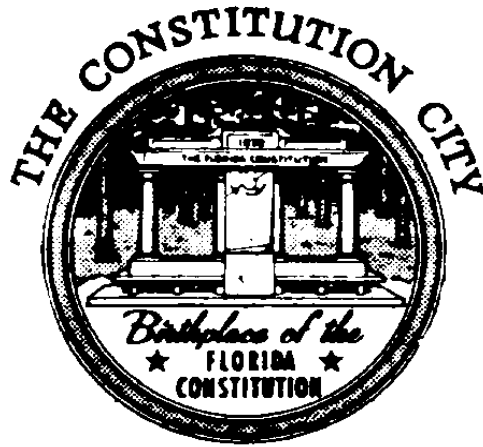


CITY OF PORT ST. JOE

COMPREHENSIVE PLAN



PREPARED BY
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Adopted 2007

City Commissioners

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**COMPREHENSIVE PLAN
CITY OF PORT ST. JOE, FLORIDA**

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I. INTRODUCTION

The City of Port St. Joe is an active and growing coastal community in Gulf County Florida. The City has undergone a rapid and dramatic shift in its underlying economic base over the last decade from forest-based products (a pulp mill) to instead, local industries tied to tourism, second homes, coastal living and recreation.

To adapt and thrive in this new economic setting the Port St. Joe Comprehensive Plan is necessary to preserve and enhance present advantages; encourage the most appropriate use of land, water, and resources, consistent with the public interest; and deal effectively with future problems that may result from the use and development of land within the jurisdictions. Under Chapter 163, Part II, F.S., *The Local Government Comprehensive Planning and Land Development Regulation Act* the City of Port St. Joe has the power and responsibility:

- (a) To plan for future development and growth.
- (b) To adopt and amend this comprehensive plans, or elements or portions thereof, to guide future development and growth.
- (c) To implement this adopted or amended comprehensive plan by the adoption of appropriate land development regulations or elements thereof.
- (d) To establish, support, and maintain the administrative instruments and procedures to carry fulfill the intent of Chapter 163, F.S.

The current update of the City's Comprehensive Plan responds to changes in state, regional and local policies on planning and growth management, changes in conditions and trends in the City of Port St Joe and changes recommended in the 1998 Evaluation and Appraisal Report. It is the purpose of this plan update to utilize and strengthen the existing role, processes and powers of the City in the establishment and implementation of comprehensive planning programs to guide and control future development through the 2020-year planning period and beyond.

Through the process of comprehensive planning, the City of Port St. Joe can preserve, promote, protect and improve the public health, safety, comfort, good order, appearance, convenience, law enforcement and fire prevention and general welfare; prevent the overcrowding of land and avoid undue concentration of population; facilitate the adequate and efficient provision of transportation, water, sewerage, schools, parks, recreational facilities, housing and the requirements and services; and conserve, develop, utilize and protect natural resources within its jurisdictions.

The City of Port St. Joe desires to encourage and assure cooperation with Gulf County and to encourage and assure coordination of planning and development activities of other units of local government with the planning activities of regional agencies and state government in accord with applicable provisions of law. The adopted Goals, Objectives and Policies and the Map Series have the legal status set out in act and no public or private development is permitted, except in conformity with this Comprehensive Plan, adopted in conformity with the Growth Management Act of 1985. The data and analysis supporting each Element of this Comprehensive Plan is included in the Technical Volume.