

ORDINANCE NO. 299

AN ORDINANCE OF THE CITY OF PORT ST. JOE, FLORIDA AMENDING SECTION 3.02 OF THE LAND DEVELOPMENT REGULATION CODE OF THE CITY OF PORT ST. JOE, MODIFYING LOT SET BACK LINES, ALLOWING FOR CONSTRUCTION WITHIN CERTAIN SET BACK LINES; PROVIDING FOR RELEASE OF THE CITY'S INTEREST IN ANY PLATTED SET BACK LINES; PROVIDING FOR REPEAL OF ANY ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH, PROVIDING FOR SEVERABILITY AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS the land development regulations of the City of Port St. Joe and certain subdivisions platted within the city contain lot set back requirements to provide for utility easements and other purposes, and

WHEREAS, construction of permanent structures within the these set backs is prohibited according to these regulations, and

WHEREAS, construction of a building which is located on more than one lot intrudes upon said set backs, and

WHEREAS, it is in the best interest of the city to allow construction in such a situation;

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

1. Section 3.02 of the Land Development Regulation Code of the City of Port St. Joe is hereby amended to add Section 4, which reads as follows:

Lot set back lines and plat set back lines either shown on recorded plats or imposed in these land development regulations shall be subject to the following:

- a. In the event that a property owner owns more than one lot immediately adjacent to each other and proposes construction of a building across lot lines, then the set backs shall be deemed to be located along the outside boundary of the overall parcel for which construction is proposed.
- b. No other action of the City shall be required to implement this regulation.
- c. In the event that ownership of the property is separated and the existing construction removed, then lot set back lines shall revert to their original location.

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 REPEAL: All ordinances or parts of ordinances in conflict herewith are hereby repealed.

3. EFFECTIVE DATE: This ordinance shall become effective as provided by law.


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.

DULY PASSED AND ADOPTED by the Board of City Commissioners of Port St. Joe, Florida this 17th day of December, 2002.

THE CITY OF PORT ST. JOE


FRANK PATE, JR., MAYOR-COMMISSIONER

ATTEST:


City Clerk