

ORDINANCE NO. : 480

AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN OF THE CITY OF PORT ST. JOE, FLORIDA, BY AND THROUGH PROCEDURES REQUIRED FOR LARGE-SCALE MAP AMENDMENTS PURSUANT TO AUTHORITY UNDER STATE STATUTES SECTION 163.3187, SPECIFICALLY APPROVING THE AMENDMENT TO THE COASTAL MANAGEMENT ELEMENT - PORT OF PORT ST. JOE MASTER PLAN EXPANDING THE PORT PLANNING AREA; AS SHOWN IN THE REVISED PORT PLANNING AREA MAP ; PROVIDING THAT SPECIFIC PLANS FOR THE LANDS ADDED TO THE PORT PLANNING AREA SHALL BE REFLECTED IN THE NEXT UPDATE OF THE PORT MASTER PLAN; 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 Comprehensive Plan utilizing procedures applicable to large scale developments; and

WHEREAS, On March 28, 2012, The Port of Port St. Joe amended its Master Plan by expanding the Port Planning Area as described herein; and

WHEREAS, in accordance with the requirements of Florida Statutes, the City of Port St. Joe notice provided to the public of public hearings to be held on April 10, 2012 and April 17, 2012, for the adoption of the amendment to the Future Land Use Map; and

WHEREAS, on April 17, 2012, the Port St. Joe City Commission authorized transmittal of the proposed plan amendment to the appropriate state agencies

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

SECTION 1. APPROVAL

The application for the large scale amendment to the City of Port St. Joe Comprehensive Plan described in Exhibit "A", attached and incorporated herein, is hereby approved. The application and all documentation submitted by the Applicant in support of it are hereby incorporated by reference.

The revised Port Planning Area is shown in Exhibit "2" to the application. The text revisions to the Coastal Management Element are shown in Exhibit "3" to 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 as set forth in Section 1 is consistent with the goals, objectives and policies of the City of Port St. Joe Comprehensive Plan as amended.

SECTION 3. ENFORCEMENT

The City may enforce this Ordinance as authorized by law.

SECTION 4. 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 5. EFFECTIVE DATE


The effective date of this plan amendment, if the amendment is not timely challenged, shall be 31 days after the state land planning agency notifies the local government that the plan amendment package is complete. If timely challenged, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective. If a final order of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the state land planning agency.

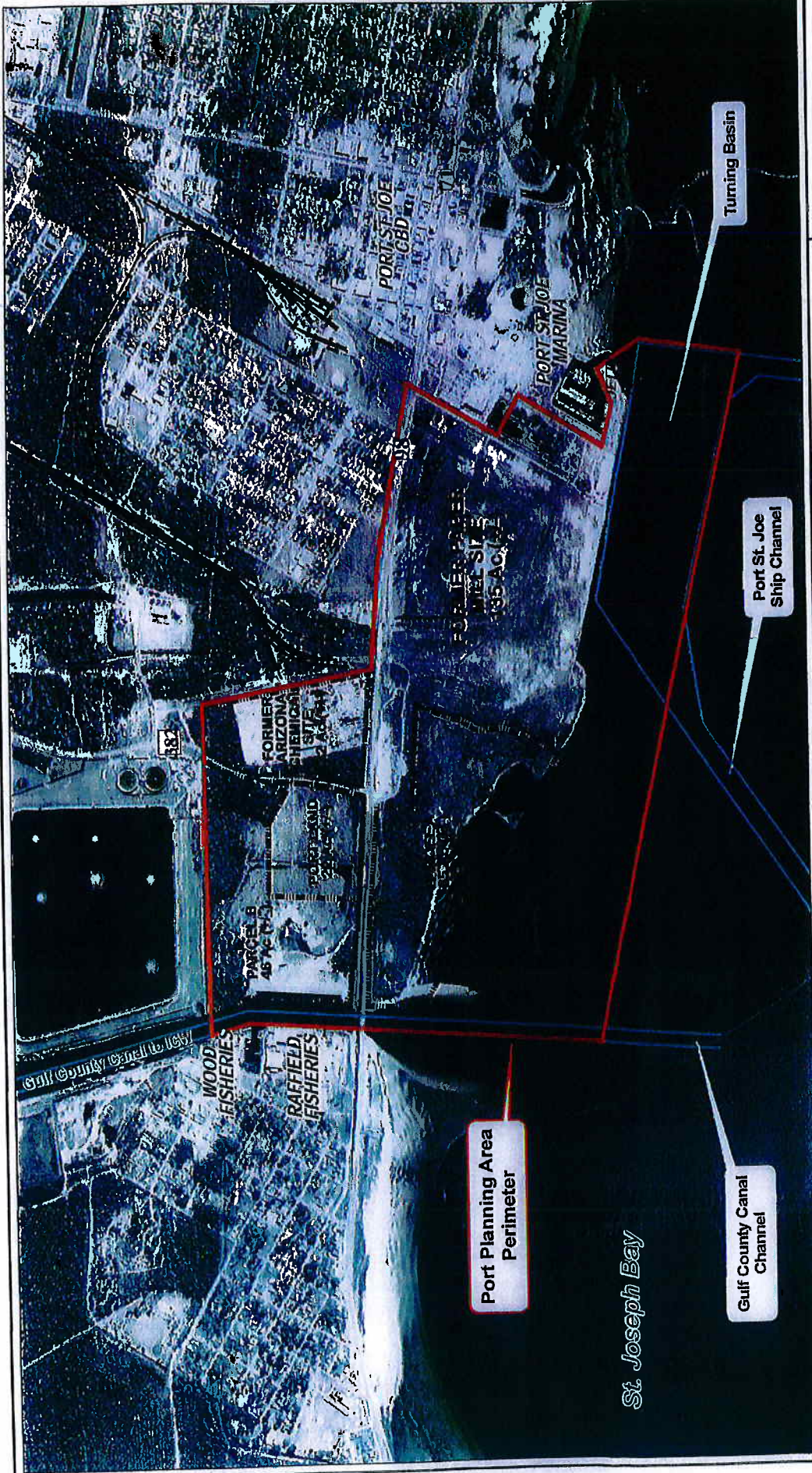
This Ordinance was adopted in open regular meeting after its second reading this 5th day of June, 2012.

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

By: 
Mel Magidson, Jr., Mayor-Commissioner

Attest:


Charlotte M. Pierce
City Clerk - Auditor



Port Planning Area Perimeter

St. Joseph Bay

Gulf County Canal Channel

Port St. Joe Ship Channel

Turning Basin



1 : 10,000 Map Scale
(Print size 11" x 17")
0 300 600 1,200 Feet

PORT ST. JOE
PORT MASTER PLAN, 2006
PORT PLANNING AREA

Map 21

Prepared by: The St. Joe Company
Imagery Source: 2010 FDOT 1' resolution
Data Source: USACOE 2011 Hydrographic Survey
The St. Joe Company GIS

Figure 1-2
Revised March, 2012

Exhibit 1. CURRENT PORT PLANNING AREA



Note: Port Planning Area zoned for industrial use
(City of Port St. Joe Comprehensive Plan)



PORT ST. JOE
PORT MASTER PLAN, 2006
PORT PLANNING AREA

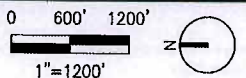


Figure 1-2

Exhibit 2. REVISED PORT PLANNING AREA

