

ORDINANCE NO. 566

AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN FUTURE LAND USE MAP OF THE CITY OF PORT ST. JOE, FLORIDA BY AND THROUGH PROCEDURES REQUIRED FOR LARGE SCALE MAP AMENDMENTS PURSUIT TO AUTHORITY UNDER STATE STATUES SECTION 163.3184, SPECIFICALLY CHANGING PARCEL ID NO. 03037-000R AND PARCEL ID NO. 03040-001R FROM LOW INTENSITY COMMERCIAL TO MEDIUM DENSITY RESIDENTIAL R-2; AND PROVIDING FOR REPEAL OF ANY CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Section 163.3184, 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 Amendments; and

WHEREAS, on December 3, 2019, the Planning and Development Review Board sitting as the local planning agency for the City, recommended approval of the large scale amendment to the comprehensive plan future land use map of the City; and

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

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

SECTION 1. APPROVAL

The City of Port St. Joe Comprehensive Plan Future Land Use Map is hereby amended as set forth on Exhibit "A" and are hereby changed from Low Intensity Commercial land use to Medium Density Residential R-2. 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 Medium Density Residential R-2.

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All ordinances or parts of ordinances in conflict herewith are hereby repealed.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 4th day of February, 2020.

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

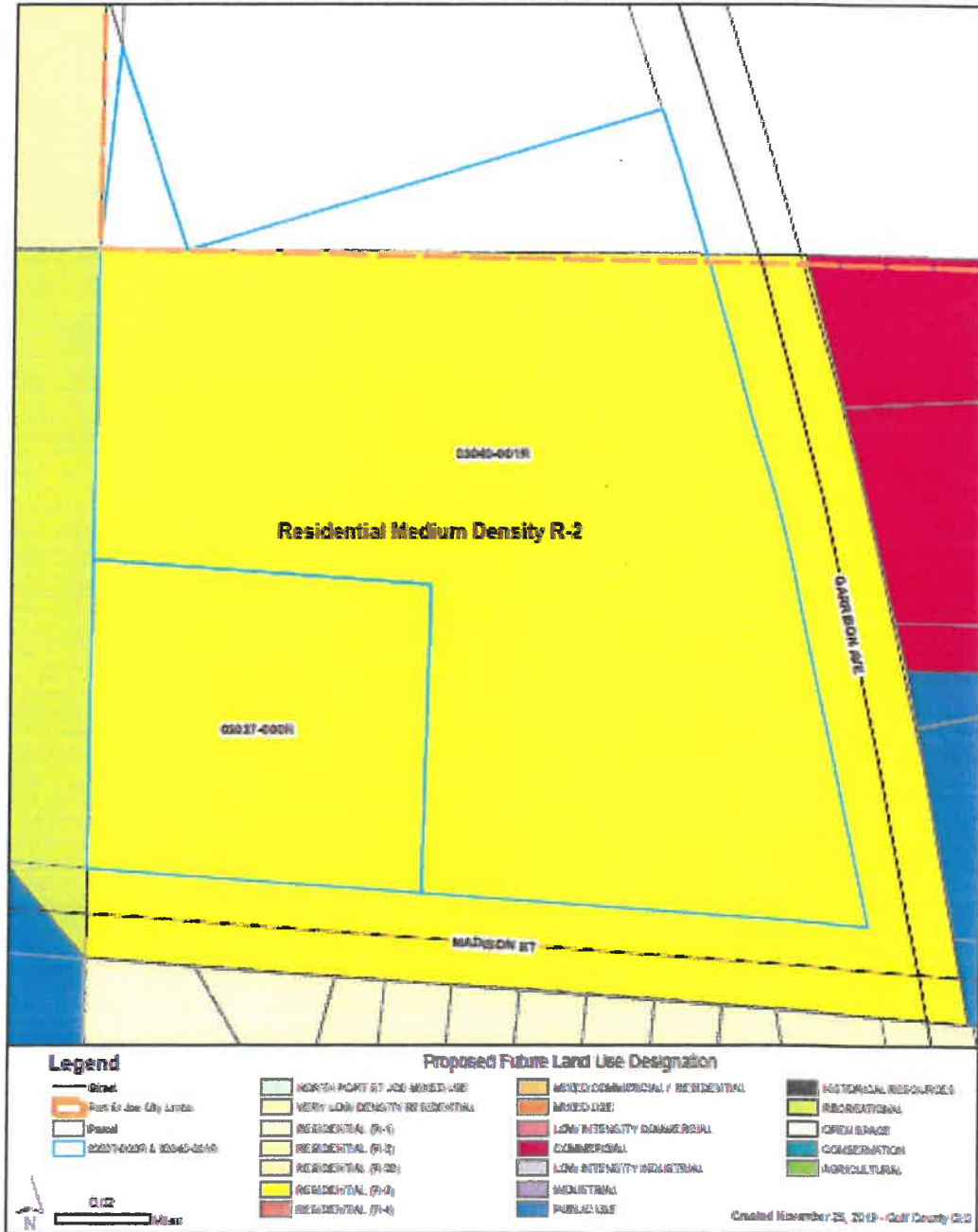
By: Rex Buzzett
Rex Buzzett, Mayor-Commissioner

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

EXHIBIT "A"

Future Land Use Map:

03037-000R & 03040-001R - Proposed Future Land Use



**CITY OF PORT ST. JOE
COMPREHENSIVE PLAN
LARGE SCALE MAP AMENDMENT
APPLICATION**

Submitted by:

**David Warriner
Post Office Box 280
Port St. Joe, Florida 32457**

November 2019

AGENT CONTACT INFORMATION

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I. General Information

Parcel Identification Number:

03037-000R and 03040-001R (12.39 Acres)

Existing Future Land Use:

"Low Intensity Commercial"

Proposed Future Land Use:

"Medium Density Residential R-2"

Proposed Zoning:

Planned Unit Development (PUD)

City of Port St. Joe
Comprehensive Plan Amendment Application
Madison-Garrison

The application package contains a proposed Large-Scale Amendment to the City of Port St. Joe Comprehensive Plan Future Land Use Map. The amendment proposes to change two parcels totaling 12.39 acres. The two parcels currently consists of a Future Land Use Map designation of "Low Intensity Commercial". The parcel is being requested to be re-designated to the "Residential Medium Density R-2" category on the City of Port St. Joe Future Land Use Map. The amendment area is situated along the southwest corner of Madison Street and Garrison Avenue.

II. Type of Request

A. Map Amendment

The request is for a large-scale amendment to City of Port St. Joe Future Land Use Map for two parcels of land consisting of 12.39 acres. The site currently consists of "Low Intensity Commercial" land use designation and has a C-1 Zoning designation. This request is to re-designate the parcel as "Medium Density Residential R-2". The Proposed Future Land Use Map is included in Section VIII. Table 1 identifies the total acreage and the existing and proposed land use for the amendment area.

Table 1: Existing and Proposed Future Land Use Classifications

Future Land Use Categories within the Proposed Amendment Area	Acres		
	Existing	Proposed	Change
Low Intensity Commercial	12.39	0	-12.39
Medium Density Residential R-2	0	12.39	0
Total	12.39	12.39	-12.39

III. Justification for Request

The property subject to the amendment is located at the southwest intersection of Madison Street and Garrison Avenue within the southern portion of the City of Port St. Joe. The proposed development plan for the amendment site consist of a multi-family style development. The site provides an ideal location for higher density residential to occur on an in-fill parcel and will offer much needed additional housing opportunities within the City and this portion of the County. The amendment will provide for a more efficient development pattern, reduce overall vehicle trips and promote economic development within the City of Port St. Joe.

IV. Description of Property / Adjacent Uses

The subject site is 12.39 acres consisting of "Low Intensity Commercial" Future Land Use Map and a C-1 Zoning designation. Refer to Appendix VIII for the proposed Future Land Use and Zoning maps.

The subject property is mainly vacant and undeveloped with a portion of the property containing a small single-family home. There are no wetlands or known endangered or protected species located on the property. The surrounding property consists of the following land use designations: Low Density Residential, Commercial, Public and Recreation as described in Table 2.

Table 2: Subject Site and Adjacent Property Land Uses

	Future Land Use Designations	Zoning Districts
Subject Property	Low Intensity Commercial	C-1
North	Gulf County and Low Density Residential	Gulf County and VLR
South	Residential	R-1
East	Commercial	C-2
West	Recreation	Rec

Source: City of Port St. Joe and Gulf County adopted Future Land Use Maps.

V. Natural Resources / Features of Subject Property

A. Site Description

The amendment area is situated along the southwest corner of the intersection of Madison Drive and Garrison Avenue. The property site terrain is relatively flat with little elevation variations.

B. Soils

The subject property contains two soil types on the property as identified on the Soils Classification Map and Table 3. A description of the soil type is listed below.

Table 3: Soil Types

Soil Map Unit Symbol	Soil Unit Composite Name Acres
24	Mandarin Fine Sand
33	Resota Fine Sand

Source: City of Port St. Joe Comprehensive Plan and Gulf County GIS.

Mandarin Fine Sand - somewhat poorly drained soil is on low ridges and knolls in areas of flatwoods on the southern Coastal Plain. Slopes range from 0 to 2 percent. Typically, the surface layer is very dark gray fine sand about 7 inches thick. The subsurface layer is light brownish gray fine sand to a depth of 13 inches. The upper part of the subsoil, to a depth of 17 inches, is dark brown fine sand. The lower part, to a depth of 30 inches, is brown fine sand. The underlying material is white fine sand to a depth of 80 inches or more.

Resota Fine Sand - very deep, moderately well drained soil is on coastal ridges and remnant dunes. Typically, the surface layer is light gray fine sand about 5 inches thick. The subsurface layer is white fine sand to a depth of 15 inches. The upper part of the subsoil, to a depth of 19 inches, is strong brown fine sand that has discontinuous dark brown bands and nodules. The lower part, to a depth of 40 inches, is light yellowish brown fine sand. The underlying material is white fine sand to a depth of 80 inches or more.

C. Floodplains

The majority of the proposed amendment area is in located with "X" zone outside of a flood zone with a 0.2% chance of annual flood. A small portion of the amendment area located along the westerly boundary is located within Zone AE which, is 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. For additional information regarding flood zone locations occurring on the subject site, please reference the FEMA Flood Zones Map in Section VIII.

D. Wetlands

As demonstrated on the Wetlands Map in Section VIII, there is a few wetlands areas located along the westerly boundary on the proposed amendment site.

VI. Public Facilities and Services

The public facilities analysis is based on a maximum density of 15 units scenario.

Table 4: Existing and Proposed Development Scenario

Scenario	Land Use Designation	Maximum Allowed Density/Intensity	Size of Development	
			Acres	Residential Development
Existing	Low Intensity Commercial	120,700 square feet	12.39	N/A
Proposed	Residential R-2	7 du / 1 ac	12.39	86 (Max)

Source: City of Port St. Joe and Gulf County Comprehensive Plans and Property Appraiser data.

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 will result in a potable water demand increase of 26,161 gpd. As Table 5 shows, the facility will have adequate capacity to absorb the increase in potable water demand.

Table 5: Potable Water Capacity Analysis

Year	Permitted Capacity (gpd)	Average Demand (gpd)	Project Demand (gpd)	Total Demand (gpd)	Percent Utilized
2019	6,000,000	900,000	26,161	926,161	15.43%

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. 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 wastewater demand increase of 5,265 gpd. As Table 6 shows, the facility will have adequate capacity to absorb the increase in wastewater demand.

Table 6: Sanitary Sewer Capacity Analysis

Year	Permitted Capacity (gpd)	Average Demand (gpd)	Project Demand (gpd)	Total Demand (gpd)	Percent Utilized
2019	3,100,000	830,000	30,186	30,186	26.78%

Source: City of Port St. Joe Utilities Department

C. Transportation

The Comprehensive Plan Amendment (CPA) traffic analysis compared the existing land use category of Low Intensity Commercial to the proposed land use category of Medium Density Residential. Port St. Joe's Low Intensity Commercial land use designation allows for a maximum intensity of 60% lot coverage and Port St. Joe's Medium Density Residential land use designation allows for a maximum 7 dwelling units per acre.

The maximum intensity for the existing land use assumed 10,000 square feet per acre for a total maximum development potential of 120,700 square feet (10,000 x 12.07). This accounts for stormwater management facilities, parking, roadways, landscaping, and lot setbacks/buffers. The proposed land use assumed a maximum development intensity of 7 units per acre for a total maximum development potential of 86 dwelling units (7 x 12.39).

Traffic volumes generated by the existing and proposed land use categories were estimated using the Institute of Transportation Engineers (ITE), *Trip Generation Manual – the 10th Edition (2017)*. Land Use Code 820 (Shopping Center) was used for the existing land use category trip generation and Land Use Code 210 (Single-Family Detached Housing) was used for the proposed land use category. The net change in daily, AM peak-hour, and PM peak-hour trips is shown in Table 7 and indicates that the proposed Comprehensive Plan Amendment will result in fewer maximum potential trips being generated from the subject parcel.

Table 7: CPA Net Change in Trip Generation

Time Period	Scenario	ITE Land Use Category	Variable	Size	Trip Rate/Equation	Enter Split	Exit Split	Total Trips		
								Total	Enter	Exit
Daily	Existing Land Use	Shopping Center - 820	Per ksf	120,700	$\ln(T) = 0.68\ln(x) + 5.57$	50%	50%	4,833	3,417	3,416
	Proposed Land Use	Single-Family Detached Housing - 210	Per Unit	84	$\ln(T) = 0.92\ln(x) + 2.71$	50%	50%	886	443	443
	NET CHANGE								-5,947	-2,974
AM Peak-Hour	Existing Land Use	Shopping Center - 820	Per ksf	120,700	$T = 0.50(x) + 151.76$	62%	38%	212	131	81
	Proposed Land Use	Single-Family Detached Housing - 210	Per Unit	84	$T = 0.71(x) + 4.80$	25%	75%	64	16	48
	NET CHANGE								-148	-115
PM Peak-Hour	Existing Land Use	Shopping Center - 820	Per ksf	120,700	$\ln(T) = 0.74\ln(x) + 2.89$	48%	52%	625	300	325
	Proposed Land Use	Single-Family Detached Housing - 210	Per Unit	84	$\ln(T) = 0.96\ln(x) + 0.20$	63%	37%	86	54	32
	NET CHANGE								-539	-244

No additional analysis of the traffic impacts for the short-term or long-term planning horizons was performed due to the proposed land use category being more trip restrictive than the existing land use category.

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 62-346F.A.C.

Development of the amendment site will comply with the groundwater quality and quantity protection requirements set forth in the Bay County 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 capita per day. The proposed land use change will result in a solid waste demand increase of 688 pounds per day or 0.34 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 86 units. Utilizing a single-family school generation rate of 0.2706, the proposed 86 units would generate a total of 24 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 8, below, shows that there is adequate capacity to serve the proposed development through the Public-School Facility 5- year planning time frame.

Table 8: School District Available Capacity

School Type	Fish Capacity ¹	Actual Enrollment	New Student Capacity	Proposed Amendment	Surplus (+)/ Deficiency (-)
Port Saint Joe Elementary	760	571	590	12	578
Port Saint Joe Junior Senior High	997	495	507	12	495
Total	1,757	1,066	1,097	24	1,073

¹= FISH = Florida Inventory of School Houses

Source: Gulf County School District 5-Year Work Plan, 2015-2016

VII. 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 Future Land Use Map change would constitute urban sprawl. An analysis of the thirteen points as applied to the Bay County 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.

The proposed amendment area is an ideal location for infill higher density residential development within the existing urban area of the City, as it is situated in between and walking distances to an elementary and high school.

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 townhome development fills in a gap in existing residential and public uses.

The proposed expansion area is an ideal location for infill development within the existing urban developed area, as it is situated within walking distances to churches, parks and schools.

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 no 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 provides 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 in walking distances to the community that is home to many residential subdivisions, a fire station, two public schools and nearby commercial establishment. 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 area is situated along Long Avenue which is part of the grid network of streets providing City wide connections.

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.

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 additional residential options and opportunities within the City.

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 Long Avenue 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 (Bumps), 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 Bumps 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.

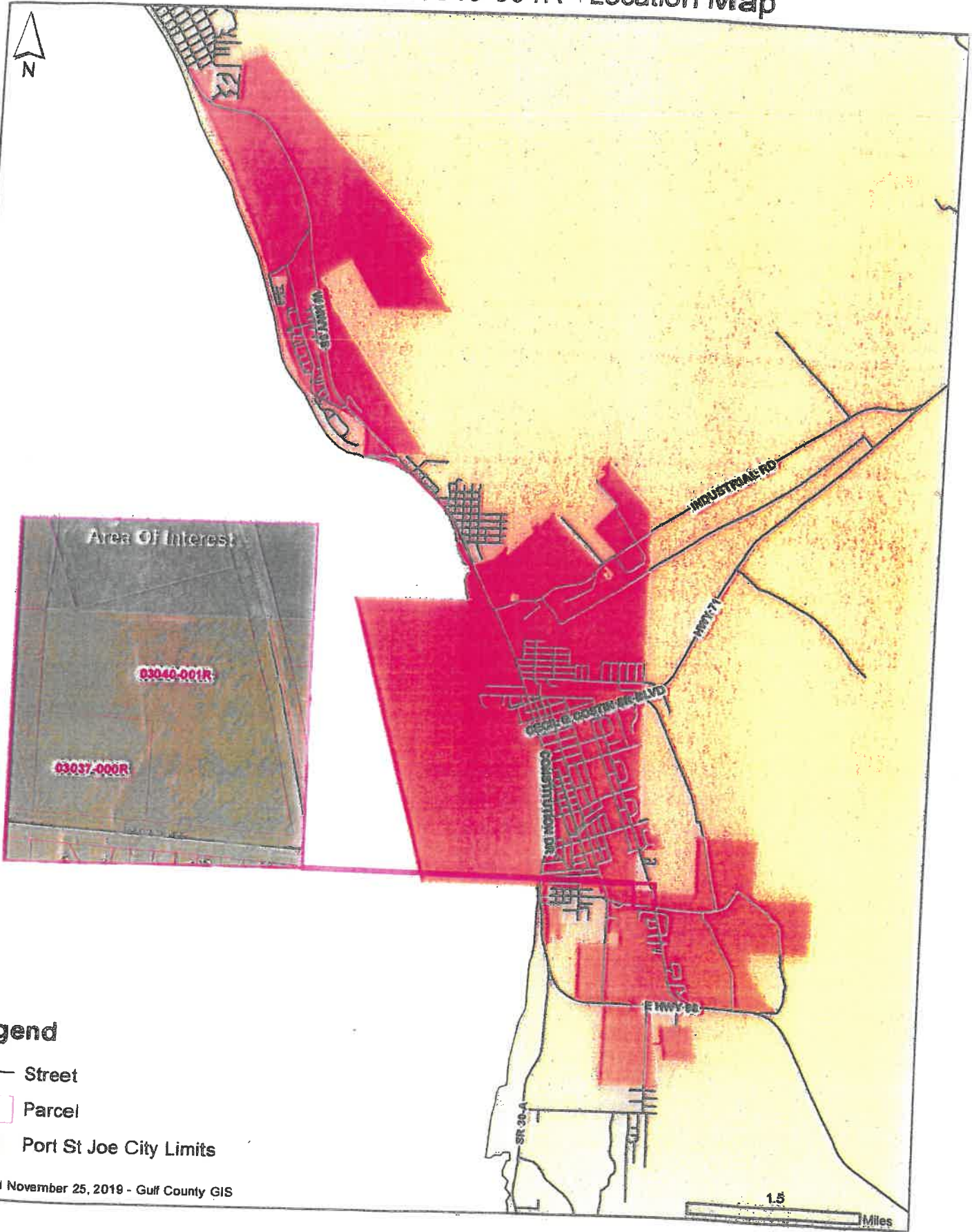
Policy 2.1.2: The availability of public facilities shall be determined and measured for the required public facility types using the adopted Level of Service (LOS) standards contained in the following elements of the Comprehensive Plan: Traffic Circulation Infrastructure, including Solid Waste, Drainage,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

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

VIII. Figures

- 1) Location Map
- 2) Existing Future Land Use Map
- 3) Proposed Future Land Use Map
- 4) Floodplains/ Wetlands

03037-000R & 03040-001R - Location Map



Area Of Interest

03040-001R

03037-000R

Legend

- Street
- Parcel
- Port St Joe City Limits

dated November 25, 2019 - Gulf County GIS

1.5 Miles

03037-000R & 03040-001R - Existing Future Land Use



Legend

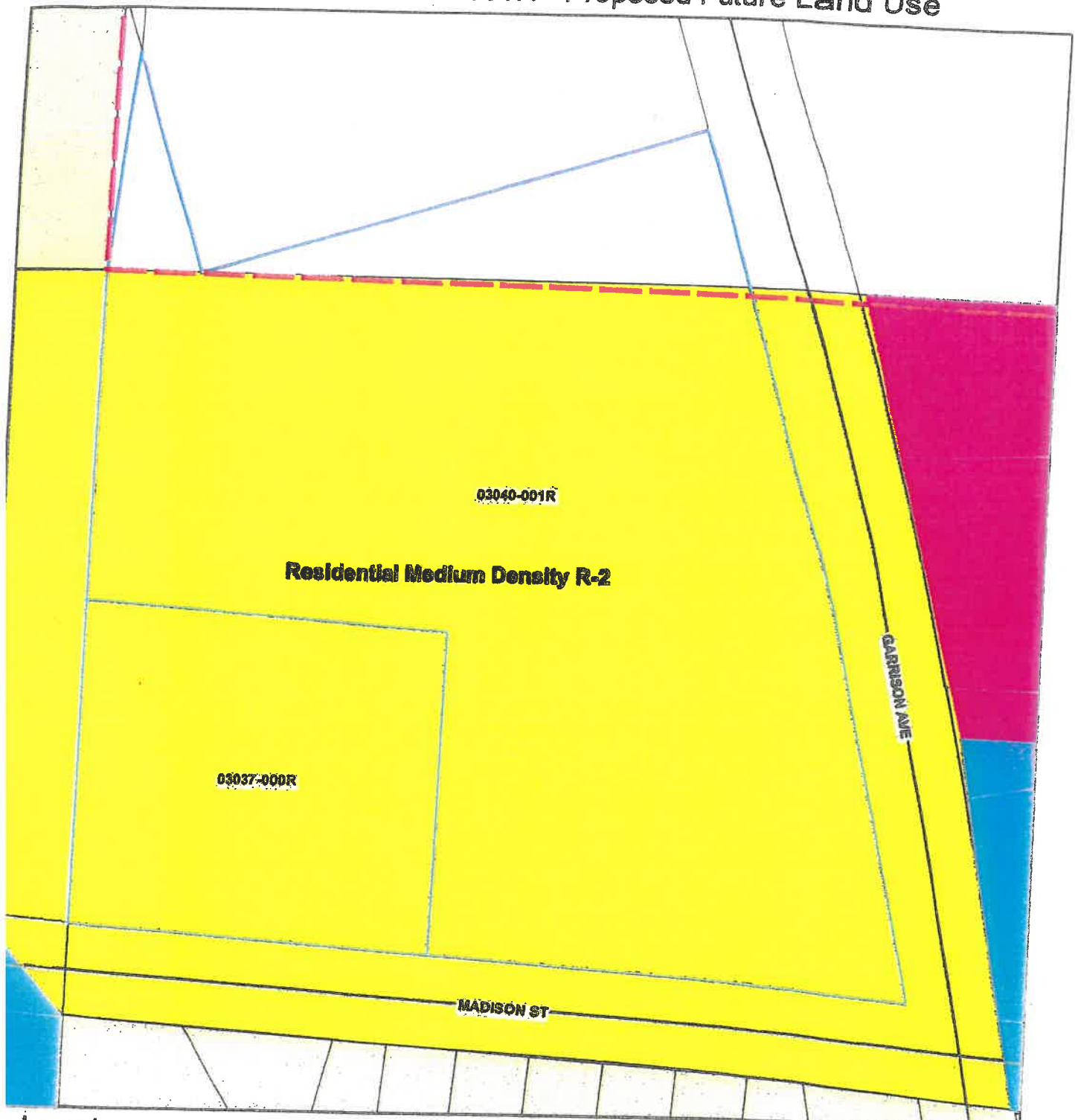
- Street
- ▭ Parcel
- ▭ 03037-000R & 03040-001R
- ▭ Part St Joe City Limits

Existing Future Land Use Designation

- | | | |
|--------------------------------|----------------------------------|------------------------|
| ▭ VERY LOW DENSITY RESIDENTIAL | ▭ MIXED COMMERCIAL / RESIDENTIAL | ▭ PUBLIC USE |
| ▭ RESIDENTIAL (R-1) | ▭ MIXED USE | ▭ HISTORICAL RESOURCES |
| ▭ 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 |

0.035 Miles

03037-000R & 03040-001R - Proposed Future Land Use



Legend

- Street
- Port St Joe City Limits
- Parcel
- 03037-000R & 03040-001R

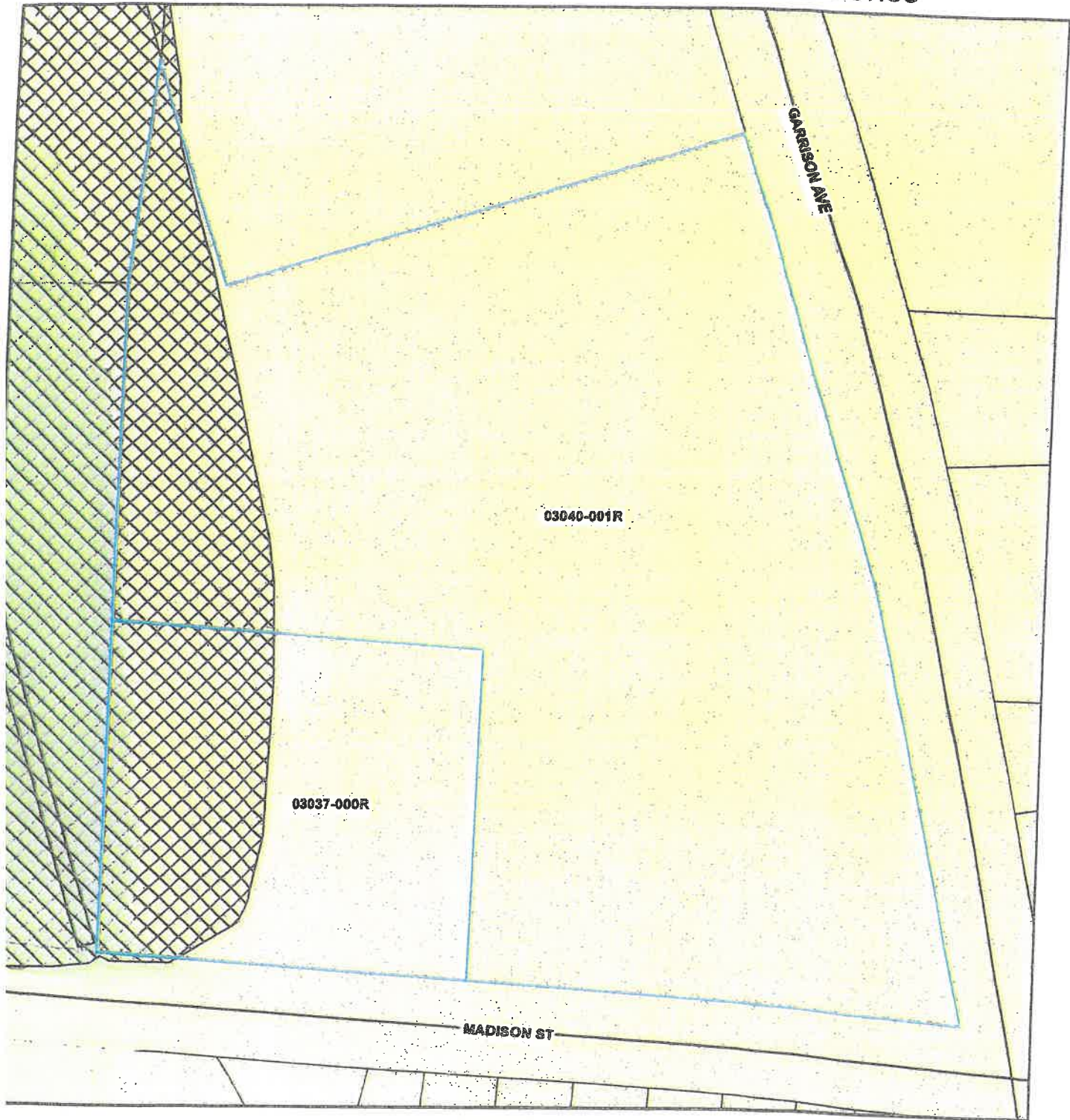
Proposed Future Land Use Designation

- | | | |
|------------------------------|--------------------------------|----------------------|
| NORTH PORT ST JOE MIXED USE | MIXED COMMERCIAL / RESIDENTIAL | HISTORICAL RESOURCES |
| VERY LOW DENSITY RESIDENTIAL | MIXED USE | RECREATIONAL |
| RESIDENTIAL (R-1) | LOW INTENSITY COMMERCIAL | OPEN SPACE |
| RESIDENTIAL (R-2) | COMMERCIAL | CONSERVATION |
| RESIDENTIAL (R-2B) | LOW INTENSITY INDUSTRIAL | AGRICULTURAL |
| RESIDENTIAL (R-3) | INDUSTRIAL | |
| RESIDENTIAL (R-4) | PUBLIC USE | |

0.02 Miles

Created November 25, 2019 - Gulf County GIS

03037-000R & 03040-001R - Wetlands & Flood Zones



Legend

- Street
- Parcel
- ▭ 03037-000R 7 03040-001R
- ▨ Wetlands

Flood Zones

- A
- AE
- AO
- VE
- X

0.025

Miles

Created November 25, 2019
Gulf County GIS

Appendix A

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

Property Address: Garrison and Madison Street

Property Owner: David Warriner

Mailing Address: POB 280, Port St Joe, FL 32457

Phone: 850-545-6503

Current Land Use: Low Intensity Commercial

Proposed Land Use: Medium Density Residential R-2

Proposed Zoning: Planned Unit Development PUD

Applicant if Different: Raymond W. Greer

Parcel Number: 03037-000R and 03040-001R

David Warriner
Owners Signature

Sworn to and subscribed before me this 3rd 22nd day of November
OR Produced Identification.

Type Provided _____

Personally Known

Marcella V Daniels
Signature of Notary



MARCELLA V DANIELS
Commission # GG 281400
Expires December 3, 2022
Renewed thru Notary Public Board

PUBLIC NOTICE

1. A sign will be posted for two weeks on the property seeking the change and a notice will be published in the local newspaper.

APPLICATION REQUIREMENTS

Application Fee: Small Scale Amendment - \$500.00 – Large Scale Amendment \$2,000.00

Legal Description of Property

Copy of Deed

Copy of Survey

David Warriner
Owner Signature

Date: 11/22/19

Raymond W. Greer
Applicant Signature

Date: 11/25/2019

Survey and Legal Description

LEGAL DESCRIPTION

Begin at a found old terra cotta concrete monument marking the Southwest corner of Section 7, Township 8 South Range 10 West, also marking the Northwest corner of Section 18, Township 8 South, Range 10 West, Gulf County, Florida; thence leaving said POINT OF BEGINNING run along the Westerly monumented boundary line of said Section 7, North 00 degrees 12 minutes 10 seconds East 255.93 feet to a re-bar lying on the Westerly boundary line of property as described in Deed Book 19, Page 509, in the Public Records of Gulf County, Florida; thence leaving said Westerly monumented boundary line of said Section 7, run along the Westerly and Southerly boundary line of said property described in deed Book 19, Page 509, as follows: South 19 degrees 01 minutes 50 seconds East 243.14 feet to a re-bar; thence run North 71 degrees 13 minutes 56 seconds East 543.24 feet to a re-bar marking the intersection of said Southerly boundary line with the Westerly right of way line of a 100.00 foot wide right of way known as Garrison Ave; thence leaving said Southerly boundary line run along said Westerly right of way line as follows: South 18 degrees 44 minutes 27 seconds East 11.38 feet to a re-bar marking a point of curve to right having a radius of 5589.32 feet; thence run Southeasterly along the arc thru a central angle of 07 degrees 58 minutes 12 seconds for a distance of 777.49 feet, chord of said arc being South 14 degrees 45 minutes 21 seconds East 776.87 feet to concrete monument; thence run South 10 degrees 54 minutes 39 seconds East 168.75 feet to a concrete monument marking the intersection of said Westerly right of way line with the Northerly right of way line of a 100.00 foot wide right of way known as Madison Street; thence leaving said Westerly right of way line run along said Northerly right of way line as follows: North 85 degrees 51 minutes 04 seconds West 495.50 feet to a concrete monument; thence run North 85 degrees 46 minutes 52 seconds West 350.79 feet to a re-bar marking the intersection of said Northerly right of way line with the Westerly monumented Boundary line of said Section 18; thence leaving said Northerly right of way line run along said Westerly monumented boundary line as follows: North 01 degrees 22 minutes 48 seconds East 350.00 feet to a concrete monument; thence run North 01 degrees 22 minutes 48 seconds East 315.41 feet to the POINT OF BEGINNING. Containing 13.83 acres more or less.



The undersigned surveyor has not been provided a current title opinion or abstract of matters affecting title or boundary to the subject property. It is possible there are deeds of record, unrecorded deeds, easements or other instruments which could affect the boundaries.

Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.

WADE G. BROWN
Surveyor & Mapper
Florida Certificate No. 9559
(LBP 6473)

PLAN OF BOUNDARY & TOPOGRAPHIC SURVEY PREPARED FOR			
DEVLAB PARTNERS, LLC			
PREPARED BY:			
EDWIN G. BROWN AND ASSOCIATES, INC.			
2815 GRANFORDDALE HWY. P.O. BOX 825 CRAWFORDVILLE, FL 32326 (850) 876-3016			
SECTION/PAGE	COUNTY	SECTION	TOWNSHIP
SECTION/PAGE 034/01	SECTION: 7 & 18	TOWNSHIP: 8 S	RANGE: 10 W
SECTION/PAGE 034/01	SECTION: 8-SOUTH	TOWNSHIP: 8 S	RANGE: 10 W
SHEET: 2 OF 2	RANGE: 10-WEST	SURVEY DATE: OCTOBER 02, 2019	JOB NUMBER: 19-536
			40802

Subject Property Deeds

THIS INSTRUMENT PREPARED BY:
ROLAND W. KIEHN, ESQ.
BARRON, REDDING, HUGHES, FITE,
SANBORN & KIEHN, P.A.
220 MCKENZIE AVENUE
PANAMA CITY, FLORIDA, 32401
(850) 785-7454

*This deed was prepared using information
obtained from the public records and not
prepared in connection with the issuance
of title insurance*

RE# 03040-001R

Inst:200923000055 Date:1/6/2009 Time:2:27 PM
Doc Stamp-Deed:0.70
DC, Rebecca L. Norris, Gulf County B:469 P:420

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made this 1ST day of January 2009,
between Patricia T. Warriner, whose address is P.O. Box 280, Port St. Joe, FL 32457-0280,
("Grantor"), and PTW, LLC, a Florida limited liability company, which has a mailing address of
P.O. Box 280, Port St. Joe, FL 32457-0280, ("Grantee").

WITNESSETH, that Grantor, for and in consideration of the sum of TEN AND NO/100
DOLLARS (\$10.00), and other good and valuable consideration, paid by Grantee to Grantor, the
receipt and sufficiency of which Grantor hereby acknowledges, does hereby grant, bargain, and sell
to the Grantee, and Grantee's successors and assigns forever, the following described real property,
situate, lying, and being in the County of Gulf, State of Florida, to-wit:

The Northwest Quarter of Section 18, Township 8 South, Range 10 West, Gulf County,
Florida, less and except the East 990 feet and that portion of the NW/4 lying on the East side
of Garrison Ave., and also less and except: the right of way of Niles Road; conveyance to
WJOE Radio Station; property leased to Tapper in Official Records Book 28, Page 855;
conveyance to Neuman in Official Records Book 108, Page 1064; and conveyance to
Comforter in Official Records Book 310, Page 1; all recorded in the public records of Gulf
County, Florida, (the "Property"), the foregoing Property containing 9.15 acres, more or less.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or
in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

SUBJECT TO matters of record, if any, and taxes for the current year.

THE PROPERTY is not the homestead of the grantor, and neither the grantor nor the
grantor's spouse, nor anyone for whose support the grantor is responsible, resides on or
adjacent to said land.

AND GRANTOR specially warrants the title to the Property and will defend the same against the lawful claims of any persons claiming by, through, or under Grantor, but against none other.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed on the day and year first above written.

Signed, sealed & delivered in the presence of:

[Signature]
Print Name: PAUL D WARRINER

[Signature]
Patricia T. Warriner

[Signature]
Print Name: BOBBI ANN SEWARD



STATE OF FLORIDA
COUNTY OF Gulf

The foregoing instrument was acknowledged before me this 1st day of January, 2009, by Patricia T. Warriner, who: (notary must check applicable box)

- is personally known to me.
- produced a current Florida driver's license as identification.
- produced _____ as identification.

(SEAL)
NOTARY PUBLIC-STATE OF FLORIDA
BOBBI ANN SEWARD
Commission # DD411284
Expires: APR. 02, 2009
Bonded thru Atlantic Bonding Co., Inc.

[Signature]
BOBBI ANN SEWARD
(Print Name)

Notary Public
Commission # DD 411284
My Commission Expires: 04-02-09

THIS INSTRUMENT PREPARED BY:
ROLAND W. KIEHN, ESQ.
BARRON, REDDING, HUGHES, PITE,
SANBORN & KIEHN, P.A.
220 MCKENZIE AVENUE
PANAMA CITY, FLORIDA, 32401
(850) 785-7454

*This deed was prepared using information
obtained from the public records and not
prepared in connection with the issuance
of title insurance*

Inst:200923000060 Date:1/6/2009 Time:2:27 PM

Doc Stamp-Deed:0.70

DC, Rebecca L. Norris, Gulf County B:469 P:430

RE# 03037-000R

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made this 1ST day of January 2009,
between Patricia T. Warriner, whose address is P.O. Box 280, Port St. Joe, FL 32450-0280,
("Grantor"), and PTW, LLC, a Florida limited liability company, which has a mailing address of
P.O. Box 280, Port St. Joe, FL 32457-0280, ("Grantee").

WITNESSETH, that Grantor, for and in consideration of the sum of TEN AND NO/100
DOLLARS (\$10.00), and other good and valuable consideration, paid by Grantee to Grantor, the
receipt and sufficiency of which Grantor hereby acknowledges, does hereby grant, bargain, and sell
to the Grantee, and Grantee's successors and assigns forever, the following described real property,
situate, lying, and being in the County of Gulf, State of Florida, to-wit:

Sec.18, T8S, R10W, Gulf County, FL - 2.58± acres - 350 x 350 ft. sq. in W side of NW ¼,
ORB 116/156-59 FR Tapper; ORB 133/889 FR George G. Tapper Co., Inc. (the "Property")

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or
in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

SUBJECT TO matters of record, if any, and taxes for the current year.

THE PROPERTY is not the homestead of the grantor, and neither the grantor nor the
grantor's spouse, nor anyone for whose support the grantor is responsible, resides on or
adjacent to said land.

AND GRANTOR specially warrants the title to the Property and will defend the same against
the lawful claims of any persons claiming by, through, or under Grantor, but against none other.

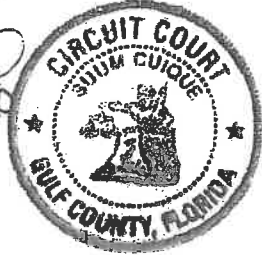
IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed on the day and year first above written.

Signed, sealed & delivered in the presence of:

[Signature]
Print Name: DAVID WARRINER

[Signature]
Patricia T. Warriner

[Signature]
Print Name: BOBBI ANN SEWARD



STATE OF FLORIDA
COUNTY OF Calhoun

The foregoing instrument was acknowledged before me this 1st day of January 2009, by Patricia T. Warriner, who: (notary must check applicable box)

- is personally known to me.
- produced a current Florida driver's license as identification.
- produced _____ as identification.

[Signature]
BOBBI ANN SEWARD
(Print Name)

(SEAL)
NOTARY PUBLIC-STATE OF FLORIDA
BOBBI ANN SEWARD
Commission # DD411284
Expires: APR. 02, 2009
Bonded Through Atlantic Bonding Co., Inc.

Notary Public
Commission # DD 411284
My Commission Expires: 04-02-09