

ORDINANCE NO. 535

AN ORDINANCE PROVIDING FOR THE VOLUNTARY ANNEXATION OF Parcel #06077-000R; PROVIDING A LEGAL 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 owner of the land, which contains approximately 1.03 acres, described in Exhibit "A" attached and incorporated herein (the "Property"), pursuant to § 171.044, Florida Statutes, has filed on July 18, 2017, a voluntary petition to the City of Port St. Joe ("City") to annex the Property into the City; 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, and

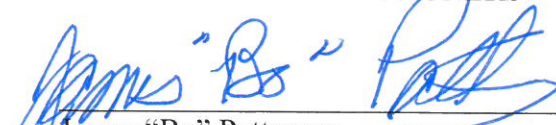
WHEREAS, the City Commissioners of the City of Port St. Joe have ascertained that it is in the best interests of the City of Port St. Joe to annex the Property; now, therefore,

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


1. The City does hereby annex the Property into the City of Port St. Joe.
2. The City boundaries shall be amended and redefined to include the Property.
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 **REPEAL:** All ordinances or parts of ordinances in conflict herewith are hereby repealed.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.

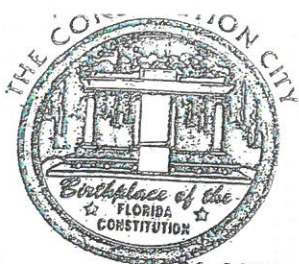
THIS ORDINANCE ADOPTED this 5th day of September, 2017.

**THE CITY OF PORT ST. JOE
BOARD OF CITY COMMISSIONERS**


James "Bo" Patterson
Mayor/Commissioner

Attest:


Charlotte M. Pierce
City Clerk/Auditor



The City of Port St. Joe

July 21, 2017

Chairman Ward McDaniel
Gulf County Board of County Commissioners
1005 5th Street / Cecil G. Costin, Sr., Blvd.
Port St. Joe, FL 32456

RE: Voluntary Annexation Request of Parcel #06077-000R

Dear Chairman McDaniel:

The City of Port St. Joe has received a Voluntary Annexation Request from Zach Ferrell for the above referenced parcel.

I have provided his request and well as the notice that will be published in the paper.

Should there be any questions, please do not hesitate to contact me.

Sincerely,

James A. Anderson
City Manager

Enclosures as stated

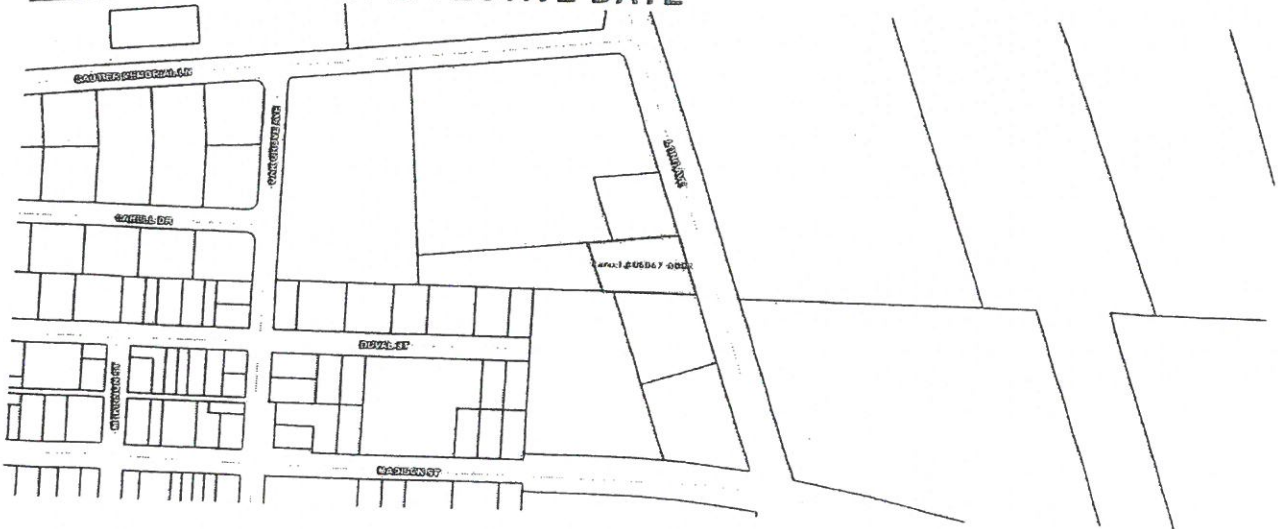
**CITY OF PORT ST. JOE NOTICE OF HEARINGS FOR PURPOSES OF ADOPTING
ORDINANCES FOR ANNEXATION, AMENDING THE COMPREHENSIVE PLAN AND
AUTHORIZING TRANSMITTAL
OF THE COMPREHENSIVE PLAN AMENDMENT TO APPROPRIATE STATE
AGENCIES**

The Planning and Development Review Board sitting as the local planning agency will hold a hearing at 4:00 p.m., EST, at City Hall, 305 Cecil G. Costin, Sr., Blvd. on August 8, 2017, to review the proposed annexation and amendment. A recommendation will be given to the Port St. Joe City Commissioners who will hold a Special Meeting on August 14, 2017 at 12:00 Noon and September 5, 2017, at 6:00 p.m., at 2775 Garrison Avenue, Port St. Joe, Florida for the purposes of adopting the Ordinances and authorizing transmittal of the Annexation and Comprehensive Plan Amendment to the appropriate state agencies.

The title of the proposed Ordinances are as follows:

ORDINANCE NO. 535

**AN ORDINANCE PROVIDING FOR THE VOLUNTARY
ANNEXATION OF PARCEL #06067-000R; PROVIDING A LEGAL
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**



ORDINANCE NO. 536

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 PURSUIT TO AUTHORITY UNDER STATE STATUES SECTION 163.3187, SPECIFICALLY CHANGING A PORTION OF PARCEL ID#'s 06067-000R & 06077-000R FROM LOW DENSITY RESIDENTIAL (R-1) TO HIGH DENSITY RESIDENTIAL (R-3); 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 FOR AN EFFECTIVE DATE.

Copies of the Ordinances with complete legal descriptions by metes and bounds are available for public inspection at the City of Port St. Joe City Hall, located at 305 Cecil G. Costin, Sr., Blvd., Port St. Joe, Florida.

The hearing may be continued from time to time as may be necessary.

Interested persons may attend and be heard at the public hearing or provide comments in writing to the City Commissioners. City of Port St. Joe City Hall, 305 Cecil G. Costin, Sr. Blvd., Port St. Joe, Florida. Transactions of the public hearing will not be recorded. Persons wishing to appeal any decision made during the hearing will need a record of the proceeding and should ensure a verbatim record is made, including the testimony on which the appeal is based.

Any person requiring a special accommodation at this hearing because of a disability or physical impairment should contact the City Clerk's Office at (850)229-8261, at least five (5) calendar days prior to the hearing.

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

07/18/2017

Jim Anderson, City Manager
City of Port St. Joe
305 Cecil G. Costin Sr. Blvd
Port St. Joe, Florida 32456

RE: Voluntary Annexation of 1.03+/- Acres on Long Avenue Known As Parcel Number
06077-000R

Mr. Anderson,

Please accept this letter as a formal annexation petition of Parcel Number 06077-000R
(1.03+/- acres on Long Avenue) per Florida Statute 171.044. Per our discussion, I wish to
annex the parcel into the City, along with allowing a zoning designation of R-3. Please let
me know if you need anything (along with the Small Scale Package).

Thanks,

Zach Ferrell
Zach Ferrell, Owner

CITY OF PORT ST. JOE
ZONING CHANGE APPLICATION

RECEIVED
MAR 06 2017
BY: [Signature]

Property Address: TBD Long Avenue

Property Owner: Preferred Coastal Properties, LLC

Mailing Address: 212 Water Drive, Mexico Beach, Florida 32456

Phone: 850-527-2330

Applicant if different: 850-227-6478

Parcel Number: 06077-000R & 06067-000R

Owners Signature [Signature]

Sworn to and subscribed before me this 28th day of February Personally Known
OR Produced Identification.

PUBLIC NOTICE

1. A sign will be posted for two weeks on the property seeking the zoning change and a notice will be published in the local newspaper.

APPLICATION REQUIREMENTS

Application Fee - \$300.00

Legal Description of Property

Copy of Deed

Copy of the Survey



[Signature]
Signature of Notary Public

[Signature]
Owner Signature

Date: 02/21/2017

[Signature]
Applicant Signature

Date: 02/21/2017



Gulf County Property App

Mitch Burke, CPA

Owner Name: PREFERRED COASTAL PROPERTIES
Mailing Address: 212 WATER BOWE
 10000 BAYVIEW BLVD
 JACKSONVILLE, FL 32216
Location Address: LONG AVE
Property Usage: VACANT (000000)
Section Township Range: 13-05-11W

Next Parcel: 2015 Curbed Values
Field Definition: 2017 Working Values
Return to Main Screen: Today's Date: February 22, 2017
Print Labels: Parcel Number: 66077-000
Map: Tax District: 31-044 Pkg Zone (District 4)
 2015 Millage Rates: 14.8648
 13-05-11W: 1.03

Value Information

Building Value	2015 Curbed Value	2017 Working Value	Legal Information
Land Value	\$0	\$0	
Land Agricultural Value	\$0	\$0	
Land Agricultural (Cropless) Value	\$0	\$0	
Just (Market) Value*	\$0	\$0	
Assessed Value	\$27,550	\$27,550	5.1178 R 11.103 AC RECD 088 82/83 (PARCEL 2) OLD 609151 FR
Exempt Value	\$0	\$0	WILLS FWP 51A
Maximum State Gov. Homing Priority	\$27,550	\$27,550	
Act. Amount	\$0	\$0	
Just (Market) Value Description - This is the value assigned to the property based on the most recent sales of comparable properties. This value does not represent undepreciated selling price.	\$0	\$0	

Tax Information

Building Information

no building recorded with the parcel.

Extra Features Data

Unit Length & Width x Height

no records associated with this parcel.

Land Information

UNIT TYPE: LT

FRONTAGE: 0

DEPTH: 0

Property Information (qualified, unqualified, and multiple sales)

Multi-Parcel Sale	Multi-Parcel Sale Price	Insurance	Deed Book	Deed Page	Qualification	Variant or Proposed	Grantor	Grantee
Yes	2/1/17	\$40,000	609	52	Unqualified	Vacant	WILLS LEE LAWRENCE A	PREFERRED COASTAL PROPERTIES LLC
No	05-28-2013	\$100	575	103	Unqualified	Vacant	WILSON D (TRUSTEE)	WILLS LEE LAWRENCE A
No	07-13-2008	\$100	465	364	Unqualified	Vacant	ESTATE OF GEORGE Y ONE	WILLS KATHARINE TRUSTEE

Notes:

The Gulf County Property Appraiser's Office makes every effort to provide the most accurate information possible. No warranty, expressed or implied, is provided for the value shown on this report. The value shown on this report is based on the most recent sales of comparable properties. This value does not represent undepreciated selling price. Working values are subject to change. Website Updated: February 20, 2017



Gulf County Property App

Mitch Burke, CRA

Owner Name: WILLIS LEE L. & BREDA D.
Mailing Address: 712 CHEROKEE AVENUE
Location Address: STEVEN'S POINT, WI 54481
Property Usage: VACANT (000000)
Section Township Range: 12-46-11W

Next Parcel: Owner and Parcel Information
Parcel ID: 2016 Millage Rate
Today's Date: February 21, 2017
Parcel Number: 08067-0001
Tax District: City of Port St Joe (District 5)
Acres: 17.9582
Homestead: 0.79

Return to Sales Source: Gulf Home
Legal Information:

Value Information:

2016 Current Values	2017 Working Values
Building Value	\$0
Extra Features Value	\$0
Land Value	\$0
Land Agricultural Value	\$0
Agricultural (Forest) Value	\$45,000
Just (Market) Value	\$0
Assessed Value	\$0
Example Value	\$14,000
Example Value	\$0
Maximum Sale Our Market Possibility	\$14,000
Just (Market) Value	\$0
Valuation Purpose: This value does not represent anticipated selling price.	\$45,000
Tax Information	\$0

Building Information:
 no building associated with this parcel.
Extra Features Data:
 Light Height & Width & Weight
 no records associated with this parcel.

Land Information:
 UNIT TYPE: LI
 Fraction: 0
 Page: 0

Multi-Parcel Sale	Site	Property Information (Qualified, Unqualified, and multiple sales)	Field Qualification	Reason to Field Source	Gulf Home
No	05-26-2015	Instrument: Warranty Deed	Deed	Deed	WILLIS LEE LAMBERT & BREDA DENNEY
No	07-15-2008	Instrument: REPRERS	Deed	Unqualified	WILLIS KATHARINE TRUSTEE

Next Parcel: Field Qualification
 The Gulf County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranty, expressed or implied, is provided for one or more of the items listed above. Field Qualification does not apply to all items and is subject to change. Website Updated: February 21, 2017
 © 2011 by the County of Clark, FL. Website design by jacobelli

THIS INSTRUMENT PREPARED BY:
THOMAS S. GIBSON
RISH, GIBSON & SCHOLZ, P.A.
P.O. BOX 39
PORT ST. JOE, FL 32457
FILE #16-0588
PARCEL #06057-0000000001-0010577-000

June 2017 2:00:09 PM Date: 02/24/2017 Time: 11:26 AM
Page 1 of 3 B: 611 P: 507, Rebecca L. Norris, Clerk of Court
Clerk, County, By: SD Deputy Clerk
Doc Stamp Desc: 0.70

CORRECTIVE WARRANTY DEED

THIS CORRECTIVE WARRANTY DEED Made the 22 day of February, 2017, by
LEE LAWRENCE WILLIS AND BRENDA D. WILLIS, husband and wife, hereinafter
called the Grantor,

to PREFERRED COASTAL PROPERTIES, LLC, a Florida limited liability company
whose post office address is 212 Water Drive, Mexico Beach, FL 32410 hereinafter called the
Grantee.

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and
other valuable considerations, the receipt whereof is hereby acknowledged, hereby grants,
bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain
land situate in Gulf County, Florida, viz:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART
THEREOF.

THIS DEED IS GIVEN TO CORRECT THE LEGAL DESCRIPTION CONTAINED IN THE
WARRANTY DEED RECORDED JANUARY 9th, 2017 IN ORB 609, PAGE 52, PUBLIC
RECORDS OF GULF COUNTY, FLORIDA.

TOGETHER, with all the tenements, hereditaments and appurtenances thereto
belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever,
AND the Grantor hereby covenant with said grantee that the Grantor are lawfully seized
of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey
said land; that the Grantor hereby fully warrant the title to all persons whomsoever, and that said
land is free of all encumbrances, except taxes according subsequent to December 31, 2016 and

SUBJECT TO the Applicable Comprehensive Plan, including developmental regulations.

IN WITNESS WHEREOF, the said Granor have signed and sealed these presents the day and year first above written.
Signed, sealed and delivered in the presence of:

[Signature]
Signature of Witness
Lee Lawrence Willis
Printed Name of Witness

[Signature]
Lee Lawrence Willis

[Signature]
Signature of Witness
Breeda D. Willis
Printed Name of Witness



[Signature]
Breeda D. Willis

STATE OF FLORIDA
COUNTY OF Duval

I HEREBY CERTIFY that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared **LEE LAWRENCE WILLIS AND BREEDA D. WILLIS**, the person(s) described in and who executed the foregoing instrument, who form(s) of identification of the above-named person(s);
WITNESS my hand and official seal in the County and State last aforesaid this

22 day of February, 2017.

[Signature]
Notary Public State of FLORIDA
My Commission Expires:



EXHIBIT "A"

Approximately 1.962 acres on Long Avenue in Port St. Joe, Florida:

Parcel No. 6067-000 - Begin at the southeast corner of Section 12,

18S, R11W, and run North 88° 56' West along south boundary of said Section 12 (same being the South City Limit line of Port St. Joe) a distance of fifteen hundred three and one-eighth (1503.1) feet to a triangular SIPC concrete marker on west right of way of Long Avenue for POINT OF BEGINNING; thence North 19° 14' West along right of way of Long Avenue a distance of one hundred sixty-nine and sixty-five hundredths (169.65) feet to a 6" x 6" SIPC concrete marker on the south boundary of Municipal Station; thence South 83° 32' West along south boundary of Municipal Station a distance of two hundred thirty (230) feet to an iron pipe; and four-feet (224.4) feet from west right of way of Long Avenue a distance of one hundred thirty-eight (138) feet to intersection with south boundary of said Section 12; thence east along south boundary of said Section 12 a distance of two hundred thirty-nine and fourteen hundredths (239.14) feet to point of beginning. Lying and being in Section 12, T8S, R11W, containing 34,525 square feet, more or less. ALSO:

Parcel No. 6017-001 - Begin at the northeast corner of Section 13, 18S, R11W, and run North 88° 56' West along north boundary of said Section 13 (same being the South City Limit line of Port St. Joe) a distance of fifteen hundred three and one-eighth (1503.1) feet to a triangular SIPC concrete marker on west right of way of Long Avenue for a POINT OF BEGINNING; thence continue North 88° 56' West along north boundary of said Section 13 a distance of two hundred thirty-nine and five-hundredths (239.05) feet to a point; thence South 19° 14' East parallel to and two hundred (200) feet from west right of way of Long Avenue a distance of two hundred sixty-nine and six tenths (261.6) feet to a 6" x 6" SIPC concrete marker (same being northwest corner of Nazarene Church property); thence North 70° 46' East along north boundary of Nazarene Church property two hundred (200) feet to a 6" x 6" SIPC concrete marker on west right of way of Long Avenue; thence North 19° 14' West along west right of way of Long Avenue a distance of one hundred eight-seven and six tenths (187.6) feet to point of beginning. Lying and being in Section 13, T8S, R11W, containing 34,921 square feet, more or less.

CITY OF PONT ST. JOE
ZONING CHANGE APPLICATION

Property Address: Long Avenue

Property Owner: Preferred Coastal Properties (Zach Ferrell) Current: R-1 Residential and County (No Zoning)

Mailing Address: 212 Water Drive, Mexico Beach, Florida 32466 Zoning Proposed: R-3 Residential

Phone: 850-527-2330 Zoning

Applicant if different: _____

Parcel Number: 08087-000R and 08077-000R

Owner's Signature _____

Sworn to and subscribed before me this 11 day of May, Personally Known
OR Produced Identification. Type Provided _____



AMANDA L. GREYMOLDS
NOTARY PUBLIC
STATE OF FLORIDA
Commission #PT14489
Expires 4/17/2018

Amanda L. Greymolds
Signature of Notary Public

1. A sign will be posted for two weeks on the property seeking the zoning change and a notice will be published in the local newspaper.

APPLICATION REQUIREMENTS

Application Fee - \$300.00

Legal Description of Property

Copy of Deed

Copy of the Survey

Owner Signature _____

Date: 5-11-17

Applicant Signature: _____ Date: _____

THIS INSTRUMENT PREPARED BY:
THOMAS S. GIBSON
RISH, GIBSON & SCHOLZ, P.A.
P. O. BOX 38
PORT ST. JOE, FL 32457
FILE NO. 16-0596
PARCEL NO. 06077-000R

WARRANTY DEED

THIS WARRANTY DEED made January 5th, 2017, A.D.,

by LEE LAWRENCE WILLIS and BREEDA D. WILLIS, husband and wife, whose post office address is 712 Greenbrier Avenue Stevens Point, WI 54481, hereinafter called the Grantor, to PREFERRED COASTAL PROPERTIES, LLC, a Florida limited liability company, whose post office address is 212 Water Drive Mexico Beach, FL 32456, hereinafter called the Grantee.

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, alien, leases, releases, conveys and confirms unto the Grantee all that certain land situate in Gulf County, Florida, viz:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART THEREOF.

GRANTOR(S) HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY IS NOT THE
HOMESTEAD PROPERTY OF THE GRANTOR(S).
SUBJECT TO: Covenants, Restrictions and Easements of record, if any.

TOGETHER, with all the tenements, hereditaments and appurtenances thereof, belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.
AND the Grantor hereby covenant with said Grantee that the Grantor are lawfully seized of said land in fee simple title to all persons whomsoever, and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2016 and **SUBJECT TO** the Applicable Comprehensive Plan, including developmental regulations and **SUBJECT TO** taxes for the current year and later years and all valid easements and restrictions of record, if any, which are not hereby relinquished; and also subject to any claim, right, title, or interest arising from any recorded instrument reserving, conveying, leasing, or otherwise alienating any interest in the oil, gas, or other minerals.

And Grantor does hereby fully warrant title to said land and will defend the same against the lawful claims of all persons whomsoever, subject only to any exceptions set forth herein.

IN WITNESS WHEREOF, the said Grantor have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Kathleen Willis
Witness Signature
Printed Name: KATHLEEN WILLIS

Lee Lawrence Willis
LEE LAWRENCE WILLIS

Janet Schroeder
Witness Signature
Printed Name: Janet Schroeder

Breeda D. Willis
BREEDA D. WILLIS

STATE OF Wisconsin
COUNTY OF Portage

The foregoing instrument was acknowledged before me this 5th day of January, 2017 by LEE LAWRENCE WILLIS and BREEDA D. WILLIS who are personally known to me or who have produced a valid driver's license as identification.

Dawn Park
Notary Public, State of Wisconsin
My Commission Expires: 7/18/2019