

**ORDINANCE NO. 279**

**AN ORDINANCE PROVIDING FOR THE VOLUNTARY ANNEXATION OF CERTAIN LANDS ADJACENT TO THE NORTH BOUNDARY OF THE CITY LIMITS; PROVIDING A DESCRIPTION OF THE LANDS TO BE ANNEXED; PROVIDING FOR THE REDEFINING OF CITY BOUNDARIES TO INCLUDE SAID LANDS; PROVIDING FOR SEVERABILITY AND PROVIDING FOR AN EFFECTIVE DATE**

WHEREAS, the owners of the lands described in Exhibit "A", pursuant to §171.044, Florida Statutes, have each voluntarily petitioned the City of Port St. Joe to annex the lands described in Exhibit "A", and

WHEREAS, a copy of the Public Notice to consider this ordinance for final adoption was provided to the Board of County Commissioners of Gulf County, Florida and

WHEREAS, the City of Port St. Joe has caused to be published a notice, together with a map showing the area sought to be annexed, which notice is attached to this ordinance, and

WHEREAS, the City Commissioners of the City of Port St. Joe have ascertained that it is in the best interests of the City of Port St. Joe to annex said lands; now, therefore,

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

1. The City does hereby annex the lands described in Exhibit "A" attached hereto;
2. The city boundaries shall be amended and redefined to include the lands to be annexed which are described in Exhibit "A" attached hereto;
3. REPEAL: All ordinances or parts of ordinances in conflict herewith are hereby repealed.
4. EFFECTIVE DATE: This ordinance shall become effective upon adoption as provided by law.

**THIS ORDINANCE ADOPTED** this 4th day of September, 2001.

**BOARD OF CITY COMMISSIONERS  
PORT ST. JOE, FLORIDA**

  
Mayor-Commissioner

ATTEST:

  
City Clerk

The following commissioners voted yea:

# EXHIBIT "A"

## Legal Description:

That portion of Sections 25, 35 and 36, Township 7 South, Range 11 West lying South of the Gulf County Canal.

## LESS AND EXCEPT THE FOLLOWING PARCELS:

1. Block 4 of McClellan and Dickens Subdivision according to the plat thereof recorded in the Public Records of Gulf County, Florida at Plat Book 1, page 24, including those portions of King Street, Washington Street, east of the centerline of Jefferson Street and south of the centerline of Alma Avenue which are adjacent to Block 4.

### 2. Parcel 1

Commence at the Southwest corner of Section 25, Township 7 South, Range 11 West, Gulf County, Florida. Thence North 89 degrees 52 minutes 00 seconds East along the south line of said Section 25 for 2222.50 feet; thence North 45 degrees 08 minutes 00 seconds West for 2076.93 feet to the southeasterly line of the Gulf County canal easement for the Point of Beginning. Thence South 45 degrees 06 minutes 20 seconds West along said southeasterly line for 819.00 feet; thence North 30 degrees 35 minutes 05 seconds West for 103.20 feet; thence North 45 degrees 06 minutes 20 seconds East parallel with said southeasterly line for 793.08 feet; thence South 45 degrees 08 minutes 00 seconds East for 100.00 feet to the Point of Beginning, containing 1.850 acres more or less.

### Parcel 2

Commence at the Southwest corner of Section 25, Township 7 South, Range 11 West, Gulf County, Florida. Thence North 89 degrees 52 minutes 00 seconds East along the south line of said Section 25 for 2222.50 feet; thence North 45 degrees 08 minutes 00 seconds West for 1856.93 feet to the Point of Beginning. Thence continue North 45 degrees 08 minutes 00 seconds West for 220.00 feet to the southeasterly line of the Gulf County canal easement; thence North 45 degrees 06 minutes 20 seconds East along said southeasterly line for 65.00 feet; thence South 45 degrees 08 minutes 00 seconds East 220.00 feet; thence South 45 degrees 06 minutes 20 seconds West parallel with said southeasterly line for 65.00 feet to the Point of Beginning containing 0.328 acres more or less.

### Parcel 3

Commence at the Southwest corner of Section 25, Township 7 South, Range 11 West, Gulf County, Florida. Thence North 89 degrees 52 minutes 00 seconds East along the south line of Section 25 of 2222.50 feet; thence North 45 degrees 08 minutes 00 seconds West for 2076.93 feet to the southeasterly line of the Gulf County canal easement for the Point of Beginning. Thence continue North 45 degrees 08 minutes 00 seconds West for 100.00 feet; thence North 45 degrees 06 minutes 20 seconds East parallel with said southeasterly line for 65.00 feet; thence South 45 degrees 08 minutes 00 seconds East for 100.00 feet to said southeasterly line of said canal; thence South 45 degrees 06 minutes 20 seconds West along said southeasterly line for 65.00 feet to the Point of Beginning, containing 0.149 acres more or less.

Parcel 4

Commence at the Southwest corner of Section 25, Township 7 South, Range 11 West, Gulf County, Florida. Thence North 89 degrees 52 minutes 00 seconds East along the south line of said Section 25 for 2222.50 feet; thence North 45 degrees 08 minutes 00 seconds West for 71.26 feet to the Point of Beginning. Thence continue North 45 degrees 08 minutes 00 seconds West for 2005.67 feet to the southeasterly line of the Gulf County canal easement; thence South 45 degrees 06 minutes 20 seconds West along said southeasterly line of the Gulf County canal easement for 819.00 feet; thence South 30 degrees 35 minutes 05 seconds East along the easterly boundary of the treatment plant site for 1605.99 feet; thence North 45 degrees 06 minutes 20 seconds East for 652.43 feet; thence North 89 degrees 59 minutes 10 seconds East for 637.72 feet; thence South 45 degrees 08 minutes 00 seconds East for 1244.31 feet to the northwesterly right of way line of State Road No. S-382 which is a curve concave to the southeast and having a radius of 3884.27 feet; thence Northeasterly along said curving right of way line for an arc distance of 100.00 feet, said arc having a chord of 100.00 feet bearing North 44 degrees 47 minutes 37 seconds East; thence North 45 degrees 08 minutes 00 seconds West for 1244.18 feet; thence North 44 degrees 52 minutes 00 seconds East for 20.00 feet to the Point of Beginning, containing 42.883 acres more or less.

Parcel 5

Commence at the Southwest corner of Section 25, Township 7 South, Range 11 West, Gulf County, Florida. Thence North 89 degrees 52 minutes 00 seconds East along the south line of said Section 25 for 2222.50 feet; thence North 45 degrees 08 minutes 00 seconds West for 2076.93 feet to the southeasterly line of Gulf canal easement; thence South 45 degrees 06 minutes 20 seconds West along said southeasterly line for 819.00 feet to the Point of Beginning. Thence continue South 45 degrees 06 minutes 20 seconds West along said southeasterly line for 350.00 feet; thence North 44 degrees 53 minutes 40 seconds West for 245.00 feet to the 1968 center line of said canal; thence North 45 degrees 06 minutes 20 seconds East along said center line for 412.49 feet to the easterly line of the treatment plant site; thence South 30 degrees 35 minutes 05 seconds East along said easterly line for 252.85 feet to the Point of Beginning, containing 2.144 acres more or less.

Parcel 6

Commence at the Southwest corner of Section 25, Township 7 South, Range 11 West, Gulf County, Florida. Thence North 89 degrees 52 minutes 00 seconds East along the south line of said Section 25 for 2222.50 feet; thence North 45 degrees 08 minutes 00 seconds West for 2076.93 feet to the southeasterly line of the Gulf County canal easement; thence South 45 degrees 06 minutes 20 seconds West along said southeasterly line for 819.00 feet to the Point of Beginning; thence continue South 45 degrees 06 minutes 20 seconds West along said southeasterly line for 150.00 feet; thence North 82 degrees 49 minutes 29 seconds East for 158.38 feet to the easterly line of the treatment plant site; thence North 30 degrees 35 minutes 05 seconds West along said easterly line for 100.00 feet to the Point of Beginning, containing 0.167 acres more or less.

3. A portion of Section 25 and 36, Township 7 South, Range 11 West, Gulf County, Florida, more particularly described as follows:

Commence at the Southwest Corner of Section 25, Township 7 South, Range 11 West, and extend a line North 89°52' East along the South line of said Section 25 for 2,222.50 feet to the Point of Beginning. From this Point of Beginning extend a line South 45°08' East for 1,128.56 feet; thence North 45°03' East for 920.0 feet; thence North 45°08' West for 1,500.0 feet; thence North 45°03' East for 1,500.0 feet; thence North 45°08' West for 1,483.56 feet; thence South 45°03' West for 2,420.0 feet; thence South 45°08' East for 1,855.0 feet to the Point of Beginning.

4. Commence at the Southwest corner of Section 25 Township 7 South, Range 11 West, Gulf County, Florida; thence North 89°52' East along the South line of said Section 25 for 2222.50 feet; thence North 45°08' West for 1855.00 feet; thence North 45° 03' East for 2420.00 feet to a St. Joe Paper Company monument marking the most easterly corner of the parcel described in Gulf County Official Records Book 36, Page 616 for the Point of Beginning. Thence South 45°06'05" East along the Southeasterly projection of the Northeasterly boundary of said parcel for 27.46 feet; thence North 45°51'38" East for 660.00 feet; thence North 45°06'05" West for 335 feet, more or less, to the mean high water line of the Gulf County Canal. Thence Southwesterly along said mean high water line for 662 feet, more or less, to the Northeasterly boundary of said parcel; thence South 45°06'05" East along said Northeasterly boundary for 301 feet, more or less, to the Point of Beginning.

5. Parcel 1

A 25-foot wide strip of land lying 12.5 feet on each side of the following described center line:

Commence at the Northeast corner of Section 36, Township 7 South, Range 11 West, said point being N1°20'43"E, 5263.51 feet from the Southeast corner of said Section 36; thence N1°20'43"E along a projection of the East boundary of said Section 36, 623.40 feet to the center line of State Road No. S-382; thence S54°43'18"W along said center line 2304.81 feet to the point of tangency of a curve concave Southeasterly and having a radius of 3834.27 feet; thence continue S54°43'18"W along the tangent of said curve, 406.29 feet to the center line of the Apalachicola Northern Railroad; thence continue S54°43'18"W, a distance of 30.44 feet; thence S45°04'42"E, parallel to and 30 feet Southwesterly of said railroad center line, 637.11'; thence S44°55'18"W, 330 feet to the Southwesterly boundary of Florida Power Corporation's Port St. Joe Industrial Substation property; thence S45°04'42"E, along said Southwesterly boundary, 62.45 feet to the most Southerly corner of said substation property; thence S45°04'42"E, 12.5 feet to the Point of Beginning; thence N44°55'18"E parallel to and 12.5 feet from the Southeasterly boundary of said substation 210.5 feet. Said tract being rectangular 25 feet by 210.5 feet abutting the South~~west~~<sup>east</sup> boundary line of Florida Power Corporation's existing Port St. Joe Industrial Substation and containing approximately 0.12 acres.

Parcel 2

Commence at the Northeast corner of Section 36, Township 7 South, Range 11 West, said point being N 1°20'43" E a distance of 5263.51 feet from the Southeast corner of said Section 36; thence N 1°20'43" E along a projection of the East boundary of said Section 36, a distance of 623.40 feet to the center line of State Road No. S-382, said road having a 100.00 foot wide right-of-way lying 50.00 feet each side of said center line; thence S 54°43'18" W along said center line 2304.81 feet to the Point of Tangency of a curve concave Southeasterly and having a radius of 3834.27 feet; thence continue S 54°43'18" W along the tangent of said curve, 406.29 feet to the center line of the Apalachicola Northern Railroad, thence continue S 54°43'18" W a distance of 30.44 feet; thence S 45°04'42" E a distance of 74.92 feet to the Point of Beginning, said point being 50.00 feet from and radial to the center line of said road and on the Southeasterly right-of-way line curve of said State Road, said point being a chord bearing and distance of S 52°30'19" W 424.64 feet from the Point of Tangency of said right-of-way curve that has a radius of 3784.27 feet; thence continue S 45°04'42" E along the railroad right-of-way line parallel to and 30.00 feet from the center line of said railroad 562.19 feet to the Point of Curvature of the railroad right-of-way line curve, said curve being concave Southwesterly and having a radius of 1879.86 feet; thence along arc of said right-of-way line curve a chord bearing and distance of S 44°07'27" E 62.46 feet; thence S 44°55'18" W 328.96 feet; thence N 45°04'42" W 330.00 feet; thence N 44°55'18" E 202.00 feet; thence N 45°04'42" W 300.00 feet to a point on the Southeasterly right-of-way line curve of said State Road No. S-382, said point being 50.00 feet from and radial to the center line of said State Road, also being the point where the Southwesterly right-of-way line of Florida Power Corporation's 100.00 foot wide right-of-way as described in Deed Book 35, Page 468, Public Records of Gulf County, Florida, intersects the Southeasterly right-of-way line of State Road No. S-382; thence along the arc of said right-of-way line curve 50.00 feet from and parallel to the center line of said road a chord bearing and distance of N 47°19'08" E 128.12 feet to the Point of Beginning; all lying and being in Section 36, Township 7 South, Range 11 East, Gulf County, Florida. Containing 3.37 acres, more or less.

6. That portion of Section 25 lying east of the west boundary of the Florida Corporation Transmission Line Easement.

## NOTICE OF VOLUNTARY ANNEXATION

NOTICE is hereby given that the St. Joe Company and The Port St. Joe Port Authority has requested the City of Port St. Joe to voluntarily annex the lands shown on the map attached hereto. The lands are located contiguous to the north boundary of the City of Port St. Joe and encompasses government Lot 4 and portions of Government Lots 2 and 3. An exact description of the property and the Ordinance No. 279 is on file with the City Clerk at the Municipal Building, 305 Cecil G. Costin, Sr. Boulevard, Port St. Joe, Florida, and may be inspected there.

The City will consider the adoption of Ordinance No. 279, AN ORDINANCE PROVIDING FOR THE VOLUNTARY ANNEXATION OF CERTAIN LANDS ADJACENT TO THE NORTH BOUNDARY OF THE CITY LIMITS; PROVIDING A DESCRIPTION OF THE LANDS TO BE ANNEXED; PROVIDING FOR THE REDEFINING OF CITY BOUNDARIES TO INCLUDE SAID LANDS; PROVIDING FOR SEVERABILITY AND PROVIDING FOR AN EFFECTIVE DATE, which will be the annexing ordinance applicable to the above land at its regular meeting on September 4, 2001, at 6:00 o'clock p.m., EDST, in the City Commission Meeting Room, Municipal Building, 305 Cecil G. Costin, Sr. Boulevard, Port St. Joe, Florida. All interested persons may appear and be heard.



