

ORDINANCE NO. : 425

AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN TO THE FUTURE LAND USE MAP OF THE CITY OF PORT ST. JOE, FLORIDA, BY AND THROUGH PROCEDURES REQUIRED FOR SMALL-SCALE MAP AMENDMENTS PURSUANT TO AUTHORITY UNDER STATE STATUTES SECTION 163.3187, SPECIFICALLY CHANGING PORTIONS OF PARCEL ID#03072-005, 2.5 ACRES, MORE OR LESS OF A TRACT OR PARCEL OF LAND LYING AND BEING PART OF SECTION 19, TOWNSHIP 8 SOUTH, RANGE 10 WEST, GULF COUNTY, FLORIDA, FROM AGRICULTURAL TO LOW INTENSITY COMMERCIAL USE; 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 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 Future Land Use Map utilizing procedures applicable to small scale developments; and

WHEREAS, On July 13, 2009, The North Florida Child Development, Inc., filed its application for an amendment to the City of Port St. Joe Future Land Use Map for a small scale development consisting of approximately 59.94 acres; and

WHEREAS, in accordance with §163.3187(1)(f)(2) Florida Statutes and §166.041(3)(c) Florida Statutes, notice was duly provided to the public of public hearings to be held on July 28, 2009 and August 4, 2009, for the adoption of the amendment to the Future Land Use Map; then and

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

SECTION 1. APPROVAL

The application for the small scale amendment to the Future Land Use Map for the Property described in Exhibit "A", attached and incorporated herein (the "Property"), is hereby approved and the land use designation for the Property on the City of Port St. Joe Future Land Use Map is hereby changed from Agricultural to **Low Intensity Commercial Use**. The application and all documentation submitted by the Applicant in support of it are hereby incorporated by reference.

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

NOTICE OF HEARING
FOR PURPOSES OF ADOPTING AN ORDINANCE
AMENDING THE COMPREHENSIVE PLAN
AND AUTHORIZING TRANSMITTAL OF THE COMPREHENSIVE PLAN
AMENDMENT TO APPROPRIATE
STATE AGENCIES

The Planning and Development Review Board, sitting as the local planning agency will hold a hearing at 4:00 p.m., ET, on July 28, 2009, to review the amendment and recommend it to the City Commission of the City of Port St. Joe, and the Board of City Commissioners will hold a meeting on August 4, 2009 at 6:00 p.m., ET, at the City of Port St. Joe City Hall located at 305 Cecil G. Costin Sr., Blvd., Port St. Joe, Florida, for the purposes of adopting an Ordinance and authorizing transmittal of the Comprehensive Plan Amendment to appropriate state agencies.

The title of proposed Ordinance is as follows:

AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN TO THE FUTURE LAND USE MAP OF THE CITY OF PORT ST. JOE, FLORIDA, BY AND THROUGH PROCEDURES REQUIRED FOR SMALL-SCALE MAP AMENDMENTS PURSUANT TO AUTHORITY UNDER STATE STATUTES SECTION 163.3187, SPECIFICALLY CHANGING PORTIONS OF PARCEL ID#03072-005, 2.5 ACRES, MORE OR LESS OF A TRACT OR PARCEL OF LAND LYING AND BEING PART OF SECTION 19, TOWNSHIP 8 SOUTH, RANGE 10 WEST, GULF COUNTY, FLORIDA, FROM AGRICULTURAL TO PUBLIC USE; 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 AN EFFECTIVE DATE.

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 **Low Intensity Commercial Use**. The City Manager is hereby directed to revise the City of Port St. Joe Future Land Use Map to reflect this designation.

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 Public Use.

SECTION 6. SEVERABILITY

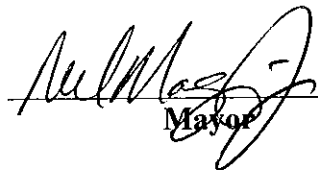
The provisions of this Ordinance are hereby declared to be severable. If any provision of this Ordinance, or the application thereof, to any person or circumstance is held to be invalid, such invalidity shall not affect other provisions or applications of this Ordinance that can be given effect without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

SECTION 7. EFFECTIVE DATE

This Ordinance shall become effective as provided by law.

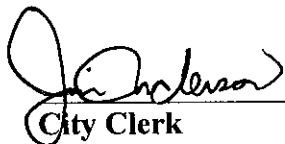
This Ordinance was adopted in open regular meeting after its second reading this 4th day of August, 2009.

**THE CITY OF PORT ST. JOE BOARD
OF CITY COMMISSIONERS**



Mayor

Attest :



City Clerk

Copies of the Ordinance are available for public inspection at City of Port St. Joe City Hall, located at 305 Cecil G. Costin Sr., Blvd., Port St. Joe, Florida.

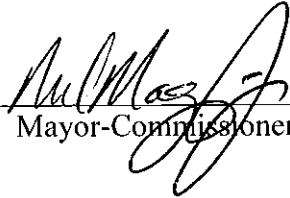
The hearing may be continued from time to time as may be necessary.

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


Any person requiring a special accommodation at this hearing because of a disability or physical impairment should contact the City Clerk's Office at (850) 229-8261, at least five (5) calendar days prior to the hearing.

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

BY:



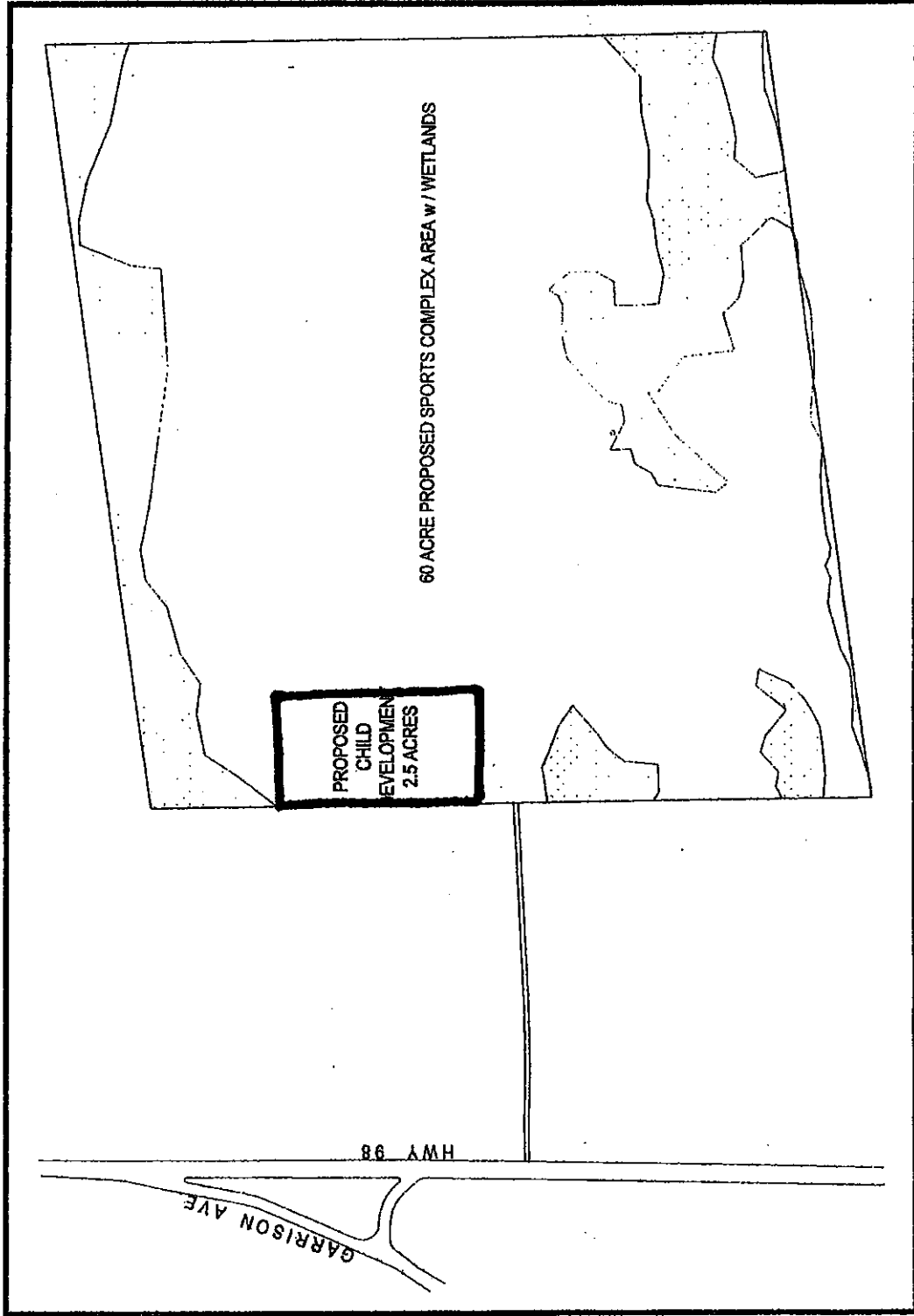
Mayor-Commissioner

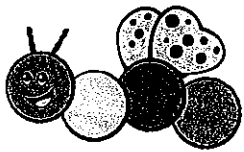


City Manager

Publish one time: July 16, 2009

60 ACRE SITE





**NORTH FLORIDA
Child Development^{INC}**

City Manager Charlie Weston
City of Port St. Joe
PO Box 278
Port St. Joe, FL 32457

July 8, 2009

Subject: Annexation Request

Dear Mr. Weston:

North Florida Child Development, Inc. is requesting that the City of Port St. Joe annex the 2.5 acres located at the proposed Sports Complex along US Highway 98. As you are aware, said property, will be used to construct an early child development and family support center.

In addition, it is our request that this property should be rezoned from Gulf County Agriculture to Port. St. Joe Commercial.

Thank you for your assistance.

Sincerely,

Sharon T. Gaskin
Executive Director



www.floridachildren.org

850-639-5080 Phone • 850-639-4173 Fax

P.O. Box 38, 200 North Second Street, Wewahitchka, Florida 32465

Sharon T. Gaskin, Executive Director

Calhoun County • Gulf County • Liberty County • Madison County • Wakulla County

+ 2.5 Acre Land Use Amendment
(Small Scale)

For

North Florida Child Development, Inc.

From Gulf County: Agriculture

To

Port St Joe: Low Intensity Commercial

Submitted to:
City of Port St Joe
305 Cecil G. Costin, Sr. Blvd.
Port St Joe, Florida 3245

By

North Florida Child Development, Inc.
PO Box 38; 200 North 2nd Street
Wewahitchka, FL 32465

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 - Exhibit 9; Listed Species
 - Exhibit 10 Proposed Site Plan

1.0 INTRODUCTION

1.1 Applicant

North Florida Child Development, Inc. (501C-3)
PO Box 38; 200 North 2nd Street
Wewahitchka,
Florida 32465

Contact: Sharon Gaskin, Executive Director
(850) 639-5080 x12

1.2 Property Owner

North Florida Child Development, Inc. (501C-3)
PO Box 38; 200 North 2nd Street
Wewahitchka, Florida 32465

1.3 Location

The subject property or Site, is located approximately 750' south of the US98 right of way, directly south of the Gulf Coast Community College Campus. The Site is located in Section 19, Township 8 South, and Range 10 West. See Exhibit 1

1.4 Legal Description

The Site is included in a larger parcel comprising 59.87 acres recently annexed into the city along with a small connecting strip. The larger parcel is on record at the Gulf County Property Appraiser Office as 06229-005R. The Parcel Number for the recently created 2.5 acre parcel is 03072-010R. See Exhibit 2 for the parcel's Legal Description.

1.5 Existing and Adjacent Land Uses

The existing property was formerly and until quite recently owned by the St Joe Land Company and had been in timber production over a portion of its area. Some of the parent tract is in wetlands and these portions were not timbered. Prior to transfer of the parent tract to the City of Port St Joe, the tract had been harvested. It is presently vacant with a low scrub and bare earth cover.

The entirety of the subject tract's adjacent land uses are vacant agricultural, silvicultural or mixed habitat wetlands conservation areas. However, north of the Site and across US98 are the Gulf Coast Community College annex campus, a motel, and under construction, a new hospital in the Sacred Heart Health Systems chain. West of the Site is a large undeveloped area of several hundred acres that is slated for mixed use development by the St Joe Land Development Company.

To the south of the Site, in the recently annexed parcel deeded is a future park site for the City of Port St Joe that is intended to help meet the Joe Company's recreation mitigation requirement by providing land for a future regional baseball park. See Exhibit 3 for and Aerial view of the property.

1.6 Current Land Use Designation

The 2.5 acre parcel was recently annexed into the city and carries with it the Agricultural Land Use Designation from the Adopted County Future Land Use Map. This designation would have allowed the proposed use as a child development center, often referred to as a day-care facility. However, as a city parcel subject to the City's Future Land Use Map, Comp Plan and Land Development Regulations, it will require a land use change to accommodate the proposed use. See Exhibit 4, Existing FLUM.

1.7 Proposed Future Land Use Designation

The appropriate land use category for the proposed use is Low Intensity Commercial. The North Florida Child Development child care use will have no adverse off-site impacts and will not require tower signage. Based on the preliminary site layout by the project's architect, the proposed Floor Area Ratio is only 30.4%, well within the 60% maximum for Low Intensity Commercial. See Exhibit 5, Proposed FLUM.

	Acres	SF
Site Area	2.50	108,900
Pavement		53,601
Bldg		33,063
Total Impervious		86,664
Imp/Imp Ratio		79.6%
Fl Area Ratio		30.4%

2.0 EVALUATION / ANALYSIS

2.1 Site Suitability

2.1.1 Soils on the Site are composed of mostly Mandarin fine sands (24) with associated complexes of Leon fine sands (22). From the Soils map attached as Appendix 6, it can be seen that there are nearby wetlands complexes of Dorovan, Pickney soils which will not affect the site.

From Soils Map of Gulf County, Florida (FL045)

Map Unit Symbol	Map Unit Name
13	Dorovan-Croatan complex, depressional
22	Leon fine sand
24	Mandarin fine sand
34	Pickney and Rutlege soils, depressional

Source: <http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx>

Mandarin soils are somewhat poorly drained. The surface layer is very dark gray fine sand. The subsurface layer is light brownish gray fine sand to a depth of 13 inches. The subsoil is dark brown or brown fine sand to a depth of 30 inches. The underlying material is white fine sand. This soil is moderately suited to urban development. Wetness and seasonal droughtiness are management concerns. 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.

Leon soils are poorly drained. The surface layer is dark gray fine sand. The subsurface layer is light gray fine sand to a depth of 21 inches. The upper part of the subsoil, to a depth of 29 inches, is very dark brown fine sand. The lower part, to a depth 35 inches, is very pale brown fine sand. The underlying material is light gray and white fine sand. Due to the shallow depth to water table, this soil type is undesirable for urban development using septic tanks. Although, the Gulf County Soils Atlas does indicate that mounding can be used to overcome this limitation.

In the development permit stage, engineering soils testing will be required to ensure adequate compaction and bedding of foundations. It is anticipated that well-pointing will be required for the construction of all buried utilities and that fill will be required for the site access roadway and the building pad. See Exhibit 6, Soils Map.

2.1.2 Topography – The Site’s topography is typical of much of Gulf County with generally flat to lowly sloping surfaces. This Site has



a gentle slope to the east toward a wetlands drainage feature off-site. An ungraded two rut roadway runs north to south along the western edge of the property. Although the most recent aerials on file and the one in Exhibit 3 included for reference indicate that the site is partially wooded with natural and planted stands, the site had been timbered and is essentially barren at this time as is the remainder to the park site. The property was recently harvested by the former owner prior to transfer to City and NFCD leaving a few isolated hardwoods, scrub grasses, and bare earth in places. The Site is nearly flat with slopes of less than 2% grading towards the eastern property line.

- 2.1.3 Flood plain – The National Flood Insurance Rate Map or FIRM for this area indicates that the Site has a portion of its eastern extent within the 500-yr flood plain. On site surveys will be required to ensure that grades for proposed structures will be set in accordance with the Florida Building Code. The Site is situated on two of the County Flood Maps providing coverage of the area; these are attached as Exhibit 7.
- 2.1.4 Wetlands – A field wetlands survey of the parent parcel was conducted in 2007 prior to its transfer to the City. This survey indicates that the parent parcel has wetland areas lining its eastern and western property boundaries, but that the subject 2.5 acre parcel is not encumbered by Wetlands. A portion of the National Wetland Map is presented in Exhibit 8.
- 2.1.5 Listed Species – An environmental review was conducted in 2007 for the City of Port St Joe on the 59.87 parent parcel to the Subject Site. A portion of that report investigated not only the likely occurrences of listed species by location in the various habitats, and by field investigation. The listed species portion of that report is attached as Exhibit 9. However, this report must be considered generous with respect to the subject Site since the property underwent drastic and irrevocable changes in the clearing of the site by the former owner.
- 2.1.6 Coastal High Hazard and Surge Zones – Per the Gulf County GIS department, the Subject Site is not located in the Coastal High Hazard Area designation, and according to this same source's interactive map, the Site is located in the Category 4 Hurricane surge zone.

2.2 Public Facilities

The City of Port St Joe's Comprehensive Plan states that 'needed public facilities shall be provided in a manner which protects investments in existing facilities and promoted orderly, compact urban growth. As this application for a small scale map amendment is to be shortly followed by a development permit for the North Florida Child Development facility, it is appropriate to examine the requirements stipulated for that development. The Subject Site is 750' south of the US98 right of way. Needed facilities to serve the project are to be located in a 60' access and utility easement provided by the Joe Company. Please see Exhibit 10, Proposed Site Plan, showing the proposed utility extensions.

- 2.2.1 Potable Water -- Potable water services in the vicinity are provided by the City of Port St Joe. A major 14" main is located in the US98 right of way that will serve as the connection to the new facility. A 6" service line is proposed for installation in the access and utility easement which permit the installation of fire hydrants for fire protection. A commercial meter installation may be required to be determined by the project's architect. The Infrastructure element requires that the site be evaluated based on a rate of 2,000 gallons per day per acre or 5,000 gallons per day.
- 2.2.2 Sanitary Sewer -- Sanitary Sewer services are also provided by the City of Port St Joe. A sanitary forced main is located in the south side of the US98 right of way. Preliminary plans for the development indicate the need for a lift station to be constructed adjacent to the Site in close proximity to the development to allow for the NFCD facility to connect. The Infrastructure element requires that the site be evaluated based on a rate of 1,450 gallons per day per acre or 3,625 gallons per day. Both sanitary sewer and water demands will be considered by the architect's final fixture count per the Florida Building Code upon application for Development Order.
- 2.2.3 Solid Waste -- Solid waste services in Port St Joe are provided under service contract to Emerald Waste Services, LLC. The Comprehensive Plan stipulates an 8 pound per capita per day level of service. To meet this requirement the commercial facility will be required to contract with Emerald Waste Services, or the City's designated contract hauler for waste services.
- 2.2.4 Stormwater Management -- The Commercial development will be required to construct a stormwater management facility designed to meet the standard of a 25-yr, 24 hour storm to mitigate runoff. The

2.2.5 Transportation – The project’s traffic load will primarily impact US98 which will accept all trips to and from the project. Level of Service D is the stipulated Level of Service for this facility. This LOS standard allows an average daily volume of 13,900 average annual trips per day (AADTs). The most recently published Florida Department of Transportation data disc titled Florida Highway Data, 2007, indicates 2,900 vehicles per day for 2007.

Estimated volumes from the Institute of Transportation Engineers, Trip Generation Manual predict 79.26 average annual daily trips per thousand gross square feet. The Projected facilities will have a floor area of 17,600 square feet. Using these values and rates, the projected facility will create a potential demand of an additional 1,392 daily trips.

Adopted Level of Service Standard “D”	-	Existing Traffic Volume	-	Projected Traffic for the NFCD facility	=	Impact to Roadway Capacity
13,900 AADTs	-	2,900 AADTs	-	1,392 AADTs	=	9,608 AADTs remaining Capacity

Based on the above analysis it is shown that the future roadway capacity along this segment of US98 would not be expected to exceed the adopted Level of Service D from the impacts of the proposed NFCD project.

2.2.6 Recreation and Open Space – The commercial project will not have any impact on the recreational needs of The City of Port St Joe as recreational concurrency is calculated on population. The proposed facility will have neither a positive or negative impact on population.

2.3 Needs Analysis – The existing North Florida Child Development facility located at the Highland View Elementary School is an insecure location for future planning. The Gulf County report to the Florida Inventory of School Houses, (the FISH Report), indicates that the Highland View Facility is under consideration for demolition and sale due to the intrinsic value of that location’s property. The NFCD provides a valuable service to the community and county by providing quality childcare for families of all income levels. The construction of the new facility will ensure the continuation of these services if the Highland View facility is eliminated.

2.4 Hurricane Evacuation – As indicated above, the project’s location is not within the Coastal High Hazard Area. The location is within the SLOSH

3.0 CONSISTENCY WITH PORT ST JOE COMPREHENSIVE PLAN

The proposed future land use designation of *Low Intensity Commercial* is appropriate to the proposed use of a child development center. This proposed use is compatible with the mixed residential and commercial uses in the area. Recently annexed areas to the west, are low density residential, residential, and commercial. North of the site are commercial, mixed use, public use and residential uses. The provision of a child development center within this mix of residential and employment sites is a manifestation of fuel efficient land use planning. The proposed development will promote a compact, orderly development pattern by locating this facility amid homes and worksites, reducing travel times and promoting fuel economy.

A search of the Florida Natural Areas Inventory's Biodiversity Matrix in 2007 indicated that the parent tract had no document listed species or historical elements. Based on the search of the listed habitats, *formerly* occurring on the site prior to clearing, 4 documented elements were found, as well as other likely or potential elements. Since this habitat was destroyed in the clearing of the site, an onsite survey should be performed as a part of the development order process. The Comprehensive Element states that 'when a listed species is found the proposed development shall be submitted to the Florida Fish and Wildlife Conservation Commission, (FWC), and DEP for recommendations to minimize the impact of the development on those species. By submitting results of an on site survey to these review agencies, the development will maintain consistency with the Comprehensive Plan.

The Comprehensive Plan's Comprehensive Element, Objective 1.3 promotes 'the protection of surface waters through the minimization of erosion, sedimentation and stormwater runoff, will be met through the proposed future land use element'. The Objective further states that 'the City shall undertake measures to reduce stormwater permits pursuant to the provisions or Chapter 62-25 F.A.C. prior to the issuance of a development order'. The proposed project will apply for and obtain all such permits from the city and all regulatory agencies, thus ensuring consistency with the Comprehensive Plan.

4.0 CONCLUSION

The Low Intensity Commercial Future Land Use designation proposed for the 2.5 acre site will permit the construction of the proposed North Florida Child Development facility. If approved, funding will be sought from the Department of Community Affairs for the construction of the utility extensions and a roadway to serve the proposed child care facility. The facility will not exceed any adopted level of service criteria and will be required to all accept all permitting conditions as a condition of any Development Order.

By accepting these conditions, the proposed amendment to Low Intensity Commercial and the development of the child care facility would be consistent with the development standards and the Comprehensive Plan of the City of Port St Joe and its Land Development Regulations.

5.0 EXHIBITS

Exhibit 1	Vicinity Map
Exhibit 2	Legal Description
Exhibit 3	Aerial Photo
Exhibit 4	Existing FLUM
Exhibit 5	Proposed FLUM
Exhibit 6	Soils Map
Exhibit 7	Flood Plain Map
Exhibit 8	Wetlands Map
Exhibit 9	Listed Species
Exhibit 10	Proposed Site Plan

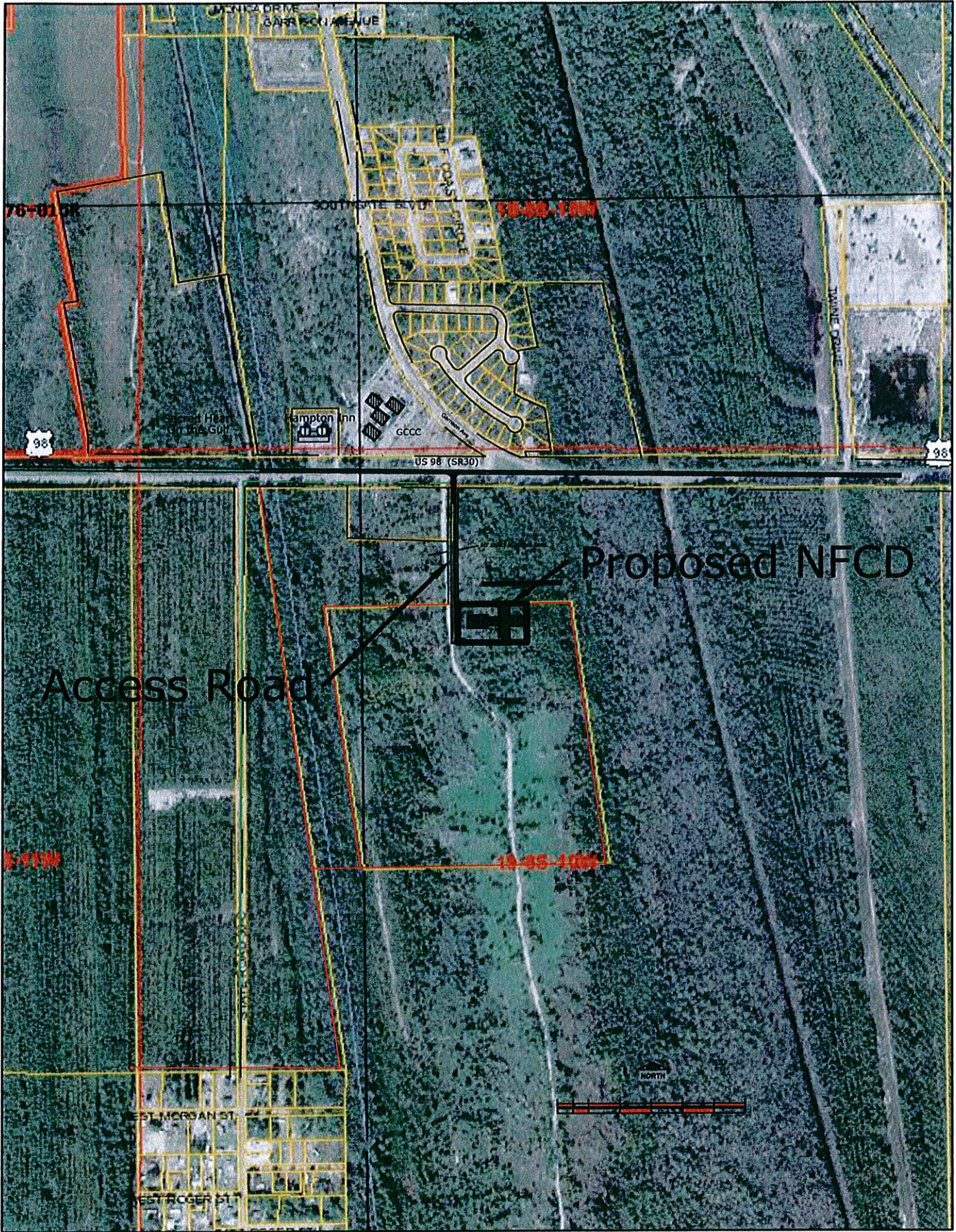


EXHIBIT 1 Vicinity Map

EXHIBIT "A"

A parcel of land lying in Section 19, Township 8 South, Range 10 West, Gulf County, Florida, being more particularly described as follows:

Commence at a found 4 inch square concrete monument (St. Joe Paper Company), marking the Northwest corner of the Southwest Quarter of the Southwest Quarter of Section 19, Township 8 South, Range 10 West, Gulf County, Florida. Said point also being the Northwest corner of Jonesville Subdivision, as recorded in plat book 1, page 57, of the public records of Gulf County, Florida; thence proceed South 89 degrees 42 minutes 26 seconds East, on the North line of said Jonesville Subdivision, for a distance of 621.52 feet to the intersection of said line with the West right of way line of Jones Homestead Road (66' right of way); thence proceed North 89 degrees 55 minutes 23 seconds East, for a distance of 66.00 feet to a point on the East right of way line of said Jones Homestead road; thence continue along the North line of Jonesville Subdivision South 89 degrees 52 minutes 26 seconds East, for a distance of 632.04 feet; thence departing the North line of Jonesville Subdivision, proceed North 07 degrees 54 minutes 27 seconds West, for a distance of 1281.42 feet; thence North 89 degrees 15 minutes 09 seconds East, for a distance of 1865.38 feet; thence North 07 degrees 54 minutes 27 seconds West, for a distance of 1685.00 feet; thence South 89 degrees 15 minutes 09 seconds West, for a distance of 273.65 feet to the POINT OF BEGINNING. Thence South 00 degrees 44 minutes 51 seconds East, for a distance of 250.00 feet; thence South 89 degrees 15 minutes 09 seconds West, for a distance of 435.60 feet; thence North 00 degrees 44 minutes 51 seconds West, for a distance of 250.00 feet; thence North 89 degrees 15 minutes 09 seconds East, for a distance of 435.60 feet to the POINT OF BEGINNING. Containing 2.50 acres, more or less.

EXHIBIT 2



Exhibit 3 - Aerial

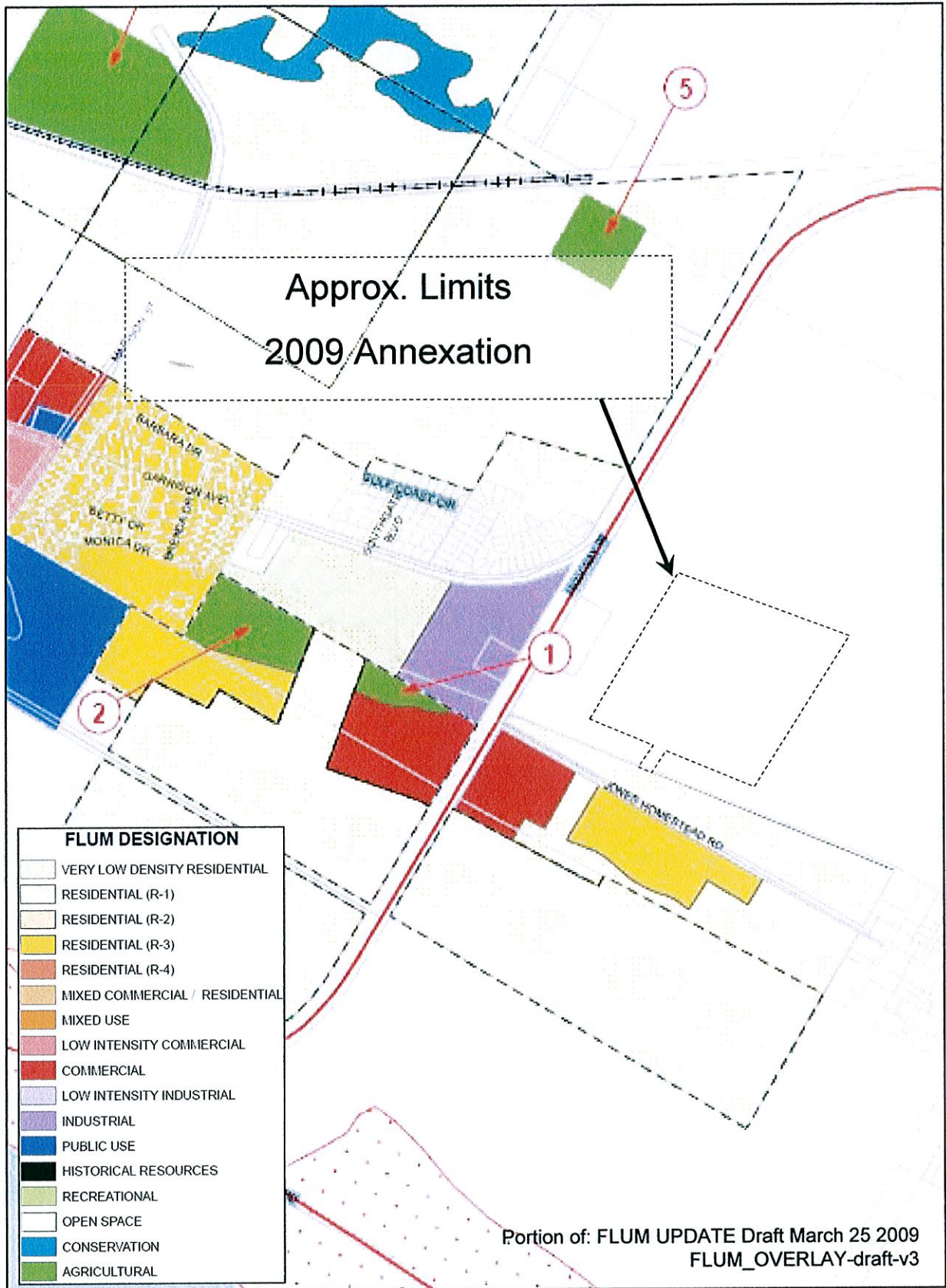


EXHIBIT 4 Existing FLUM

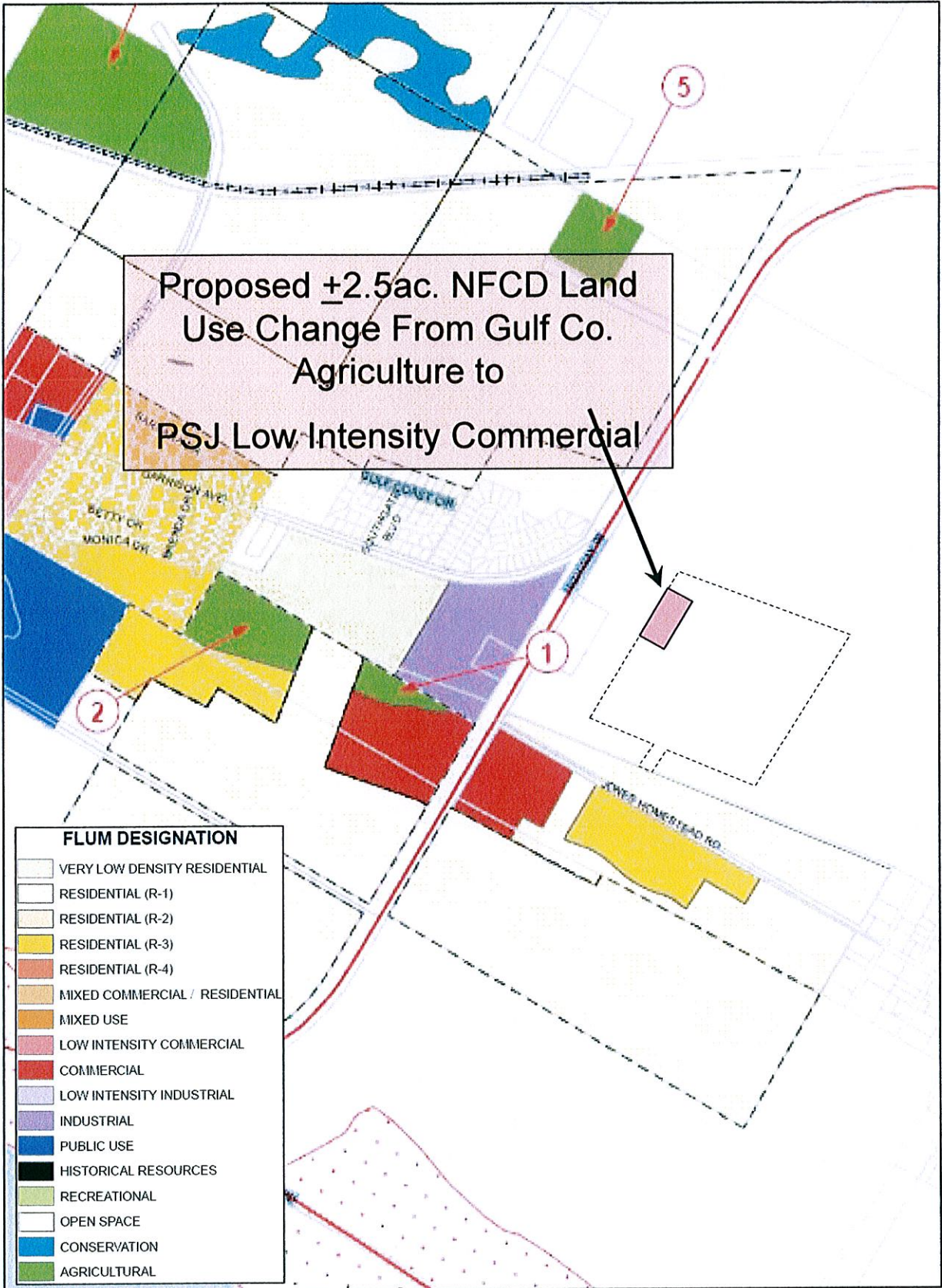


EXHIBIT 5 Proposed FLUM

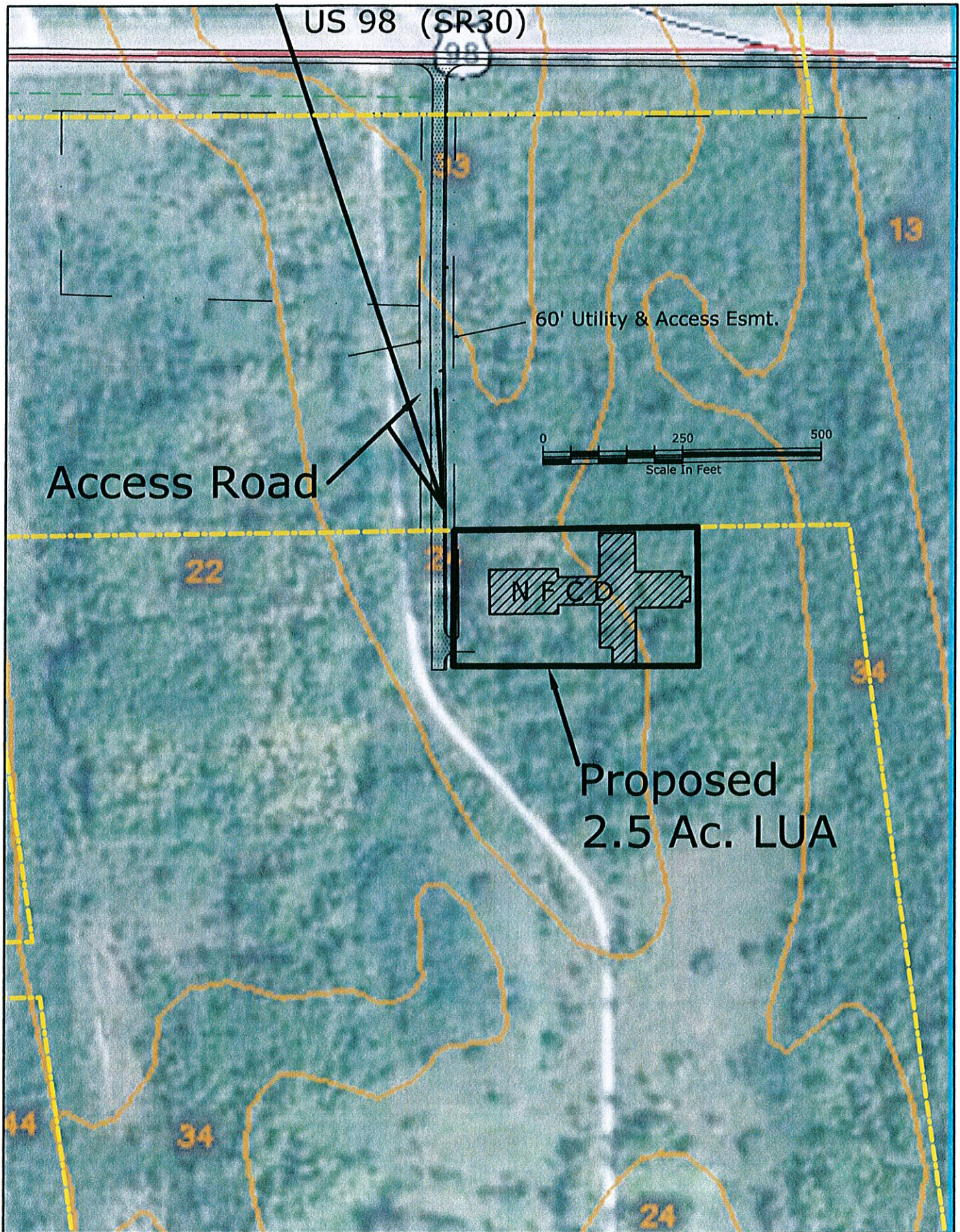
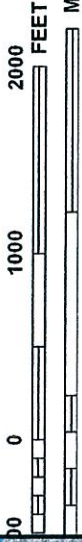


Exhibit 6 - Soils Map



MAP SCALE 1" = 1000'



NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0345F

FIRM
FLOOD INSURANCE RATE MAP
GULF COUNTY,
FLORIDA
AND INCORPORATED AREAS
PANEL 345 OF 461
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS	
COMMUNITY	SUFFIX
GULF COUNTY	F
PORT ST. JOE CITY OF	F

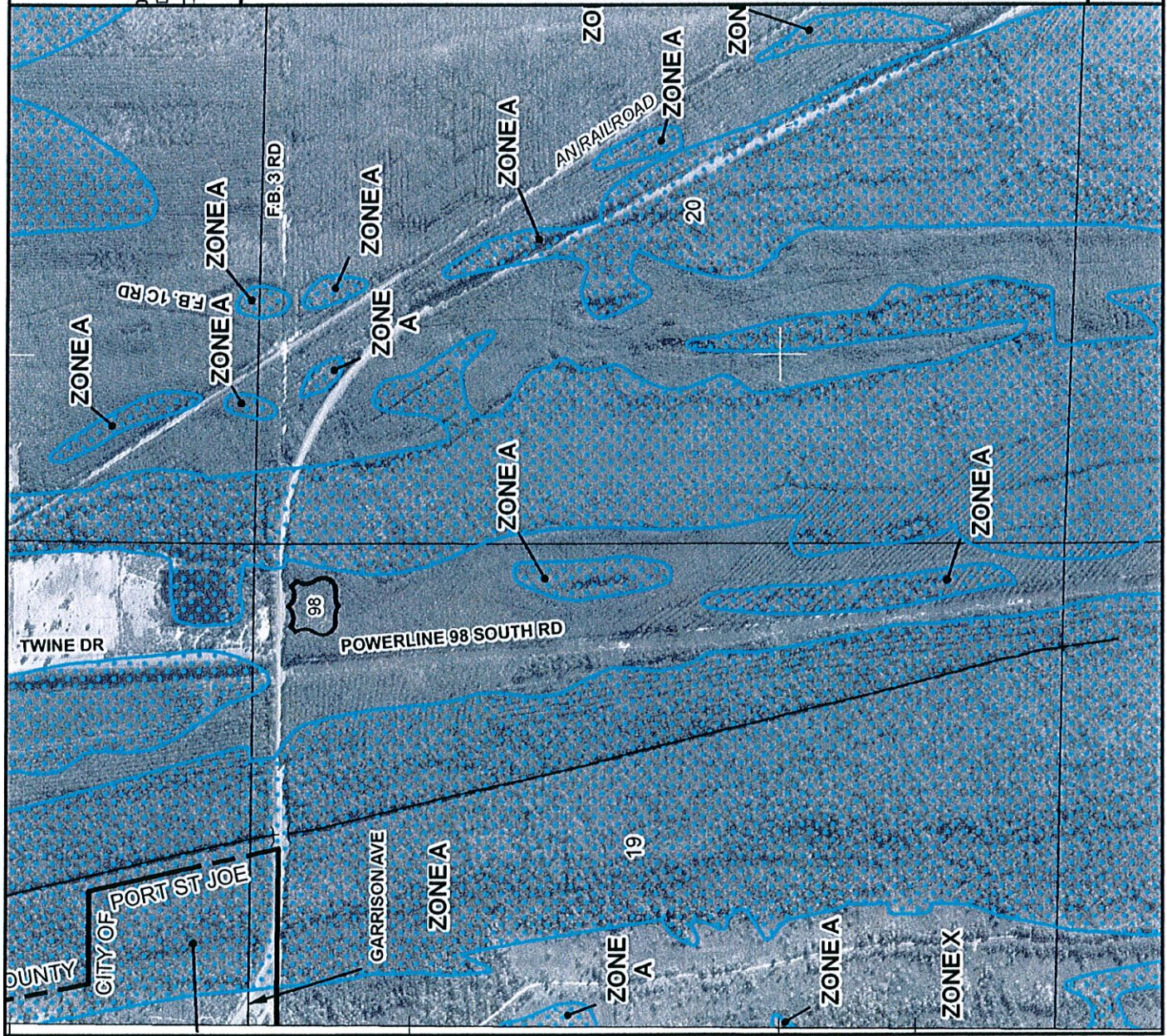
Notice to User: The Map Number shown below should be used when placing map orders, the Community Number and Suffix should be used on insurance applications for the subject community.



MAP NUMBER
12045C0345F

MAP REVISED
SEPTEMBER 28, 2007

Federal Emergency Management Agency

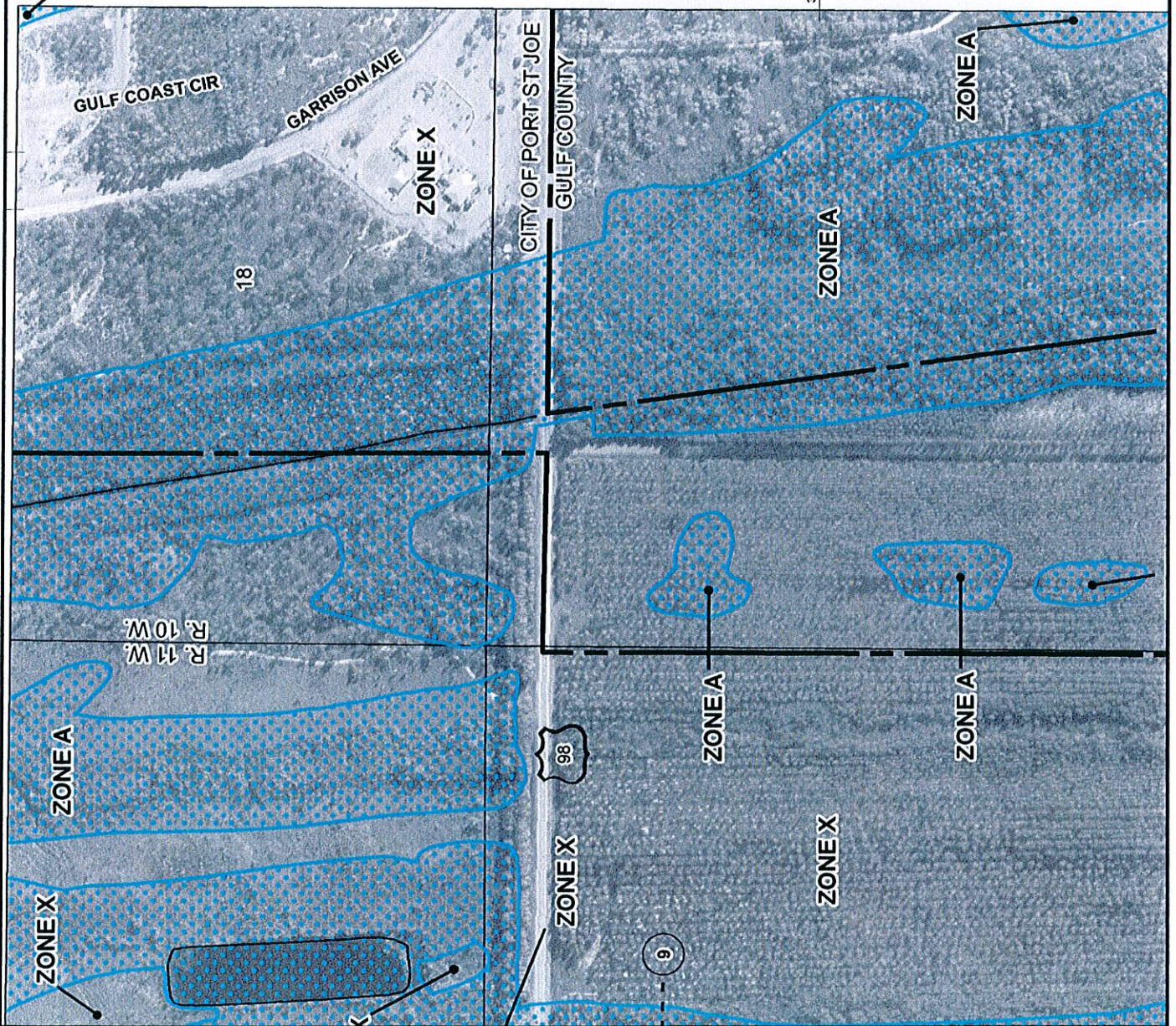
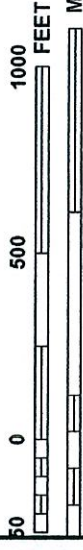


This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

National Flood Insurance Program at 1-800-658-0620.



MAP SCALE 1" = 500'



NFIP PANEL 0343G

FIRM
FLOOD INSURANCE RATE MAP

GULF COUNTY,
FLORIDA
AND INCORPORATED AREAS

PANEL 343 OF 461
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:


COMMUNITY	NUMBER	PANEL	SUFFIX
GULF COUNTY	120098	0343	G
PORT ST. JOE, CITY OF	120099	0343	G

NOTE: THIS MAP INCORPORATES APPROXIMATE BOUNDARIES OF COASTAL BARRIER RESOURCE SYSTEM UNITS AND/OR OTHERWISE PROTECTED AREAS ESTABLISHED UNDER THE COASTAL BARRIER IMPROVEMENT ACT OF 1980 (PL 101-581).

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.

MAP NUMBER
12045C0343G

MAP REVISED
APRIL 16, 2009



Federal Emergency Management Agency

NATIONAL FLOOD INSURANCE PROGRAM

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

U.S. Fish & Wildlife Service
Wetlands Online Mapper

Home Layers Legend Key Map Locate Contact Us Print PDF Help Exit

Jump To: Lower 48 States

Map Layers

- Interactive Layers
- Wetlands Data
 - Wetlands Data Availability
 - Scale > 1:100,000
 - Digital (vector data)
 - Scan (raster data)
 - Non-Digital (hardcopy only)
 - Unmapped Area
 - Scale < 1:100,000
 - Digital (data will display)
 - Scan (data will display)
 - Non-Digital
 - Unmapped Area
- Digital Wetland Polygons (Vector)
- OH Wetland Raster Scan Data (1:2)
- Wetland Raster Scan Data (1:24k)
- Wetland Project Area Metadata
- Historic Wetlands Map Info
- AZ/NM 100k Scans (Use i for PDF lit)
- Base Data
- WMS Display Layers (not printable)

Automatically Refresh Map
 Show Legends

Notes:
Please refer to the following for descriptions:
[Powered by OpenStreetMap]

Map center: 29° 46' 35.3" N, 85° 16' 55.5" W

Scale: 1:6,845

Map Tool: Zoom In Active Layer: Digital Wetland Polygons (Vector)

Wetlands
Map
Exhibit 8



1018 Thomasville Road
 Suite 200 C
 Tallahassee, FL 32310
 850.224.8207
 850.221.9364 fax
 www.fnai.org

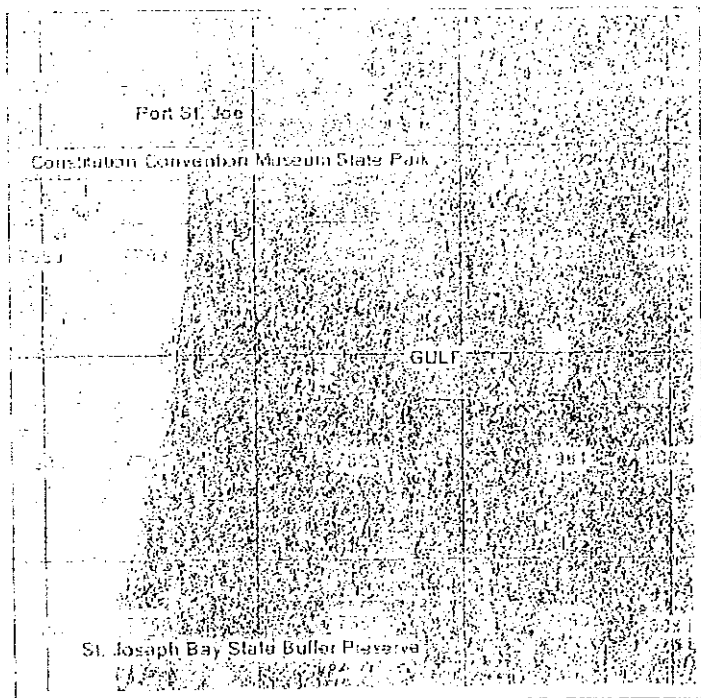
FLORIDA
Natural Areas
 INVENTORY

Florida Natural Areas Inventory
Biodiversity Matrix Query Results
 UNOFFICIAL REPORT
 Created 8/24/2007

(Contact the FNAI Data Services Coordinator at 850.224.8207 for information on an official Standard Data Report)

NOTE: The Biodiversity Matrix includes only rare species and natural communities tracked by FNAI.

Report for 2 Matrix Units: 7886 , 7887



Descriptions

DOCUMENTED - There is a documented occurrence in the FNAI database of the species or community within this Matrix Unit.

DOCUMENTED-HISTORIC - There is a documented occurrence in the FNAI database of the species or community within this Matrix Unit; however the occurrence has not been observed/reported within the last twenty years.

LIKELY - The species or community is *known* to occur in this vicinity, and is considered likely within this Matrix Unit because:

1. documented occurrence overlaps this and adjacent Matrix Units, but the documentation isn't precise enough to indicate which of those Units the species or community is actually located in; or
2. there is a documented occurrence in the vicinity and there is suitable habitat for that species or community within this Matrix Unit.

POTENTIAL - This Matrix Unit lies within the known or predicted range of the species or community based on expert knowledge and environmental variables such as climate, soils, topography, and landcover.

Matrix Unit ID: 7886

0 Documented Elements Found

0 Documented-Historic Elements Found

8 Likely Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
<i>Aster spinulosus</i> Pine-woods Aster	G1	S1	N	LE
<i>Charadrius alexandrinus</i>	G4	S1	N	L1

Exhibit 9

Snowy Plover				
<i>Cuphea aspera</i> Florida Waxweed	G1	S1	N	LE
<i>Cuphea aspera</i> Florida Waxweed	G1	S1	N	LE
<i>Euphorbia telephifolius</i> Telephus Spurge	G1	S1	LT	LE
<i>Euphorbia telephifolius</i> Telephus Spurge	G1	S1	LT	LE
<i>Verbesina chapmani</i> Chapman's Crownbeard	G3	S3	N	LT
<i>Verbesina chapmani</i> Chapman's Crownbeard	G3	S3	N	LT

Matrix Unit ID: 7887

4 Documented Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
<i>Cuphea aspera</i> Florida Waxweed	G1	S1	N	LE
<i>Euphorbia telephifolius</i> Telephus Spurge	G1	S1	LT	LE
<i>Rhododendron chapmanii</i> Chapman's Rhododendron	G1	S1	LE	LE
<i>Verbesina chapmani</i> Chapman's Crownbeard	G3	S3	N	LT

0 Documented-Historic Elements Found

3 Likely Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
<i>Aster spiculosus</i> Pine-woods Aster	G1	S1	N	LE
<i>Cuphea aspera</i> Florida Waxweed	G1	S1	N	LE
<i>Euphorbia telephifolius</i> Telephus Spurge	G1	S1	LT	LE

Matrix Unit IDs: 7886 , 7887

35 Potential Elements Common to Any of the 2 Matrix Units

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
<i>Amphispiza bilineata</i> Bachman's Sparrow	G3	S3	N	N
<i>Andropogon arctatus</i> Pine-woods Bluestem	G3	S3	N	LT
<i>Arnoglossum diversifolium</i> Variable-leaved Indian-plantain	G2	S2	N	LT
<i>Asclepias viridis</i> Southern Milkweed	G2	S2	N	LT
<i>Calopogon multiflorus</i> Mary flowered Grass-pink	G2G3	S2S3	N	LE
<i>Catoptrophus palustris marianae</i> Marian's Marsh Wren	G5T3	S3	N	LS

<i>Lythrum hyssopifolium</i> Eastern Indigo Snake	G4	S3	LF	LT
<i>Gentiana pennsylvanica</i> Wiregrass Gentian	G3	S3	N	LE
<i>Copherocheilus polyphemus</i> Gopher Tortoise	G3	S3	N	LS
<i>Urtica dioica</i> Knapweed	G2	S2	N	LE
<i>Justicia crassifolia</i> Thick-leaved Water-willow	G3	S3	N	LE
<i>Lactuca floridana</i> Corkwood	G3	S3	N	LT
<i>Linum westii</i> West's Flax	G2	S2	N	LF
<i>Lupinus westianus</i> Gulf Coast Lupine	G3	S3	N	LT
<i>Machroidea alba</i> White Birds-in-a-nest	G2	S2	LF	LE
<i>Macranthura flammula</i> Hummingbird Flower	G3	S2	N	LE
<i>Mesic flatwoods</i>	G4	S4	N	N
<i>Neovision yison bahianus</i> Gulf Salt Marsh Mink	G5T3	S3	N	N
<i>Nolina atopocarpa</i> Florida Beargrass	G3	S3	N	LT
<i>Nyssa ursina</i> Bog Tupelo	G2	S2	N	N
<i>Oxypolis greenmanii</i> Giant Water-dropwort	G3	S3	N	LE
<i>Panopea bitruncata</i> Atlantic Geoduck	G3?	S3?	N	N
<i>Peromyscus polionotus peninsularis</i> St. Andrews Beach Mouse	G5T1	S1	LE	LE
<i>Phoebanthus tenuifolius</i> Narrow-leaved Phoebanthus	G3	S3	N	LT
<i>Physostegia godfreyi</i> Apalachicola Dragon-head	G3	S3	N	LT
<i>Pinguicula ionantha</i> Godfrey's Butterwort	G2	S2	LT	LE
<i>Platanthera integra</i> Yellow Fringeless Orchid	G3G4	S3	N	LE
<i>Polygonella macrophylla</i> Large-leaved Jointweed	G3	S3	N	LT
<i>Rhexia parviflora</i> Small-flowered Meadowbeauty	G2	S2	N	LE
<i>Rhododendron chapmani</i> Chapman's Rhododendron	G1	S1	LE	LE
<i>Ruellia noctiflora</i> White-flowered Wild Petunia	G2	S2	N	LE
<i>Sarracenia leucophylla</i> White-top Pitcherplant	G3	S3	N	LE
<i>Scutellaria floridana</i> Florida Skullcap	G2	S2	LT	LE
<i>Ursus americanus floridanus</i> Florida Black Bear	G5T2	S2	N	LT*
<i>Xyris isoetifolia</i> Quillwort Yellow-eyed Grass	G1	S1	N	LE

Disclaimer

The data maintained by the Florida Natural Areas Inventory represent the single best comprehensive source of information available on the locations of rare species and other significant ecological resources statewide. However, the data are not always based on comprehensive or site-specific field surveys. Therefore, this information should not be regarded as a final statement on the biological resources of the site being considered, nor should it be substituted for on-site surveys. FNAI shall not be held liable for the accuracy and completeness of these data, or opinions or conclusions drawn from these data. FNAI is not inviting reliance on these data. Inventory data are designed for the purposes of conservation planning and scientific research and are not intended for use as the primary criteria for regulatory decisions.

Unofficial Report

These results are considered unofficial. FNAI offers a [Standard Data Request](#) option for those needing certifiable data.

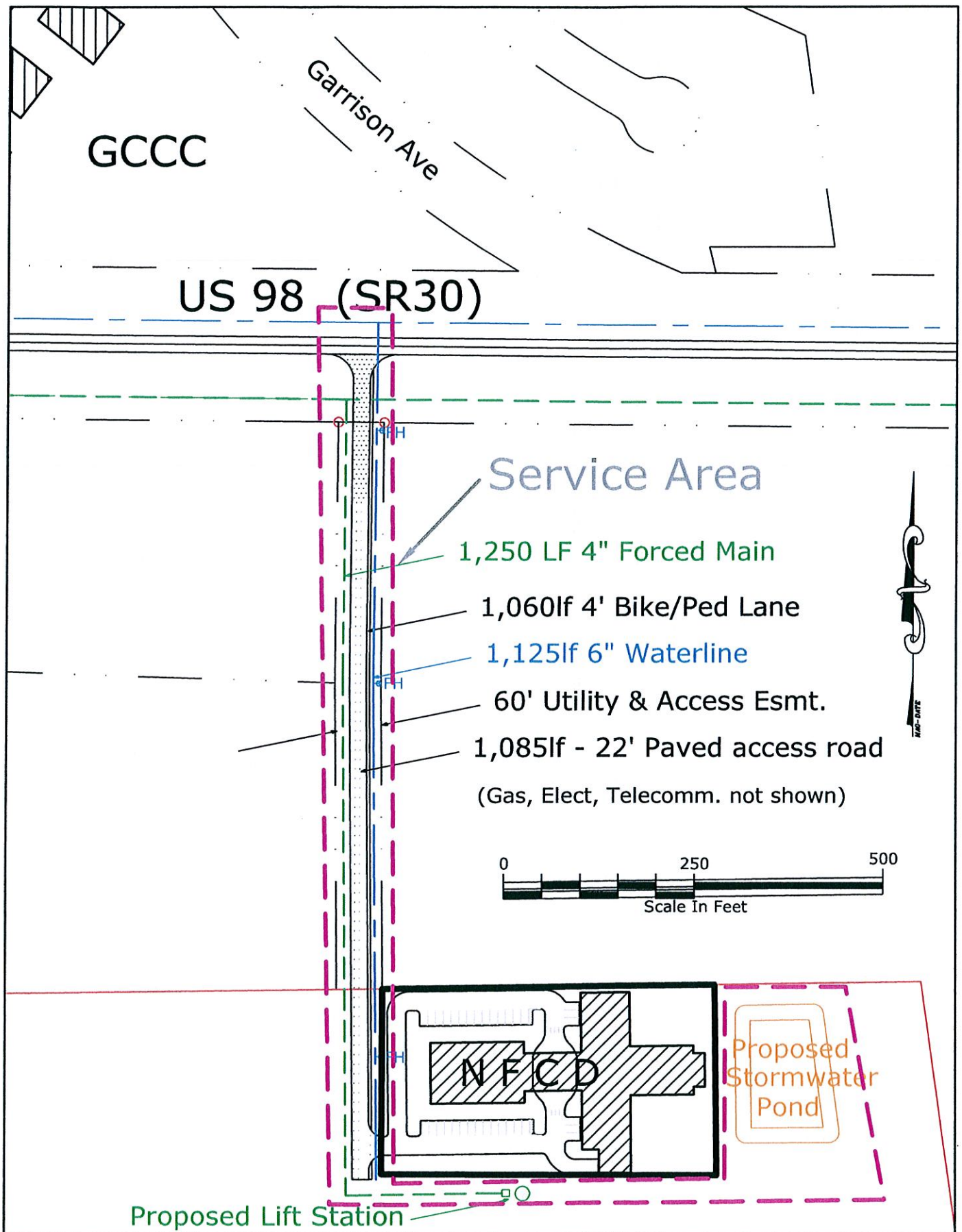


EXHIBIT 10 Proposed Site Plan