

**ORDINANCE NO. 613**

AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN FOR FUTURE LAND USE MAP OF THE CITY OF PORT ST. JOE, FLORIDA BY AND THROUGH PROCEDURES REQUIRED FOR SMALL-SCALE MAP AMENDMENTS PURSUIT TO AUTHORITY UNDER STATE STATUTES SECTION 163.3187, SPECIFICALLY CHANGING PARCEL ID NUMBER 03040-010R FROM COMMERCIAL TO MEDIUM DENSITY RESIDENTIAL R-2, PROVIDING FOR THE AMENDMENT OF THE ZONING MAP OF THE CITY OF PORT ST. JOE; AND PROVIDING FOR REPEAL OF ANY CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Section 163.3187, Florida Statutes, provides for the authority and procedure for the City Commission of Port St. Joe, Florida to amend its Comprehensive Plan utilizing procedures applicable to small scale developments; and

WHEREAS, on October 1, 2024, the Planning and Development Review Board sitting as the local planning agency for the City, recommended approval of the small-scale amendment to the comprehensive plan and Zoning Map of the City; and

WHEREAS, the City Commission desires to adopt the amendment to the current comprehensive plan to guide and control the future development of the city, and to preserve, promote, and protect the public health, safety, and welfare.

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

**SECTION 1. APPROVAL**

The city of Port St. Joe Comprehensive Plan Future Land Use Map and Zoning Map are here by amended as set forth on Exhibit "A" and are hereby changed from Commercial land use to Medium Density Residential R-2 and the Zoning to Residential R-2B. The application and all documentation submitted by the Applicant in support of it are hereby incorporated by reference.

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

The Board of City Commissioners hereby finds and determines that the approval of the amendment is consistent with the goals, objectives and policies of the City of Port St. Joe Comprehensive Plan as amended.

**SECTION 3. ENFORCEMENT**

The City may enforce this Ordinance as authorized by law.

SECTION 4. FUTURE LAND USE MAP

Upon this Ordinance becoming effective, the City of Port St. Joe Future Land Use Map shall be amended to show the Property as having a land use of Medium Density Residential R-2.

SECTION 5. ZONING

The Zoning map of the City of Port St. Joe is hereby amended to show the property described in Exhibit "A" as Residential R-2B.

SECTION 6. REPEAL

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

SECTION 7. 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 affect other provisions or application of this Ordinance that can be given effect without the invalid provision or application.

SECTION 8. EFFECTIVE DATE

This ordinance shall become effective upon adoption as provided by law.

This Ordinance was adopted in open regular meeting after its second reading this 5<sup>th</sup> day of November, 2024.

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

By:   
Rex Buzzett, Mayor-Commissioner

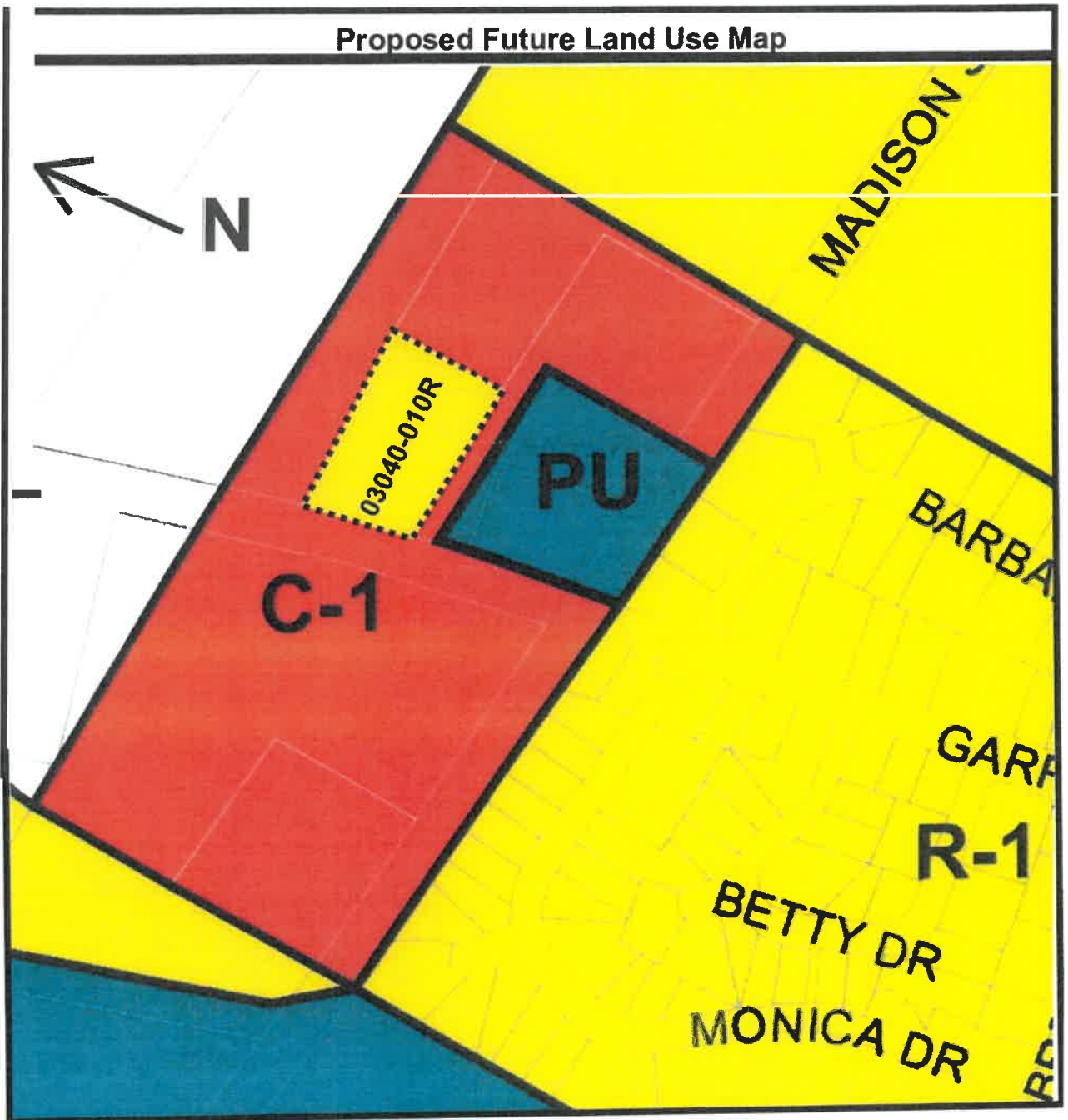
Attest: 

Charlotte M. Pierce

City Clerk

EXHIBIT "A"

Future Land Use Map:



**Legend**

Future Land Use




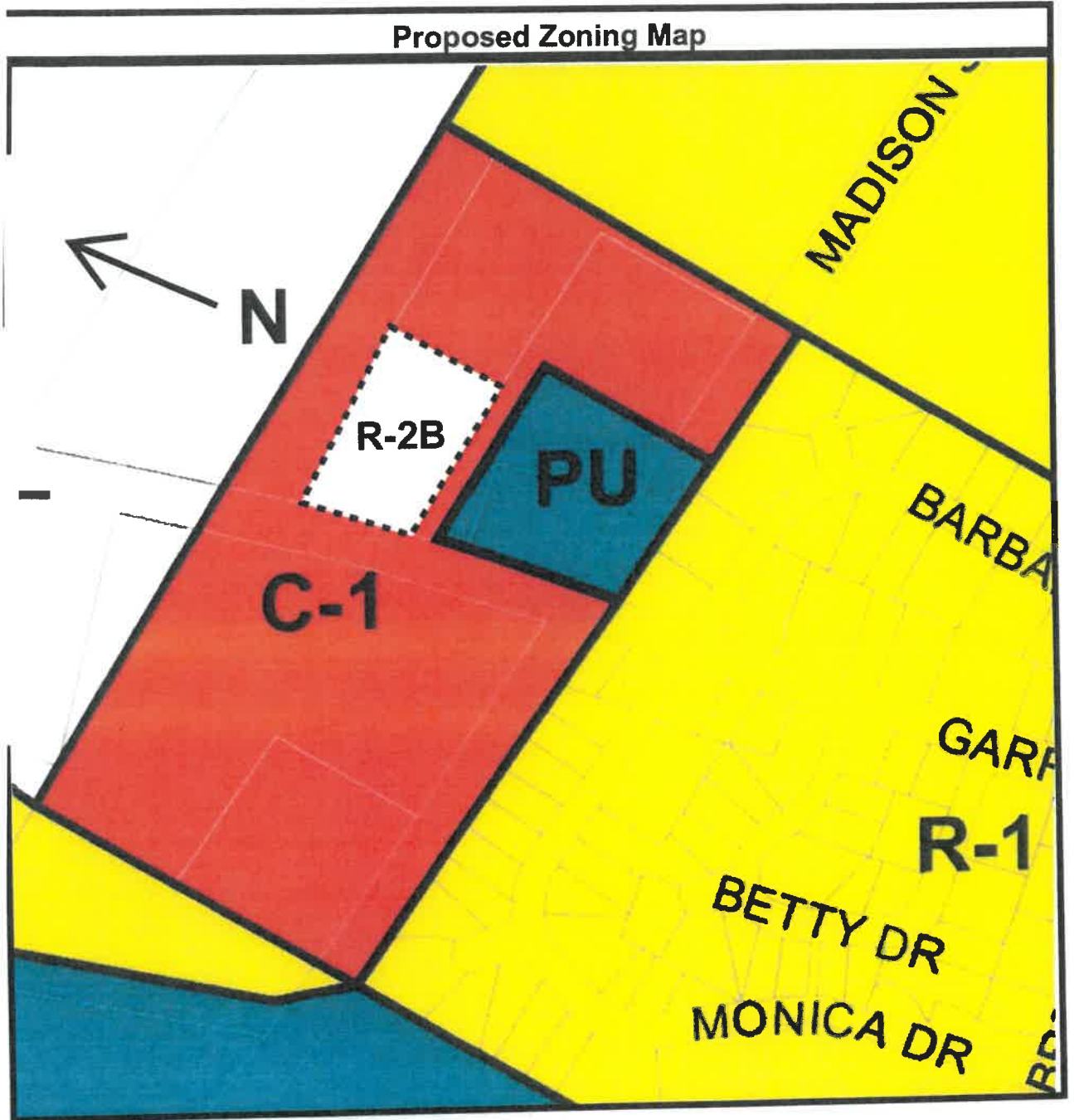
-  Commercial
-  Residential
-  Public Use

EXHIBIT "A"

Zoning Map:







Legend	
	C-1
	R-1
	PU
	R-2B

EXHIBIT "A."

COMMENCE AT THE NORTHWEST CORNER OF SECTION 18, TOWNSHIP 8 SOUTH, RANGE 10 WEST, GULF COUNTY, FLORIDA. AND THEN RUN SOUTH 89 DEGREES 21 MINUTES 38 SECONDS EAST 1652.62 FEET, THENCE RUN SOUTH 09 00 47 00 SECONDS WEST 462.73 FEET TO A ROD AND CAP, THE POINT OF BEGINNING OF **B O**. FROM SAID POINT OF BEGINNING THENCE RUN SOUTH 00 DEGREES 47 MINUTES 00 SECONDS WEST 258.64 FEET TO A ROD AND CAP, THENCE RUN SOUTH 11 DEGREES 04 MINUTES 06 SECONDS WEST 322.43 FEET TO A POINT ON THE EASTBLY RIGHT-OF-WAY BOUNDARY OF GARRISON AVENUE, SAID POINT LYING ON A CURVE CONCAVE TO THE SOUTHWESTERLY, THENCE RUN NORTHWESTERLY ALONG SAID RIGHT-OF-WAY BOUNDARY AND ALONG SAID CURVE WITH A RADIUS OF 5782.22 FEET THRU A CENTRAL ANGLE OF 02 DEGREES 45 MINUTES 21 SECONDS FOR AN ARC DISTANCE OF 278.10 FEET, THE CHORD OF SAID ARC BEING NORTH 14 DEGREES 17 MINUTES 05 SECONDS WEST 278.08 FEET, THENCE RUN EAST 394.40 FEET TO THE POINT OF BEGINNING ("Property").

Subject to covenants, conditions, restrictions, easements of record and for taxes for the current year