

**ORDINANCE NO. 345**

**AN ORDINANCE OF THE CITY OF PORT ST. JOE, FLORIDA, RELATING TO AND AMENDING THE ZONING CODE; AMENDING THE CITY OF PORT ST. JOE LAND DEVELOPMENT REGULATION CODE AND ZONING MAP; AND AMENDING THE TOWN CENTER PLANNED UNIT DEVELOPMENT ZONING DISTRICT; PROVIDING FOR REPEAL OF ANY CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

WHEREAS, The St. Joe Company (“Applicant”), on behalf of itself, St. Joe Timberland Company of Delaware, LLC., and PSJ Development, L.P., has filed an application to amend the Town Center Planned Unit Development Zoning District (“District”), which will add a parcel of property of approximately 3.9 acres to the District as depicted in Exhibit “A”, attached and incorporated herein (the “Property”); increase hotel entitlements to 350 rooms; and establish a height development standard; and

WHEREAS, The District was adopted by the City of Port St. Joe by Ordinance No. 334 on November 1, 2005 (“Town Center PUD”); and

WHEREAS, at the time of the adoption of the Town Center PUD, there was a 3.9 acre parcel of property which was intended to be included in the District, but was removed from the Application and Ordinance since such property was not owned by the Applicant; and

WHEREAS, the Applicant has now obtained title to the property and seeks to include it in the District at this time.

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

**SECTION 1. AMENDMENT TO DISTRICT BOUNDARY**

The boundary of the District shall include the Property as depicted in Exhibit “A”.

**SECTION 2. ADDITION OF HOTEL ROOMS**

The last sentence of Paragraph 4(F) (Permitted Uses) of the Town Center PUD is hereby amended to provide that the number of Hotel rooms shall not exceed 350.

**SECTION 3. HEIGHT DEVELOPMENT STANDARD**

A new subsection N is hereby added to Section 5 (Development Standards) and shall provide as follows:

N. Building Height Limit. No building hereafter erected or structurally altered within the District shall exceed sixty (60') feet in height. However, a tower or other nonhabitable structure may be permitted to exceed sixty (60') feet in height only after approval on a case-by-case basis by the City Commission. Whether to approve such tower or structure is in the sole discretion of the City Commission.

**SECTION 4. ENFORCEMENT**

The City may enforce this Ordinance as authorized by law.

**SECTION 5. 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 6. ZONING MAP**

Upon this Ordinance becoming effective, the City of Port St. Joe Zoning Map shall be amended to show the Property described on attached Exhibit "A" as included within the Town Center Planned Unit Development Zoning District. The City Manager hereby directed to revise the City of Port St. Joe Zoning Map to reflect this designation.

**SECTION 7. 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 8. EFFECTIVE DATE**

This Ordinance shall become effective as provided by law.

This Ordinance was adopted in open regular meeting after its second reading this 18 day of April, 2006, after due notice in accordance with Florida Statute Section 166.041.

THE CITY OF PORT ST. JOE BOARD  
OF CITY COMMISSIONERS

  
MAYOR

Attest :

  
CITY CLERK

EXHIBIT "A"

(Property)