

## ORDINANCE NO. 377

**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 PORTIONS OF PARCEL ID #03072-001R, 13.12 ACRES OF A TRACT OR PARCEL OF LAND LYING AND BEING PART OF SECTIONS 19 & 24 OF TOWNSHIP 8 SOUTH, RANGE 10 WEST, GULF COUNTY, FLORIDA FROM AGRICULTURAL TO COMMERCIAL DISTRICT-(G.C.); 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 April 25, 2007, 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 approximately 13.12 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 May 15, 2007 for the adoption of the amendment to the Future Land Use Map;

**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 **Commercial District – G.C.**. 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 **Commercial District – G.C.**. 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.

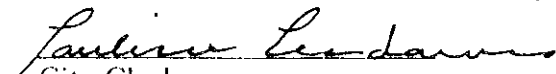
**SECTION 7. EFFECTIVE DATE**

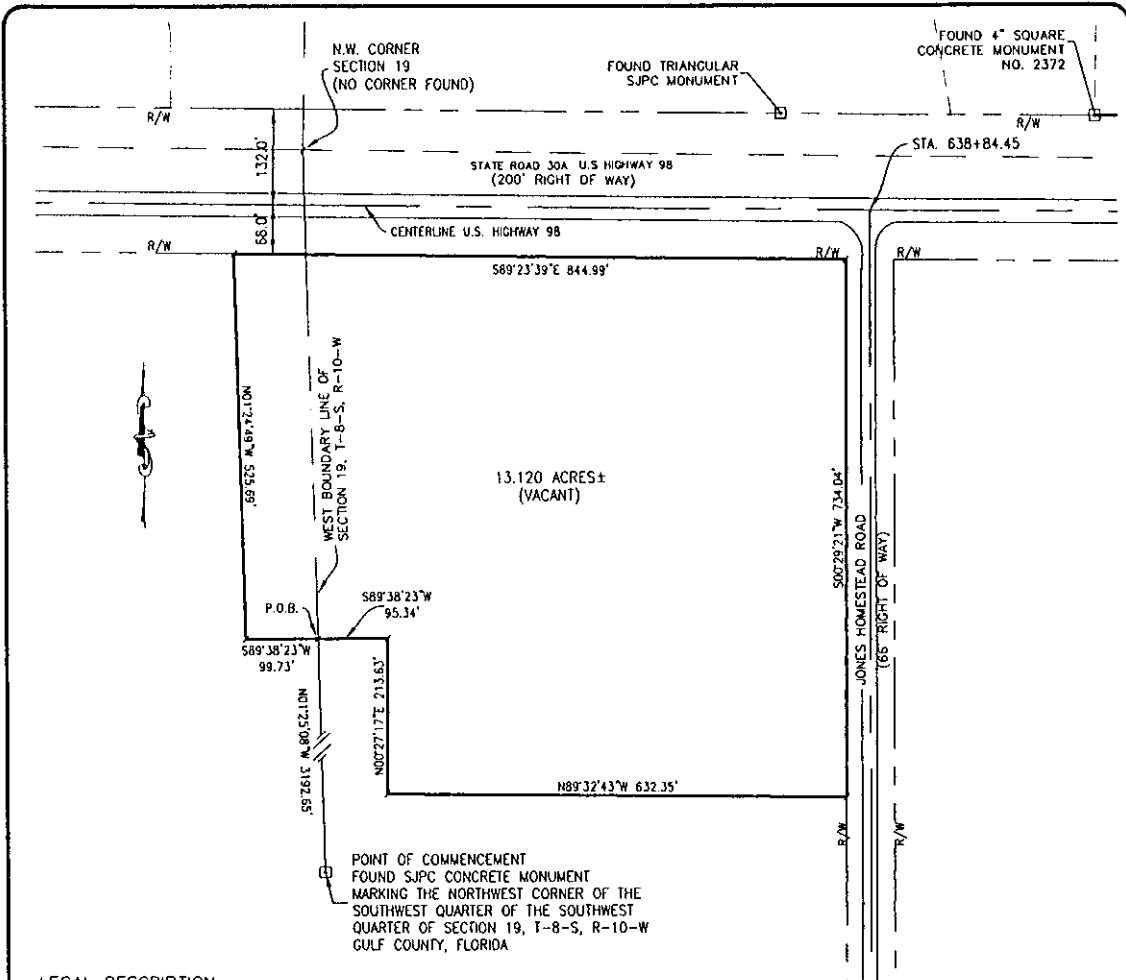
This Ordinance shall become effective as provided by law.

This Ordinance was adopted in open regular meeting after its second reading this 5th day of June, 2007.

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

  
\_\_\_\_\_  
Mayor

Attest :   
City Clerk



**LEGAL DESCRIPTION**

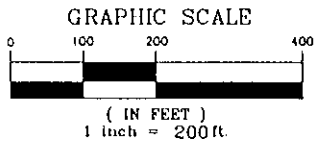
Commencing at a St. Joe paper Company concrete monument marking the Northwest corner of the Southwest Quarter of the Southwest Quarter of Section 19, Township 8 South, Range 10 West, Gulf County, Florida and run thence North 01 degrees 25 minutes 08 seconds West, along the West boundary line of said Section 19, for a distance of 3,192.65 feet to the POINT OF BEGINNING; thence leaving said West boundary line run South 89 degrees 38 minutes 23 seconds West, for a distance of 99.73 feet; thence North 01 degrees 24 minutes 49 seconds West, for a distance of 525.69 feet to a point on the South right of way line of U.S. Highway 98 (State Road 30A - 200 foot right of way); thence South 89 degrees 23 minutes 39 seconds East, along said South right of way line, for a distance of 844.99 feet to a point marking the intersection of said South right of way line with the West right of way line of Jones Homestead Road (66 foot right of way); thence leaving said South right of way line run South 00 degrees 29 minutes 21 seconds West, along said West right of way line, for a distance of 734.04 feet; thence leaving said West right of way line run North 89 degrees 32 minutes 43 seconds West, for a distance of 632.35 feet; thence North 00 degrees 27 minutes 17 seconds East, for a distance of 213.63 feet; thence South 89 degrees 38 minutes 23 seconds West, for a distance of 95.34 feet to the POINT OF BEGINNING. Containing 13.120 acres, more or less.

**SURVEYOR'S NOTES:**

1. BEARINGS SHOWN HEREON ARE REFERENCED TO FLORIDA STATE PLANE COORDINATES, NORTH ZONE, NAD 1983/90, U.S. SURVEY FEET.
2. THIS SURVEY, MAP, AND REPORT IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
3. NO TITLE SKETCH, TITLE OPINION OR ABSTRACT WAS PERFORMED BY, NOR PROVIDED TO PREBLE-RISH, INC., FOR THE SUBJECT PROPERTY. THERE MAY BE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, ENCROACHMENTS, RIGHT-OF-WAYS, BUILDING SETBACKS, RESTRICTIVE COVENANTS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES OR USE OF THE SUBJECT PROPERTY.

**SYMBOLS & ABBREVIATIONS:**

- P.O.B. = POINT OF BEGINNING
- R/W = RIGHT OF WAY
- T-8-S = TOWNSHIP 8 SOUTH
- R-10-W = RANGE 10 WEST
- SJPC = ST. JOE PAPER COMPANY
- P.O.C. = POINT OF COMMENCEMENT



I hereby certify that the sketch shown hereon meets the "Minimum Technical Standard" for Land Surveying in the State of Florida (F.A.C. 61G17-6).

David Jon Bortlett PLS  
Professional Land Surveyor  
Florida Registered No. 4018  
Land Surveying Business No. 7137

ADDITIONAL INFORMATION: SEE DRAWING FOR SMALL SCALE ADJUSTMENT

**PREBLE-RISH INC**  
CONSULTING ENGINEERS AND SURVEYORS  
CIVIL • SURVEYING • SITE PLANNING

124 W. MAIN ST. SUITE 100  
PO BOX 1111  
PO 3277000  
AND 400 N. W. 10TH ST. SUITE 100  
PO BOX 1111  
PO 3277000

**SKETCH OF DESCRIPTION**

WATERMILL SMALL SCALE ADJUSTMENT  
THE ST. JOE COMPANY

DATE:	PROJECT NO.
SCALE: 1"=200'	190.169
DRAWN: DJB	SHEET
CHECKED: FCR	1

NOTICE OF CITY OF PORT ST. JOE COMMISSION MEETING  
FOR APPROVAL OF ORDINANCE

The City of Port St. Joe City Commission proposes to hold a public hearing to consider adoption of an Ordinance approving issuance of a development order by the City pursuant to Florida Statutes Section 380.06(15)(h), for the Windmark Beach development of regional impact.

The title of proposed Ordinance is as follows: ORDINANCE NO. 378

AN ORDINANCE OF THE CITY OF PORT ST. JOE, FLORIDA, APPROVING ISSUANCE OF A DEVELOPMENT ORDER BY THE CITY PURSUANT TO FLORIDA STATUTES SECTION 380.06(15)(h), FOR THE WINDMARK BEACH DEVELOPMENT OF REGIONAL IMPACT; ESTABLISHING THE RIGHTS, CONDITIONS AND OBLIGATIONS OF THE DEVELOPER; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

The public hearing for the adoption of said Ordinance will be held on Tuesday, May 15, 2007, at 6:00 p.m. at the 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 is to occur on May 1, 2007. 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.

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, 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 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)