

**ORDINANCE NO. 586**

**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 LONG AVENUE NORTH PLANNED UNIT DEVELOPMENT ZONING DISTRICT; ADOPTING CERTAIN REGULATORY REQUIREMENTS FOR THE LONG AVENUE NORTH 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 FOR AN EFFECTIVE DATE.**

**WHEREAS**, The City of Port St. Joe ("City") has deemed it appropriate to establish a planned unit development for a community ("Long Avenue North 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**, on March 2, 2021, the Planning and Development Review Board for the City, recommended approval of the Long Avenue North Planned Unit Development Zoning District ; and

**WHEREAS**, The Long Avenue North Planned Unit Development Zoning District is intended to consist of a residential development that includes recreational amenities such as walking trails, sidewalks and playing fields; and

**WHEREAS**, The Long Avenue North Planned Unit Development Zoning District will be served by City water and sewer facilities; and

**WHEREAS**, The Long Avenue North Planned Unit Development Zoning District will comply with the all applicable stormwater management requirements for the Property; and

**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 Long Avenue North 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 Long Avenue North 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 1.3.4, Low Density Residential R-1 and High Density Residential R-3.

### **SECTION 3. APPROVAL**

The establishment of the Long Avenue North 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 Long Avenue North Planned Unit Development Zoning District:

A. Residential. Provides for single family and multi-family residential units. Density shall not exceed three hundred (300) units.

B. Recreation. Active recreation means recreational lands and improvements that are facility oriented which may require equipment and take place at prescribed places, or sites, which may include a club house. Passive recreation means recreational lands and improvements that are natural resource oriented. Passive recreational facilities may include, but are not limited to walking, nature and bike trails, stormwater management facilities, viewing platforms, boardwalks, picnic areas and bird watching.

G. Permitted Accessory and Ancillary Uses. The following shall be accessory permitted uses within all areas of the Long Avenue North 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 residential, uses shall be served by central potable water facilities and central wastewater facilities, as provided by the City.

B. All development within the Long Avenue North Planned Unit Development Zoning District shall be in compliance with all applicable land development regulations of the City of Port St. Joe, except as otherwise contained in this Ordinance.

C. The minimum setbacks for residential units shall be as follows:

Front Setback: Fifteen (15) Feet

Side Setback: five (5) Feet

Rear Setback: ten (10) Feet

D. There shall be a minimum lot width of forty (40) feet for single family lots.

E. There shall be a minimum lot size of 2,000 square feet and a minimum square feet of living area of 1,000 square feet.

F. Maximum overall impervious coverage of the entire site shall be 60%.

G. Internal traffic circulation shall be designed to promote pedestrian and bicycle opportunities for residents. The paths can be of an impervious or pervious surface material.

H. The stormwater management system will be designed to comply with the standards of Chapter 62-330, FAC. and all other applicable regulations.

I. Streets may have a minimum right of way width of fifty (50) feet. 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.

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

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

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

The Long Avenue North Planned Unit Development Zoning District may be developed through a series of individual phases, with the submission of development plans and preliminary plats per phase. 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 Long Avenue North 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.

## **SECTION 8. ENFORCEMENT**

The City may enforce this Ordinance as authorized by law.

## **SECTION 9. 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 10. 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 Long Avenue North Planned Unit Development Zoning District.

## **SECTION 11. SEVERABILITY**

The provisions of the Ordinance are hereby declared to be severable. If any revision 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 12. EFFECTIVE DATE**

This Ordinance shall become effective as provided by law.

This Ordinance was adopted in open regular meeting after its second reading this April 6, 2021, after due notice in accordance with Florida Law.

ATTEST:

BOARD OF CITY COMMISSIONERS  
OF PORT ST. JOE, FLORIDA




Charlotte M. Pierce, City Clerk



Rex Buzzett, Mayor

APPROVED AS TO FORM:



Clinton McCahill, City Attorney

