

ORDINANCE NO. 305

**AN ORDINANCE OF THE CITY OF PORT ST. JOE, FLORIDA
ADOPTING ZONING REGULATIONS FOR NEWLY ANNEXED
PORTIONS OF THE CITY; ADOPTING A NEW CITY WIDE ZONING
MAP; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES
IN CONFLICT HEREWITH, PROVIDING FOR SEVERABILITY AND
PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, the City of Port St. Joe has previously annexed real property into the City,
and

WHEREAS, the City Code designates all newly annexed property of R-1 unless
otherwise addressed by the City Commission,

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

1. The property annexed into the City of Port St. Joe prior to the effective date of this ordinance lying north of the Gulf County Canal shall be designated C-1. In addition to uses permitted pursuant to the land development regulations of the City of Port St. Joe in a C-1 zone, all residential uses shall be allowed north of the Gulf County Canal.
2. The property annexed into the City of Port St. Joe prior to the effective date of this ordinance located directly south of the Gulf County Canal and north of the north line of the City of Port St. Joe as it existed January 1, 2003 shall be zoned industrial as defined in the land development regulations of the City of Port St. Joe, Florida.
3. The property annexed into the City of Port St. Joe prior to the effective date of this ordinance located east of Garrison Avenue and immediately east of U.S. Highway 98 shall be zoned R-1 as defined in the land development regulations of the City of Port St. Joe, except that the portion of said property located between Ward Ridge Subdivision and Southgate Subdivision shall be designated Public Use.
4. The property annexed into the City of Port St. Joe prior to the effective date of this ordinance located south of U.S. Highway 98 shall be zoned R-2A as defined in the land development regulations of the City of Port St. Joe.
5. The zoning map attached hereto as Exhibit "A" and identified as follows is hereby adopted as the zoning map for the City of Port St. Joe, Florida.

**Preble-Rish, Inc., Consulting Engineers map of the City of Port St. Joe dated
February 1994 and revised April 13, 1995, July 17, 1995 and December 3, 2003**

6. **REPEAL:** All ordinances or parts of ordinances in conflict herewith are hereby repealed.
7. **EFFECTIVE DATE:** This ordinance shall become effective as provided by law.
8. **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 2nd day of March, 2004.

THE CITY OF PORT ST. JOE:


Frank Pate, JR., MAYOR-COMMISSIONER

ATTEST:


City Clerk

The following Commissioners voted yea: Pate, Reeves, Crews, Roberts, and Horton
The following Commissioners voted nay: None