

ORDINANCE NO. : 477

AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN AND THE FUTURE LAND USE MAP 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#5637-000, 2.17 ACRES, MORE OR LESS OF A TRACT OR PARCEL OF LAND LYING AND BEING IN THE CITY OF PORT ST. JOE, FLORIDA, FROM PUBLIC USE TO LOW DENSITY RESIDENTIAL; PROVIDING FOR THE AMENDMENT OF THE ZONING MAP OF THE CITY OF PORT ST. JOE; AND 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 January 23, 2012, The City of Port St. Joe 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 2.17 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 public hearings to be held on February 14, 2012 and March 6, 2012, for the adoption of the amendment to the Future Land Use Map; then and

NOW THEREFORE BE IT ENACTED BY THE PEOPLE 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 Public Use to **Low Density Residential**. The application and all documentation submitted by the Applicant in support of it are hereby incorporated by reference. Specifically approved is the sub area policy related to allowable density as set forth in the application

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. 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 **Low Density Residential**. The City Manager is hereby directed to revise the City of Port St. Joe Future Land Use Map to reflect this designation.

SECTION 5. ZONING

The Zoning map of the City of Port St. Joe is hereby amended to show the property described in Exhibit "A" as Low Density Residential.

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 21st day of February, 2012.

THE CITY COMMISSION OF THE CITY
OF PORT ST. JOE, FLORIDA

By: Mel Magidson, Jr.
Mel Magidson, Jr., Mayor-Commissioner

Attest: James A. Anderson
James A. Anderson
City Clerk-Auditor

EXHIBIT A

Begin at an iron rod at the point of Intersection of the Southerly Right of Way line of Twentieth Street (100 foot wide Right of Way) and the Westerly Right of Way line of Mimosa Avenue (80 foot wide Right of Way) in the City of Port St. Joe, Gulf County, Florida, and thence run South $09^{\circ}14'05''$ East along the Westerly Right of Way line of Mimosa Avenue for 240.36 feet; thence South $37^{\circ}41'04''$ West for 240.19 feet to a point on the Northeasterly Right of Way line of DuPont Drive (81 foot wide Right of Way); thence North $42^{\circ}21'35''$ West along said Northeasterly Right of Way line for 399.96 feet to a point of Intersection with the Southerly Right of Way line of Twentieth Street; thence North $70^{\circ}46'00''$ East along said Southerly Right of Way line for 400.08 feet to the Point of Beginning.