

ORDINANCE NO. 325

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 COMMERCIAL AND RESIDENTIAL-3 FUTURE LAND USE DESIGNATION ON 19.16 ACRES OF LAND LOCATED IN THE NORTHERN 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 August 14, 2004; and

WHEREAS, the subject property is currently designated Mixed Commercial/Residential Low Density on the Gulf County Future Land Use Map and is being amended to City Commercial and Residential-3; 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 3.41 acres and 15.75 acres of the subject property as described in Exhibit "A" attached hereto as Commercial and Residential-3 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: ANNEXATION PARCEL

A portion of Government Lot 2 of Section 27, Township 7 South, Range 11 West, Gulf County, Florida, being more particularly described as follows:

Commence at the 6-inch triangular concrete monument marking the point of intersection of the Southwesterly right-of-way line of State Road 30, (U.S. Highway 98) with the West line of said Government Lot 2; thence along the Southwesterly right-of-way line of said State Road 30, S46°41'02"E, 317.99 feet to a concrete monument marking the point of beginning; thence continue along said right-of-way, S47°18'10"E, 304.43 feet to an iron rod; thence continue along said right-of-way line, S46°19'17"E, 621.66 feet to a concrete monument; thence leaving said right-of-way line, S43°23'47"W, 182.84 Feet to an iron rod; thence N65°36'09"W, 184.77 feet to an iron rod; thence N46°39'36"W, 150.06 feet to an iron rod; thence N43°11'46"E, 42.89 feet to an iron rod; thence N46°34'48"W, 149.98 feet to an iron rod; thence S43°30'09"W, 10.00 feet to an iron rod' thence N46°40'42"W, 450.87 feet to an iron rod; thence N43°18'39"E, 210.10 feet to the point of beginning, said lands containing 4.59 acres, more or less.

ALSO:

That portion of the U.S. 98 right-of-way lying immediately Northeast of the above described property.

ALSO:

That portion of Government Lot 2, Section 27, Township 7 South, Range 11 West, lying Northeast of U.S. Highway 98.

RE: SSA-3