

ORDINANCE 521

AN ORDINANCE OF THE CITY OF PORT ST. JOE, FLORIDA AMENDING THE LAND DEVELOPMENT CODE OF THE CITY; PROVIDING FINDINGS OF FACT; PROVIDING FOR DESIGN STANDARDS WITHIN RESIDENTIAL ZONING DISTRICTS; PROVIDING FOR FOUNDATION REQUIREMENTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF ORDINANCES IN CONFLICT HERewith AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Port St. Joe (City) recognizes the unique location and susceptibility of the City to hurricane force winds, tidal waves and coastal flooding and the City desires to mitigate the possible effects of these forces on buildings within the City, and

Whereas the City finds that the high water table, the very high salt content of the soils and flood waters which inundate the City from time to time makes it necessary to regulate the type and grade of any metal objects which are installed for the purpose of securing any building to any site, and

WHEREAS the City recognizes that because of the severity of the wind forces during storm events additional care should be taken in providing enough weight to assist in resisting the uplift loads of all wood floor and other off grade buildings and preventing displacement of such buildings.

WHEREAS the City desires to protect the Architectural character of the City, the City wishes to mitigate the effects of plain front residential buildings which might take away from the character of the neighborhood in all areas of the City;

NOW, THEREFORE, be it enacted by the people of the City of Port St. Joe, Florida as follows:

Section 1. Section 3.01 of the Land Development Code of the City of Port St. Joe ("Code") is hereby amended to add subparagraph (7) which reads as follows:

- a. All off grade buildings shall be supported and tied to a continuous reinforced concrete footing of sufficient size to resist the gravity, wind and uplift forces which might be imposed on such buildings. Dry stack blocks as piers for support of any structure is prohibited.
- b. Any bolts, anchors, straps, tie downs or other type hardware which originates less than 12 inches above grade or ground should be of stainless steel material. The use of any galvanized material is prohibited due to the possible damage of the coatings during installation. This shall not apply to any such items permanently encased in concrete.

c. All new or remodeled buildings shall provide some form of architectural character with the use of design elements such as roof dormers, extended entry way, a covered porch, decorative columns or wing walls, and/or other features to enhance the appearance and alter the straight line or rectangular shape of the structure.

d. The crawl space of an off grade building (that area located between the grade and the lowest floor member) shall be shielded by some architectural feature which is compatible with the design and architecture of the building so that the line of sight from any public road or alley does not include any portion of the underside of the structure. Such feature shall be included as part of any building permit application.

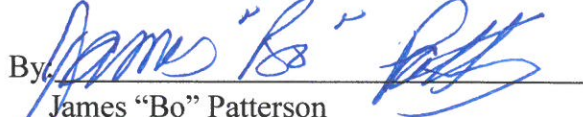
Section 2. SEVERABILITY. If any section, subsection, sentence, clause or provision of this ordinance is held invalid, the remainder shall not be affected by such invalidity.

Section 3. REPEAL. All ordinances or resolutions or parts of ordinances or resolutions in conflict herewith are hereby repealed.

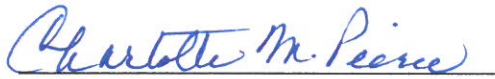
Section 4. EFFECTIVE DATE. This ordinance shall become effective upon adoption.

DULY PASSED AND ADOPTED by the board of City Commissioners of Port St. Joe, Florida this 15th day of December, 2015.

THE CITY OF PORT ST. JOE

By: 
James "Bo" Patterson
Mayor-Commissioner

ATTEST:


Charlotte M. Pierce, City Clerk

The following commissioners voted yea: Mayor Patterson, Commissioners Ashbrook, Buzette, McCrown, Shustay
The following commissioners voted nay: None