

## **ORDINANCE NO. :338**

**AN ORDINANCE OF THE CITY OF PORT ST. JOE, FLORIDA, RELATING TO AND AMENDING THE ZONING CODE; AMENDING THE CITY OF PORT ST. JOE ZONING MAP; PROVIDING FOR REPEAL OF ANY CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, On November 22, 2005, The St. Joe Company filed its application for re-zoning of a parcel of land consisting of approximately 30 acres described in Exhibit "A", attached and incorporated herein (the "Property") to **Residential (R-1)** zoning;

**NOW THEREFORE BE IT ORDAINED BY THE BOARD OF CITY COMMISSIONERS OF THE CITY OF PORT ST. JOE, FLORIDA:**

### **SECTION 1. APPROVAL**

The application for re-zoning of the Property to **Residential (R-1)** zoning is hereby approved and the zoning map for City of Port St. Joe is hereby changed from Agricultural to **Residential (R-1)**. The application and all documentation submitted by the Applicant in support of it are hereby incorporated by reference.

### **SECTION 2. CONSISTENCY WITH CITY OF PORT ST. JOE COMPREHENSIVE PLAN**

The Board of City Commissioners hereby finds and determines that the approval of the application and re-zoning of the Property as set forth in Section 1 is consistent with the goals, objectives and policies of the City of Port St. Joe Comprehensive Plan.

### **SECTION 3. ENFORCEMENT**

The City may enforce this Ordinance as authorized by law.

### **SECTION 4. OTHER ORDINANCES**

Except as specifically modified or changed in this Ordinance, all provisions of the Code shall apply in the same manner as throughout the City.

### **SECTION 5. ZONING MAP**

Upon this Ordinance becoming effective, the City of Port St. Joe Zoning Map shall be amended to show the Property as having **Residential – (R-1)** zoning. The City Clerk is hereby directed to revise the City of Port St. Joe Zoning Map to reflect this designation.

**SECTION 6. SEVERABILITY**

The provisions of this Ordinance are hereby declared to be severable. If any provision of this Ordinance, or the application thereof, to any person or circumstance is held to be invalid, such invalidity shall not affect other provisions or applications of this Ordinance that can be given effect without the invalid provision or application.

**SECTION 7. EFFECTIVE DATE**

This Ordinance shall become effective as provided by law.

This Ordinance was adopted in open regular meeting after its second reading this 20<sup>th</sup> day of DECEMBER, 2006.

**THE CITY OF PORT ST. JOE BOARD  
OF CITY COMMISSIONERS**

  
\_\_\_\_\_  
Frank Pate, Mayor

Attest :

  
\_\_\_\_\_  
City Clerk

**Exhibit "A"**  
**(Property Description)**

## Exhibit "A"

BEGIN at the Southeast corner of lot 1, block 3, Bayview Subdivision, as recorded in plat book 3, page 61, of the public records of Gulf County, Florida; thence North 89 degrees 43 minutes 39 seconds West, on the South line of said lot 1, for a distance of 228.61 feet to the Southwest corner of said lot 1, and a point on the East right of way line of U.S. highway 98 (192' R/W); thence leaving said South line of lot 1, proceed on said West right of way line the following four calls: (1) South 11 degrees 26 minutes 13 seconds East, for a distance of 73.42 feet to a point of curve to the right having a radius of 2,996.93 feet; (2) thence continue along said curve through a central angle of 10 degrees 07 minutes 58 seconds, for an arc distance of 530.01 feet (chord of said arc being South 06 degrees 22 minutes 14 seconds East, 529.32 feet); (3) thence South 01 degrees 18 minutes 14 seconds East, for a distance of 544.14 feet to a point of curve to the left having a radius of 2,732.93 feet; (4) thence continue along said curve through a central angle of 11 degrees 25 minutes 03 seconds, for an arc distance of 544.60 feet (chord of said arc being South 07 degrees 00 minutes 46 seconds East, 543.70 feet); thence leaving said East right of way line, proceed South 89 degrees 39 minutes 24 seconds East, for a distance of 260.10 feet; thence North 00 degrees 20 minutes 36 seconds East, for a distance of 426.88 feet; thence South 89 degrees 39 minutes 24 seconds East, for a distance of 687.77 feet; thence North 00 degrees 20 minutes 36 seconds East, for a distance of 595.75 feet to a point on the South line of the parcel described in Official Records book 307, page 79; thence North 89 degrees 40 minutes 50 seconds West, on said South line, a distance of 221.95 feet to the Southwest corner of said parcel described in Official Records book 307, page 79; thence North 00 degrees 20 minutes 58 seconds East, on the West line of said parcel and the extension thereof, also being the West line of Rochelle Estates Subdivision, as recorded in Plat Book 3, page 12, for a distance of 659.28 feet to a point on the South line of Oak Grove Subdivision, as recorded in Plat Book 1, page 12; thence North 89 degrees 43 minutes 39 seconds West, on said south line, for a distance of 659.51 feet to the POINT OF BEGINNING.

Containing 1,287,805 square feet or 29.56 acres, more or less.