

ORDINANCE NO. 327

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-3 FUTURE LAND USE DESIGNATION ON .93 ACRES OF LAND LOCATED IN THE NORTHERN PORTION 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 June 7, 2005; 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 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 .93 acres of the subject property as described in Exhibit "A" attached hereto as 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"

Legal Description

Parcel ID#04280-000R

Commencing on the West line of Lot Two (2), Section 27, T7S, R11W, where the West line enters into St. Joseph's Bay, being the Southwest corner of said Lot, thence run North parallel with said West line 270 feet; thence run East with right angle to said West line 150 feet; thence run South 270 feet, more or less, to St. Joseph's Bay, thence run Westerly along St. Joseph's Bay 150 feet, more or less, to the point of beginning, subject to mineral rights heretofore conveyed.

Reference: SSA-5