

Did not pass 2/13/18

ORDINANCE NO. : 545

AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN AND THE FUTURE LAND USE MAP 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, SPECIFICALLY CHANGING PARCEL ID#05016-005R, FROM LOW DENSITY RESIDENTIAL TO HIGH DENSITY RESIDENTIAL; 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 AN EFFECTIVE DATE.

WHEREAS, §163.3187, Florida Statutes, provides for the authority and procedure for the City Commission of Port St. Joe, Florida to amend its Future Land Use Map utilizing procedures applicable to small scale developments; 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 public hearings to be held on February 13, 2018 and February 20, 2018, for the adoption of the amendment to the Future Land Use Map;

NOW THEREFORE BE IT ENACTED BY THE PEOPLE 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 as A PORTION OF LOTS 1 & 3, 5 W/2 OF 7 BEING PARCEL A ORB 594/844 ORB 615/96 FR UNDERWOOD BLK 46 MAP 50A, Gulf County, Florida, Parcel I. D. No. 05016-005R and more particularly described in Exhibit "A", attached and incorporated herein (the "Property"), is hereby approved and the land use designation for the Property on the City of Port St. Joe Future Land Use Map is hereby changed from Low Density Residential (R-1) to **High Density Residential (R-2B)**. The application and all documentation submitted by the Applicant in support of it are hereby incorporated by reference. Specifically approved is the sub area policy related to allowable density as set forth in the application

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 application and change in land use as set forth in Section 1 is consistent with the goals, objectives and policies of the City of Port St. Joe Comprehensive Plan.

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 **High Density Residential(R-2B)**. The City Manager is hereby directed to revise the City of Port St. Joe Future Land Use Map to reflect this designation.

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 High Density Residential.

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 affect 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 was adopted in open regular meeting this ___ day of ___, 2018.

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

By: _____
James "Bo" Patterson, Mayor-Commissioner

Attest : _____
Charlotte M. Pierce
City Clerk

Exhibit "A"
(Property Description and Map)

Property Description:

EXHIBIT "A"

Commence at the Southwest most corner of Lot 1, Block "46" of the Official Map No.1 of Port St. Joe, Florida, as per map or plat thereof recorded in Plat Book 1, Page 16, in the Public Records of Gulf County, Florida, said point lying on the Easterly right of way line of Monument Avenue; thence run along said Easterly right of way line as follows: North 18 degrees 23 minutes 43 seconds West 70.02 feet to a re-bar; thence run North 18 degrees 23 minutes 43 seconds West 50.01 feet to a re-bar said point being the POINT OF BEGINNING; thence leaving said POINT OF BEGINNING continue along said Easterly right of way line North 18 degrees 23 minutes 43 seconds West 50.01 feet to a re-bar lying on the Southerly right of way line of a 20 foot wide alley; thence leaving said Easterly right of way line run along said Southerly right of way line, North 71 degrees 38 minutes 22 seconds East 174.68 feet to a re-bar, thence leaving said Southerly right of way line run along the East boundary line of the West half of Lot 7, Block "46" of the Official Map No. 1 of Port St. Joe, Florida, as per map or plat thereof recorded in Plat Book 1, Page 16, in the public records of Gulf County, Florida, South 18 degrees 20 minutes 51 seconds East 50.00 feet to a re-bar; thence leaving said Easterly boundary line run South 71 degrees 38 minutes 01 seconds West 174.64 feet to the POINT OF BEGINNING. Containing 0.20 acres more or less.

SUBJECT TO A ROADWAY EASEMENT LYING OVER AND ACROSS THE EASTERLY 25 FEET OF THE ABOVE DESCRIBED PROPERTY AS SHOWN IN OR BOOK 594, PAGE 844.

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

SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS OF RECORD.

RE: UNDERWOOD/DODSWORTH