

ORDINANCE NO. 620

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF PORT ST. JOE, FLORIDA, SPECIFICALLY CHANGING THE ZONING DESIGNATION OF PARCEL ID NUMBER 03040-150R FROM COMMERCIAL C-1 AND RESIDENTIAL R-1 TO PUBLIC USE, AND PROVIDING FOR REPEAL OF ANY CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Chapter 163, Florida Statutes, empowers the City Commission of the City of Port St. Joe, Florida, to prepare and enforce Land Development Regulations for the implementation of the adopted Comprehensive Plan; and

WHEREAS, on July 14, 2025, the Planning and Development Review Board sitting as the local planning agency for the City, recommended approval of the amendment to the Official Zoning Map of the City; and

WHEREAS, the City Commission desires to adopt the amendment to the Official Zoning Map to guide and control the future development of the City, and to preserve, promote, and protect the public health, safety, and welfare; and

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 Official Zoning Map is hereby amended and the Parcel is hereby changed from Commercial C-1 and Residential R-1 Zoning Districts to Public Use Zoning District. 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 City Commission hereby finds and determines that the approval of the zoning to Public Use for the Parcel 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. ZONING

The Official Zoning map of the City of Port St. Joe is hereby amended to show the property described in Exhibit "A" and depicted on Exhibit "B" as Public Use.

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All ordinances or parts of ordinances in conflict herewith are hereby repealed.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 applications 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 5th day of August, 2025.

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

By: _____

Rex Buzzett, Mayor-Commissioner

Attest: _____

Charlotte M. Pierce
City Clerk

EXHIBIT "A"

LEGAL DESCRIPTION (PARCEL ID NUMBER 03040-150R):

A lot or parcel of land being located in the City of Port St. Joe, Gulf County, Florida, and being more particularly described as follows:

BEGINNING at the Northeast corner of the H.O.A. Common Area of the Retreat at Palmetto Bluff Subdivision as found recorded in the Office of the Clerk of Court of Gulf County, Florida, in Plat Book 8, Page 70, as marked by a 6"x6" Concrete Monument being on the North line of the Northwest 1/4 of the Southwest 1/4 of Section 18, Township 8 South, Range 10 West, and also being on the South line of Lot 8, Block Eight, of Ward Ridge Unit 2 Subdivision as found recorded in said Office in Plat Book 4, Page 4; thence along said North line bearing S 87°43'02" E a distance of 58.34 FT to the Southwest corner of Lot 7 of said Block Eight as marked by an Illegible Capped Pin; thence along said North line bearing N 89°30'44" E a distance of 55.83 FT to a 4"x4" Concrete Monument stamped B&H PRM LB 2372 being on the South line of said Lot 7; thence depart said North line bearing S 10°49'02" E a distance of 350.09 FT to an Illegible 4"x4" Concrete Monument; thence S 88°58'38" E a distance of 475.04 FT to the West right of way (R/W) of Garrison Avenue (100' R/W) as marked by an Illegible 4"x4" Concrete Monument; thence along said West R/W bearing S 10°47'43" E a distance of 1340.38 FT to a 6"x6" Concrete Monument; thence along said West R/W along a curve to the left having a delta angle of 06°19'45" with a radius of 1482.69 FT an arc length of 163.79 FT with a chord bearing of S 13°58'30" E a chord distance of 163.70 FT to a Capped Pin stamped PCP LB8011; thence along said West R/W along a curve to the left having a delta angle of 43°31'08" with a radius of 1482.69 FT an arc length of 1126.18 FT with a chord bearing of S 38°56'55" E a chord distance of 1099.30 FT to the intersection of said West R/W with the North R/W of Florida State Road 30A (200' R/W) as marked by a Capped Pin stamped PCP LB8011; thence along said North R/W bearing N 89°23'38" W a distance of 460.05 FT to a 6"x6" Concrete Monument stamped SRD ROW; thence along said North R/W bearing N 89°24'14" W a distance of 500.00 FT to a Capped Pin stamped PCP LB8011; thence depart said North R/W bearing N 01°16'35" E a distance of 299.81 FT to an Illegible 4"x4" Concrete Monument; thence N 89°22'42" W a distance of 299.99 FT to an Illegible 4"x4" Concrete Monument; thence S 01°12'44" W a distance of 300.10 FT to said North R/W as marked by an Illegible 4"x4" Concrete Monument; thence along said North R/W bearing N 89°22'07" W a distance of 342.36 FT to a Capped Pin stamped PRI LB 7137; thence depart said North R/W along a curve to the left having a delta angle of 29°55'49" with a radius of 270.00 FT an arc length of 141.04 FT with a chord bearing of N 15°48'20" W a chord distance of 139.45 FT to a Capped Pin stamped PRI LB 7137; thence N 30°45'44" W a distance of 95.02 FT to a Capped Pin stamped LB7858; thence N 01°13'00" E a distance of 941.82 FT to the Southeast corner of said H.O.A. Common Area as marked by a Capped Pin stamped PRI LB 7137; thence along the East line of said H.O.A. Common Area bearing N 01°13'08" E a distance of 1510.78 FT to the POINT OF BEGINNING. Said parcel being located in the City of Port St. Joe, Gulf County, Florida, in the SW 1/4 of Section 18, T8S, R10W and **containing 50.81 acres, more or less.**

EXHIBIT "B"

Zoning Map:

