

ORDINANCE NO.: 373

AN ORDINANCE OF THE CITY OF PORT ST. JOE REPEALING ORDINANCE NO. 370, CITY OF PORT ST. JOE, PROVIDING FOR RESCISSION OF DENSITY BONUS AGREEMENT PERTAINING TO THOSE LANDS COVERED BY ORDINANCE 370, AND PROVIDING FOR AN EFFECTIVE DATE.

BE IT ENACTED BY THE CITY COMMISSION OF THE CITY OF PORT ST. JOE,

FLORIDA:

- 1. Ordinance Number 370 of the City of Port St. Joe, entitled:

AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN OF THE CITY OF PORT ST. JOE, FLORIDA, BY AND THROUGH PROCEDURES REQUIRED FOR SMALL-SCALE MAP AMENDMENTS PURSUANT TO AUTHORITY UNDER FLORIDA STATUTES §420.6256 AND §163.3187, SPECIFICALLY CHANGING A TRACT OF LAND CONTAINING APPROXIMATELY NINE HUNDRED SIXTY FIVE (965) ACRES FROM AGRICULTURAL TO RESIDENTIAL - LOW DENSITY (R-1); AMENDING THE CITY OF PORT ST. JOE FUTURE LAND USE MAP; PROVIDING FOR REPEAL OF ANY CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

is hereby repealed in its entirety.

- 2. The Density Bonus Agreement related to these lands covered by Ordinance 370 is rescinded in its entirety.

THIS ORDINANCE ADOPTED this 1<sup>ST</sup> day of May, 2007.

ATTEST: Pauline Pendarvis  
Pauline Pendarvis, Clerk

BOARD OF CITY COMMISSIONERS  
PORT ST. JOE, FLORIDA

Frank Pate  
FRANK PATE  
Mayor-Commissioner

April 17, 2007 - 1<sup>st</sup> reading  
May 1m 2007 - 2<sup>nd</sup> reading

**LEGAL DESCRIPTION:**

The Southeast Quarter of Section 7, Township 8 South, Range 10 West, Gulf County, Florida containing approximately 160 acres.

ALSO:

The Northeast Quarter of Section 18, Township 8 South, Range 10 West, Gulf County, Florida containing approximately 160 acres.

ALSO:

The Northwest Quarter of Section 17, Township 8 South, Range 10 West, Gulf County, Florida containing approximately 160 acres.

ALSO: A Parcel of land in Section 17 and 18, Township 8 South, Range 10 West, Gulf County, Florida and being more particularly described as follows:

Begin at the Northwest corner of Northeast Quarter of said Section 18 and run thence South 01 degrees 07 minutes 22 seconds West, along the West line of the Northeast Quarter of Section 18, for a distance of 2,635.96 feet to the Southwest corner of the Northeast Quarter of said Section 18; thence leaving said West line run South 88 degrees 47 minutes 04 seconds East along the South boundary line of said Northeast Quarter, for a distance of 2,639.88 feet to the Southeast corner of said Northeast Quarter; thence South 01 degrees 07 minutes 25 seconds West, for a distance of 759.69 feet to the centerline of the Apalachicola Northern Railroad; thence South 33 degrees 06 minutes 36 seconds East, along said centerline, for a distance of 2,262.39 feet to the intersection of said centerline with the North right of way line of U.S. Highway 98; thence leaving said centerline run North 89 degrees 25 minutes 13 seconds West, along said North right of way, for a distance of 3,160.19 feet to the Southeast corner of Heron Walk Subdivision as recorded in Plat Book 5, Page 31 of the Public Records of Gulf County, Florida; thence leaving said North right of way line run North 12 degrees 47 minutes 58 seconds West along the East boundary line of said Heron Walk, for a distance of 1,134.14 feet to the Northeast corner of said Heron Walk; thence North 89 degrees 09 minutes 23 seconds West along the North boundary line of heron walk, for a distance of 618.90 feet to the Southeast corner of Southgate Subdivision as recorded in Plat Book 4, Page 17 of the Public Records of Gulf County, Florida; thence leaving said North boundary run North 10 degrees 47 minutes 09 seconds West, along the East boundary line of said Southgate Subdivision, for a distance of 936.67 feet; thence continue along said subdivision North 89 degrees 09 minutes 23 seconds West, for a distance of 141.30 feet; thence continue along said subdivision and a projection thereof, North 01 degrees 20 minutes 34 seconds East, for a distance of 633.80 feet; thence North 88 degrees 59 minutes 12 seconds West, for a distance of 450.54 feet to the Southeast corner of Ward Ridge Florida Unit One, a subdivision 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 subdivision and a projection thereof, for a distance of 2,650.33 feet to a point on the North boundary line of said Section 18; thence South 89 degrees 05 minutes 31 seconds East, along said North boundary line, for a distance of 918.52 feet to the POINT OF BEGINNING. Containing 240.7392 acres, more or less.

THE TOTAL ACERAGE IN ALL FOUR PARCELS IS APPROXIMATELY 721 ACRES.

**SURVEYOR'S NOTES:**

1. BEARINGS SHOWN HEREON ARE REFERENCED TO FLORIDA STATE PLANE COORDINATES, NORTH ZONE, NAD 1983/90, U.S. SURVEY FEET.
2. THIS DESCRIPTION, MAP, AND REPORT IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
3. NO TITLE SEARCH, TITLE OPINION OR ABSTRACT WAS PERFORMED BY, NOR PROVIDED TO PREBLE-RISH, INC., FOR THE SUBJECT PROPERTY THERE MAY BE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, ENCROACHMENTS, RIGHT-OF-WAYS, BUILDING SETBACKS, RESTRICTIVE COVENANTS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES OR USE OF THE SUBJECT PROPERTY.

I hereby certify that the sketch shown hereon meets the "Minimum Technical Standard" for Land Surveying in the State of Florida (F.A.C. 61G17-6).

*[Signature]* 4/12/07

David Jon Bartlett P.L.S.  
Professional Land Surveyor  
Florida Registered No. 4018  
Land Surveying Business No. 113

"NOT VALID WITHOUT ATTACHED SKETCH"  
"SEE SHEET 1 OF 2"

ES&M 000155

**PREBLE-RISH, INC.**  
CONSULTING ENGINEERS AND SURVEYORS  
CIVIL • SURVEYING • SITE PLANNING

225 W. BAY ST. SUITE 200  
GULF BAY, FL 32909  
813-737-1200

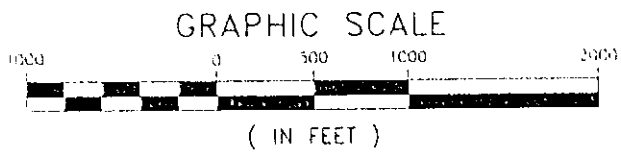
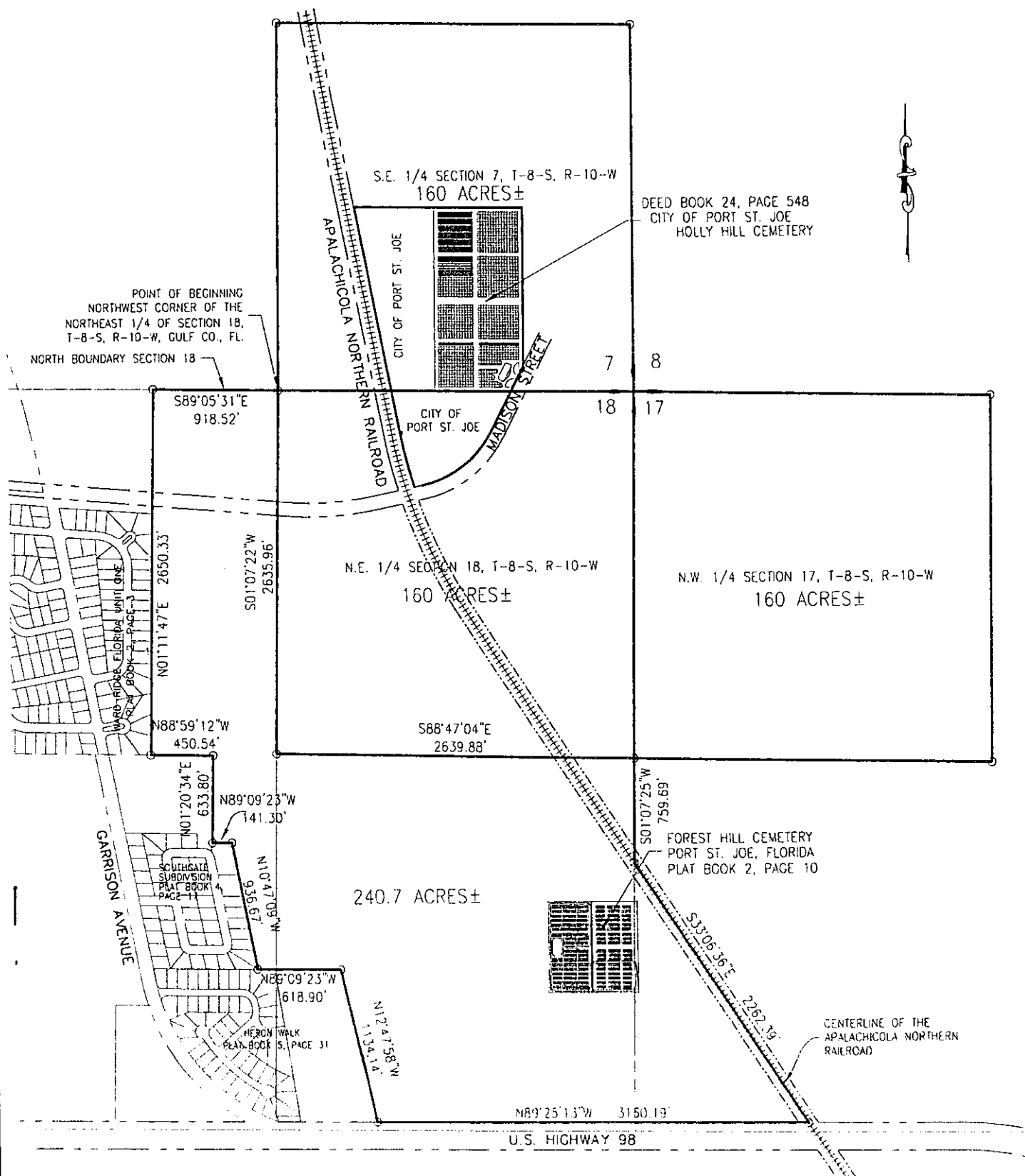
101 W. GREEN PARKWAY  
PANAMA CITY, FL 32401  
904-731-3344

1005 W. GENESEE HWY. 10A, SUITE 100  
PANAMA CITY, FL 32404  
904-731-3302

**SKETCH OF DESCRIPTION**

721 ACRES PARCEL  
THE ST. JOE COMPANY  
PORT ST. JOE, FL.

DATE 4/12/07	PROJECT NO.
SCALE	190 183
DRAWN DJB	SHEET
CHECKED FCR	2 OF 2



"NOT VALID WITHOUT ATTACHED DESCRIPTION"  
 "SEE SHEET 2 OF 2"

**PREBLE-RISH, INC.**  
 CONSULTING ENGINEERS AND SURVEYORS  
 CIVIL • SURVEYING • SITE PLANNING

135 MARINA DRIVE  
 PORT ST. JOE, FL 32458  
 (850) 227-7300

1111 HERBERT PARKWAY  
 PANAMA CITY, FL 32364  
 (904) 322-3544

1553 STEPHEN ROAD, BOX 18461, 134  
 TAMPA, FL 33614  
 (813) 233-1902

SKETCH OF DESCRIPTION

721 ACRES PARCEL  
 THE ST JOE COMPANY  
 PORT ST JOE, FL.

DATE	3/12/97	PROJECT NO	190 183
SCALE	1" = 100'		
DRAWN	DJB	SHEET	
CHECKED	PCR		1 OF 2

PRF 0001124