



The City of Port St. Joe

September 9, 2014

Mr. Ray Eubanks
Division of Community Planning and Development
Department of Economic Opportunity
107 East Madison Street MSC 160
Tallahassee, Florida 32399

RE: City of Port St Joe – Adopted Comprehensive Plan Amendment

Dear Mr. Eubanks:

The City of Port St. Joe respectfully submits three copies of the adopted Comprehensive Plan Amendment to the Department of Economic Opportunity (*one paper copy and two electronic copies in Portable Document Format (PDF) on a CD.*

The City of Port St. Joe's Planning Development and Review Board held a public hearing on the adopted Amendment on December 10, 2013. The City of Port St. Joe's City Commission held a separate public hearing on the adopted Amendment on July 1, 2014.

Enclosed are copies of the following documents:

Certified copy of adopted Ordinance No. 500 reflecting a Future Land Use Map (FLUM) Amendment and a new site specific policy, FLUM Policy 1.3.13 limiting the maximum development potential on the subject property and supporting data and analysis.

The City certifies that the adopted Amendment including support data and analysis documents, have been transmitted to the Florida Department of Transportation, The Florida Department of Environmental Protection, the Northwest Florida Water Management District, the Department of State, the Department of Education, the Apalachee Regional Planning Council and Gulf County. These agencies have previously been provided with a copy of the adopted Comprehensive Plan and supporting data and analysis.

The following is a summary of the adopted Amendment:

The adopted Amendment involves approximately 41.96 acres of land located within the North Port St. Joe Community. The subject property is designated mostly as Open Space; as small portion of the northern boundary of the property is designated as Industrial. The City will designate the site as

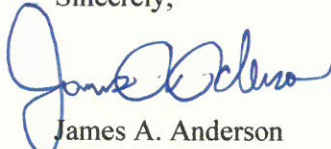
Mr. Eubanks
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High Density Residential (R-3) use. The site was donated to the City by the St. Joe Company to be developed for affordable housing. The purpose of this amendment is to recognize the existing Zoning map designation of the site as Residential-3 and provide for affordable housing opportunities in the North Port St. Joe Community. The site is now part of the Existing Redevelopment Area which is intended to promote redevelopment of a high quality environment for living, working or visiting consistent with FLUM Objective 1.4 to encourage redevelopment of this area. The adopted Amendment includes a site specific policy, New FLUM Policy 1.3.13, which limits the maximum number of units to be developed on the site.

The adopted Amendment is not subject to an area of critical state concern.

If you have any questions, or need additional information, please call Marina G. Pennington at (850) 766-6108; she can also be reached at marina.pennington@comcast.net

Sincerely,



James A. Anderson
City Manager

Enclosures

Cc: Jillaine M. Owens, FDEP
Susan Harp, Department of State
Dennis Wood, FDOT
Tracy Suber, Department of Education
Keith McCarron, ARPC
Tyler McMillan, NFWFMD
David Richardson, Gulf County

ORDINANCE NO. 500

AN ORDINANCE OF THE CITY OF PORT ST. JOE, FLORIDA AMENDING THE COMPREHENSIVE PLAN AND FUTURE LAND USE MAP OF THE CITY OF PORT ST. JOE, BY AND THROUGH THE PROCEDURES REQUIRED FOR LARGE SCALE MAP AMENDMENTS PURSUANT TO AUTHORITY PROVIDED BY FLORIDA STATUTES SPECIFICALLY CHANGING ALL OR PART OF THE PARCELS DESCRIBED IN EXHIBIT "A"; PROVIDING FOR REPEAL OF ANY CONFLICTING ORDINANCE; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, in accordance with the requirements of Florida Statutes, the City of Port St. Joe Planning and Development Review Board sitting as the Local Planning Agency provided notice to the public of a public hearings to be held December 10, 2013 for the adoption of amendments to the Comprehensive Plan and future land use map of the City of Port St. Joe, by and through the procedures required for large scale map amendments pursuant to authority provided by Florida Statutes specifically changing all or part of the parcels described in Exhibit "A."

WHEREAS, on July 1, 2014 the Port St. Joe City Commission authorized transmittal of the proposed plan amendment to the appropriate state agencies;

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

SECTION 1. APPROVAL:

The application for amendment to the Future Land Use Map for the property described in Exhibit "A" is approved and the new land use designation is hereby changed to those shown in Exhibit "B".

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

The Board of City Commissioners hereby finds and determines that the approval of the application and change in land use as set forth in Section 1 is consistent with the goals, objectives and policies of the City of Port St. Joe Comprehensive Plan.

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 as described in Exhibit "B". The City Manager is hereby directed to revise the City of Port St. Joe Future Land Use Map to reflect this designation.

SECTION 5. REPEAL:

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

SECTION 6. SEVERABILITY:

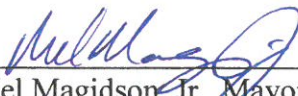
The provisions of this Ordinance are hereby declared to be severable. If any provision of this Ordinance, or the application thereof, to any person or circumstance is held to be invalid, such invalidity shall not affect other provisions or applications of this Ordinance that can be given effect without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

SECTION 7. EFFECTIVE DATE:

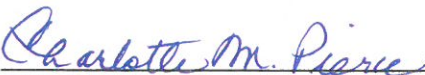
The effective date of this plan amendment, if the amendment is not timely challenged, shall be 31 days after the state land planning agency notifies the local government that the plan amendment package is complete. If timely challenged, this amendment shall become effective on the date the state land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

This Ordinance was adopted in regular meeting after its second reading this 2nd day of September, 2014.

THE CITY OF PORT ST. JOE BOARD OF
CITY COMMISSIONERS



Mel Magidson, Jr., Mayor-Commissioner

Attest: 

Charlotte M. Pierce
City Clerk

The following commissioners voted yea: Mayor Magidson, Commissioners Buzzell, Mc Croan, Patterson
The following commissioners voted nay: 0 Hurstay

EXHIBIT "A"

CITY OF PORT ST. JOE

Proposed Comprehensive Plan Amendment - Parcel # 4

Ordinance No. 500

Applicant: City of Port St Joe

Owner: City of Port St Joe

Acres: approximately 41.96 acres

Current FLUM designation: 38.67 acres Open Space and 3.29 acres Industrial Use

Proposed FLUM designation: High Density Residential (R-3)

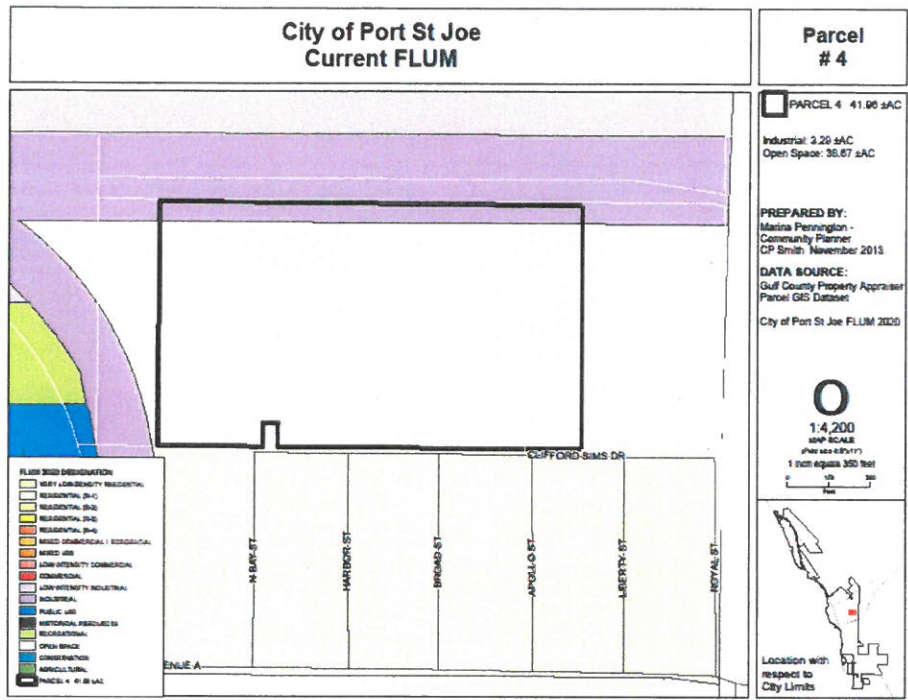
I. SUMMARY

The proposed amendment involves approximately 41.96 acres of land located within the North Port St Joe community (see attached Exhibit A – Legal Description). The subject property is designated mostly as Open Space; as small portion of the northern boundary of the property is designated as Industrial. The City proposes to designate the site as High Density Residential (R-3) use. The site was donated to the City by St Joe Company to be developed for affordable housing. The purpose of this amendment is to recognize the existing Zoning map designation of the site as Residential-3 and provide for affordable single family and multifamily housing opportunities in the North Port St Joe Community.

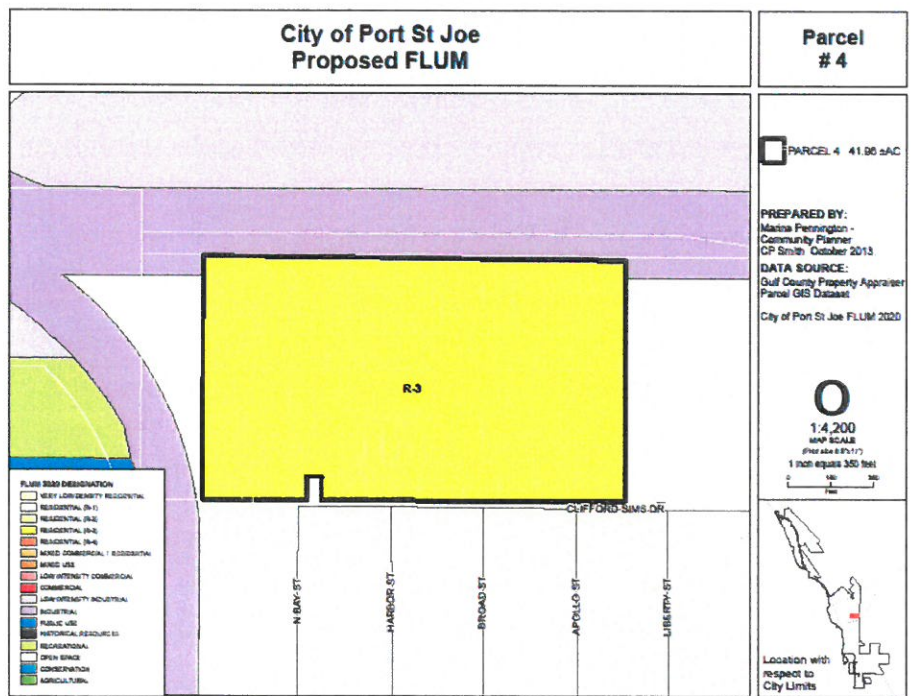
The site is part of the Existing Redevelopment Area which is intended to promote redevelopment of a high quality environment for living, working or visiting consistent with FLUE Objective 1.4 to encourage redevelopment of this area. The proposed amendment includes a site specific policy limiting the maximum number of units to be developed on the site.

Future Land Use Map (FLUM) amendment

The site is currently designated mostly as Open Space with 3.29 acres of the property designated as Industrial (see Current FLUM). The Open Space designation allows no more than 10% lot coverage. The Industrial use designation allows no more than 90% lot coverage with 60 feet building height limitation. Based on these standards, the maximum development potential of the site would currently allow approximately 812,829 square feet of development.



The City proposes to designate this parcel as High Density Residential (R-3) use (see Proposed FLUM). The R-3 designation allows 7-15 dwelling units per acre and could result in approximately 629 residential units. However, as stated earlier, the proposed amendment includes a new site specific policy limiting the number of units to 150 residential dwelling units.



It should be noted that the City recently approved a FLUM amendment for the property immediately adjacent to the subject property, south of Clifford Sims Drive, changing the designation of approximately 53 acres from R-3 to R-1 and reducing the maximum development potential on that site by approximately 530 units. Therefore, the net increase in residential dwelling units within this area of the North Port St Joe Community is approximately 99 units.

II. TEXT AMENDMENT

The R-3 designation allows 7-15 dwelling units per acre and could result in approximately 629 multi-family residential units. However, the City is proposing to limit the number of units allowed on the site to 150 to protect natural resources such as wetlands and vegetation and wildlife habitat on the subject parcel. Therefore, the City proposes to adopt the following text amendment to the Future Land Use Element:

“Policy 1.3.13: In addition to the density restrictions set forth for the High-Density Residential (R-3) future land use category within Policy 1.3.4, the following sub-area policies shall apply to the development of the Property subject to City of Port St Joe Ordinance No. 500:

(a) Development of the Property is limited to a maximum of one hundred and fifty (150) residential dwelling units. No density bonus allowable pursuant to the City of Port St. Joe Land Development Regulations shall be allowed on the property described herein.

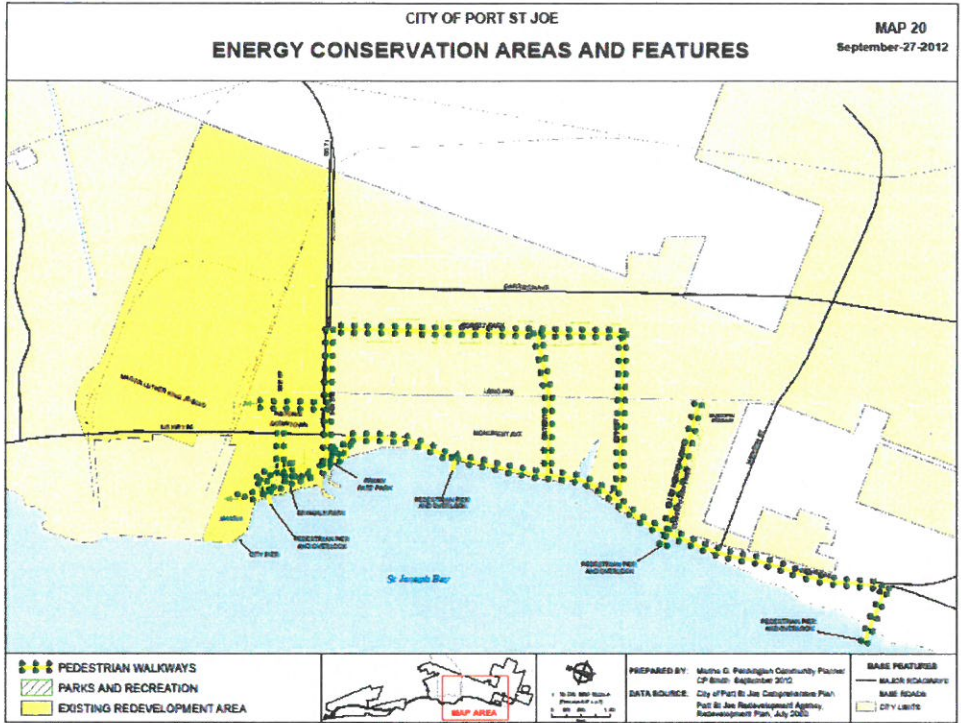
(b) The boundaries of wetlands on the eastern and western portion of the site shall be delineated, classified and protected consistent with Conservation Element Objective 1.7 and implementing policies of the City’s comprehensive plan and Section 4.11, Wetland protection provisions in the Land Development Code.

(c) Vegetation, wildlife and their habitat shall be protected consistent with Conservation Element Objective 1.4 and implementing policies of the City’s comprehensive plan and Section 4.09, Vegetation and Wildlife and their habitat provisions in the Land Development Code”.

III. DATA AND ANALYSIS

a. Location of Subject Property

As previously stated, the proposed amendment site is located in the northeast corner of the Existing Redevelopment Area which includes the North Port St Joe community. The proposed amendment is consistent with FLUE Objective 1.4 to discourage urban sprawl and promote redevelopment and renewal of blighted areas.



b. Site Information

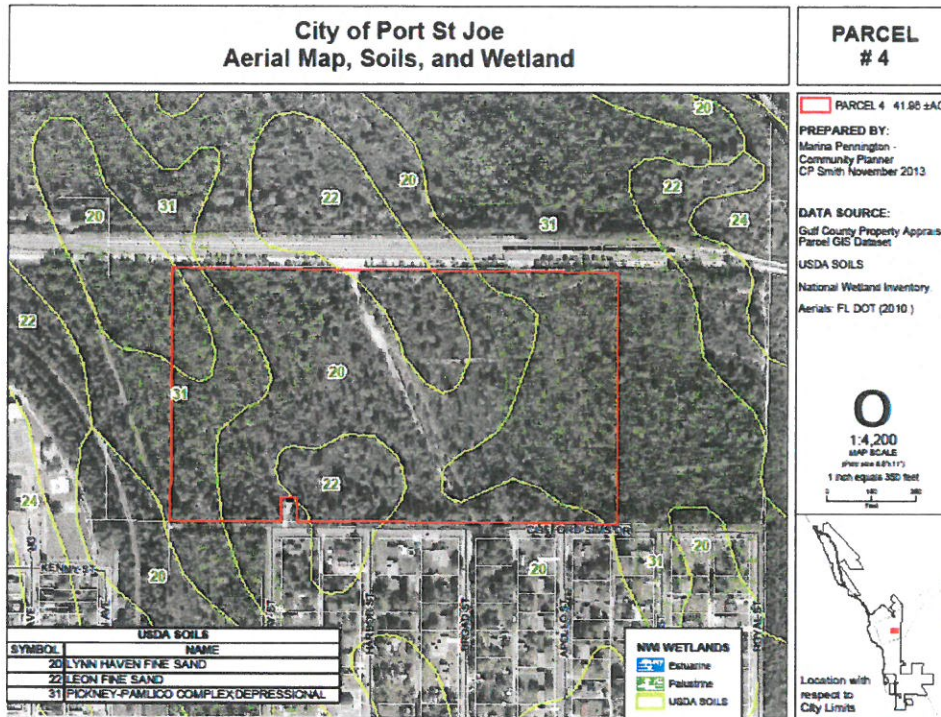
The site is surrounded by the following uses:

| | |
|-------|------------------|
| NORTH | Industrial |
| SOUTH | Residential uses |
| EAST | Vacant lands |
| WEST | Residential uses |

The site is currently undeveloped. The proposed R-3 designation will support affordable housing and promote redevelopment of the North Port St Joe Community.

c. Site Suitability

The subject property is currently undeveloped as shown in the following aerial map.



Soils

As shown in the above map, the site contains Lynn Haven Fine Sand, Leon Fine Sand, and Pickney Pamlico Complex- Depresional. The USDA Soil Survey of Gulf County includes the following comments on the description of these types of soils:

Florida Lynn Haven fine sand - This soil is not suited to urban or recreational development. Wetness is a severe limitation.

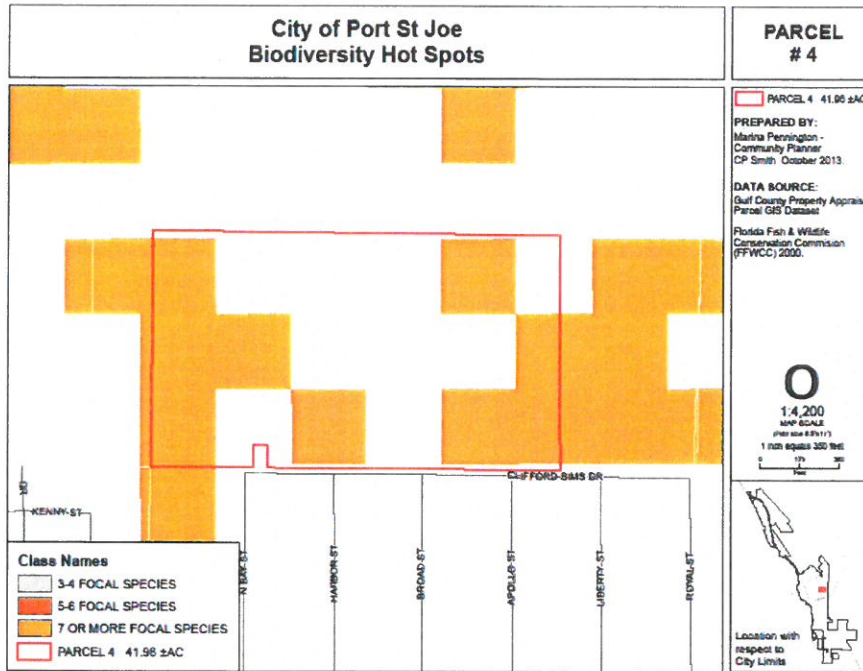
Leon fine sand - This soil is poorly suited to urban development. Wetness is a management concern. Septic tank absorption fields can be mounded to maintain the system above the seasonal high water table. Placement of suitable fill material can elevate building sites. If this soil is used as a site for recreational development, such as playgrounds, picnic areas, and paths or trails, placing suitable topsoil over the soil or resurfacing the sandy areas can minimize erosion and improve trafficability.

Pickney-Pamlico complex, depressional - These soils are not suited to cultivated crops, woodland, pasture, hay, or urban or recreational development. Ponding, wetness, and low bearing strength are severe limitations.

Wetlands

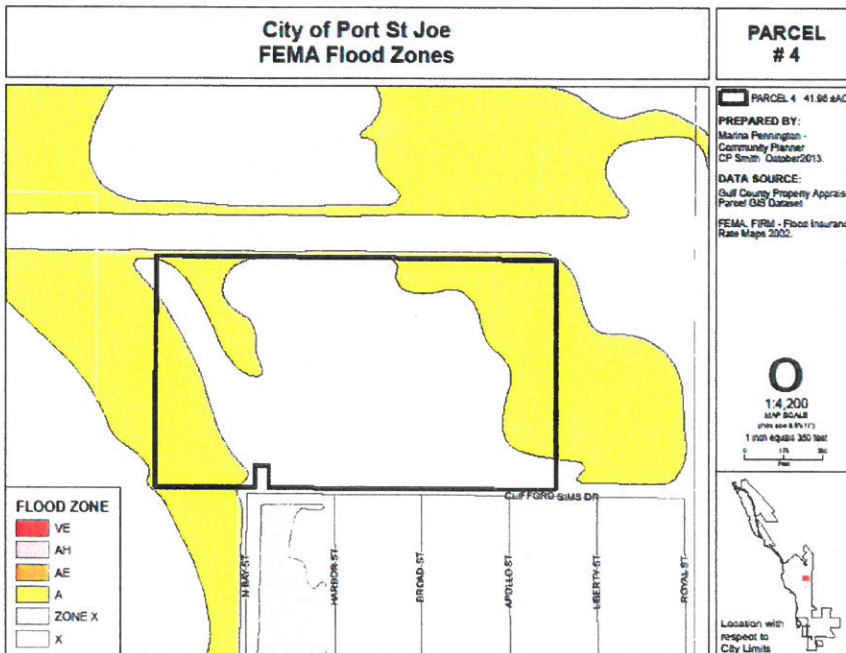
As shown in the previous map, the site contains a significant amount of wetlands in the eastern and western portion of the property. Wetlands shall be delineated and classified as part of the development review process and protected consistent with Objective 1.7 and implementing policies of the City's comprehensive plan and Section 4.11, Wetland protection provisions in the Land Development Code.

Vegetation and Wildlife



The proposed amendment site contains sites identified as Hot Spots with 7 or more Focal Species. Vegetation, wildlife and their habitat shall be protected consistent with the objectives and policies in the Comprehensive Plan and the requirements in the Land Development Code.

Flood Prone Areas



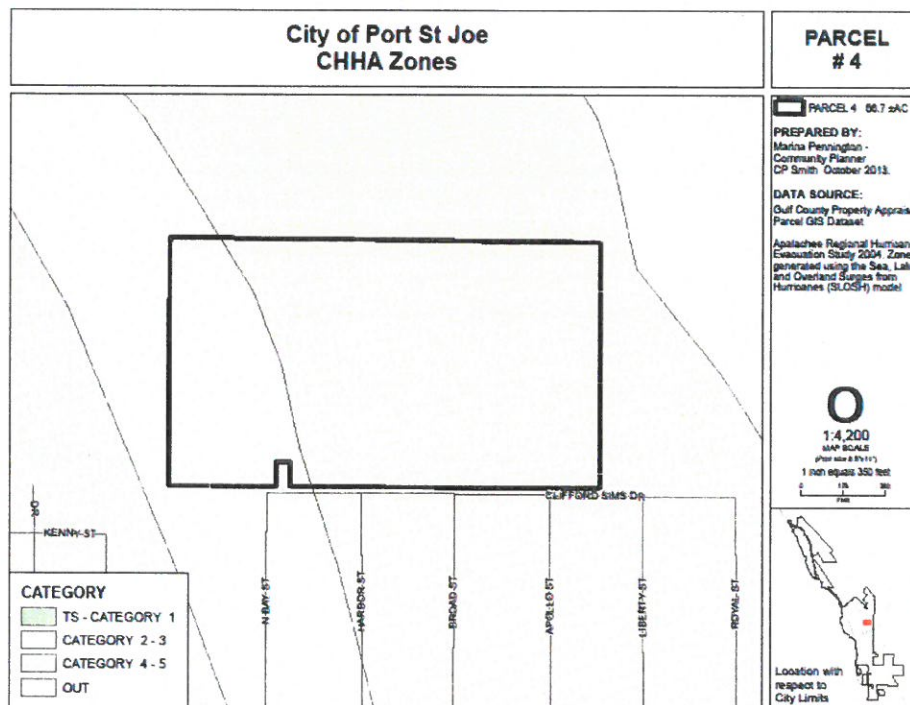
The subject property contains areas designated with the following Flood Zone Codes:

A - An area inundated by 1% annual chance (100-year) flooding, for which BFEs (base flood elevations) have NOT been determined, and in a special flood hazard area. These areas are located on the eastern and western portion of the site. Future development of the site shall be subject to floodplain protection requirements and general standards for flood hazard reduction as described in the City's land development regulations.

X - An area that is determined to be outside the 1% and 0.2% annual chance (100-year and 500-year) flooding, out of a special flood hazard area (X and ZONEX formerly known as C.)

d. Coastal High Hazard Area (CHHA)

As shown in the following map, the subject property is located outside the CHHA. Most of the site is located within the Category 4-5 hurricane evacuation zone; however, there are some areas located within category 2-3 hurricane evacuation zones.



e. Availability of Public Facilities

Potable Water Facilities

The subject property is located within the City of Port St Joe water service area and will be served by the City. The City has a new 6-MGD surface water treatment

facility which utilizes the Fresh Water Canal as its source of water. The new facility has been designed with adequate storage and pumping facilities to meet future demands of residents of the City and surrounding area.

The City's Comprehensive Plan states that the "residential potable water level of service standard for potable water facilities is equal to 130 gallons per capita, per day, and shall be used as the basis for determining the availability of facility capacity and the demand generated by a development".

The following table shows current and projected Water Supply Demand, Capacity and Surplus based on the permit and operation of the new surface water treatment facility:

| | 2009 | 2010 | 2020 |
|---------------------------------------|-----------|-----------|-----------|
| Total Population Served | 12,642 | 13,165 | 13,833 |
| Demand per Capita (GPD) | 114 | 130 | 130 |
| Average Daily Demand (GPD) | 1,443,751 | 1,711,395 | 1,798,290 |
| Available Facility Capacity (GPD) | 6,000,000 | 6,000,000 | 6,000,000 |
| Facility Capacity Surplus (Deficit) * | 4,556,249 | 4,288,605 | 4,201,710 |
| Permitted Amount (GPD Annual Average) | 3,147,000 | 3,147,000 | 3,147,000 |
| Permitted Surplus (Deficit) ** | 1,703,249 | 1,603,305 | 1,348,710 |

Source: City of Port St Joe Water Plant Manager, April 2009.

* Calculated by subtracting Average Daily Demand from Available Facility Capacity

** Calculated by subtracting Average Daily Demand from Permitted Amount

As shown in this table, the City has sufficient capacity to provide central water services to its residents and nearby unincorporated communities through 2020.

Wastewater Treatment Facilities

The subject property will be served by the City central sewer system consistent with the adopted City comprehensive plan which states that the "residential level of service standard for sanitary sewer facilities is equal to 150 gallons per capita per day, and shall be used as the basis for determining the availability of facility capacity and the demand generated by a development".

The existing wastewater treatment facility has capacity to treat 1.25 MGD. Current flows are between 0.8 and 1.0 MGD. Therefore, the City has available capacity to serve the property.

Solid Waste Collection and Disposal Services

In regards to solid waste, the site will be served by the City. The City's Comprehensive Plan states that the "city-wide average solid waste level of service standard shall be 8 pounds per capita per day, and shall be used as the basis for determining the availability of facility capacity and the demand generated by a development".

The City has the responsibility for collection of solid waste and transportation of same to the Gulf County landfill site. This landfill is known as 5 Points Landfill which is a 16.2 acre site located 2 miles northeast of the City.

Stormwater Treatment Facilities

The City's Comprehensive Plan identifies the level of service for stormwater management standards shall be used "25-yr. frequency, 24-hr. duration storm event for those areas designated as residential, commercial, mixed commercial/residential, public, and industrial land use on the Future Land Use Map".

Future development of the property shall comply with the stormwater design and performance standards and stormwater retention and detention standards contained within section 62-25.025 and 62-25.035 Florida Administrative Code (F.A.C.)

f. Transportation

The majority of the site is currently designated as Open Space in the FLUM and would probably generate a very limited number of trips. It is estimated that the portion of the property currently designated as Industrial use would allow approximately 644,905 square feet of Industrial use and may generated the following number of trips:

Average Daily Trips: $644 \times 1.50 = 966$ trips

PM Peak Hour Trips: $644 \times 0.68 = 437$ trips

Category 120 (General Heavy Industrial) trip generation rates from the ITE Trip Generation Manual, 7th Volume, was applied

The proposed High Density Residential (R-3) FLUM designation would allow a maximum of 150 residential dwelling units on the property; the City estimates that there will be a mix of single family and multifamily dwelling units which may generate the following number of trips:

Average Daily Trips: $75 \text{ du} \times 9.57 = 717$ trips

PM Peak Hour Trips: $75 \text{ du} \times 1.01 = 75$ trips

Category 210 (Single Family Detached Housing) trip generation rates from the ITE Trip Generation Manual, 7th Volume, was applied.

Average Daily Trips: $75 \text{ du} \times 6.72 = 504 \text{ trips}$
PM Peak Hour Trips: $75 \text{ du} \times 0.62 = 46 \text{ trips}$

Category 220 (Apartments) trip generation rates from the ITE Trip Generation Manual, 7th Volume, was applied.

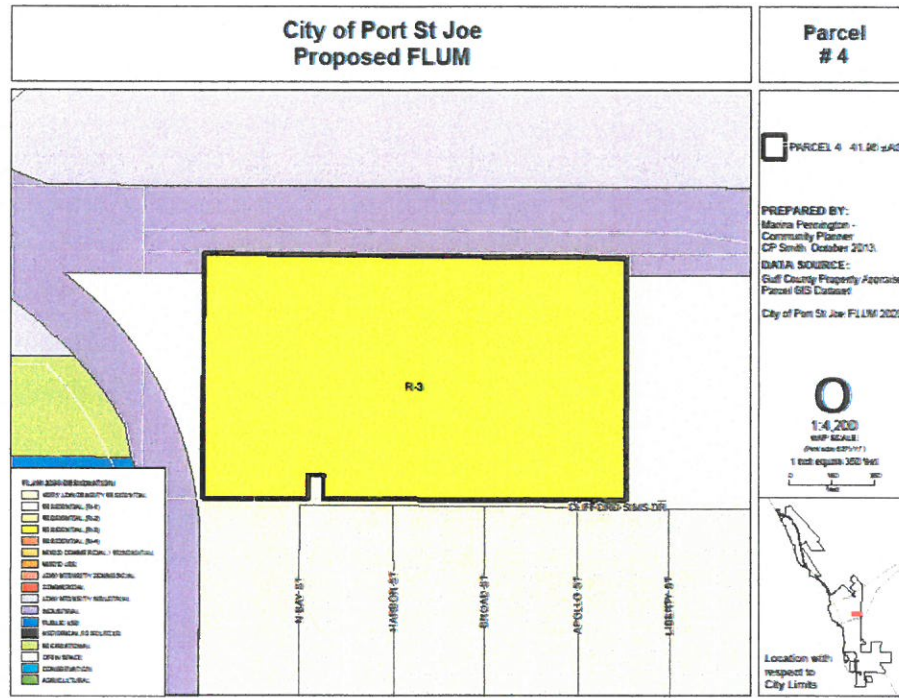
The proposed amendment would result in an increase of approximately 255 average daily trips and a decrease of approximately 316 pm peak hour trips. The proposed amendment will not adversely impact the adopted level of service (LOS) on transportation facilities in the City.

Exhibit A - Legal Description of Subject Property

Commence at the Southeast corner of Section 36, Township 7 South, Range 11 West, Gulf County, Florida and run thence North 89 degrees 43 minutes 28 seconds West, along the South boundary line of said Section 36 (also being the North right of way line of Clifford Sims Drive, 70 foot right of way) for a distance of 598.56 feet to the Point of Beginning; from said Point of Beginning continue North 89 degrees 43 minutes 28 seconds West, along said South boundary line and said North right of way line, a distance of 1279.72 feet; thence leaving said South boundary line and North right of way line run North 00 degrees 30 minutes 52 seconds East for a distance of 100.00 feet; thence North 89 degrees 43 minutes 28 seconds West, for a distance of 60.00 feet; thence South 00 degrees 30 minutes 52 seconds West for a distance of 100.00 feet to a point on the aforesaid South boundary line and North right of way line; thence North 89 degrees 43 minutes 28 seconds West, along said South boundary line and North right of way line, for a distance of 70.00 feet; thence leaving said North right of way line run North 89 degrees 41 minutes 20 seconds West along said South boundary line for a distance of 370.00 feet; thence leaving said South boundary line run North 00 degrees 30 minutes 52 seconds East, for a distance of 1034.12 feet to a point lying 80 feet South of the centerline of an existing Apalachicola Northern Railroad Company railroad track; thence South 89 degrees 32 minutes 36 seconds East along a line 80 feet South of and parallel with said track, for a distance of 1775.48 feet; thence leaving said line run South 00 degrees 16 minutes 46 seconds West, for a distance of 1028.74 feet to the POINT OF BEGINNING, containing 41.96 acres, more or less.

EXHIBIT "B"

Proposed Future Land Use Map Amendment Ordinance No. 500



The City proposes to adopt the following text amendment to the Future Land Use Element to limit the maximum development potential of the property:

"Policy 1.3.13: In addition to the density restrictions set forth for the High-Density Residential (R-3) future land use category within Policy 1.3.4, the following sub-area policies shall apply to the development of the Property subject to City of Port St Joe Ordinance No. 500:

- (a) Development of the Property is limited to a maximum of one hundred and fifty (150) residential dwelling units.
- (b) The boundaries of wetlands on the eastern and western portion of the site shall be delineated, classified and protected consistent with Conservation Element Objective 1.7 and implementing policies of the City's comprehensive plan and Section 4.11, Wetland protection provisions in the Land Development Code.
- (c) Vegetation, wildlife and their habitat shall be protected consistent with Conservation Element Objective 1.4 and implementing policies of the City's comprehensive plan and Section 4.09, Vegetation and Wildlife and their habitat provisions in the Land Development Code".

Mailing List

- DEO Mr. Ray Eubanks
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