

ORDINANCE NO. 312

AN ORDINANCE PROVIDING FOR THE VOLUNTARY ANNEXATION OF CERTAIN LANDS ADJACENT TO THE WEST BOUNDARY OF THE CITY LIMITS, IN SECTION 27, TOWNSHIP 7 SOUTH, RANGE 11 WEST, GULF COUNTY, FLORIDA; PROVIDING A DESCRIPTION OF THE LANDS TO BE ANNEXED; PROVIDING FOR THE REDEFINING OF CITY BOUNDARIES TO INCLUDE SAID LANDS; PROVIDING FOR SEVERABILITY AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the owners of the lands described in Exhibit "A", pursuant to §171.044, Florida Statutes, have voluntarily petitioned the City of Port St. Joe to annex the lands described in Exhibit "A", and

WHEREAS, a copy of the Public Notice to consider this ordinance for final adoption was provided to the Board of County Commissioners of Gulf County, Florida, and

WHEREAS, the City of Port St. Joe has caused to be published a notice, together with a map showing the area sought to be annexed, which notice is attached to this ordinance, and

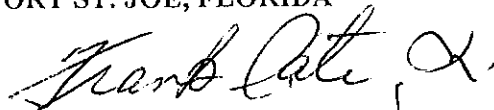
WHEREAS, the City Commissioners of the City of Port St. Joe have ascertained that it is in the best interests of the City of Port St. Joe to annex said lands; now, therefore,

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

1. The City does hereby annex the lands described in Exhibit "A" attached hereto;
2. The city boundaries shall be amended and redefined to include the lands to be annexed which are described in Exhibit "A" attached hereto;
3. REPEAL: All ordinances or parts of ordinances in conflict herewith are hereby repealed.
4. EFFECTIVE DATE: This ordinance shall become effective upon adoption as provided by law.


THIS ORDINANCE ADOPTED this 7<sup>th</sup> day of September, 2004.

BOARD OF CITY COMMISSIONERS  
PORT ST. JOE, FLORIDA



Mayor-Commissioner

ATTEST:

  
City Clerk

## EXHIBIT "A"

DESCRIPTION: ANNEXATION PARCELS

### PARCEL A:

A portion of Government Lot 2 of Section 27, Township 7 South, Range 11 West, Gulf County, Florida, being more particularly described as follows:

Commence at the Northwest corner of original Government Lot 2, Section 27, Township 7 South, Range 11 West, and extend a line South along the West line of said original Government Lot 2 for 170.28 feet to a concrete monument on the South right-of-way line of U. S. Highway 98; thence turn 46°47'20" left along the South right-of-way line of U. S. 98 for 32.5 feet to a point of beginning. From this point of beginning continue the line last described for 225.00 feet; then turn 90°00 right for 120.00 feet; then turn 90°00 right for 112.17 feet; then turn 46°47'20" right for 164.80 feet to the point of beginning. This parcel of land is in original government Lot 2, Section 27, Township 7 South, Range 11 West, Gulf County, Florida.

### PARCEL B:

Commence at the Northwest corner of original Government Lot 2, Section 27, Township 7 South, Range 11 West, and extend a line South, along the West line of said Original Government Lot 2 for 170.28 feet to a concrete monument on the South right-of-way line of U. S. 98; then turn 46 degrees 47 minutes 20 seconds left along the South right-of-way line of U. S. 98 for 257.5 feet to a point of beginning. From this point of beginning continue the line last described for 60.0 feet; thence turn 90 degrees 00 minutes right for 120.0 feet; then turn 90.0 feet right for 60.0 feet; then turn 90 degrees 00 minutes right for 120.0 feet to the point of beginning.

This parcel of land is in original Government Lot 2, Section 27, Township 7 South, Range 11 West, Gulf County, Florida. It has an area of 0.17 acres.

### PARCEL C:

U. S. Highway 98 located in Government Lot 2, Section 27, Township 7 South, Range 11 West, Gulf County, Florida.

**ORDINANCE NO. 313**

**AN ORDINANCE OF THE CITY OF PORT ST. JOE, FLORIDA LEVYING THE AD VALOREM PROPERTY TAX MILLAGE RATE FOR MUNICIPAL PURPOSES ON ALL TAXABLE PROPERTY WITHIN THE CITY FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2004 AND ENDING SEPTEMBER 30, 2005, STATING THE PERCENTAGE BY WHICH THE MILLAGE LEVIED IS TO THE ROLLED-BACK RATE; AND, PROVIDING AN EFFECTIVE DATE.**

Whereas, Florida law requires the City Commission of the City of Port St. Joe, Florida, to pass an ordinance or resolution levying the millage rate for ad Valorem property taxes for municipal purposes on all taxable property within the City limits of the City of Port St. Joe, Florida, for the fiscal year beginning October 1, 2004, and ending September 30, 2005; and

Whereas, Florida law requires said ordinance or resolution to state the millage rate to be levied, and also to state the percentage by which the millage rate is greater than the rolled-back rate as computed pursuant to Florida law; and

Whereas, the City Commission of the City of Port St. Joe, Florida has duly considered the budgetary requirements of the City; has adopted a tentative budget for the fiscal year beginning October 1, 2004, and ending September 30, 2005, based on a millage rate of 6.17 mills on the taxable property within the City; and has acted in accordance with the terms, provisions, and procedures contained in Section 200.065, Florida Statutes;

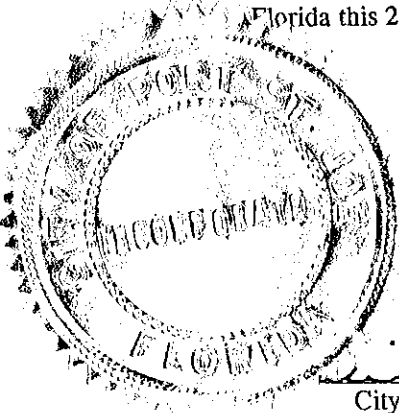
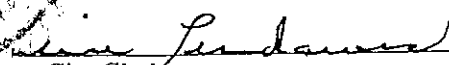
Now, therefore, be it ordained by the City Commission of the City of Port St. Joe, Florida, in special session assembled; that;

1. The ad Valorem property tax millage rate for municipal purposes to be levied on the taxable property within the City limits of the City of Port St. Joe, Florida, during the fiscal year beginning October 1, 2004, and ending September 30, 2005, is hereby set at the rate of 6.17 mills.
2. The percentage by which this millage rate to be levied is greater than the rolled-back rate of 5.4499 mills (computed pursuant to Florida law) is 13.21%.
3. This ordinance shall be retroactive to October 1, 2004.

**DULY PASSED AND ADOPTED** by the Board of City Commissioners of Port St. Joe, Florida this 2nd day of October 2004.

**THE CITY OF PORT ST. JOE**

  
\_\_\_\_\_  
Mayor-Commissioner

  
  
\_\_\_\_\_  
City Clerk

**ORDINANCE NO. 314**

**AN ORDINANCE OF THE CITY OF PORT ST. JOE, FLORIDA, ADOPTING THE TENTATIVE BUDGET FOR FISCAL YEAR 2004/2005 AS THE FINAL BUDGET OF THE CITY OF PORT ST. JOE, FLORIDA FOR FISCAL YEAR 2004/2005 AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, The Board of City Commissioners of Port St. Joe, Florida (the "Board") has held two public hearings in accordance with 200.065, Florida Statutes, being on September 25, 2004 and October 2, 2004, and

**WHEREAS**, the Board, after due consideration, has determined to adopt the amended tentative budget for Fiscal Year 2004/2005, a summary statement of said final budget being attached hereto as Exhibit A and incorporated herein by reference.

**NOW, THEREFORE BE IT ENACTED** by the Board of City Commissioners of Port St. Joe, Florida, that the tentative budget for Fiscal Year 2004/2005, a summary statement thereof said final budget being attached hereto as Exhibit A and incorporated herein by reference, is adopted as the final budget for the Fiscal Year 2004/2005.

**EFFECTIVE DATE:** The effective date is retroactive to October 1, 2004.

**DULY PASSED AND ADOPTED** by the Board of City Commissioners of Port St. Joe, Florida this 2nd day of October 2004.

**THE CITY OF PORT ST. JOE**

  
\_\_\_\_\_  
Mayor-Commissioner

  
\_\_\_\_\_  
City Clerk

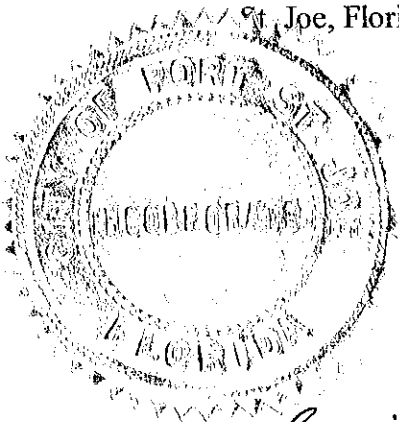




EXHIBIT "A"

BUDGET SUMMARY						
FUND NUMBER	FUND NAME	FY 03/04 BUDGET	FY 03/04 REVSD BUDGET	FY 03/04 YTD (08/2004)	FY 04/05 PROPOSED	FY 04/05 INC./(DEC.)
#001	GENERAL	\$3,855,700	\$3,855,700	\$2,113,488	\$4,194,847	\$339,147
#150	DOWNTOWN REDEVELOPMENT	\$72,026	\$72,026	\$45,678	\$550,865	\$478,839
#401	WATER	\$1,202,580	\$1,202,580	\$988,520	\$6,378,219	\$5,175,639
#430	SOLID WASTE	\$609,000	\$609,000	\$539,802	\$860,697	\$251,697
#450	WASTEWATER TREATMENT	\$1,147,095	\$1,147,095	\$1,228,542	\$13,492,517	\$12,345,422
#470	MARINA & WATERFRONT PARK	\$172,045	\$172,045	\$166,435	\$184,190	\$12,145
<b>TOTAL REVENUE</b>		<b>\$7,058,446</b>	<b>\$7,058,446</b>	<b>\$5,082,466</b>	<b>\$25,661,335</b>	<b>\$18,602,889</b>
FUND NUMBER	FUND NAME	FY 03/04 BUDGET	FY 03/04 REVSD BUDGET	FY 03/04 YTD (08/2004)	FY 04/05 PROPOSED	FY 04/05 INC./(DEC.)
#001	GENERAL	\$3,855,700	\$3,867,175	\$2,682,397	\$4,194,847	\$334,147
#150	DOWNTOWN REDEVELOPMENT	\$72,026	\$72,026	\$19,701	\$550,865	\$478,839
#401	WATER	\$1,202,580	\$1,203,709	\$978,099	\$6,378,219	\$5,175,639
#430	SOLID WASTE	\$609,000	\$609,000	\$635,890	\$860,697	\$251,697
#450	WASTEWATER TREATMENT	\$1,147,095	\$1,192,417	\$1,000,217	\$13,492,517	\$12,345,422
#470	MARINA & WATERFRONT PARK	\$172,045	\$172,045	\$147,089	\$184,190	\$12,145
<b>TOTAL EXPENDITURES</b>		<b>\$7,058,446</b>	<b>\$7,116,372</b>	<b>\$5,463,393</b>	<b>\$25,661,335</b>	<b>\$18,597,889</b>
(Revised Budget reflects Encumbrances)						

ORDINANCE NO. 315

**AN ORDINANCE OF THE CITY OF PORT ST. JOE, FLORIDA AMENDING THE COMPREHENSIVE PLAN OF THE CITY OF PORT ST. JOE, FLORIDA, CHANGING THE BOUNDARIES OF THE MUNICIPALITY BASED ON PREVIOUS ANNEXATIONS, AMENDING THE CURRENT AND FUTURE LAND USE MAP; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH, PROVIDING FOR SEVERABILITY AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the City of Port St. Joe has by Ordinance annexed certain real property into the City limits since the adoption of the Comprehensive Plan of the City of Port St. Joe; and

**WHEREAS**, State law requires a comprehensive plan amendment to update certain portions of the Comprehensive Plan to include newly annexed property; and

**WHEREAS**, it is in the best interest of the citizens of the City in compliance with State law to amend the Comprehensive Plan to update the current and future land use maps.

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

Section 1. The legal description of the City of Port St. Joe, Florida which has read as follows:

See Exhibit "A"

is hereby amended to read as follows:

See Exhibit "B"

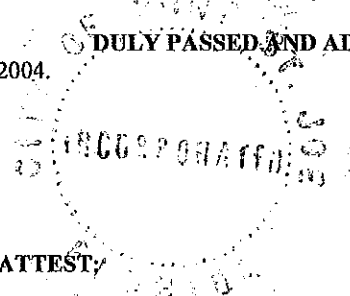
Section 2. The map of the City of Port St. Joe, a copy of which is attached hereto, is hereby adopted as the official map of the City of Port St. Joe.

Section 3. REPEAL: All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 4. EFFECTIVE DATE: This ordinance shall become effective as provided by law.

Section 5. 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 2<sup>nd</sup> day of November, 2004.



**THE CITY OF PORT ST. JOE**

*Frank Pate, Jr.*  
FRANK PATE, JR., MAYOR-COMMISSIONER

ATTEST:

*Laurie Anderson*  
City Clerk

The following commissioners voted yea: Pate, Reeves, Crews, Roberts, and Horton  
The following commissioners voted nay: None



**PREBLE-RISH, INC.**  
**CONSULTING ENGINEERS**

Port St. Joe • Tallahassee • Panama City • Santa Rosa Beach • Chipley

**City of Port St. Joe City Limits**  
**September 8, 2003**

Commence at a  $\frac{3}{4}$ " iron rod marking the Southeast corner of the Southwest Quarter of the Southwest Quarter of Section 12, Township 8 South, Range 11 West, Gulf County, Florida and thence run North 89 degrees 27 minutes 35 seconds West along the South boundary line of said Section 12 for 303.20 feet to a six inch square right of way concrete monument on the Easterly right of way line of U.S. Highway 98; thence continue North 89 degrees 27 minutes 35 seconds West along said South boundary line for 178.00 feet to the point where the said South boundary line intersects with the shoreline of St. Joseph Bay; thence continue North 89 degrees 27 minutes 35 seconds West along a projection of said South boundary for 5280 feet to a point in said St. Joseph Bay for the Point of beginning; from said Point of beginning run South 89 degrees 27 minutes 35 seconds East for 5458.00 feet to above mentioned six inch square right of way concrete monument on the Easterly right of way line of said U.S. Highway 98, concrete monument lying on a curve concave to the Easterly; thence Southerly along said right of way line and curve with a radius of 7681.11 feet, through a central angle of 01 degrees 52 minutes 28 seconds, for an arc distance of 251.30 feet (chord of said arc being South 00 degrees 48 minutes 51 seconds West, 251.28 feet; thence South 00 degrees 00 minutes 47 seconds East long said Easterly right of way line for 94.81 feet to a point of curve concave to the Easterly; thence Southerly along said right of way line and curve with a radius of 2732.93 feet, through a central angle of 11 degrees 27 minutes 36 seconds, for an arc distance of 546.63 feet (chord of said arc being South 05 degrees 44 minutes 35 seconds East, 545.72 feet; thence South 11 degrees 21 minutes 21 seconds East along said Easterly right of way line for 92.80 feet; thence leaving said Easterly right of way line run South 89 degrees 36 minutes 46 seconds East for 228.47 feet to a triangular St. Joe Paper Company concrete monument on the West boundary line of Oak Grove Subdivision as per plat thereof recorded in Plat Book 1, Page 12 of the Public Records of Gulf County, Florida; thence North 00 degrees 31 minutes 41 seconds East along said West boundary for 138.98 feet to a triangular St. Joe Paper Company concrete monument lying on the South right of way line of Iola Street; thence North 00 degrees 18 minutes 53 seconds East for 59.71 feet to a triangular St. Joe Paper Company concrete monument lying on the North right of way line of said Iola Street; thence North 00 degrees 06 minutes 43 seconds East for 262.06 feet to a triangular St. Joe Paper Company concrete monument lying on the South right of way line of Madison Street; thence North 00 degrees 24 minutes 30 seconds East for 64.80 feet to a triangular St. Joe Paper Company concrete monument lying on the North right of way line of said Madison Street (concrete monument also marking the Southwest corner of the J.H. Norton Subdivision of Oak Grove Florida as per plat thereof recorded in Plat Book 2, Page 5 of the Public Records of Gulf County, Florida); thence North 00 degrees 21 minutes 15 seconds East along the West boundary line of said subdivision for 453.18 feet to a  $\frac{3}{4}$ " iron rod marking the Northwest corner of said Subdivision (also the Southeast corner of the Southwest Quarter of the Southwest Quarter of Section 12, Township 8 South, Range 11 West, Gulf County, Florida); thence South 89 degrees 27 minutes 35 seconds East along the South boundary line of said Section 12 and the North boundary of said J.H. Norton Subdivision of Oak Grove Florida and a

projection thereof for 2457.26 feet to a 4 inch square concrete monument lying on the Westerly right of way line of Long Avenue; thence South 18 degrees 49 minutes 06 seconds East along said Westerly right of way line for 551.86 feet; thence South 01 degrees 14 minutes 07 seconds West along said Westerly right of way line for 1566.97 feet; thence leaving said Westerly right of way line run South 88 degrees 48 minutes 48 seconds East for 1312.86 feet to a Saint Joe Paper Company 6 inch square concrete monument lying on the East boundary line of Section 13, Township 8 South, Range 11 West, thence South 01 degrees 17 minutes 06 seconds West along said East boundary line for 534.21 feet to a Saint Joe Paper Company six inch concrete monument marking the Southwest corner of the Northwest Quarter of Section 18, Township 8 South, Range 10 West; thence South 88 degrees 59 minutes 12 seconds East for 660.00 feet to a Saint Joe Paper Company six inch concrete monument; thence South 01 degrees 13 minutes 00 seconds West along a line 660 feet east of and parallel with the West boundary line of said Section 18 for 2667.26 feet to a triangular St. Joe Paper Company concrete monument lying on the Northerly right of way line of U.S. Highway 98; thence North 89 degrees 23 minutes 37 seconds West along said Northerly right of way line for 660.04 feet to a point marking the intersection of the West boundary line of said Section 18 and the said Northerly right of way line of U.S. Highway 98; thence leaving said Northerly right of way line run South 00 degrees 52 minutes 20 seconds East for 200.07 feet to a point marking the intersection of the Southerly right of way line of said U.S. Highway 98 and the Westerly boundary line of Section 19, Township 8 South, Range 10 West; thence South 01 degrees 24 minutes 56 seconds East along the West boundary line of said Section 19 for 3716.57 feet to a Saint Joe Paper Company six inch concrete monument marking the Northwest corner of the Southwest Quarter of the Southwest Quarter of said Section 19, Township 8 South, Range 10 West; thence South 89 degrees 44 minutes 40 seconds East along the North boundary of the said Southwest Quarter of the Southwest Quarter for 1286.43 feet to the center of Depot Creek; thence North 07 degrees 30 minutes 11 seconds West along the centerline of said Depot Creek for 3743.81 feet to a point marking the intersection of said center of Depot Creek with the South right of way line of said U.S. Highway 98; thence North 00 degrees 36 minutes 23 seconds East for 200.01 feet to a point on the North right of way line of said U.S. Highway 98; thence South 89 degrees 23 minutes 37 seconds East along said North right of way line for 1458.29 feet to the point of intersection of the said North right of way line with the Westerly right of way line of Garrison Avenue, point lying on a curve concave to the Northeasterly; thence Northwesterly along said right of way line and curve with a radius of 1482.69 feet, through a central angle of 49 degrees 53 minutes 42 seconds, for an arc distance of 1291.18 feet (chord of said arc being North 35 degrees 45 minutes 28 seconds West for 1250.76 feet; thence North 10 degrees 48 minutes 37 seconds West along said Westerly right of way line for 102.69 feet to the point of intersection of the said Westerly right of way line with a Westerly projection of the South boundary line of Southgate Subdivision as per plat thereof recorded in Plat Book 4, Page 17 of the Public Records of Gulf County, Florida; thence South 89 degrees 09 minutes 23 seconds East along said projection for 862.11 feet to the Southeast corner of said Southgate Subdivision; thence North 10 degrees 47 minutes 09 seconds West along the Easterly boundary line of said Southgate Subdivision for 936.67 feet; thence North 89 degrees 09 minutes 23 seconds West for 141.30 feet; thence North 01 degrees 20 minutes 34 seconds East for 633.80 feet to a point lying on the South boundary line of the Northwest Quarter of Section 18, Township 8 South, Range 10 West; thence North 88 degrees 59 minutes 12 seconds West along said South boundary line for 450.54 feet to a Saint Joe Paper Company six inch concrete monument marking the Southeast corner of Ward Ridge Florida Unit One as per plat thereof

recorded in Plat Book 2, Page 3 of the Public Records of Gulf County, Florida; thence North 01 degrees 11 minutes 47 seconds East along the East boundary line of said Ward Ridge Florida Unit One and a projection thereof for 2650.33 feet to a point lying on the North boundary line of Section 18, Township 8 South, Range 10 West; thence North 89 degrees 27 minutes 35 seconds West along said North boundary line for 1677.01 feet to a point marking the Southeast corner of Section 12, Township 8 South, Range 11 West (point also being on the Range Line between Range 10 West and Range 11 West); thence North 00 degrees 36 minutes 05 seconds East along said Range Line and the East boundary line of said Section 12 for 1915.15 feet; thence leaving said Range Line run South 89 degrees 55 minutes 11 seconds East for 469.80 feet to the Southeast corner of Garrison Plantation as per plat thereof recorded in Plat Book 4, Page 9 of the Public Records of Gulf County, Florida; thence along the easterly boundary line of Garrison Plantation as follows: North 00 degrees 04 minutes 49 seconds East for 735.69 feet; thence South 89 degrees 34 minutes 37 seconds East for 140.46 feet; thence North 13 degrees 54 minutes 49 seconds West for 269.57 feet; thence South 75 degrees 52 minutes 43 seconds West for 27.57 feet; thence North 06 degrees 25 minutes 27 seconds West for 203.55 feet; thence North 33 degrees 51 minutes 09 seconds West for 69.78 feet; thence North 08 degrees 35 minutes 26 seconds West for 36.72 feet to a four inch square concrete monument No. 6019 on the Southerly right of way line of Twentieth Street; thence leaving said Easterly boundary line run South 71 degrees 13 minutes 49 seconds West along said Southerly right of way line for 465.42 feet to the point of intersection of the said Southerly right of way line with the Range Line between Range 10 West and Range 11 West; thence North 00 degrees 00 minutes 52 seconds East along said Range Line for 2243.40 feet to the Northeast corner of Section 12, Township 8 South, Range 11 West; thence North 00 degrees 17 minutes 51 seconds East along said Range line and the East boundary line of Section 1, Township 8 South, Range 11 West for 5282.68 feet to a point of intersection of the said Range Line and the Township Line between Township 8 South and Township 7 South; thence North 01 degrees 37 minutes 26 seconds East along the said Range Line and the East boundary line of Section 36, Township 7 South, Range 11 West for 5263.51 feet to the Northeast corner of said Section 36; thence continue North 01 degrees 37 minutes 26 seconds East along said Range Line for 1788.29 feet to a point on the Southwesterly boundary line of Florida Power Corporation property recorded in Official Record Book 15, Page 98 of the Public Records of Gulf County, Florida; thence North 42 degrees 22 minutes 05 seconds West along said Southwesterly boundary for 3134.06 feet to a point on the Southeasterly line of the Gulf County Canal; thence South 48 degrees 51 minutes 54 seconds West along said Gulf County Canal for 579.56 feet; thence leaving said Gulf County Canal run South 44 degrees 44 minutes 57 seconds East for 335.00 feet; thence South 46 degrees 12 minutes 46 seconds West for 660.00 feet; thence South 44 degrees 46 minutes 54 seconds East for 1456.10 feet; thence South 45 degrees 24 minutes 08 seconds West for 1500.00 feet; thence South 44 degrees 46 minutes 52 seconds East for 1500.00 feet; thence South 45 degrees 24 minutes 08 seconds West for 772.17 feet; thence South 44 degrees 47 minutes 59 seconds East for 712.72 feet to a point of curve to the right; thence along said curve with a radius of 1879.86 feet, through a central angle of 01 degrees 54 minutes 14 seconds, for an arc distance of 62.46 feet (chord of said arc being South 43 degrees 50 minutes 44 seconds East, 62.46 feet) to a four inch square concrete monument No. 2372; thence South 45 degrees 12 minutes 01 seconds West for 118.46 feet to a four inch square concrete monument No. 2372; thence South 44 degrees 47 minutes 59 seconds East for 25.00 feet to a four inch square concrete monument No. 2372; thence South 45 degrees 12 minutes 01 seconds West for 210.50 feet; thence North 44 degrees 47 minutes 59 seconds

ORDINANCE NO. 316

AN ORDINANCE OF THE CITY OF PORT ST. JOE, FLORIDA ADOPTING ZONING REGULATIONS FOR NEWLY ANNEXED PORTIONS OF THE CITY; ADOPTING A NEW CITY WIDE ZONING MAP; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH, PROVIDING FOR SEVERABILITY AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Port St. Joe has previously annexed real property into the City, and

WHEREAS, the City Code designates all newly annexed property as R-1 unless otherwise addressed by the City Commission,

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

1. The property annexed into the City of Port St. Joe prior to the effective date of this ordinance lying in Government Lot 2, Section 27, Township 7 South, Range 11 West shall be designated C-1. In addition to uses permitted pursuant to the land development regulations of the City of Port St. Joe in a C-1 zone, all residential uses shall be allowed north of the Gulf County Canal.

2. The property annexed into the City of Port St. Joe prior to the effective date of this ordinance located at the intersection of Garrison Avenue and U. S. Highway 98 shall be zoned R-2 as defined in the land development regulations of the City of Port St. Joe.

3. The zoning map attached hereto as Exhibit "A" is hereby adopted as the zoning map for the City of Port St. Joe, Florida.

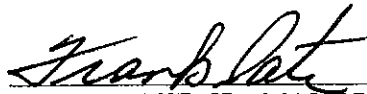
4. REPEAL: All ordinances or parts of ordinances in conflict herewith are hereby repealed.

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

6. 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 2<sup>nd</sup> day of November, 2004.

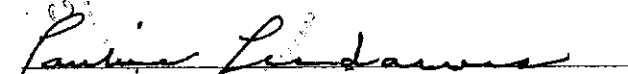
THE CITY OF PORT ST. JOE



FRANK PATE, JR., MAYOR-COMMISSIONER

ATTEST:

INCORPORATED

  
City Clerk

The following commissioners voted yea:

The following commissioners voted nay:

ORDINANCE NO. 317

**AN ORDINANCE OF THE CITY OF PORT ST. JOE, FLORIDA AMENDING PARAGRAPHS 2.07(c)(1) AND 2.07(e), CHAPTER 38, LAND DEVELOPMENT REGULATION OF THE CODE OF ORDINANCES, CITY OF PORT ST. JOE REQUIRING A DEVELOPER TO AGREE AND TO SUBMIT POST CONSTRUCTION DRAWINGS DEPICTING THE EXACT PLACEMENT OF ALL UTILITY LINES AS CONSTRUCTED; REQUIRING SUBMISSION OF SAID DRAWINGS PRIOR TO RECOMMENDATION FOR FINAL ACCEPTANCE BY CITY STAFF; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH, PROVIDING FOR SEVERABILITY AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the City of Port St. Joe is responsible for the identification of the placement of utilities pursuant to Florida Statute 556; and

**WHEREAS**, the actual placement of utility lines often differs from the initial approved development plans; and

**WHEREAS**, the City has no effective method of identifying utility lines except as drawn;

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

1. a. Sec 2.07 (c) reads as follows...:

(1) Agreement that all improvements whether required by this Code or constructed at the developer's option shall be constructed in accordance with the standards and provisions of this Code.

b. Sec. 2.07(e) reads as follows:

Completion of improvements: When improvements are completed, final inspections shall be conducted and corrections, if any, shall be completed before final acceptance is recommended by city staff. A recommendation for final acceptance shall be made upon the receipt of a certification of project completion and one copy of all test results. As required improvements are completed and accepted, the developer may apply for release of all or a portion of the guarantee or surety required above.

2. a. Sec. 2.07(c) is hereby amended to read as follows:

(1) Agreement that all improvements whether required by this Code or constructed at the developer's option shall be constructed in accordance with the standards and provisions of this Code. Agreement the developer will provide drawings depicting the actual placement of all underground utility, water, sewer, storm water drainage and all other underground improvement as actually constructed and placed.

1. Sec. 2.07(e) is hereby amended to read as follows:

Completion of improvements: When improvements are completed, final inspections shall be conducted, corrections, if any, shall be completed and drawings depicting the actual placement of all underground improvements submitted to the city shall be completed before final acceptance is recommended by the city staff. A recommendation for final acceptance shall be made upon the receipt of certification of project completion, a copy of all test results and submission by the developer of drawings depicting the actual placement of all underground utilities and other underground improvements. As required improvements are completed and accepted, the developer may apply for release of all or a portion of the guarantee or surety required above.

3. **REPEAL:** All ordinances or parts of ordinances in conflict herewith are hereby repealed.
4. **SEVERABILITY:** If any section, subsection, sentence, clause or provision of this ordinance is held invalid, the remainder shall not be affected by such invalidity.
5. This ordinance is effective immediately upon passage, as provided by law.


**DULY PASSED AND ADOPTED** by the Board of City Commissioners of Port St. Joe, Florida this 5th day of April, 2005.

**THE CITY OF PORT ST. JOE**



**FRANK PATE, JR., MAYOR-COMMISSIONER**

**ATTEST:**

  
City Clerk

The following commissioners voted yea: Pate, Reeves, Crews, Roberts and Horton  
The following commissioners voted nay: None



**ORDINANCE NO. 318**

**AN ORDINANCE PROVIDING FOR THE VOLUNTARY ANNEXATION OF CERTAIN LANDS ADJACENT TO THE NORTH BOUNDARY OF THAT PORTION OF THE CITY LIMITS EXTENDING ALONG THE EAST RIGHT OF WAY LINE OF HIGHWAY 98 AND OTHERWISE KNOWN AS BLOCK J, BAYVIEW HEIGHTS SUBDIVISION AS RECORDED IN PLAT BOOK 1, PAGE 26, PUBLIC RECORDS OF GULF COUNTY, FLORIDA; PROVIDING A DESCRIPTION OF THE LANDS TO BE ANNEXED; PROVIDING FOR THE REDEFINING OF CITY BOUNDARIES TO INCLUDE SAID LANDS; PROVIDING FOR SEVERABILITY AND PROVIDING FOR AN EFFECTIVE DATE**

WHEREAS, the owner of the lands described in Exhibit "A", pursuant to §171.044, Florida Statutes, has voluntarily petitioned the City of Port St. Joe to annex the lands described in Exhibit "A", and

WHEREAS, a copy of the Public Notice to consider this ordinance for final adoption was provided to the Board of County Commissioners of Gulf County, Florida, and

WHEREAS, the City of Port St. Joe has caused to be published a notice, together with a map showing the area sought to be annexed, which notice is attached to this ordinance, and

WHEREAS, the City Commissioners of the City of Port St. Joe have ascertained that it is in the best interests of the City of Port St. Joe to annex said lands; now, therefore,


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

1. The City does hereby annex the lands described in Exhibit "A" attached hereto;
2. The city boundaries shall be amended and redefined to include the lands to be annexed which are described in Exhibit "A" attached hereto;
3. REPEAL: All ordinances or parts of ordinances in conflict herewith are hereby repealed.
4. EFFECTIVE DATE: This ordinance shall become effective upon adoption as provided by law.

**THIS ORDINANCE ADOPTED** this 5th day of April, 2005.

**BOARD OF CITY COMMISSIONERS  
PORT ST. JOE, FLORIDA**

ATTEST:

  
City Clerk

  
Mayor-Commissioner

EXHIBIT "A"

Legal Description

Block J, Bayview Heights Subdivision, as recorded in Plat Book 1,  
Page 26, Public Records of Gulf County, Florida

ORDINANCE NO. 319

AN ORDINANCE PROVIDING FOR THE VOLUNTARY ANNEXATION OF CERTAIN LANDS ADJACENT TO A NORTHWEST PORTION OF THE CITY LIMITS MORE PARTICULARLY DESCRIBED AT OFFICIAL RECORD BOOK 159, PAGE 17, PUBLIC RECORDS OF GULF COUNTY, FLORIDA; PROVIDING A DESCRIPTION OF THE LANDS TO BE ANNEXED; PROVIDING FOR THE REDEFINING OF CITY BOUNDARIES TO INCLUDE SAID LANDS; PROVIDING FOR SEVERABILITY AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the owner, of the lands described in Exhibit "A", pursuant to §171.044, Florida Statutes, has voluntarily petitioned the City of Port St. Joe to annex the lands described in Exhibit "A", and

WHEREAS, a copy of the Public Notice to consider this ordinance for final adoption was provided to the Board of County Commissioners of Gulf County, Florida, and

WHEREAS, the City of Port St. Joe has caused to be published a notice, together with a map showing the area sought to be annexed, which notice is attached to this ordinance, and

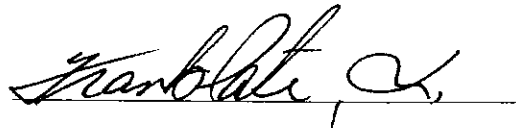
WHEREAS, the City Commissioners of the City of Port St. Joe have ascertained that it is in the best interests of the City of Port St. Joe to annex said lands; now, therefore,

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

1. The City does hereby annex the lands described in Exhibit "A" attached hereto;
2. The city boundaries shall be amended and redefined to include the lands to be annexed which are described in Exhibit "A" attached hereto;
3. REPEAL: All ordinances or parts of ordinances in conflict herewith are hereby repealed.
4. EFFECTIVE DATE: This ordinance shall become effective upon adoption as provided by law.

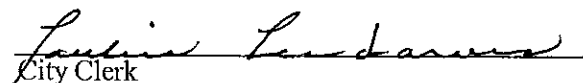
**THIS ORDINANCE ADOPTED** this 5th day of April, 2005.

BOARD OF CITY COMMISSIONERS  
PORT ST. JOE, FLORIDA



Mayor-Commissioner

ATTEST:



City Clerk

EXHIBIT "A"

Legal Description

Parcel ID#04280-000R

Commencing on the West line of Lot Two (2), Section 27, T7S, R11W, where the West line enters into St. Joseph's Bay, being the Southwest corner of said Lot, thence run North parallel with said West line 270 feet; thence run East with right angle to said West line 150 feet; thence run South 270 feet, more or less, to St. Joseph's Bay, thence run Westerly along St. Joseph's Bay 150 feet, more or less, to the point of beginning, subject to mineral rights heretofore conveyed.

**ORDINANCE NO. 320**

**AN ORDINANCE OF THE CITY OF PORT ST. JOE, FLORIDA, RELATING TO AND AMENDING THE ZONING CODE; AMENDING THE CITY OF PORT ST. JOE ZONING MAP; DESIGNATING AND ESTABLISHING THE PORT ST. JOE MARINA PLANNED UNIT DEVELOPMENT ZONING DISTRICT; ADOPTING CERTAIN REGULATORY REQUIREMENTS FOR THE PORT ST. JOE MARINA PLANNED UNIT DEVELOPMENT ZONING DISTRICT TO SUPERSEDE REQUIREMENTS IN THE CITY OF PORT ST. JOE ZONING CODE; PROVIDING FOR REPEAL OF ANY CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING AND EFFECTIVE DATE.**

**WHEREAS**, The City of Port St. Joe (“City) has deemed it appropriate to establish a planned unit development for a mixed-use community (“Port St. Joe Marina Planned Unit Development Zoning District”) to be located on a parcel of land which is legally described in Exhibit “A”, attached and incorporated herein (“Property”); and

**WHEREAS**, The Port St. Joe Marina Planned Unit Development Zoning District is intended to consist of a mix of uses, including residential, marina and commercial, all of which are located in the downtown area; and

**WHEREAS**, Port St. Joe Marina Planned Unit Development Zoning District is designed to provide connectivity with surrounding uses and the Port St. Joe downtown area; and

**WHEREAS**, Port St. Joe Marina Planned Unit Development Zoning District will be served by City water and sewer facilities; and

**WHEREAS**, Port St. Joe Marina Planned Unit Development Zoning District will comply with the all applicable stormwater management requirements for the Property; and

**WHEREAS**, The City of Port St. Joe Comprehensive Plan (Future Land Use Policy 1.3.3), allows the development of mixed-use projects.

**NOW THEREFORE BE IT ORDAINED BY THE BOARD OF CITY COMMISSIONERS OF THE CITY OF PORT ST. JOE, FLORIDA:**

**SECTION 1. NAME**

This Ordinance shall be known as the implementing ordinance for the Port St. Joe Marina Planned Unit Development Zoning District.

## **SECTION 2. CONSISTENCY WITH CITY OF PORT ST. JOE COMPREHENSIVE PLAN**

The Board of City Commissioners hereby finds and determines that the Port St. Joe Marina Planned Unit Development Zoning District is consistent with the goals, objectives and policies of the City of Port St. Joe Comprehensive Plan, including but not limited to Future Land Use Element Policy 1.3.3 (“Mixed use developments will be allowed in the form of P.U.D.’s”), Objective 1.4 (The City will discourage urban sprawl and encourage redevelopment and renewal of blighted areas....”) and its supporting Policy 1.4.1 (“Emphasis will be placed by the City in activities which will assist in revitalizing the downtown area”) and others, which encourage and promote mixed use projects, including planned unit developments, redevelopment of blighted areas and development in downtown Port St. Joe.

## **SECTION 3. APPROVAL**

The establishment of the Port St. Joe Marina Planned Development Zoning District on the lands legally described in Exhibit “A”, which is attached hereto and incorporated herein by this reference, is hereby approved subject to the conditions in this Ordinance.

## **SECTION 4. PERMITTED USES**

The following uses shall be principal permitted uses within all areas of the Port St. Joe Marina Planned Unit Development Zoning District:

- A. Residential. Provides for single family and multi-family residential units. Density shall not exceed seven (7) units per gross acre of the Port St. Joe Marina Planned Unit Development Zoning District.
- B. Marina. Provides for marina uses including wet slips, dry slips, boat storage, fuel storage, pumping facilities and accessory and ancillary marina facilities. Density is limited to a total of 199 boat slips (wet and dry).
- C. Commercial. Provides for commercial use, including but not limited to, restaurant and ship store use and accessory and ancillary commercial facilities.
- D. Active Recreation. Active recreation means recreational lands and improvements that are facility oriented which may require equipment and take place at prescribed places, sites or fields.
- E. Passive Recreation. Passive recreation means recreational lands and improvements that are natural resource oriented. Passive recreational facilities include, but are not limited to hiking, nature and bike trails, storm water management facilities, docks, piers, viewing platforms, boardwalks, picnic areas and bird watching.
- F. Open Space. Open space means lands, not individually owned or dedicated for public use, which are designed and intended for the common use or enjoyment of the residents and their guests of the Port St. Joe Marina Planned Unit

Development Zoning District and may include such complementary structures and improvements as are necessary and appropriate.

- B. The following shall be accessory permitted uses within all areas of the Port St. Joe Marina Planned Unit Development Zoning District: Uses of land customarily incidental and subordinate to one of the permitted principal uses, including but not limited to a sales center, parking facilities and other uses or facilities associated with the support of the permitted principal uses.

## **SECTION 5. DEVELOPMENT STANDARDS**

A. All permanent residential , commercial and non-residential uses shall be served by central potable water facilities and central wastewater facilities, as provided by the City.

B. All development within the Port St. Joe Marina Planned Unit Development Zoning District shall be in compliance with all applicable land development regulations of the City of Port St. Joe and Articles 1, 2 and 3 of the Gulf County Subdivision Ordinance, except as otherwise contained in this Ordinance. The City will conduct reviews of all preliminary and final plats.

C. The minimum setbacks for single family residential units shall be 10 feet from road rights of way and 5 feet from other property lines. There shall be no minimum setbacks for multi family residential units. Minimum set backs for single family and multi family residential unit garage structures shall be 5 feet from road rights of way, alley or property lines. Rear setbacks for any structure may be reduced to 0 feet to protect natural features on the property if the lot adjoins a natural area included as common open space or natural area. Balconies, overhangs, steps, stairs, eaves and bays will be allowed in the setbacks. All setbacks, common open space, balconies, overhangs, steps, stairs, eaves, bays, garage collection areas, loading zones, and all other designed areas will be shown on the plat and site plan.

D. There shall be a minimum lot size of 2,500 square fee for single family residential units and no minimum lot size for multi-family residential units. There shall be no minimum block size, width, depth, frontage or other dimensional requirements. Flag lots are permitted.

E. Maximum impervious coverage for single family residential units shall be 65% and for multi-family residential units shall be 90%. Within the Commerical and Marina use category, there shall be no maximum impervious coverage.

F. Internal traffic circulation shall be designed to promote pedestrian and bicycle opportunities for residents and guests by providing a functional and integrated system of pedestrian and bicycle paths. The paths can be of an impervious or pervious surface material.

G. The storm water management system will be designed to comply with the standards of Chapter 62-25, F.A.C. and all other applicable regulations.

H. Streets may be privately owned and maintained and shall be built in accordance with standards and specifications as reasonably approved by the City. Roadway base and asphalt thickness shall be designed by a registered professional engineer taking into consideration recommendations by a geotechnical engineer for site-specific design parameters. All streets shall be inspected and certified by a registered professional engineer. Before the City will accept and maintain any streets within the Port St. Joe Planned Unit Development Zoning District, they must be constructed in accordance with the City standards applicable throughout the City at the time of acceptance. The City will maintain all currently platted and built city streets in the PUD area. Additionally, the City will maintain the road to be constructed in the park area adjacent to the lowdocks.

I. Signs visible from a public road, which are not otherwise subject to stricter standards imposed on the property, shall be consistent with applicable City law.

J. The Port St. Joe Marina Planned Unit Development Zoning District shall comply with applicable City regulations regarding on-site and off-site parking, except that deviations to the City parking regulations may be granted by the City if it is established by a parking study certified by a traffic consultant that use of different standards would be acceptable, especially in the case of the use of shared spaces for adjacent uses.

K. All construction shall meet the standards in the Florida Building Code, latest edition.

L. Section 5.04 of the City of Port St. Joe Land Development Regulation Code ("Code"), as well as any other provisions with respect to buffer zones shall not apply to any portion of the Port St. Joe Marina Planned Unit Development Zoning District.

## **SECTION 6. DEVELOPMENT PLAN/PLAT PHASING**

The Port St. Joe Marina Planned Unit Development Zoning District may be developed through a series of individual projects, with the submission of development plans and preliminary plats per project. All development plans will be reviewed as a Level 2 Major Development as such term is defined in the Code. The City will review preliminary plats as part of the development review process. The development plan, preliminary plat and appropriate application fees for each phase of development shall be initially submitted to the City for review. Applicants may obtain simultaneous approval of the preliminary plat, development order and development permit approval with respect to each phase of development.

## **SECTION 7. CREATION OF ZONING DISTRICT**

The purpose of this Ordinance is to create the text of the Port St. Joe Marina Planned Unit Development Zoning District. The precise location of the permitted uses will be set forth in the application for development plan and preliminary plat approval. This Ordinance is not intended as a unified plan of development. The Port St. Joe Marina Planned Unit Development Zoning District may be developed by separate parties. The specific nature



of the Port St. Joe Marina Planned Unit Development Zoning District's development will be a function of the development plans and preliminary plats submitted for approval.

## **SECTION 8. AMENDMENTS TO THE TEXT OF THE PORT ST. JOE MARINA PLANNED UNIT DEVELOPMENT ZONING DISTRICT PUD**

A. Requests for an amendment to the Ordinance shall be made to the City Manager, and must be accompanied by, or supplemented by, such documents as may be reasonably required by the City Manager to clearly depict the impacts of the proposed amendment, if any. Upon review of the amendment request, the City Manager shall determine if the request is a Major Amendment or a Minor Amendment. An amendment shall be deemed a Major Amendment if the amendment purports to (i) change the number of housing units by more than 10%, (ii) change the amount of retail or office square footage by more than 20%, (iii) add land uses not contemplated by the Port St. Joe Marina Planned Unit Development Zoning District, or (iv) substantially decrease Open Space.

B. If the request is determined to be a Major Amendment, the City Manager shall refer the request to the Board of City Commissioners for review and consideration. The Board of City Commissioners shall approve, approve with conditions, or deny the request within 60 days from submittal of a complete application. If the Board of City Commissioners requests additional information in writing, the time for final action on the application shall be tolled until the information is supplied or the Applicant in writing declines to provide the additional information. Once the Applicant supplies the additional information requested by the Board of City Commissioners, or declines in writing to supply the additional information, the Board of City Commissioners shall approve, approve with conditions or deny the request within the balance of the time remaining before time was tolled. The decision of the Board of City Commissioners shall be based on consistency with the City of Port St. Joe Comprehensive Plan and the Code.

C. If the request is determined to be Minor Amendment, the City Manager shall approve, approve with conditions, deny the request or request additional information within 45 days from submittal of a complete application. The City Manager shall notify the Applicant in writing within the specified 45 days. If the City Manager requests additional information in writing, the time for final action on the application shall be tolled until the information is supplied or the Applicant in writing declines to provide the additional information. Once the Applicant supplies the additional information requested by the City Manager, or declines in writing to supply the additional information, the City Manager shall approve, approve with conditions or deny the request within the balance of the time remaining before time was tolled. The decision of the City Manager shall be based on consistency with the City of Port St. Joe Comprehensive Plan and the Code.

## **SECTION 9. ENFORCEMENT**

The City may enforce this Ordinance as authorized by law.

## SECTION 10. 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 11. ZONING MAP

Upon this Ordinance becoming effective, the City of Port St. Joe Zoning Map shall be amended to show the property described on attached Exhibit "A" as the Port St. Joe Marina Planned Unit Development Zoning District. The City is hereby directed to revise the City of Port St. Joe Zoning Map to reflect this designation.

## SECTION 12. SEVERABILITY

The provisions of the 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 13. EFFECTIVE DATE

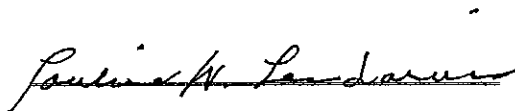
This Ordinance shall become effective as provided by law.

This Ordinance was adopted in open regular meeting after its second reading this 6th day of July, 2005, after due notice in accordance with Florida Law.

**BOARD OF CITY COMMISSIONERS  
PORT ST. JOE, FLORIDA**

  
Frank Pate, Jr., Mayor

ATTEST:



Pauline W. Pendarvis, City Clerk

Commissioners voting for: Pate, Reeves, Roberts, Horton

Commissioners voting against: None

Commissioners absent: Crews

**ORDINANCE NO. 321**

**AN ORDINANCE OF THE CITY OF PORT ST. JOE, AMENDING SECTION 54-29 CODE OF ORDINANCES TO PROHIBIT BURNING OF HOUSEHOLD GARBAGE OR RUBBISH WITHIN THE CITY, ESTABLISHING CRITERIA FOR OBTAINING BURNING PERMITS FOR RUBBISH, REPEALING ALL ORDINANCES IN CONFLICT AND ESTABLISHING AN EFFECTIVE DATE.**

**WHEREAS**, the City has a system for the collection of household garbage so there is no need for the burning of household garbage; and

**WHEREAS**, the definition of “Rubbish” in Section 54-1, Code of Ordinance includes debris from land clearing activity; and

**WHEREAS**, Section 54-29, Code of Ordinance, prohibits the burning of rubbish in the City without a permit; and

**WHEREAS**, the City will incur costs to inspect and insure the safety of the City inhabitants from fire as a result of the burning of rubbish.

Now, therefore, **BE IT ENACTED BY THE PEOPLE OF THE CITY OF PORT ST. JOE, FLORIDA:**

An Ordinance amending Section 54-29 Code of Ordinance as follows:

**“SECTION 54-29, CODE OF ORDINANCES” CURRENTLY READS AS FOLLOWS:**

No household garbage or rubbish shall be burned upon any premises in the city unless issued a burning permit by the fire department.

**“SECTION 54-29, CODE OF ORDINANCES” IS AMENDED TO READ AS FOLLOWS:**

- (a.) No household garbage shall be burned within the City;
- (b.) No rubbish shall be burned within the City unless a burning permit is obtained from the City. No burning permit will be issued except upon certification

by the fire inspector or fire chief that the burning can be safely done without endangering other property or city inhabitants and payment of the permit fee, as appropriate.

Land size:

Single lot up to ½ acre	\$ 150.00
½ acre to 1 acre	200.00
1 acre up to 5 acres	600.00
5 acres up to 10 acres	1,200.00
10 acres or greater	1,500.00 + \$75.00/acre over 11 acres


(c.) A lot that has an existing permanent residential structure and is occupied by an individual or individuals, shall be allowed to burn rubbish, as defined in Sec. 54-1, upon application to the City for a permit to burn rubbish, issuance of the permit and the payment of a \$25.00 fee.

2. **REPEAL:** All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

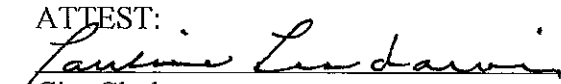
3. **EFFECTIVE DATE:** This Ordinance shall become effective upon adoption as provided by law.

THIS ORDINANCE ADOPTED this 6<sup>th</sup> day of December, 2005.

**BOARD OF CITY COMMISSIONERS  
PORT ST. JOE, FLORIDA**

  
\_\_\_\_\_  
Mayor-Commissioner

ATTEST:

  
\_\_\_\_\_  
City Clerk

**ORDINANCE NO. 323**

**AN ORDINANCE OF THE CITY OF PORT ST. JOE, GULF COUNTY, FLORIDA APPROVING A SMALL-SCALE FUTURE LAND USE AMENDMENT TO THE CITY'S COMPREHENSIVE PLAN BY ASSIGNING RESIDENTIAL-1 FUTURE LAND USE DESIGNATION ON 6.46 ACRES OF LAND LOCATED IN THE SOUTHERN BOUNDARY OF THE CITY ALONG US 98; DIRECTING THE CITY MANAGER TO UPDATE THE CITY OF PORT ST. JOE FUTURE LAND USE MAP; AND PROVIDING AND EFFECTIVE DATE.**

**WHEREAS**, Florida Statutes, Section 163.3187(1)(c) provides the requirements for adoption of small-scale amendments to the Future Land Use Map of the Comprehensive Plan; and

**WHEREAS**, the subject property was annexed into the City on November 21, 2000; and

**WHEREAS**, the subject property is currently designated Residential on the Gulf County Future Land Use Map and is being amended to City Residential-1; and

**WHEREAS**, the subject property meets the requirements established by the Statutes in amending the City of Port St. Joe Comprehensive Plan for small-scale developments; and

**WHEREAS**, on September 6, 2005, the City Commission sitting as the Local Planning Agency, reviewed the proposed small-scale amendment at a Public Hearing and forwarded a recommendation of approval to the City Commission; and

**WHEREAS**, the proposed small-scale amendment for the subject property was reviewed for consistency with the City of Port St. Joe Comprehensive Plan Future Land Use Map and was found to be consistent by the City Commission at a Public Hearing of this Ordinance; and

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

**Section 1.** The Future Land Use Map of the City of Port St. Joe is hereby amended to designate the subject property as described in Exhibit "A" attached hereto as Residential-1 in accordance with Florida Statute, Section 163.3187(1)(c) for small-scale amendments.


**Section 2.** If any word, phrase, clause, subsection or section of this Ordinance is declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of any remaining portions of this Ordinance.

**Section 3.** That the City Manager is hereby authorized and directed to update the City's Future Land Use Map in accordance with the changes described by this Ordinance.

**Section 4.** That the effective date of this small-scale plan amendment shall be 31 days after adoption, or if the amendment is challenged, the effective date will not be until the State Land Planning Agency or the Administration Commission issues a final order determining that the adopted small-scale amendment is in compliance.

**THIS ORDINANCE ADOPTED** this 20<sup>th</sup> day of September 2005.

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

By   
Mayor-Commissioner

Attest:   
City Auditor-Clerk

The following commissioners voted yea: Pate, Reeves, Crews, Roberts and Horton  
The following commissioners voted nay: None

**EXHIBIT "A"**

**DESCRIPTION: PROPOSED ANNEXATION**

**A PARCEL OF LAND LYING AND BEING IN SECTION 13, TOWNSHIP 8 SOUTH, RANGE 11 WEST, GULF COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**BEGIN AT A RAILROAD IRON MARKING THE NORTHWEST CORNER OF LOT 1, BLOCK 1, J.R. NORTON SUBDIVISION OAK GROVE FLORIDA, AS RECORDED IN PLAT BOOK 2, PAGE 5 OF THE PUBLIC RECORDS OF GULF COUNTY, FLORIDA; THENCE ALONG THE WEST BOUNDARY LINE OF SAID SUBDIVISION, SOUTH 01°34'39" EAST, 452.78 FEET TO A CONCRETE MONUMENT MARKING A POINT ON THE NORTH RIGHT OF WAY LINE OF MADISON STREET; THENCE SOUTH 01°31'20" EAST, 64.80 FEET TO A CONCRETE MONUMENT MARKING A POINT ON THE SOUTH RIGHT OF WAY LINE OF MADISON STREET; THENCE ALONG THE WEST LINE OF LOT 20, BLOCK 14, OAK GROVE SUBDIVISION, AS RECORDED IN PLAT BOOK 1, PAGE 12, OF THE PUBLIC RECORDS OF GULF COUNTY, FLORIDA AND ALONG THE NORTHERLY EXTENSION THEREOF, SOUTH 01°49'07" EAST, 262.06 FEET TO A CONCRETE MONUMENT MARKING A POINT ON THE NORTH RIGHT OF WAY LINE OF IOLA STREET; THENCE SOUTH 01°36'57" EAST, 59.71 FEET TO A CONCRETE MONUMENT MARKING A POINT ON THE SOUTH RIGHT OF WAY LINE OF IOLA STREET; THENCE SOUTH 01°24'09" EAST, 138.98 FEET ALONG THE WEST BOUNDARY LINE OF LOT 19, BLOCK 15, OAK GROVE SUBDIVISION, AS RECORDED IN PLAT BOOK 1, PAGE 12, OF THE PUBLIC RECORDS OF GULF COUNTY, FLORIDA; THENCE LEAVING SAID WEST BOUNDARY LINE, SOUTH 88°27'24" WEST, 228.47 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF U.S. HIGHWAY 98; THENCE ALONG SAID RIGHT OF WAY LINE, NORTH 13°17'11" WEST, 92.80 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE TO THE EAST; THENCE NORTHERLY ALONG SAID RIGHT OF WAY LINE, ALONG SAID CURVE HAVING A RADIUS OF 2732.93 FEET, A CENTRAL ANGLE OF 11°27'37" FOR AN ARC LENGTH OF 546.63 FEET, (CHORD TO SAID CURVE BEARS NORTH 07°40'25" EAST, 545.72 FEET) TO A POINT OF TANGENCY; THENCE CONTINUE ALONG SAID EAST RIGHT OF WAY LINE, NORTH 01°56'37" WEST, 94.81 FEET TO A POINT BEING ON THE ARC OF A NONTANGENT CURVE CONCAVE TO THE EAST; THENCE NORTHERLY ALONG SAID EAST RIGHT OF WAY LINE ALONG SAID CURVE HAVING A RADIUS OF 7681.11 FEET, A CENTRAL ANGLE OF 01°51'47" FOR AN ARC LENGTH OF 249.77 FEET, (CHORD TO SAID CURVE BEARS NORTH 00°46'33" WEST, 249.76 FEET) TO A POINT ON THE SOUTH LINE OF BLOCK A OF OLD TOWN SUBDIVISION, AS RECORDED IN PLAT BOOK 3, PAGE 28 OF THE PUBLIC RECORDS OF GULF COUNTY, FLORIDA; THENCE LEAVING SAID EAST RIGHT OF WAY LINE ALONG THE SOUTH LINE OF SAID BLOCK A NORTH 88°23'45" EAST, 301.72 FEET, TO THE POINT OF BEGINNING SAID LANDS CONTAINING 6.46. ACRES, MORE OF LESS.**

**ORDINANCE NO. 324**

**AN ORDINANCE OF THE CITY OF PORT ST. JOE, GULF COUNTY, FLORIDA APPROVING A SMALL-SCALE FUTURE LAND USE AMENDMENT TO THE CITY'S COMPREHENSIVE PLAN BY ASSIGNING RESIDENTIAL-1 FUTURE LAND USE DESIGNATION ON 13.26 ACRES OF LAND LOCATED IN THE EASTERN BOUNDARY OF THE CITY ALONG US 98; DIRECTING THE CITY MANAGER TO UPDATE THE CITY OF PORT ST. JOE FUTURE LAND USE MAP; AND PROVIDING AND EFFECTIVE DATE.**

**WHEREAS**, Florida Statutes, Section 163.3187(1)(c) provides the requirements for adoption of small-scale amendments to the Future Land Use Map of the Comprehensive Plan; and

**WHEREAS**, the subject property was annexed into the City on March 19, 2002; and

**WHEREAS**, the subject property is currently designated Residential on the Gulf County Future Land Use Map and is being amended to City Residential-1; and

**WHEREAS**, the subject property meets the requirements established by the Statutes in amending the City of Port St. Joe Comprehensive Plan for small-scale developments; and

**WHEREAS**, on September 6, 2005, the City Commission sitting as the Local Planning Agency, reviewed the proposed small-scale amendment at a Public Hearing and forwarded a recommendation of approval to the City Commission; and

**WHEREAS**, the proposed small-scale amendment for the subject property was reviewed for consistency with the City of Port St. Joe Comprehensive Plan Future Land Use Map and was found to be consistent by the City Commission at a Public Hearing of this Ordinance; and

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

**Section 1.** The Future Land Use Map of the City of Port St. Joe is hereby amended to designate the subject property as described in Exhibit "A" attached hereto as Residential-1 in accordance with Florida Statute, Section 163.3187(1)(c) for small-scale amendments.




**Section 2.** If any word, phrase, clause, subsection or section of this Ordinance is declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of any remaining portions of this Ordinance.

**Section 3.** That the City Manager is hereby authorized and directed to update the City's Future Land Use Map in accordance with the changes described by this Ordinance.

**Section 4.** That the effective date of this small-scale plan amendment shall be 31 days after adoption, or if the amendment is challenged, the effective date will not be until the State Land Planning Agency or the Administration Commission issues a final order determining that the adopted small-scale amendment is in compliance.

**THIS ORDINANCE ADOPTED** this 20<sup>th</sup> day of September 2005.

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

By   
Mayor-Commissioner

Attest:   
City Auditor-Clerk

The following commissioners voted yea: Pate, Reeves, Crews, Roberts and Horton  
The following commissioners voted nay: None

**EXHIBIT "A"**

**A parcel of land lying and being in Section 7, Township 8 South, Range 10 West, and Section 12, Township 8 South, Range 11 West, Gulf County, Florida, being more particularly described as follows:**

**Commence at a concrete monument marking the Northwest corner of Section 7, Township 8 South, Range 10 West, Gulf County, Florida; thence along the West boundary line of said Section 7, S00°27'02"E, 2243.39 feet to a point on the Southerly right of way line of Twentieth Street, said point being the Point of Beginning; thence along said Southerly right of way line N70°46'00"E, 465.42 feet; thence leaving said Southerly right of way line, S09°03'15"E, 36.72 feet; thence S34°18'58"E, 69.78 feet; thence S06°53'16"E, 203.55 feet, thence N75°24'54"E, 27.57 feet; thence S14°22'38"E, 269.57 feet to a point on the South line of the Northwest Quarter of said Section 7; thence along said South line S89°57'34"W, 140.46 feet; thence S00°23'00"E, 735.69 feet; thence S89°37'00"W, 357.53 feet to a point on the Easterly right of way line on Garrison Avenue; thence along said Easterly right of way line, N19°14'00"W, 908.05 feet to a concrete monument; thence N70°46'00"E, 200.39 feet to a concrete monument; thence N19°14'00"W, 199.70 feet to a point on the Southerly right of way line of Twentieth Street; thence along said Southerly right of way line, N70°46'00"E, 70.09 feet to the Point of Beginning.**

**RE: SSA-2**

**ORDINANCE NO. 325**

**AN ORDINANCE OF THE CITY OF PORT ST. JOE, GULF COUNTY, FLORIDA APPROVING A SMALL-SCALE FUTURE LAND USE AMENDMENT TO THE CITY'S COMPREHENSIVE PLAN BY ASSIGNING COMMERCIAL AND RESIDENTIAL-3 FUTURE LAND USE DESIGNATION ON 19.16 ACRES OF LAND LOCATED IN THE NORTHERN BOUNDARY OF THE CITY ALONG US 98; DIRECTING THE CITY MANAGER TO UPDATE THE CITY OF PORT ST. JOE FUTURE LAND USE MAP; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, Florida Statutes, Section 163.3187(1)(c) provides the requirements for adoption of small-scale amendments to the Future Land Use Map of the Comprehensive Plan; and

**WHEREAS**, the subject property was annexed into the City on August 14, 2004; and

**WHEREAS**, the subject property is currently designated Mixed Commercial/Residential Low Density on the Gulf County Future Land Use Map and is being amended to City Commercial and Residential-3; and

**WHEREAS**, the subject property meets the requirements established by the Statutes in amending the City of Port St. Joe Comprehensive Plan for small-scale developments; and

**WHEREAS**, on September 6, 2005, the City Commission sitting as the Local Planning Agency, reviewed the proposed small-scale amendment at a Public Hearing and forwarded a recommendation of approval to the City Commission; and

**WHEREAS**, the proposed small-scale amendment for the subject property was reviewed for consistency with the City of Port St. Joe Comprehensive Plan Future Land Use Map and was found to be consistent by the City Commission at a Public Hearing of this Ordinance; and

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

**Section 1.** The Future Land Use Map of the City of Port St. Joe is hereby amended to designate 3.41 acres and 15.75 acres of the subject property as described in Exhibit "A" attached hereto as Commercial and Residential-3 in accordance with Florida Statute, Section 163.3187(1)(c) for small-scale amendments.

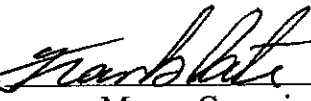
**Section 2.** If any word, phrase, clause, subsection or section of this Ordinance is declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of any remaining portions of this Ordinance.

**Section 3.** That the City Manager is hereby authorized and directed to update the City's Future Land Use Map in accordance with the changes described by this Ordinance.

**Section 4.** That the effective date of this small-scale plan amendment shall be 31 days after adoption, or if the amendment is challenged, the effective date will not be until the State Land Planning Agency or the Administration Commission issues a final order determining that the adopted small-scale amendment is in compliance.

**THIS ORDINANCE ADOPTED** this 20<sup>th</sup> day of September 2005.

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

By   
Mayor-Commissioner

Attest:   
City Auditor-Clerk

The following commissioners voted yea: Pate, Reeves, Crews, Roberts and Horton  
The following commissioners voted nay: None

**EXHIBIT "A"**

**DESCRIPTION: ANNEXATION PARCEL**

**A portion of Government Lot 2 of Section 27, Township 7 South, Range 11 West, Gulf County, Florida, being more particularly described as follows:**

**Commence at the 6-inch triangular concrete monument marking the point of intersection of the Southwesterly right-of-way line of State Road 30, (U.S. Highway 98) with the West line of said Government Lot 2; thence along the Southwesterly right-of-way line of said State Road 30, S46°41'02"E, 317.99 feet to a concrete monument marking the point of beginning; thence continue along said right-of-way, S47°18'10"E, 304.43 feet to an iron rod; thence continue along said right-of-way line, S46°19'17"E, 621.66 feet to a concrete monument; thence leaving said right-of-way line, S43°23'47"W, 182.84 Feet to an iron rod; thence N65°36'09"W, 184.77 feet to an iron rod; thence N46°39'36"W, 150.06 feet to an iron rod; thence N43°11'46"E, 42.89 feet to an iron rod; thence N46°34'48"W, 149.98 feet to an iron rod; thence S43°30'09"W, 10.00 feet to an iron rod' thence N46°40'42"W, 450.87 feet to an iron rod; thence N43°18'39"E, 210.10 feet to the point of beginning, said lands containing 4.59 acres, more or less.**

**ALSO:**

**That portion of the U.S. 98 right-of-way lying immediately Northeast of the above described property.**

**ALSO:**

**That portion of Government Lot 2, Section 27, Township 7 South, Range 11 West, lying Northeast of U.S. Highway 98.**

**RE: SSA-3**