

**February 11, 2020
Workshop Meeting
6:00 P.M.
2775 Garrison Avenue
Port St. Joe, Florida**



City of Port St. Joe

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

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

BOARD OF CITY COMMISSION

**Workshop Meeting
6:00 P.M.
2775 Garrison Avenue
Tuesday February 11, 2020**

Call to Order

- **Gateway Phase II- The Paces Foundation**

Pages 1-51

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



THE PACES FOUNDATION

Sustainable Affordable Housing Developers

January 7, 2020

Mr. David Ashbrook
Commissioner
City of Port St. Joe
1002 10th Street
Port St. Joe, Florida 32456

Regarding: Hurricane Michael Recovery Project; Gateway Manor, 26 Family Affordable Housing Apartments

Dear Commissioner Ashbrook:

Soon after our community & neighborhoods were severely damaged by Hurricane Michael and in response to your request, The Paces Foundation applied to Florida Housing Finance Corporation and received funding to add 26 new residential apartment units on Clifford Sims Drive.

There are presently 36 qualified families on our waiting list at Gateway Apartments I. Demand is extremely high where these additional affordable housing residential units are proposed to be constructed. We expect lease up to be completed immediately after construction.

The funding approved by Florida Housing Finance Corporation is finite. No additional funding is available and the entire cost of these new apartments must come from the funds. To accomplish this we ask the City of Port St Joe to approve the following cost savings measures:

1. Reduce the parking requirements to 1.5 spaces per unit.
2. Waive the requirement placed on Gateway Apartments I, "Development Order" to allow the use of the existing single entrance off Clifford Sims Drive to serve the additional 26 apartments.
3. Reduce the normal impact and/or utility connection fees to an amount consistent with the approximate 30% reduction the city approved for a similar Florida Housing Finance Corporation funded apartment complex in Port St Joe the fall of 2019; "Barry's Bungalow", which we understand is not moving forward.

We have also attached a copy of a professional traffic study (requested by the city) supporting the reduction of the parking space requirements by detailing the minimum impact of the existing traffic in the area, and a common single entrance shared with Gateway Apartments I.

Not only will your approval vote add needed Hurricane Michael replacement housing, it will also provide a positive property tax impact for the local jurisdiction of \$21,997 per year, yielding at least \$658,431 over the term of 30 years.

We would appreciate this request being placed on the agenda for your January 21, 2020 council meeting and we will have a representative in attendance to answer any questions council may have.

Thank you,

Mark du Mas, President

Est \$400K for 2nd entrance

Week Day 7:30am



Week day 7:30am



Week day 7:30am



Week day 7:30am



Week day noon



Week day noon



Week day 5:20pm

7:36

📶 4G 69%

< Justin
5:18 PM, Jan 13



7:36

📶 4G 69%

< Justin
5:20 PM, Jan 13



Save



Share



Save



Share



7:36

🔒 🔊 4G 📶 69% 🔋



Justin

5:19 PM, Jan 13



Save



Share



Weekend noon



Weekend noon



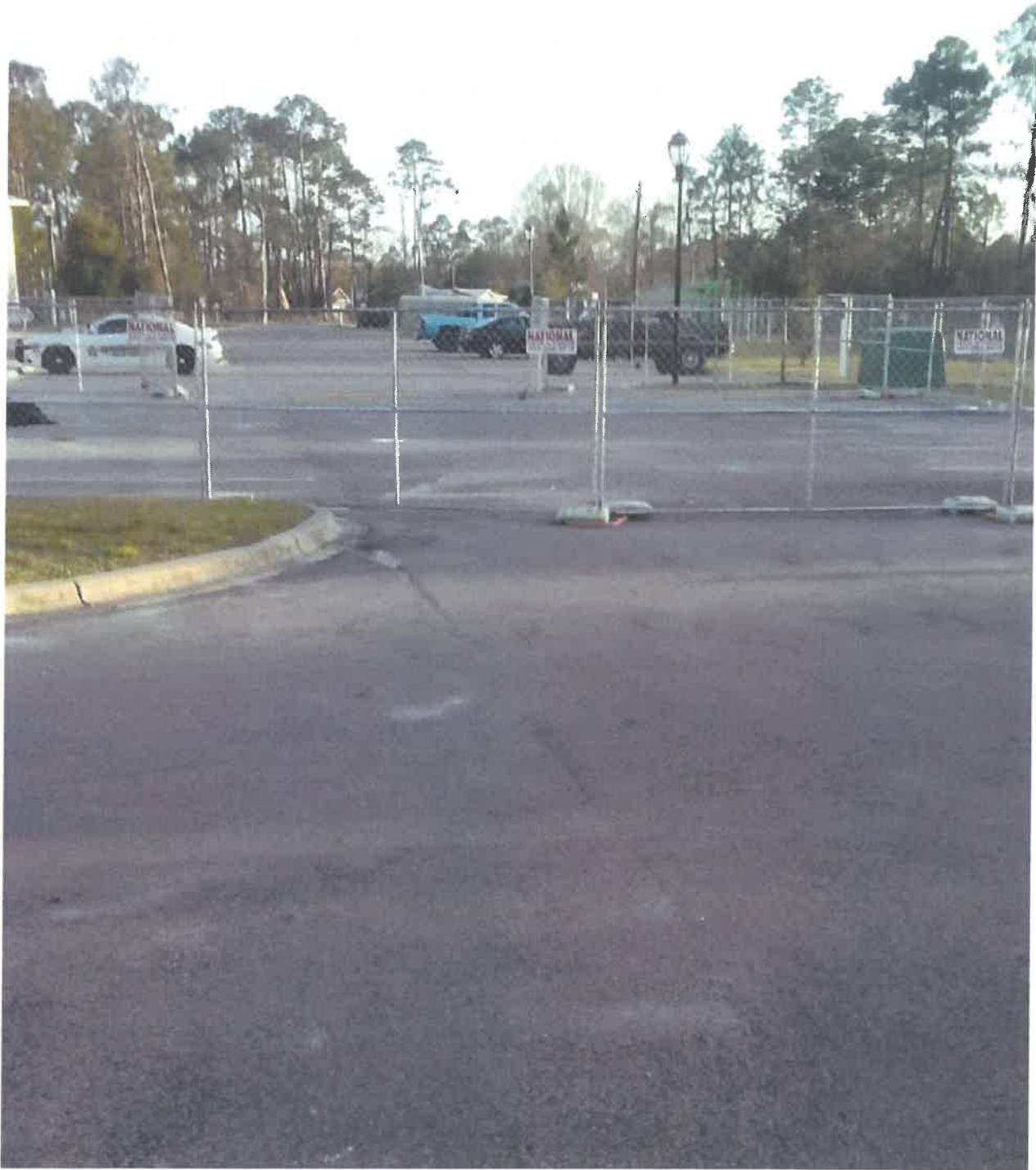
Weekend noon



Weekend 5:30



Weekend 5:30pm





Traffic Impact Study

Gateway Apartments (Phase II) Port St Joe, FL

Prepared for:

LandTecCo Consulting, LLC
for use by
The Paces Foundation, Inc.

Prepared by:

HSA Consulting Group
1315 Country Club Road
Gulf Breeze, FL 32563

August 1, 2019



Traffic Impact Study
Gateway Apartments – Phase II
HSA Consulting Group, Inc.
August 1, 2019

INTRODUCTION

Gateway Apartments is an affordable multi-family housing project located on Clifford Sims Drive in Port St Joe, FL. **Exhibit 1** illustrates the project location and **Exhibit 2** presents the preliminary site plan. Phase I of the project included 50 apartment units and was constructed in 2017. The proposed Phase II will include 26 additional units to be located southeast of Phase I, with a connection to the existing Phase I driveway just north of Clifford Sims Drive. This study will estimate the project trip generation and distribution, and will evaluate the traffic impact on roadways in the area of the project. Additionally, the project driveway will be analyzed to ensure that the Phase II connection can be accommodated. The demand for parking at the existing Phase I units will also be evaluated, and a recommendation will be made regarding necessary parking spaces for Phase II.

PROJECT TRIP GENERATION

Trip Generation (ITE 10th edition) was used to estimate project trip generation and was the source for trip rates and enter/exit percentages. Land Use Category 221 (Mid-Rise Multi-Family Housing) was used for the analysis. (The proposed Phase II building will be three stories, which is consistent with the Mid-Rise definition in Trip Generation.) The calculations for AM and PM peak hour trips are shown below:

AM Peak Hour Trips (peak hour of adjacent street)

Trip rate = 0.36 per dwelling unit

Total AM peak hour trips = 9

Total entering (26%) = 2 Total exiting (74%) = 7

PM Peak Hour Trips (peak hour of adjacent street)

Trip rate = 0.44 per dwelling unit

Total PM peak hour trips = 11

Total entering (61%) = 7 Total exiting (39%) = 4

PROJECT TRIP DISTRIBUTION

Figures 1 and 2 illustrate the anticipated distribution of the AM and PM peak hour project volumes. Trips were distributed based on surrounding development and known traffic patterns. An AM and PM peak hour turning movement count conducted at the project entrance (the Clifford Sims Dr / Broad St intersection) also was used to estimate the initial split of project trips. Trips were assigned to significant roadways within a one-mile radius, consistent with the previous Phase I analysis. These roadways include Avenue A (from US 98 to SR 71), US 98 (from the Port St Joe north city limits to Avenue A, and from Avenue A to SR 71), and SR 71 (from US 98 to Avenue A, and north of Avenue A).

EXHIBIT 1 – Project Location

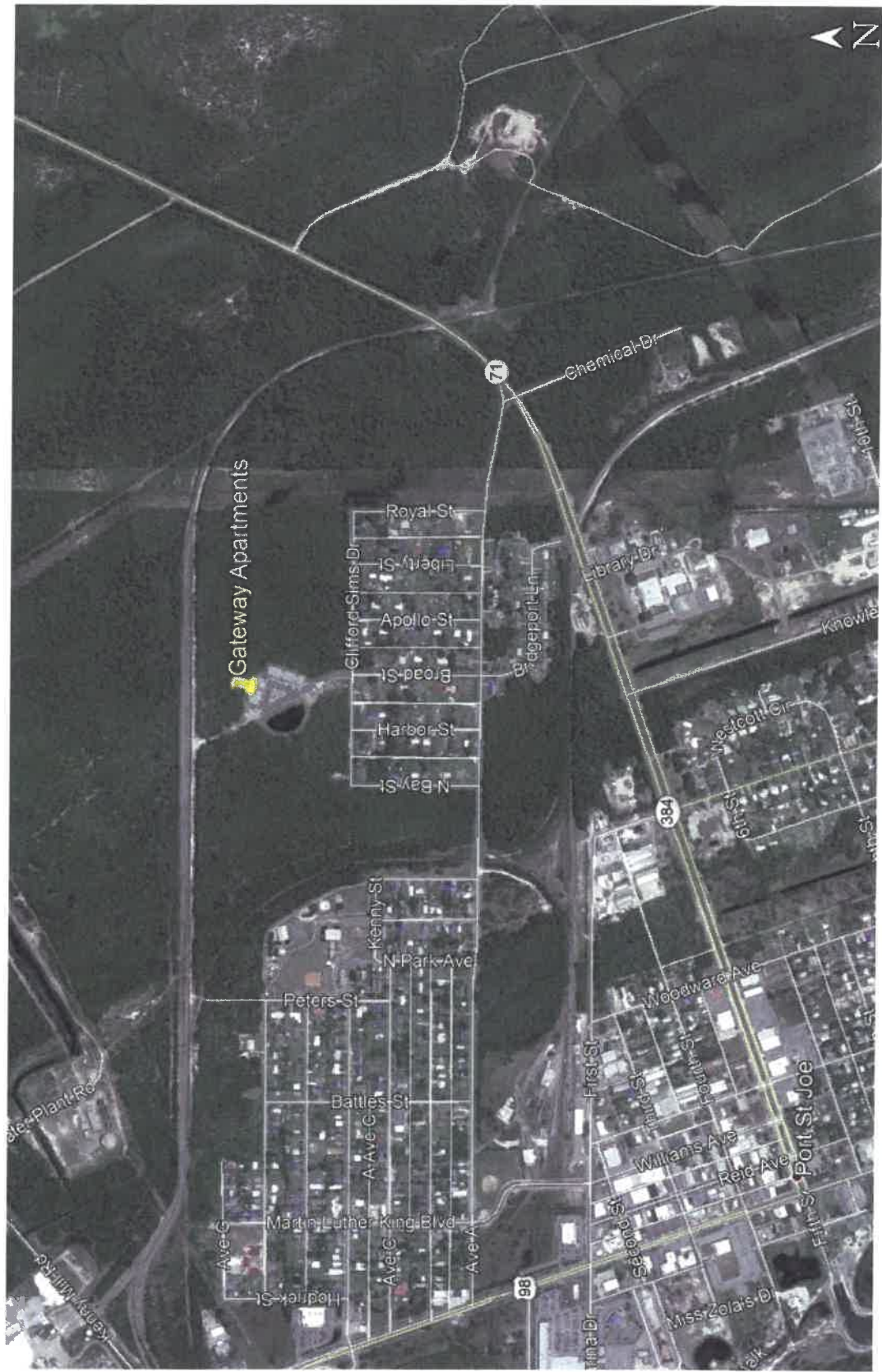


EXHIBIT 2 – Project Site Plan

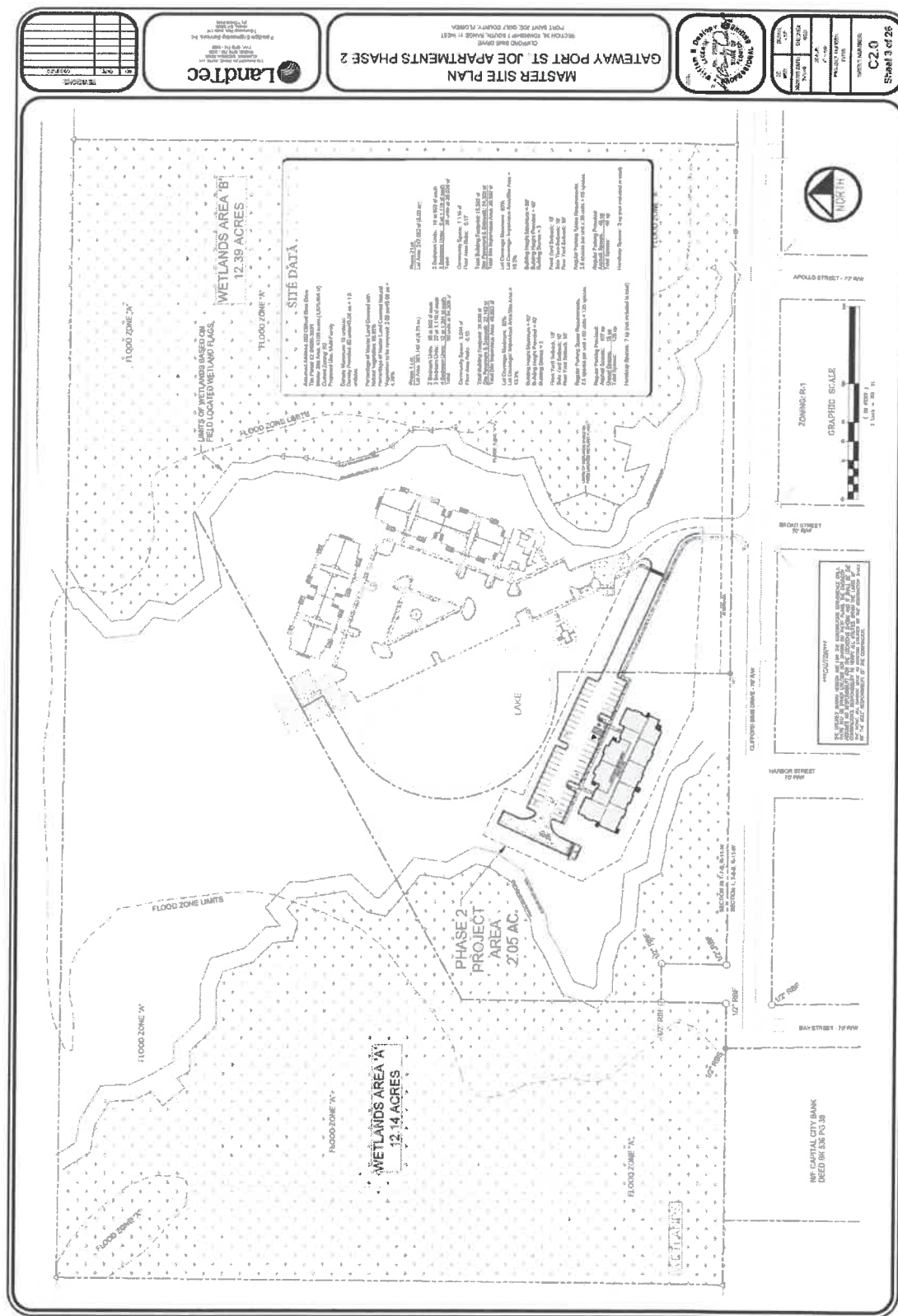


FIGURE 1
Distribution of AM Peak Hour Project Trips
Gateway Apartments - Phase II

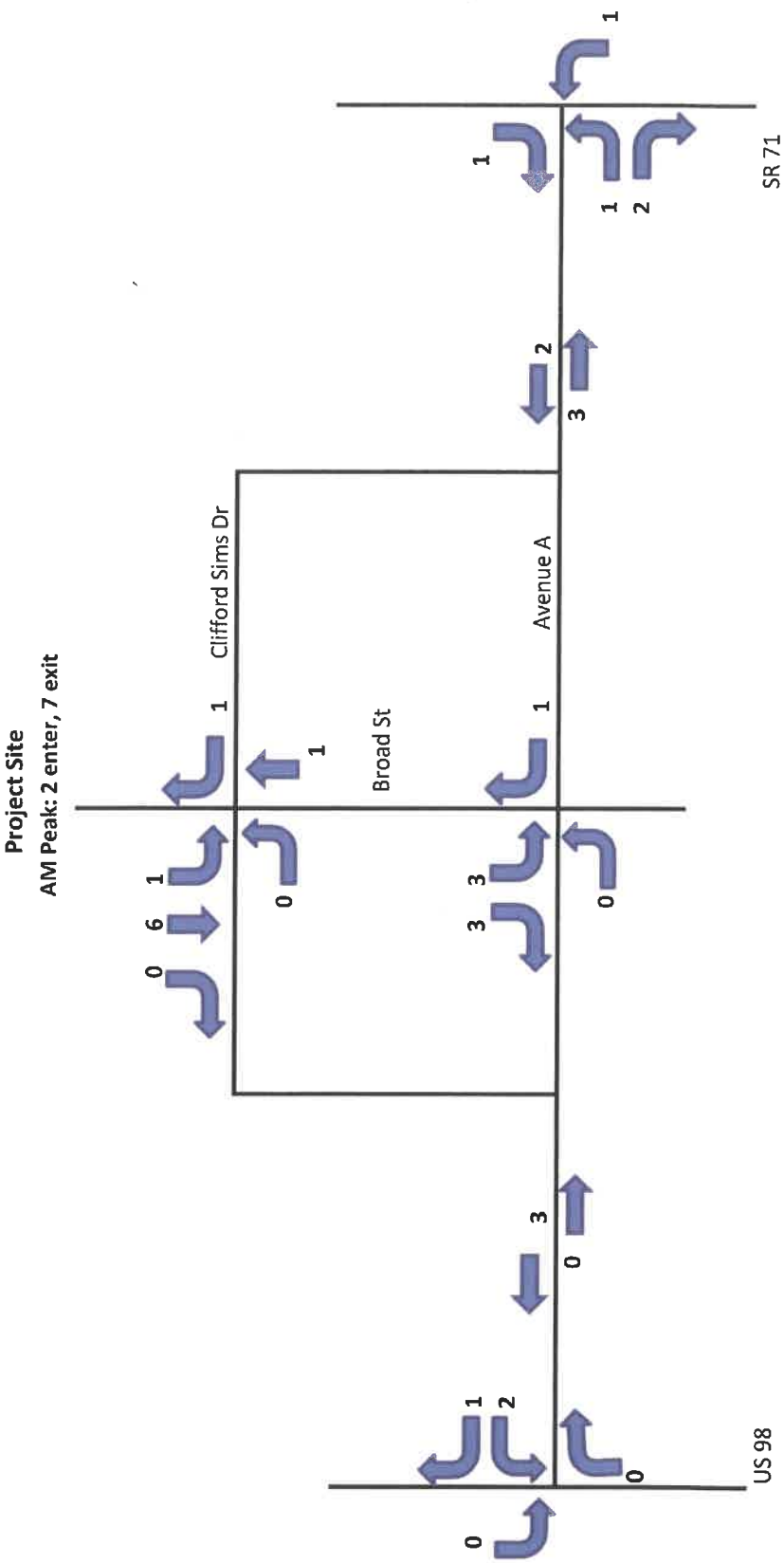
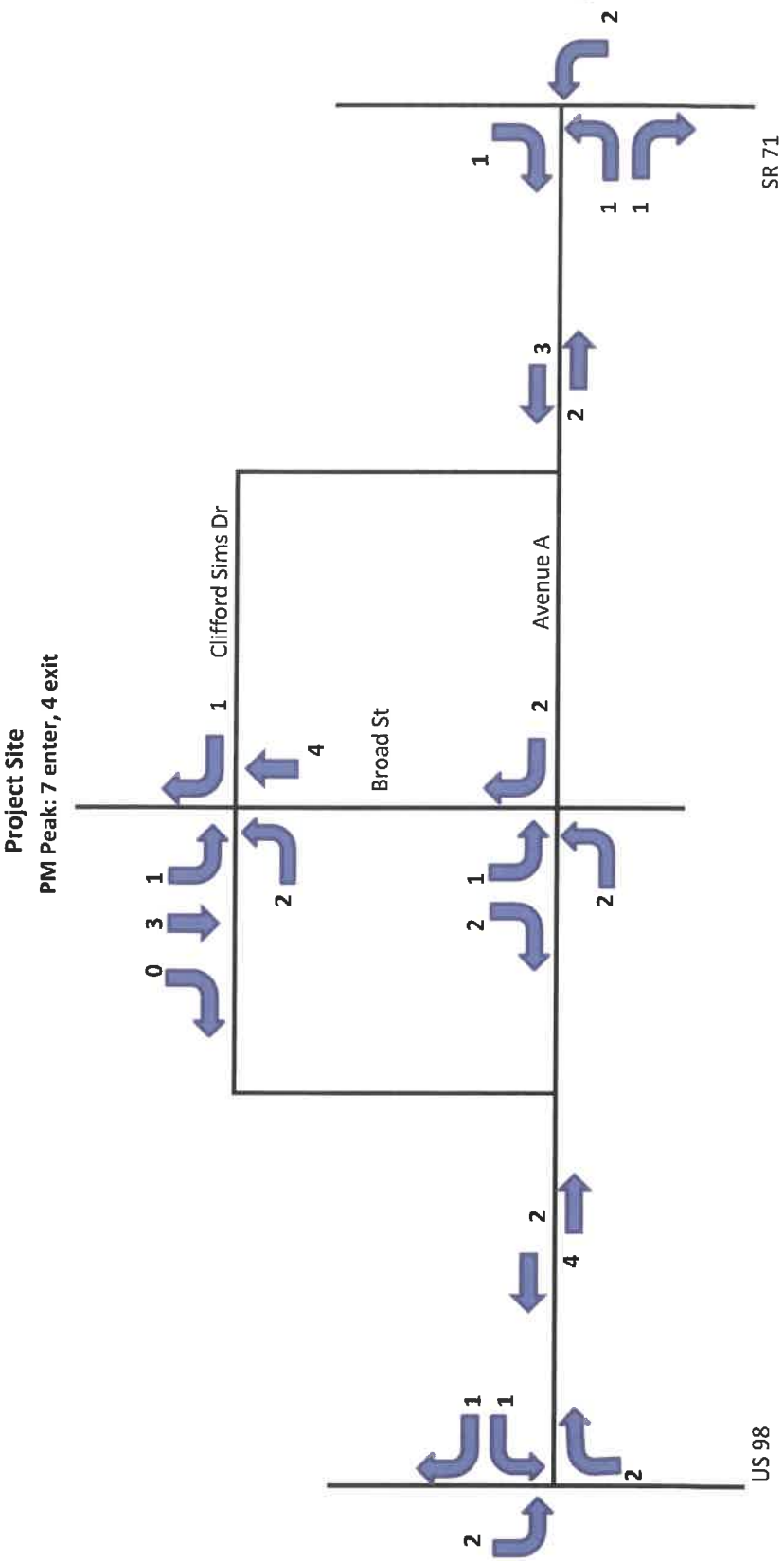


FIGURE 2
Distribution of PM Peak Hour Project Trips
Gateway Apartments - Phase II



EXISTING PEAK HOUR CONDITIONS

Existing AM and PM peak hour traffic conditions were analyzed for the roadway segments noted in the previous section. **Table 1** presents the existing AM and PM peak hour two-way volumes (raw and with FDOT seasonal and axle factors applied), peak hour two-way maximum allowable volume, and level of service (LOS). Existing volumes were obtained from the most recent FDOT traffic counts (printouts of the counts are presented in **Appendix A**), with the exception of the Avenue A count. Avenue A does not have an FDOT count station, so counts were obtained from the turning movement count conducted for the Phase I impact study. The maximum allowable volumes were obtained from the 2018 FDOT Quality / Level of Service Handbook, Table 6 – Generalized Peak Hour Two-Way Volumes for Florida’s Developed Areas Less Than 5000 Population. The FDOT recommended LOS target of C for all roadways outside of urbanized areas was assumed (although the city’s comprehensive plan refers to an adopted standard of D).

As **Table 1** shows, none of the maximum volumes were exceeded in the AM or PM peak hour. The existing LOS for all segments is B, with the exception of SR 71 from US 98 to Avenue A, which has an LOS of C.

TABLE 1
Existing Traffic Volumes and Level of Service - AM and PM Peak Hours

<u>Roadway Segment</u>	<u>FDOT Count Stn</u>	<u>FDOT Raw Count*</u>		<u>FDOT Factored Count**</u>		<u>Max Vol at LOS C Pk Hr 2-way</u>	<u>Level of Service</u>	
		<u>AM Pk 2-way</u>	<u>PM Pk 2-way</u>	<u>AM Pk 2-way</u>	<u>PM Pk 2-way</u>		<u>AM Pk</u>	<u>PM Pk</u>
US 98 from n. city limits to Ave A	511508	715	826	736	851	1670	B	B
US 98 from Avenue A to SR 71	511502	798	1037	772	1003	1670	B	B
SR 71 from US 98 to Avenue A	515013	289	352	277	337	2530	C	C
SR 71 north of Avenue A	511504	253	266	263	277	890	B	B
Avenue A from US 98 to SR 71	N/A	59	97	54	88	1690	B	B

* Avenue A count obtained from turning movement count conducted for Phase I impact study

** Seasonal and axle factors utilized as applicable

25

TRAFFIC IMPACT

Table 2 presents the existing plus project trips for the AM and PM peak hours and assesses the post-development level of service for each roadway segment. As shown in the table, none of the maximum volumes were exceeded in any of the peak hours with the addition of project trips. The impact of the Phase II project trips is minimal.

The impact was also reviewed for the significant intersections in the study area, including Avenue A / Broad Street, Avenue A / SR 71, and Avenue A / US 98. As Figures 1 and 2 showed, the Phase II project will result in very small increases in turn volumes at these intersections. The US 98 intersection currently has northbound right and southbound left turn lanes. The SR 71 intersection currently has eastbound left and right turn lanes, and the southbound right turn from SR 71 is a free-flow movement. The minimal Phase II impact will not result in the need for any improvements at these intersections.

PROJECT ENTRANCE

The access for the existing Phase I development is on the north side of Clifford Sims Drive, aligned with Broad Street. A turning movement count was conducted at this intersection on July 30 from 7:00 to 9:00am and 4:00 to 6:00pm. A printout of the count is included in **Appendix B**. **Table 3** presents the existing intersection volumes for the AM and PM peak hours, and adds the anticipated Phase II trips. An analysis of the total intersection trips (existing + Phase II trips) was conducted using Synchro software. Printouts of the analysis are presented in **Appendix C**. The results show that all movements have a level of service of A in both the AM and PM peak hours, with very little delay. The project access can clearly accommodate the Phase II project with no improvements required.

TABLE 2
Existing + Project Traffic Volumes and Level of Service - AM and PM Peak Hours

Roadway Segment	Existing Volume		Project Trips - Phase II		Existing + Project Trips		Max Vol at LOS C Pk Hr 2-way	Level of Service	
	AM Pk 2-way	PM Pk 2-way	AM Pk 2-way	PM Pk 2-way	AM Pk 2-way	PM Pk 2-way		AM Pk	PM Pk
US 98 from n. city limits to Ave A	736	851	1	3	737	854	1670	B	B
US 98 from Avenue A to SR 71	772	1003	2	3	774	1006	1670	B	B
SR 71 from US 98 to Avenue A	277	337	3	3	280	340	2530	C	C
SR 71 north of Avenue A	263	277	2	2	265	279	890	B	B
Avenue A from US 98 to SR 71	54	88	5	6	59	94	1690	B	B

27

TABLE 3
Clifford Sims Drive / Broad Street - Project Access Intersection
Existing Volumes and Phase II Trips

	<u>Northbound - Broad St</u>			<u>Southbound - Project Access</u>			<u>Eastbound - Clifford Sims Dr</u>			<u>Westbound - Clifford Sims Dr</u>		
	<u>Left</u>	<u>Thru</u>	<u>Right</u>	<u>Left</u>	<u>Thru</u>	<u>Right</u>	<u>Left</u>	<u>Thru</u>	<u>Right</u>	<u>Left</u>	<u>Thru</u>	<u>Right</u>
AM Peak (700 - 800)												
Existing volume	0	4	0	2	13	1	1	0	0	0	4	2
Phase II trips	0	1	0	1	6	0	0	0	0	0	0	1
Total	0	5	0	3	19	1	1	0	0	0	4	3
PM Peak (1630 - 1730)												
Existing volume	2	10	2	3	7	1	4	3	1	2	8	4
Phase II trips	0	4	0	1	3	0	2	0	0	0	0	1
Total	2	14	2	4	10	1	6	3	1	2	8	5

PARKING DEMAND

Section 5.08 of the Port St Joe Land Development Regulations requires multi-family residential projects to provide 2.5 parking spaces per dwelling unit. Based on observed parking usage at the existing Gateway Apartments (Phase I), this requirement appears to be excessive for this project. Observations were conducted on Sunday, July 28, 2019 in the late afternoon, and on Tuesday, July 30, 2019 in the early evening. In both of these timeframes, the number of occupied spaces was well below the total of provided spaces. On Sunday there were 41 occupied spaces, of 113 provided (36% occupied), and on Tuesday there were 42 occupied spaces (37% occupied). This is consistent with previously conducted observations which found that over 60% of provided spaces were unoccupied. Based on this information, **it is recommended that the parking requirements for the Phase II project be reduced to 1.5 spaces per dwelling unit.** This would result in 39 new parking spaces, rather than the 65 spaces that would be required under Section 5.08.

CONCLUSIONS

Trips to be generated by the proposed Gateway Apartments – Phase II development will be very low and are not anticipated to create significant traffic issues. The project will add a very minor number of trips to area roadways and will not result in LOS deficiencies or a need for any intersection improvements. The existing Phase I entrance is adequate to accommodate the future Phase II trips. The parking requirements for Phase II should be reduced to 1.5 spaces per dwelling unit, or 39 total spaces.

APPENDIX A
FDOT Traffic Counts
US 98 and SR 71

County: 51
 Station: 1508
 Description: SR 30(US98) - 325' W OF D AVE (@ E END OF RR OVER
 Start Date: 10/23/2017
 Start Time: 0600

Time	Direction: E					Direction: W					Combined Total
	1st	2nd	3rd	4th	Total	1st	2nd	3rd	4th	Total	
0000	1	2	1	4	8	3	1	2	1	7	15
0100	2	2	2	0	6	1	3	0	1	5	11
0200	5	3	2	5	15	1	1	0	2	4	19
0300	3	0	1	2	6	1	2	3	1	7	13
0400	0	2	2	3	7	1	1	2	8	12	19
0500	4	3	7	11	25	7	5	7	7	26	51
0600	14	16	28	35	93	15	11	32	41	99	192
0700	42	102	138	96	378	45	46	73	109	273	651
0800	56	85	71	79	291	74	63	71	71	279	570
0900	63	73	49	71	256	71	63	82	79	295	551
1000	84	57	73	69	283	81	77	89	69	316	599
1100	73	75	57	97	302	75	77	83	73	308	610
1200	89	94	89	92	364	84	96	72	86	338	702
1300	91	89	105	90	375	98	91	84	91	364	739
1400	117	86	90	79	372	102	79	74	104	359	731
1500	107	92	61	96	356	102	76	97	104	379	735
1600	91	89	86	90	356	120	135	99	107	461	817
1700	112	74	66	70	322	92	120	101	85	398	720
1800	67	69	56	92	284	81	73	52	60	266	550
1900	51	60	63	33	207	54	43	59	59	215	422
2000	37	36	33	29	135	35	30	28	30	123	258
2100	24	27	18	15	84	18	12	13	10	53	137
2200	23	10	9	10	52	11	20	14	10	55	107
2300	9	13	8	0	30	11	8	2	5	26	56

24-Hour Totals: 4607 4668 9275

	Direction: E		Direction: W		Combined Directions	
	Hour	Volume	Hour	Volume	Hour	Volume
A.M.	715	392	730	319	715	694
P.M.	1315	401	1600	461	1545	820
Daily	1315	401	1600	461	1545	820

Truck Percentage 8.86 7.95 8.40

Classification Summary Database

Dir	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	TotTrk	TotVol
E	27	2714	1458	25	266	18	0	49	47	0	0	0	3	0	0	408	4607
W	21	2829	1447	26	237	17	0	39	47	3	0	0	2	0	0	371	4668

County: 51
 Station: 1508
 Description: SR 30(US98) - 325' W OF D AVE (@ E END OF RR OVER
 Start Date: 10/24/2017
 Start Time: 0600

Time	Direction: E					Direction: W					Combined Total
	1st	2nd	3rd	4th	Total	1st	2nd	3rd	4th	Total	
0000	5	2	8	3	18	1	1	3	3	8	26
0100	2	3	0	3	8	4	0	1	5	10	18
0200	1	3	3	5	12	1	1	0	6	8	20
0300	4	0	1	0	5	2	0	4	1	7	12
0400	3	1	5	3	12	0	2	3	1	6	18
0500	4	4	10	11	29	7	4	7	10	28	57
0600	12	19	26	42	99	9	12	31	46	98	197
0700	49	95	133	98	375	37	51	73	94	255	630
0800	70	84	65	103	322	101	83	73	74	331	653
0900	53	56	74	81	264	73	56	70	61	260	524
1000	83	74	66	83	306	80	53	65	94	292	598
1100	84	97	94	103	378	76	82	88	92	338	716
1200	94	82	90	90	356	111	83	84	96	374	730
1300	112	75	86	90	363	97	90	78	105	370	733
1400	84	100	93	84	361	81	79	96	100	356	717
1500	89	79	83	93	344	97	105	90	91	383	727
1600	80	104	78	117	379	93	118	100	104	415	794
1700	102	78	83	86	349	109	98	138	100	445	794
1800	56	83	69	71	279	80	66	69	80	295	574
1900	56	73	43	47	219	61	59	54	46	220	439
2000	27	37	34	13	111	27	29	26	36	118	229
2100	24	23	20	19	86	29	24	28	28	109	195
2200	18	18	9	14	59	20	8	17	9	54	113
2300	9	14	10	9	42	12	2	3	10	27	69

24-Hour Totals: 4776 4807 9583

Direction: E			Direction: W			Combined Directions		
Hour	Volume		Hour	Volume		Hour	Volume	
A.M.	715	396	730	351		730	736	
P.M.	1615	401	1645	449		1615	832	
Daily	1615	401	1645	449		1615	832	

Truck Percentage 9.05 7.84 8.44

Classification Summary Database

Dir	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	TotTrk	TotVol
E	31	2833	1480	32	250	20	5	57	57	1	0	0	10	0	0	432	4776
W	31	3054	1345	28	203	32	3	44	58	3	0	0	6	0	0	377	4807

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County: 51
 Station: 1502
 Description: SR 30 (US98) - 225' W OF SR 71 (E OF 4TH ST)
 Start Date: 10/05/2016
 Start Time: 1000

Time	Direction: E					Direction: W					Combined Total
	1st	2nd	3rd	4th	Total	1st	2nd	3rd	4th	Total	
0000	9	3	10	5	27	10	6	4	3	23	50
0100	9	5	4	4	22	2	2	3	3	10	32
0200	4	1	5	2	12	3	0	2	1	6	18
0300	0	0	1	2	3	5	4	4	3	16	19
0400	2	0	5	6	13	4	5	8	4	21	34
0500	7	5	6	10	28	5	6	7	14	32	60
0600	8	14	31	37	90	17	32	43	59	151	241
0700	38	100	127	114	379	43	55	92	120	310	689
0800	68	71	94	75	308	109	94	86	71	360	668
0900	68	73	83	90	314	83	92	78	100	353	667
1000	85	75	109	99	368	103	94	86	116	399	767
1100	89	114	130	92	425	117	104	98	111	430	855
1200	117	113	95	114	439	115	80	98	119	412	851
1300	104	86	88	111	389	113	95	96	96	400	789
1400	90	134	102	94	420	113	118	99	113	443	863
1500	135	76	93	121	425	147	94	108	124	473	898
1600	116	106	103	70	395	101	97	128	115	441	836
1700	158	132	158	93	541	136	97	122	90	445	986
1800	135	111	91	88	425	105	90	76	58	329	754
1900	89	84	106	87	366	76	99	72	62	309	675
2000	67	61	53	64	245	63	42	39	29	173	418
2100	45	46	33	35	159	23	25	16	23	87	246
2200	28	32	27	21	108	18	17	12	7	54	162
2300	24	13	9	9	55	16	13	7	3	39	94
24-Hour Totals:					5956						5716 11672

Direction: E			Peak Volume Information			Direction: W			Combined Directions		
Hour	Volume		Hour	Volume		Hour	Volume		Hour	Volume	
A.M.	715	409	730	415		730	795		730	795	
P.M.	1700	541	1415	477		1645	988		1645	988	
Daily	1700	541	1415	477		1645	988		1645	988	

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County: 51
 Station: 1502
 Description: SR 30 (US98) - 225' W OF SR 71 (E OF 4TH ST)
 Start Date: 10/06/2016
 Start Time: 1000

Time	Direction: E					Direction: W					Combined Total
	1st	2nd	3rd	4th	Total	1st	2nd	3rd	4th	Total	
0000	17	5	16	5	43	11	7	14	10	42	85
0100	8	6	4	6	24	8	3	4	8	23	47
0200	6	3	5	3	17	2	5	7	3	17	34
0300	4	3	5	3	15	1	2	6	3	12	27
0400	3	5	3	2	13	3	2	5	9	19	32
0500	8	6	7	9	30	7	6	11	9	33	63
0600	17	22	22	37	98	22	31	23	55	131	229
0700	54	111	113	147	425	70	60	76	106	312	737
0800	73	87	92	108	360	116	81	83	100	380	740
0900	97	72	85	75	329	88	103	104	100	395	724
1000	96	72	83	93	344	91	106	92	114	403	747
1100	94	131	96	105	426	90	109	119	121	439	865
1200	118	128	115	115	476	127	135	150	136	548	1024
1300	137	124	126	105	492	125	122	106	125	478	970
1400	119	110	132	88	449	121	122	101	141	485	934
1500	111	145	107	126	489	125	109	122	114	470	959
1600	107	129	117	147	500	116	130	122	130	498	998
1700	178	111	108	122	519	133	114	115	120	482	1001
1800	120	112	94	131	457	117	102	99	88	406	863
1900	119	76	101	89	385	98	75	90	72	335	720
2000	62	70	51	62	245	70	68	57	54	249	494
2100	51	46	54	33	184	57	47	25	20	149	333
2200	33	22	26	15	96	18	28	21	8	75	171
2300	28	17	18	20	83	9	8	18	13	48	131
24-Hour Totals:					6499						6429 12928

	Direction: E		Direction: W		Combined Directions	
	Hour	Volume	Hour	Volume	Hour	Volume
A.M.	715	444	845	395	715	802
P.M.	1615	571	1200	548	1615	1086
Daily	1615	571	1200	548	1615	1086

Generated by SPS 5.0.53P

County: 51
 Station: 5013
 Description: SR 71 - 450' S OF GARRISON AVE, PORT ST. JOE
 Start Date: 10/23/2017
 Start Time: 0600

Time	Direction: N					Direction: S					Combined Total
	1st	2nd	3rd	4th	Total	1st	2nd	3rd	4th	Total	
0000	0	1	1	0	2	2	1	0	0	3	5
0100	1	0	0	0	1	0	1	0	2	3	4
0200	3	2	0	1	6	0	3	0	1	4	10
0300	0	4	0	1	5	0	2	0	0	2	7
0400	0	0	0	4	4	0	2	2	5	9	13
0500	0	1	1	4	6	4	0	6	6	16	22
0600	6	5	12	13	36	11	5	14	31	61	97
0700	18	13	16	27	74	28	31	50	35	144	218
0800	25	23	25	23	96	36	41	28	39	144	240
0900	42	42	33	35	152	51	34	39	41	165	317
1000	50	35	49	54	188	47	44	28	35	154	342
1100	38	33	39	36	146	47	42	53	48	190	336
1200	33	38	49	48	168	48	41	29	39	157	325
1300	45	36	56	48	185	35	38	32	35	140	325
1400	49	47	41	47	184	41	30	42	35	148	332
1500	47	42	51	43	183	40	31	35	37	143	326
1600	42	38	38	40	158	45	37	35	32	149	307
1700	44	34	33	28	139	27	45	33	24	129	268
1800	26	29	27	17	99	14	22	19	12	67	166
1900	23	20	24	21	88	12	11	19	10	52	140
2000	21	12	12	12	57	9	8	10	3	30	87
2100	14	5	8	3	30	9	6	3	2	20	50
2200	9	4	5	11	29	5	5	2	3	15	44
2300	6	3	3	4	16	1	0	1	2	4	20

24-Hour Totals: 2052 1949 4001

Direction: N			Direction: S			Combined Directions		
Hour	Volume		Hour	Volume		Hour	Volume	
A.M.	845	140	845	163		845	303	
P.M.	1330	200	1200	157		1330	338	
Daily	1330	200	1115	191		1000	342	

County: 51
 Station: 5013
 Description: SR 71 - 450' S OF GARRISON AVE, PORT ST. JOE
 Start Date: 10/24/2017
 Start Time: 0600

Time	Direction: N					Direction: S					Combined Total	
	1st	2nd	3rd	4th	Total	1st	2nd	3rd	4th	Total		
0000	1	2	4	3	10	2	1	4	3	10	20	
0100	1	2	2	1	6	4	1	1	2	8	14	
0200	0	1	0	2	3	2	0	2	0	4	7	
0300	1	3	0	0	4	0	1	0	0	1	5	
0400	0	0	0	5	5	3	0	0	1	4	9	
0500	4	5	5	2	16	2	2	5	8	17	33	
0600	13	7	12	12	44	3	18	19	21	61	105	
0700	11	9	28	31	79	34	38	36	41	149	228	
0800	26	15	20	41	102	41	25	41	37	144	246	
0900	27	35	36	38	136	31	31	36	55	153	289	
1000	32	52	37	40	161	41	39	44	46	170	331	
1100	43	39	40	39	161	32	45	46	41	164	325	
1200	42	40	45	47	174	48	31	43	50	172	346	
1300	52	33	44	49	178	40	30	43	43	156	334	
1400	51	46	36	55	188	40	49	36	35	160	348	
1500	48	44	47	44	183	34	38	27	31	130	313	
1600	49	44	34	34	161	29	31	31	41	132	293	
1700	52	39	42	31	164	39	35	15	32	121	285	
1800	21	23	21	26	91	19	13	17	23	72	163	
1900	18	15	28	18	79	28	7	8	12	55	134	
2000	10	11	10	6	37	9	15	5	2	31	68	
2100	11	7	14	12	44	6	4	10	0	20	64	
2200	3	3	7	2	15	4	4	2	4	14	29	
2300	5	4	0	6	15	1	1	3	2	7	22	
24-Hour Totals:					2056						1955	4011

			Peak Volume Information		Combined Directions	
Direction: N			Direction: S			
Hour	Volume		Hour	Volume	Hour	Volume
A.M.	845	139	715	156	845	274
P.M.	1445	194	1330	175	1330	365
Daily	1445	194	1115	180	1330	365

Generated by SPS 5.0.53P

County: 51
 Station: 1504
 Description: SR 71 - 1250' N OF RR TRACKS (N OF ARENA RD)
 Start Date: 10/05/2016
 Start Time: 1000

Time	Direction: N					Direction: S					Combined Total
	1st	2nd	3rd	4th	Total	1st	2nd	3rd	4th	Total	
0000	1	1	0	1	3	3	4	1	3	11	14
0100	1	1	1	1	4	0	4	4	2	10	14
0200	1	1	3	0	5	1	0	1	0	2	7
0300	1	0	0	1	2	0	2	0	1	3	5
0400	0	0	0	4	4	1	1	6	0	8	12
0500	1	1	2	5	9	0	3	4	4	11	20
0600	6	10	11	9	36	12	10	20	21	63	99
0700	5	13	24	27	69	28	39	64	55	186	255
0800	22	12	19	14	67	24	23	30	37	114	181
0900	9	25	19	23	76	20	19	22	29	90	166
1000	20	20	31	16	87	26	15	22	30	93	180
1100	14	20	24	24	82	17	16	30	11	74	156
1200	20	23	19	21	83	14	17	22	28	81	164
1300	18	15	19	32	84	31	19	20	20	90	174
1400	35	32	24	30	121	17	35	29	11	92	213
1500	37	44	37	29	147	14	22	25	24	85	232
1600	34	31	35	30	130	28	18	27	26	99	229
1700	57	37	46	27	167	28	32	13	14	87	254
1800	24	22	23	15	84	14	10	16	14	54	138
1900	19	9	13	8	49	9	6	11	7	33	82
2000	9	4	6	11	30	9	9	10	7	35	65
2100	10	4	5	8	27	7	5	4	7	23	50
2200	5	7	1	3	16	11	4	4	5	24	40
2300	2	4	6	3	15	2	2	2	5	11	26

24-Hour Totals: 1397 1379 2776

		Direction: N		Direction: S		Combined Directions	
		Hour	Volume	Hour	Volume	Hour	Volume
A.M.		715	86	700	186	715	268
P.M.		1645	170	1630	113	1630	272
Daily		1645	170	700	186	1630	272

Truck Percentage 9.31 9.50 9.40

Classification Summary Database

Dir	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	TotTrk	TotVol
N	11	838	418	20	47	21	2	27	13	0	0	0	0	0	0	130	1397
S	6	826	416	13	58	17	5	28	10	0	0	0	0	0	0	131	1379

Generated by SPS 5.0.53P

County: 51
 Station: 1504
 Description: SR 71 - 1250' N OF RR TRACKS (N OF ARENA RD)
 Start Date: 10/06/2016
 Start Time: 1000

Time	Direction: N					Direction: S					Combined Total
	1st	2nd	3rd	4th	Total	1st	2nd	3rd	4th	Total	
0000	1	1	1	2	5	5	6	5	6	22	27
0100	1	0	1	3	5	6	2	2	5	15	20
0200	0	2	0	1	3	1	0	1	8	10	13
0300	1	2	0	0	3	0	0	0	0	0	3
0400	0	0	0	0	0	2	0	4	2	8	8
0500	0	2	0	3	5	1	2	5	10	18	23
0600	4	12	9	4	29	10	6	10	18	44	73
0700	14	7	25	17	63	22	40	55	56	173	236
0800	14	15	19	11	59	24	28	26	29	107	166
0900	30	19	19	14	82	18	27	19	25	89	171
1000	17	10	12	15	54	25	17	22	16	80	134
1100	15	13	25	18	71	23	19	27	22	91	162
1200	26	20	20	21	87	21	25	21	15	82	169
1300	18	26	22	26	92	22	26	23	23	94	186
1400	21	20	23	41	105	19	24	22	17	82	187
1500	28	15	29	27	99	23	23	21	20	87	186
1600	34	44	17	30	125	28	26	32	21	107	232
1700	55	32	35	26	148	33	37	13	26	109	257
1800	23	14	23	22	82	17	31	23	22	93	175
1900	22	19	18	11	70	25	30	20	14	89	159
2000	13	25	15	14	67	13	12	10	5	40	107
2100	27	21	9	11	68	17	7	6	9	39	107
2200	7	4	5	3	19	8	4	10	6	28	47
2300	2	2	5	5	14	3	4	2	4	13	27

24-Hour Totals: 1355 1520 2875

Direction: N			Direction: S			Combined Directions		
A.M.	Hour	Volume	Hour	Volume	Hour	Volume	Volume	Volume
	830	79	715	175	715	238		
P.M.	1645	152	1630	123	1615	258		
Daily	1645	152	715	175	1615	258		

Truck Percentage 9.37 10.39 9.91

Classification Summary Database

Dir	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	TotTrk	TotVol
N	7	803	418	18	52	23	4	22	7	1	0	0	0	0	0	127	1355
S	6	905	451	15	73	24	1	32	12	0	0	0	1	0	0	158	1520

Generated by SPS 5.0.53P

APPENDIX B

AM and PM Peak Hour Turning Movement Count

Clifford Sims Drive / Broad Street – Gateway Apt Driveway

ALL VEHICLES

INTERSECTION OF Clifford Sims Drive & Broad Street - Gateway Apartments

FILE NAME: CSims&Broad tmc.xls

COUNT DATE: 30-Jul-19

Time	Gateway Apartments Southbound			Clifford Sims Dr Westbound			Broad St Northbound			Clifford Sims Dr Eastbound			TOTAL
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
7:00	1	1	0	0	2	1	0	0	0	0	0	0	5
7:15	0	4	0	0	0	0	0	2	0	0	0	0	6
7:30	1	2	1	0	1	0	0	0	0	1	0	0	6
7:45	0	6	0	0	1	1	0	2	0	0	0	0	10
TOTAL	2	13	1	0	4	2	0	4	0	1	0	0	27
8:00	0	3	0	0	0	0	0	0	0	0	1	0	4
8:15	0	3	0	0	1	0	0	1	0	0	0	0	5
8:30	0	1	0	0	0	0	0	0	0	0	1	0	2
8:45	1	1	0	0	0	0	0	2	0	0	0	0	4
TOTAL	1	8	0	0	1	0	0	3	0	0	1	1	15
16:00	0	3	0	1	0	0	0	3	0	0	1	0	8
16:15	0	1	0	1	2	1	0	2	0	0	0	1	8
16:30	2	5	0	0	1	0	1	3	1	1	2	0	16
16:45	1	0	0	1	2	2	0	1	1	1	0	0	9
TOTAL	3	9	0	3	5	3	1	9	2	2	3	1	41
17:00	0	1	0	0	2	2	1	4	0	1	0	0	11
17:15	0	1	1	1	3	0	0	2	0	1	1	1	11
17:30	0	1	0	0	3	2	0	4	0	0	1	0	11
17:45	0	2	1	1	1	1	0	2	0	0	0	0	8
TOTAL	0	5	2	2	9	5	1	12	0	2	2	1	41

PEAK HOUR DATA 7:00 TO 9:00

PEAK HR START TIME

7:00

	Gateway Apartments Southbound			Clifford Sims Dr Westbound			Broad St Northbound			Clifford Sims Dr Eastbound			TOTAL
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
PEAK HR TOTALS	2	13	1	0	4	2	0	4	0	1	0	0	27
% OF APPROACH	12.5%	81.3%	6.3%	0.0%	66.7%	33.3%	0.0%	100.0%	0.0%	100.0%	0.0%	0.0%	
PEAK HR FACTOR	0.667			0.500			0.500			0.250			

PEAK HOUR DATA 16:00 TO 18:00

PEAK HR START TIME

16:30

	Gateway Apartments Southbound			Clifford Sims Dr Westbound			Broad St Northbound			Clifford Sims Dr Eastbound			TOTAL
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
PEAK HR TOTALS	3	7	1	2	8	4	2	10	2	4	3	1	47
% OF APPROACH	27.3%	63.6%	9.1%	14.3%	57.1%	28.6%	14.3%	71.4%	14.3%	50.0%	37.5%	12.5%	
PEAK HR FACTOR	0.393			0.700			0.700			0.667			

APPENDIX C

AM and PM Peak Hour Synchro Analysis (with Phase II trips)

Clifford Sims Drive / Broad Street – Gateway Apt Driveway

Clifford Sims at Broad St
AM Peak

08/01/2019

Intersection												
Int Delay, s/veh	0.2											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	1	0	0	0	4	3	0	5	0	3	19	1
Future Vol, veh/h	1	0	0	0	4	3	0	5	0	3	19	1
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	1	0	0	0	4	3	0	5	0	3	21	1

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	7	0	0	0	0	0	19	9	0	11	8	6
Stage 1	-	-	-	-	-	-	2	2	-	6	6	-
Stage 2	-	-	-	-	-	-	17	7	-	5	2	-
Critical Hdwy	4.12	-	-	4.12	-	-	7.12	6.52	6.22	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Follow-up Hdwy	2.218	-	-	2.218	-	-	3.518	4.018	3.318	3.518	4.018	3.318
Pot Cap-1 Maneuver	1614	-	-	-	-	-	995	886	-	1007	887	1077
Stage 1	-	-	-	-	-	-	1021	894	-	1016	891	-
Stage 2	-	-	-	-	-	-	1002	890	-	1017	894	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	1614	-	-	-	-	-	975	885	-	-	886	1077
Mov Cap-2 Maneuver	-	-	-	-	-	-	975	885	-	-	886	-
Stage 1	-	-	-	-	-	-	1020	893	-	1015	891	-
Stage 2	-	-	-	-	-	-	978	890	-	1010	893	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	7.2	0		
HCM LOS			-	-

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	-	1614	-	-	-	-	-	-
HCM Lane V/C Ratio	-	0.001	-	-	-	-	-	-
HCM Control Delay (s)	-	7.2	0	-	0	-	-	-
HCM Lane LOS	-	A	A	-	A	-	-	-
HCM 95th %tile Q(veh)	-	0	-	-	-	-	-	-

Clifford Sims at Broad St
PM Peak

08/01/2019

Intersection

Int Delay, s/veh 6.2

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	6	3	1	2	8	5	2	14	2	4	10	1
Future Vol, veh/h	6	3	1	2	8	5	2	14	2	4	10	1
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	7	3	1	2	9	5	2	15	2	4	11	1

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	14	0	0	4	0	0	40	36	4	42	34	12
Stage 1	-	-	-	-	-	-	18	18	-	16	16	-
Stage 2	-	-	-	-	-	-	22	18	-	26	18	-
Critical Hdwy	4.12	-	-	4.12	-	-	7.12	6.52	6.22	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Follow-up Hdwy	2.218	-	-	2.218	-	-	3.518	4.018	3.318	3.518	4.018	3.318
Pot Cap-1 Maneuver	1604	-	-	1618	-	-	964	856	1080	961	859	1069
Stage 1	-	-	-	-	-	-	1001	880	-	1004	882	-
Stage 2	-	-	-	-	-	-	996	880	-	992	880	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	1604	-	-	1618	-	-	951	852	1080	943	855	1069
Mov Cap-2 Maneuver	-	-	-	-	-	-	951	852	-	943	855	-
Stage 1	-	-	-	-	-	-	997	876	-	1000	881	-
Stage 2	-	-	-	-	-	-	982	879	-	969	876	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	4.4	1	9.2	9.1
HCM LOS			A	A

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	883	1604	-	-	1618	-	-	889
HCM Lane V/C Ratio	0.022	0.004	-	-	0.001	-	-	0.018
HCM Control Delay (s)	9.2	7.3	0	-	7.2	0	-	9.1
HCM Lane LOS	A	A	A	-	A	A	-	A
HCM 95th %tile Q(veh)	0.1	0	-	-	0	-	-	0.1

RFA 2019-109 – Board Approved Preliminary Awards

Total HOME Available for RFA	30,000,000.00
Total HOME Allocated	32,939,566.02
Total HOME Remaining	(2,939,566.02)

Application Number	Name of Development	Name of Applicant	Name of Developers	County	Total Units	Demo. Commitment	HOME Request Amount	Eligible for Funding?	Tier 1 or 2?	Points	Qualified for CHDO?	HOME Funding Experience Preference	Previous Affordable Housing Experience Preference	Eligible HOME Request as % of Maximum	Match as % of HOME request amount	Florida Job Creation Preference	Lottery
2019-400H	Gateway Manor	Paces Gateway Manor, LLC	The Paces Foundation, Inc.	Gulf	26	F	4,700,000.00	Y	1	5	N	Y	Y	97.27%	1.05%	N	17
2019-401H8	Tupelo Park Apartments	Tupelo Park, LP	The Paces Foundation, Inc.	Bay	47	F	4,300,000.00	Y	1	5	N	Y	Y	86.00%	1.15%	Y	9
2019-404H	Tranquility at Hope School	East Lake Florida 2, LLC	Tinsdel Development Partners, LLC and ELCO Development, LLC	Jackson	30	F	4,479,000.00	Y	1	5	N	Y	Y	89.58%	N/A	N	2
2019-407H	Barry's Bungalows	Affordable Housing Solutions for Florida, Inc.	Affordable Housing Solutions for Florida, Inc.	Gulf	27	F	4,964,675.13	Y	1	5	Y	Y	Y	99.29%	0.60%	N	11
2019-408H	Greyes Place	Affordable Housing Solutions for Florida, Inc.	Affordable Housing Solutions for Florida, Inc.	Wakulla	27	F	4,970,890.89	Y	1	5	Y	Y	Y	99.42%	0.60%	N	4
2019-411H8	Hilltop Pointe	Hilltop Pointe, LP	Royal American Properties, LLC	Bay	50	F	4,925,000.00	Y	1	5	N	Y	Y	98.50%	N/A	Y	8
2019-417H8	Matthew Commons	SP Commons LLC	Southport Development, Inc., a WA corporation doing business as Southport Development Services, Inc.	Bay	38	F	4,600,000.00	Y	1	5	N	Y	Y	92.00%	N/A	Y	10

On May 10, 2019, the Board of Directors of Florida Housing Finance Corporation approved the Review Committee's motion and staff recommendation to select the above Applications for funding and invite the Applicants to enter credit underwriting.

Any unsuccessful Applicant may file a notice of protest and a formal written protest in accordance with Section 120.57(3), Fla. Stat., Rule Chapter 28-10, F.A.C., and Rule 67-60.009, F.A.C. Failure to file a protest within the time prescribed in Section 120.57(3), Fla. Stat., shall constitute a waiver of proceedings under Chapter 120, Fla. Stat.

RFA 2019-109 – Board Approved Scoring Results

Application Number	Name of Development	Name of Applicant	Name of Developers	County	Total Units	Demo. Commitment	HOMC Request Amount	MMRB Request	Non-Competitive HC Request	Total Match Amount	Eligible for Funding?	Tier 1 or 2?	Points	Qualified for CHDO?	HOMC Funding Experience Preference	Previous Affordable Housing Experience	Eligible HOME Request as % of Maximum	Match as % of HOME request amount	Florida Job Creation Preference	Lottery
Eligible Applications																				
2019-399H	Paradise Palms	Highlands County Housing Authority, Inc. GHD Construction Services, Inc.	Highlands County Housing Authority, Inc. GHD Construction Services, Inc.	Highlands	50	F	5,000,000.00	-	-	0	Y	2	5	N	Y	Y	100.00%	N/A	Y	20
2019-400H	Gateway Manor	Paces Gateway Manor, LLC	The Paces Foundation, Inc.	Gulf	26	F	4,700,000.00			50,000	Y	1	5	N	Y	Y	97.27%	1.06%	N	17
2019-401HB	Tupelo Park Apartments	Tupelo Park, LP	The Paces Foundation, Inc.	Bay	47	F	4,300,000.00	8,200,000	436,748.00	50,000	Y	1	5	N	Y	Y	86.00%	1.16%	Y	9
2019-402H	Pine Breeze Apts.	Workforce Housing Ventures, Inc.	Workforce Housing Ventures, Inc. GHD Construction Services, Inc.	Flagler	50	F	5,000,000.00	-	-	0	Y	2	5	N	Y	Y	100.00%	N/A	Y	13
2019-404H	Tranquility at Hope School	East Lake Florida 2, LLC	Timshel Development Partners, LLC and ELCD Development, LLC	Jackson	30	F	4,479,000.00				Y	1	5	N	Y	Y	89.58%	N/A	N	2
2019-405HB	Springfield Crossings	Springfield Crossings, LLC	Springfield Crossings Developer, LLC	Bay	60	F	5,000,000.00	6,700,000	498,825.00		Y	1	5	N	Y	Y	100.00%	N/A	Y	18
2019-406H	Marianna Crossings	Marianna Crossings, LLC	Marianna Crossings Developer, LLC Design Consortium Development, LLC	Jackson	30	F	5,000,000.00				Y	1	5	N	Y	Y	100.00%	N/A	N	7
2019-407H	Barry's Bungalows	Affordable Housing Solutions for Florida, Inc.	Affordable Housing Solutions for Florida, Inc.	Gulf	27	F	4,964,675.13				Y	1	5	Y	Y	Y	99.29%	0.60%	N	11
2019-408H	Greys Place	Affordable Housing Solutions for Florida, Inc.	Affordable Housing Solutions for Florida, Inc. Panhandle Affordable II, LLC	Wakulla	27	F	4,970,890.89				Y	1	5	Y	Y	Y	99.42%	0.60%	N	4
2019-411HB	Hilltop Pointe	Hilltop Pointe, LP	Royal American Properties, LLC	Bay	50	F	4,925,000.00	5,100,000	297,134.00		Y	1	5	N	Y	Y	98.50%	N/A	Y	8
2019-417HB	Matthew Commons	SP Commons LLC	Southport Development, Inc., a WA corporation doing business as Southport Development Services, Inc.	Bay	38	F	4,600,000.00	6,800,000	315,000.00	0	Y	1	5	N	Y	Y	92.00%	N/A	Y	10

55

RFA 2019-109 – Board Approved Scoring Results

Application Number	Name of Development	Name of Applicant	Name of Developers	County	Total Units	Demo. Commitment	HOMIE Request Amount	MMRB Request	Non-Competitive HC Request	Total Match Amount	Eligible for Funding?	Tier 1 or 2?	Points	Qualified for CHDO?	HOMIE Funding Experience Preference	Previous Affordable Housing Experience Preference	Eligible HOMIE Request as % of Maximum	Match as % of HOMIE request amount	Florida Job Creation Preference	Lottery
Ineligible Applications																				
2019-403H	Cottontale Pointe East	Cottontale Pointe East, LP	Royal American Properties, LLC	Jackson	26	F	4,860,000.00						5	N	Y	Y	97.20%	N/A	N	5
2019-409H	Cottontale Pointe West	Cottontale Pointe West, LP	Royal American Properties, LLC	Jackson	26	F	4,860,000.00						5	N	Y	Y	97.20%	N/A	N	1
2019-410HB	Northshore Pointe East	Northshore Pointe East, LP	Royal American Properties, LLC	Bay	50	F	4,925,000.00	5,300,000	300,372.00				5	N	Y	Y	98.50%	N/A	Y	12
2019-412HB	Northshore Pointe West	Northshore Pointe West, LP	Royal American Properties, LLC	Bay	50	F	4,925,000.00	5,300,000	300,372.00				5	N	Y	Y	98.50%	N/A	Y	3
2019-413H	Jordan Bayou	MHP Jordan Bayou, LLC	Jordan Bayou Developer, LLC Shear Development Company, LLC Heartland Development Group, LLC	Franklin	50	F	4,998,000.00						5	N	Y	Y	99.96%	N/A	Y	19
2019-414H	Thomas Pines	Ad Mellora Community Development, Inc.	Ad Mellora Community Development, Inc.	Jackson	32	F	4,500,000.00			5,000			5	Y	N	Y	90.00%	0.11%	N	14
2019-415H	Marianna Arms Apartments	Marianna Arms Manager LLC	Marianna Arms Developer LLC	Jackson	30	F	4,799,700.00						5	N	Y	Y	95.99%	N/A	N	16
2019-416H	The Vine - DR	The Wright Foundation, Inc	Emory Peacock dba/ Grant Peacock Inc. The Wright Foundation Inc	Jackson	24	F	4,990,380.00			1,500,000			0	N	N	N	100.00%	33.81%	N	6
2019-418HB	Bid-A-Wee Apartments	Bid-A-Wee Manager LLC	Bid-A-Wee Developer LLC	Bay	110	F	5,000,000.00	10,000,000	722,713.00				5	N	Y	Y	100.00%	N/A	Y	15

On May 10, 2019, the Board of Directors of Florida Housing Finance Corporation approved the Review Committee's motion to adopt the scoring results above.

Any unsuccessful Applicant may file a notice of protest and a formal written protest in accordance with Section 120.57(3), Fla. Stat., Rule Chapter 28-110, F.A.C., and Rule 67-60.009, F.A.C. Failure to file a protest within the time prescribed in Section 120.57(3), Fla. Stat., shall constitute a waiver of proceedings under Chapter 120, Fla. Stat.

EIGHT-STEP DECISION-MAKING PROCESS

1. DETERMINE IF PROPOSAL IS IN A FLOODPLAIN OR WETLAND: by using Flood hazard Boundary Maps, Community Profiles, Army Corps of Engineers Flood Hazard Inventory (annual), coastal zone maps, and any other relevant information.
2. INVOLVE PUBLIC IN DECISION-MAKING PROCESS (NOTICE): Using the notice forms attached, notify the public by publishing in a newspaper in communities which have local newspapers. In all other communities, post the notice on the post office bulletin board for 15 days including postmarks on the notice to document the date it was posted and the date it was removed.
3. DETERMINE IF THERE IS A PRACTICABLE ALTERNATIVE: Identify and evaluate at least three alternatives, including when possible, alternative sites outside the floodplain or wetland, alternative actions, and the “no action” option.
4. IDENTIFY ADVERSE AND BENEFICIAL IMPACTS: including direct and indirect support of other floodplain and wetland development that might result from the project. Analyze the following factors: (1) Natural environment (topography, habitat, hazards); (2) Social concerns (aesthetics, historic and cultural values, land use patterns); (3) Economic aspects (costs of construction, transportation and relocation); and (4) Legal considerations (deeds, leases).
5. MITIGATE ADVERSE IMPACTS: Minimize the impacts identified and restore and preserve the beneficial values served by floodplains and wetlands.
6. RE-EVALUATE ALTERNATIVES: in light of the information gained to determine if the proposed action is still practicable. If new construction is to be located in a floodplain or wetland, apply accepted floodproofing and other measures. To achieve flood protection, wherever practicable elevate the structures above the flood level rather than fill in land.
7. ANNOUNCE AND EXPLAIN DECISION TO THE PUBLIC (NOTICE): Using the attached form, again notify the public by publishing in the local newspaper when possible or posting on the bulletin board for seven days, postmarking the notice at posting and at removal.
8. IMPLEMENT PROPOSAL WITH APPROPRIATE MITIGATION: Review during site visits to ensure that mitigation measures are fully implemented.

**DOCUMENT EACH OF THE ABOVE STEPS AND
INCLUDE IN THE
ENVIRONMENTAL REVIEW FILE FOR THE PROJECT!**

Step 2 of the 8-Step Process Sample Notice for Early Public Review

Step 2 of the 8 - Step Process

Sample

Early Notice and Public Review of a Proposed Activity in a 100-Year Floodplain

[Note: May also be combined with other notices such as state floodplain or wetland notices so long as it contains the required information]

To: All interested Agencies **[include all Federal, State, and Local]**, Groups and Individuals

This is to give notice that **[HUD under part 50 or Responsible Entity under Part 58]** has conducted an evaluation as required by **[Executive Order 11988 and/or 11990]**, in accordance with HUD regulations at 24 CFR 55.20 Subpart C Procedures for Making Determinations on Floodplain Management, to determine the potential affect that its activity in the floodplain and wetland will have on the human environment for **[Program Name]** under **[HUD grant or contract number]**. **[Describe the activity, e.g. purpose, type of assistance, the size of the site, proposed number of units, size of footprint, type of floodplain, natural values]**. **[State the total number of acres of floodplains]**. The proposed project(s) is located **[at addresses]** in **[Name of City]**, **[Name of County]**.

There are three primary purposes for this notice. First, people who may be affected by activities in floodplains and those who have an interest in the protection of the natural environment should be given an opportunity to express their concerns and provide information about these areas. Second, an adequate public notice program can be an important public educational tool. The dissemination of information about floodplains can facilitate and enhance Federal efforts to reduce the risks associated with the occupancy and modification of these special areas. Third, as a matter of fairness, when the Federal government determines it will participate in actions taking place in floodplains, it must inform those who may be put at greater or continued risk.

Written comments must be received by **[HUD or Responsible Entity]** at the following address on or before **[month, day, year]** **[a minimum 15 calendar day comment period will begin the day after the publication and end on the 16th day after the publication]**: **[HUD or Responsible Entity]**, **[Address]** and **[phone number]**, Attention: **[Name of Certifying Officer]**, **[Title]**, during the hours of 9:00 AM to 5:00 PM. Comments may also be submitted via email at **[email address]**.

Date:

NOTE: According to 24 CRR 55, section 55.2(b)(1), the notice must be bilingual if the affected public is largely non-English speaking. In addition, the notice must be dispersed to federal, state and local public agencies, organizations, and individuals know to be interested in the proposed project.

Step 7 of the 8-Step Process Sample Notice & Public Explanation

Step 7 of the 8 - Step Process

Sample

Final Notice and Public Explanation of a Proposed Activity in a 100-Year Floodplain

To: All interested Agencies **[include all Federal, State, and Local]**, Groups and Individuals

This is to give notice that the **[HUD under part 50 or Responsible Entity under Part 58]** has conducted an evaluation as required by **[Executive Order 11988 and/or 11990]**, in accordance with HUD regulations at 24 CFR 55.20 Subpart C Procedures for Making Determinations on Floodplain Management, to determine the potential affect that its activity in the floodplain and wetland will have on the human environment for **[Program Name]** under **[HUD grant or contract number]**. The proposed project(s) is located **[at addresses]** in **[Name of City]**, **[Name of County]**. **[Describe the activity, e.g. purpose, type of assistance, the size of the site, proposed number of units, size of footprint, type of floodplain, natural values]**. **[State the total number of acres of floodplains involved]**.

[HUD or Responsible Entity] has considered the following alternatives and mitigation measures to be taken to minimize adverse impacts and to restore and preserve natural and beneficial values: **[and reasons (quantitatively based if possible) for non-selection, (iii) all mitigation measures to be taken to minimize adverse impacts and to restore and preserve natural and beneficial values]** **[Cite the date of any final or conditional LOMR's or LOMA's from FEMA where applicable]** **[Acknowledge compliance with state and local floodplain protection procedures]**

[HUD or Responsible Entity] has reevaluated the alternatives to building in the floodplain and has determined that it has no practicable alternative. Environmental files that document compliance with steps 3 through 6 of **[Executive Order 11988 and/or 11990]**, are available for public inspection, review and copying upon request at the times and location delineated in the last paragraph of this notice for receipt of comments. This activity will have no significant impact on the environment for the following reasons:

[Give reasons why there is no significant impact]

There are three primary purposes for this notice. First, people who may be affected by activities in floodplains and those who have an interest in the protection of the natural environment should be given an opportunity to express their concerns and provide information about these areas. Second, an adequate public notice program can be an important public educational tool. The dissemination of information about floodplains can facilitate and enhance Federal efforts to reduce the risks associated with the occupancy and modification of these special areas. Third, as a matter of fairness, when the Federal government determines it will participate in actions taking place in floodplains, it must inform those who may be put at greater or continued risk.

Written comments must be received by the **[HUD or Responsible Entity]** at the following address on or before **[month, day, year]** **[a minimum 7 calendar day comment period will begin the day after the publication and end on the 8th day after the publication]: [Name of Administrator], [Address] and [phone number],** Attention: **[Name of Certifying Officer], [Title],** during the hours of 9:00 AM to 5:00 PM. Comments may also be submitted via email at **[email address]**.

Date:

NOTE: According to 24 CRR 55, section 55.2(b)(1), the notice must be bilingual if the affected public is largely non-English speaking. In addition, the notice must be dispersed to federal, state and local public agencies, organizations, and individuals known to be interested in the proposed project. *Wetland Protection (executive Order 11990 - Section 2(b) of the Executive Order, implemented by 24 CFR 55.20(b), requires similar notification when construction is proposed in designated wetland areas.

8- Step Decision-Making Process for Executive Order 11988

