

ORDINANCE NO. 356

AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN OF THE CITY OF PORT ST. JOE, FLORIDA BY AND THROUGH PROCEDURES REQUIRED FOR SMALL-SCALE MAP AMENDMENTS PURSUANT TO AUTHORITY UNDER STATE STATUTES SECTION 163.3187, SPECIFICALLY CHANGING A TRACT OF LAND CONTAINING TWENTY (20) ACRES AND LYING IN A PORTION OF PARCEL ID #-06076-000R AND A PORTION OF PARCEL ID #-03039-000R, AND BEING A PART OF SECTION 18, TOWNSHIP 8, SOUTH, RANGE 10 WEST, AND SECTION 13, TOWNSHIP 8 SOUTH, RANGE 11 WEST, GULF COUNTY, FLORIDA FROM AGRICULTURAL TO RESIDENTIAL – HIGH DENSITY(R-3); AMENDING THE CITY OF PORT ST. JOE FUTURE LAND USE MAP; PROVIDING FOR REPEAL OF ANY CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, §163.3187, Florida Statutes provides for the authority and procedure for the City Commission of Port St. Joe, Florida to amend its Future Land Use Map utilizing procedures applicable to small scale developments; and

WHEREAS, On May 2, 2006, The St. Joe Company filed its application for an amendment to the City of Port St. Joe Future Land Use Map for a small scale development consisting of 20 acres; and

WHEREAS, in accordance with §163.3187(1)(f)(2), Florida Statutes and §166.041(3)(c), Florida Statutes, notice was duly provided to the public of a public hearing to be held on June 29, 2006 for the adoption of the amendment to the Future Land Use Map; then and

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 the small scale amendment to the Future Land Use Map for the Property described in Exhibit “A”, attached and incorporated herein (the “Property”), is hereby approved and the land use designation for the Property on the City of Port St. Joe Future Land Use Map is hereby changed from Agricultural to **Residential – High Density (R-3)**. 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 change in land use 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. FUTURE LAND USE MAP

Upon this Ordinance becoming effective, the City of Port St. Joe Future Land Use Map shall be amended to show the Property as having a land use of **Residential – High Density (R-3)**. The City Clerk is hereby directed to revise the City of Port St. Joe Future Land Use 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.

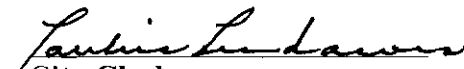
This Ordinance was adopted in open regular meeting after its second reading this 6th day of July, 2006.

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



Frank Pate, Mayor

Attest :



City Clerk

Exhibit "A"
(Property Description and Map)

NOTICE OF SMALL SCALE MAP AMENDMENT LAND USE CHANGE

The City of Port St. Joe City Commission
Proposes to adopt by ordinance the following:

ORDINANCE NO. 356

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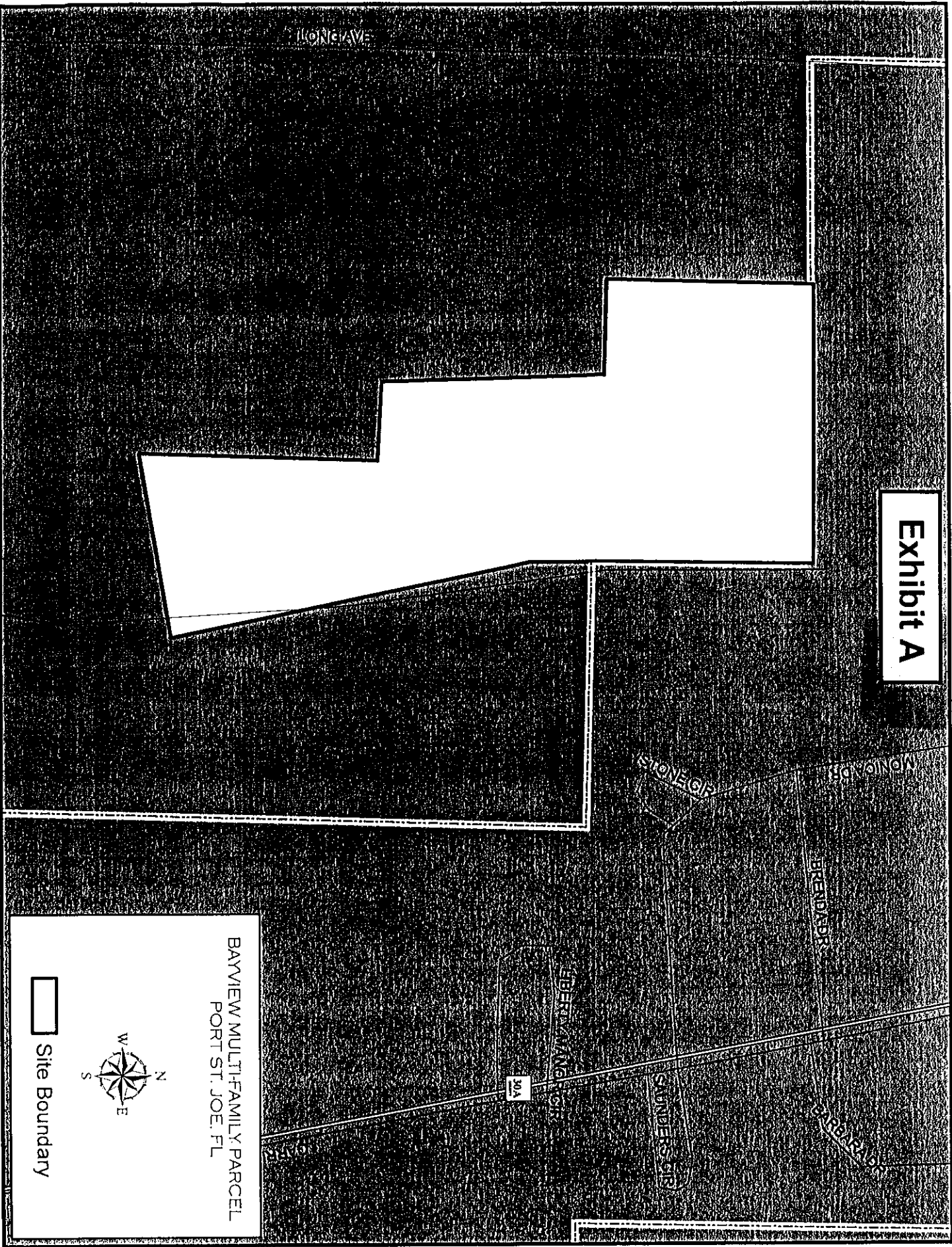
The public hearing for the adoption of the Ordinance will be held on Thursday, June 29, 2006 at 6:00 P.M. at City of Port St. Joe City Hall located at 305 Cecil G. Costin, Sr. Blvd, Port St. Joe, Florida 32456. A first reading of the Ordinance will occur at the same time and location on June 20, 2006. Copies of the Ordinance are available for public inspection at City of Port St. Joe City Hall located at 305 Cecil G. Costin, Sr. Blvd, Port St. Joe, Florida 32456.

The hearing may be continued from time to time as may be necessary.

Interested persons may attend and be heard at the public hearing or provide comments in writing to the City Commissioners of the City of Port St. Joe at City of Port St. Joe City Hall 305 Cecil G. Costin, Sr. Blvd., Port St. Joe, Florida 32456. Transactions of the public hearing will not be recorded. Persons wishing to appeal any decision made during the hearing will need a record of the proceeding and should ensure that a verbatim record is made, including the testimony on which the appeal is based. Any person


**who wishes to attend and requires assistance may
call the City Clerk's Office at (850) 229-8261 ext. 114.**

Exhibit A



BAYVIEW MULTI-FAMILY PARCEL
PORT ST. JOE, FL



 Site Boundary

MAP AMENDMENT LAND USE CHANGE

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The public hearing for the adoption of the Ordinance will be held on Thursday, July 6, 2006 at 6:00 P.M. at City of Port St. Joe City Hall located at 305 Cecil G. Costin, Sr. Blvd, Port St. Joe, Florida 32456. A first reading of the Ordinance will occur at the same time and location on June 20, 2006. Copies of the Ordinance are available for public inspection at City of Port St. Joe City Hall located at 305 Cecil G. Costin, Sr. Blvd, Port St. Joe, Florida 32456.

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