

ORDINANCE NO. - 414

AN ORDINANCE OF THE CITY OF PORT ST. JOE, FLORIDA, RELATING TO AND AMENDING THE ZONING CODE WITH RESPECT TO A PARCEL OF PROPERTY CONTAINING APPROXIMATELY EIGHT HUNDRED, EIGHTY EIGHT (888) ACRES; 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 12, 2008, The St. Joe Company filed its application for re-zoning of a parcel of land consisting of approximately 888 acres described in Exhibit "A", attached and incorporated herein (the "Property") to **Residential (R-1)** zoning for 852 acres, and **Conservation** zoning for 36 acres; and

WHEREAS, the Property has recently been approved for a change in the Future Land Use Map to the Residential – Low Density (R – 1) land use for 852 acres, and Conservation land use for 36 acres under the City of Port St. Joe Comprehensive plan; and

WHEREAS, the Property is subject to the Affordable Housing Density Bonus Development Agreement entered into by The St. Joe Company and The City of Port St. Joe on July 25, 2007;

NOW THEREFORE BE IT ENACTED BY THE PEOPLE OF THE CITY OF PORT ST. JOE, FLORIDA:

SECTION 1. APPROVAL

The application for re-zoning of the Property to **Residential (R-1)** zoning and **Conservation** zoning is hereby approved and the zoning map for City of Port St. Joe is hereby changed from Agricultural to **Residential (R-1)** and **Conservation**, as described in Exhibit "A". 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)** and **Conservation** 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 16th day of December, 2008.

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


Mel C. Magidson, Jr., Mayor-Commissioner

Attest :


Pauline Pendarvis, City Clerk

EXHIBIT "A"

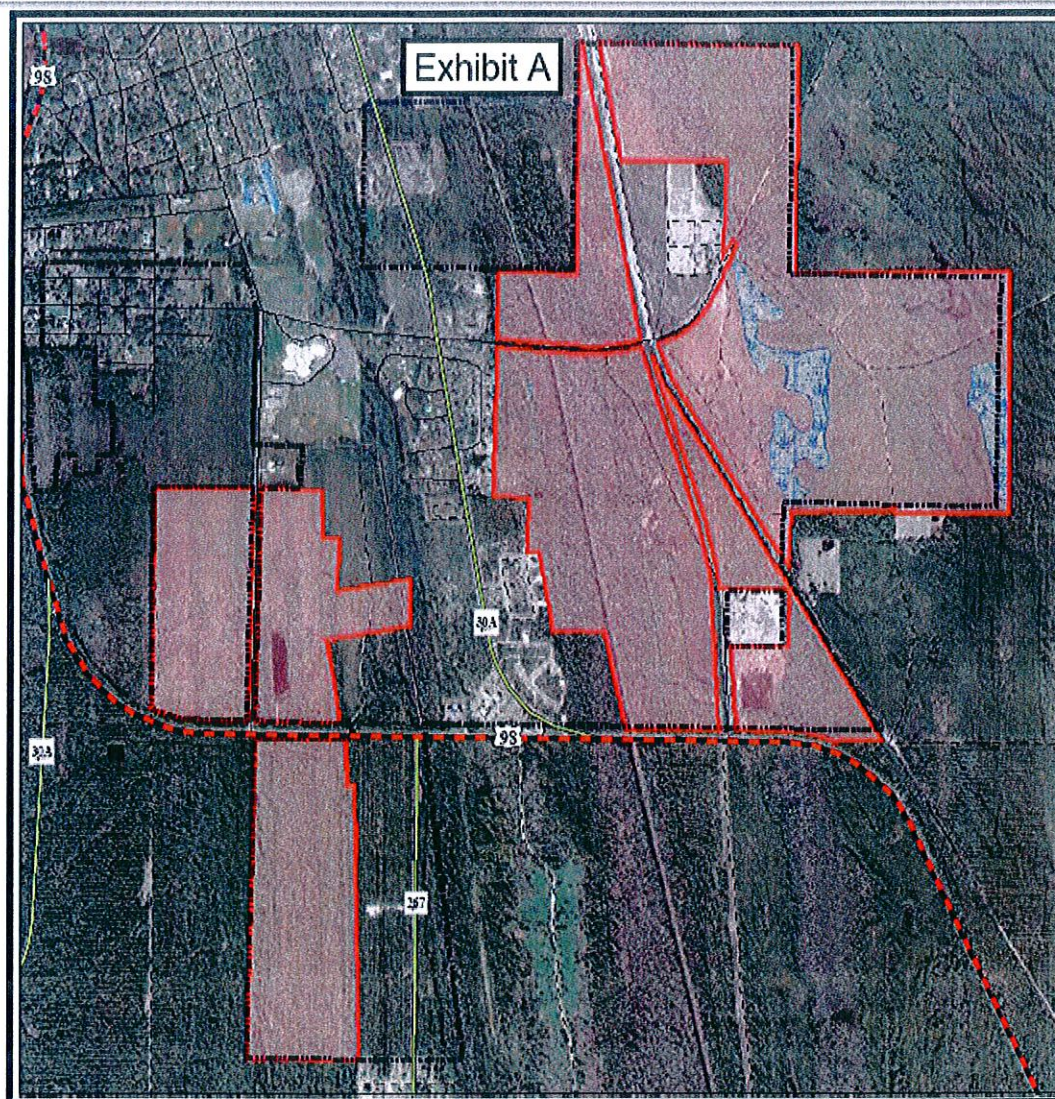


Exhibit A





**388 +/- Acre Parcel
Zoning Map**

Gulf County, Florida

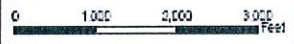
388 +/- Acres in Sections
13 & 14 of T85, R11W and 7, 8,
17, 18, 19 & 20 of T85, R10W



LEGEND

-  Approx. Boundary of Subject Property
-  Low-Density Residential (R-1)
Zoning 852 +/- ac
-  Conservation Zoning
36 +/- ac
-  Port St. Joe City Limits

FDOT Imagery 2007



DISCLAIMER

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St. Joe GIS - Port St. Joe 11/06/08

in: Projects\MXD\2008 Projects\Byview 388 Acre Parcel Zoning Exhibit A 11/06/08.mxd