

ORDINANCE NO. 560

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. 04594-015R, 04596-100R, 04596-000R and 04596-060R, FROM INDUSTRIAL TO MIXED USE, 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 August 6, 2019, 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 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 Industrial to Mixed 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

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 Mixed Use.

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All ordinances or parts of ordinances in conflict herewith are hereby repealed.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

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

This Ordinance was adopted in open regular meeting after its second reading this 3rd day of September, 2019.

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

By: Rex Buzzett
Rex Buzzett, Mayor-Commissioner

Attest: Charlotte M. Pierce
Charlotte M. Pierce
City Clerk

City of Port St. Joe
Comprehensive Plan Future Land Use Map
Small Scale Amendment for the
Port St. Joe Marina

Port St. Joe Marina, LLC
133 South WaterSound Parkway
WaterSound, Florida 32461

May 2019

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Appendix A: Future Land Use Map Amendment Application

I. Proposed Changes

The proposed small-scale amendment changes the land use designation on 10 acres from Industrial to Mixed Use. The site is located adjacent to an existing marina and City-owned Park and is currently developed with one office building. The site was previously part of a collection of Industrial parcels that was utilized for a former paper mill.

A. Development Analysis

The proposed land use amendment would provide for a mixed-use development and allow for both residential and non-residential land uses to occur within the same development. The increased density and intensity that the Mixed Use category provides will help to promote the desired development type and foster development flexibility within the area.

The following table depicts the change in development potential for the subject area. A reasonable development scenario is used, rather than the maximum development potential. A typical development scenario for the site is composed of 75 residential units and 48,100 square feet of commercial use. The site is currently developed with a 2,583 square-foot office. The existing building was damaged by Hurricane Michael and is currently vacant. This development occupies a small fraction of the site and represents only a portion of the development potential. A reasonable development scenario is proposed for the existing land use designation – 25% of the site area, or 110,000 square feet of industrial development.

Table 1. Port St. Joe Marina Land Use Amendment Change in Development Potential

Land Use Category	Residential			Non-Residential		
	Existing	Proposed	Change	Existing	Proposed	Change
Industrial	0	0	0	110,000 ft ²	0	-110,000 ft ²
Mixed Use	0	75	+75	0	48,100 ft ²	+48,100 ft ²
Change			+75			-61,900 ft ²

The proposed land use change would result in a potential increase of 75 dwelling units and a decrease of 61,900 square feet of non-residential use.

II. Public Facilities and Services

The public facilities analysis is based on the increase in density and intensity on the site. Both existing and proposed land uses were evaluated.

Based on the development scenario shown in the above section, the proposed land use change will result in a net increase of 75 additional residential dwelling units, and a decrease of 61,900 square feet of non-residential development.

The following analysis is based upon the availability of, and actual and anticipated demand on, facilities and services serving or proposed to serve the subject property. The analysis evaluates the effect of the demands on the level of service standards adopted within the City of Port St. Joe Comprehensive Plan and identifies any anticipated facility improvements. Facilities and services include potable water, sanitary sewer, solid waste, transportation, and school facilities.

A. Potable Water

The City of Port St. Joe provides potable water service to the amendment site. The permitted capacity of the City's facility is 6,000,000 gallons per day (gpd). The City withdraws water from the Chipola River through a seventeen-mile freshwater canal and processes the water for drinking and distribution.

The City of Port St. Joe Comprehensive Plan adopted a Potable Water Level of Service (LOS) standard for residential potable water uses of 130 gallons per capita per day. The average household size for Gulf County based on the 2010 U.S. Census data is 2.34 persons per household. The proposed land use change will result in a residential potable water demand increase of 22,880 gpd. The adopted Potable Water LOS for commercial/light industrial is 2,000 gallons per acre per day, which equates to 2,000 gallons per day per 156,816 square feet of development (assuming 0.6 lot coverage and six stories of development). This results in a decrease in potable water demand for commercial of 789 gallons per day, resulting in an overall increase in demand of 22,091 gallons per day. As Table 2 shows, the facility will have adequate capacity to absorb the increase in potable water demand.

Table 2: Potable Water Capacity Analysis

Year	Permitted Capacity (gpd)	Average Demand (gpd)	Project Demand (gpd)	Total Demand (gpd)	Percent Utilized
2018	6,000,000	900,000	22,091	923,091	15.4%

Source: City of Port St. Joe Utilities Department

B. Sanitary Sewer

Development proposed at the amendment site would send their wastewater to the City of Port St. Joe Wastewater Treatment Facility. The City's Wastewater Treatment Facility has a permitted treatment capacity of 3,100,000 gallons per day (gpd) utilizing a 98-acre restricted public access spray field. Flow rates obtained from the City of Port St. Joe Utility Department indicate that the facility is currently running at approximately 830,000 gpd.

The City of Port St. Joe has adopted a Level of Service (LOS) standard for wastewater of 150 gallons per capita per day for residential uses and 1,450 gallons per acre per day for commercial and light industrial uses, which equates to 1,450 gallons per day per 156,816 square feet of development (assuming 0.6 lot coverage and six stories of development). The average household size for Gulf County based on the 2010 U.S. Census data is 2.34 persons per household. The proposed land use change will result in a residential wastewater demand increase of 26,400 gpd and a non-residential decrease in demand of 572 gallons per day, resulting in a net increase in demand of 25,828 gpd. As Table 3 shows, the facility will have adequate capacity to absorb the increase in wastewater demand.

Table 3: Sanitary Sewer Capacity Analysis

Year	Permitted Capacity (gpd)	Average Demand (gpd)	Project Demand (gpd)	Total Demand (gpd)	Percent Utilized
2018	3,100,000	830,000	25,828	855,828	27.6%

Source: City of Port St. Joe Utilities Department

C. Transportation

Using the development scenario presented in the previous section, the proposed land use change would result in 75 multi-family dwelling units and 48,100 square feet of non-residential development. The 10th Edition ITE Trip Generation software was utilized to create a trip generation report for the development. This analysis shows trips generated for the development and does not consider the internal capture rate of a mixed-use development or the reduction in trip created by a walkable community.

Table 4: Daily Trip Generation Analysis

	ITE Land Use Category	Variable	Size	Daily Trip Rate/ Equation	Daily Enter Split	Daily Exit Split	Daily Total Trips		
							Total	Enter	Exit
Existing	General Light Industrial - 100	Per KSF	110,000	$T=3.79(x)+57.96$	50%	50%	475	238	237
Proposed	Multifamily Housing (Low Rise) - 220	Per KSF	75	$T = 7.56(x)-40.86$	50%	50%	567	284	283
	General Office - 710	Per KSF	24,100	$IN(T)=0.97IN(x)+2.50$	50%	50%	266	133	133
	Shopping Center - 820	Per KSF	24,000	$T=37.75(x)$	50%	50%	906	453	453
Proposed Total							1,739	870	869
Net Change in Trip Generation Potential							1,264	632	632

Source: ITE Trip Generation Software

D. Stormwater

City of Port St. Joe has adopted Level of Service (LOS) standards within the Comprehensive Plan that apply to water quantity and water quality for evaluating impacts associated with developments. The LOS standards for water quantity indicate that post-development runoff shall be no greater than predevelopment runoff.

The City's LOS standards for stormwater management are as follows:

Infrastructure Element Policy 1.1.5: The following level of service Stormwater Management standards shall be used as the basis for determining the availability of facility capacity and the demand generated by a development:

- 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; and
- 3-yr. frequency, 24-hr. duration storm event for those areas designated as agricultural, conservation, and recreation land use on the Future Land Use Map.
- All new and re-development projects shall comply with the stormwater design and performance standards and stormwater retention and detention standards contained within section 62-346 F.A.C.

Development of the amendment site will comply with the groundwater quality and quantity protection requirements set forth in the City's Comprehensive Plan.

E. Solid Waste

The City of Port St. Joe requires all residential households to have garbage pickup. This service is provided by Waste Pro, Inc in partnership with the City of Port St Joe. Waste Pro, Inc., collects all household solid waste within the City and disposes the solid waste at the Bay County Waste to Energy Facility (Incinerator). The facility is a 500 Tons per Day Waste to Energy facility located in Bay County (just north of Panama City, Florida). The facility produces about 13 Megawatt per hour of electricity that is utilized throughout the state of Florida and has sufficient long-range capacity.

The City adopted a residential level of service standard for solid waste of 8 pounds per person per day. The proposed land use change will result in a solid waste demand increase of 1,392 pounds per day or 1.4 tons per day. There is more than adequate capacity at the Bay County facility.

D. Public Schools

The proposed amendment site is being planned for 75 multi-family units. Utilizing a multi-family school generation rate of 0.2706, the proposed 75 units would generate a total of 20 school age children. The amendment site is located within the South Concurrency Service and Attendance Area of the County.

The available capacity along with planned capacity improvements serves as the base for predicting future available capacity. Table 5, below, shows that there is adequate capacity to serve the proposed development through the Public-School Facility 5- year planning time frame.

Table 5: School District Available Capacity, 2017

School Type	Fish Capacity ¹	Actual Enrollment	New Student Capacity	Proposed Amendment	Surplus (+)/ Deficiency (-)
Port Saint Joe Elementary	760	540	220	10	+210
Port Saint Joe	997	509	488	10	+476

School Type	Fish Capacity ¹	Actual Enrollment	New Student Capacity	Proposed Amendment	Surplus (+)/ Deficiency (-)
Junior Senior High					
Total	1,757	1,049	708	20	688

¹= FISH = Florida Inventory of School Houses

Source: Florida Inventory of School Houses, June 2017 data

III. Environmental Analysis

The entirety of the site is within a previously developed Industrial site. There are minimal previously undeveloped areas to house natural resources.

A. Wetlands

There appear to be no wetlands on the subject site. Please see the Wetlands and Flood Zones Map in Appendix A. Wetlands are protected by the following policies within the Conservation Element of the Comprehensive Plan:

Objective 1.7 Wetlands within the City of Port St. Joe shall be conserved through the combined use of the City's Comprehensive Plan standards, and state and federal wetlands permitting programs involving the Florida Department of Environmental Protection (FDEP), Northwest Florida Water Management District, and the United States Army Corps of Engineers (ACOE). Major wetlands and wetland systems are identified on Map 7 of the adopted plan.

Policy 1.7.1 The protection of wetlands shall be accomplished through the use of the Comprehensive Plan, including the Future Land Use Map, and shall take into account the type, intensity or density, extent, distribution and location of allowable land uses and the types, values, functions, sizes, conditions and locations of affected wetlands. Land uses that are incompatible with the protection of wetlands and wetland functions shall be directed away from wetlands.

Policy 1.7.2: The City shall continue to conserve wetlands through the implementation of its Land Development Regulations in accordance with Sec. 4.11 through Sec. 4.16.

Policy 1.7.3: The plan amendment process and the development review process shall require that the location and extent of wetlands (as defined by the Northwest Florida Water Management District [NFWMD], FDEP, and ACOE) within the development site be identified.

Policy 1.7.4: Low quality wetlands shall mean those wetlands that do not have habitat for federally threatened or endangered species or state classified rare, critically imperiled or species of special concern, and that meet at least one of the following criteria:

- a) Any wetland planted in pine or otherwise disturbed by silviculture activities
- b) Any wetland consisting of a ditch, man made canal or and borrow pit
- c) Any wetland containing timber roads or utility rights-of-way
- d) Any wetlands that are degraded due to the prevalence of exotic vegetation evidenced by the majority of the wetland containing exotic or non-native invasive species.

As of the adoption of Ordinance No. 344, in May 2007, the planting of pines, creation of new timber roads or utility right of ways within wetlands shall not result in a previously classified high-quality wetland from being re-classified as low-quality.

Policy 1.7.5: Impacts to low quality wetlands may be authorized on a case by case basis in conjunction with and as approved by applicable regulatory agencies unless such impacts are contrary to the interest of the public. When encroachments, alterations or removal of low-quality wetlands are permitted, it shall be mitigated based on the appropriate regulatory agency including FDEP, NFWFMD, and ACOE. 4

Policy 1.7.6: High quality wetlands shall mean all wetlands that do not qualify as a low quality wetland. High quality wetlands shall be protected with a 25-foot wide naturally vegetated buffer landward from the identified edge of the wetland except for those wetlands as provided in Policy 1.7.11. High quality wetlands reviewed as part of amendments to the Future Land Use Map shall be designated as Conservation on the Future Land Use Map series.

Policy 1.7.7: Development within high quality wetlands and their associated buffers shall be prohibited except for uses approved by the appropriate permitting agency involving passive recreational trails, water access, wetland maintenance and restoration. All encroachments into the 25-foot buffer shall be those that do not adversely affect the predevelopment hydrology of the wetland including water quality or quantity. Further, impacts to high quality wetlands shall be limited to cases where no other feasible and practicable alternative exists that will permit a reasonable use of the land as described in Policy 1.7.8.

Policy 1.7.8: The Technical Advisory Committee (TAC) or the Local Planning Agency (LPA) may use the site plan and biological assessments performed by a qualified professional to determine that no reasonable alternative (such as clustering development on upland portions of the site, shifting development within the site, using variance of lot and setback requirements etc) is available to avoid proposed impacts to high quality wetlands, and that the nature and degree of disturbance is the minimum possible to achieve development that is otherwise compliant with the goals, objectives, and policies of the Plan. A finding that no reasonable alternative is available shall only be provided when the impact is identified as beneficial to an overriding public interest. Local government approval shall not substitute for state and federal regulatory review or recommendations for preservation and mitigation.

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.

Policy 1.7.10: Wetlands within the current city limits of the City of Port St. Joe, which are located on property which is subject to already approved existing plats, development orders or Planned Unit Developments (P.U.Ds) approved as of January 1, 2007 shall not be subject to Conservation Element policies 1.7.1 -1.7.9.

Policy 1.7.11: With the exception of water dependent uses consistent with the master plan of the port of Port St. Joe and water dependent uses that serve as public access, the

required setback or minimum buffer for all areas along St. Joseph Bay and coastal and riverine wetlands shall be a minimum of 50 feet as measured from the mean high water line (MHWL). Predevelopment water flow and quality shall be maintained (see Section 3.15 of the Existing LDRs as of October 1, 2006).

IV. Urban Sprawl and Consistency Analyses

A. Urban Sprawl Analysis

Chapter 163.3177(6)(9)(a), Florida Statutes, provides a thirteen-point list of indicators to help in the evaluation of whether a proposed FLU change would constitute urban sprawl. An analysis of the thirteen points as applied to the City of Port St. Joe Comprehensive Plan amendment is provided below:

163.3177(6)(9)(a)(I): Promotes, allows or designates for development of substantial areas of the jurisdiction to develop as low-intensity, low density, or single-use development or uses in excess of demonstrated need.

The proposed amendment is located within the urbanized area of the City of Port St. Joe and will provide for higher density within an area with urban services.

The proposed amendment would encourage a more efficient compact development pattern by allowing higher density uses within this portion of the City. Therefore, the proposed amendment will not promote, allow or designate for development of substantial areas of the jurisdiction to develop as low-intensity, low density, or single-use development or uses in excess of demonstrated need.

163.3177(6)(9)(a)(II): Promotes, allows or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while leaping over undeveloped lands which are available and suitable for development.

The proposed amendment does not promote, allow or designate significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while leaping over undeveloped lands which are available and suitable for development. The proposed amendment is located within an urbanized area of the City of Port St. Joe on a previously developed site.

163.3177(6)(9)(a)(III): Promotes, allows or designates urban development in radial, strip, isolated or ribbon patterns generally emanating from existing urban development.

The proposed amendment does not promote, allow, or designate urban development in radial, strip, isolated or ribbon patterns generally emanating from existing urban development. The proposed development fills in a gap in existing uses.

163.3177(6)(9)(a)(IV): As a result of premature or poorly planned conversion of rural land or other uses, 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.

The proposed amendment is not located within a rural area and does not fail to adequately protect and conserve natural resources. The amendment site does not contain any wetlands or known endangered or protected species. The proposed amendment will require enhanced treatment of stormwater to remove pollutants before it becomes runoff into the surface water system.

163.3177(6)(9)(a)(V): Fails adequately to protect adjacent agricultural areas and activities, including silviculture, and including active agricultural and silvicultural activities as well as passive agricultural activities and dormant, unique and prime farmlands and soils.

The amendment site is located within the incorporated and urbanized area of the City of Port St. Joe and does not consist of any significant agriculture or silvicultural areas. Therefore, the proposed amendment does not fail to adequately protect adjacent agricultural areas and activities, including silviculture. Increasing the density on the site will provide for more residential housing opportunity within an urbanized area that can reduce the need within the unincorporated areas of the County.

163.3177(6)(9)(a)(VI): Fails to maximize use of existing public facilities and services.

The proposed amendment does not fail to maximize the use of existing public facilities and services. The amendment area is within the urbanized area of the City and has adequate capacities to serve the site over the next planning horizon. Furthermore, increasing the residential density on the site will allow the property to be develop in a more efficient and sustainable pattern.

163.3177(6)(9)(a)(VII): Fails to maximize use of future public facilities and services.

The proposed amendment provides higher density residential development that will connect to central water and sewer facilities, thus limiting nitrate loading. Increased density and clustering provide for the cost-efficient delivery of public facilities and services. Therefore, the proposed amendments will not fail to maximize future public facilities and services.

163.3177(6)(9)(a)(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.

The proposed map amendment does not allow for land use patterns or timing which disproportionately increase the cost in time, money, and energy of providing and maintaining facilities and services. Municipal services are available to the proposed amendment area including, roads, central potable water and sewer services, law enforcement, education, health care, fire and emergency response, and general government of the City.

163.3177(6)(9)(a)(IX): Fails to provide clear separation between rural and urban uses.

As previously mentioned, the proposed amendment area is located within the urbanized area of the City of Port St. Joe. The City's Comprehensive Plan was established to allow for higher density within the city that will promote efficient use of utilities and development, while preserving rural and low-density land uses of the County.

163.3177(6)(9)(a)(X): Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.

The City of Port St. Joe provides for increased development standards within the urbanized areas to try and discourage urban sprawl while providing areas for residents to work, shop and live in a relatively compact area. Therefore, the proposed amendments will provide needed opportunity for infill residential development and will not impede redevelopment of existing neighborhoods and communities.

163.3177(6)(9)(a)(XI): Fails to encourage an attractive and functional mix of uses.

As mentioned above, the proposed amendment is located within a developed area of the City and is proposed to be developed with a mix of uses. Therefore, the proposed amendments do not fail to encourage an attractive and functional mix of uses.

163.3177(6)(9)(a)(XII): Results in poor accessibility among linked or related land uses.

The proposed land use change does not result in poor accessibility among linked or related land uses. The proposed amendment is located at an existing marina site and is proposed to be developed with use that support the functioning of the marina.

163.3177(6)(9)(a)(XIII): Results in loss of significant amounts of functional open space.

The proposed amendment is located within the City of Port St. Joe and will not result in the loss of significant amounts of functional open space. Promoting and encouraging higher densities and intensities within the urbanized and/or incorporated areas of the County will result in the preservation of large tracts of open space that will enable the unincorporated areas to maintain its rural character. The amendment site is located adjacent to a City-owned park, and will promote the use of the City's open space by more people.

In addition to 163.3177(6)(9)(a), F.S., Chapter 163.3177(6)(9)(b) of the Florida Statutes provides an eight-point list of development patterns and urban forms. If the proposed amendment incorporates four or more of the development patterns or urban forms, it is determined to discourage the proliferation of urban sprawl. The four patterns and/or forms that best describes the proposed amendment are listed below.

163.3177(6)(9)(b)(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.

The proposed amendment does not have an adverse impact on natural resources and ecosystems. Development of the site will not impact any environmentally sensitive areas such as wetlands or protected and endangered species.

163.3177(6)(9)(b)(II): Promotes the efficient and cost-effective provision or extension of public infrastructure and services.

The proposed map amendment promotes the efficient and cost-effective provision or extension of public infrastructure and services. Increased density and clustering provides for the cost-efficient delivery of public facilities and services. Municipal services are available to the proposed amendment area as well as the existing community including roads, central potable water and sewer services, stormwater management facilities, law enforcement, education, health care, fire and emergency response, and general government of the City.

163.3177(6)(9)(b)(V): Preserves agricultural areas and activities, including silviculture, and dormant, unique, and prime farmlands and soils.

As mentioned above, the amendment site is located within the incorporated and urbanized area of the City of Port St. Joe and does not consist of any significant agriculture or silvicultural areas. Therefore, the proposed amendment does not fail to adequately protect adjacent agricultural areas and activities, including silviculture. Increasing the density on the site will provide for more residential housing opportunity within an urbanized area that can reduce the need within the unincorporated areas of the County. Therefore, the proposed amendment does not fail to adequately protect adjacent agricultural areas and activities, including silviculture.

163.3177(6)(9)(b)(VII): Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area.

"The intent of the City of Port St. Joe Comprehensive Plan is to create land use opportunities to provide for residential, commercial, retail, civic, and office uses which provide goods and services in close proximity to each other. Urban development patterns are intended to be compact and not to promote strip commercial development; therefore, the City's zoning districts implementing this

development pattern include limitations on arterial and collector street frontage and maximum development pattern size. It is also intended that community facilities (recreation, civic, community services, and infrastructure) related to the principal use of this development pattern be allowed in a manner which would ensure the protection of adjacent uses.” This amendment request is compatible with the City Port St. Joe Comprehensive Plan and will provide for residential and non-residential needs within the City.

B. Consistency Analysis

The proposed FLUM amendment is consistent with the Future Land Use Element and other affected elements of the City of Port St. Joe Comprehensive Plan. The following is a specific description of how the proposed FLUM amendment is consistent with the significant subject areas of Future Land Uses, Natural Resources, and Public Facilities and Services of the Comprehensive Plan:

FUTURE LAND USE ELEMENT

Policy 1.2.1: New development within the City will be in areas within or immediately adjacent to existing areas of public services (sanitary sewer, solid waste, drainage and potable water).

The amendment area is located within the City of Port St. Joe and has public services available to serve the site.

Policy 1.2.4: As with public services, projected growth will occur along the existing traffic circulation network, owing to the availability and accessibility of vacant/undeveloped land within this network. The City will enforce land development regulations which address abutting incompatible land uses by requiring vegetative screening to create buffer zones between incompatible land uses if they occur.

The amendment area is located along Marina Drive which is part of the City’s overall street grid network and is within walking distance to public parks, schools and churches.

Policy 1.7.2: Approval of annexation will require that there are provisions to insure that infrastructure be in place at or above adopted levels of service at the time of development.

The City of Port St. Joe has available public services available with adequate capacity to serve the amendment site.

CONSERVATION ELEMENT

Policy 1.3.2: The City shall minimize land use disturbance, clearing of native vegetation and removal of top soil. The City shall encourage utilization of Low Impact Design (LID) strategies and techniques and construction best management practices (BMPs), such as use of silt fences and sediment basins to retain sediment onsite during development.

Policy 1.3.3: The following general requirements shall apply to stormwater management systems throughout the City: a) No direct discharge of stormwater to waterways or waterbodies; b) When soil and water table conditions allow, require the use of offsite retention systems for stormwater treatment. c) Promote the use of BMPs and the "Treatment Train" concept by promoting the use of swales and landscape infiltration systems; d) Swale conveyances shall be used to the greatest extent possible; e) Projects in areas zoned for Industrial land uses shall assure that industrial pollutants do not enter the stormwater system or come in contact with the surface or ground water.

Development of the proposed amendment area will adhere to the above requirements.

SANITARY SEWER, SOLID WASTE, STORMWATER MANAGEMENT POTABLE WATER AND GROUNDWATER AQUIFER RECHARGE ELEMENT

Policy 1.1.6: All future development and re-development shall protect the functions of natural Stormwater Management features by complying with the level of service as listed within this Plan and by obtaining proper approved Stormwater Management permits from the Florida Department of Environmental Protection, Northwest Florida Water Management District, and requirements of Policy 1.1.5.

Development of the proposed amendment area will adhere to the above requirement.

Policy 1.1.16: Consistent with the urban growth policies of the Future Land Use element of this plan, provision of centralized sanitary sewer and potable water service shall be limited to the service areas shown for these facilities in the support documents of this plan and to areas where the City has legal commitments to provide facilities and services as of the date of adoption of this plan.

The amendment site is located within an area of the City that has existing public services available to serve the site with adequate capacity. The proposed amendment will assist the City in implementing a more efficient development pattern by implementing a land use category that will help provide infill development connect to central water and sewer service.

TRANSPORTATION ELEMENT

Policy 1.2.4: The City shall adopt design standards in the Land Development Regulations relating to control of connections and access points of driveways to roads and roadways. The standards need to address issues such as access control, number of access points and location of access points.

Policy 1.7.2: The City shall require through development regulations the dedication of needed right-of-way and necessary improvements from all new developments.

Policy 1.7.3: All building setbacks shall be measured from the new right-of-way lines for all new construction including the setbacks for additions to existing structures.

Development of the proposed amendment area will adhere to the above requirements.

CAPITAL IMPROVEMENTS ELEMENT

Policy 2.1.1: Development orders or permits will not be issued, or they will be specifically conditioned, upon the availability of public facilities which meet the LOS standards and must be available concurrent with the impact of the development.

Policy 2.1.2: The availability of public facilities shall be determined and measured for the required public facility types using the adopted Level of Service (LOS) standards contained in the following elements of the Comprehensive Plan: Traffic Circulation Infrastructure, including Solid Waste, Drainage, Potable Water and Sanitary Sewer Recreation and Open Space Public School Facilities Element

A complete public facilities analysis is included in Section II of this report. Any impacts above the adopted level of service standards will be mitigated for when the property is proposed for redevelopment.

V. Figures

1. Location Map
2. Existing Future Land Use Map
3. Proposed Future Land Use Map
3. Proposed Zoning Map
4. Floodplains/ Wetlands

Port St. Joe Marina Land Use Amendment - Location Map

St
Joseph
Bay

Amendment Area

HOWARD RD

MARINA DR

DOCKSIDE DR

SR 30-A

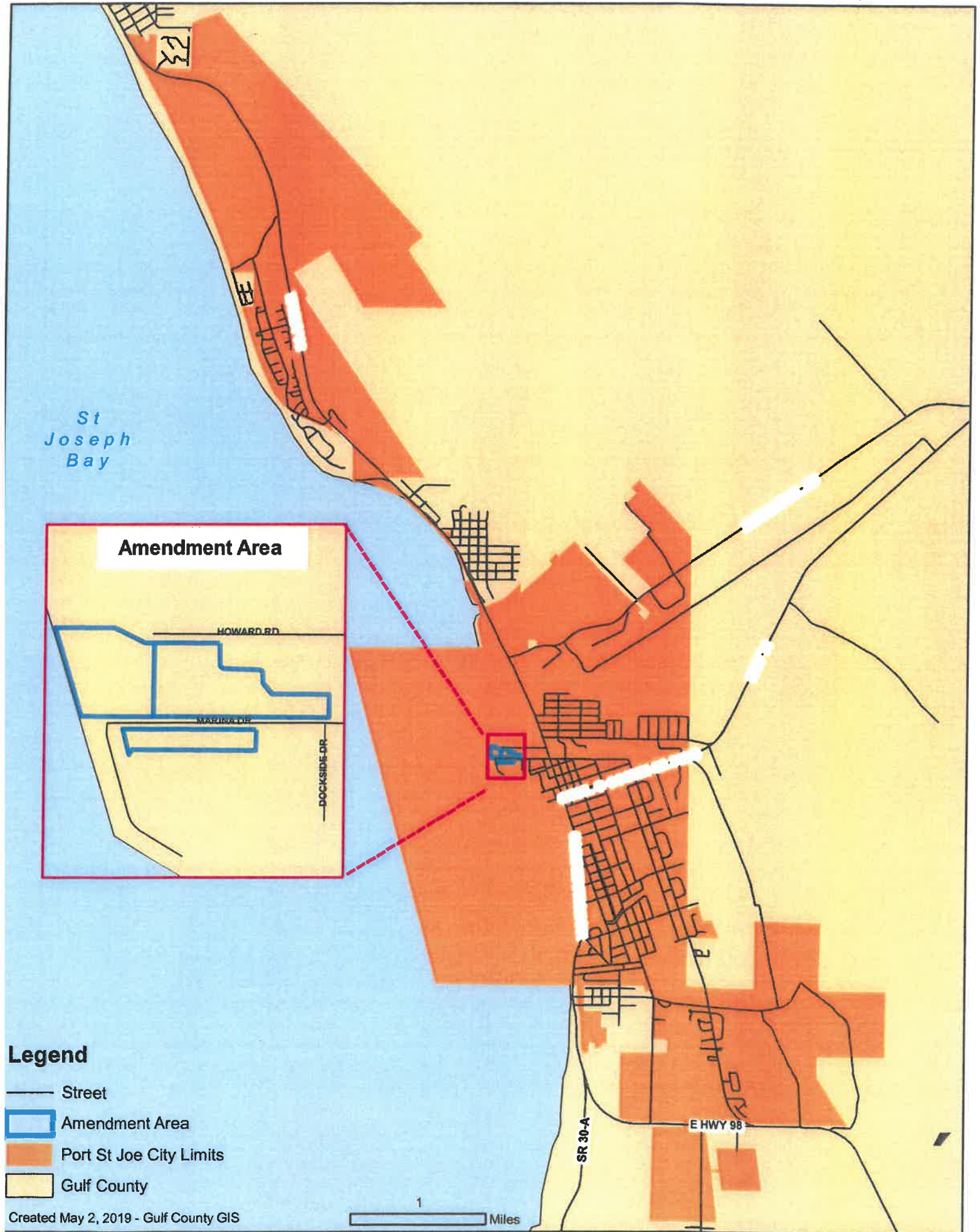
E HWY 98

Legend

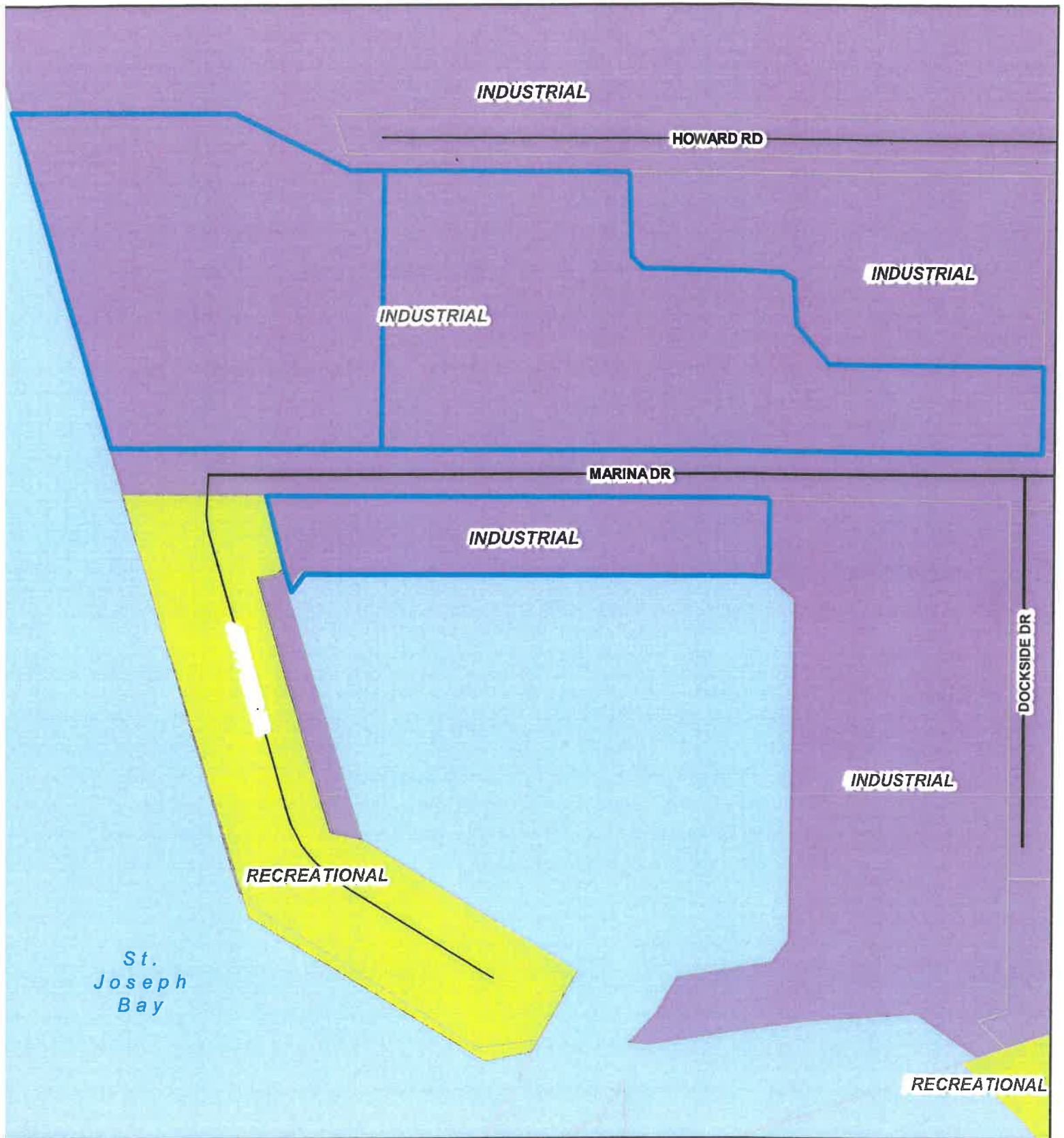
- Street
- Amendment Area
- Port St Joe City Limits
- Gulf County

1

Miles



Port St. Joe Marina Land Use Amendment - Existing Future Land Use



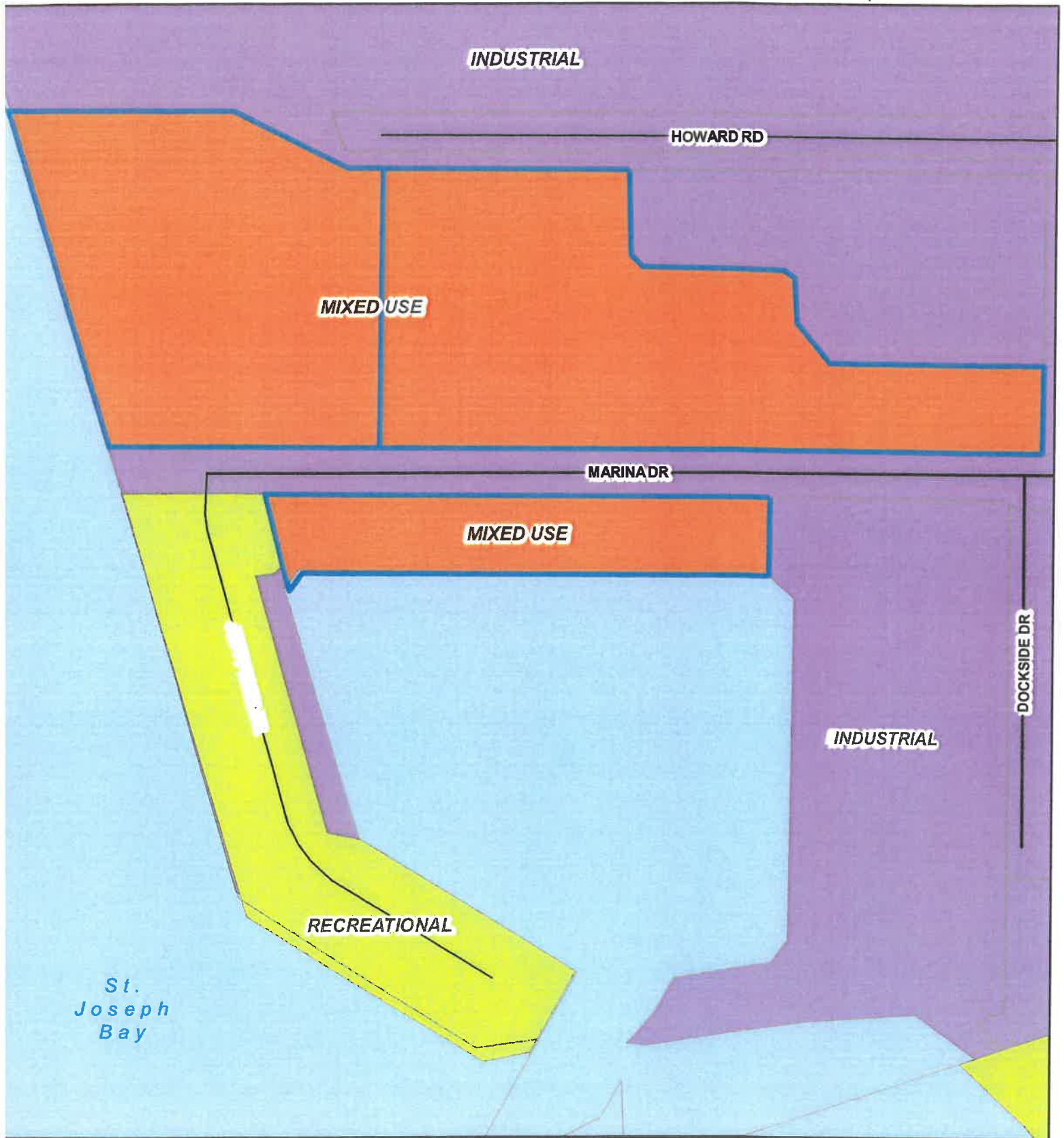
Legend

— Street	VERY LOW DENSITY RESIDENTIAL	MIXED COMMERCIAL / RESIDENTIAL	PUBLIC USE
Amendment Area	RESIDENTIAL (R-1)	MIXED USE	HISTORICAL RESOURCES
Parcel	RESIDENTIAL (R-2)	LOW INTENSITY COMMERCIAL	RECREATIONAL
	RESIDENTIAL (R-2B)	COMMERCIAL	OPEN SPACE
	RESIDENTIAL (R-3)	LOW INTENSITY INDUSTRIAL	CONSERVATION
	RESIDENTIAL (R-4)	INDUSTRIAL	AGRICULTURAL

0.02 Miles

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Port St. Joe Marina Land Use Amendment - Proposed Future Land Use



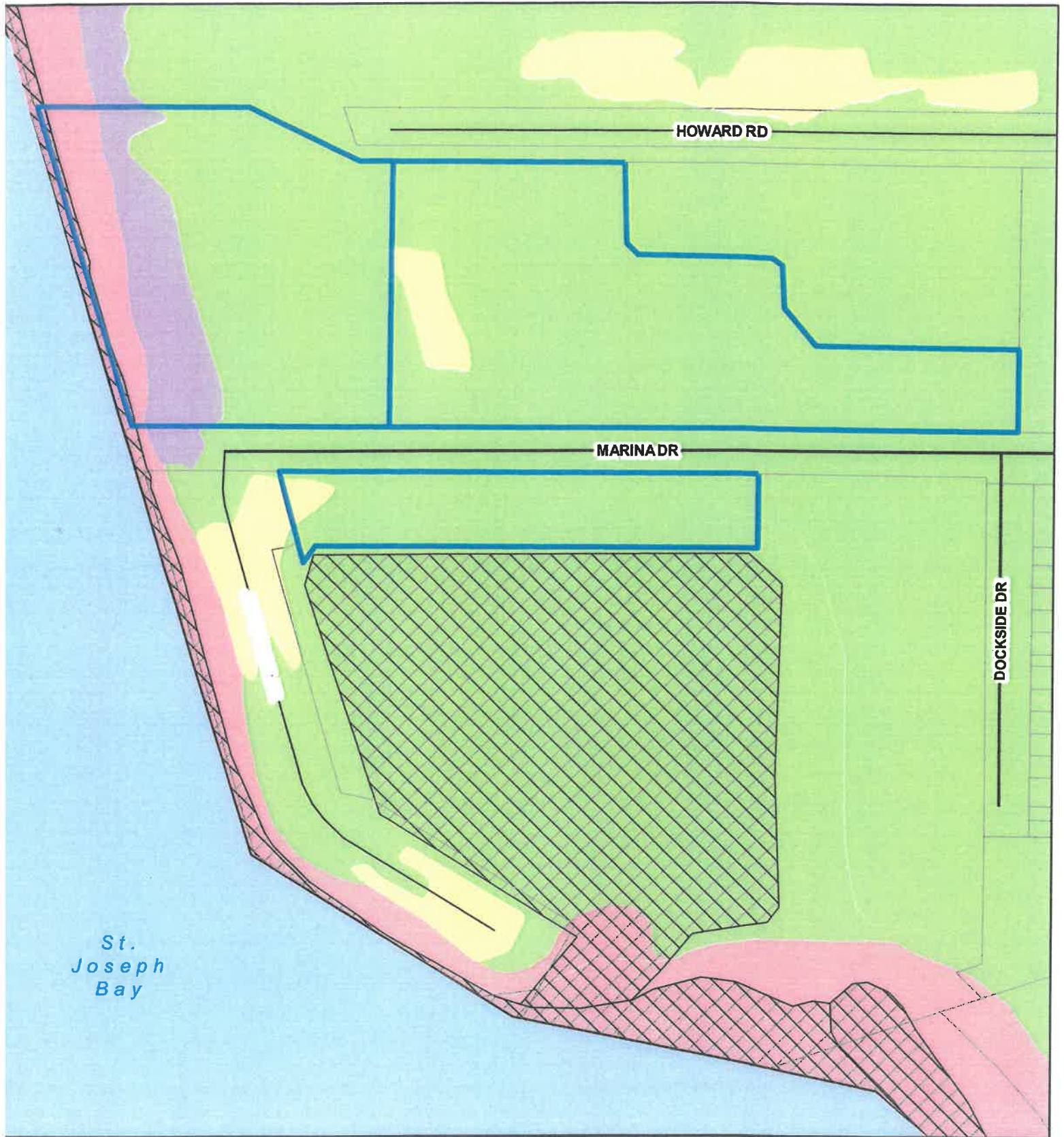
Legend

<ul style="list-style-type: none"> — Street Amendment Area Parcel 	<ul style="list-style-type: none"> NORTH PORT ST JOE MIXED USE VERY LOW DENSITY RESIDENTIAL RESIDENTIAL (R-1) RESIDENTIAL (R-2) RESIDENTIAL (R-2B) RESIDENTIAL (R-3) RESIDENTIAL (R-4) 	<ul style="list-style-type: none"> MIXED COMMERCIAL / RESIDENTIAL MIXED USE LOW INTENSITY COMMERCIAL COMMERCIAL LOW INTENSITY INDUSTRIAL INDUSTRIAL PUBLIC USE 	<ul style="list-style-type: none"> HISTORICAL RESOURCES RECREATIONAL OPEN SPACE CONSERVATION AGRICULTURAL
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0.025 Miles

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Port St. Joe Marina Land Use Amendment - Wetlands & Flood Zones



St. Joseph Bay

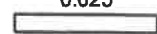
Legend

- Street arcel
- Amendment Area
- Wetlands

Flood Zones

- A
- AE
- AO

0.025



County

VE

Miles

X

Created May 2, 2019
Gulf County GIS

Appendix A:

Future Land Use Map Amendment Application Form

