

AN ORDINANCE OF THE CITY OF PORT ST. JOE, FLORIDA AMENDING THE CITY OF PORT ST. JOE LAND DEVELOPMENT REGULATIONS; PROVIDING FOR ADDITIONAL LAND USES IN CERTAIN AREAS OF THE CITY; PROVIDING FOR DENSITY, SETBACKS AND LOT COVERAGE; PROVIDING FOR REPEAL OF ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the property described in Exhibit A, attached hereto and made a part hereof (Property) was platted as part of the City of Port St. Joe in 1937; and

WHEREAS, since that time the primary land use of the Property has been residential and it continues to be primarily residential; and

WHEREAS, the Property has been zoned for commercial use for many years and the City's current and future land use map (FLUM) identify the property as commercial; and

WHEREAS, the commercial designation of the property creates hardship for the owners of individual lots within the property because of City Land Development Regulations (LDR's) prohibiting residential uses in areas with commercial FLUM and zoning designations; and

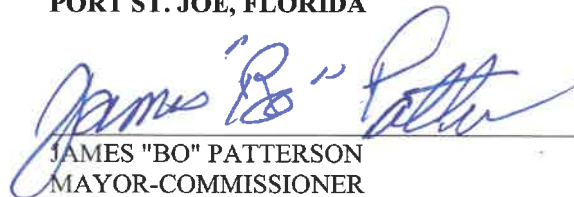
WHEREAS, it is in the best interest of the citizens of the City of Port St. Joe to allow the traditional residential use of the Property in conjunction with adjacent commercial uses:

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

1. In addition to any use allowed pursuant to sections 3.09 and 3.10, residential use of the Property shall be allowed.
2. Any residential use of the Property shall comply with all regulations set forth in section 3.04 of the LDR's.
3. REPEAL: All ordinances or parts of ordinances in conflict herewith are hereby repealed.
4. SEVERABILITY: If any section, subsection, sentence, clause or provision of this ordinance is held invalid, the remainder shall not be affected by such invalidity.
5. EFFECTIVE DATE: This ordinance shall become effective upon adoption as provided by law.

THIS ORDINANCE ADOPTED this the 5th day of December, 2017.

**BOARD OF CITY COMMISSIONERS
PORT ST. JOE, FLORIDA**



JAMES "BO" PATTERSON
MAYOR-COMMISSIONER

ATTEST:



CHARLOTTE M. PIERCE

EXHIBIT A

Block 41 Lots 8 and 10 according to the Official Map of the City of Port St. Joe, Florida on file with the Clerk of Court of Gulf County, Florida.