

ORDINANCE NO.: 376

AN ORDINANCE OF THE CITY OF PORT ST. JOE AMENDING THE COMPREHENSIVE PLAN 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, AND CHAPTER 420, SPECIFICALLY CHANGING PORTIONS OF PARCEL ID #06076-000R, 06229-000R, 03072-001R, 03072-002R, 03039-000R, 03030-000R, AND 03016-000R, 966 ACRES OF A TRACT OR PARCEL OF LAND LYING AND BEING PART OF SECTIONS 13 & 24 OF TOWNSHIP 8 SOUTH, RANGE 11 WEST, AND SECTIONS 7, 8, 17, 18, 19 & 20 OF TOWNSHIP 8 SOUTH, RANGE 10 WEST, GULF COUNTY, FLORIDA FROM AGRICULTURAL TO RESIDENTIAL – LOW DENSITY (R-1); AND FOR APPROVAL OF DEVELOPMENT AGREEMENT REGARDING THESE LANDS PURSUANT TO AUTHORITY UNDER CHAPTER 420, FLORIDA STATUTES, WHICH ALLOWS LOCAL GOVERNMENT TO PROVIDE RESIDENTIAL DENSITY BONUSES TO OWNERS, THROUGH THE SMALL SCALE AMENDMENT PROCESS, IN RETURN FOR DONATION OF LAND FOR AFFORDABLE HOUSING; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Florida Statutes §420.6156 authorizes the City of Port St. Joe (“City”) to enter into Development Agreements whereby the City can obtain fee simple title to land for the development of affordable housing and can provide the owner of such land with density bonuses on other land owned by the owner (the “Receiving Land”); and

WHEREAS, Florida Statutes §420.6156 authorizes the City to use the small scale comprehensive plan amendment process to amend the land use map to provide the additional density entitlements to the owner on the Receiving Land; and

WHEREAS, the City and The St. Joe Company entered into that certain Development Agreement which was approved by the City on May 15, 2007 whereby the St. Joe Company agreed to convey to the City approximately one hundred (100) acres of land for affordable housing and the City agreed to change the land use on approximately nine hundred sixty six (966) acres of land owned by The St. Joe Company from Agricultural to Residential Low Density (R-1) with a Sub-area Policy; and

WHEREAS, this Ordinance reflects the City’s compliance with its commitments in the Development Agreement; 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 a public hearing to be held on May 15, 2007 for the adoption of the amendment to the Future Land Use Map;

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF CITY COMMISSIONERS 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’s Future Land Use Map is hereby changed from Agricultural to Residential – Low Density (R-1). The application and all documentation submitted by the Applicant in support of it are hereby incorporated by reference.

SECTION 2. SUB-AREA POLICY

In conjunction with the adoption of this map amendment, the City adopts the following sub-area policy with respect to the property:

“Policy 1.3.7: In addition to the density restrictions set forth in the Residential – Law Density (R-1) future land use category, the following sub-area policies shall apply to the Property:

(a) The Property is limited to a maximum of two thousand one hundred twenty five (2,125) residential dwelling units.

(b) There shall be no intensity restrictions in the comprehensive plan applicable to the Property. Intensity restrictions will be established through the land development regulations, zoning code or through the PUD process as development occurs.

SECTION 3. 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's Comprehensive Plan.

SECTION 4. ENFORCEMENT.

The City may enforce this Ordinance as authorized by law.

SECTION 5. FUTURE LAND USE MAP.

Upon this Ordinance becoming effective, the City's Future Land Use Map shall be amended to show the Property as having a land use of Residential – Low Density (R-1) with the Sub-area Policy set forth herein. The City Clerk is hereby directed to revise the City's Future Land Use Map to reflect this designation.

SECTION 6. SEVERABILITY.

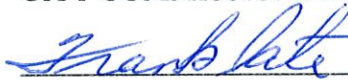
The provisions of this Ordinance are hereby declared to be severable. If any provision of this Ordinance, or the application thereof, to any person or circumstance is held to be invalid, such invalidity shall not effect other provisions or applications of this Ordinance that can be given effect without the invalid provision or application.

SECTION 7. EFFECTIVE DATE.

This Ordinance shall become effective as provided by law.


THIS ORDINANCE ADOPTED this 5th day of June, 2007.

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

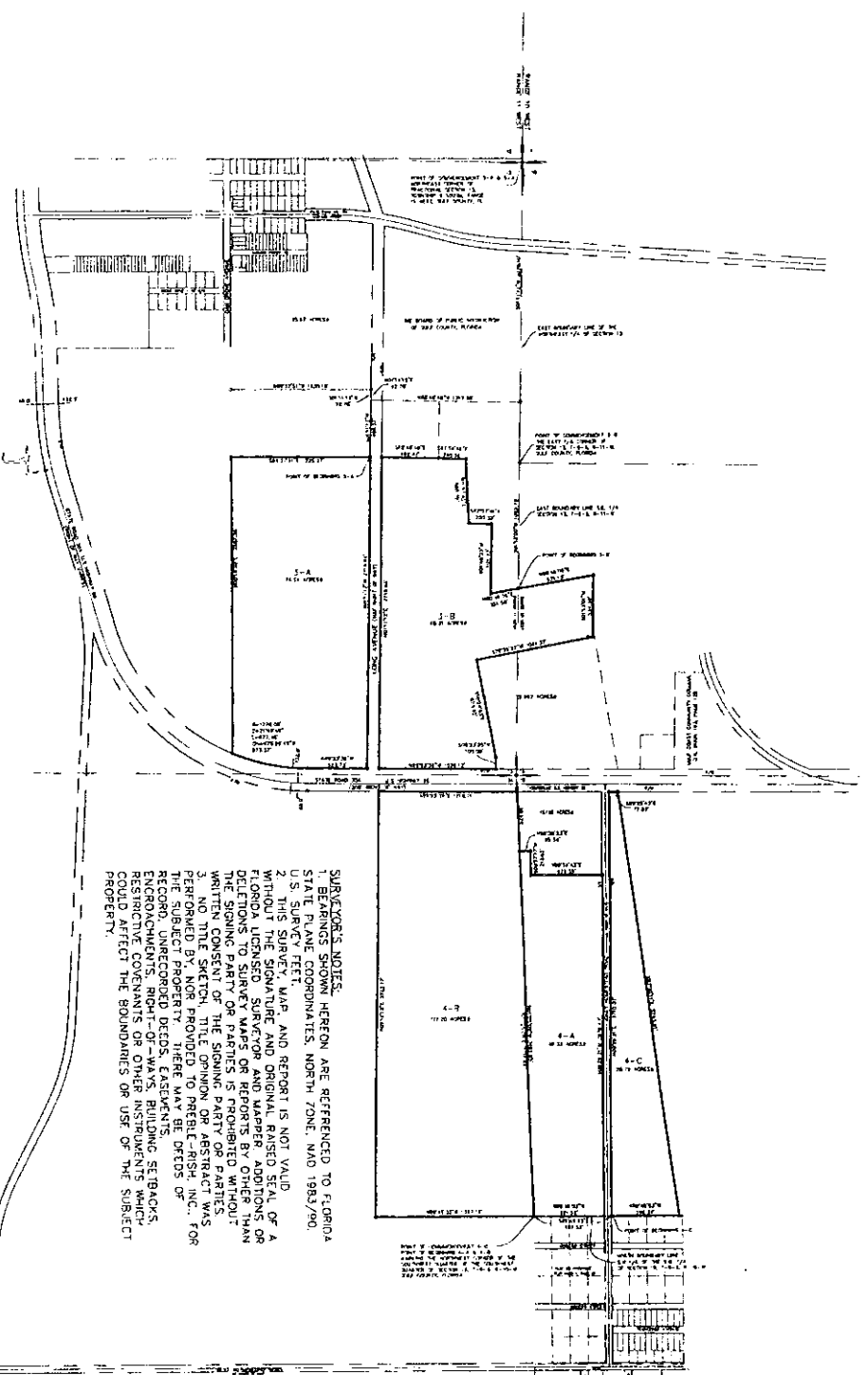


Mayor

Attest:


City Clerk

May 15, 2007 - 1st reading
June 5, 2007 - 2nd reading



SURVEYOR'S NOTES:
 1. BEARINGS SHOWN HEREON ARE REFERENCED TO FLORIDA STATE PLANE COORDINATES, NORTH ZONE, NAD 1983/90, U.S. SURVEY FEET.
 2. THIS SURVEY, MAP, AND REPORT IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS ARE PROHIBITED WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE SURVEYOR.
 3. NO TITLE SKETCH, TITLE OPINION OR ABSTRACT WAS PERFORMED BY, NOR PROVIDED TO PREBLE-RISH, INC., FOR THE SUBJECT PROPERTY. THERE MAY BE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, ENCROACHMENTS, RIGHT-OF-WAYS, BUILDING SETBACKS, RESTRICTIVE COVENANTS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES OR USE OF THE SUBJECT PROPERTY.



****SEE SHEET 2 FOR DESCRIPTIONS****

EXHIBIT B
SKETCH OF DESCRIPTIONS
 MAP 2 AREA
 THE ST. JOE COMPANY

PREBLE-RISH, INC.
 CONSULTING ENGINEERS
 CIVIL • SITE PLANNING • SURVEYING

1000 WEST 10TH AVENUE
 SUITE 200
 DENVER, COLORADO 80202
 PHONE: (303) 733-1100
 FAX: (303) 733-1101
 WWW: WWW.PREBLE-RISH.COM

DATE DRAWN (BY)	DATE CHECKED (BY)
SCALE: 1" = 1000'	PROJECT NO. 1000000000

UNLESS IT BEGINS WITH "AS SHOWN", THE GRAPHIC MAPS, SEALS, OR ANY OTHER INSTRUMENTS ON THIS SHEET ARE NOT TO BE CONSIDERED AS A GUARANTEE OF ACCURACY OR A WARRANTY OF ANY KIND. THE USER OF THESE INSTRUMENTS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

DATE REVISIONS
 PROJECT: NATIONAL LAND SURVEYING
 PROJECT NO. 1000000000

LEGAL DESCRIPTION PARCEL 3-A

Commencing at the Northeast corner of Fractional Section 13, Township 8 South, Range 11 West, Gulf County, Florida; and run thence South 01 degrees 11 minutes 2 seconds West, along the East boundary line of said Section 13, for a distance of 2,078.10 feet; thence leaving said East boundary line run North 93 degrees 48 minutes 48 seconds West, for a distance of 1,312.36 feet to the West right of way line of Long Avenue (100 foot right of way); thence South 01 degrees 12 minutes 12 seconds West, along said West right of way line, for a distance of 499.57 feet to the POINT OF BEGINNING; from said Point of Beginning, continue thence South 01 degrees 11 minutes 12 seconds West, along said West right of way line, for a distance of 2713.94 feet to the intersection of said West right of way line with the North right of way line of State Road 30-A (U.S. Highway 96 - 200 foot right of way); thence leaving said West right of way line with the North right of way line of State Road 30-A (U.S. Highway 96 - 200 foot right of way), along said North right of way line, for a distance of 323.73 feet to a point of curve to the right; thence along said right of way line and curve having a radius of 1,778.06 feet, through a central angle of 2 degrees 49 minutes 48 seconds, for an arc distance of 677.46 feet; thence along said North right of way line, for a distance of 2587.26 feet; thence South 89 degrees 37 minutes 51 seconds East, for a distance of 1,226.07 feet to the POINT OF BEGINNING. Containing 74.54 acres, more or less.

LEGAL DESCRIPTION PARCEL 3-B

Commencing at the East Quarter corner of Section 13, Township 8 South, Range 11 West, Gulf County, Florida; and run thence South 01 degrees 13 minutes 00 seconds West, along the West boundary line of the Southeast Quarter of said Section 13, for a distance of 1,095.78 feet; to the POINT OF BEGINNING; thence leaving said East boundary line run North 80 degrees 46 minutes 06 seconds East, for a distance of 671.13 feet; thence South 01 degrees 01 seconds West, for a distance of 514.30 feet; thence South 79 degrees 35 minutes 07 seconds West, for a distance of 704.37 feet; thence South 10 degrees 24 minutes 51 seconds East, for a distance of 873.52 feet; thence South 00 degrees 23 minutes 05 seconds West, for a distance of 100.00 feet to a point on the North right of way line of State Road 30-A (U.S. Highway 96 - 200 foot right of way); thence North 89 degrees 23 minutes 39 seconds West, along said North right of way line, for a distance of 1,028.17 feet to the intersection of said North right of way line with the East right of way line of Long Avenue (100 foot right of way); thence leaving said North right of way line run North 01 degrees 11 minutes 12 seconds East, along said East right of way line, for a distance of 2,718.92 feet; thence leaving said East right of way line run South 88 degrees 48 minutes 48 seconds East, for a distance of 499.47 feet; thence South 87 degrees 34 minutes 46 seconds East, for a distance of 240.34 feet; thence South 01 degrees 45 seconds East, for a distance of 560.75 feet; thence South 87 degrees 07 minutes 41 seconds East, for a distance of 200.32 feet; thence South 01 degrees 46 minutes 23 seconds West, for a distance of 604.93 feet; thence North 80 degrees 46 minutes 06 seconds East, for a distance of 251.36 feet to the POINT OF BEGINNING. Containing 68.31 acres, more or less.

LEGAL DESCRIPTION PARCEL 4-A

Beginning at the Northwest corner of the Southwest Quarter of Section 19, Township 8 South, Range 10 West, Gulf County, Florida; and run thence North 01 degrees 25 minutes 05 seconds West, for a distance of 3,192.65 feet; thence North 89 degrees 38 minutes 23 seconds East, for a distance of 95.34 feet; thence South 00 degrees 27 minutes 17 seconds West, for a distance of 213.63 feet; thence South 89 degrees 32 minutes 43 seconds East, for a distance of 632.35 feet to a point on the West right of way line of Jones Homestead Road (66 foot right of way); thence South 00 degrees 29 minutes 21 seconds West, along said West right of way line, for a distance of 2,976.43 feet to a point on the North boundary line of the Southwest Quarter of the Southwest Quarter of said Section 19; thence North 89 degrees 45 minutes 03 seconds West, along said North boundary line, for a distance of 621.52 feet; to the POINT OF BEGINNING. Containing 46.33 acres, more or less.

LEGAL DESCRIPTION PARCEL 4-B

Beginning at the Northwest corner of the Southwest Quarter of the Southwest Quarter of Section 19, Township 8 South, Range 10 West, Gulf County, Florida; and run thence North 89 degrees 45 minutes 03 seconds West, for a distance of 1,387.19 feet; thence North 01 degrees 11 minutes 12 seconds East, for a distance of 3,723.17 feet to a point on the South right of way line of State Road 30-A (U.S. Highway 96 - 200 foot right of way); thence South 89 degrees 23 minutes 39 seconds East, along said South right of way line, for a distance of 1,118.36 feet; thence leaving said South right of way line run South 01 degrees 39 seconds East, along said South right of way line, for a distance of 525.69 feet; thence North 89 degrees 56 minutes 23 seconds East, for a distance of 99.73 feet; thence South 01 degrees 25 minutes 08 seconds East, for a distance of 3,192.65 feet to the POINT OF BEGINNING. Containing 110.01 acres, more or less.

LEGAL DESCRIPTION PARCEL 4-C

Commence at the Northwest corner of the Southwest Quarter of Section 19, Township 8 South, Range 10 West, Gulf County, Florida; and run thence South 03 degrees 45 minutes 03 seconds East, along the North boundary line of the Southwest Quarter of the Southwest Quarter of said Section 19, for a distance of 687.52 feet to a point on the East right of way line of Jones Homestead Road (66 foot right of way) for the POINT OF BEGINNING; from said Point of Beginning and leaving said North boundary line run North 00 degrees 29 minutes 21 seconds East, along said East right of way line, for a distance of 3,710.07 feet to a point on the South right of way line of State Road 30-A (U.S. Highway 96 - 200 foot right of way); thence leaving said East right of way line run South 89 degrees 25 minutes 43 seconds East, along said South right of way line, for a distance of 77.83 feet; thence leaving said South right of way line run South 07 degrees 30 minutes 11 seconds East, for a distance of 3,743.51 feet to a point on the said North boundary line of the Southwest Quarter of the Southwest Quarter of Section 19; thence North 89 degrees 45 minutes 03 seconds West, along said North boundary line, for a distance of 598.37 feet to the POINT OF BEGINNING. Containing 28.79 acres, more or less.

SEE SHEET 1 FOR SKETCH

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL INKED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING, SKETCH, PLAN OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

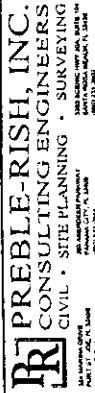
I hereby certify that the sketch shown herein meets the Minimum Technical Standards for Land Surveying in the State of Florida (P.A.C. 0-21-1-93).

DATE SIGNED
L.B. 009/137

PROJECT NO.
190,167

SHEET
20/2

EXHIBIT B



PREBLE-RISH, INC.
CONSULTING ENGINEERS
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Fort Lauderdale, FL 33304
(954) 571-1000

SKETCH OF DESCRIPTIONS

MAP AREA
THE ST. JOE COMPANY

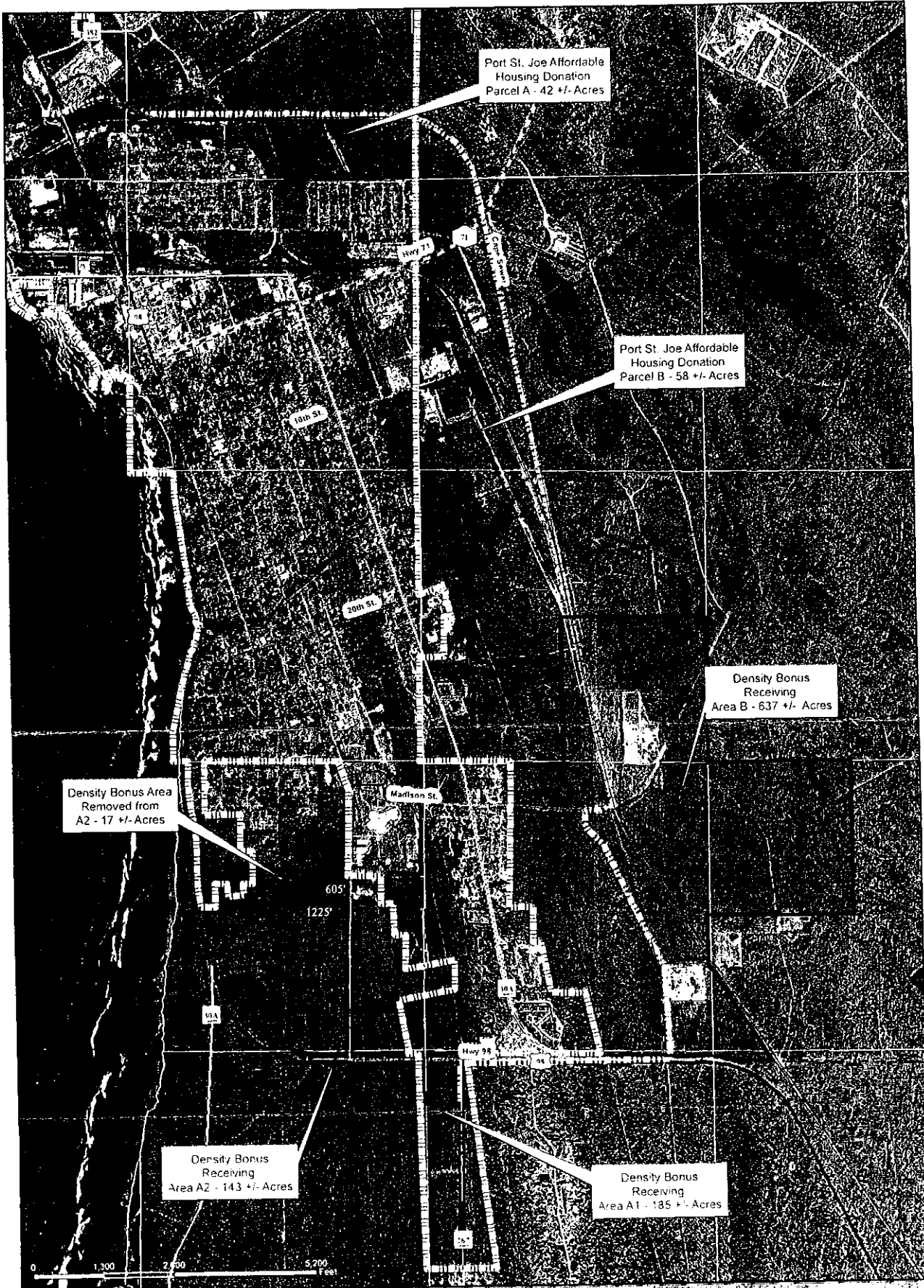
FIELD DATE (BOOK AND PAGE)

DATE (DRAWING)

SCALE

CHECKED

DATE



**PORT ST. JOE LAND DONATION
AND DENSITY BONUS RECEIVING AREAS**



PSJOE
 1000 N. 10th St.
 Port St. Joe, IN 46784
 Phone: 765.226.1111
 Fax: 765.226.1112
 Website: www.portstjoe.org

- Cape Sewer
- Port St. Joe City Limits
- PLSS Lines
- Donation Lands
- Density Bonus Receiving Areas

DISCLAIMER

This drawing is the property of the City of Port St. Joe, Indiana. It is not to be used for any other purpose without the express written consent of the City of Port St. Joe. The City of Port St. Joe is not responsible for any errors or omissions in this drawing. The City of Port St. Joe is not responsible for any actions taken by anyone in reliance on this drawing. The City of Port St. Joe is not responsible for any actions taken by anyone in reliance on this drawing. The City of Port St. Joe is not responsible for any actions taken by anyone in reliance on this drawing.