

ORDINANCE NO. 293

AN ORDINANCE OF THE CITY OF PORT ST. JOE, FLORIDA AMENDING ORDINANCE NO. 228, PROVIDING FOR GENERAL DEVELOPMENT REQUIREMENTS, PROVIDING FOR SITE DEVELOPMENT STANDARDS, PROVIDING FOR PROHIBITED USES, PROVIDING FOR REQUIRED SUBMITTALS, REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith, PROVIDING FOR SEVERABILITY AND PROVIDING FOR AN EFFECTIVE DATE.

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

Ordinance No. 228 of the City of Port St. Joe LDR Code regulating land development within the city of Port St. Joe is hereby amended, as follows:

1. Section 2.06(b)(1) which reads as follows:

All site plans shall be drawn to a scale of one inch equals 100 feet, unless the building inspector determines that a different scale is sufficient or necessary for proper review of the proposal.

is hereby amended to read:

All site plans shall be drawn to a scale of one inch equals 30 feet, showing site boundary, building footprint and location, drives, parking, accessory structures, walls or fences, walkways and site lighting locations, unless the building inspector determines that a different scale is sufficient or necessary for proper review of the proposal.

2. Section 2.06(c)(2)(b.) which reads as follows:

b. Building and other structures.

1. Building plan showing the location, dimensions, gross floor area and proposed use of buildings.
2. Front, rear and side architectural elevations of all buildings.
3. Building setback distances from property lines, setback from abutting right-of-way, and all adjacent buildings and structures.
4. Minimum floor elevations of buildings within any 100-year flood plain.
5. The location, dimensions, type, composition and intended use of all other structures.

is hereby amended to read as follows:

b. Building and other structures.

1. Floor plans and roof plans at a scale no smaller than 1/8" = 1'-0".
2. Elevations of all exterior facades, indicating existing and proposed guidelines at the same scale as the required floor plans. At least a portion of the elevations shall indicate the proposed colors of the building.
3. Full color or color indexed elevations of proposed site signage (tenant/building signs, if any, shall be indicated on the architectural elevations).
4. Landscape plan indicating caliper at breast height of existing trees to remain and existing trees to be removed as well as all proposed plant material listed by botanical and common name, quantities and size to be installed.
5. Proposed irrigation system layout, if applicable.
6. Grading and drainage plan with final elevations and storm water drainage calculations, at the same scale as the site development plan.
7. Utility plan including site electrical, water and wastewater, at the same scale as the site development plan.
8. Copies of any proposed agreements between adjacent property owners including agreements for joint use and access easements.
9. A five (5) year maintenance plan covering landscaping, irrigation, parking areas, building exterior and any other element of the development which the building inspector feels is appropriate.

3. Ordinance No. 228 is hereby amended to add Section 2.19, Site Development Standards.

The following site development standards shall apply in the C-1 commercial zone as identified on the official map of the City of Port St. Joe, as well as any portion of any other property located within the City of Port St. Joe which is adjacent to State Road 71 or U.S. Highway 98. Notwithstanding the foregoing, these site development standards do not apply in any residential zone.

Section 2.19. Site Development Standards.

(Site Development Guidelines apply to non-residential properties only)

(a) Utilities

All electric, cable t.v., and telephone feeds from public rights-of-way to buildings must be underground. All air conditioning units, transformers, backflow preventers or other utility devices must be screened from public view. All power feeds from primary utility lines to individual sites must be underground. No overhead feeds across U.S. 98 are permitted. Jack and bore method is required for these connections.

(b) Curb Cuts

No closer than 400' o.c. for owner contiguous parcels.

(c) Joint Use Driveways

In order to meet the curb cut requirements stated above, it is recommended that joint use driveways be utilized between two adjoining undeveloped sites. The driveway centerline shall be the common property line. In such cases, cross access corridors should be provided as described below.

(d) Cross Access Corridors

Cross access corridors, where utilized shall be designed to provide unified circulation and access between sites and the previously described curb cuts. Such cross access shall occur in front of the building, connecting front yard parking areas.

(e) Coordinated Circulation Design

Where a cross access corridor is developed, the owners/developers of the affected properties shall provide for mutually coordinated parking, access and circulation systems, and shall provide design features as necessary to make it visually obvious that abutting properties will be tied together to create a unified system. If a site is developed prior to an abutting property, it should be designed so that its parking, access and circulation are easily tied together to create a unified system at a later date. If the building site abuts an existing developed property, it is recommended it should tie into the abutting parking, access and circulation to create a unified system.

(f) Roofing

Styles

Gable; Hip; Built-Up (with detailed parapet)

Materials

Barrel Tile (Clay or Concrete); Standing Seam or V-Grove Metal; Concrete Tile; Slate; Copper

Pitch (other than built-up with parapet)

No less than 4:12

(g) Siding

Stucco; Keystone (Coquina); Split Face Block; Lap Siding; Brick (color limited to approved color palette)

Approved siding material is required on all sides of the structure, with the exception of the rear facade, provided that the rear facade is not visible from any public right-of-way. Less coverage will be considered based on alternative plans.

(h) Colors

Fluorescent and bright primary colors are not permitted.

Accent

Fluorescent not acceptable.

(i) Canopies and Awnings

No interior illumination of awnings permitted. Canopies to be hung or column mounted. Color to complement building. No polyesters or acrylics.

(j) Accessory Buildings

Match main building with materials; roof style; color.

(k) Fences and Walls

_____ Walls and fences optional. Solid walls and fences may be used to partially offset buffering requirements. Walls and fences used for visual screening and relief from buffer requirements shall be 6' tall. No fences/walls less than 3' tall. Masonry walls to match building. Fences at sites with masonry buildings must have masonry pilasters. Fences, pilaster/fence combinations and walls to be painted to complement building color. Acceptable fencing includes painted or stained wood, aluminum, steel. Chain link or wire fences are not permitted. Decorative walls, fences, pilaster/fence combinations permitted in the parkway or front yard; must be not less than 3' tall nor greater than 4' tall. Solid fences not permitted in parkway or front yard.

(l) Paving of Parking Areas

Asphalt; Concrete (colored or plain); Brick Concrete Pavers; Turf Block (parking areas only; no drives). Gravel or aggregate parking lots may be permitted if appropriately designed and so long as a maintenance plan is provided as set forth herein. Clay, dirt, shell, and similar parking areas are not permitted.

(m) Paving of Walks

_____ Concrete (colored or plain); Brick; Concrete Pavers.

(n) Change of Use

Color, signage, paving/parking, paving/walks and landscaping requirements of these guidelines shall be met when a site changes use; provided, however, the compliance with these guidelines shall be met in a time period not exceeding three years from the use change as provided by city code or interpretation by the city.

(o) Expansion of Building

An expansion or multiple expansions to an existing building, consisting of less than 2,000 square feet, whose expansion will equal or exceed 51% of the total building square footage (as exists or as of new permit date) will require that the newly expanded building and site (existing and new construction) must meet the color, signage, paving/parking, paving/walks and landscaping requirements of these guidelines. An expansion or multiple

expansions to an existing building, exceeding 2,000 square feet whose expansion will equal or exceed 35% of the total building square footage (as exists or as of new permit date) will require that the newly expanded building and site (existing and new construction) must meet the color, signage, paving/parking, paving/walks and landscaping requirements of these guidelines.

(p) Miscellaneous

Balconies permitted. Railings are to be decorative metal or concrete balustrades; provided, however, other products/materials will be considerably based on merit. No satellite dishes/air conditioning units or other extraneous equipment shall be visible from a public right-of-way.

(q) Lighting

If and when walks are established, provide pedestrian lighting or pole mounted streetlights at those sites where no street lighting exists prior to development. Lighting design shall be architecturally appropriate for the area. Submissions for alternate selections will be reviewed for approval.

(r) Sidewalks

Sidewalks within the Scenic Corridor Buffer shall be no less than 5' in width and parallel to the right-of-way. Concrete shall be uncolored; broom finished, with 2" wide troweled outside edges as well as 1" wide troweled bands at each expansion and control joint @ 6' o.c.

If practical, sidewalks may meander adjacent to the right-of-way.

It is anticipated that the Department of Transportation will provide sidewalks with the expansion of U.S. Highway 98 and 71. If said walks are to be installed, per verification from the D.O.T. provided by applicant, within twelve (12) months from the applicant's permit date then sidewalks can be postponed.

(s) Landscaping

A landscaping plan, including irrigation system, is a required element of any development plan in addition to any vegetative buffer required elsewhere in these land development regulations.

4. Ordinance 228 is hereby amended to add Section 2.20, Prohibited Uses.

Section 2.20 Prohibited Uses:

The following uses are prohibited within the C-1 and C-2 commercial districts, and also prohibited within 2500 feet of U.S. Highway 98 located within the City of Port St. Joe.

- (a) Water parks, go-carts (or other vehicle racing tracks or courses), arcades, amusement parks, miniature golf courses, batting cages, or any other project which is primarily used for the purpose of outdoor entertainment (not including public and private golf courses).
- (b) Any imitation or natural or man-made features including, but not limited to, mountains, volcanoes, gorges, animals, dinosaurs, windmills, oil derrick, airplanes, or any other artificial depiction.
- (c) Any temporary building or modular or mobile home type building. Notwithstanding the foregoing a construction trailer or similar temporary building may be allowed during actual construction of any development authorized by the land development regulations of the City of Port St. Joe.

5. REPEAL: All ordinances or parts of ordinances in conflict herewith are hereby repealed.

6. EFFECTIVE DATE: This ordinance shall become effective as provided by law.

7. SEVERABILITY: If any section, subsection, sentence, clause or provision of this ordinance is held invalid, the remainder shall not be affected by such invalidity.

DULY PASSED AND ADOPTED by the Board of City Commissioners of Port St. Joe, Florida this 15th day of October, 2002.

THE CITY OF PORT ST. JOE



FRANK PATE, JR., MAYOR-COMMISSIONER

ATTEST:



City Clerk

The following commissioners voted yea: A11

The following commissioners voted nay: None