

ORDINANCE NO. 323

AN ORDINANCE OF THE CITY OF PORT ST. JOE, GULF COUNTY, FLORIDA APPROVING A SMALL-SCALE FUTURE LAND USE AMENDMENT TO THE CITY'S COMPREHENSIVE PLAN BY ASSIGNING RESIDENTIAL-1 FUTURE LAND USE DESIGNATION ON 6.46 ACRES OF LAND LOCATED IN THE SOUTHERN BOUNDARY OF THE CITY ALONG US 98; DIRECTING THE CITY MANAGER TO UPDATE THE CITY OF PORT ST. JOE FUTURE LAND USE MAP; AND PROVIDING AND EFFECTIVE DATE.

WHEREAS, Florida Statutes, Section 163.3187(1)(c) provides the requirements for adoption of small-scale amendments to the Future Land Use Map of the Comprehensive Plan; and

WHEREAS, the subject property was annexed into the City on November 21, 2000; and

WHEREAS, the subject property is currently designated Residential on the Gulf County Future Land Use Map and is being amended to City Residential-1; and

WHEREAS, the subject property meets the requirements established by the Statutes in amending the City of Port St. Joe Comprehensive Plan for small-scale developments; and

WHEREAS, on September 6, 2005, the City Commission sitting as the Local Planning Agency, reviewed the proposed small-scale amendment at a Public Hearing and forwarded a recommendation of approval to the City Commission; and

WHEREAS, the proposed small-scale amendment for the subject property was reviewed for consistency with the City of Port St. Joe Comprehensive Plan Future Land Use Map and was found to be consistent by the City Commission at a Public Hearing of this Ordinance; and

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

Section 1. The Future Land Use Map of the City of Port St. Joe is hereby amended to designate the subject property as described in Exhibit "A" attached hereto as Residential-1 in accordance with Florida Statute, Section 163.3187(1)(c) for small-scale amendments.

Section 2. If any word, phrase, clause, subsection or section of this Ordinance is declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of any remaining portions of this Ordinance.

Section 3. That the City Manager is hereby authorized and directed to update the City's Future Land Use Map in accordance with the changes described by this Ordinance.

Section 4. That the effective date of this small-scale plan amendment shall be 31 days after adoption, or if the amendment is challenged, the effective date will not be until the State Land Planning Agency or the Administration Commission issues a final order determining that the adopted small-scale amendment is in compliance.

THIS ORDINANCE ADOPTED this 20th day of September 2005.

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

By 
Mayor-Commissioner

Attest: 
City Auditor-Clerk

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

EXHIBIT "A"

DESCRIPTION: PROPOSED ANNEXATION

A PARCEL OF LAND LYING AND BEING IN SECTION 13, TOWNSHIP 8 SOUTH, RANGE 11 WEST, GULF COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A RAILROAD IRON MARKING THE NORTHWEST CORNER OF LOT 1, BLOCK 1, J.R. NORTON SUBDIVISION OAK GROVE FLORIDA, AS RECORDED IN PLAT BOOK 2, PAGE 5 OF THE PUBLIC RECORDS OF GULF COUNTY, FLORIDA; THENCE ALONG THE WEST BOUNDARY LINE OF SAID SUBDIVISION, SOUTH 01°34'39" EAST, 452.78 FEET TO A CONCRETE MONUMENT MARKING A POINT ON THE NORTH RIGHT OF WAY LINE OF MADISON STREET; THENCE SOUTH 01°31'20" EAST, 64.80 FEET TO A CONCRETE MONUMENT MARKING A POINT ON THE SOUTH RIGHT OF WAY LINE OF MADISON STREET; THENCE ALONG THE WEST LINE OF LOT 20, BLOCK 14, OAK GROVE SUBDIVISION, AS RECORDED IN PLAT BOOK 1, PAGE 12, OF THE PUBLIC RECORDS OF GULF COUNTY, FLORIDA AND ALONG THE NORTHERLY EXTENSION THEREOF, SOUTH 01°49'07" EAST, 262.06 FEET TO A CONCRETE MONUMENT MARKING A POINT ON THE NORTH RIGHT OF WAY LINE OF IOLA STREET; THENCE SOUTH 01°36'57" EAST, 59.71 FEET TO A CONCRETE MONUMENT MARKING A POINT ON THE SOUTH RIGHT OF WAY LINE OF IOLA STREET; THENCE SOUTH 01°24'09" EAST, 138.98 FEET ALONG THE WEST BOUNDARY LINE OF LOT 19, BLOCK 15, OAK GROVE SUBDIVISION, AS RECORDED IN PLAT BOOK 1, PAGE 12, OF THE PUBLIC RECORDS OF GULF COUNTY, FLORIDA; THENCE LEAVING SAID WEST BOUNDARY LINE, SOUTH 88°27'24" WEST, 228.47 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF U.S. HIGHWAY 98; THENCE ALONG SAID RIGHT OF WAY LINE, NORTH 13°17'11" WEST, 92.80 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE TO THE EAST; THENCE NORTHERLY ALONG SAID RIGHT OF WAY LINE, ALONG SAID CURVE HAVING A RADIUS OF 2732.93 FEET, A CENTRAL ANGLE OF 11°27'37" FOR AN ARC LENGTH OF 546.63 FEET, (CHORD TO SAID CURVE BEARS NORTH 07°40'25" EAST, 545.72 FEET) TO A POINT OF TANGENCY; THENCE CONTINUE ALONG SAID EAST RIGHT OF WAY LINE, NORTH 01°56'37" WEST, 94.81 FEET TO A POINT BEING ON THE ARC OF A NONTANGENT CURVE CONCAVE TO THE EAST; THENCE NORTHERLY ALONG SAID EAST RIGHT OF WAY LINE ALONG SAID CURVE HAVING A RADIUS OF 7681.11 FEET, A CENTRAL ANGLE OF 01°51'47" FOR AN ARC LENGTH OF 249.77 FEET, (CHORD TO SAID CURVE BEARS NORTH 00°46'33" WEST, 249.76 FEET) TO A POINT ON THE SOUTH LINE OF BLOCK A OF OLD TOWN SUBDIVISION, AS RECORDED IN PLAT BOOK 3, PAGE 28 OF THE PUBLIC RECORDS OF GULF COUNTY, FLORIDA; THENCE LEAVING SAID EAST RIGHT OF WAY LINE ALONG THE SOUTH LINE OF SAID BLOCK A NORTH 88°23'45" EAST, 301.72 FEET, TO THE POINT OF BEGINNING SAID LANDS CONTAINING 6.46 ACRES, MORE OR LESS.