

ORDINANCE NO. 315

**AN ORDINANCE OF THE CITY OF PORT ST. JOE, FLORIDA AMENDING THE COMPREHENSIVE PLAN OF THE CITY OF PORT ST. JOE, FLORIDA, CHANGING THE BOUNDARIES OF THE MUNICIPALITY BASED ON PREVIOUS ANNEXATIONS, AMENDING THE CURRENT AND FUTURE LAND USE MAP; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH, PROVIDING FOR SEVERABILITY AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the City of Port St. Joe has by Ordinance annexed certain real property into the City limits since the adoption of the Comprehensive Plan of the City of Port St. Joe; and

**WHEREAS**, State law requires a comprehensive plan amendment to update certain portions of the Comprehensive Plan to include newly annexed property; and

**WHEREAS**, it is in the best interest of the citizens of the City in compliance with State law to amend the Comprehensive Plan to update the current and future land use maps.

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

Section 1. The legal description of the City of Port St. Joe, Florida which has read as follows:

See Exhibit "A"

is hereby amended to read as follows:

See Exhibit "B"

Section 2. The map of the City of Port St. Joe, a copy of which is attached hereto, is hereby adopted as the official map of the City of Port St. Joe.

Section 3. REPEAL: All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 4. EFFECTIVE DATE: This ordinance shall become effective as provided by law.

Section 5. SEVERABILITY: If any section, subsection, sentence, clause or provision of this ordinance is held invalid, the remainder shall not be affected by such invalidity.

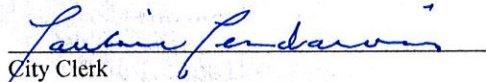
**DULY PASSED AND ADOPTED** by the Board of City Commissioners of Port St. Joe, Florida this 2<sup>nd</sup> day of November, 2004.

**THE CITY OF PORT ST. JOE**



FRANK PATE, JR., MAYOR-COMMISSIONER

**ATTEST:**

  
City Clerk

The following commissioners voted yea: Pate, Reeves, Crews, Roberts, and Horton

The following commissioners voted nay: None



**PREBLE-RISH, INC.**  
**CONSULTING ENGINEERS**

Port St. Joe • Tallahassee • Panama City • Santa Rosa Beach • Chipley

**City of Port St. Joe City Limits**  
**September 8, 2003**

Commence at a ¾" iron rod marking the Southeast corner of the Southwest Quarter of the Southwest Quarter of Section 12, Township 8 South, Range 11 West, Gulf County, Florida and thence run North 89 degrees 27 minutes 35 seconds West along the South boundary line of said Section 12 for 303.20 feet to a six inch square right of way concrete monument on the Easterly right of way line of U.S. Highway 98; thence continue North 89 degrees 27 minutes 35 seconds West along said South boundary line for 178.00 feet to the point where the said South boundary line intersects with the shoreline of St. Joseph Bay; thence continue North 89 degrees 27 minutes 35 seconds West along a projection of said South boundary for 5280 feet to a point in said St. Joseph Bay for the Point of beginning; from said Point of beginning run South 89 degrees 27 minutes 35 seconds East for 5458.00 feet to above mentioned six inch square right of way concrete monument on the Easterly right of way line of said U.S. Highway 98, concrete monument lying on a curve concave to the Easterly; thence Southerly along said right of way line and curve with a radius of 7681.11 feet, through a central angle of 01 degrees 52 minutes 28 seconds, for an arc distance of 251.30 feet (chord of said arc being South 00 degrees 48 minutes 51 seconds West, 251.28 feet; thence South 00 degrees 00 minutes 47 seconds East long said Easterly right of way line for 94.81 feet to a point of curve concave to the Easterly; thence Southerly along said right of way line and curve with a radius of 2732.93 feet, through a central angle of 11 degrees 27 minutes 36 seconds, for an arc distance of 546.63 feet (chord of said arc being South 05 degrees 44 minutes 35 seconds East, 545.72 feet; thence South 11 degrees 21 minutes 21 seconds East along said Easterly right of way line for 92.80 feet; thence leaving said Easterly right of way line run South 89 degrees 36 minutes 46 seconds East for 228.47 feet to a triangular St. Joe Paper Company concrete monument on the West boundary line of Oak Grove Subdivision as per plat thereof recorded in Plat Book 1, Page 12 of the Public Records of Gulf County, Florida; thence North 00 degrees 31 minutes 41 seconds East along said West boundary for 138.98 feet to a triangular St. Joe Paper Company concrete monument lying on the South right of way line of Iola Street; thence North 00 degrees 18 minutes 53 seconds East for 59.71 feet to a triangular St. Joe Paper Company concrete monument lying on the North right of way line of said Iola Street; thence North 00 degrees 06 minutes 43 seconds East for 262.06 feet to a triangular St. Joe Paper Company concrete monument lying on the South right of way line of Madison Street; thence North 00 degrees 24 minutes 30 seconds East for 64.80 feet to a triangular St. Joe Paper Company concrete monument lying on the North right of way line of said Madison Street (concrete monument also marking the Southwest corner of the J.H. Norton Subdivision of Oak Grove Florida as per plat thereof recorded in Plat Book 2, Page 5 of the Public Records of Gulf County, Florida); thence North 00 degrees 21 minutes 15 seconds East along the West boundary line of said subdivision for 453.18 feet to a ¾" iron rod marking the Northwest corner of said Subdivision (also the Southeast corner of the Southwest Quarter of the Southwest Quarter of Section 12, Township 8 South, Range 11 West, Gulf County, Florida); thence South 89 degrees 27 minutes 35 seconds East along the South boundary line of said Section 12 and the North boundary of said J.H. Norton Subdivision of Oak Grove Florida and a

projection thereof for 2457.26 feet to a 4 inch square concrete monument lying on the Westerly right of way line of Long Avenue; thence South 18 degrees 49 minutes 06 seconds East along said Westerly right of way line for 551.86 feet; thence South 01 degrees 14 minutes 07 seconds West along said Westerly right of way line for 1566.97 feet; thence leaving said Westerly right of way line run South 88 degrees 48 minutes 48 seconds East for 1312.86 feet to a Saint Joe Paper Company 6 inch square concrete monument lying on the East boundary line of Section 13, Township 8 South, Range 11 West, thence South 01 degrees 17 minutes 06 seconds West along said East boundary line for 534.21 feet to a Saint Joe Paper Company six inch concrete monument marking the Southwest corner of the Northwest Quarter of Section 18, Township 8 South, Range 10 West; thence South 88 degrees 59 minutes 12 seconds East for 660.00 feet to a Saint Joe Paper Company six inch concrete monument; thence South 01 degrees 13 minutes 00 seconds West along a line 660 feet east of and parallel with the West boundary line of said Section 18 for 2667.26 feet to a triangular St. Joe Paper Company concrete monument lying on the Northerly right of way line of U.S. Highway 98; thence North 89 degrees 23 minutes 37 seconds West along said Northerly right of way line for 660.04 feet to a point marking the intersection of the West boundary line of said Section 18 and the said Northerly right of way line of U.S. Highway 98; thence leaving said Northerly right of way line run South 00 degrees 52 minutes 20 seconds East for 200.07 feet to a point marking the intersection of the Southerly right of way line of said U.S. Highway 98 and the Westerly boundary line of Section 19, Township 8 South, Range 10 West; thence South 01 degrees 24 minutes 56 seconds East along the West boundary line of said Section 19 for 3716.57 feet to a Saint Joe Paper Company six inch concrete monument marking the Northwest corner of the Southwest Quarter of the Southwest Quarter of said Section 19, Township 8 South, Range 10 West; thence South 89 degrees 44 minutes 40 seconds East along the North boundary of the said Southwest Quarter of the Southwest Quarter for 1286.43 feet to the center of Depot Creek; thence North 07 degrees 30 minutes 11 seconds West along the centerline of said Depot Creek for 3743.81 feet to a point marking the intersection of said center of Depot Creek with the South right of way line of said U.S. Highway 98; thence North 00 degrees 36 minutes 23 seconds East for 200.01 feet to a point on the North right of way line of said U.S. Highway 98; thence South 89 degrees 23 minutes 37 seconds East along said North right of way line for 1458.29 feet to the point of intersection of the said North right of way line with the Westerly right of way line of Garrison Avenue, point lying on a curve concave to the Northeasterly; thence Northwesterly along said right of way line and curve with a radius of 1482.69 feet, through a central angle of 49 degrees 53 minutes 42 seconds, for an arc distance of 1291.18 feet (chord of said arc being North 35 degrees 45 minutes 28 seconds West for 1250.76 feet; thence North 10 degrees 48 minutes 37 seconds West along said Westerly right of way line for 102.69 feet to the point of intersection of the said Westerly right of way line with a Westerly projection of the South boundary line of Southgate Subdivision as per plat thereof recorded in Plat Book 4, Page 17 of the Public Records of Gulf County, Florida; thence South 89 degrees 09 minutes 23 seconds East along said projection for 862.11 feet to the Southeast corner of said Southgate Subdivision; thence North 10 degrees 47 minutes 09 seconds West along the Easterly boundary line of said Southgate Subdivision for 936.67 feet; thence North 89 degrees 09 minutes 23 seconds West for 141.30 feet; thence North 01 degrees 20 minutes 34 seconds East for 633.80 feet to a point lying on the South boundary line of the Northwest Quarter of Section 18, Township 8 South, Range 10 West; thence North 88 degrees 59 minutes 12 seconds West along said South boundary line for 450.54 feet to a Saint Joe Paper Company six inch concrete monument marking the Southeast corner of Ward Ridge Florida Unit One as per plat thereof

recorded in Plat Book 2, Page 3 of the Public Records of Gulf County, Florida; thence North 01 degrees 11 minutes 47 seconds East along the East boundary line of said Ward Ridge Florida Unit One and a projection thereof for 2650.33 feet to a point lying on the North boundary line of Section 18, Township 8 South, Range 10 West; thence North 89 degrees 27 minutes 35 seconds West along said North boundary line for 1677.01 feet to a point marking the Southeast corner of Section 12, Township 8 South, Range 11 West (point also being on the Range Line between Range 10 West and Range 11 West); thence North 00 degrees 36 minutes 05 seconds East along said Range Line and the East boundary line of said Section 12 for 1915.15 feet; thence leaving said Range Line run South 89 degrees 55 minutes 11 seconds East for 469.80 feet to the Southeast corner of Garrison Plantation as per plat thereof recorded in Plat Book 4, Page 9 of the Public Records of Gulf County, Florida; thence along the easterly boundary line of Garrison Plantation as follows: North 00 degrees 04 minutes 49 seconds East for 735.69 feet; thence South 89 degrees 34 minutes 37 seconds East for 140.46 feet; thence North 13 degrees 54 minutes 49 seconds West for 27.57 feet; thence South 75 degrees 52 minutes 43 seconds West for 269.57 feet; thence North 06 degrees 25 minutes 27 seconds West for 203.55 feet; thence North 33 degrees 51 minutes 09 seconds West for 69.78 feet; thence North 08 degrees 35 minutes 26 seconds West for 36.72 feet to a four inch square concrete monument No. 6019 on the Southerly right of way line of Twentieth Street; thence leaving said Easterly boundary line run South 71 degrees 13 minutes 49 seconds West along said Southerly right of way line for 465.42 feet to the point of intersection of the said Southerly right of way line with the Range Line between Range 10 West and Range 11 West; thence North 00 degrees 00 minutes 52 seconds East along said Range Line for 2243.40 feet to the Northeast corner of Section 12, Township 8 South, Range 11 West; thence North 00 degrees 17 minutes 51 seconds East along said Range line and the East boundary line of Section 1, Township 8 South, Range 11 West for 5282.68 feet to a point of intersection of the said Range Line and the Township Line between Township 8 South and Township 7 South; thence North 01 degrees 37 minutes 26 seconds East along the said Range Line and the East boundary line of Section 36, Township 7 South, Range 11 West for 5263.51 feet to the Northeast corner of said Section 36; thence continue North 01 degrees 37 minutes 26 seconds East along said Range Line for 1788.29 feet to a point on the Southwesterly boundary line of Florida Power Corporation property recorded in Official Record Book 15, Page 98 of the Public Records of Gulf County, Florida; thence North 42 degrees 22 minutes 05 seconds West along said Southwesterly boundary for 3134.06 feet to a point on the Southeasterly line of the Gulf County Canal; thence South 48 degrees 51 minutes 54 seconds West along said Gulf County Canal for 579.56 feet; thence leaving said Gulf County Canal run South 44 degrees 44 minutes 57 seconds East for 335.00 feet; thence South 46 degrees 12 minutes 46 seconds West for 660.00 feet; thence South 44 degrees 46 minutes 54 seconds East for 1456.10 feet; thence South 45 degrees 24 minutes 08 seconds West for 1500.00 feet; thence South 44 degrees 46 minutes 52 seconds East for 1500.00 feet; thence South 45 degrees 24 minutes 08 seconds West for 772.17 feet; thence South 44 degrees 47 minutes 59 seconds East for 712.72 feet to a point of curve to the right; thence along said curve with a radius of 1879.86 feet, through a central angle of 01 degrees 54 minutes 14 seconds, for an arc distance of 62.46 feet (chord of said arc being South 43 degrees 50 minutes 44 seconds East, 62.46 feet) to a four inch square concrete monument No. 2372; thence South 45 degrees 12 minutes 01 seconds West for 118.46 feet to a four inch square concrete monument No. 2372; thence South 44 degrees 47 minutes 59 seconds East for 25.00 feet to a four inch square concrete monument No. 2372; thence South 45 degrees 12 minutes 01 seconds West for 210.50 feet; thence North 44 degrees 47 minutes 59 seconds