

ORDINANCE NO.: 423

AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN OF THE CITY OF PORT ST. JOE SPECIFICALLY CHANGING THE LAND USE OF A PARCEL OF LAND CONTAINING APPROXIMATELY 47.5 ACRES AND BEING PARCEL NUMBER 04269-002 AND BEING A PART OF SECTIONS 25 AND 36, TOWNSHIP 7 SOUTH, RANGE 11 WEST, FROM GULF COUNTY INDUSTRIAL TO THE CITY OF PORT ST. JOE INDUSTRIAL; AMENDING THE CITY OF PORT ST. JOE FUTURE LAND USE MAP; AMENDING THE CITY OF PORT ST. JOE ZONING MAP; PROVIDING FOR A SUB-AREA POLICY TO GUIDE DEVELOPMENT OF THE SITE; PROVIDING FOR REPEAL OF ANY CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City annexed the property described in Exhibit "A" (the MTI site) on July 6, 2006; and

WHEREAS, the property described in Exhibit "A" (the MTI site) is currently designated County Industrial; and

WHEREAS, the application for amendment to the City of Port St. Joe Future Land Use Map was filed June 17, 2009 to change the land use designation from County Industrial to City Industrial; and

WHEREAS, notice of the public meetings was published in a newspaper of local circulation as required by Florida Statute;

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

SECTION 1. The application for the Future Land Use Map for the MTI site is hereby approved, and the land use designation is hereby changed from County Industrial to City Industrial, subject to the sub-area policy set forth in Section 2.

SECTION 2. Proposed New FLUE Policy 1.3.10: Development of the MTI site shall be limited to 70% lot coverage and 50 feet building height exclusive of stacks, and non-habitable towers, including catwalks for the maintenance thereof. The City may allow development up to 65 feet building height upon written approval from Eglin Air Force Base planning office.

SECTION 3. The City of Port St. Joe zoning Map is hereby amended to designate the MTI site as industrial, subject to the sub-area policy set forth above. This zoning change approved by the City is contingent upon the comprehensive plan amendment becoming effective.

SECTION 4. The Board of City Commissioners hereby finds and determines that the approval of the application and changes set forth herein are consistent with the goals, objectives and policies of the City of Port St. Joe Comprehensive Plan.

SECTION 5. Upon this ordinance becoming effective, the City Clerk is hereby directed to revise the City of Port St. Joe Future Land Use Map and Zoning Map to reflect the designation set forth herein.

SECTION 6. REPEAL: All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 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.

SECTION 8. EFFECTIVE DATE: This ordinance shall become effective upon passage by the City Commission.

DULY PASSED AND ADOPTED by the Board of City Commissioners of Port St. Joe, Florida this 15<sup>th</sup> day of September, 2009.

THE CITY OF PORT ST. JOE

By:   
MEL C. MAGIDSON, JR.  
MAYOR-COMMISSIONER

ATTEST:

  
CITY CLERK-AUDITOR

The following commissioners voted yea:

The following commissioners voted nay:

## EXHIBIT "A"

### Description of Real Property

Description Parcel 1: Commence at the Southwest corner of Section 25, Township 7 South, Range 11 West, Gulf County, Florida. Thence North 89 degrees 52 minutes 00 seconds East along the South line of said Section 25 for 2222.50 feet, thence North 45 degrees 08 minutes 00 seconds West for 2076.93 feet to the Southeasterly line of the Gulf County Canal Easement for the POINT OF BEGINNING. Thence South 45 degrees 06 minutes 20 seconds West along said Southeasterly line for 819.00 feet, thence North 30 degrees 35 minutes 05 seconds West for 103.20 feet, thence North 45 degrees 06 minutes 20 seconds East parallel with said Southeasterly line for 793.08 feet, thence South 45 degrees 08 minutes 00 seconds East for 100.00 feet to the POINT OF BEGINNING, containing 1.850 acres more or less.

Description Parcel 2: Commence at the Southwest corner of Section 25, Township 7 South, Range 11 West, Gulf County, Florida. Thence North 89 degrees 52 minutes 00 seconds East along the South line of said Section 25 for 2222.50 feet; thence North 45 degrees 08 minutes 00 seconds West for 1856.93 feet to the POINT OF BEGINNING. Thence continue North 45 degrees 08 minutes 00 seconds West for 220.00 feet to the Southeasterly line of the Gulf County Canal Easement, thence North 45 degrees 06 minutes 20 seconds East along said Southeasterly line for 65.00 feet, thence South 45 degrees 08 minutes 00 seconds East for 220.00 feet, thence South 45 degrees 06 minutes 20 seconds West parallel with said Southeasterly line for 65.00 feet to the POINT OF BEGINNING, containing 0.328 acres more or less.

Description Parcel 3: Commence at the Southwest corner of Section 25, Township 7 South, Range 11 West, Gulf County, Florida. Thence North 89 degrees 52 minutes 00 seconds East along the South line of said Section 25 for 2222.50 feet, thence North 45 degrees 08 minutes 00 seconds West for 2076.93 feet to the Southeasterly line of the Gulf County Canal Easement for the POINT OF BEGINNING. Thence continue North 45 degrees 08 minutes 00 seconds West for 100.00 feet, thence North 45 degrees 06 minutes 20 seconds East parallel with said Southeasterly line for 65.00 feet, thence South 45 degrees 08 minutes 00 seconds East for 100.00 feet to said Southeasterly line of said canal, thence South 45 degrees 06 minutes 20 seconds West along said Southeasterly line for 65.00 feet to the POINT OF BEGINNING, containing 0.149 acres more or less.

Description Parcel 4: Commence at the Southwest corner of Section 25, Township 7 South, Range 11 West, Gulf County, Florida. Thence North 89 degrees 52 minutes 00 seconds East along the South line of said Section 25 for 2222.50 feet, thence North 45 degrees 08 minutes 00 seconds West for 71.26 feet to the POINT OF BEGINNING. Thence continue North 45 degrees 08 minutes 00 seconds West for 2005.67 feet to the Southeasterly line of the Gulf County Canal Easement, thence South 45 degrees 06 minutes 20 seconds West along said Southeasterly line of the Gulf County Canal Easement for 819.00 feet; thence South 30 degrees 35 minutes 05 seconds East along the Easterly boundary of the Treatment Plant site for 1605.99 feet, thence North 45

degrees 06 minutes 20 seconds East for 652.42 feet; thence North 89 degrees 59 minutes 10 seconds East for 637.72 feet; thence South 45 degrees 08 minutes 00 seconds East for 1244.31 feet to the Northwesterly right of way line of State Road No. S-382 which is a curve concave to the Southeast and having a radius of 3884.27 feet, thence Northeasterly along said curving right of way line for an arc distance of 100.00 feet, said arc having a chord of 100.00 feet bearing North 44 degrees 47 minutes 37 seconds East; thence North 45 degrees 08 minutes 00 seconds West for 1244.18 feet; thence North 44 degrees 52 minutes 00 seconds East for 20.00 feet to the POINT OF BEGINNING; containing 42.883 acres more or less.

Description of Parcel 5: Commence at the Southwest corner of Section 25, Township 7 South, Range 11 West, Gulf County, Florida. Thence North 89 degrees 52 minutes 00 seconds East along the South line of said Section 25 for 2222.50 feet; thence North 45 degrees 08 minutes 00 seconds West for 2076.93 feet to the Southeasterly line of the Gulf County Canal Easement; thence South 45 degrees 06 minutes 20 seconds West along said Southeasterly line for 819.00 feet to the POINT OF BEGINNING. Thence continue South 45 degrees 06 minutes 20 seconds West along said Southeasterly line for 350.00 feet, thence North 44 degrees 53 minutes 40 seconds West for 245.00 feet to the 1968 center line of said Canal; thence North 45 degrees 06 minutes 20 seconds East along said Center line for 412.49 feet to the Easterly line of the Treatment Plant site; thence South 30 degrees 35 minutes 05 seconds East along said Easterly line for 252.85 feet to the POINT OF BEGINNING, containing 2.144 acres more or less.

Description of Parcel 6: Commence at the Southwest corner of Section 25, Township 7 South, Range 11 West, Gulf County, Florida. Thence North 89 degrees 52 minutes 00 seconds East along the South line of said Section 25 for 2222.50 feet; thence North 45 degrees 08 minutes 00 seconds West for 2076.93 feet to the Southeasterly line of the Gulf County Canal Easement, thence South 45 degrees 06 minutes 20 seconds West along said Southeasterly line for 819.00 feet to the POINT OF BEGINNING; thence continue South 45 degrees 06 minutes 20 seconds West along said Southeasterly line for 150.00 feet; thence North 82 degrees 49 minutes 29 seconds East for 158.38 feet to the Easterly line of the Treatment Plant Site; thence North 30 degrees 35 minutes 05 seconds West along said Easterly line for 100.00 feet to the POINT OF BEGINNING, containing 0.167 acres more or less.

04267-000R  
378.91 AC

PSJ CITY LIMITS

04269-000R  
99.85 AC

PSJ CITY LIMITS

04267-075R

04269-000R

04267-070R  
876.40 AC

04576-000R  
11.80 AC N/L

04270-010R  
14.69 AC

04267-010R

04269-002R  
42.85 AC

PSJ CITY LIMITS

PSJ CITY LIMITS

04281-010R  
48.36 AC

04583-000R

04583-010R  
61.80 AC

COMMERCE BLVD

04583-147R  
LOT 9

04583-145R  
LOT 8

04583-146R  
LOT 3A

04583-137R  
LOT 7

04583-150R  
LOT 10

04583-151R  
LOT 11

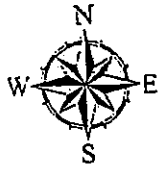
04583-152R  
LOT 12

04583-153R  
LOT 13

04583-154R  
LOT 14

04583-155R  
LOT 15

04583-156R  
LOT 16



# MATERIAL TRANSFER INDUSTRIES