickup. This service is provided by BCC in partnership with the City of Port St Joe. BCC, 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 not result in a solid waste demand increase.

D. Public Schools

The proposed amendment site is being planned for additional parking area. The proposed land use change will not result in an increase of school age children.

III. Environmental Analysis

The entirety of the site is within a previously developed residential and commercial area. There are minimal previously undeveloped areas to house natural resources.

A. Wetlands

There appear to be no wetlands on the subject site. Please see the Wetlands and Flood Zones Map in Appendix A. 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 [NFWFMD], 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).

IV. Urban Sprawl and Consistency Analyses

A. Urban Sprawl Analysis

Chapter 163.3177(6)(9)(a), Florida Statutes, provides a thirteen-point list of indicators to help in the evaluation of whether a proposed FLU change would constitute urban sprawl. An analysis of the thirteen points as applied to the City of Port St. Joe Comprehensive Plan amendment is provided below:

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

The proposed amendment is located within the urbanized area of the City of Port St. Joe and will actually limit development opportunities for the proposed parcels.

The proposed amendment will be more appropriate for the existing and future developments of the property as the site of the Gulf County Sheriff's Office. Therefore, the proposed amendment will not promote, allow or designate for development of substantial areas of the jurisdiction to develop as low-intensity, low density, or single-use development or uses in excess of demonstrated need.

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

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

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

existing urban development.

The proposed amendment does not promote, allow, or designate urban development in radial, strip, isolated or ribbon patterns generally emanating from existing urban development. The proposed development will be adjacent to other Public Use zoned parcels.

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

The proposed amendment is not located within a rural area and does not fail to adequately protect and conserve natural resources. The amendment site does not contain any wetlands or known endangered or protected species.

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

The amendment site is located within the incorporated and urbanized area of the City of Port St. Joe and does not consist of any significant agriculture or silvicultural areas. Therefore, the proposed amendment does not fail to adequately protect adjacent agricultural areas and activities, including silviculture.

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

The proposed amendment will maximize the use of public facilities by making both parcels zoned public use.

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

The proposed amendment will maximize the use of future public facilities by making both parcels zoned public use.

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

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

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

The proposed amendment area is already within an urban area that is not adjacent to rural areas.

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

The proposed amendment area is not within an existing neighborhood and lot 484592-200R is previously undeveloped, and therefore will not inhibit infill development or redevelopment of existing neighborhoods.

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

The proposed amendment will introduce a Public Use into an area of Commercial and Residential, therefore encouraging an attractive and functional mix of uses.

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

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

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

The proposed amendment will allow for an additional 20 % impervious surface on one parcel which would not be considered a significant amount of open space. The existing Stormwater Management Facility will remain open space.

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

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

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

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

The proposed map amendment promotes the efficient and cost-effective provision or extension of public infrastructure and services by changing the parcels to Public Use.

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

The proposed map areas are not near any agricultural areas or activities and therefore will not fail to preserve agricultural areas.

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

The site currently exists as public use and is balancing the nonresidential needs of the area. Therefore the amendment to Public Use will continue to balance the nonresidential needs.

B Consistency Analysis

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

FUTURE LAND USE ELEMENT

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

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

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

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

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

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

CONSERVATION ELEMENT

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

Policy 1.3.3: The following general requirements shall apply to stormwater management systems throughout the City: a) No direct discharge of stormwater to waterways or waterbodies; b) When soil and water table conditions allow, require the use of offsite retention systems for stormwater treatment. c) Promote the use of BMPs and the "Treatment Train" concept by promoting the use of swales and landscape infiltration systems; d) Swale conveyances shall be used to the greatest extent possible; e) Projects in areas zoned for Industrial land uses shall assure that industrial pollutants do not enter the stormwater system or come in contact with the surface or ground water.

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

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

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

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

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

The amendment site is located within an area of the City that has existing public services available to serve the site with adequate capacity. The proposed amendment will assist the City in implementing a more efficient development pattern by implementing a land use category that is more appropriate the parcels current use.

TRANSPORTATION ELEMENT

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

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

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

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

CAPITAL IMPROVEMENTS ELEMENT

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

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

A complete public facilities analysis is included in Section II of this report.

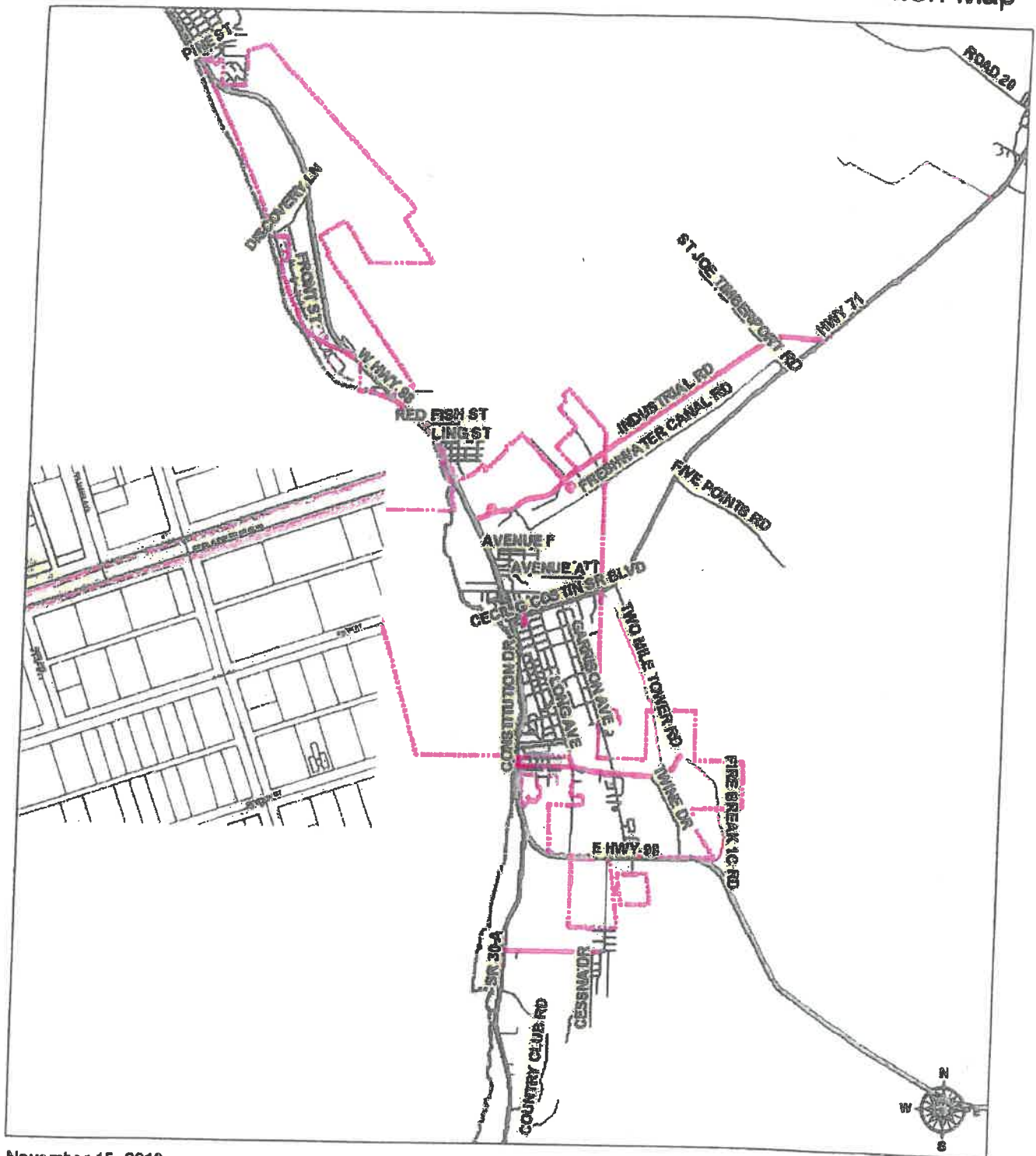
V. Figures

1. Location Map
2. Existing Future Land Use Map
3. Proposed Future Land Use Map
3. Proposed Zoning Map
4. Floodplains/ Wetlands

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Figure 1:
Location Map

Gulf County Sheriff's Office Land Use Amendment - Location Map



November 15, 2019

- City Limits of Port St Joe
- City Limits of Wewahitchka
- Gulf County

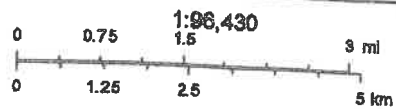
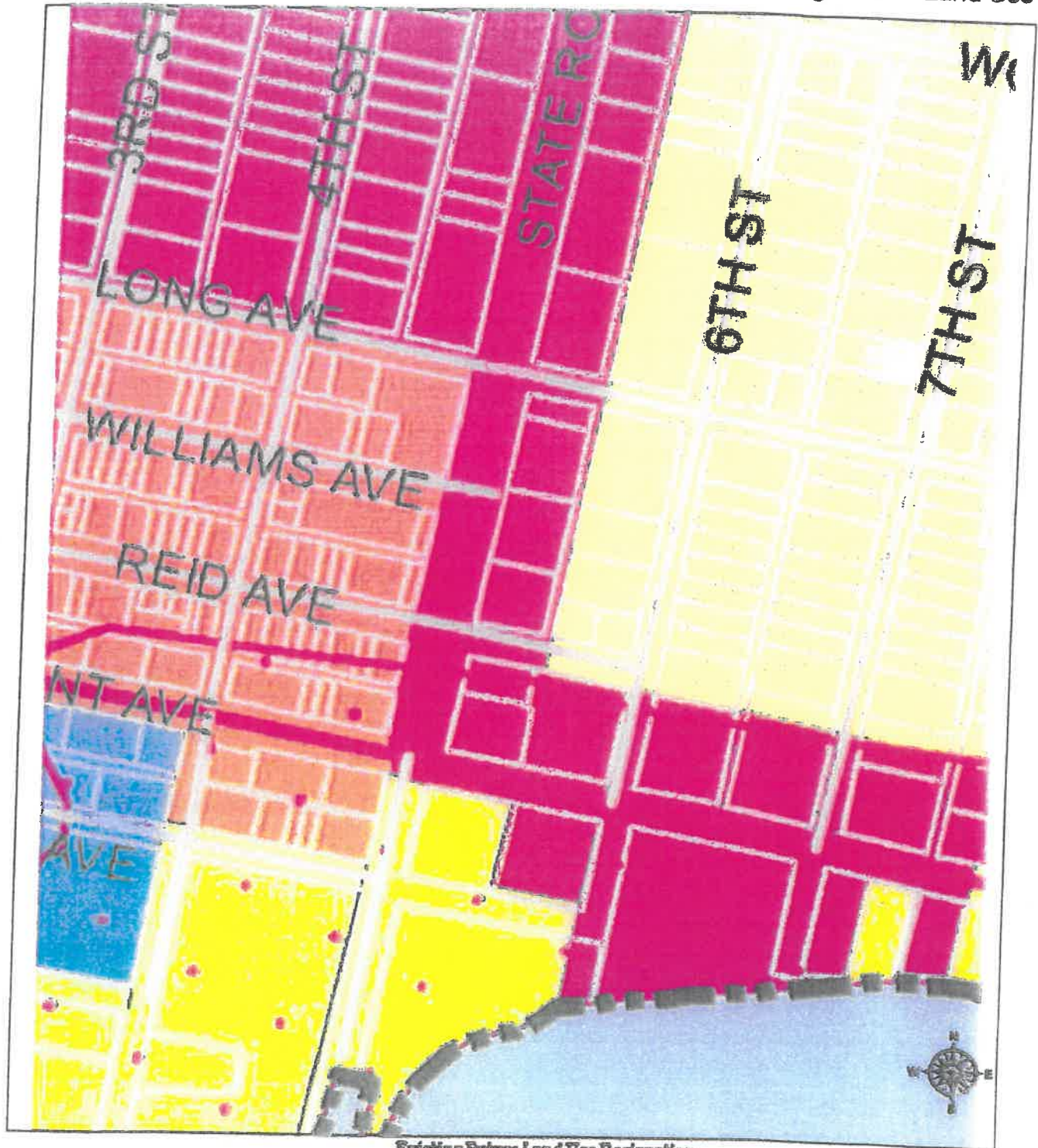


Figure 2:
Existing Future Land Use Map

Gulf Co. Sheriff's Office Land Use Amendment - Existing Future Land Use



Existing Future Land Use Designation

- VERY LOW DENSITY RESIDENTIAL
- RESIDENTIAL (R-1)
- RESIDENTIAL (R-2)
- RESIDENTIAL (R-3)
- RESIDENTIAL (R-4)
- RESIDENTIAL (R-5)
- RESIDENTIAL (R-6)

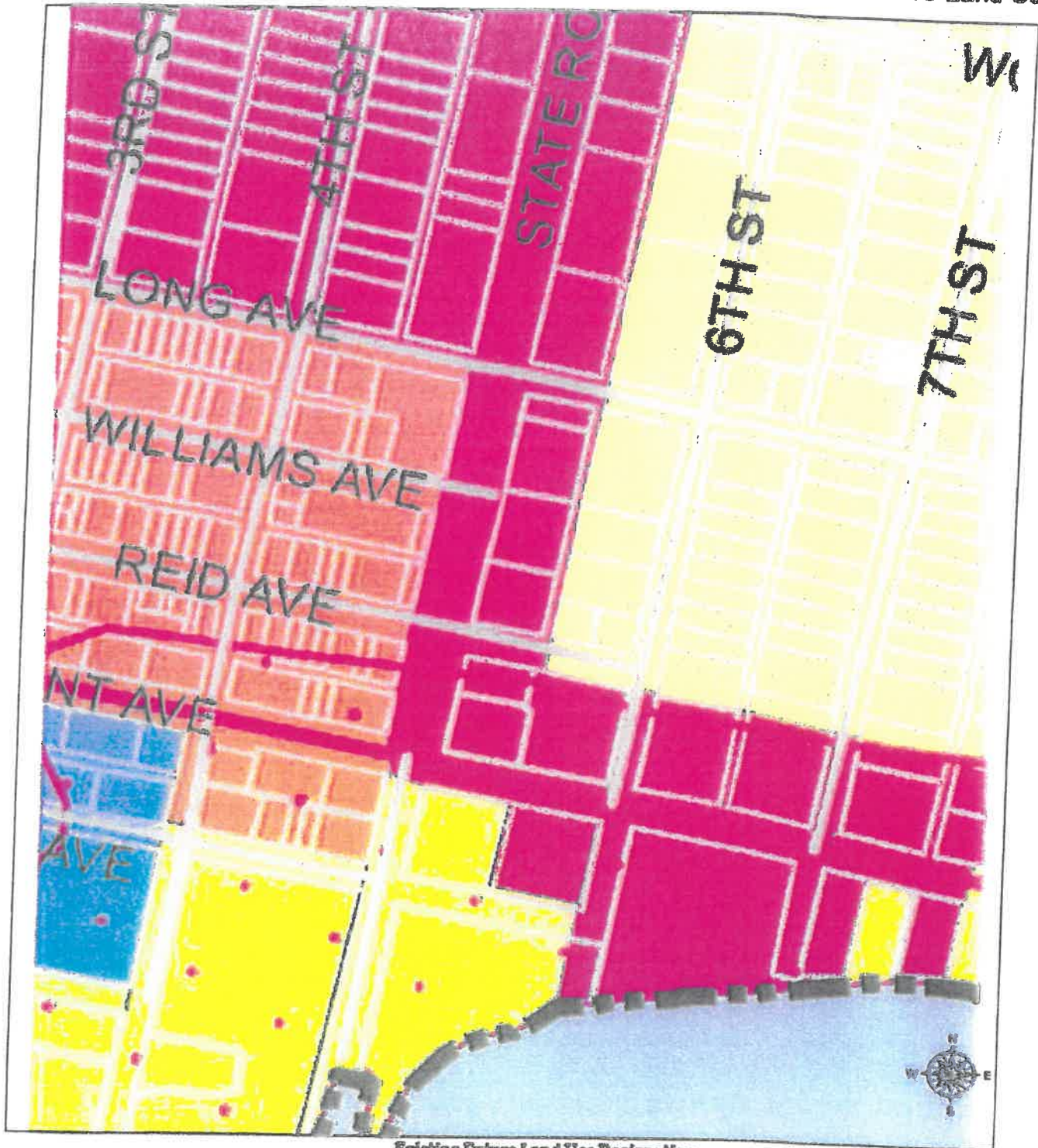
- MIXED COMMERCIAL / RESIDENTIAL MIXED USE
- LOW INTENSITY COMMERCIAL
- COMMERCIAL
- LOW INTENSITY INDUSTRIAL
- INDUSTRIAL

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

Created May 2, 2019 - Gulf County GIS

Figure 3:
Proposed Future Land Use Map

Gulf Co. Sheriff's Office Land Use Amendment - Proposed Future Land Use



Existing Future Land Use Designation

- VERY LOW DENSITY RESIDENTIAL
- RESIDENTIAL (R-1)
- RESIDENTIAL (R-2)
- RESIDENTIAL (R-3)
- RESIDENTIAL (R-4)
- RESIDENTIAL (R-5)
- RESIDENTIAL (R-6)

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

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

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Figure 4:
Proposed Zoning Map

Gulf County Sheriff's Office Land Use Amendment - Proposed Zoning

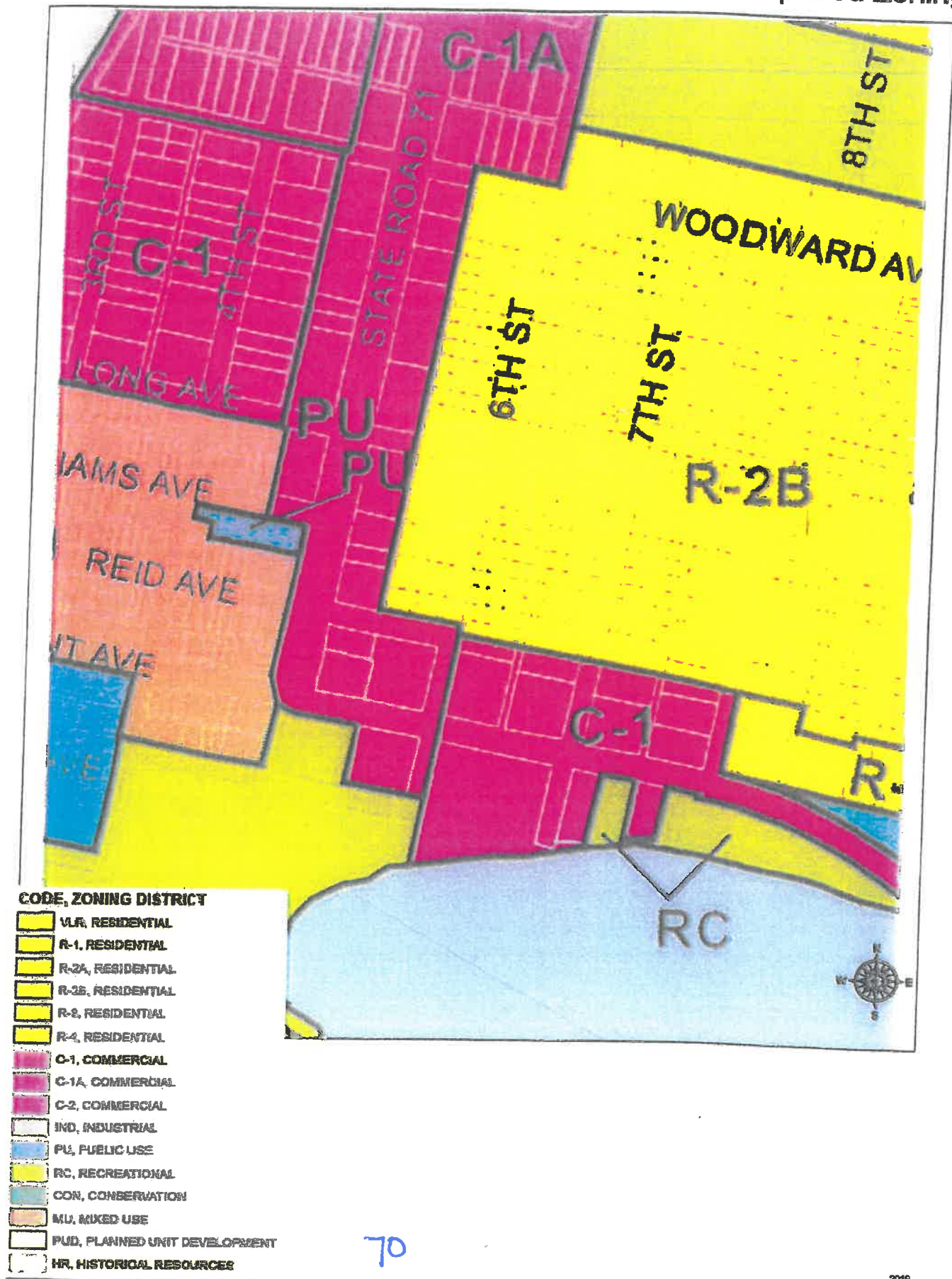
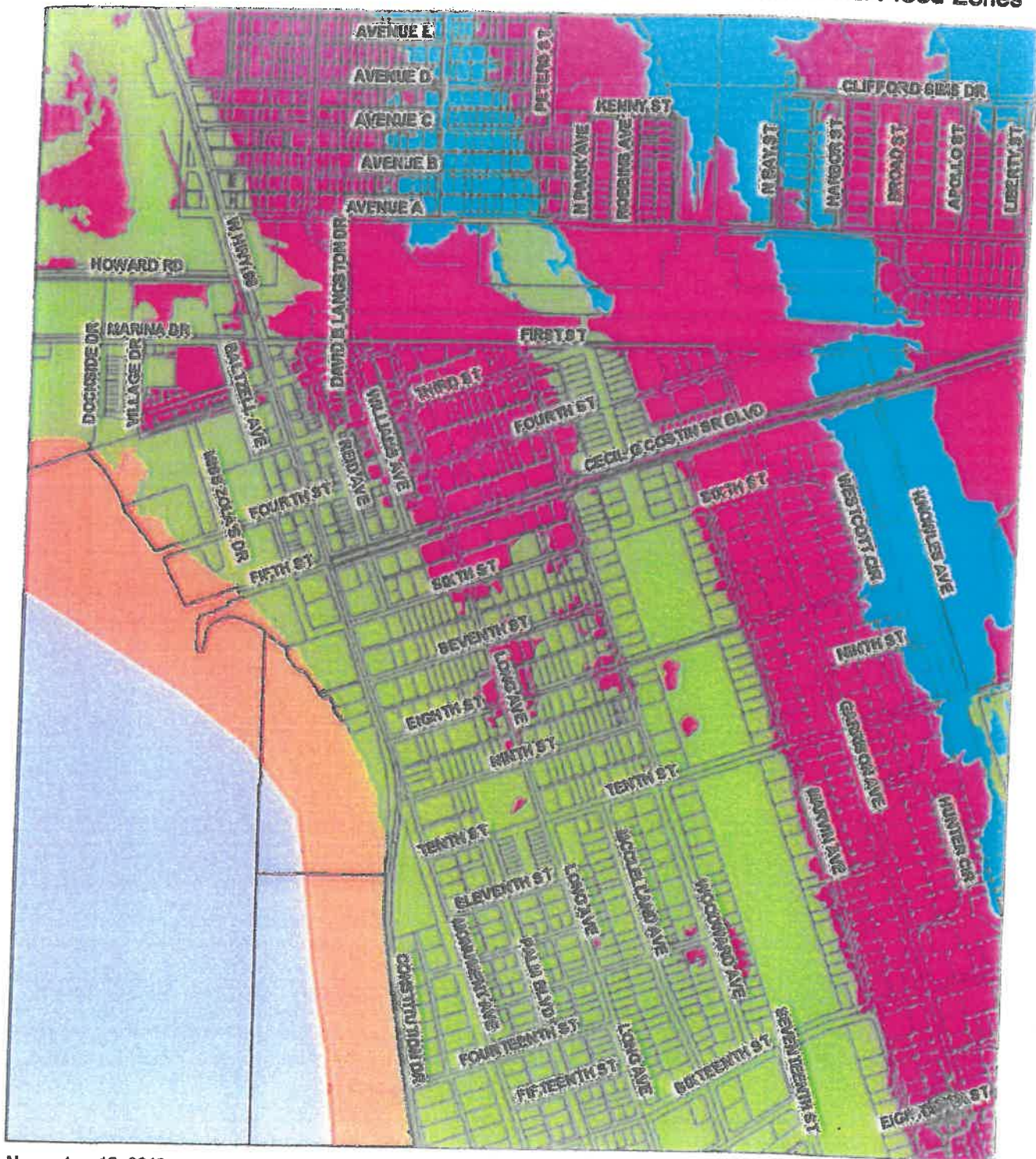


Figure 5:
Wetlands & Flood Zones Map

Gulf Co. Sheriff's Office Land Use Amendment - Wetlands & Flood Zones

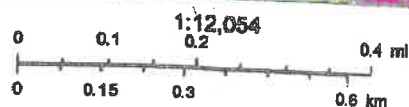


November 15, 2019

 Parcels

Flood Zones

A
AE
AO
VE



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

Appendix A:
Future Land Use Map Amendment Application
Form

PUBLIC NOTICE

**THE BOARD OF CITY COMMISSIONERS WILL HOLD THE FOLLOWING
WORKSHOP MEETING:**

WHEN: Tuesday, February 11, 2020
TIME: 6:00 P.M.
WHERE: Ward Ridge Commission Chamber
2775 Garrison Avenue

SUBJECT: Gateway / PACES Foundation
Phase II

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 the City Commission of the City of Port St. Joe, Florida will not provide a verbatim record of this meeting.

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT, persons needing special accommodations to participate in this proceedings should contact Charlotte Pierce, City Clerk, City of Port St. Joe, at City Hall, Telephone No. 850-229-8261.

THE CITY OF PORT ST. JOE


Charlotte M. Pierce, City Clerk

Chapter 11 - EMERGENCY SERVICES^[1]

Footnotes:

--- (1) ---

State Law reference— Municipal Home Rule Powers Act, F.S. ch. 166.

ARTICLE I. - IN GENERAL

Secs. 11-1—11-18. - Reserved.

ARTICLE II. - ALARM SYSTEMS^[2]

Footnotes:

--- (2) ---

State Law reference— Electrical and alarm system contractors, F.S. § 489.501 et seq.

Sec. 11-19. - Definitions.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Alarm or alarm system shall mean any mechanical or electrical device that is arranged, designed, or used to signal the occurrence in the city of a burglary, robbery or other criminal offense, fire emergency or other emergency requiring urgent attention, and to which police or fire personnel are expected to respond. Alarm systems include those through which public safety personnel are notified directly or indirectly by way of third persons who monitor the alarm systems and who report such signals to the fire or police department. Alarm systems also include those designed to register a signal which is so audible, visible or in other ways perceptible outside a protected building, structure or facility as to notify persons in the neighborhood or beyond the signal location who in turn may notify the police or fire department of the signal. Alarm systems do not include those affixed to automobiles. Multiple alarm systems in a single structure or alarms in separate structures are to be counted as separate systems, even though owned or controlled by the same person or entity.

Automatic telephone dialing alarm system shall not be considered alarms and are prohibited. "Automatic telephone dialing alarm system" shall mean the automatic dialing device or an automatic telephone dialing alarm system or any system which, upon being activated, automatically transmits by telephone or telephone line to the city police department, a voice recorded message indicating a need for emergency response; or a system which, upon activation, connects to an answering service whose function it is to transmit to the city police department or city fire department a need for emergency response.

Excessive false alarms shall occur when any alarm system produces more than three false alarms in any six-month period; provided, however, persons installing a new alarm system or making substantial modifications to an existing system shall be entitled to a grace period during which alarms generated by such system shall be deemed nonfalse alarms, provided further that this grace period shall cease 30 days after installation of or modification of an alarm system, and provided further that the chief of the police or chief of the fire department shall have the authority to grant an extended grace period for good cause shown upon request in writing.

False alarm shall mean an alarm signal eliciting a response by the police or fire department when a situation requiring a response by the police or fire department does not in fact exist. False alarm does not include an alarm signal caused by violent conditions of nature or other extraordinary circumstances not reasonably subject to control by the alarm operator or alarm user.

(Code 1982, § 19-67; Code 1992, § 3-1)

Cross reference— Definitions and rules of construction generally, § 1-2.

Sec. 11-20. - False police and fire alarms.

It shall be unlawful for any person who owns, controls or has custody of any police or fire alarm to suffer or permit the existence of excessive false alarms by such devices.

(Code 1982, § 19-66; Code 1992, § 3-2)

Sec. 11-21. - Response to alarms.

- (a) Whenever an alarm is activated in the city, thereby requiring an emergency response to the location by the police or fire department and the police or fire department does respond, the police or fire department personnel on the scene of the activated alarm system shall inspect the area protected by the system and shall determine whether the emergency response was in fact required as indicated by the alarm system or whether the alarm signal was a false alarm.
- (b) Any alarm system which produces three or more alarms in any one-hour period due to telephone line malfunctions shall be placed in a "No Dispatch" status after the department has notified the user designate of such intended action.
- (c) If the police or fire department personnel at the scene of the activated alarm system determine the alarm to be false, the officers shall make a report of the false alarm, a notification of which shall be mailed or delivered to the alarm user at the address of such alarm system installation location, advising the alarm user of the false alarm.
- (d) The chief of the police or fire department shall have the right to inspect any alarm system on the premises to which a response has been made, and he may cause an inspection of such system to be made at any reasonable time thereafter.

(Code 1982, § 19-68; Code 1992, § 3-3)

Sec. 11-22. - Penalty fee assessment.

- (a) If any alarm system produces three false alarms in any six-month period, the chief of the affected department shall provide written notice of the fact, which shall be given by mail or delivery to the alarm user asking the alarm user to take corrective action in regard to false alarms and informing the alarm user of the false alarm fee schedule provided herein.
- (b) Upon any alarm system producing a fourth, fifth or sixth false police or fire alarm in a six-month period, a fee of \$20.00 per false alarm shall be charged to the user or owner. The following fee schedule shall be used for each additional false alarm:
 - (1) Seventh, eighth and ninth false police or fire alarm in a six-month period, a fee of \$50.00 per false alarm shall be assessed.
 - (2) Ten or more false alarms in a six-month period, a fee of \$100.00 per false alarm shall be assessed.
- (c) Failure to pay any fee assessment within 30 days of notification or within 30 days of any final hearing shall result in the alarm system being disconnected from the police or fire department.

(Code 1982, § 19-69; Code 1992, § 3-4; Ord. No. 2029, § 1, 11-9-2004)

Sec. 11-23. - Appeal of false alarm.

- (a) Any owner or user who has been notified of a false alarm or assessed a false alarm fee may appeal to the city manager by giving written notice within three days of the notification of a false alarm assessment. Upon receipt of the appeal notice, a time certain not to exceed 30 days of receipt of the appeal shall be established for a hearing.
- (b) The appellant shall be given reasonable notice of such hearing date.
- (c) The city manager shall serve as the hearing officer, and the burden of proof shall be upon the appellant to show by a preponderance of the evidence that the alarm signal in question was not a false alarm.
- (d) After receipt of all relevant evidence, the hearing officer shall render his decision within 30 days. The decision of the hearing officer shall be final.

(Code 1982, § 19-70; Code 1992, § 3-5)

Sec. 11-24. - Emergency notification.

Each alarm system user shall provide current emergency notification telephone numbers of at least two representatives to the city police department or the fire department, if appropriate, to permit prompt notification of alarm responses and to aid in their inspection of the property. Failure to respond to emergency notification or to provide current emergency telephone numbers shall constitute grounds for termination of alarm responses.

(Code 1982, § 19-71; Code 1992, § 3-6)

Sec. 11-25. - Automatic telephone dialing alarm systems prohibited.

- (a) It shall be unlawful for any person to sell, offer for sale, install, maintain, lease, operate or assist in the operation of an automatic telephone dialing alarm system over any telephone lines exclusively used by the public to directly request emergency service from the city police department.
- (b) The chief of police, when he has knowledge of the unlawful maintenance of an automatic telephone dialing alarm system, installed or operated in violation of subsection (a) above, shall, in writing, order the owner, operator or lessee to disconnect and cease operation of the system within 72 hours of receipt of the order.
- (c) Any automatic telephone dialing system installed unlawfully as set forth in subsection (a) above shall be removed within 30 days of the order as contained in subsection (b) above.
- (d) Automatic telephone dialing systems already installed and operating prior to January 1, 1988, shall not be in violation of this article; however, any such system shall be registered as specified in section 11-24, and shall be subject to the penalty fee assessments in section 11-22.

(Code 1982, § 19-72; Code 1992, § 3-7)



January 24, 2020

Mr. Jim Anderson
City Manager
City of Port St. Joe
305 Cecil G. Costin Sr. Blvd.
Port St. Joe, FL 32456

RE: Long Avenue Wastewater Collection Facilities Project

Dear Jim:

Thank you very much for taking the time to discuss with me yesterday a limited scope task order assignment for confirming federal and state funding opportunities for the Long Avenue Wastewater Collection Facilities project. As we discussed, we believe there are several viable opportunities for Port St. Joe to secure significant federal and state assistance to fund the Long Avenue project and we are recommending that these agencies be contacted to discuss the project and, to gauge their interest/thoughts on the viability of funding the project. This effort will inform the City on the best options to pursue grant/loan funding,

The proposed scope of work will require 10 hours and will entail contacting the relevant funding agencies (USDA, EDA and FL DEQ) to discuss funding programs and requirements. Based on these discussions, TFG will prepare a summary report of funding options which includes the amount of funding that the City could apply towards the project as well as grant match or the expected fixed rate loan terms. We will also include in the report a recommended course of action.

Agreement

The City of Port St. Joe agrees to compensate TFG through a fixed fee of \$1,500 for the scope of work described above, commencing on the date of acceptance.

We greatly appreciate the opportunity to offer this service to Port St. Joe. If the terms of this letter of agreement are acceptable, please sign this document and return a copy to us at your earliest convenience.

Sincerely,

W. Roger Gwinn
CEO

Karl Kalbacher, PG
Director of Environment, Economics & Grant Services

ACKNOWLEDGED AND AGREED TO BY:



W. Roger Gwinn, CEO

Jim Anderson, City Manager

1-24-2020

Date

Date

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PUBLIC NOTICE

THE BOARD OF CITY COMMISSIONERS MAY BE ATTENDING THE:

Department of Economic Opportunity Grant Workshop

WHEN: Wednesday, February 12, 2020

TIME: 3:30 P.M. – 5:00 P.M.

**WHERE: Ward Ridge Building
2775 Garrison Avenue**

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 the City Commission of the City of Port St. Joe, Florida will not provide a verbatim record of this meeting.

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT, persons needing special accommodations to participate in this proceedings should contact Charlotte M. Pierce, City Clerk, City of Port St. Joe, at City Hall, Telephone No. 850-229-8261.

THE CITY OF PORT ST. JOE



Charlotte M. Pierce, City Clerk

NEAL P. DUNN, MD
2ND DISTRICT, FLORIDA

COMMITTEE ON AGRICULTURE
COMMITTEE ON VETERANS' AFFAIRS

Congress of the United States
House of Representatives
Washington, DC 20515-0902

840 WEST 11TH STREET
SUITE 2250
PANAMA CITY, FL 32401
(850) 785-0812

300 SOUTH ADAMS STREET
TALLAHASSEE, FL 32301
(850) 891-8610

316 CANNON HOUSE OFFICE BUILDING
WASHINGTON, DC 20615
(202) 225-5235

January 15, 2020

U.S. Army Corps of Engineers
Mobile District
P.O. Box 2288
Mobile, AL 36628-0001

To whom it may concern:

Thank you for the opportunity to submit this letter in support of the Baysavers and their efforts to improve the watershed in the Apalachicola Bay region. I appreciate the efforts made in Gulf county and the surrounding communities to protect natural waterways. I acknowledge the valuable role the connecting waterways play for commercial and recreational use.

I am privileged to hear from constituent organizations on their solutions to conserve the unique environment in Florida's Second Congressional District. I understand the benefit of protecting these waterways for generations to come. I appreciate your full and fair consideration of their proposal to improve the areas surrounding their community.

If I may be of any assistance in this matter, please do not hesitate to contact me.

Sincerely,



Neal Dunn, M.D.
Member of Congress

From the Desk of Commissioner Sandy Quinn, District IV
BOARD OF COUNTY COMMISSIONERS
GULF COUNTY, FLORIDA

1000 CECIL G. COSTIN SR. BLVD., ROOM 302, PORT ST. JOE, FLORIDA 32456

PHONE (850)229-6106/639-6700

FAX (850) 229-9252 • EMAIL: bocc@gulfcounty-fl.gov

DATE AND TIME OF MEETINGS • FOURTH TUESDAYS AT 9:00 A.M., E.T.

November 26, 2019

RE: Gulf County Commission unanimous letter of support for the Baysavers

To whom it may concern:


On behalf of a unanimous authorizing vote by the Gulf County Board of County Commissioners at its most recent public meeting, kindly accept this letter of support for Baysavers from my desk as Chairman of the Board of County Commissioners. We unanimously submit this letter of full support and endorsement of their continuing efforts for protection of our local aquatic ecosystems of the Apalachicola Bay, St. Joseph Bay and Lake Winnico and enhancing the quality of life for those in Gulf County.

As Chairman to the Board of County Commissioners and representative of District IV in Gulf County, my district encompasses a portion of the St. Joseph Bay as do other adjacent Districts. Our five districts in Gulf County are all impacted by the quality and protection of these bodies of water for all our citizens and visitors alike.

On behalf of the Gulf County Board of County Commissioners we are proud to support the positive efforts of the Baysavers to protect our aquatic ecosystems while in balance with enhancing the quality of life for the residents of Gulf County. Further, this Commission is in support of those efforts by the Baysavers that are consistent with both our State and Federal agencies, the available sciences supported by those bodies as well as our U.S. Army Corp of Engineers.

We offer this letter of support and encourage these State and Federal agencies to continue to assist in the continued protections to these local aquatic ecosystems and the Army Corps of Engineers research and study of these bodies of water to find future positive steps and programs to protect them.

Proudly submitted on behalf of our Commission,



Chairman Sandy Quinn
Gulf County Board of County Commissioners
District IV

DAVID RICH
District 1

WARD McDANIEL
District 2

JIMMY ROGERS
District 3

SANDY QUINN
District 4

PHIL McCROAN
District 5



Florida House of Representatives

Representative Jason Shoaf

District 7

West District Office:
20816 Central Avenue
Blountstown, FL 32424
(850) 508-3207

Tallahassee Office:
1401 The Capitol
402 South Monroe Street
Tallahassee, FL 32399
(850) 717-5007

East District Office:
103 East Ellis Street
Perry, FL 32347
(850) 295-0035

Email: jason.shoaf@myfloridahouse.com

January 16, 2020

U.S. Army Corps of Engineers
Mobile District
P.O. Box 2288
Mobile, AL 36628-0001


To whom it may concern:

Thank you for allowing me the opportunity to lend my support on behalf of Baysavers and their efforts to improving the watershed in the Apalachicola Bay region. The connecting waterways play a valuable role for commercial and recreational use.

I am amazed to hear from constituent organizations on their solutions to conserve our unique environment in House District 7. I applaud the efforts made in Gulf county and surrounding communities to protect natural waterways.

I ask for your favorable consideration of this worthy project. If I may be of assistance, please do not hesitate to contact me.

Respectfully yours,


Jason Shoaf
State Representative
House District 7

*Health Quality Subcommittee
*Joint Administration Procedures Committee
*Oversight Transparency & Public Management Subcommittee
*Workforce Development & Tourism Subcommittee

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