

**March 17, 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 March 17, 2020

Call to Order

Consent Agenda

Minutes

- Regular Meeting 3/3/20

Pages 1-3

Planning Board Recommendations

- Windmark Village Center East Final Plat Approval
 - All in Favor; Motion carried 4-0 to Recommend Approval
- Ordinance 569 Voluntary Annexation Request
 - All in Favor; Motion carried 4-0 to Recommend Approval
- Ordinance 570 Small Scale Plan Amendment
 - All in Favor; Motion carried 4-0 to Recommend Approval

City Attorney

- Ordinance 569 Voluntary Annexation Request, Venture 258 LLC
 - First Reading
- Ordinance 570 Small Scale Plan Amendment, Venture 258 LLC
 - First Reading

Pages 4-9

Pages 10-37

New Business

- Final Plat Approval- Windmark Village Center East
- Purchase of (2) Scag Mowers for Public Works
- Purchase of (1) Truck for Public Works
- Purchase of (1) Enclosed Godwin Diesel Pump
- 2020 Census- Mayor Buzzett

Pages 38-42

Page 43

Page 44

Pages 45-46

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, March 3, 2020, at Noon.

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

Sarah Hinds, D. T. Simmons, Jessie Pippin, and Lisa Hogan from the Gulf County Health Department updated the Commission on precautionary measures to use concerning the Coronavirus (COVID19).

CONSENT AGENDA

Minutes

As required by Form 8B – Memorandum of Voting Conflict for County, Municipal, and Other Local Public Officers, Attorney McCahill noted that at the February 18, 2020, City Commission Meeting, Commissioner David Ashbrook abstained from voting on Ordinance 566 Large Scale Plan Amendment – David Warriner, and Ordinance 567 Planned Unit Development – David Warriner, because he is an employee of David and Trish Warriner. A copy of his Form 8B is attached to the Minutes of the February 18, 2020, Meeting.

As required by Form 8B – Memorandum of Voting Conflict for County, Municipal, and Other Local Public Officers, Attorney McCahill noted that at the February 18, 2020, City Commission Meeting, Commissioner Brett Lowry abstained from voting on the Preliminary Plat Approval of the Reserve on St. Joseph Bay because he has a business relationship with the developer, Ralph Rish. A copy of his Form 8B is attached to the Minutes of the February 18, 2020, Meeting.

A Motion was made by Commissioner Hoffman, second by Commissioner Ashbrook, to approve the Minutes of the Regular Meeting on February 18, 2020. All in favor; Motion carried 4-0.

Building Department Update – Quarterly

Long Term Recovery Committee – Given First Meeting of each month: A report was given at the February 18, 2020, meeting.

PSJRA Update – PSJRA Chairman David Ashbrook noted that their budget and amendments had been approved.

City Attorney –

Attorney McCahill shared that Gulf County School Board Attorney, Charles Costin, did not have any issues with the lease and advised that the school board had the lease on their agenda for today's meeting.

CITY MANAGER'S REPORT – Jim Anderson

Old Business

Alarm Calls – Fire Chief, John Ford:

Fire Chief John Ford noted that in the last 6 months they had received 35 false alarm calls which totaled approximately \$2,800 in salaries and did not include equipment rates. He also noted that 9 of the calls were to the same location in 32 days. Chief Ford suggested that after 5 false alarm calls to the same location in 1 year that there be a charge for calls. Attorney McCahill will research this issue to see what is done by other fire departments.

Government Complex Grant Update –

A Motion was made by Commissioner Langton, second by Commissioner Ashbrook, to purchase the property and for Mayor Buzzett to sign the contract with the St. Joe Company. This is a 5.1 acre parcel located on David Langston Drive. All in favor; Motion carried 4-0.

The Department of Economic Opportunity approved using the entire \$312,500 to purchase the property with. Additional funding will be requested from the CDBG-DR for construction.

PACES Foundation Phase II –

After discussion, a Motion was made by Commissioner Langston, second by Commissioner Ashbrook, to approve the request from PACES with the following stipulations: Modify the entrance to have a entrance and an exit in the first phase of construction; the parking spaces are waived to 1.5 spaces per apartment, and the 25% wavier of impact fees will be given at the end of the project. All in favor; Motion carried 4-0. The Commission was very clear in their concerns about the hurricane damaged units and noted they will need to be completed before additional construction is begun.

New Business

Rate Study Task Order –

A Motion was made by Commissioner Ashbrook, second by Commissioner Hoffman, to approve the Rate Study by Stantec in the amount of \$25,000 that will include Water and Sewer Rates, and Impact Fees. All in favor; Motion carried 4-0.

Parking Workshop April 14, 2020, at 6:00 P.M.

Mr. Anderson reminded the Commission of the date and time of the Workshop.

NERDA Grant Workshop March, 24, 2020, at 5:00 P.M.

Mr. Anderson noted this will be the second Workshop for this project and reminded the Commission of the date and time for the upcoming Workshop.

CDBG-DR Grant -Task Order:

A Motion was made by Commissioner Ashbrook, second by Commissioner Hoffman, to approve a Task Order in the amount of up to \$10,000 for City's grant writer, the Ferguson Group, to explore grants through the CDBG-DR program. All in favor; Motion carried 4-0.

Public Works – John Grantland

First Street Lift Station Relocation – Task Order:

A Motion was made by Commissioner Ashbrook, second by Commissioner Hoffman, to approve a Task Order in the amount of \$73,000 with Dewberry to relocate the First Street Lift Station from its present location to the south end of David Langston Drive outside the existing right-of-way. All in favor; Motion carried 4-0. The land for the site has been acquired from the St. Joe Company.

As Built Drawings – Task Order:

A Motion was made by Commissioner Langston, second by Commissioner Ashbrook, to approve a Task Order not to exceed \$10,000 with Dewberry to provide As Built Drawings to compile and organize all the water and sewer as-built drawings into a pdf format. All in favor; Motion carried 4-0.

Surface Water Plant – Larry McClamma

Mr. McClamma shared that the City had passed the first quarter Disinfectant By-Products sampling and all stations were well below the acceptable levels. Mayor Buzzett congratulated Mr. McClamma on passing the sampling test.

Wastewater Plant –

Mr. Pettis did not have anything to update the Commission on.

Finance Director – Mike Lacour

Mr. Lacour continues to work with FEMA and the insurance company. Unresolved items are the Police Department, Pate Park Pavilion, Maddox House, EWS Garage, Buck Griffin Lake, lift stations, and the Cape San Blas Lighthouse.

City Engineer – Clay Smallwood, III

Trail Lighting / Upgrades Grant – No new updates on this project.

Clifford Sims Park Paving – No new updates on this project.

SCOP Grant – Areas discussed for consideration are Madison Street in front of the high school, Avenue A from the railroad tracks to Highway 71, Avenue A from the railroad tracks to Highway 98, Avenues A, C, and D up to MLK Boulevard.

Code Enforcement –

Mr. Anderson noted that there are two cases to be heard by the special magistrate this week.

Police Department – Chief Matt Herring

Chief Herring did not have anything on the agenda, but shared that they are in the process of tweaking the drawings for the Police Department.

City Clerk - Charlotte Pierce

City Election Timeline –

Clerk Pierce reminded the Commission of the timeline and that the election would be held in the Gulf County Supervisor of Elections Office again this year.

Citizens to be Heard –

Christy McElroy shared her concerns about the 10th Street Ball Fields, the County owned lot to be used for parking on Marvin Avenue, County Attorney Jeremy Novak's claim against the City, misinformation the County continues to provide, the Interlocal Agreement with the County, Dewberry documents, the NERDA Grant, and the sports complex.

Discussion Items by Commissioners –

Commissioner Hoffman did not have anything to discuss.

Commissioner Ashbrook asked if Peters Park had been listed on the park page of the website.

Commissioner Langston noted the need for help with the Peters Park Softball Field. Mr. Grantland responded that the Public Works Department has it scheduled for work to be done this week and noted that Monolith has made a contribution for improvements to the ball fields.

Commissioner Langston also congratulated the Port St. Joe High School Lady Sharks on being the runner up team in the recent state Basketball championship game.

Mayor Buzzett shared that the four potential new hires for the Public Works Department will allow the department to get back to a routine maintenance schedule and congratulated Attorney McCahill on his recent nuptials.

A Motion was made by Commissioner Ashbrook, second by Commissioner Hoffman, to adjourn the meeting at 1:05 P.M.

Approved this _____ day of _____ 2020.

Rex Buzzett, Mayor

Date

Charlotte M. Pierce, City Clerk

Date

ORDINANCE NO. 569

AN ORDINANCE PROVIDING FOR THE VOLUNTARY ANNEXATION OF PARCEL ID NO. 03072-050R; PROVIDING A LEGAL DESCRIPTION OF THE LANDS TO BE ANNEXED, MORE SPECIFICALLY DESCRIBED IN THIS ORDINANCE, AS PETITIONED BY THE PROPERTY OWNER PURSUANT TO SECTION 171.044, FLORIDA STATUTES; PROVIDING FOR THE REDEFINING OF CITY BOUNDARIES TO INCLUDE SAID LANDS; MAKING CERTAIN FINDINGS; PROVIDING FOR SEVERABILITY AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Chapter 171, Florida Statutes provides the exclusive method of municipal annexation; and

WHEREAS, the City of Port St. Joe has determined the areas to be annexed have met all the requirements of Chapter 171, Florida Statutes, including being contiguous to the City of Port St. Joe and are reasonably compact; and

WHEREAS, the City of Port St. Joe has determined it is able to provide certain essential services for the subject properties; and

WHEREAS, the owner of the land, which contains approximately 5 acres, described in Exhibit "A" attached and incorporated herein (the "Property"), pursuant to Chapter 171.044, Florida Statutes, has filed on January 30, 2020, a voluntary petition to the City of Port St. Joe ("City") to annex the Property into the City; and

WHEREAS, pursuant to the provisions of Section 171.044, Florida Statutes, Notice of this annexation has been provided to the Gulf County Board of County Commissioners, and published once a week for two (2) consecutive weeks in The Star, a newspaper of general circulation in Gulf County, notifying the public of the proposed Ordinance and of the public hearings to be held; and

WHEREAS, the property owner having an ownership interest in the property hereinafter described and the same having voluntarily requested the City Limits of the City of Port St. Joe be extended so as to include the land described and depicted in Exhibit A and attached hereto; and

WHEREAS, it is in the best interest of the public health, safety, and welfare of the citizens of the City of Port St. Joe for the City Commission to annex the real property described in this Ordinance into the municipal boundaries of the City of Port St. Joe, now, therefore,

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

1. The City does hereby annex the Property into the City of Port St. Joe.
2. The City boundaries shall be amended and redefined to include the Property.
3. **REPEAL:** All ordinances or parts of ordinances in conflict herewith are hereby repealed.

4. **SEVERABILITY:** If any provision or portion of this ordinance is declared by any court of competent jurisdiction to be void, unconstitutional or unenforceable, then all remaining provisions and portions of this ordinance shall remain in full force and effect.
5. **EFFECTIVE DATE:** This Ordinance shall become effective upon adoption as provided by law.

THIS ORDINANCE 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

APPLICATION FOR ANNEXATION

CITY OF PORT ST. JOE

Date of Application: January 30, 2020

Name of Property Owner (s): Venture 258 LLC

Physical Address of Property to be Annexed: none assigned. Parcel ID #03072-050R

Map Attached YES NO (Utilities to be shown)

AT TIME OF APPLICATION FOR ANNEXATION

County Zoning of Property: Gulf County does not have zoning; Agriculture Future Land Use

Corresponding City Zoning: None; the City does not have Agriculture zoning

Proposed City Zoning District: Seeking General Commercial Future Land Use and C-1 zoning


Present Use of Property: Vacant

Number of Living Units on Property: None

Number of People Living on Property: None

Intended Use of Property: Retail store

Signature of Property Owner or Authorized Agent



Mailing Address

4100 S. 1st St. Ave, Panama City, FL 32401

AFFIDAVIT OF OWNERSHIP AND LIMITED POWER OF ATTORNEY

As the owner of the property located at (no address assigned) the southwest corner of HWY 98 and Field of Dreams Avenue, Port St. Joe, Florida with a property ID number of 03072-050R, I hereby designate Allara Mills-Gulcher of the planning collaborative for the sole purpose of completing an annexation request, Future Land Use Map amendment application, and zoning change application, and act on my behalf during the City of Port St. Joe processing of the Applications on the above referenced property.

This Limited Power of Attorney is granted on this 31st day of Jan the year of 2020 and is effective until the City has rendered a decision on these requests and any appeal period has expired. The owner reserves the right to rescind this Limited Power of Attorney at any time with a written, notarized notice to the City of Port St. Joe City Manager.

Nicole M. Morrow

Signature of Property Owner

1/31/20

Date

Nicole M. Morrow

Printed Name of Owner

STATE of Florida COUNTY of Bay The forgoing instrument was acknowledged before me this 31st day of Jan, 2020 by Nicole M. Morrow who ☒ did ☐ did not take an oath. He/she is ☒ personally known to me, ☐ produced current state issued driver's license, and/or ☐ produced current _____ as identification.

Cynthia A. Reimers

Signature of Notary Public

1/31/20

Date

Cynthia A. Reimers

Printed Name of Notary

2/2/23

My Commission Expires

Commission Number. (Notary Seal must be affixed)

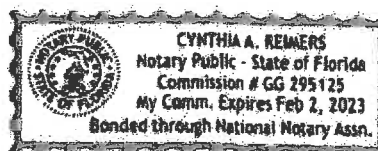


EXHIBIT A



EXHIBIT A

S 19 T 8 R 10 S AC M/L 660 FT ON US 98; 330 FT DEPTH ORB 610/324 FR NEW LIFE CHRIST IAN CENTER MAP 69C

Otherwise known as Parcel ID Number 03072-050R

ORDINANCE NO. 570

AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN FUTURE LAND USE MAP OF THE CITY OF PORT ST. JOE, FLORIDA BY AND THROUGH PROCEDURES REQUIRED FOR SMALL-SCALE MAP AMENDMENTS PURSUIT TO AUTHORITY UNDER STATE STATUTES SECTION 163.3187, SPECIFICALLY CHANGING PARCEL ID NO. 03072-050R FROM COUNTY AGRICULTURE TO COMMERCIAL (C-1), PROVIDING FOR THE AMENDMENT OF THE ZONING MAP OF THE CITY OF PORT ST. JOE; AND PROVIDING FOR REPEAL OF ANY CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, on March 3, 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 and Zoning Map of the City; and

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

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

SECTION 1. APPROVAL

The City of Port St. Joe Comprehensive Plan Future Land Use Map and Zoning Map are hereby amended as set forth on Exhibit "A" and are hereby changed from County Agriculture land use to Commercial C-1. 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 Commercial (C-1).

SECTION 5. ZONING

The Zoning map of the City of Port St. Joe is hereby amended to show the property described in Exhibit "A" as Commercial C-1.

SECTION 6. REPEAL

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

SECTION 7. SEVERABILITY

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

SECTION 8. EFFECTIVE DATE

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

This Ordinance was adopted in open regular meeting after its second reading this _____ 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

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

Property Address: None assigned Current Land Use: County Agriculture
Property Owner: Venture 258 LLC Proposed Land Use: Commercial
Mailing Address: 460 Sudduth Avenue, Panama City, FL 32405 (C-1 zoning)
Phone: 850.319.9180 (agent's phone)
Applicant if Different: Allara Mills-Gutcher, agent
Parcel Number: 03072-050R
(see attached Affidavit)
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

Allara Mills-Gutcher
Applicant Signature

Date: _____

Date: February 26, 2020

AFFIDAVIT OF OWNERSHIP AND LIMITED POWER OF ATTORNEY

As the owner of the property located at (no address assigned) the southwest corner of HWY 98 and Field of Dreams Avenue, Port St. Joe, Florida with a property ID number of 03072-050R, I hereby designate Allara Mills-Gutcher of the planning collaborative for the sole purpose of completing an annexation request, Future Land Use Map amendment application, and zoning change application, and act on my behalf during the City of Port St. Joe processing of the Applications on the above referenced property.

This Limited Power of Attorney is granted on this 31st day of Jan the year of 2020 and is effective until the City has rendered a decision on these requests and any appeal period has expired. The owner reserves the right to rescind this Limited Power of Attorney at any time with a written, notarized notice to the City of Port St. Joe City Manager.

Nicole M. Morrow

Signature of Property Owner

1/31/20

Date

Nicole M. Morrow

Printed Name of Owner

STATE of Florida COUNTY of Bay The foregoing instrument was acknowledged before me this 31st day of Jan, 2020 by Nicole M. Morrow who ☒ did ☐ did not take an oath. He/she is ☒ personally known to me, ☐ produced current state issued driver's license, and/or ☐ produced current _____ as identification.

Cynthia A. Reimers

Signature of Notary Public

Cynthia A. Reimers

Printed Name of Notary

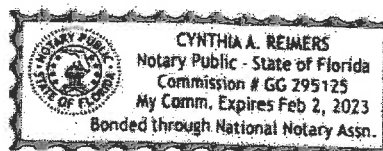
1/31/20

Date

2/2/23

My Commission Expires

Commission Number. (Notary Seal must be affixed)



Future Land Use Map and Zoning Change Request

For one parcel located at the southwest corner of the intersection of Field of Dreams Ave. and HWY 98

Also referenced as Parcel ID number 03072-050R

Conducted for:

Teramore Development, LLC

Ph: 229.516.4286

develop@teramore.net



Prepared for:

The City of Port St. Joe

Ph: 850.229.8261

305 Cecil G. Costin Sr. Blvd.

Port St. Joe, FL 32457

Prepared by:

The Planning Collaborative

Allara Mills Gutcher, AICP

Ph: 850.319.9180

allara@theplanningcollaborative.com



the planning collaborative

February 26, 2020

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PURPOSE AND INTRODUCTION

This report supports the justification for a Future Land Use Map (FLUM) assignment of Commercial and zoning assignment of Commercial C-1, to a parcel currently outside of the city limits. An annexation request has also been submitted to the City for this parcel. The site is a five (5) acre parcel, in unincorporated Gulf County, Florida. Currently there is no address assigned to the parcel, which is located at the southwest quadrant of the intersection of HWY 98 and Field of Dreams Ave. Both the requested Future Land Use (FLU) and the zoning designations are supported by the findings in this report.

The consultant, Allara Mills-Gutcher, completed the following research in preparation of this report:

- A site visit conducted on Tuesday, January 7, 2020
- Review of the Gulf County Property Appraiser website data and maps
- Review of the Port St. Joe Comprehensive Plan, dated 2007, as amended
- Review of the Port St. Joe Land Development Regulation Code (hereinafter referred to as "Code"), undated and as published to the City's website as of February 12, 2020
- Review of the City of Port St. Joe Zoning Map
- Review of the City of Port St. Joe Future Land Use Map
- Consultation with Teramore Development, LLC and City staff

GENERAL LOCATION AND SETTING

The parcel that comprises the project site is not yet addressed, but lies at the southwest intersection of Field of Dreams Avenue and HWY 98 (Exhibit 1). This parcel is located east of Jones Homestead Road, south of Garrison Avenue. The site is located within Section 19, Township 8S, Range 10W. The Gulf County Property Appraiser's Parcel Identification Number is 03072-050R. The Property Appraiser lists this parcel as five (5) acres.

This project abuts HWY 98, a roadway listed as a Principal Arterial.¹ The other abutting roadway, Field of Dreams Avenue, is a local road (Figure 1).

¹ Florida Department of Transportation Gulf County Functional Classifications Map, October 2013

Figure 1 – Street View from Field of Dreams Avenue looking northwest



The parcel is currently undeveloped and has a Department of Revenue tax classification of “vacant”. The site is vegetated with exception to an area with an off-premise sign for the child development facility located on the southern end of Field of Dreams Ave.

Surrounding the parcel in the general vicinity are primarily vacant uses with some non-residential (Mainstay Suites and Gulf Coast State College, Figure 2). The parcel surrounding the subject site to the south, east and west is under one ownership and has a tax code of “vacant”. This parcel has a Future Land Use designation of “Agriculture” assigned by Gulf County.

Figure 2. Adjacent Uses – North of Subject Parcel Abutting HWY 98



Figure 3. Adjacent Uses – At the South end of Field of Dreams Ave.



Figure 4. Adjacent Uses –Parcel Surrounding Subject Site on Field of Dreams Avenue, Looking North to HWY 98



DATA AVAILABLE SPECIFIC TO THE SITE

There is an area of wetlands on the site, located in the southwest corner. This wetland is classified as a “Freshwater Emergent Wetland”.²

Following closely with the wetlands line, the majority of this parcel is in Flood Zone X, Area of Minimal Flood Hazard (Exhibit 2). Flood Zone X is considered to be above of the 500-year flood

² U.S. Fish and Wildlife Service National Wetlands Inventory, sourced January 20, 2020

level. The southwest corner of the property is within an unnumbered Flood Zone A, or an area within the Special Flood Hazard Area.³

A response from the Florida Master Site File notes a negative result with no findings in a search of the Section, Township and Range where the parcel is located (Exhibit 3).

Existing uses that are adjacent to the subject parcel are classified as "Vacant" by the Gulf County Property Appraiser, to include the area occupied by Gulf Coast State College. Figures 3 and 4 above provide additional views of parcels near the subject property.

According to the Gulf County Property Appraiser's tax classifications, there are no existing commercial uses that abut HWY 98 along a one-mile line of the project boundary with the exception to the Main Stay Suites Hotel. This requires daily trips in excess of a several miles to shop for basic grocery essentials. The location of a small variety store in this location will ease traffic impacts and reduce roadway congestion in the vicinity.

APPLICABLE POLICIES AND REGULATIONS

The site is currently designated with a Future Land Use category of Agriculture in unincorporated Gulf County. The request for a Future Land Use amendment is to the Commercial category. The properties surrounding this site are categorized with various Future Land Uses both inside and outside of the City limits of Port St. Joe. Descriptions of the Future Land Use categories, existing and proposed, are provided in Table 1 and on Figure 5 following.

Table 1. Adjacent Future Land Use Categories and Zoning Districts to the Subject Parcel

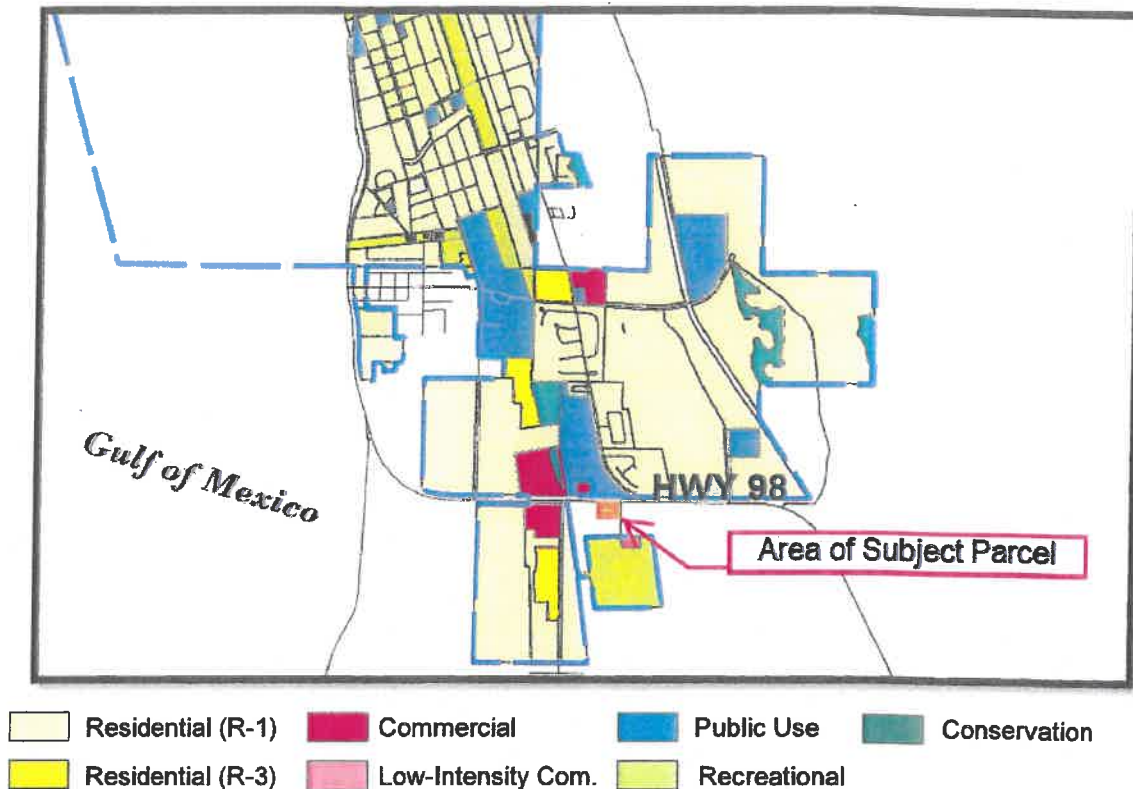
	Direction			
	North	South	East	West
FLU Category	Public Use	County/Agriculture	County/Agriculture	County/Agriculture
Zoning District	C-1	County/None	County/None	County/None

Source: Gulf County Future Land Use Map; City of Port St. Joe Future Land Use Map

Note: Gulf County does not have adopted zoning

³ Flood Insurance Rate Map Panel 12045 C0343G dated April 16, 2009

Figure 5. City of Port St. Joe Future Land Use Map



Source: City of Port St. Joe Future Land Use Map

Future Land Use Category (Gulf County, Existing): Agriculture⁴

The purpose of the Agriculture Future Land Use category is to “provide a rural environment for agricultural, silvicultural and mining uses and other uses that are compatible with agricultural activities and the overall rural character of the area.”

Allowable uses in this category include residential, preservation, outdoor recreation, and public utilities and public services. Additionally, some industrial uses which are associated with the primary agriculture use, silvicultural uses, and mining operations are allowed.

Future Land Use Category (Proposed): Commercial (GC)⁵

The Port St. Joe Comprehensive Plan does not list an intent for this category. The Plan also does not list allowable uses. Therefore, the analysis of allowable uses is listed later in the zoning section of this report.

⁴ Gulf County Comprehensive Plan, August 2011, Future Land Use Policy 1.3.7

⁵ City of Port St. Joe Comprehensive Plan, Future Land Use Map

Other applicable policies in the Comprehensive Plan help guide growth and development in Port St. Joe. The following are presented by Comprehensive Plan Element.

Future Land Use Element

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

The plan for development to be submitted after this amendment process will reflect all requirements of state and local regulations. Therefore, this policy is met.

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

The adopted LOS standards are as follows. Although the Comprehensive Plan does not list allowable uses for the various categories, the Commercial District does not list allowable densities, and therefore by default residential uses are not allowed. Those standards below that apply to residential uses are not evaluated and include Recreation and Open Space and Public School Facilities.

Transportation: Transportation Element Policy 1.1.2 adopted a peak hour LOS standard of "D" for a principal arterial.

The segment of roadway adjacent to this parcel is listed from SR-30/US-98 to 0.2 miles east of CR-30A (Section Number 51070000). The FDOT Count Station ID Number is 510316. The two-way Annual Average Daily Traffic (AADT) count in 2018 was 2,394 trips.⁶ FDOT has an adopted LOS D for this segment with an AADT of 8,400.⁷ In 2018 this segment was operating at 28.5% of maximum volume.

The peak hour/peak directional (ph/pd) estimates using FDOT methodology of a standard 9.5 K factor for a rural arterial and 53.5 D factor total 122 trips in 2018. With a current standard of "D" and an adopted 8,400 AADT, the maximum ph/pd trip volume is 430 before the standard is compromised and lowered.⁸ Therefore, there are 308 ph/pd trips available on this segment of HWY 98.

Trip generation is estimated specific to a use. In order to calculate trip generation as a result of the development of the site, an example of a 10,000 square foot general variety retail store is considered. The ITE Trip Generation Manual (10th Edition) is used to determine peak hour trips for this project, identified as a "free-standing discount store" (ITE Land Use Code 815) (Exhibit 4). The generation for a 10,000 square foot store is shown in Table 2 below.

⁶ Florida Department of Transportation 2018 Annual Average Daily Traffic Report, Gulf County

⁷ Florida Department of Transportation District 3 2016 LOS Report, Gulf County

⁸ Florida Department of Transportation District 3 LOS Report, Gulf County

Table 2. Peak Hour Trip Generation of a Free-standing Discount Store

Gross Floor Area (by 1,000 sq. ft.)	ITE Code 815 trip generation rate (PM peak)	Total Trips (PH/PD)	Pass-by Trips (%) ¹	Total New Trips (PH/PD)
10	4.83	48	29 (60%)	19

Source: International Transportation Engineers Trip Generation Handbook, 10th Edition

¹ From 9th Edition, no PM peak hour pass by percentage in 10th Edition.

The new trips are then added to the actual trips in Table 3 to show the accumulated trips on HWY 98.

Table 3. Adopted and Actual Traffic Counts

Segment	Area Type	County Adopted LOS (PH)	Max Volume (PH/PD)	2018 Actual PH/PD	Trips added (PH/PD)	Total Trips (PH/PD)
HWY 98 from SR 30 to CR 30A	Rural Developed	D	430	112	19	131

Source: FDOT 2018 Annual Average Daily Traffic Report and FDOT District 3, Gulf County 2016 LOS Report.

Note: No LOS data was available more recent than the FDOT District 3 2016 report. Most recent 2018 AADT counts were used.

Therefore, the amendment of this parcel to Commercial on the Future Land Use Map and subsequent rezoning to allow for the development of a commercial use, will not degrade the adopted LOS standard. This policy is **met**.

Recreation and Open Space: Recreation and Open Space Element Policy 1.3.2 adopted a LOS standard of "0.005 acres per person." This standard is **not applicable** to non-residential development.

Public School Facilities: Capital Improvements Policy 2.1.3 requires 100% of Florida Inventory of School House capacities. This standard is **not applicable** to non-residential development.

Potable Water: Sanitary Sewer, Solid Waste, Stormwater Management Potable Water and Groundwater Aquifer Recharge Element Policy 1.1.9 adopted a potable water LOS standard for commercial uses of 2,000 gallons per acre per day.

The site is five (5) acres. Therefore, the maximum demand for potable water is 10,000 gallons per day.

The City's potable water facility is permitted for a maximum capacity of 3,000,000 gallons per day (gpd). The City of Port St. Joe Utilities Department reports a current average demand of less than 1,100,000 gpd (averaged annually)⁹. Therefore, the amendment of five acres to the Commercial Future Land Use category will not degrade the adopted standard below the current level of service. This policy **is met**.

Sanitary Sewer: Sanitary Sewer, Solid Waste, Stormwater Management Potable Water and Groundwater Aquifer Recharge Element Policy 1.1.2 adopted a commercial LOS standard of 1,450 gallons per acre per day.

This site is five (5) acres. Therefore, the maximum demand for sanitary sewer is 7,250 gallons per day.

The City's Wastewater Treatment Facility has a permitted treatment capacity of 3,100,000 gpd. The facility is currently treating less than 800,000 gpd.¹⁰ Therefore, the addition of 7,520 gpd will not degrade the level of service below the adopted standard. This policy **is met**.

Stormwater: Sanitary Sewer, Solid Waste, Stormwater Management Potable Water and Groundwater Aquifer Recharge Element Policy 1.1.5 adopted stormwater LOS standards. At the time of site plan submittal, all stormwater standards shall be met as specific to the site and plan for development. This policy **will be met**.

Solid Waste: Sanitary Sewer, Solid Waste, Stormwater Management Potable Water and Groundwater Aquifer Recharge Element Policy 1.1.4 adopted a LOS standard for solid waste at eight (8) pounds per capita per day.

The City of Port St. Joe requires garbage pickup. All solid waste is collected by BCC Waste Solutions, LLC in partnership with the City of Port St. Joe who handles the billing. The waste is taken to a transfer station before carried to the Bay County Waste-to-Energy Facility.

The Bay County Waste-to-Energy Facility is currently permitted for 510 tons per day. The current average usage is 477 tons per day. However, if there is an issue with capacity, overage is diverted to the Steelfield Land field which currently has an 80 year capacity.¹¹

This policy **is met**.

Future Land Use Element Policy 1.6.7: The City will consider the location of the proposed development and the hurricane evacuation level and ensure appropriate mitigation prior to approval of new development. The City will consider mitigation, reduction or elimination of uses that are inconsistent with interagency hazard mitigation report recommendations that the City determines appropriate.

Hurricane evacuation analysis are conducted in relation to the location and number of residential units. Therefore, an evacuation analysis was not conducted for this non-residential map amendment. However, to show the location of the site in relation to the Coastal High Hazard Area

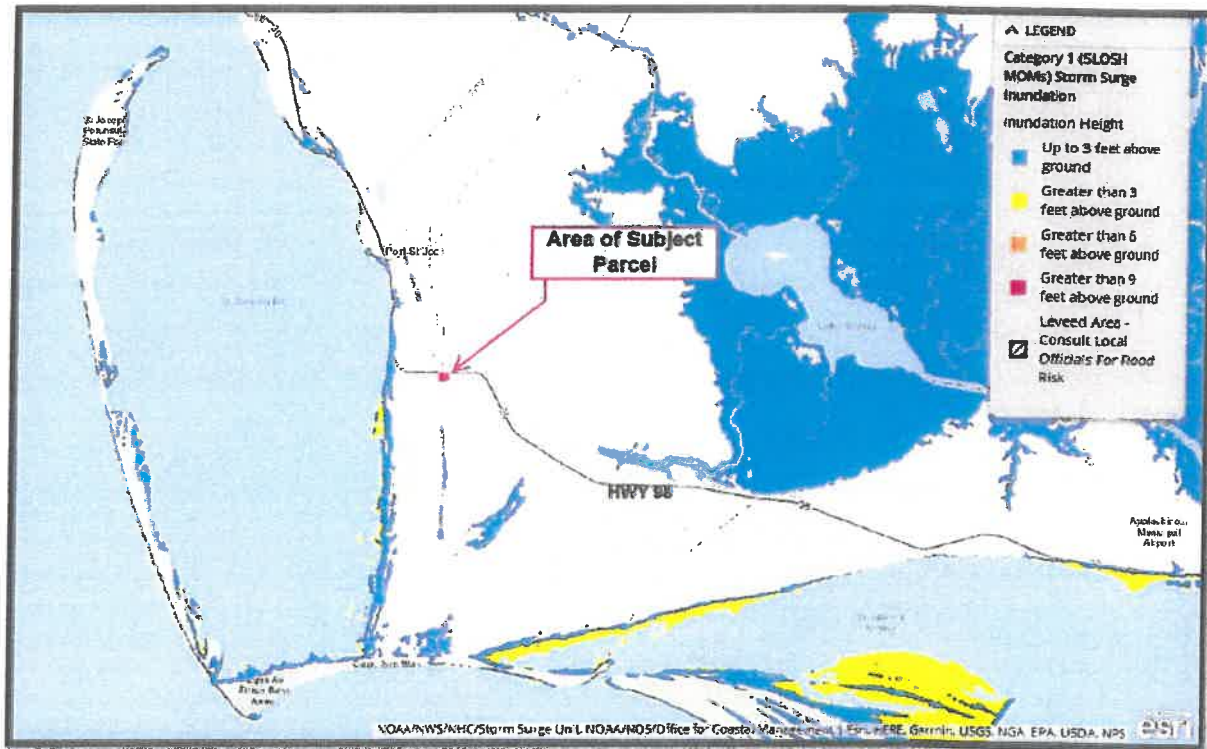
⁹ As reported by Larry McClamma, Port St. Joe Water Department Director, February 21, 2020

¹⁰ As reported by, Kevin Pettis, Port St. Joe Wastewater Department Director, February 21, 2020

¹¹ As reported by Glen Ogborn, Bay County Solid Waste Division Manager, February 21, 2020

(CHHA), Figure 6 is included following. This site is located outside of the CHHA. Coastal Management Element Policy 1.1.2 defines the CHHA as the area within the "Category 1 storm surge line as established by a Sea, Lake, and Overland Surges from Hurricanes (SLOSH) computerized storm surge model." This policy is met.

Figure 6. Coastal High Hazard Area



Future Land Use Policy 1.9.1: The City will discourage urban sprawl and promote compact, mixed use development to reduce miles traveled and reduce greenhouse gas emissions.

This area is already development, and not considered sprawl. A satellite campus of Gulf Coast State College is located directly to the north, with a Mainstay Suites hotel to the northwest. A child development facility (day care) is located south of the subject parcel on Field of Dreams Avenue. Additionally, there is a subdivision north of the subject site, north of Gulf Coast State College. Therefore, this policy is met.

Florida Statute 163.3177(6)(a)(9) provides direction when analyzing sprawl. The analysis below is directly sourced from the 2019 statute, with responses inline.

a. The primary indicators that a plan or plan amendment does not discourage the proliferation of urban sprawl are listed below. The evaluation of the presence of these indicators shall consist of an analysis of the plan or plan amendment within the context of features and characteristics unique to each locality in order to determine whether the plan or plan amendment:

(I) Promotes, allows, or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses.

The Commercial Future Land Use category listed in the Future Land Use Element does not list allowable uses. We therefore look to the City Land Development Regulation Code for the implementation of the Commercial land use category. The intent of the zoning category sought, C-1, is "to provide for a mixture of compatible commercial and residential uses in areas where such development already exists or has historically occurred or where public water and sewer are available." Generally, the commercial areas of the Future Land Use Map allow for retail, office/services, and lodging and restaurant businesses. The C-2 commercial district also allows for light industrial uses to include manufacturing and storage yards. The variety of uses allowed in the Commercial Future Land Use category allow for an intense development parameter, contrary to the limitation of the statute of "low-intensity, low-density, or single-use development". This statutory provision **is met**.

(II) Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development.

This area is transitioning, as indicated by the development of both residential and non-residential uses. The City of Port St. Joe is an incorporated, urbanized area and not considered rural. Urban amenities and services, including the provision of potable water and sanitary sewer, diminish any argument that this is a rural area. This statutory provision **is met**.

(III) Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.

This site is adjacent to other non-residential uses. Gulf Coast State College is directly across the street to the north. As mentioned, within the immediate vicinity are commercial uses including a lodging establishment and a child care facility. Due to the existing non-residential development, the amendment of this five acre parcel is not considered isolated. This statutory provision **is met**.

(IV) 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.

There are no lakes, rivers, shorelines, beaches, bays, or estuarine systems on or adjacent to this site. According to the National Wetlands Survey, there potentially are wetlands located on the site, but do not comprise a large area (Exhibit 5). The extent or quality of those wetlands has not yet been determined. All required protective measures will be taken at the time of development. Similarly located, a portion of the site lies within a Special Flood Hazard Area. The majority of the site is outside of the 500-year floodplain (Exhibit 2). This statutory provision **is met**.

(V) Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils.

This area is not used agriculturally. This statutory provision **is met**.

(VI) Fails to maximize use of existing public facilities and services.

This site, once developed, will use services and facilities provided by the City of Port St. Joe. This includes potable water, sanitary sewer, and solid waste services. Therefore, this statutory provision **is met**.

(VII) Fails to maximize use of future public facilities and services.

Although currently vacant, the planned development will utilize existing public facilities and services. Therefore, this statutory provision **is met**.

(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.

This site is located on existing roadways, including Field of Dreams Avenue and HWY 98. No new roadways are needed to serve the development. Additionally, existing potable water and sanitary sewer lines are available. Stormwater management ponds will be developed concurrently with the construction of the site, as required by state and local regulations. Other services are currently in place as offered by the City of Port St. Joe. This statutory provision **is met**.

(IX) Fails to provide a clear separation between rural and urban uses.

The City limits provide the separation between rural and urbanized areas. Development within the City is more intense and developed with higher residential dwelling units to the acre as a result of the provision of potable water and sanitary sewer utilities. This statutory provision **is met**.

(X) Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.

This amendment does not discourage or inhibit any infill development, or the redevelopment of existing neighborhoods. This provision is not applicable to the development of this site. This statutory provision **is met**.

(XI) Fails to encourage a functional mix of uses.

A mixture of uses is located in close proximity to this site. These include educational, lodging, commercial (child care), and residential. The City also encourages a mixture of uses with the Mixed Use Future Land Use category. This policy **is met**.

(XII) Results in poor accessibility among linked or related land uses.

This criterion cannot yet be asserted since the Comprehensive Plan does not address linking related land uses. This criterion will be assessed at the time the plan for development is submitted to the City. This policy is not applicable at this time.

(XIII) Results in the loss of significant amounts of functional open space.

The lot coverage requirement of the Commercial District Future Land Use category is ninety (90) percent in this area. This criterion will be met by the proposed development. This policy is met by definition of the Plan requirement.

b. The future land use element or plan amendment shall be determined to discourage the proliferation of urban sprawl if it incorporates a development pattern or urban form that achieves four or more of the following:

(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.

(II) Promotes the efficient and cost-effective provision or extension of public infrastructure and services.

(III) Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available.

(IV) Promotes conservation of water and energy.

(V) Preserves agricultural areas and activities, including silviculture, and dormant, unique, and prime farmlands and soils.

(VI) Preserves open space and natural lands and provides for public open space and recreation needs.

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

(VIII) Provides uses, densities, and intensities of use and urban form that would remediate an existing or planned development pattern in the vicinity that constitutes sprawl or if it provides for an innovative development pattern such as transit-oriented developments or new towns as defined in s. 163.3164.

The requirement that at minimum, four of the above listed criteria are met. **This is achieved** by the granting of this Comprehensive Plan Future Land Use Map and zoning map amendment. The following points are made as an analysis of the criteria.

- The site does direct economic growth to an area of the City that does not adversely impact any natural resources or ecosystems. The site is located abutting an existing principal arterial roadway, at a juncture with a local road, and therefore is highly accessible under current conditions. The potential wetlands and Special Flood Hazard Area on the site are located in a corner of a parcel that can be avoided or at minimum mitigated by the impacts of future development. There are no waterbodies (rivers, lakes, streams, coastal waters)

adjacent or on the site. This site is located within an area of the community that has already been developed by non-residential uses.

- Public services exist to serve this site. These include potable water, sanitary sewer, and solid waste.
- The development of this site will promote the conservation of energy in that vehicle miles traveled will be reduced as the residential development within close proximity, and even other pass-by trips originating from other portions of Gulf County, will be able to shop for daily necessities without travel into the core of Port St. Joe.
- The conversion of this site to a Commercial use will balance the functional use of land in this area. Currently, there are no opportunities for neighborhood-scale shopping needs to purchase daily necessities within a short distance, or on the way to or from the home. This amendment to Commercial, with a zoning district assignment of one that will allow for retail sales, will provide the opportunity for development of such needs.
- The assignment of the Commercial Future Land Use category and C-1 zoning district will provide a development intensity of an urban form to coincide with the transitioning of the area from a rural to urban form.

Traffic Circulation Element

Traffic Circulation Element Policy 1.1.3: The City adopts the State mandated LOS standards for all roadways within the city limits that are designated as part of the State's Strategic Intermodal System (SIS).

According to the Florida Department of Transportation's publication "Strategic Intermodal System (SIS) Atlas" produced on October 31, 2019, there are no roadways within Gulf County in the SIS. This policy **is met**.

Conservation Element

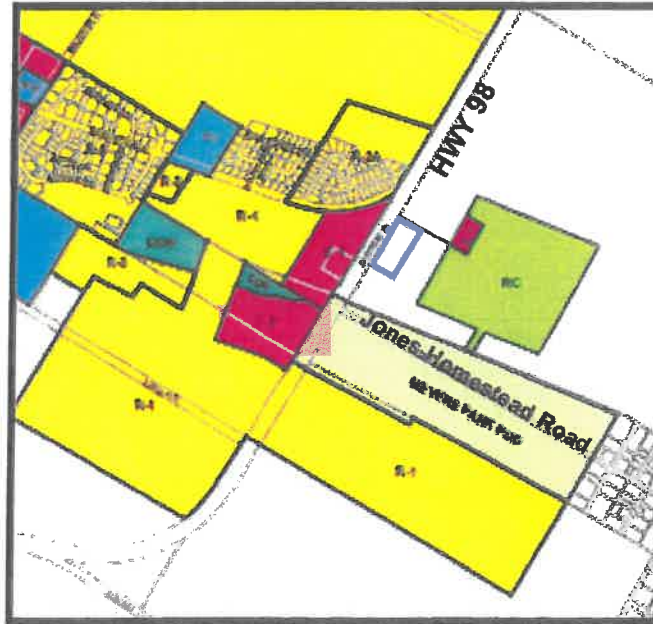
Conservation Element Policy 1.7.9: New development shall be clustered on upland portions of a development site, which are not otherwise environmentally sensitive. To facilitate the clustering of development out of and away from wetlands, deviations from minimum lot sizes and density transfers on a one-to-one 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.

Any development on the site will follow all requirements of the Comprehensive Plan and the Land Development Code. Any environmentally sensitive lands shall be protected as directed by the adopted City documents. This policy **is or will be met**.

Zoning Parameters

There is no assigned zoning to this site by Gulf County. The County uses the Future Land Use category to regulate growth and development. Therefore, the City zoning assignment will be new to this parcel. Figure 7 shows the City's Zoning Map.

Figure 7. City of Port St. Joe Zoning Map of the Area



Source: City of Port St. Joe
 Subject Parcel

Zoning District (Existing): None. Gulf County has not adopted zoning.

Zoning District (Proposed): Commercial (C-1)¹²

“District Intent: To provide for a mixture of compatible commercial and residential uses in areas where such development already exists or has historically occurred or where public water and sewer are available.”

Allowable uses within this district include “Any use permitted in C-1A district, trade service establishment, self-services laundries, shop for the sale and repair of batteries, radios, bicycles, guns, shoes, tires, typewriters, watches and jewelry and other mechanisms, bakeries, painters, paper hangers, plumbers, address and mailing, advertising and distributing, multi-graphing, printing and laboratories” in addition to various types of schools,

¹² City of Port St. Joe Land Development Regulation Code, Section 3.09 “C-1 district”, pg. 59

“commercial amusements, games and sports, funeral homes, restaurants, automobile sales rooms and used car sales lots” and “churches”.

Uses permitted in the C-1A district include “retail stores” and other service establishments.¹³

The zoning of this site to a C-1 district is consistent with the Commercial Future Land Use category assignment.

FINDINGS AND CONCLUSIONS

The request to amend the Future Land Use Map from the County designation of Agriculture, and to assign a zoning designation of C-1 Commercial, is consistent with the Goals, Objectives, and Policies of the City of Port St. Joe Comprehensive Plan. Any proposed development as a result of the amendment will comply with all requirements of the City’s Comprehensive Plan and Code. The development of this site as a non-residential use will not create a pattern of urban sprawl, and will be within the City’s adopted level of service standards for transportation, water, sewer, and other services.

¹³ Ibid, Section 3.08 “C-1A district”, pg. 58

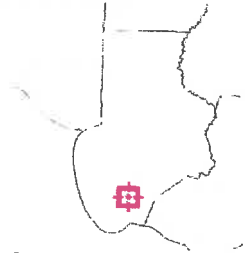
Exhibit 1 - Aerial Photograph















qPublic.net™ Gulf County, FL



Overview



Legend

-  **Parcels**
- USA Major Highways**
 -  Limited Access
 -  Highway
 -  Major Road
 -  Local Road
 -  Minor Road
 -  Other Road
 -  Ramp
 -  Ferry
 -  Pedestrian Way
- Roads**
-  Lakes
-  **Subject Parcel**

Date created: 2/12/2020

Last Data Uploaded: 2/12/2020 6:09:24 PM

Developed by  **Schneider**
GEOSPATIAL

Exhibit 2 - National Flood Hazard Layer FIRMette



29°46'50.37"N



85°16'36.35"W

29°46'19.14"N

1:6,000

Feet

2,000

1,500

1,000

500

250

0

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE) Zone A, V, X99
- With BFE or Depth Zone AE, AO, AH, VE, AR
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD

- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Area with Reduced Flood Risk due to Levee, See Notes, Zone X
- Area with Flood Risk due to Levee Zone D

OTHER AREAS

- Area of Minimal Flood Hazard Zone X
- Effective LOMR
- Area of Undetermined Flood Hazard Zone D

GENERAL STRUCTURES

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES

- Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transient
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transient Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS

- Digital Data Available
- No Digital Data Available
- Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 2/17/2020 at 3:47:38 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Exhibit 3 - Master Site File Record



This record search is for informational purposes only and does NOT constitute a project review. This search only identifies resources recorded at the Florida Master Site File and does NOT provide project approval from the Division of Historical Resources. Contact the Compliance and Review Section of the Division of Historical Resources at 850-245-6333 for project review information.

February 17, 2020

Allara Mills Gutcher
The Planning Collaborative
2311 Lee Street
Lynn Haven, FL 32444
Phone: 850.319.9180
Email: allara@theplanningcollaborative.com



In response to your inquiry of February 17, 2020, the Florida Master Site File lists no previously recorded cultural or historical resources found in the following section of Gulf County:

T08S, R10W, Sections 19 as shown on the corresponding map.

When interpreting the results of our search, please consider the following information:

- This search area may contain *unrecorded* archaeological sites, historical structures or other resources even if previously surveyed for cultural resources.
- Because vandalism and looting are common at Florida sites, we ask that you limit the distribution of location information on archaeological sites.
- While many of our records document historically significant resources, the documentation of a resource at the Florida Master Site File does not necessarily mean the resource is historically significant.
- Federal, state and local laws require formal environmental review for most projects. This search **DOES NOT** constitute such a review. If your project falls under these laws, you should contact the Compliance and Review Section of the Division of Historical Resources at 850-245-6333.

Please do not hesitate to contact us if you have any questions regarding the results of this search.

Sincerely,

Cody VanderPloeg
Archaeological Data Analyst
Florida Master Site File
Cody.VanderPloeg@dos.myflorida.com

INSTITUTE OF TRANSPORTATION ENGINEERS COMMON TRIP GENERATION RATES (PM Peak Hour)

(Trip Generation Manual, 10th Edition)

Code Description		Unit of Measure	Trips Per Unit	Setting/Location	
PORT AND TERMINAL				General Urban/ Suburban	Dense Multi- Use Urban
30	Intermodal Truck Terminal	1,000 SF GFA	1.72		
90	Park-and-Ride Lot with Bus Service	Parking Spaces	0.43		
INDUSTRIAL					
110	General Light Industrial	1,000 SF GFA	0.63		
130	Industrial Park	1,000 SF GFA	0.40		
140	Manufacturing	1,000 SF GFA	0.87		
150	Warehousing	1,000 SF GFA	0.19		
151	Mini-Warehouse	1,000 SF GFA	0.17		
154	High-Cube Transload & Short-Term Storage Warehouse	1,000 SF GFA	0.10		
155	High-Cube Fulfillment Center Warehouse	1,000 SF GFA	1.37		
156	High-Cube Parcel Hub Warehouse	1,000 SF GFA	0.84		
157	High-Cube Cold Storage Warehouse	1,000 SF GFA	0.12		
160	Data Center	1,000 SF GFA	0.09		
170	Utilities	1,000 SF GFA	2.27		
180	Specialty Trade Contractor	1,000 SF GFA	1.97		
RESIDENTIAL					
210	Single-Family Detached Housing	Dwelling Units	0.99		
220	Multifamily Housing (Low-Rise)	Dwelling Units	0.56		
221	Multifamily Housing (Mid-Rise)	Dwelling Units	→	0.44	0.18
222	Multifamily Housing (High-Rise)	Dwelling Units	→	0.36	0.18
231	Mid-Rise Residential with 1st-Floor Commercial	Dwelling Units	0.36		
232	High-Rise Residential with 1st-Floor Commercial	Dwelling Units	0.21		
240	Mobile Home Park	Dwelling Units	0.46		
251	Senior Adult Housing - Detached	Dwelling Units	0.30		
252	Senior Adult Housing - Attached	Dwelling Units	0.26		
253	Congregate Care Facility	Dwelling Units	0.16		
254	Assisted Living	1,000 SF GFA	0.46		
255	Continuing Care Retirement Community	Units	0.16		
260	Recreation Homes	Dwelling Units	0.28		
265	Timeshare	Dwelling Units	0.63		
270	Residential Planned Unit Development	Dwelling Units	0.60		
LODGING					
310	Hotel	Rooms	0.60		
311	All Suites Hotel	Rooms	→	0.36	0.17
312	Business Hotel	Rooms	0.32		
320	Motel	Rooms	0.36		
330	Resort Hotel	Rooms	0.41		
RECREATIONAL					
411	Public Park	Acres	0.11		
416	Campground / Recreation Vehicle Park	Acres	0.98		
420	Marina	Berths	0.21		
430	Golf Course	Acres	0.28		
431	Miniature Golf Course	Holes	0.33		

Code	Description	Unit of Measure	Trips Per Unit	Setting/Location	
				General Urban/ Suburban	Dense Multi- Use Urban
432	Golf Driving Range	Tees/Driving Positions	1.25		
433	Baiting Cages	Cages	2.22		
434	Rock Climbing Gym	1,000 SF GFA	1.64		
435	Multi-Purpose Recreational Facility	1,000 SF GFA	3.58		
436	Trampoline Park	1,000 SF GFA	1.50		
437	Bowling Alley	1,000 SF GFA	1.16		
440	Adult Cabaret	1,000 SF GFA	2.83		
444	Movie Theater	1,000 SF GFA	6.17		
445	Multiplex Movie Theater	1,000 SF GFA	4.91		
452	Horse Racetrack	Seats	0.06		
454	Dog Racetrack	Attendees	0.15		
460	Arena	1,000 SF GFA	0.47		
462	Professional Baseball Stadium	Attendees	0.15		
465	Ice Skating Rink	1,000 SF GFA	1.33		
466	Snow Ski Area	Slopes	26.00		
473	Casino/Video Lottery Establishment	1,000 SF GFA	13.49		
480	Amusement Park	Acres	3.95		
482	Water Slide Park	Parking Spaces	0.26		
488	Soccer Complex	Fields	16.43		
480	Tennis Courts	Courts	4.21		
481	Racquet/Tennis Club	Courts	3.82		
492	Health/Fitness Club	1,000 SF GFA	3.45		
493	Athletic Club	1,000 SF GFA	6.29		
495	Recreational Community Center	1,000 SF GFA	2.31		
INSTITUTIONAL					
520	Elementary School	1,000 SF GFA	1.37		
522	Middle School / Junior High School	1,000 SF GFA	1.19		
530	High School	1,000 SF GFA	0.97		
534	Private School (K-8)	Students	0.26		
536	Private School (K-12)	Students	0.17		
537	Charter Elementary School	Students	0.14		
538	School District Office	1,000 SF GFA	2.04		
540	Junior / Community College	1,000 SF GFA	1.86		
550	University/College	1,000 SF GFA	1.17		
560	Church	1,000 SF GFA	0.49		
561	Synagogue	1,000 SF GFA	2.92		
562	Mosque	1,000 SF GFA	4.22		
565	Day-care Center	1,000 SF GFA	11.12		
566	Cemetery	Acres	0.46		
571	Prison	1,000 SF GFA	2.91		
575	Fire and Rescue Station	1,000 SF GFA	0.48		
580	Museum	1,000 SF GFA	0.18		
590	Library	1,000 SF GFA	8.16		

INSTITUTE OF TRANSPORTATION ENGINEERS

COMMON TRIP GENERATION RATES (PM Peak Hour)

(Trip Generation Manual, 10th Edition)

Code Description	Unit of Measure	Trips Per Unit	Setting/Location	
			General Urban/ Suburban	Dense Multi- Use Urban
MEDICAL				
610 Hospital	1,000 SF GFA	0.87		
620 Nursing Home	1,000 SF GFA	0.59		
630 Clinic	1,000 SF GFA	→	3.28	5.18
640 Animal Hospital / Veterinary Clinic	1,000 SF GFA	3.53		
650 Free-Standing Emergency Room	1,000 SF GFA	1.52		
OFFICE				
710 General Office Building	1,000 SF GFA	→	1.15	0.87
712 Small Office Building	1,000 SF GFA	2.45		
714 Corporate Headquarters Building	1,000 SF GFA	0.60		
715 Single Tenant Office Building	1,000 SF GFA	1.74*		
720 Medical-Dental Office Building	1,000 SF GFA	3.46		
730 Government Office Building	1,000 SF GFA	1.71		
731 State Motor Vehicles Department	1,000 SF GFA	5.20		
732 United States Post Office	1,000 SF GFA	11.21		
733 Government Office Complex	1,000 SF GFA	2.82		
750 Office Park	1,000 SF GFA	1.07		
760 Research and Development Center	1,000 SF GFA	0.48		
770 Business Park	1,000 SF GFA	0.42		
RETAIL				
810 Tractor Supply Store	1,000 SF GFA	1.40		
811 Construction Equipment Rental Store	1,000 SF GFA	0.99		
812 Building Materials and Lumber Store	1,000 SF GFA	2.08		
813 Free-Standing Discount Superstore	1,000 SF GFA	4.33		
814 Variety Store	1,000 SF GFA	0.84		
815 Free Standing Discount Store	1,000 SF GFA	4.83		
816 Hardware / Paint Store	1,000 SF GFA	2.68		
817 Nursery (Garden Center)	1,000 SF GFA	6.94		
818 Nursery (Wholesale)	1,000 SF GFA	5.18		
820 Shopping Center	1,000 SF GFA	3.81		4.92
823 Factory Outlet Center	1,000 SF GFA	2.29		
840 Automobile Sales (New)	1,000 SF GFA	2.43		
841 Automobile Sales (Used)	1,000 SF GFA	3.75		
842 Recreational Vehicle Sales	1,000 SF GFA	0.77		
843 Automobile Parts Sales	1,000 SF GFA	4.91		
848 Tire Store	1,000 SF GFA	3.88		
849 Tire Superstore	1,000 SF GFA	2.11		
850 Supermarket	1,000 SF GFA	9.24		
851 Convenience Market (Open 24 Hours)	1,000 SF GFA	40.11		
853 Convenience Market with Gasoline Pumps	1,000 SF GFA	49.29		
854 Discount Supermarket	1,000 SF GFA	8.39		
857 Discount Club	1,000 SF GFA	4.18		
860 Wholesale Market	1,000 SF GFA	1.76		
861 Sporting Goods Superstore	1,000 SF GFA	→	2.02	1.65
862 Home Improvement Superstore	1,000 SF GFA	→	2.93	3.35
863 Electronics Superstore	1,000 SF GFA	4.28		

Note: All land uses in the 800 and 900 series are entitled to a "pass-by" trip reduction of 60% if less than 50,000 ft² or a reduction of 40% if equal to or greater than 50,000ft².

*From 8th edition, no PM peak hour in 10th

Code Description	Unit of Measure	Trips Per Unit	Setting/Location	
			General Urban/ Suburban	Dense Multi- Use Urban
864 Toy/Children's Superstore	1,000 SF GFA	5.00		
865 Baby Superstore	1,000 SF GFA	1.82		
866 Pet Supply Superstore	1,000 SF GFA	3.55		
867 Office Supply Superstore	1,000 SF GFA	2.77		
868 Book Superstore	1,000 SF GFA	15.83		
869 Discount Home Furnishings Superstore	1,000 SF GFA	1.57		
872 Bed and Linen Superstore	1,000 SF GFA	2.22		
875 Department Store	1,000 SF GFA	1.85		
878 Apparel Store	1,000 SF GFA	→	4.12	1.12
879 Arts and Craft Store	1,000 SF GFA	0.21		
880 Pharmacy / Drugstore without Drive-Through Window	1,000 SF GFA	8.51		
881 Pharmacy / Drugstore with Drive-Through Window	1,000 SF GFA	10.28		
882 Marijuana Dispensary	1,000 SF GFA	21.83		
880 Furniture Store	1,000 SF GFA	0.52		
887 Medical Equipment Store	1,000 SF GFA	1.24		
899 Liquor Store	1,000 SF GFA	16.37		
SERVICES				
911 Walk-In Bank	1,000 SF GFA	12.13		
912 Drive-In Bank	1,000 SF GFA	20.45		
918 Hair Salon	1,000 SF GFA	1.45		
920 Copy, Print and Express Ship Store	1,000 SF GFA	7.42		
925 Drinking Place	1,000 SF GFA	11.38		
926 Food Cart Pod	Food Carts	3.08		
930 Fast Casual Restaurant	1,000 SF GFA	14.13		
931 Quick Restaurant	1,000 SF GFA	7.80		
932 High-Turnover Sit-Down Restaurant	1,000 SF GFA	→	9.77	9.80
933 Fast Food Restaurant without Drive-Through Window	1,000 SF GFA	28.34		
934 Fast Food Restaurant with Drive-Through Window	1,000 SF GFA	→	32.87	78.74
935 Fast Food Restaurant with Drive-Through Window and No Indoor Seating	1,000 SF GFA	42.85		
936 Coffee/Donut Shop without Drive-Through Window	1,000 SF GFA	38.31		
937 Coffee/Donut Shop with Drive-Through Window	1,000 SF GFA	→	43.38	83.19
938 Coffee/Donut Shop with Drive-Through Window and No Indoor Seating	1,000 SF GFA	83.33		
939 Bread / Donut / Bait Shop without Drive-Through Window	1,000 SF GFA	28.00		
940 Bread / Donut / Bait Shop with Drive-Through Window	1,000 SF GFA	18.02		
941 Quick Lubrication Vehicle Shop	1,000 SF GFA	8.70		
942 Automobile Care Center	1,000 SF GFA	3.11		
943 Automobile Parts and Service Center	1,000 SF GFA	2.28		
944 Gasoline / Service Station	1,000 SF GFA	109.27		
945 Gasoline / Service Station with Convenience Market	1,000 SF GFA	88.35		
947 Self Service Car Wash	Wash Stalls	5.54		
948 Automated Car Wash	1,000 SF GFA	14.20		
949 Car Wash and Detail Center	Wash Stalls	13.80		
950 Truck Stop	1,000 SF GFA	22.73		
960 Super Convenience Market/Gas Station	1,000 SF GFA	68.28		
970 Winery	1,000 SF GFA	7.31		

An area designated as General Urban/Suburban in the *Trip Generation Manual* is an area associated with almost homogeneous vehicle-centered access. Nearly all person trips that enter or exit a development site are by personal passenger or commercial vehicle.

The area can be fully developed (or nearly so) at low-medium density with a mix of residential and commercial uses. The commercial land uses are typically concentrated at intersections or spread along commercial corridors, often surrounded by low-density, almost entirely residential development. Most commercial buildings are located behind or surrounded by parking.

The mixing of land uses is only in terms of their proximity, not in terms of function. A retail land use may focus on serving a regional clientele or a services land use may target motorists or pass-by vehicle trips for its customers. Even if the land uses are complementary, a lack of pedestrian, bicycling, and transit facilities or services limit non-vehicle travel.

An area designated as Dense Multi-Use Urban in the *Trip Generation Manual* is a fully developed area (or nearly so), with diverse and complementary land uses, good pedestrian connectivity, and convenient and frequent transit. This area type can be a well-developed urban area outside a major metropolitan downtown or a moderate size urban area downtown.

The land use mix typically includes office, retail, residential, and often entertainment, hotel, and other commercial uses. The residential uses are typically multifamily or single-family on lots no larger than one-fourth acre. The commercial uses often have little or no setback from the sidewalk. Because the motor vehicle still represents the primary mode of travel to and from the area, there typically is on-street parking and often public off-street parking.

The complementary land uses provide the opportunity for short trips within the Dense Multi-Use Urban area, made conveniently by walking, biking, or transit. The area is served by significant transit (either rail or bus) that enables a high level of transit usage to and from area development.

Exhibit 5 - NWI
Field of Dreams Ave and HWY 98



February 13, 2020

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland

- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond

- Lake
- Other
- Riverine

Approximate area of subject parcel

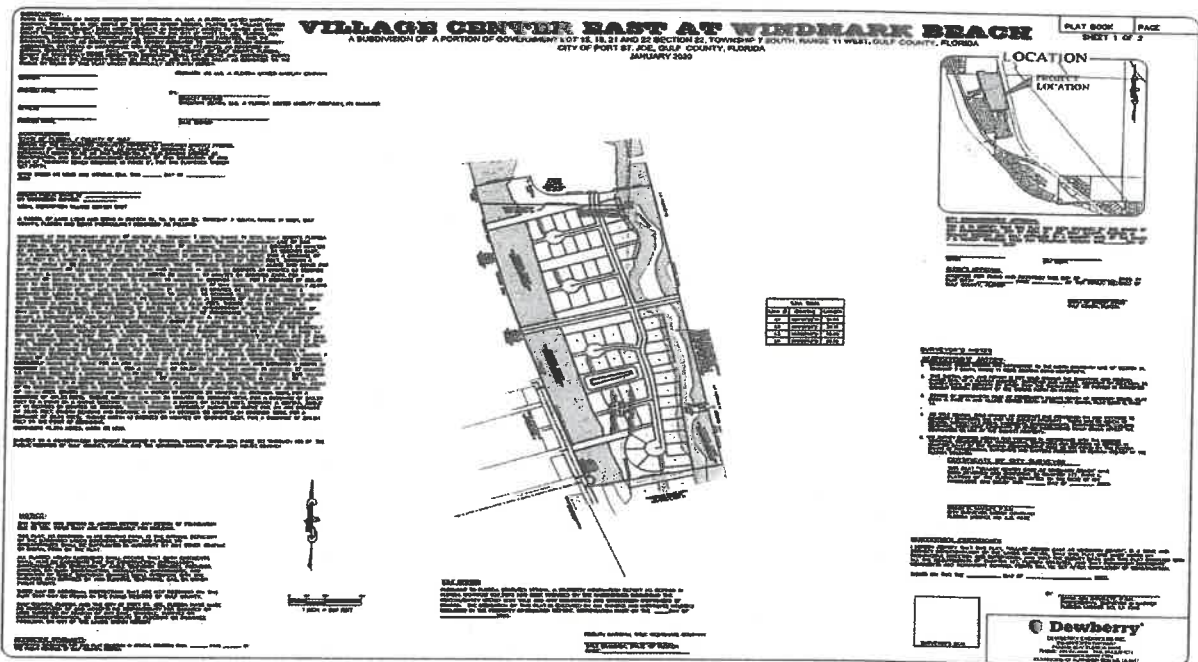
This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

PUBLIC NOTICE

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FINAL PLAT APPROVAL OF VILLAGE CENTER EAST AT WINDMARK BEACH

A Subdivision of a Portion of Government Lots 15, 16, and 22 Section 22, Township 7 South, Range 11 West, City of Port St. Joe, Gulf County, Florida



Interested persons may attend and be heard at the public hearings or provide comments in writing to the Planning and Development Review Board, City of Port St. Joe City Hall, 305 Cecil G. Costin, Sr., Blvd., Port St. Joe, Florida 32456. Transactions of the public hearings will not be recorded. Persons wishing to appeal any decision made during the hearings will need a record of the proceeding and should ensure a verbatim record is made, including the testimony on which the appeal is based.

In accordance with the Americans with Disabilities Act, persons wishing to attend needing assistance and special accommodations to participate in these proceedings should contact Charlotte Pierce, City Clerk, at City Hall, (850)229-8261.

A SUBDIVISION OF A PORTION OF GOVERNMENT LOT 15, 16, 21 AND 22 SECTION 22, TOWNSHIP 7 SOUTH, RANGE 11 WEST, GULF COUNTY, FLORIDA
CITY OF PORT ST. JOE, GULF COUNTY, FLORIDA
JANUARY 2020

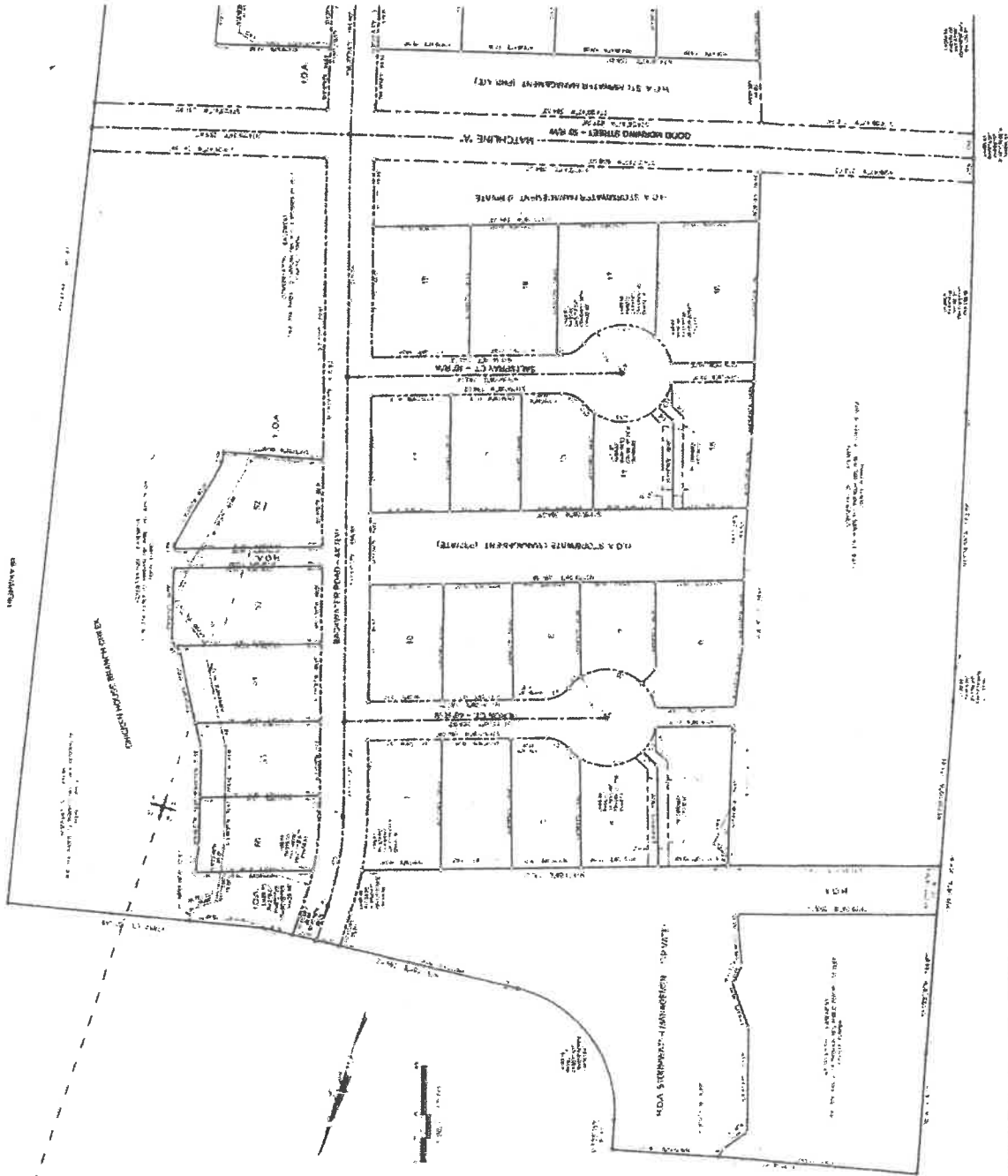
SHEET 2 OF 2



Dewberry
1000 RIVER STREET, SUITE 200, NEW YORK, NY 10020
212.512.2000

PLAY BOOK	PAGE
SHEET 2 OF 2	

A SUBDIVISION OF A PORTION OF GOVERNMENT LOT 15, 16, 21 AND 22 SECTION 28, TOWNSHIP 7 SOUTH, RANGE 11 WEST, GULF COUNTY, FLORIDA
CITY OF PORT ST. JOE, GULF COUNTY, FLORIDA
JANUARY 2020

[illegible]

Dewberry
PROPERTY CONSULTANTS
100 WASHINGTON ST.
SUITE 2000
NEW YORK, NY 10038
TEL: 212-512-2000
FAX: 212-512-2001

VILLAGE CENTER EAST AT WINDMARK BEACH

A SUBDIVISION OF A PORTION OF GOVERNMENT LOT 15, 16, 21 AND 22 SECTION 22, TOWNSHIP 7 SOUTH, RANGE 13 WEST, GULF COUNTY, FLORIDA
CITY OF PORT ST. JOE, GULF COUNTY, FLORIDA
JANUARY 2020

LOCATION



APPROVED FOR THE STATE OF FLORIDA
STATE OF FLORIDA
COUNTY OF GULF
JANUARY 2020

THE FOLLOWING IS A TRUE AND CORRECT COPY OF THE PLAT AS THE SAME WAS RECORDED IN THE PUBLIC RECORDS OF THE COUNTY OF GULF, FLORIDA, ON JANUARY 20, 2020.

WITNESSED MY HAND AND SEAL OF OFFICE, AT JACKSONVILLE, FLORIDA, THIS 20TH DAY OF JANUARY, 2020.

CLERK OF THE COUNTY

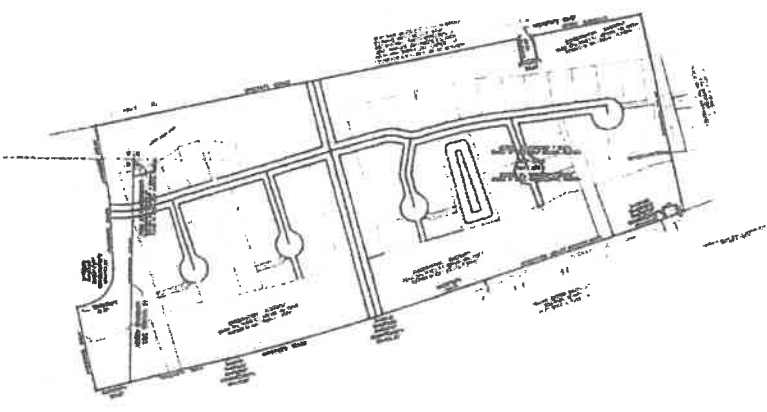


Table with 2 columns: Description, Area (sq. ft.)

Description	Area (sq. ft.)
Office	10,000
Retail	5,000
Restaurant	3,000
Garage	2,000
Other	1,000
Total	21,000

SURVEYOR'S NOTES

1. The survey was conducted on January 15, 2020, by the undersigned, a duly licensed Professional Surveyor in the State of Florida.

2. The survey was conducted in accordance with the Florida Surveying and Mapping Act, Chapter 461, F.S., and the rules and regulations of the Board of Professional Surveying and Mapping, Florida Board of Professional Surveying and Mapping, Rule 61A-2.01, F.A.C.

3. The survey was conducted using the following equipment: a total station, a GPS receiver, and a surveying level.

4. The survey was conducted in accordance with the Florida Surveying and Mapping Act, Chapter 461, F.S., and the rules and regulations of the Board of Professional Surveying and Mapping, Florida Board of Professional Surveying and Mapping, Rule 61A-2.01, F.A.C.

5. The survey was conducted in accordance with the Florida Surveying and Mapping Act, Chapter 461, F.S., and the rules and regulations of the Board of Professional Surveying and Mapping, Florida Board of Professional Surveying and Mapping, Rule 61A-2.01, F.A.C.

CERTIFICATE OF OIL SURVEYOR

I, the undersigned, a duly licensed Professional Surveyor in the State of Florida, have surveyed the above-described property and have found that the same is in compliance with the Florida Surveying and Mapping Act, Chapter 461, F.S., and the rules and regulations of the Board of Professional Surveying and Mapping, Florida Board of Professional Surveying and Mapping, Rule 61A-2.01, F.A.C.

NOTES ON THE PLAT

1. The survey was conducted on January 15, 2020, by the undersigned, a duly licensed Professional Surveyor in the State of Florida.

2. The survey was conducted in accordance with the Florida Surveying and Mapping Act, Chapter 461, F.S., and the rules and regulations of the Board of Professional Surveying and Mapping, Florida Board of Professional Surveying and Mapping, Rule 61A-2.01, F.A.C.

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WELL OWNER

I, the undersigned, the owner of the above-described property, have read and understand the contents of the plat and have approved the same.

NOTES ON THE PLAT

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Dewberry
10000 North Central Expressway, Suite 200
Dallas, Texas 75243
Tel: 972.346.7000
Fax: 972.346.7001
www.dewberry.com

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

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

Before the undersigned authority personally appeared

Robin Hoxie,
who on oath says that he/she is Advertising Sales Rep of
the The Star, a weekly newspaper published at
149 W. Hwy 98 Gulf County, Florida; that the attached
copy of advertisement, being in the matter of

SEE ATTACHED

was published in said newspaper in the

Issue(s) of February 6th 2020

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

Sworn to and subscribed before me this

6th day of February, 2020

By Robin Hoxie, who is

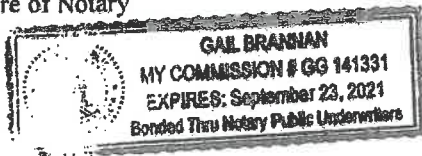
☒ personally known to me or _____ who has produced

_____, (type of identification),

As Identification.

Gail Brannan

Signature of Notary

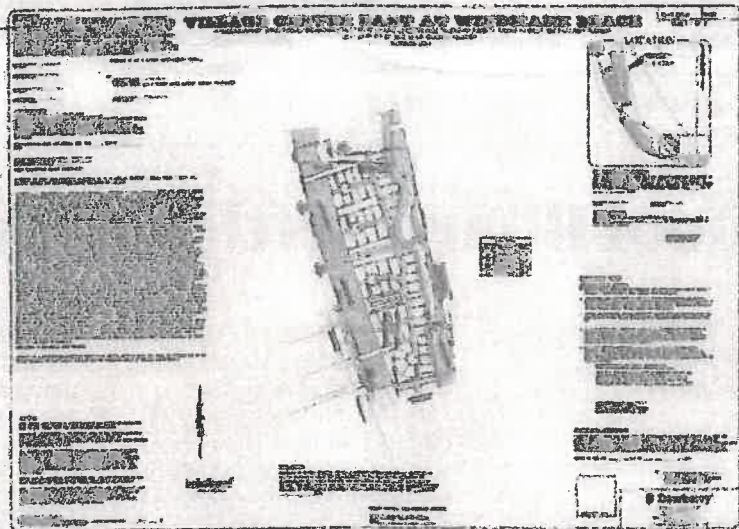


Print, Type, or Stamp Commissioned
Name of Notary Public

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PG-1, 079187

Lane's Outdoor Equipment

901 Highway 277

Chipley, FL 32428

Phone: (850) 638-4364 Fax: (850) 638-4405

Invoice Estimate**16318**

Thank you for your business! We hope to see you back soon. Items must be returned in the original package. No return on electrical items or special ordered items. Visit us on the web at www.lanesoutdoor.com or on facebook. A \$5.00 service charge and \$4.95 freight charge will apply on work orders with more than \$50.00 in parts. A \$25.00 service charge will apply to all returned checks.

Bill To				Ship To			
CITY OF PORT ST JOE 305 CECILE G. COSTIN SR BLVD Port Saint Joe, FL 32456				Fax# 850 229 8973			
Customer	Contact	Customer Tax Number	Phone	Cell Phone	Transaction	PO Number	
2310	TOMMY VICKERS	ON FILE	(850) 229-8261		Estimate		
Counter Person	Sales Person	Date Printed	Reference	Email Address		Department	
Noah Lane	Noah Lane	03/10/20	16318			Counter Sales	

Model	Line	Description	Ordered	B/O'd	Shipped	List	Net	Amount
SVRII36A-15FS	SCAW	15HP KAW 36" V-RIDE 2	1		1	\$7,407.00	\$5,639.10	\$5,639.10
SVRII36A-15FS	SCAW	15HP KAW 36" V-RIDE 2	1		1	\$7,407.00	\$5,639.10	\$5,639.10

Note:
STATE CONTRACT PRICING

To order it will be ordered directly
from Florida Outdoor Equipment inc.

will need to call Russ Knowles (407) 295-5010

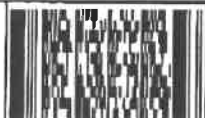
Florida state Contract #21100000-15-1

	Invoice Total	\$11,278.20
Tax Type	Tax Rate	Tax Amount
County Tax	1.5000%	\$0.00
State Sales Tax	8.0000%	\$0.00
	Sales Tax Total	\$0.00

Grand Total \$11,278.20

Thank you for your business! We hope to see you back soon. Items must be returned in the original package. No return on electrical items or special ordered items. Visit us on the web at www.lanesoutdoor.com or on facebook. A \$5.00 service charge and \$4.95 freight charge will apply on work orders with more than \$50.00 in parts. A \$25.00 service charge will apply to all returned checks.

Notes:



Customer acknowledges receipt thereof:

Bid Award**Term:** October 1, 2019 – September 30, 2020**Contract:** FSA19-VEL27.0, Pursuit, Administrative and Other Vehicles**Group:** Pickup Trucks - 4X2**Item:** 122, Ford, F-150 XL Super Cab, X1C**Description:** Manufacturer standard equipment and specifications, and if not included also power windows, power door locks, and keyless entry.

Zone	Rank	Vendor	Price
Western	Primary	BOZARD FORD	\$22,387.00
	Alternate	Duval Ford LLC	\$22,462.00
Northern	Primary	Duval Ford LLC	\$22,363.00
	Alternate	BOZARD FORD	\$22,387.00
Central	Primary	BOZARD FORD	\$22,387.00
	Alternate	Duval Ford LLC	\$22,432.00
Southern	Primary	BOZARD FORD	\$22,387.00
	Alternate	Duval Ford LLC	\$22,452.00

Options appear in alphabetical order by awarded vendor.

Options: BOZARD FORD

Order Code	Description	Price
153	Front License Plate Bracket (where available)	\$0.00
TEMP	Temporary Tag	\$16.00
942	Daytime Running Lamps	\$44.00
55B	BoxLink	\$79.00
41H	Engine Block Heater	\$89.00
924	Rear Privacy Glass -- XL	\$99.00
TRANSFER	Transfer existing registration (must provide tag number)	\$100.00
85H	Back Up Alarm System	\$124.00
595	Fog Lamps -- XL	\$139.00
168	Carpeting & Floor Mats	\$144.00
47R	All-Weather Rubber Floor mats	\$159.00
17C	Front/Rear Chrome Bumper	\$174.00
NST	New State Tag (must specify state, county, city, sheriff etc)	\$185.00
57Q	Rear Window Defroster -- XL/XLT	\$219.00
60M	SYNC Connect 60M	\$224.00
50S	Cruise Control	\$224.00
18B	Running Boards, Black Platform	\$249.00
76R	Reverse Sensing System	\$274.00
62R	Manual Regen Initiation w/ Active Regen Inhibitor	\$279.00
98G	CNG/Propane Gaseous Engine Prep Pack	\$314.00
96P	Bedliner -- Plastic, Drop-In	\$349.00
52P	SYNC -- Fleet Only	\$419.00
655	Extended Range Fuel Tank	\$444.00
96T	Tonneau Pickup Box Cover - Soft Folding	\$524.00
90B	Aluminum Crossbed Toolbox by Weather Guard	\$574.00
96W	Bedliner -- Spray-In	\$594.00
18C	Running Boards, Chrome Tubular	\$634.00
94S	LED Warning Strokes by Sound off Signal -- Amber	\$674.00
94R	LED Warning Strokes by Sound Off Signal -- Red/Blue	\$724.00
94W	LED Warning Strokes by Sound Off Signal -- Amber/White	\$724.00

March 12, 2020

Mr. John Grantland
City of Port St Joe
PO Box 278
Port Saint Joe, FL 32456-0278

Phone: 850-229-8247
Email: jgrantland@psj.fl.gov

**RE: H-GAC Sale Quote CD150S-CS
Sale Quotation 190051679**

Dear Mr. Grantland:

Please see attached sale quote utilizing our H-GAC CoOperative Sales Contract.

If you have any questions please feel free to contact me. Thank you.

Sincerely,



Will Buddin
District Manager

WB / rh

SALE QUOTATION

ITEM	QTY	DESCRIPTION	UNIT PRICE	SALE TOTAL
Contract Item:				
A	1	Dri-Prime CD150S Critically <ul style="list-style-type: none"> Silenced Sound Attenuated Enclosure 6" 150# Flange Suction and Discharge Isuzu 4LE2X FT4 Diesel Engine with FST Global Series 6 Skid-mounted, Spill Containment, 110% Fuel Containment 	\$ 45,901.70	\$ 45,901.70
*With purchase of above pump(s) we recommend that you also purchase the PM Service Kit(s) listed below:				
	1	KTCD150ARS25 CD150S 1-2 yr Recommended Spares Kit	1,200.00	1,200.00
	1	KTISUZU4LE2XFK0 Isuzu 4LE2X T4 Engine Filter Kit	181.00	181.00
Open Market Items:				
A	1	DELIVERY MOTOR FRT BR 090 FULL LOAD <ul style="list-style-type: none"> T B D 	TBD	TBD
Net Sale Total with Recommended PM Service Kits				\$ 47,282.70
NET SALE TOTAL				\$ 45,901.70

Please note all sale pricing is in U.S. Dollars. The price does not include freight, export boxing, duties, taxes, or any other items not specifically mentioned.

This pricing information is for internal use only. We ask that these items and terms be kept confidential. All applicable tax and freight charges will be added to invoices. All quotations are subject to credit approval. All quotations are valid for 30 days. All prices quoted in US dollars.

This order is subject to the Standard Terms and Conditions of Sale - Xylem Americas effective on the date the order is accepted which terms are available at <https://www.xylem.com/en-US/support/xylem-americas-standard-terms-and-conditions/> and incorporated herein by reference and made a part of the agreement between the parties.

46