

**January 7, 2020  
Regular Meeting  
12:00 Noon  
2775 Garrison Avenue  
Port St. Joe, Florida**



## City of Port St. Joe

Rex Buzzett, Mayor-Commissioner  
Eric Langston, Commissioner, Group I  
David Ashbrook, Commissioner, Group II  
Brett Lowry, Commissioner, Group III  
Scott Hoffman, Commissioner, Group IV

[All persons are invited to attend these meetings. Any person who decides to appeal any decision made by the Commission with respect to any matter considered at said meeting will need a record of the proceedings, and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The Board of City Commission of the City of Port St. Joe, Florida will not provide a verbatim record of this meeting.]

# BOARD OF CITY COMMISSION

Regular Public Meeting  
12:00 Noon  
2775 Garrison Avenue  
Tuesday January 7, 2020

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## Call to Order

## Consent Agenda

### Minutes

- Regular Meeting 12/17/19 **Pages 1-4**

### Bldg. Department

- Update (Quarterly) **Page 5**

### Long Term Recovery Committee- First Meeting of Each Month

### PSJRA- Update

### City Attorney

- Ordinance 565 Small Scale Plan Amendment-SRS Land Co., LLC **Pages 6-40**
  - 2<sup>nd</sup> Reading and Consideration of Adoption

## Old Business

- Government Complex Grant-Update

## New Business

- FDEM Grant Award
- Cell Tower Request on City Property- Vertex Development **Pages 41-43**

### Public Works

- Update

### Surface Water Plant

- Update

### Waste Water Plant

- Update

### Finance Director

- Update

### City Engineer

- Trail Lighting/Upgrades Grant- Duke Energy Quotes **Pages 44-45**
- Clifford Sims Park Paving

### Code Enforcement

- Update

**Police Department**

- **Update**

**City Clerk**

- **Newspaper Ad**

**Page 46**

**Citizens to be Heard**

**Discussion Items by Commissioners**

**Motion to Adjourn**

# **MINUTES OF THE REGULAR MEETING OF THE BOARD OF CITY COMMISSIONERS FOR THE CITY OF PORT ST. JOE, FLORIDA, HELD AT 2775 GARRISON AVENUE, December 17, 2019, at Noon.**

The following were present: Mayor Buzzett, Commissioners Ashbrook, Hoffman, Langston, and Lowry. City Manager Jim Anderson, and City Clerk Charlotte Pierce were also present.

## **CONSENT AGENDA**

### **Minutes**

A Motion was made by Commissioner Ashbrook, second by Commissioner Lowry, to approve the Minutes of the Workshop and Regular Meeting, both held on December 3, 2019. All in favor; Motion carried 5-0.

### **Dixie Youth Baseball Team Recognition**

Mayor Buzzett recognized the Port St. Joe Dixie Youth Baseball team and coaches. Scooter Acree introduced the team and asked that they come to the podium area for the presentation of their state championship rings.

The local team is the Florida Dixie Youth Baseball Division II AAA State Champion and World Series attendees who placed first in the Florida DYB District Four Tournament in Apalachicola and was undefeated. They placed first in the Florida DYB State Tournament in Bristol where they won 3 and lost 1 game winning the final game 11-0. They also represented Florida in the inaugural AAA DYB Division II World Series in Lumberton, NC. Team member Eli Harris made it to the finals of the Home Run Derby and also hit the first ever home run in the AAA Dixie Youth Division II World Series. This group also played together and was runner-up in the Florida Dixie Youth Baseball AA State Tournament in Sebring, FL in 2017.

Coaches are Harold Williams, Eric Mace, and Rashed Brown. Team Members are: Angel Mace, Zay Jenkins, Eli Harris, Terrell Williams, Ja' Corey Williams, William Shoaf, Kaden Brown, Cayson Reed Ashcraft, Easton Buchanan, Darion Cherry, Jayden Reese, Stratton Levins.

### **Building Department Update – Quarterly**

#### **Long Term Recovery Committee Update –**

*Nancy Stewart* shared that they are partnering with the CCDF and Diana Burkett to retarp a number of homes. There will be 40 Auburn Students here December 30, 2019 – January 3, 2020, to help with this project.

She also noted that Legal Services of Northwest Florida will be holding monthly Workshops beginning January 15, 2020, at the Port St. Joe Fire Department. These Workshops will be held the 3<sup>rd</sup> Wednesday of each month in the mornings in Port St. Joe and Wewahitchka in the afternoons.

### **PSJRA Chairman David Ashbrook – Update**

The PSJRA will be meeting at Noon on January 7, 2020, for their monthly meeting and there will be a PSJRA Workshop on Tuesday, January 14, 2020, at Noon.

### **City Attorney –**

*New Attorney Search* – A Motion was made by Commissioner Ashbrook, second by Commissioner Langston, to hire Clinton McCahill as the City's Attorney. All in favor; Motion carried 5-0. No RFP was required for this opening, and the salary is \$4,500 per month.

### **CITY MANAGER'S REPORT – Jim Anderson**

#### **Old Business**

*Government Complex Grant Update* – Mayor Buzzett noted that Jorge Gonzales of the St. Joe Company is having an appraisal done of the properties offered and once that is completed, Mr. Gonzalez will get back with Mayor Buzzett.

After discussion, a Motion was made by Commissioner Langston, second by Commissioner Ashbrook, that all future meetings of the City Commission be held at Noon on the First and Third Tuesday of each month. Motion carried 4-1 with Mayor Buzzett voting no. This will begin with the January 7, 2020, meeting.

### **New Business**

#### *Fair Housing Workshop – Bruce Ballister:*

Mayor Buzzett temporarily suspended the public hearing portion of the Agenda to permit a Fair Housing Workshop to be conducted by the City's CDBG grant administrator, Bruce Ballister. Mr. Ballister reminded the Commissioners that holding a fair housing workshop once per quarter is a requirement of HUD for every quarter year that a CDBG grant is open.

Mr. Ballister reminded the commissioners and the attendees that the City has enacted Resolution 2018-09 that adopts a Fair Housing Policy with regards to all financial, rental, and other real estate transactions or contracts that provide protections for anyone seeking housing or housing finance from discrimination on the grounds of race, color, national origin, religion, sex, marital status, familial status, handicap or age.

He asked if there were any questions from the commissioners or the public.

A local realtor in attendance asked if one of the four activities per quarter could address the local realtors group. Mr. Ballister said yes and that one was being planned.

Mayor Buzzett reconvened the regular public meeting.

#### *Ordinance 565 Small Scale Plan Amendment – SRS Land Co., LLC – First Reading:*

City Planner, Ray Greer, reviewed Ordinance 565 with the Commission.

A Motion was made by Commissioner Langston, second by Commissioner Hoffman, to have the First Reading of Ordinance 565 for Parcel #04594-030R changing it from Industrial to High Density Residential R-3. Motion carried 4-0 with Commissioner Lowry abstaining. He completed Form 8B Memorandum of Voting Conflict for County, Municipal and Other Local Public Officers which is attached. City Manager Jim Anderson read Ordinance 565 by Title only.

#### *Ordinance 566 Large Scale Amendment – David Warriner First Reading and Request to Transmit to DEO:*

*Ray Greer, City Planner, reviewed Ordinance 566 with the Commission.*

A Motion was made by Commissioner Hoffman, second by Commissioner Langston, to have the First Reading of Ordinance 566 for Parcels #03037-000R and #03040-001R changing them from Low Intensity Commercial to Medium Density Residential R-2, and transmitting the Request to DEO. Motion carried 4-0 with Commissioner Ashbrook abstaining. He completed Form 8B Memorandum of Voting Conflict for County, Municipal and Other Local Public Officers which is attached. City Manager Jim Anderson read Ordinance 566 by Title only.

#### *Ordinance 567 Planned Unit Development – David Warriner First Reading:*

*City Planner, Ray Greer, reviewed Ordinance 567 with the Commission.*

A Motion was made by Commissioner Lowry, second by Commissioner Hoffman, to have the First Reading of Ordinance 567 for the Planned Unit Development. Motion carried 4-0 with Commissioner Ashbrook abstaining. He completed Form 8B Memorandum of Voting Conflict for County, Municipal and Other Local Public Officers which is attached. City Manager Jim Anderson read Ordinance 567 by Title only.

#### *Maddox Park Task Order*

After discussion, a Motion was made by Commissioner Hoffman, second by Commissioner Ashbrook, to proceed with the Task Order, in the amount of \$3,500 with Dewberry. All in Favor; Motion carried 5-0. This would be to install pipe in an existing ditch in Maddox Park / Shipyard Cove that runs parallel to Miss Zola's Drive and begins near the Lighthouse Complex and ends at Captain Fred's Place. A permit from the Northwest FL Water Management District and the Army Corp of Engineers will be required. Dewberry will

perform a wetland delineation of the area, prepare both permit applications along with supporting documentation, and submit the applications on behalf of the City.

*Triumph Application – Commissioner Hoffman:*

Commissioner Hoffman suggested that the Commission compile a list of projects that could be considered for funding by the Triumph Funds. He feels that Water / Sewer lines, and underground electrical from Highway 71 to Avenue G could possibly be covered. A Motion was made by Commissioner Hoffman, second by Commissioner Langston, to submit a request from the City to the Triumph Board. All in favor; Motion carried 5-0.

*Resolution 2019-10 Scallop Season –*

A Motion was made by Commissioner Ashbrook, second by Commissioner Lowry, to adopt Resolution 2019-10 supporting Scallop Season remain on the current commencement date of August 16<sup>th</sup> each calendar year through September 15<sup>th</sup> or as near as possible. All in favor; Motion carried 5-0

*Rotary Club Civic Project – Jim Sickels*

Mr. Sickels requested that the Rotary Club be allowed to purchase and provide three benches to be used on the Florida Communities Trust Property located near the First United Methodist Church. Mr. Sickels provided a hand drawn layout of the site. They would like to add an additional table with a gazebo at a later date. A Motion was made by Commissioner Ashbrook, second by Commissioner Hoffman, to approve the items on the hand drawn layout. All in favor; Motion carried 5-0.

**Public Works – John Grantland**

*First Street Traffic Light Repairs* – A Motion was made by Commission Ashbrook, second by Commissioner Lowry, to pay Murdock Investments, LLC \$25,400 to replace the First Street and 98 Intersection Light Cabinet. All in favor; Motion carried 5-0. FL DOT has agreed to reimburse the City \$25,400 for the cabinet, countdown inserts, and pedestrian push buttons.

**Surface Water Plant** – **Larry McClamma** shared that the City has passed the 4<sup>th</sup> Quarter Disinfectant By-Products Test for the 4<sup>th</sup> Quarter and the entire year of 2019. He also noted all levels were well below the EPA Standards.

**Wastewater Plant** – **Kevin Pettis** was not at the meeting due to surgery for his mother.

Mr. Anderson noted the plant will be replacing filters for the next 2 – 3 weeks and spraying will resume at the beginning of the New Year.

Finance Director – Mike Lacour continues to work with FEMA and our insurance carrier on Hurricane Michael issues.

City Engineer – Clay Smallwood, III

*Trail Lighting / Upgrades Grant Update* – A response has not been received as to whether the grant would cover lighting a tennis court.

*Road Bond Money* – Some patches are being made in the area and Mr. Smallwood anticipates work will begin on the project soon.

**Code Enforcement** – No report necessary.

Mr. Anderson shared that Frankie Fennell has been hired as a part-time Code Enforcement Officer and is training with Mr. Burkett.

A Motion was made by Commissioner Ashbrook, second by Commissioner Langston, to send two properties to the Special Master for a hearing. All in favor; Motion carried 5-0.

Commissioner Hoffman requested that the City keep a focus on the personal side of this issue and suggested that possibly, some community organizations could help with this project.

Mayor Buzzett shared that he has been talking with the Panama City Mayor and they add cleanup charges to the Property Tax bill of the owner. He will follow up on this method.

**Police Department – Chief Matt Herring** did not have anything to update the Commission on. He wished everyone a Merry Christmas.

**City Clerk - Charlotte Pierce**

Mayor Buzzett offered his thanks for the work done on the Christmas Parade. He noted it was a very nice parade and feels that it is the largest and best the City has had.

*Christmas Ad* – A Motion was made by Commissioner Ashbrook, second by Commissioner Langston, to purchase a holiday ad in the Star. Cost of the ad is \$281.25. All in favor; Motion carried 5-0.

**Citizens to be Heard –**

*Robert Branch* shared his concerns about the lack of funding for the 5 penny sales tax from the TDC.

*Tan Smiley* voiced his objections to someone seeking a commission seat having to pay a qualifying fee. Mr. Anderson responded that this can be changed by Ordinance and was discussed last year.

**Discussion Items by Commissioners**

Commissioner Langston stated he has not received any calls from the community about the possible use of the tennis courts at the Washington site. He asked about the gym lighting and Mr. Grantland responded they are waiting on the lights. Commissioner Langston also noted that fruit on the Orange trees located on MLK Boulevard are for citizens to take. He wished everyone a Merry Christmas, encouraged them to be safe, and have fun.

*Commissioner Ashbrook* shared the PSJRA will be meeting at 11 A.M. the first Tuesday of each month beginning in January. He also asked about the final trash pickup by the City to which Mr. Grantland responded that it had been made.

*Commissioner Lowry* asked for an update on the Tennis and Pickle Ball Courts. Mayor Buzzett responded that he had spoken with Gulf County School Superintendent Jim Norton and he favors a lease to the City rather than partnering with the City. Commissioner Hoffman suggested that the TDC might be able to help with this. Commissioner Lowry wished everyone a Merry Christmas and a Happy New Year.

Mr. Anderson shared the City has received a quote for less than \$10,000 to repair and stripe the Tennis Court at Frank Pate Park and we just need direction from the Commission as to the use.

*Commissioner Hoffman* expressed his appreciation for the Christmas Parade, the work done by City Staff to have the parade, and he felt the parade was a great success. He reminded the employees of the Employee Appreciation Lunch Friday, December 20, 2019, at 12:30 P.M.

*Mayor Buzzett* offered his condolences to Commissioner Langston in the death of his grandfather, Billy C. Quinn, Sr. He also noted that a long time City employee, Tommy Haddock, had passed away. Mayor Buzzett also thanked Commissioners Langston and Hoffman for heading up the Employee Appreciation Lunch.

A Motion was made by Commissioner Hoffman, second by Commissioner Ashbrook, to adjourn the meeting at 1:27 P.M.

Approved this \_\_\_\_\_ day of \_\_\_\_\_ 2020.

\_\_\_\_\_  
Rex Buzzett, Mayor

\_\_\_\_\_  
Date

\_\_\_\_\_  
Charlotte M. Pierce, City Clerk

\_\_\_\_\_  
Date

October 2019- January 1, 2020

Demolition Permits: 6

Residential Reroof: 30

Commercial Reroof:3

Residential Remodel: 13

Commercial Remodel: 2

Temporary Power Poles: 8

Electric Service Repair: 5

Accessory Structures: 5

New Single Family Structures: 37

Temporary Structure Permits: 2



## **ORDINANCE NO. 565**

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. 04594-030R FROM INDUSTRIAL TO HIGH DENSITY RESIDENTIAL R-3, PROVIDING FOR THE AMENDMENT OF THE ZONING MAP OF THE CITY OF PORT ST. JOE; AND PROVIDING FOR REPEAL OF ANY CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, on December 3, 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 and Zoning Map of the City; and

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

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

### **SECTION 1. APPROVAL**

The City of Port St. Joe Comprehensive Plan Future Land Use Map and Zoning Map are hereby amended as set forth on Exhibit "A" and are hereby changed from Industrial land use to Residential R-3. 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 High Density Residential R-3.

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 High Density Residential R-3.

SECTION 6. REPEAL

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

SECTION 7. SEVERABILITY

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

SECTION 8. EFFECTIVE DATE

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

This Ordinance was adopted in open regular meeting after its second reading this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

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

By: \_\_\_\_\_  
Rex Buzzett, Mayor-Commissioner

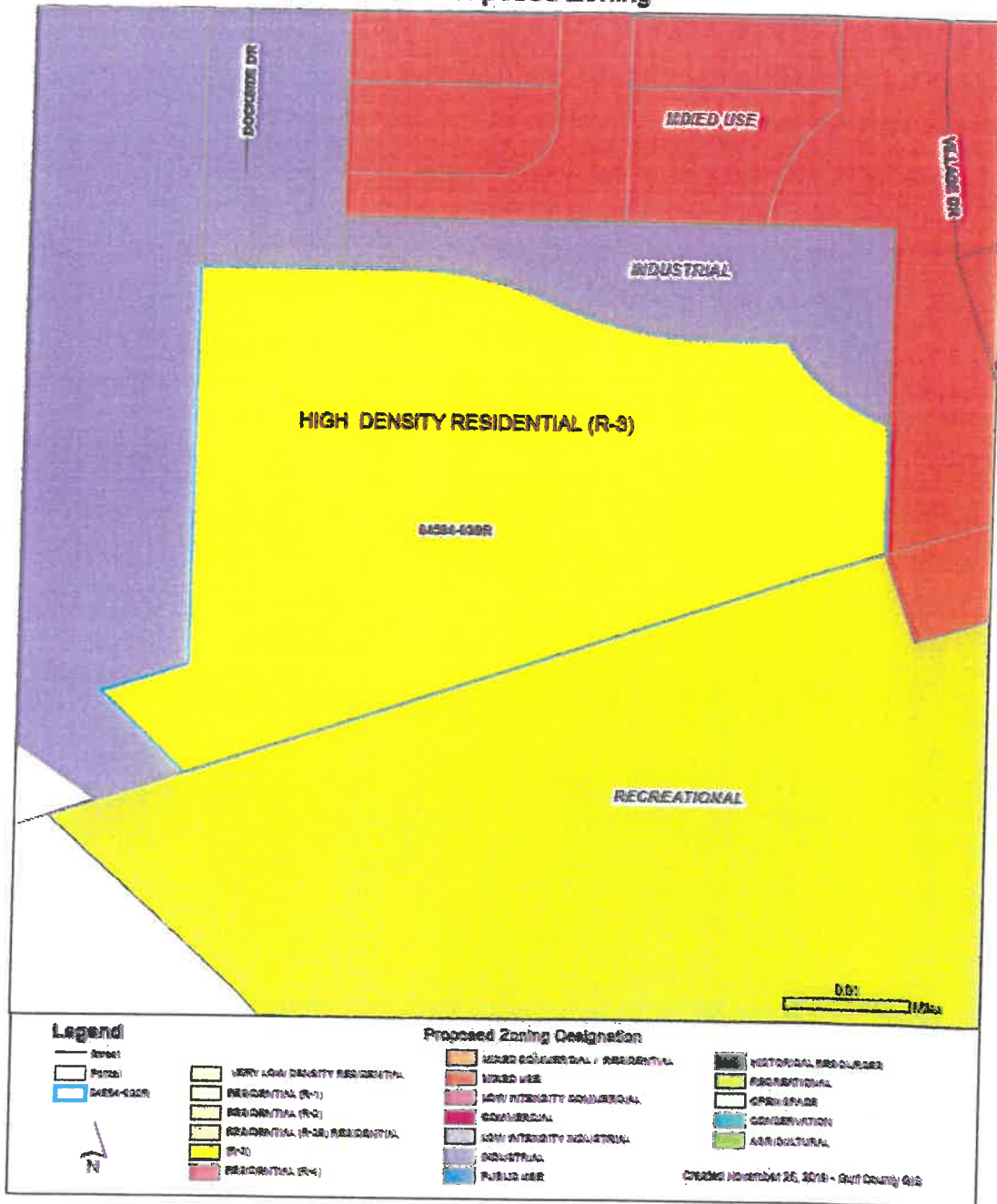
Attest: \_\_\_\_\_  
Charlotte M. Pierce  
City Clerk



**EXHIBIT "A"**

**Zoning Map:**

04594-030R - Proposed Zoning



**CITY OF PORT ST. JOE  
COMPREHENSIVE PLAN  
SMALL SCALE MAP AMENDMENT  
AND REZONING  
APPLICATIONS**

**Submitted by:**

SRS Land Company  
107 Ridley Avenue  
Lagrange, Georgia 30240

November 2019

## AGENT CONTACT INFORMATION

Raymond W. Greer, AICP  
Project Manager  
2910 Kerry Forest Parkway  
D4-126  
Tallahassee, Florida 32309  
Phone: 850.545.6503

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## Appendix

Appendix A	Amendment and Rezoning Application
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## **I. General Information**

**Parcel Identification Number:**

04594-030R (1.04 Acres)

**Existing Future Land Use:**

"Industrial"

**Proposed Future Land Use:**

"High Density Residential R-3"

**Proposed Zoning:**

R-3 Residential

The application package contains a proposed small-scale amendment to the City of Port St. Joe Comprehensive Plan Future Land Use Map. The amendment proposes to change one parcel totaling 1.04 acres. The parcel currently consists of a Future Land Use Map designation of Industrial. The parcel is being requested to be re-designated to the High Density Residential R-3 category on the City of Port St. Joe Future Land Use Map.

The amendment area is situated along the southwest side of Village Drive and Sailors Cove Drive and was originally part of the St. Joe Marina Planned Unit Development.

## II. Type of Request

### A. Map Amendment

The request is for a small-scale amendment to City of Port St. Joe Future Land Use Map for a parcel of land consisting of 1.04 acres. The site currently consists of "Industrial" land use designation and was originally part of the St. Joe Marina Planned Unit Development. This request is to re-designate the parcel as High Density Residential R-3. 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
Industrial	1.04	0	-1.04
High Density Residential R-3	0	1.04	0
<b>Total</b>	<b>1.04</b>	<b>1.04</b>	<b>-1.04</b>

## III. Justification for Request

The property subject to the amendment is between the St. Joe marina Planned Unit Development and the Marina Cove Planned Unit Development and directly to the east of the St. Joe Marina Boat Barn. 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 1.04 acres consisting of "Industrial" Future Land Use Map and a PUD Zoning designation due to property being formerly part of the St. Joe Marina PUD. Refer to Appendix VIII for the proposed Future Land Use and Zoning maps.

The subject property is currently vacant and undeveloped. There are no wetlands or known endangered or protected species located on the property. The surrounding property consists of the following land use designations: Mixed Use, Public and Recreation as described in Table 2.

**Table 2: Subject Site and Adjacent Property Land Uses**

	Future Land Use Designations	Zoning Districts
<b>Subject Property</b>	Industrial	PUD
<b>North</b>	Mixed Use	MU
<b>South</b>	Public and Recreation	PU and RC
<b>East</b>	Mixed Use	MU
<b>West</b>	Mixed Use	PUD

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 side of Village Drive and Sailors Cove Drive adjacent to the St. Joe Marina. 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
4	Aquents
34	Pickney and Rutlege

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

**Aquents Soils** – These somewhat poorly drained to very poorly drained, modified soils are on low landscapes adjacent to canals, coastal bays, and marshes and in shallow excavated areas. These soils formed in loamy and sandy dredge spoil, reworked natural soils, and fill of variable composition. In some areas they formed in the subsoil and underlying material where fill material had been excavated. Slopes generally range from 0 to 5 percent.

**Pickney and Rutlege** - These very deep, very poorly drained soils are in broad, shallow depressions. Individual areas are elongated or irregular in shape and range from 25 to 500 acres in size. This map unit consists of about 40 percent Pickney soil and 35 percent Rutlege soil. These soils were not mapped separately because they have similar use and management requirements.

### C. Floodplains

The proposed amendment area is in 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 no wetlands 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	Size of Development	
			Acres	Residential Development
Existing	Industrial	N/A	1.04	N/A
Proposed	Residential R-4	15-30 du / 1 ac	1.04	15 (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 4,563 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	4,563	904,563	15.07%

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	5,265	805,265	26.00%

Source: City of Port St. Joe Utilities Department

#### **C. Transportation**

The proposed development is planned for 15 new residential multi-family units. The 8th Edition ITE Trip Generation software was utilized to create a trip generation report for the development. Using Multi-family Housing (ITE Code 220) along with the proposed 15 units, the software calculated 56 daily enter trips and 57 daily exit trips.

**Table 7: Trip Generations**

	ITE Land Use Category	Variable	Size	Daily Trip Rate/ Equation	Daily Enter Split	Daily Exit Split	Daily Total Trips		
							Total	Enter	Exit
Proposed	Multifamily Housing (Low Rise) - 220	Per KSF	15	$T = 7.56(x) - 40.86$	50%	50%	113	56	57
<b>Existing Total</b>							<b>133</b>	<b>56</b>	<b>57</b>

Source: ITE Trip Generation

#### **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 120 pounds per day or 0.06 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 170 units. Utilizing a single-family school generation rate of 0.2706, the proposed 15 units would generate a total of 4 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, 2013-2014**

School Type	Fish Capacity <sup>1</sup>	Actual Enrollment	New Student Capacity	Proposed Amendment	Surplus (+)/ Deficiency (-)
Port Saint Joe Elementary	760	571	590	2	588
Port Saint Joe Junior Senior High	997	495	507	2	505
<b>Total</b>	<b>1,757</b>	<b>1,066</b>	<b>1,097</b>	<b>4</b>	<b>1,093</b>

<sup>1</sup>= 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**

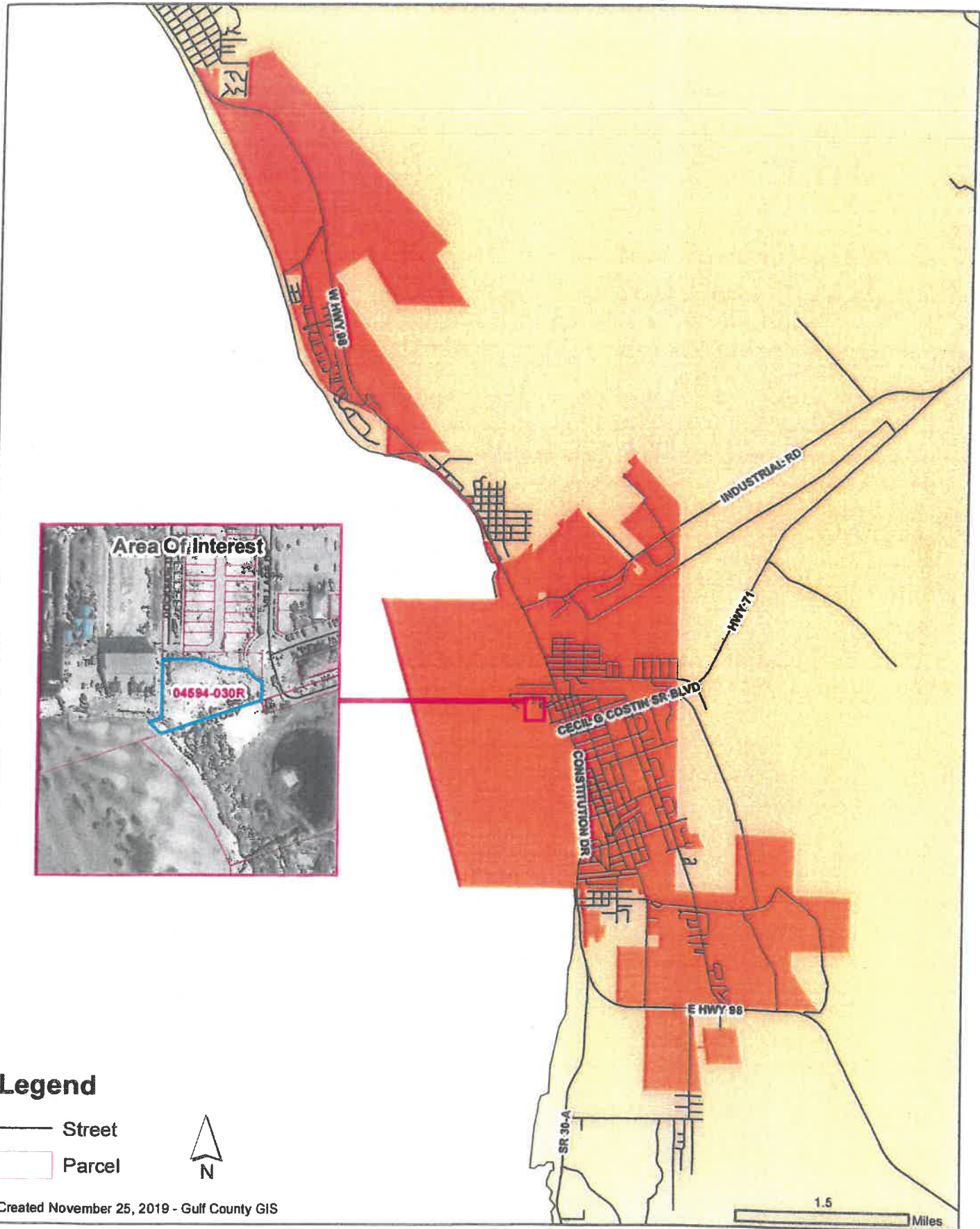
*A complete public facilities analysis is included in Section VI of this report. Any impacts above the adopted level of service standards will be mitigated for when the property is proposed for redevelopment through the Development Order process.*



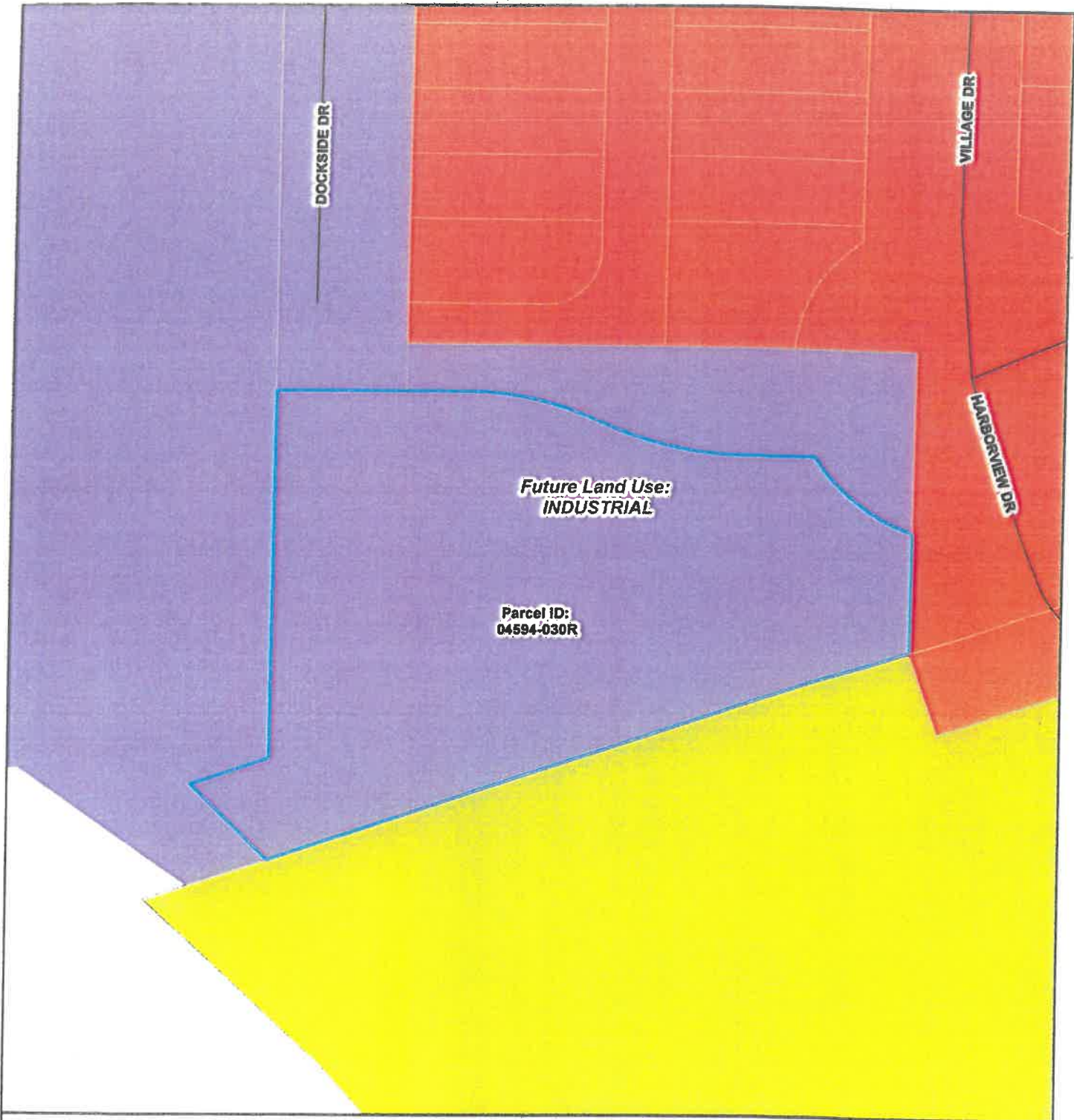
## **VIII. Figures**

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

## 04594-030R - Location Map



# 04594-030R - Existing Future Land Use



## Legend

— Street  
 Parcel  
 04594-030R

VERY LOW DENSITY RESIDENTIAL  
 RESIDENTIAL (R-1)  
 RESIDENTIAL (R-2)  
 RESIDENTIAL (R-2B)  
 RESIDENTIAL (R-3)  
 RESIDENTIAL (R-4)

## Existing Future Land Use Designation

MIXED COMMERCIAL / RESIDENTIAL  
 MIXED USE  
 LOW INTENSITY COMMERCIAL  
 COMMERCIAL  
 LOW INTENSITY INDUSTRIAL  
 INDUSTRIAL

PUBLIC USE  
 HISTORICAL RESOURCES  
 RECREATIONAL  
 OPEN SPACE  
 CONSERVATION  
 AGRICULTURAL

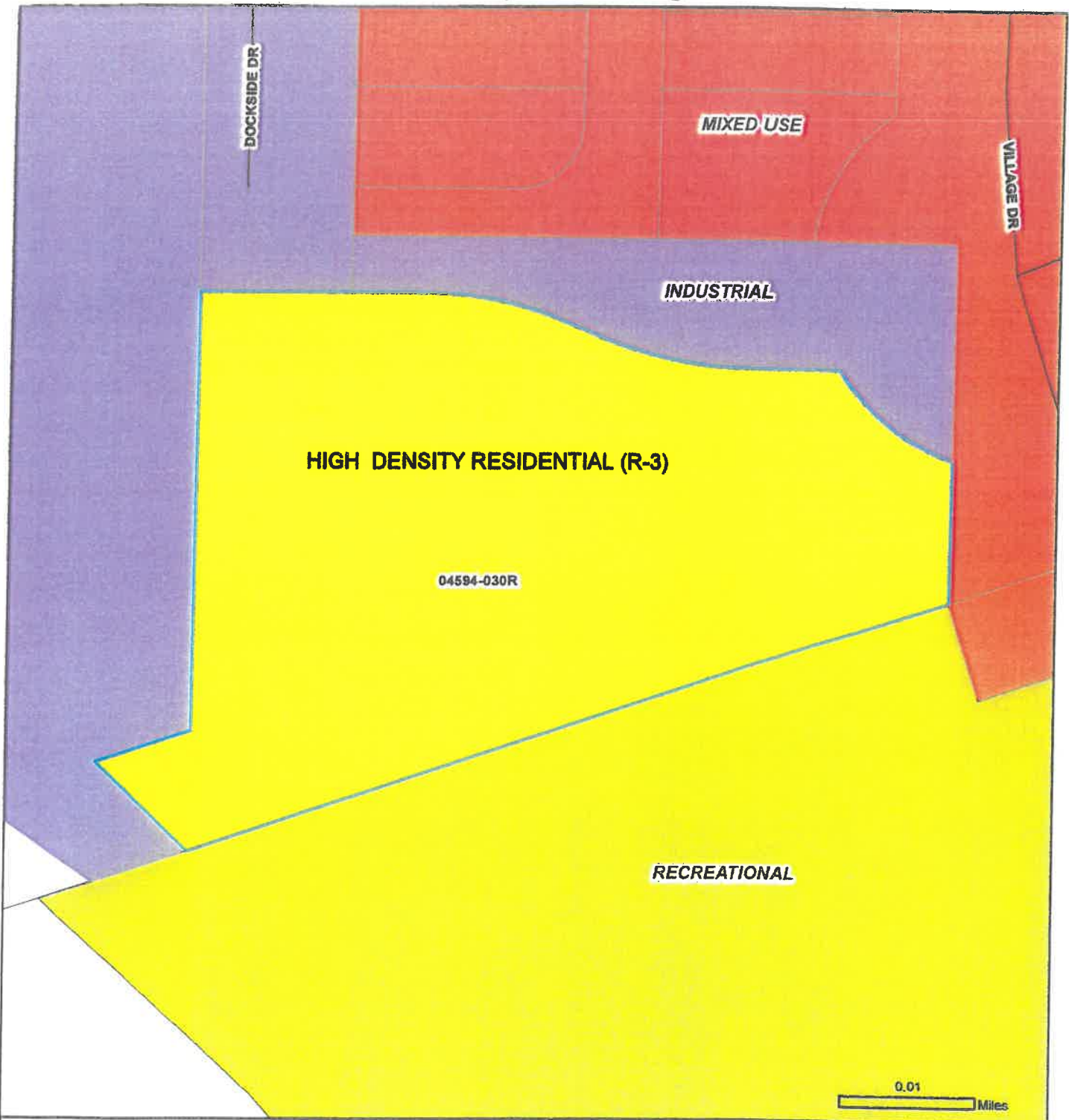
0.015

Miles

Created November 25, 2019 - Gulf County GIS



# 04594-030R - Proposed Zoning



## Legend

- Street
- Parcel
- 04594-030R



- 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)

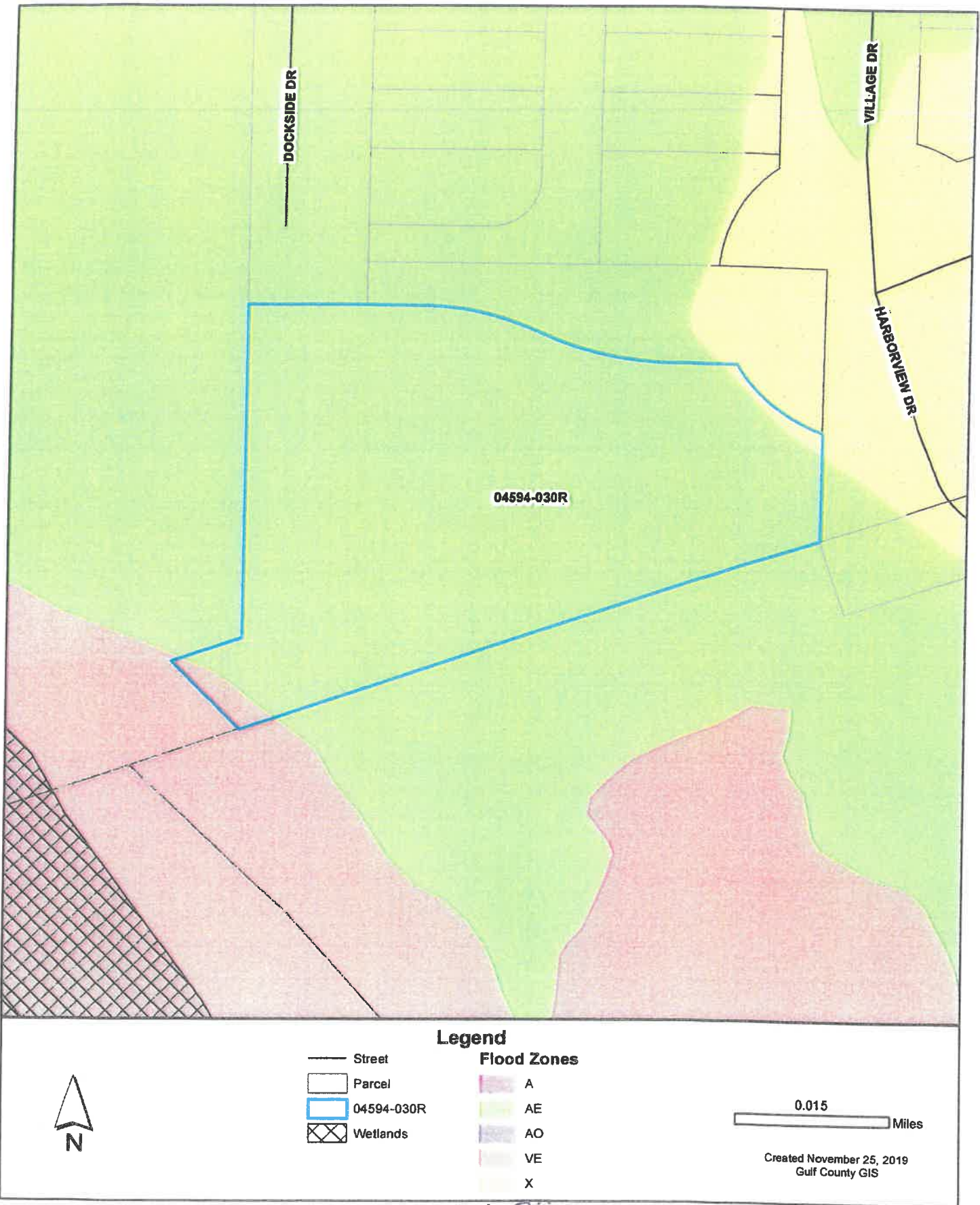
## Proposed Zoning Designation

- MIXED COMMERCIAL / RESIDENTIAL
- MIXED USE
- LOW INTENSITY COMMERCIAL
- COMMERCIAL
- LOW INTENSITY INDUSTRIAL
- INDUSTRIAL
- PUBLIC USE

- HISTORICAL RESOURCES
- RECREATIONAL
- OPEN SPACE
- CONSERVATION
- AGRICULTURAL

Created November 25, 2019 - Gulf County GIS

# 04594-030R - Wetlands & Flood Zones



SRS LAND COMPANY LLC  
A FLORIDA LIMITED LIABILITY COMPANY  
PH. 708-882-9251  
107 RIDLEY AVE.  
LAGRANGE, GA 30240

1099

DATE 10-30-19

64-1202-611

PAY  
TO THE  
ORDER OF

City of Port St. Joe

\$ 500.00

DOLLARS

Five hundred and 00/100

**CB&T**  
COMMERCIAL BANK AND TRUST  
a division of STONY BANC

FOR land use application

Eee Amp



⑈001099⑈ ⑆061112021⑆1002875514⑈

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

Property Address: N/A

Current Land Use: Industrial or PUD

Property Owner: SRS Land Co., LLC

Proposed Land Use: Mixed Use (R-4 Density) \*

Mailing Address: 107 Ridley Ave. LaGrange, GA 30240

Phone: 706 882-9251

Applicant if Different: Ellis C. Smith

\* BUT NOT TO EXCEED 18 UNITS

Parcel Number: 04594-030R

Ellis C. Smith managing member  
Owners Signature

Sworn to and subscribed before me this 30<sup>th</sup> day of October, 2019. Personally Known  
OR Produced Identification.

Type Provided \_\_\_\_\_

Karen P. Bittler  
Signature of Notary  
(Comm. Expires 10-5-2021)

**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

Ellis C. Smith managing member  
Owner Signature

Date: 10-30-19

Ellis C. Smith  
Applicant Signature

Date: 10-30-19

This Document Prepared By and Return to:  
Thomas S. Gibson, of  
Rish, Gibson & Scholtz, P.A.  
116 Sailor's Cove Drive  
Port St. Joe, FL 32456  
RGS FN 13-0498

Parcel I.D. No. 04594-030R

Inst:201323004802 Date:11/1/2013 Time:11:08 AM  
Doc Stamp-Deed:3360.00  
DC, Rebecca L. Norris, Gulf County B:546 P:258

## SPECIAL WARRANTY DEED

This Indenture, Made this 29 day of October, 2013 A.D.,

Between THE ST. JOE COMPANY, a Florida corporation,  
grantor(s),

and SRS Land Company LLC, a Florida limited liability company  
whose address is: 107 Ridley Avenue, LaGrange, GA 30240  
grantee(s).

Witnesseth that the GRANTORS, for and in consideration of the sum of TEN (\$10) DOLLARS, and other good and valuable consideration to GRANTORS in hand paid by GRANTEES, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said GRANTEES and GRANTEES' heirs, successors and assigns forever, the following described land, situate, lying and being in the County of GULF State of FLORIDA to wit:

See Exhibit "A" attached hereto and by this reference made a part hereof.

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

To Have and to Hold, the same in fee simple forever.

And the grantors hereby covenant with said grantees that grantors are lawfully seized of said land in fee simple; that grantors have good right and lawful authority to sell and convey said land; that grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantors.



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

Signed, sealed and delivered in  
our presence:

THE ST. JOE COMPANY

Glenda S. Watson

1st Witness Signature

Printed Name: Glenda S. Watson

Georgia Campbell

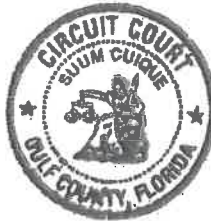
2nd Witness Signature

Printed Name: Georgia Campbell

By: [Signature]

Printed Name: Patrick Bienvenue

Its: Executive Vice President



STATE OF FLORIDA

COUNTY OF Walton

The foregoing instrument was acknowledged before me this 29 day of October, 2013, by Patrick Bienvenue as EVP of THE ST. JOE COMPANY, a Florida corporation, on behalf of the corporation, who ☐ is/are personally known to me or who ☐ has/have produced a valid driver's license as identification.



Georgia R. Campbell  
Notary Public State of Florida  
My Commission Expires: 2.2.16

**EXHIBIT "A"**

A PARCEL OF LAND IN SECTION 2, TOWNSHIP 8 SOUTH, RANGE 11 WEST, LYING AND BEING SITUATE IN GULF COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE POINT OF INTERSECTION OF THE NORTHWESTERLY RIGHT OF WAY LINE OF FOURTH STREET (60 FOOT RIGHT OF WAY) WITH THE SOUTHWESTERLY RIGHT OF WAY LINE OF BALTZELL AVENUE (60 FOOT RIGHT OF WAY) AND RUN THENCE NORTH 18 DEGREES 46 MINUTES 49 SECONDS WEST ALONG THE SAID SOUTHWESTERLY RIGHT OF WAY LINE OF BALTZELL AVENUE FOR 789.00 FEET TO A FOUND SIX INCH BY SIX INCH CONCRETE MONUMENT (NO IDENTIFICATION); THENCE CONTINUE NORTH 18 DEGREES 46 MINUTES 49 SECONDS WEST ALONG SAID RIGHT OF WAY LINE FOR 407.74 FEET TO A FOUND SIX INCH BY SIX INCH CONCRETE MONUMENT MARKING THE INTERSECTION OF THE SAID SOUTHWESTERLY BOUNDARY OF BALTZELL AVENUE WITH THE SOUTH RIGHT OF WAY LINE OF MARINA DRIVE (60 FOOT RIGHT OF WAY); THENCE NORTH 89 DEGREES 37 MINUTES 38 SECONDS WEST ALONG SAID SOUTH RIGHT OF WAY LINE FOR 731.95 FEET TO THE NORTHWEST CORNER OF VILLAGE AT MARINE COVE, A SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGE 48 OF THE PUBLIC RECORDS OF GULF COUNTY, FLORIDA; THENCE LEAVING SAID SOUTH RIGHT OF WAY LINE RUN SOUTH 00 DEGREES 21 MINUTES 19 SECONDS WEST, ALONG THE WEST BOUNDARY OF SAID VILLAGE AT MARINA COVE AND A PROJECTION THEREOF, FOR A DISTANCE OF 484.46 FEET TO THE SOUTH BOUNDARY LINE OF PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 486, PAGE 580 OF THE PUBLIC RECORDS OF GULF COUNTY, FLORIDA (AREA B) FOR THE POINT OF BEGINNING; THENCE LEAVING SAID PROJECTION RUN EASTERLY ALONG SAID SOUTH BOUNDARY AS FOLLOWS: SOUTH 89 DEGREES 32 MINUTES 31 SECONDS EAST, FOR A DISTANCE OF 29.39 FEET TO A POINT OF CURVE TO THE RIGHT; THENCE ALONG SAID CURVE WITH A RADIUS OF 137.00 FEET, THROUGH A CENTRAL ANGLE OF 22 DEGREES 22 MINUTES 48 SECONDS, FOR AN ARC DISTANCE OF 53.51 FEET (CHORD OF SAID ARC BEING SOUTH 78 DEGREES 21 MINUTES 07 SECONDS EAST, 53.17 FEET); THENCE SOUTH 67 DEGREES 09 MINUTES 43 SECONDS EAST, FOR A DISTANCE OF 14.19 FEET TO A POINT OF CURVE TO THE LEFT; THENCE ALONG SAID CURVE WITH A RADIUS OF 163.00 FEET, THROUGH A CENTRAL ANGLE OF 22 DEGREES 22 MINUTES 48 SECONDS, FOR AN ARC DISTANCE OF 63.67 FEET (CHORD OF SAID ARC BEING SOUTH 78 DEGREES 21 MINUTES 07 SECONDS EAST, 63.26 FEET); THENCE SOUTH 89 DEGREES 32 MINUTES 31 SECONDS EAST, FOR A DISTANCE OF 31.45 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE NORTHEASTERLY; THENCE LEAVING SAID SOUTH BOUNDARY RUN SOUTHEASTERLY ALONG SAID

CURVE WITH A RADIUS OF 78.00 FEET, THROUGH A CENTRAL ANGLE OF 41 DEGREES 33 MINUTES 35 SECONDS, FOR AN ARC DISTANCE OF 56.58 FEET (CHORD OF SAID ARC BEING SOUTH 51 DEGREES 02 MINUTES 11 SECONDS EAST, 55.35 FEET); THENCE SOUTH 00 DEGREES 26 MINUTES 58 SECONDS WEST, FOR A DISTANCE OF 55.78 FEET TO THE NORTHERLY BOUNDARY OF PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 397, PAGE 453 OF THE PUBLIC RECORDS OF GULF COUNTY, FLORIDA; THENCE SOUTH 71 DEGREES 15 MINUTES 08 SECONDS WEST, ALONG SAID NORTHERLY BOUNDARY, FOR A DISTANCE OF 308.62 FEET TO THE MEAN HIGH WATER LINE OF ST. JOSEPH BAY; THENCE LEAVING SAID NORTHERLY BOUNDARY RUN NORTH 45 DEGREES 10 MINUTES 52 SECONDS WEST, ALONG SAID MEAN HIGH WATER LINE, FOR A DISTANCE OF 50.00 FEET; THENCE LEAVING SAID MEAN HIGH WATER LINE, RUN NORTH 71 DEGREES 15 MINUTES 08 SECONDS EAST, FOR A DISTANCE OF 38.11 FEET; THENCE NORTH 00 DEGREES 21 MINUTES 19 SECONDS EAST, FOR A DISTANCE OF 172.27 FEET TO THE SOUTHWEST CORNER OF PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 486, PAGE 580 OF THE PUBLIC RECORDS OF GULF COUNTY, FLORIDA (AREA A); THENCE SOUTH 89 DEGREES 32 MINUTES 31 SECONDS EAST, ALONG THE SOUTH BOUNDARY LINE OF SAID AREA A, FOR A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING. CONTAINING 1.038 ACRES, MORE OR LESS.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER THE WEST 40 FEET OF AREA "A" AS DESCRIBED IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 486, PAGE 580, OF THE PUBLIC RECORDS OF GULF COUNTY, FLORIDA.

## Jim Anderson

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**From:** Bryan Holmes <bholmes@vertexdevelopment.net>  
**Sent:** Thursday, December 12, 2019 9:50 AM  
**To:** Jim Anderson  
**Cc:** Alan Ruiz; Jennifer Frost  
**Subject:** Port St Joe - Wireless Tower

Good Morning Mr. Anderson,

My name is Bryan Holmes and I work for Vertex Development, LLC out of Tampa, FL. Our company develops wireless telecommunication towers for the national wireless carriers. We are seeking a landowner willing to lease a portion of his/her property to accommodate the construction of a communications tower. The carriers are working to improve wireless network coverage in Gulf County and we believe that the 2.8 acre city owned property off Highway 98 (Parcel ID: 04240-002R) may be suitable for that purpose.

We are interested in exploring the possibility of leasing an area, approximately 60'x60' along with a access and utility easement to the nearest right-of-way. The facility will consist of a communications tower with related equipment shelters and/or cabinets located in a fenced compound at the base of the tower. Vertex Development will be responsible for all engineering costs, permit approvals, utility consumption and maintenance associated with the operation of the facility.

If you are interested or would like more information, please contact me or Alan Ruiz at your earliest convenience. Alan can be reached by email at [alanruiz@vertexdevelopment.net](mailto:alanruiz@vertexdevelopment.net), or by phone at (813) 335 4768. Thank you for your time and consideration. We look forward to hearing from you.

*Bryan Holmes*  
Project Coordinator



813.486.1726m / 813.436.5674f  
[bholmes@vertexdevelopment.net](mailto:bholmes@vertexdevelopment.net)












35yr lease  
200' tall  
50'x50' location  
1,000 mo. Approx.



**Overview**



**Legend**

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

<b>Parcel ID</b>	04240-002R	<b>Alternate ID</b>	04240002R	<b>Owner Address</b>	CITY OF PORT ST JOE
<b>Sec/Twp/Rng</b>	16-7S-11W	<b>Class</b>	MUNICIPAL		PO BOX 378
<b>Property Address</b>	W HWY 98	<b>Acreage</b>	2.83		PORT ST JOE, FL 32457
	PORT ST JOE				
<b>District</b>	5				
<b>Brief Tax Description</b>	S 15,16 T 7 R 11 2.83 AC M/L				
	(Note: Not to be used on legal documents)				

Date created: 12/12/2019  
Last Data Uploaded: 11/21/2019 1:12:20 PM

Developed by  **Schneider**  
GEOSPATIAL



### Parcel Summary

**Parcel ID** 04240-002R  
**Location Address** W HWY 98  
 PORT ST JOE 32456  
**Brief Tax Description\*** S 15.16 T 7 R 11 2.83 AC M/L FIREHOUSE SITE ORB 469/741 QC FR ST JOE TIMBERLAND CO OF DEL AWARE LLC MAP 32  
 \*The Description above is not to be used on legal documents.  
**Property Use Code** MUNICIPAL (008960)  
**Sec/Twp/Rng** 16-75-11W  
**Tax District** City of Port St Joe (District 5)  
**Millage Rate** 17.1631  
**Acreage** 2.830  
**Homestead** N

[View Map](#)

### Owner Information

**Primary Owner**  
 City Of Port St Joe  
 PO Box 378  
 Port St Joe, FL 32457

### Land Information

Code	Land Use	Number of Units	Unit Type	Frontage	Depth
590001	PSJ AC (0-5)	2.83	AC	0	0

### Sales

Multi Parcel	Sale Date	Sale Price	Instrument	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
N	12/12/2008	\$100	QC	469	741	Unqualified (U)	Vacant	ST JOE TIMBERLAND CO	CITY OF PORT ST JOE

### Valuation

	2019 Certified Values	2018 Certified Values
Building Value	\$0	\$0
Extra Features Value	\$0	\$0
Land Value	\$113,200	\$113,200
Land: Agricultural Value	\$0	\$0
Agricultural (Market) Value	\$0	\$0
Just (Market) Value	\$113,200	\$113,200
Assessed Value	\$113,200	\$113,200
Exempt Value	\$113,200	\$113,200
Taxable Value	\$0	\$0
Maximum Save Our Homes Portability	\$0	\$0

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

No data available for the following modules: Residential Buildings, Commercial Buildings, Extra Features, Sketches.

The Property Appraiser makes every effort to produce the most accurate information possible. No warranties, expressed or implied are provided for the data herein, its use or interpretation. The assessment information is from the last certified tax roll. All other data is subject to change. This website is NOT TO BE USED FOR INSURANCE PURPOSES or ADDRESS VERIFICATION! If you need Address verification, please contact the 911 office at 850-229-9110!

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Version 2.3.27



DE Contact: Dewayne Butler

Address: 10011 E US Highway 98 Port St. Joe, FI 32456

Phone: 850-819-1979

# Lighting Proposal

**WO 34741682**

November 14, 2019

Project Details
<b>Customer:</b> City of Port St. Joe
<b>Account:</b> 94543-43553
<b>Site:</b> Port Saint Joe Walking Trail
<b>Contact:</b> Clay Smallwood
<b>Phone:</b> 850-819-5013

Scope of Request
Install (27) 30' Wood Poles
Install (28) 50W LED Light Fixtures

Quantity Required	Product Description Fixtures and Poles	Per Unit				Sub-Total
		Rental	Maint.	Fuel & Energy	Unit Total	
27	30/35' WOOD PLBW30 /35	\$2.17	\$0.00	\$0.00	\$2.17	\$58.59
28	50W LED Neighborhood Light, OH	\$5.07	\$1.39	\$1.15	\$7.61	\$213.08
					\$0.00	\$0.00
					\$0.00	\$0.00
					\$0.00	\$0.00
					\$0.00	\$0.00
					\$0.00	\$0.00
					\$0.00	\$0.00
Rental, Maintenance, F&E Totals:		\$200.55	\$38.92	\$32.20		
Monthly rates are subject to tariff rate changes		Estimated Monthly Rental				\$271.67
		† Deposit				\$0.00
Choose		<input type="checkbox"/>	CIAC	ONE TIME PAYMENT		\$6,885.32
One		<input type="checkbox"/>	* MLDF	MONTHLY PAYMENT		\$109.48

**Estimated Monthly Rental** excludes any applicable taxes, franchise fees or customer charge.

† **Deposit** - The required deposit (applied separately to your lighting bill) will equal approximately two months of the monthly rental bill, but no less than \$25.00 and subject to change upon review of the account's existing deposit.

✧ **CIAC** - The one time invoice for the Contribution in Aid of Construction will be mailed to you separately upon approval of this proposal and payment is due before the work can be released to scheduling of construction.

OR

\* **MLDF** - This Monthly Lighting Distribution Fee will be billed to you separately each month is 1.59% of the Underground or Overhead Service feed and pole installation.

Choose ONE Option by Checking a Box Above

**In order for us to proceed with the above proposed lighting design we will need an authorized signature on this proposal and any other required documents enclosed. Do not remit any payment with this form and do not fax.**

**Return these signed documents to the mailing address above or email the color scanned PDF if instructed.**

The CIAC charge is subject to change after 30 days or in the event you request or cause any changes to this proposal.

Duke Energy will call for locate of all public facilities. Any customer owned utilities would need to be located and marked at your expense.

If any or all of these lighting facilities will eventually be submitted to a governmental agency for inclusion into a taxing district, MSTU or MSBU special assessment program, please verify that these facilities & charges meet the requirements within that jurisdiction. Should the agency not accept these facilities & charges into their program, the entity who signs the Lighting Service Contract will remain responsible for payment.

ik forward to working with you on this project.

Authorized Signature \_\_\_\_\_

Date \_\_\_\_\_

(Please sign and date to approve this proposal and return via email or the mailing address above)

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DE Contact: Dewayne Butler

Address: 10011 E US Highway 98 Port St. Joe, FL 32456

Phone: 850-819-1979

## Lighting Proposal WO 34741682

December 18, 2019

Project Details
<b>Customer:</b> City of Port St. Joe
<b>Account:</b> 94543-43553
<b>Site:</b> Port Saint Joe Walking Trail
<b>Contact:</b> Clay Smallwood
<b>Phone:</b> 850-819-5013

Scope of Request
Install (27) 30' Wood Poles
Install (28) 50W LED Light Fixtures

Quantity Required	Product Description Fixtures and Poles	Per Unit				Sub-Total
		Rental	Maint.	Fuel & Energy	Unit Total	
15	30/35' WOOD PLBW30 /35	\$2.17	\$0.00	\$0.00	\$2.17	\$32.55
16	50W LED Neighborhood Light, OH	\$5.07	\$1.39	\$1.15	\$7.61	\$121.76
					\$0.00	\$0.00
					\$0.00	\$0.00
					\$0.00	\$0.00
					\$0.00	\$0.00
					\$0.00	\$0.00
					\$0.00	\$0.00
Rental, Maintenance, F&E Totals:		\$113.67	\$22.24	\$18.40		

Monthly rates are subject to tariff rate changes

Choose One	Estimated Monthly Rental		\$154.31
	† Deposit		\$0.00
	<input type="checkbox"/> CIAC ONE-TIME PAYMENT		\$7,880.66
	<input type="checkbox"/> * MLDF MONTHLY PAYMENT		\$125.30

Estimates valid for 30 days and subject to change.

Estimated Monthly Rental excludes any applicable taxes, franchise fees or customer charge.

† **Deposit** - The required deposit (applied separately to your lighting bill) will equal approximately two months of the monthly rental bill, but no less than \$25.00 and subject to change upon review of the account's existing deposit.

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ok forward to working with you on this project.

Authorized Signature \_\_\_\_\_

Date \_\_\_\_\_

(Please sign and date to approve this proposal and return via email or the mailing address above)

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*All of us  
at the  
City of  
Port St. Joe  
wish you a  
prosperous  
and  
Happy  
New Year!*

