

City of Port St. Joe
Planning, Development, and Review Board Regular Meeting
March 3, 2020 at 4:00 P.M.
Commission Chambers 2775 Garrison Avenue

Jay Rish
Minnie Likely
Rawlis Leslie
Phil Earley

Hal Keels
Travis Burge
Letha Mathews

PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE

ROLL CALL OF THE BOARD

CONSENT AGENDA:

February 4, 2020, Regular Meeting Minutes

Page 1

BUSINESS ITEMS

- **Final Plat Approval- Village Center East** **Pages 2-6**
- **Ordinance 569 Voluntary Annexation Request** **Pages 7-12**
Venture 258 LLC
- **Ordinance 570 Small Scale Plan Amendment** **Pages 13-41**
Venture 258 LLC
- **Special Exception Request – 1314 McClelland Ave.** **Pages 42-52**
John Hayes & Rhonda Woodward

***You are hereby notified that in accordance with Florida Statutes, you have the right to appeal any decision made by the Board with respect to any matter considered at the above referenced meeting. You may need to ensure that a verbatim record of the proceedings is made which may need to include evidence and testimony upon which the appeal is based.**

City of Port St. Joe
Regular Meeting
Planning Development & Review Board
February 4, 2020
Minutes

Pledge of Allegiance and Moment of Silence

Roll Call of the Board

Present		Absent	
Board	Staff	Board	Staff
Jay Rish	Jim Anderson	Hal Keels	Bo Creel
Travis Burge	Charlotte Pierce	Minnie Likely	
Phil Earley	Clinton McCahill		
Rawlis Leslie			
Letha Mathews			

After ascertaining that a quorum was present, Chairman Rish called the Meeting to Order at 4:00 P.M. Notification was received that neither Travis Burge nor Minnie Likely would be able to attend today. Kelly Simpson joined the meeting at 4:15 P.M.

Consent Agenda

A Motion was made by Letha Mathews, second by Rawlis Leslie, to approve the Regular Meeting Minutes of the January 7, 2020, meeting. All in favor; Motion carried 5-0.

Business Items

Reserve at Saint Joseph Bay Preliminary Platt Approval Parcel ID No. 06076-005R

Chairman Rish stated that he would be abstaining from voting as he has a financial interest in the Reserve at Saint Joseph Bay. Chairman Rish yielded the Chair to Vice-Chairman Phil Earley and represented the owners of the Reserve at Saint Joseph Bay.

Adjoining landowner, Rex Strickland, had questions concerning drainage and water being transferred to his adjoining property located on Welton Drive.

Clay Smallwood, Senior Associate, with Dewberry Engineering stated that he did not see a problem with water but noted the county ditches need to be cleaned out.

A Motion was made by Rawlis Leslie, second by Hal Keels, to approve the Preliminary Plat for the Reserve at Saint Joseph Bay. All in favor; Motion carried 4-0 with Mr. Rish abstaining.

As required by Form 8B – Memorandum of Voting Conflict for County, Municipal, and Other Local Public officers, Mr. Rish has completed Form 8B and it is attached to these minutes.

Vice Chairman Phil Early yielded the Chair back to Chairman Rish.

There being no further business to come before the Board, a Motion was made by Phil Earley, second by Rawlis Leslie, to adjourn the meeting at 4:35 P.M.

Charlotte Pierce, City Clerk

Date

Jay Rish, Chairman

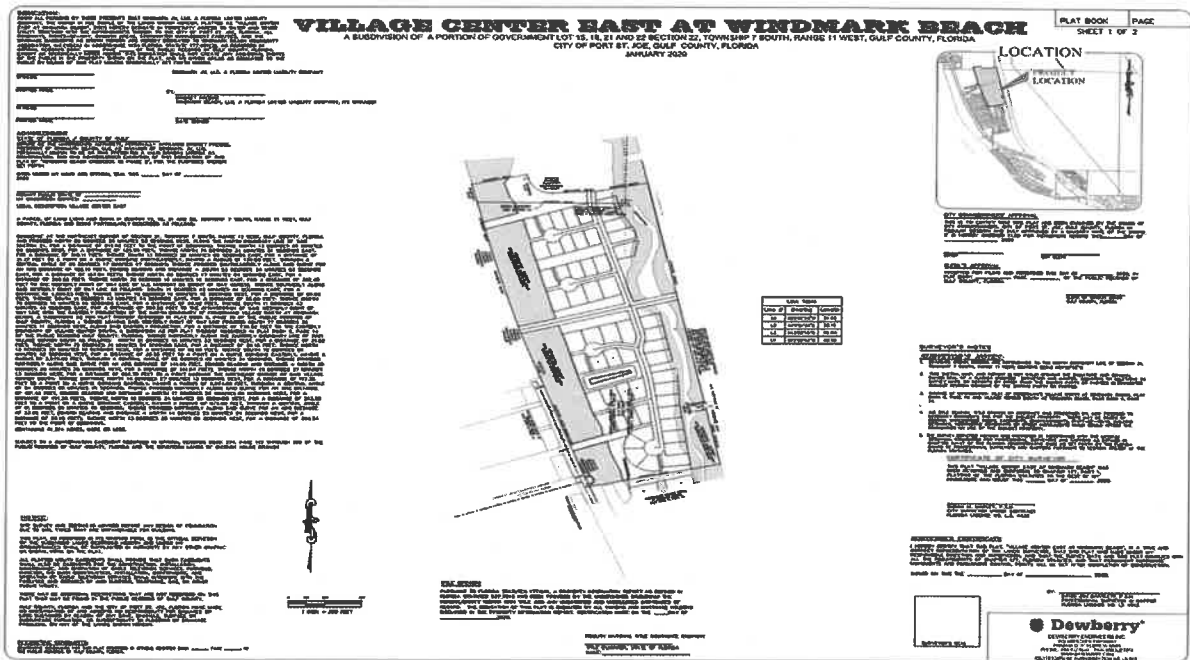
Date

PUBLIC NOTICE

Public Hearings will be held in the Planning, Development, & Review Board's Regular Meeting on, **Tuesday, March 3rd, 2020, at 4:00 P.M. EST** and at the Regular City Commission Meeting on **Tuesday, March 17th, 2020, at 12:00 P.M. EST** at the Ward Ridge Building, 2775 Garrison Ave., Port St. Joe, FL 32456 to discuss and act on the following:

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.

CITY OF FORT ST. JOE, GULF COUNTY, FLORIDA
JANUARY 2020

JANUARY 2021

PLAT BOOK	PAGE
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SHEET 2 OF 2



Sl. No.	Particulars	Amount	Total
1	Salaries & Wages	10000	10000
2	Grants-in-aid	5000	5000
3	Subsidies	2000	2000
4	Income from investments	1500	1500
5	Income from other sources	1000	1000
6	Income from sale of assets	500	500
7	Income from interest	500	500
8	Income from dividends	500	500
9	Income from other income	500	500
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WILLIAM D. BROWN

Dewberry

PLAT BOOK	PAGE
SHEET 2 OF 3	

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 2023

[illegible]

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1. What is the main purpose of the document?
 2. What are the key findings of the study?
 3. What are the implications of the findings?
 4. What are the limitations of the study?
 5. What are the conclusions of the study?

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an American company
dedicated to helping
clients achieve their
business goals
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THE CITY OF JACKSONVILLE, FLORIDA, HAS THE HONOR TO DEDICATE TO THE PUBLIC THE FOLLOWING DESCRIBED TRACT OF LAND, TO-WIT:

ALL THAT CERTAIN TRACT OF LAND, BEING A PORTION OF THE LANDS OF THE CITY OF JACKSONVILLE, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ACKNOWLEDGMENT
CLERK OF THE COUNTY OF JACKSONVILLE

I, the undersigned, Clerk of the County of Jacksonville, Florida, do hereby certify that the foregoing is a true and correct copy of the original as the same appears in the records of the County of Jacksonville, Florida.

NOTICE

NOTICE IS HEREBY GIVEN THAT THE CITY OF JACKSONVILLE, FLORIDA, HAS THE HONOR TO DEDICATE TO THE PUBLIC THE FOLLOWING DESCRIBED TRACT OF LAND, TO-WIT:

ALL THAT CERTAIN TRACT OF LAND, BEING A PORTION OF THE LANDS OF THE CITY OF JACKSONVILLE, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

NOTICE

NOTICE IS HEREBY GIVEN THAT THE CITY OF JACKSONVILLE, FLORIDA, HAS THE HONOR TO DEDICATE TO THE PUBLIC THE FOLLOWING DESCRIBED TRACT OF LAND, TO-WIT:

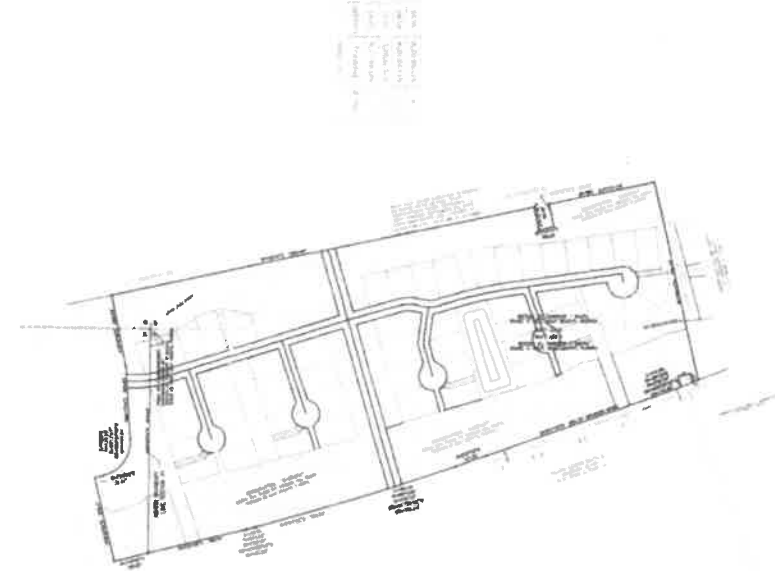
ALL THAT CERTAIN TRACT OF LAND, BEING A PORTION OF THE LANDS OF THE CITY OF JACKSONVILLE, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

RECORDING CERTIFICATE

THIS CERTIFICATE IS FILED FOR RECORD IN THE PUBLIC RECORDS OF THE COUNTY OF JACKSONVILLE, FLORIDA, THIS 14TH DAY OF JANUARY, 2020.

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 11 WEST, GULF COUNTY, FLORIDA
CITY OF JACKSONVILLE, FLORIDA
JANUARY 2020

LOCATION



CITY COMMISSIONER'S APPROVAL

I, the undersigned, City Commissioner of Jacksonville, Florida, do hereby approve the foregoing as the same appears in the records of the City of Jacksonville, Florida.

CITY'S APPROVAL

I, the undersigned, City of Jacksonville, Florida, do hereby approve the foregoing as the same appears in the records of the City of Jacksonville, Florida.

SURVEYOR'S NOTES

1. The survey was made by the undersigned, a duly licensed surveyor in the State of Florida, and the same is true and correct as the same appears in the records of the State of Florida.

2. The survey was made by the undersigned, a duly licensed surveyor in the State of Florida, and the same is true and correct as the same appears in the records of the State of Florida.

3. The survey was made by the undersigned, a duly licensed surveyor in the State of Florida, and the same is true and correct as the same appears in the records of the State of Florida.

4. The survey was made by the undersigned, a duly licensed surveyor in the State of Florida, and the same is true and correct as the same appears in the records of the State of Florida.

5. The survey was made by the undersigned, a duly licensed surveyor in the State of Florida, and the same is true and correct as the same appears in the records of the State of Florida.

CERTIFICATE OF CITY SURVEYOR

I, the undersigned, City Surveyor of Jacksonville, Florida, do hereby certify that the foregoing is a true and correct copy of the original as the same appears in the records of the City of Jacksonville, Florida.

ENGINEER'S CERTIFICATE

I, the undersigned, a duly licensed engineer in the State of Florida, do hereby certify that the foregoing is a true and correct copy of the original as the same appears in the records of the State of Florida.



Dewberry
CONSULTING ENGINEERS
1000 N. GULF BLVD., SUITE 100
JACKSONVILLE, FLORIDA 32202
TEL: 904.766.1111
WWW.DEBERRY.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

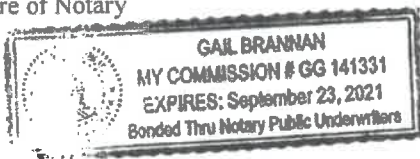
☒ personally known to me or _____ who has produced

(type of identification),

As Identification.

Gail Brannan

Signature of Notary

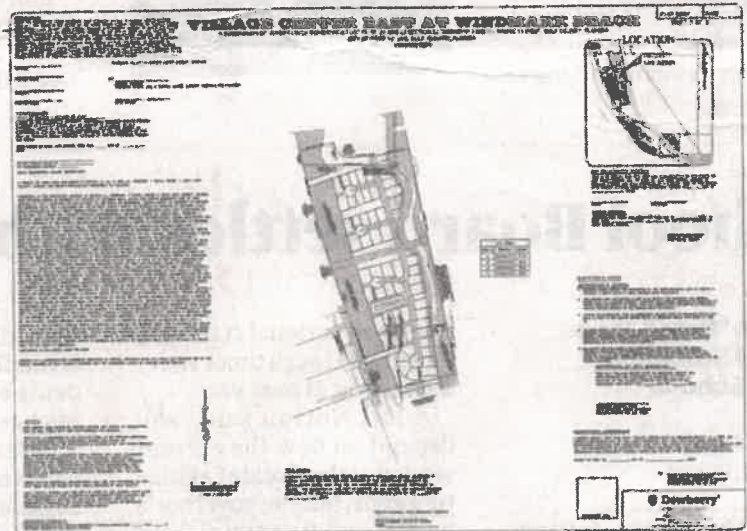


Print, Type, or Stamp Commissioned
Name of Notary Public

PUBLIC NOTICE

Public Hearings will be held in the Planning, Development, & Review Board's Regular Meeting on, **Tuesday, March 3rd, 2020, at 4:00 P.M. EST** and at the Regular City Commission Meeting on **Tuesday, March 17th, 2020, at 12:00 P.M. EST** at the Ward Ridge Building, 2775 Garrison Ave., Port St. Joe, FL 32456 to discuss and act on the following:

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 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.

NE-11079587

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

460 S. 6th 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-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 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

Cynthia A. Reimers

Printed Name of Notary

1/31/20
Date

2/2/23
My Commission Expires

Commission Number. (Notary Seal must be affixed)

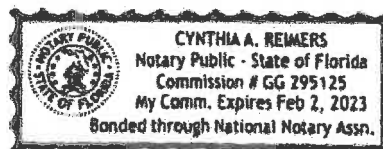


EXHIBIT A

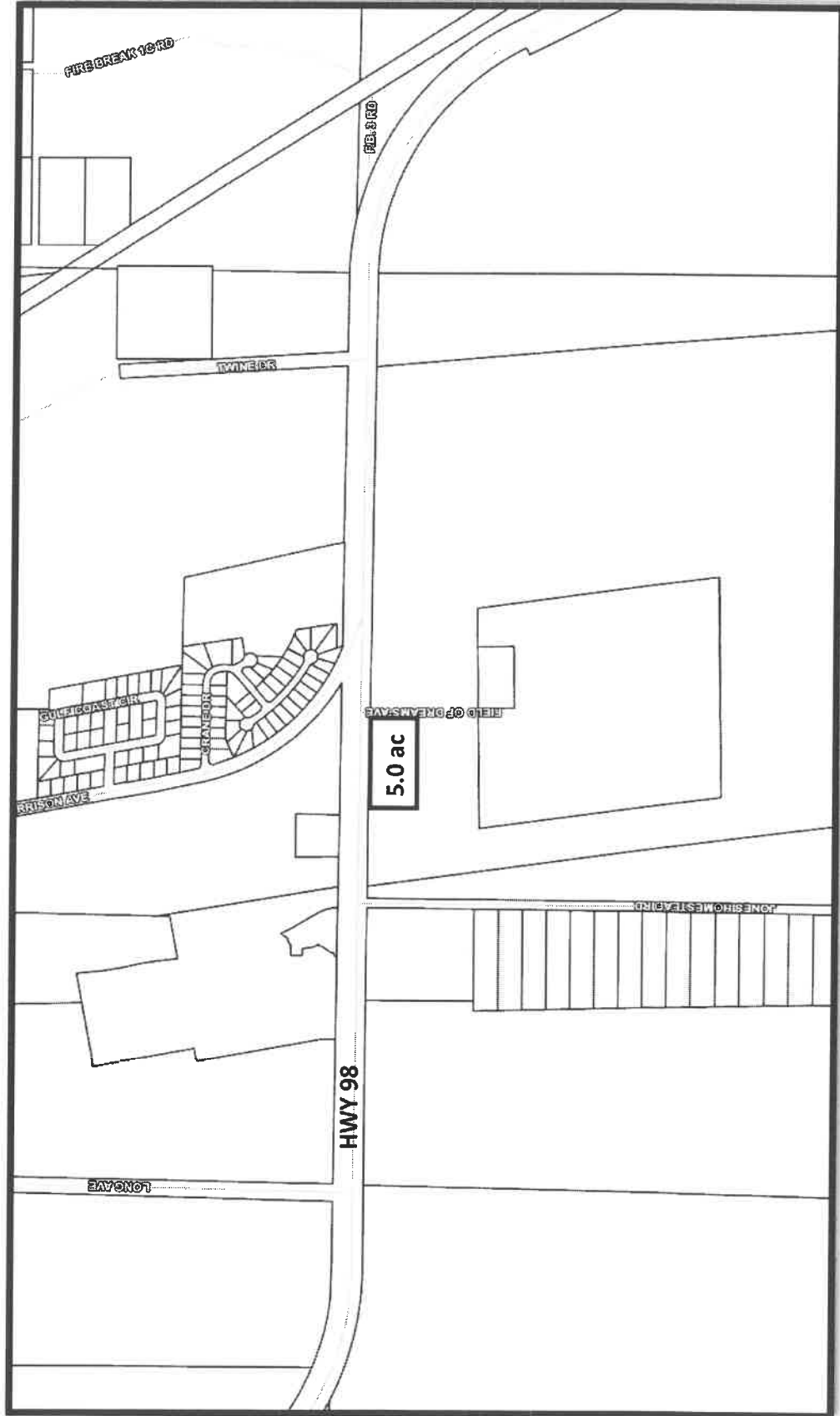


EXHIBIT A

S 19 T 8 R 10 S AC M/L 660 FT ON US 98; 330 FT DEPTH ORB 610/324 FR NEW LIFE CHRISTIAN 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

Date: _____

Allara Mills-Gutcher
Applicant Signature

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 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.

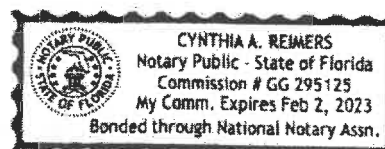
Cynthia A. Reimers
Signature of Notary Public

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



Febrary 26, 2020

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EXHIBIT 5 – National Wetlands Inventory	

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.

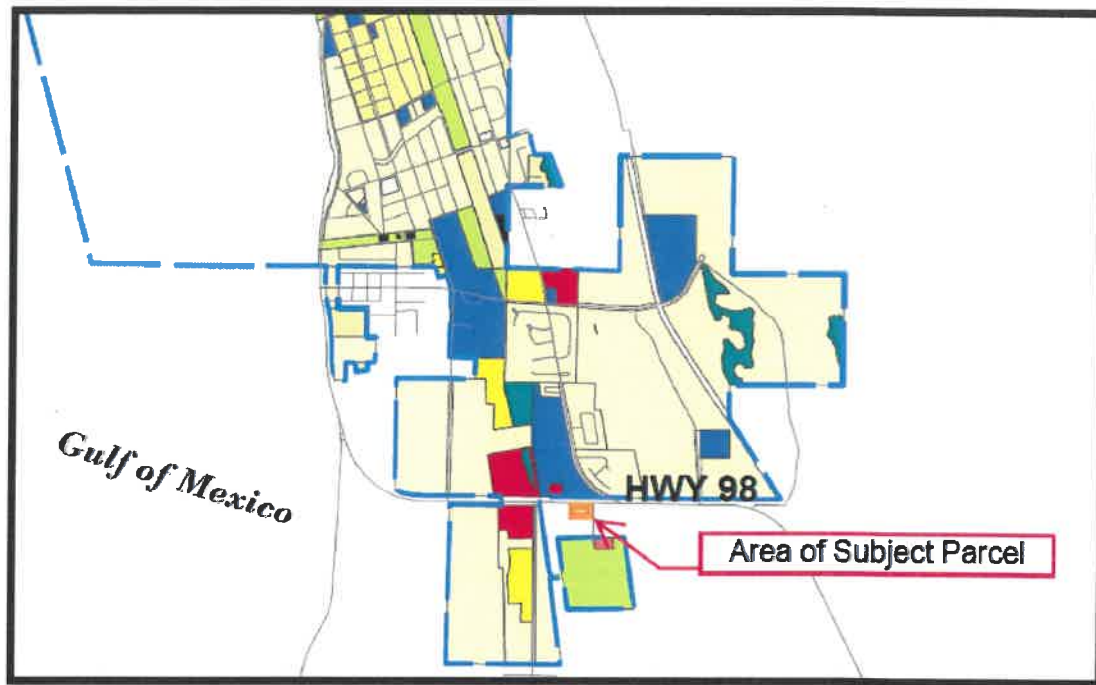
Table 1. Adjacent Future Land Use Categories and Zoning Districts to the Subject Parcel

	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

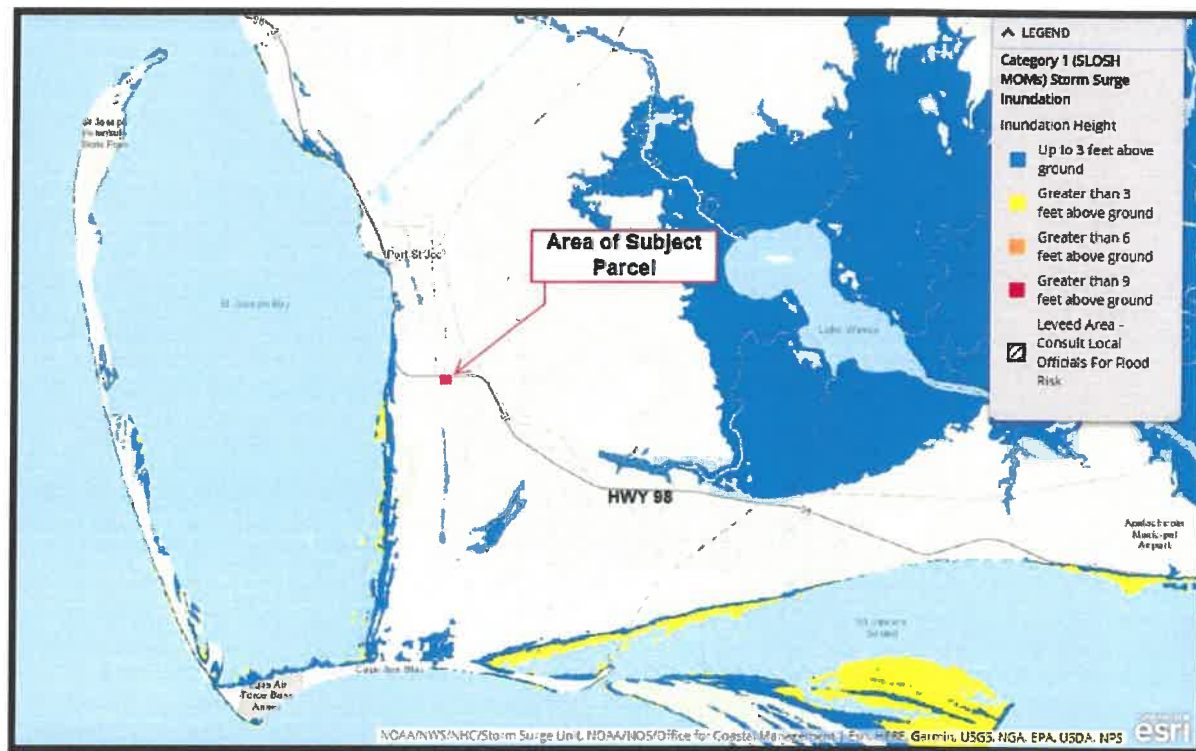
⁹ As reported by Larry McClamma, Port St. Joe Water Department Director, February 21, 2020

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 are 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

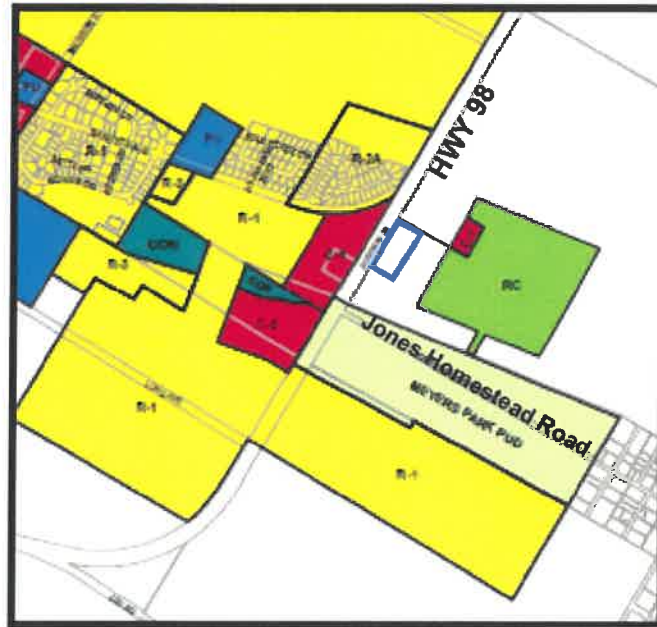
Conservation Element Policy 1.7.9: New development shall be clustered on upland portions of a development site, which are not otherwise environmentally sensitive. To facilitate the clustering of development out of and away from wetlands, deviations from minimum lot sizes and density transfers on a one-to-one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

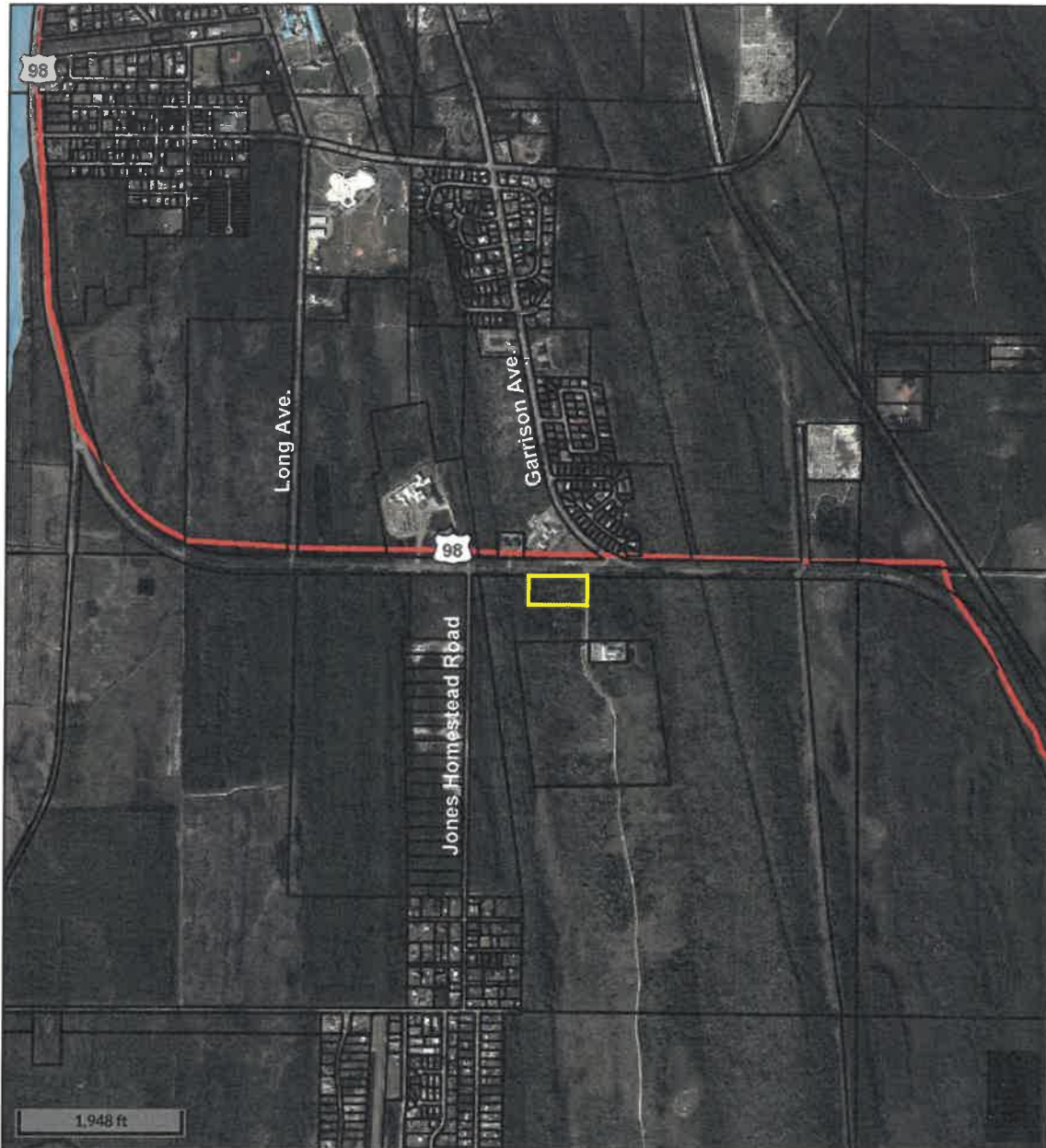
The request to amend the Future Land Use Map from the County designation of Agriculture, and to assign a zoning designation of C-1 Commercial, is consistent with the Goals, Objectives, and Policies of the City of Port St. Joe Comprehensive Plan. Any proposed development as a result of the amendment will 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



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, AE, AH, VE, AR
- With BFE or Depth Zone AE, AO, AH, VE, AR
- Regulatory Floodway

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 OF FLOOD HAZARD

NO SCREEN

Area of Minimal Flood Hazard Zone X

Effective LOMRs

Area of Undetermined Flood Hazard Zone D

OTHER AREAS

Channel, Culvert, or Storm Sewer

Levee, Dike, or Floodwall

GENERAL STRUCTURES

Cross Sections with 1% Annual Chance

Water Surface Elevation

Coastal Transect

Base Flood Elevation Line (BFE)

Limit of Study

Jurisdiction Boundary

Coastal Transect Baseline

Profile Baseline

Hydrographic Feature

OTHER FEATURES

Digital Data Available

No Digital Data Available

Unmapped

MAP PANELS

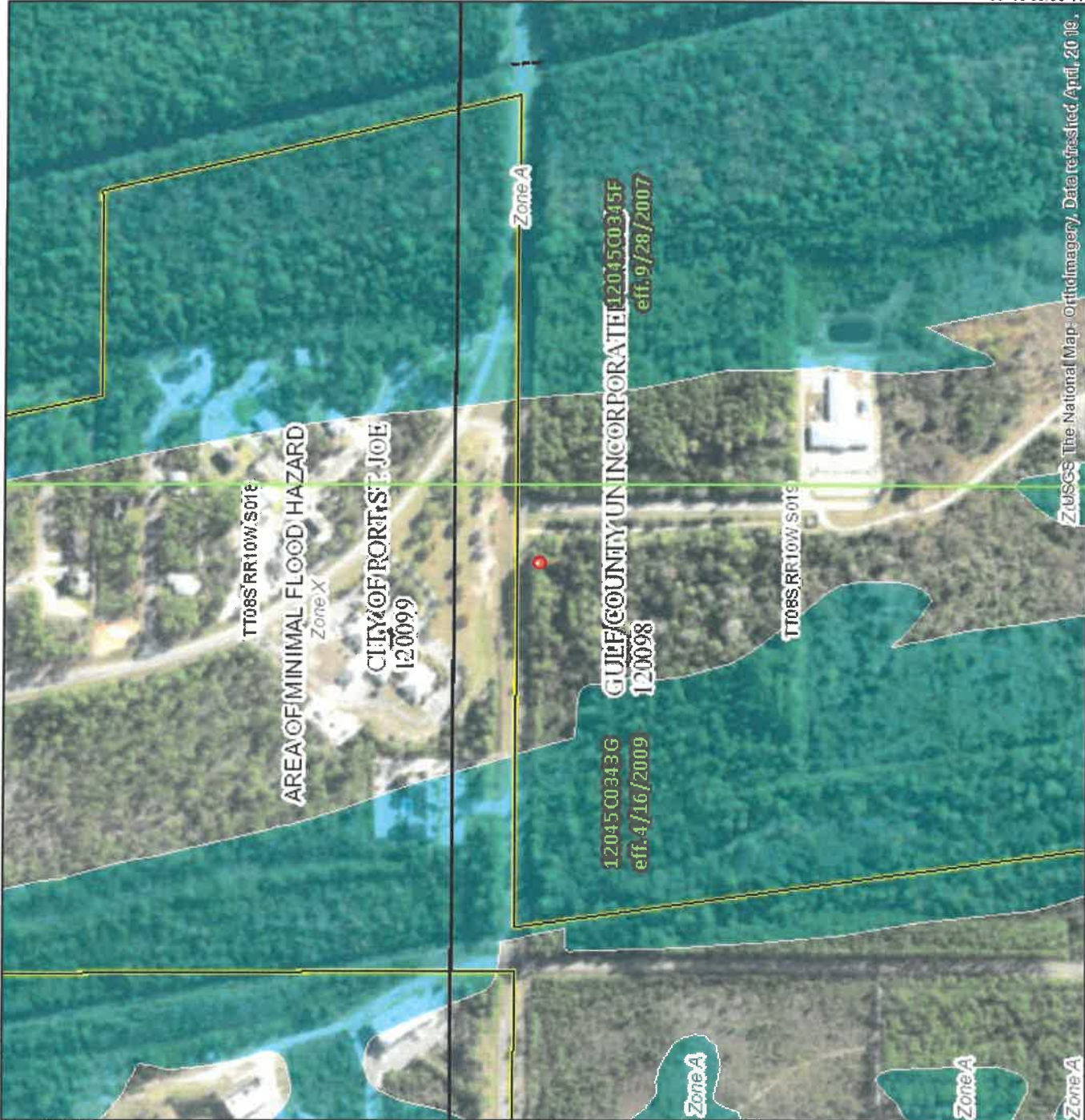


The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

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.



85°16'36.35"W

29°46'19.14"N

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	
				General Urban/ Suburban	Dense Multi- Use Urban
PORT AND TERMINAL					
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	0.67		
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	0.64		
157	High-Cube Cold Storage Warehouse	1,000 SF GFA	0.12		
160	Data Center	1,000 SF GFA	0.08		
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	0.66		
221	Multifamily Housing (Mid-Rise)	Dwelling Units	→	0.44	0.18
222	Multifamily Housing (High-Rise)	Dwelling Units	→	0.36	0.19
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	0.28		
253	Congregate Care Facility	Dwelling Units	0.18		
254	Assisted Living	1,000 SF GFA	0.48		
255	Continuing Care Retirement Community	Units	0.16		
260	Recreation Homes	Dwelling Units	0.28		
285	Timeshare	Dwelling Units	0.63		
270	Residential Planned Unit Development	Dwelling Units	0.69		
LODGING					
310	Hotel	Rooms	0.60		
311	All Suites Hotel	Rooms	→	0.36	0.17
312	Business Hotel	Rooms	0.32		
320	Motel	Rooms	0.38		
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		

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	0.97		
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	2.46		
714	Corporate Headquarters Building	1,000 SF GFA	0.80		
715	Single Tenant Office Building	1,000 SF GFA	1.74*		
720	Medical-Dental Office Building	1,000 SF GFA	3.48		
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	0.49		
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	2.06		
813	Free-Standing Discount Superstore	1,000 SF GFA	4.33		
814	Variety Store	1,000 SF GFA	6.84		
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	3.81	4.92
823	Factory Outlet Center	1,000 SF GFA	2.20		
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	3.98		
849	Tire Superstore	1,000 SF GFA	2.11		
850	Supermarket	1,000 SF GFA	0.24		
851	Convenience Market (Open 24 Hours)	1,000 SF GFA	49.11		
853	Convenience Market with Gasoline Pumps	1,000 SF GFA	49.29		
854	Discount Supermarket	1,000 SF GFA	8.38		
857	Discount Club	1,000 SF GFA	4.18		
860	Wholesale Market	1,000 SF GFA	1.76		
861	Scoring Goods Superstore	1,000 SF GFA	➔	2.02	1.65
862	Home Improvement Superstore	1,000 SF GFA	➔	2.33	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 Furnishing 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	1.95		
876	Apparel Store	1,000 SF GFA	→	4.12	1.12
878	Art and Craft Store	1,000 SF GFA	6.21		
880	Pharmacy / Drugstore without Drive-Through Window	1,000 SF GFA	8.51		
881	Pharmacy / Drugstore with Drive-Through Window	1,000 SF GFA	10.29		
882	Marijuana Dispensary	1,000 SF GFA	21.83		
890	Furniture Store	1,000 SF GFA	0.52		
897	Medical Equipment Store	1,000 SF GFA	1.24		
898	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	1.46		
920	Copy Print and Express Ship Store	1,000 SF GFA	7.42		
925	Drinking Place	1,000 SF GFA	11.36		
928	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	→	32.67	78.74
935	Indoor Seating	1,000 SF GFA	42.65		
938	Coffee/Donut Shop without Drive-Through Window	1,000 SF GFA	36.31		
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 / Bagel Shop without Drive-Through Window	1,000 SF GFA	28.00		
940	Bread / Donut / Bagel Shop with Drive-Through Window	1,000 SF GFA	19.02		
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	5.64		
948	Automated Car Wash	1,000 SF GFA	14.20		
949	Car Wash and Detail Center	Wash Stalls	13.60		
950	Truck Stop	1,000 SF GFA	22.73		
980	Super Convenience Market/Gas Station	1,000 SF GFA	69.26		
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 an 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.



U.S. Fish and Wildlife Service

National Wetlands Inventory

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.

**BOARD OF COUNTY COMMISSIONERS
GULF COUNTY, FLORIDA
COUNTY ATTORNEY'S OFFICE**

1000 CECIL G. COSTIN SR. BLVD., ROOM 302, PORT ST. JOE, FLORIDA 32456
PHONE (850)229-4700 • FAX (850) 229-1148 • EMAIL: jtnovak@novaklaw.us
DATE AND TIME OF MEETINGS • FOURTH TUESDAY AT 9:00 A.M., E.T.

*Jeremy T.M. Novak, Esq.
Gulf County Attorney*

February 26, 2020

Via Electronic Mail and U.S. First Class Mail

**City of Port St. Joe
c/o Jim Anderson, City Manager
305 Cecil G. Costin Sr. Blvd
Port St. Joe, Florida 32456**

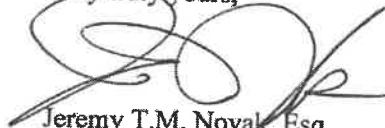
RE: Gulf County Board of County Commission consideration and response
Request for TDC funding of Lamar Faison and Peters Park and Washington Gym

Mr. Anderson:

Please accept this letter in furtherance of the unanimous vote of the Gulf County Board of County Commissioners at its February 25, 2020 regular meeting to your February 10, 2020 letter on behalf of the City of Port St. Joe Commission requesting Gulf County Tourist Development tax funds for the specific projects listed.

Per the direction and vote of the County Commission, please accept this letter response denying the funding requests made for these projects. The Commission and administration did continue its discussion following the vote of the Board in seeking other funds to support city park projects. The Commission requested the administration continue its efforts to identify possible funds other than statutorily restricted tourist development taxes to support various city park projects.

Very truly yours,



Jeremy T.M. Novak, Esq.
Gulf County Attorney

cc: City of Port St. Joe Attorney, Clint McCahill
City of Port St. Joe Commission
Gulf County Board of County Commissioners
Gulf County Administrator Michael L. Hammond

**CITY OF PORT ST. JOE
SPECIAL EXCEPTION REQUEST APPLICATION**

Property Address: 1314 McClelland Ave Zoning: Residential
Property Owner: John Hayes & Rhonda H. Woodward Phone: 850-251-1585
Mailing Address: 1314 McClelland Ave, Port St. Joe, FL 32456

Applicant if different: _____

Parcel Number: 05280-000R

[Signature]
Owners Signature

Sworn to and subscribed before me this 5th day of February, 2020 Personally Known
OR Produced Identification.
Type Provided _____

[Signature]



PUBLIC NOTICE

1. A sign will be posted for 15 days on the property seeking the special exception and a notice will be published in the local newspaper.

APPLICATION REQUIREMENTS:

Application Fee - \$300.00

Hardship Relief Request Letter (See Sec. 2.13 of the LDR)

Legal Description of Property

Copy of the Deed

Copy of the Survey

Site plan of the proposed improvements

[Signature]
Owner Signature

Date: 2/5/2020

Applicant Signature

Date: _____

(15) The east half of block 1020 and the west half of block 1021, all having frontage on Harbor Street.

- a. Single-family sectional or modular homes shall be allowed so long as they meet any and all state and federal regulations applicable thereto and those state and federal regulations are incorporated herein by reference.

Sec. 3.04. Same--District R-2.

There shall be two subdistricts in district R-2 as identified on the city zoning map: Subdistrict R-2A and subdistrict R-2B.

(1) *R-2A Single-family district.*

- a. Uses permitted in R-2A: Any uses permitted in the VLR and R-1 district.
- b. Building height limit: No building shall exceed 35 feet in height, except as provided in subsection 3.10(3).
- c. Floor area required: No building shall be constructed in subdistrict R-2A of less than 800 square feet of living area. In computing the floor space as provided above the areas occupied by porches, patios, terraces, attached garages, carports or nonroofed areas shall be excluded.
- d. No home occupations shall be allowed in subdistrict R-2A.
- e. Front yard required: There shall be a front yard not less than 20 feet deep measured to the front line of the building. Where lots comprising 25 percent or more of the frontage on the same street within the block are developed with buildings having an average yard with a variation in depth of not more than six feet, no building hereafter erected or structurally altered shall project beyond the average front yard so established, provided the front yard shall not exceed 30 feet. Where the distance between dwellings on adjacent lots is 150 feet or more, the next above yard requirements will not apply. Where interior lots have a double frontage, the required front yard shall be provided on both streets, but no more than 30 percent of the total need be used for front yards.
- f. Side yard required: There shall be a side yard on each side of a lot, having a width of more than 50 feet, of at least ten feet. On lots of record as of October 3, 1995 having widths of 50 feet or less, the side yard on each side of the lot shall be no less than seven feet.
- g. Rear yard required: There shall be a rear yard of not less than 20 feet. On corner lots there shall be a setback of not less than 15 feet.
- h. No more than seven (7) units per acre shall be allowed in district R-2A and intensity shall be no more than 60 percent lot coverage.

(2) *R-2B district. Uses permitted:*

- a. Any use permitted in the R-1 or R-2A district.
- b. Multiple-family dwellings.
- c. Boarding and lodging houses.
- d. Hospitals and clinics, except animal hospitals.

Port St. Joe Plan Review

Review Date: _____ Reviewed By: K. Simpson

Owner: Hayes Woodward Contractor: _____

Address: 1314 McClard Parcel ID: 05280-0002

Residential: ☒ Commercial: _____

Project Description: 18' x 20' Pole Barn

Type of Development Order: N/A

Zoning: R2-A Density Units allowed: _____ Proposed Density Units: _____

Flood Zone: AE9 Seaward of CCCL? _____ Date of DEP permit if required: _____

Elevation First Finished Floor: _____

Lot Size: 10,006.8' 60' x 166.78' Covered Area Sq. Ft.: 2094.89' 11.7' x 11.7'
pool

House H/C: 114' x 90' House Footprint: _____ Garage: _____

Porches: _____ Deck/patio: _____ Shed: 12' x 13' existing

Pool/Decking: _____ Driveway: _____ Other: 18' x 20' new

Height Allowed: 35' Height Proposed: _____

Impervious Surface Allowed: 60% Proposed: 20%

Setbacks required: Front: 20' Rear: 10' Left: 10' Right: 10'

Setbacks proposed: Front: 58' Rear: 40' Left: 37' Right: 5'

Notes: Requesting a special exception per
Section 3.04 (1) f. side yard 5' setback
10' requirement.

Recommendations: _____

UNV80101

Laser / Inkjet printer labels

COXRANZA M
1312 MC CLELLAND AVE
PORT ST JOE, FL 32456

FORD DORIS M
602 E LAURA STREET
STARKE, FL 32091

GILMORE DON & SUE
3363 JAY ST
WHEAT RIDGE, CO 80033

LEWIS SUE E
409 GARRISON AVE
PORT ST JOE, FL 32456

O'SHEA LISA
2799 SPRINGFOUNT TRL
LAWRENCEVILLE, GA 30043

WOODWARD J HAYES & RHONDA
50 SAWANO DR
QUINCY, FL 32352

February 13, 2020

To Whom it May Concern,

RE: 1314 McClelland Ave.
Port St. Joe, Florida 32456

This letter is to inform you of your neighbor's, Hayes Woodward, intent to file for a Special Exception in reference to pole barn setbacks for the property located at 1314 McClelland Ave. The City of Port St. Joe will hold a meeting to discuss the request for this Special Exception on Tuesday, March 3rd, 2020, at 4:00 PM EST, at the Commission Chamber in the Ward Ridge Building located at 2775 Garrison Ave. Port St. Joe, FL 32456. The reason for the request is per section 3.04 (1), f. of the Land Development Regulations, see attached copy. The proposed plans can be reviewed at the Building Department located at 1002 Tenth Street and I can be reached for questions at (850) 229-1093.

Thank you,

Kelly Simpson
EPCI Code Administration Services
City of Port St. Joe Building Department

UNIQUE
RIGHT OF WAY
EDGE OF PAVEMENT
IRON ROD & CAP
FOUNDED
POINT OF TANGENCY

FD-314 P. NO. 10-28 PMO
N 815440 N 1B1536
GET 1 1/2 hrs



This Document Prepared under the direction of:
Gulf County Land & Abstract Company
411 Reid Avenue
Port St. Joe, FL 32456

Parcel ID Number: 05280-000R

Warranty Deed

Inst: 200723005984 Date: 11/1/2007 Time: 10:45 AM
Doc Stamp-Deed: 770.00
DC: Rebecca L. Norris, Gulf County B: 448 P: 929

This Indenture, Made this 26th day of October, 2007 A.D., Between
N. Douglas Baldwin, Jr., a married man and Malzie C. Baldwin, an
unremarried widow
of the County of ~~Brazos~~ Leon, State of Texas, grantors, and
J. Hayes Woodward and Rhonda H. Woodward, husband and wife

whose address is: 50 Sawano Drive, Quincy, Florida 32352

of the County of Gadsden, State of Florida, grantees.

Witnesseth that the GRANTORS, for and in consideration of the sum of

-----TEN DOLLARS (\$10)----- DOLLARS,
and other good and valuable consideration to GRANTORS in hand paid by GRANTEES, the receipt whereof is hereby acknowledged, have
granted, bargained and sold to the said GRANTEES and GRANTEES' heirs, successors and assigns forever, the following described land, situate,
lying and being in the County of Gulf State of Florida to wit:
Lot Twenty three (23), Block Seventy Seven (77), Unit 1, St. Joseph's
Addition to the City of Port St. Joe, Florida, according to the
Official Plat thereof on file in the Office of the Clerk of Circuit
Court of Gulf County, Florida, in Plat Book 1, Page 28.

and the grantors do hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

In Witness Whereof, the grantors have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

B. Marshall Robinson
Printed Name: B. Marshall Robinson
Witness

Holly B. Robinson
Printed Name: Holly B. Robinson
Witness

Ray Howell
Printed Name: Ray Howell
Witness

Wesley Jones
Printed Name: Wesley Jones
Witness

N. Douglas Baldwin, Jr. (Seal)
N. Douglas Baldwin, Jr.
P.O. Address: 2812 FM 1146, Marquez, TX 77863

Malzie C. Baldwin (Seal)
Malzie C. Baldwin
14 McClelland Avenue, Port Saint Joe, FL 32456



STATE OF Texas
COUNTY OF Brazos

The foregoing instrument was acknowledged before me this 26th day of October, 2007 by
N. Douglas Baldwin, Jr., a married man

who are personally known to me or who have produced their
identification.

Patricia Barton
Printed Name: Patricia Barton
Notary Public
My Commission Expires:



Warranty Deed - Page 2

Parcel ID Number: 05280-000R

STATE OF **Florida**
COUNTY OF **Gulf**

The foregoing instrument was acknowledged before me this **30th** day of **October**, 2007 by
Malzie C. Baldwin, an unremarried widow

who is personally known to me or who has produced **Driver's License** as identification.



Ray Howell
Printed Name: **RAY HOWELL**
Notary Public
My Commission Expires:

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Abstract

Florida
2.027,

W/PT
R/W
EOP
IRC
FD
PT

W/PT
RIGHT OF WAY
EDGE OF PAVEMENT
IRON ROD & CAP
POINT OF TANGENCY

New 18'x20' metal carport

LOT 24

existing 12'x30' metal carport
5' set back

LOT 6

LOT 7

10' set back

LOT 23
BLOCK 77

LOT 22

LOT 8

MCCLELLAND AVE.
80' R/W



Imaged

DRIGGERS, NATIONS & TAUNTON, LLC
Professional Surveying & Mapping Services
No. 7556

5441 Hwy 71 S. - P.O. Box 630 - Wewahitchka, FL 32465

1314 MCCLELLAND

Parcel Summary

Parcel ID 05280-000R
Location Address 1314 MC CLELLAND AVE
 PORT ST JOE 32456
Brief Tax Description* ST JOSEPH ADDN UNIT NO 1 LOT 23 ORB 448/929 FR BALDWIN BLK 77 MAP 50D
**The Description above is not to be used on legal documents.*
Property Use Code SINGLE FAM (000100)
Sec/Twp/Rng 12-8S-11W
Tax District City of Port St Joe (District 5)
Millage Rate 17.1631
Acreage 0.227
Homestead N

[View Map](#)

Owner Information

Primary Owner
 Woodward J Hayes & Rhonda
 50 Sawano Dr
 Quincy, FL 32352

Land Information

Code	Land Use	Number of Units	Unit Type	Frontage	Depth
500002	ST JOSEPH ADDITION	1.00	LT	60	165

Residential Buildings

Building 1
Type SFR MASON
Total Area 1,238
Heated Area 1,044
Exterior Walls CB STUCCO
Roof Cover COMP SHNGL
Interior Walls DRYWALL
Frame Type MASONRY
Floor Cover CORK/VTILE
Heat AIR DUCTED
Air Conditioning CENTRAL
Bathrooms 1
Bedrooms 3
Stories 1
Effective Year Built 2000

*Effective Year is simply the difference between economic life and remaining economic life of the structure.

The year is evident by the condition and utility of the structure.

The Effective Year may or may not represent the Actual Year Built.

Multi Parcel	Sale Date	Sale Price	Instrument	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
N	10/26/2007	\$110,000	WD	448	929	Qualified (Q)	Improved	BALDWIN MALZIE	WOODWARD J HAYES & RHONDA
N	05/22/1995	\$100	WD	179	805	Unqualified (U)	Improved	BALDWIN	BALDWIN
N	05/22/1995	\$100	WD	179	542	Unqualified (U)	Improved	BALDWIN	BALDWIN

Valuation

	2019 Certified Values	2018 Certified Values
Building Value	\$22,750	\$61,304
Extra Features Value	\$0	\$2,561
Land Value	\$30,000	\$30,000
Land Agricultural Value	\$0	\$0
Agricultural (Market) Value	\$0	\$0
Just (Market) Value	\$52,750	\$93,865
Assessed Value	\$52,750	\$68,512
Exempt Value	\$0	\$0
Taxable Value	\$52,750	\$68,512
Maximum Save Our Homes Portability	\$0	\$0

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.












Sketches



Overview



Legend

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

Parcel ID	05280-000R	Alternate ID	05280000R	Owner Address	WOODWARD J HAYES & RHONDA
Sec/Twp/Rng	12-85-11W	Class	SINGLE FAM		50 SAWANO DR
Property Address	1314 MC CLELLAND AVE	Acreage	0.227		QUINCY, FL 32352
	PORT ST JOE				

District 5
Brief Tax Description ST JOSEPH ADDN UNIT NO 1
 (Note: Not to be used on legal documents)

Date created: 2/13/2020
 Last Data Uploaded: 2/12/2020 6:09:24 PM

Developed by  **Schneider**
 GEOSPATIAL