

## **ORDINANCE NO. 510**

**AN ORDINANCE VOLUNTARILY ANNEXING INTO THE MUNICIPAL LIMITS OF THE CITY OF MEXICO BEACH, FLORIDA, TRACTS OF UNINCORPORATED LAND LOCATED AT THE WESTERN PORTIONS OF THE PRESENT CITY LIMITS; CONSISTING OF APPROXIMATELY 462 ACRES AND AS DESCRIBED IN THE ATTACHED EXHIBIT "A" AND GENERALLY SHOWN ON THE ATTACHED MAP; THE LAND IS CONTIGUOUS TO THE MUNICIPAL LIMITS OF THE CITY OF MEXICO BEACH, FLORIDA, AS MORE PARTICULARLY DESCRIBED BELOW AND BY REFERENCE; AMENDING THE BOUNDARIES OF THE CITY TO INCLUDE THE LAND; PROVIDING FOR SEVERABILITY AND RECITING AN EFFECTIVE DATE**

**WHEREAS**, the owner of the land described in Exhibit "A", attached and incorporated herein (the "Property"), pursuant to §171.044, Florida Statutes, has filed a voluntarily petition to the City of Mexico Beach, Florida to annex the Property; and

**WHEREAS**, a copy of the Public Notice to consider this Ordinance for final adoption was provided to the City of Mexico Beach, Florida; and

**WHEREAS**, the City of Mexico Beach has caused to be published a notice, together with a legal description and map showing the area sought to be annexed, and

**WHEREAS**, the City Commissioners of the City of Mexico Beach, Florida have ascertained that it is in the best interests of the City of Mexico Beach, Florida to annex the Property;

**NOW THEREFORE, BE IT ENACTED BY THE PEOPLE OF THE CITY OF MEXICO BEACH, FLORIDA:**

SECTION 1. The City of Mexico Beach, Florida does hereby voluntarily annex into the municipal limits of the City of Mexico Beach, Florida, at the request of the owner of the Property and pursuant to Florida Statute §171.044, the Property legally described in Exhibit "A", and made a part hereof as if fully set forth. The Property consists of unincorporated and continuous parcels of property located in Bay County, Florida. The Property contains approximately 462 acres and is generally located on the map attached and incorporated herein as Exhibit "B".

SECTION 2. The boundaries of the City of Mexico Beach, Florida are hereby amended and redefined so as to include the Property.

SECTION 3. The owner of the Property shall be responsible for any and all recording fees or taxes which may become due and payable in the future.

SECTION 4. Should any part of this Ordinance be deemed invalid by a Court of competent

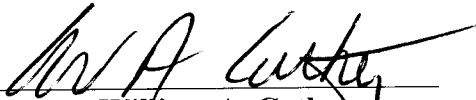
jurisdiction, the invalid parts shall be severed from the Ordinance and the remaining parts shall not be affected thereby.

SECTION 5. All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

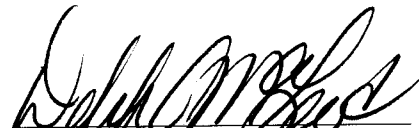
SECTION 6. This Ordinance shall become effective upon passage.the approval of Ordinance #'s 511, 512, 513 with respect to a Comprehensive Plan Amendment for the Property and the expiration of all appeal periods for this Ordinance and Ordinance #'s 511, 512, 513 or the finality of any actions brought under this Ordinance and Ordinance #'s 511, 512, 513.

INTRODUCED at a Regular Meeting of the City Council on,February 14, 2006, and ADOPTED by the City Council at a Regular Meeting on September 12, 2006.

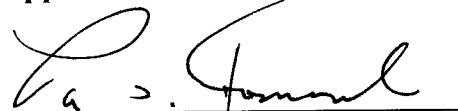
**CITY OF MEXICO BEACH, FLORIDA**

  
\_\_\_\_\_  
Mayor, William A. Cathey

Attest :

  
\_\_\_\_\_  
Clerk, Deborah McLeod

**Approved as to form:**

  
\_\_\_\_\_  
City Attorney, Paul Komarek

**Exhibit "A"**  
**(Property Description)**

**FOR: ST. JOE TOWNS & RESORTS, L.P.**

**DESCRIPTION OF PARCEL ONE:** LOT NINE (9), BLOCK FIFTEEN (15), MEXICO BEACH, UNIT 7, ACCORDING TO PLAT ON FILE IN PLAT BOOK 8, PAGE 80 IN THE OFFICE OF THE CLERK OF CIRCUIT COURT OF BAY COUNTY, FLORIDA.

**DESCRIPTION OF PARCEL TWO:** BEGIN AT THE SOUTHEAST CORNER OF LOT 9, BLOCK 15, MEXICO BEACH UNIT 7, ACCORDING TO PLAT ON FILE IN PLAT BOOK 8, PAGE 80 IN THE OFFICE OF THE CLERK OF CIRCUIT COURT OF BAY COUNTY, FLORIDA, THENCE RUN SOUTHWEST ALONG AN EXTENSION OF THE WEST RIGHT OF WAY LINE OF 12TH AVENUE A DISTANCE OF 150 FEET; THENCE AT AN ANGLE OF 90° TO THE RIGHT A DISTANCE OF 90 FEET; THENCE AT AN ANGLE OF 90° TO THE RIGHT A DISTANCE OF 150 FEET; THENCE AT AN ANGLE OF 90° TO THE RIGHT AND ALONG THE SOUTHERLY SIDE OF THE SAID LOT 9, BLOCK 15, A DISTANCE OF 90 FEET TO THE POINT OF BEGINNING.

JULY 29, 2005  
JOB NO. 5888.20 (ANNEXATION)

**FOR:** ST. JOE TOWNS & RESORTS, L.P.

**DESCRIPTION OF PARCEL 4:** COMMENCE AT THE SOUTHEAST CORNER OF SECTION 15, TOWNSHIP 6 SOUTH, RANGE 12 WEST, BAY COUNTY, FLORIDA. THENCE NORTH 89 DEGREES 56 MINUTES 52 SECONDS WEST ALONG THE SOUTH LINE OF SAID SECTION 15 FOR 1718.40 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 98 (100 FOOT RIGHT OF WAY); THENCE NORTH 56 DEGREES 02 MINUTES 25 SECONDS WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE FOR 4256.37 FEET; THENCE NORTH 56 DEGREES 01 MINUTE 25 SECONDS WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE FOR 944.86 FEET TO THE POINT OF BEGINNING. THENCE NORTH 22 DEGREES 46 MINUTES 49 SECONDS EAST FOR 533.32 FEET TO A NON-TANGENT CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 7406.99 FEET; THENCE EASTERLY ALONG SAID CURVE FOR AN ARC DISTANCE OF 1856.35 FEET, THE CHORD OF SAID ARC BEARING SOUTH 82 DEGREES 27 MINUTES 44 SECONDS EAST FOR 1851.50 FEET; THENCE SOUTH 89 DEGREES 38 MINUTES 32 SECONDS EAST FOR 3804.81 FEET TO THE EAST LINE OF SAID SECTION 15; THENCE SOUTH 03 DEGREES 23 MINUTES 26 SECONDS EAST FOR 2321.07 FEET TO THE NORTHERLY LINE OF PARCEL 1, ACCORDING TO CITY OF MEXICO BEACH ORDINANCE 470, DESCRIBED IN BAY COUNTY OFFICIAL RECORDS BOOK 2443, PAGE 1505; THENCE SOUTH 89 DEGREES 59 MINUTES 16 SECONDS WEST ALONG SAID NORTHERLY LINE FOR 1688.68 FEET; THENCE NORTH 53 DEGREES 33 MINUTES 55 SECONDS WEST ALONG SAID NORTHERLY LINE FOR 539 FEET, MORE OR LESS, TO THE CENTER OF SALT CREEK AND THE WESTERLY LINE OF SAID PARCEL 1; THENCE SOUTHWESTERLY ALONG SAID CENTER OF SALT CREEK AND SAID WESTERLY LINE FOR 772 FEET, MORE OR LESS, TO SAID NORTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 98; THENCE NORTH 56 DEGREES 02 MINUTES 25 SECONDS WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE FOR 3040 FEET, MORE OR LESS; THENCE NORTH 56 DEGREES 01 MINUTE 25 SECONDS WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE FOR 944.86 FEET TO THE POINT OF BEGINNING.

**DESCRIPTION OF PARCEL 5:** COMMENCE AT THE SOUTHEAST CORNER OF SECTION 15, TOWNSHIP 6 SOUTH, RANGE 12 WEST, BAY COUNTY, FLORIDA. THENCE NORTH 89 DEGREES 56 MINUTES 52 SECONDS WEST ALONG THE SOUTH LINE OF SAID SECTION 15 FOR 1897.66 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 98 (100 FOOT RIGHT OF WAY); THENCE NORTH 56 DEGREES 02 MINUTES 25 SECONDS WEST ALONG SAID SOUTHERLY RIGHT OF WAY LINE FOR 4107.54 FEET; THENCE NORTH 56 DEGREES 01 MINUTE 25 SECONDS WEST ALONG SAID SOUTHERLY RIGHT OF WAY LINE FOR 925.22 FEET TO THE POINT OF BEGINNING. THENCE SOUTH 22 DEGREES 47 MINUTES 20 SECONDS WEST FOR 2987 FEET, MORE OR LESS, TO THE EDGE OF THE GULF OF MEXICO; THENCE EASTERLY ALONG SAID EDGE OF THE GULF OF MEXICO FOR 4039 FEET, MORE OR LESS, TO THE WESTERLY LINE OF PARCEL 3, ACCORDING TO CITY OF MEXICO BEACH ORDINANCE 470, DESCRIBED IN BAY COUNTY OFFICIAL RECORDS BOOK 2443, PAGE 1505; THENCE NORTH 16 DEGREES 27 MINUTES 46 SECONDS EAST ALONG SAID WESTERLY LINE FOR 1220 FEET, MORE OR LESS, TO THE SOUTHERLY LINE OF PARCEL 2, SAID ORDINANCE 470 AND THE CENTER OF SALT CREEK; THENCE WESTERLY, NORTHERLY AND EASTERLY ALONG SAID CENTER OF SALT CREEK AND EDGE OF SAID PARCEL 2 FOR 2116 FEET, MORE OR LESS, TO SAID SOUTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 98; THENCE NORTH 56 DEGREES 02 MINUTES 25 SECONDS WEST ALONG SAID SOUTHERLY RIGHT OF WAY LINE FOR 3042 FEET, MORE OR LESS; THENCE NORTH 56 DEGREES 01 MINUTE 25 SECONDS WEST ALONG SAID SOUTHERLY RIGHT OF WAY LINE FOR 925.22 FEET TO THE POINT OF BEGINNING.

FOR: ST. JOE TOWNS & RESORTS, L.P.

**DESCRIPTION OF PARCEL 6:** A PARCEL OF LAND LYING AND BEING IN FRACTIONAL SECTION 22, TOWNSHIP 6 SOUTH, RANGE 12 WEST, BAY COUNTY, FLORIDA, BOUND ON THE NORTH BY THE NORTH BOUNDARY OF SECTION 22, ON THE SOUTH BY THE MEAN HIGH WATER LINE OF A TIDAL CANAL, AND ON THE EAST BY THE WESTERLY BOUNDARY OF LOT 1, BLOCK 1, OF MEXICO BEACH UNIT NO. 8 AS PER MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 10, PAGE 15 OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA, AND ON THE WEST BY PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 1628, PAGE 1438, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID FRACTIONAL SECTION 22, AND RUN THENCE SOUTH 89 DEGREES 55 MINUTES 00 SECONDS WEST ALONG THE NORTH BOUNDARY OF SAID FRACTIONAL SECTION 22 AND THE NORTHWESTERLY BOUNDARY OF MEXICO BEACH UNIT NO. 8 AS RECORDED IN PLAT BOOK 10, PAGE 15 OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA, A DISTANCE OF 995.19 FEET TO THE POINT OF BEGINNING; FROM SAID POINT OF BEGINNING RUN THENCE SOUTH 00 DEGREES 05 MINUTES 00 SECONDS EAST FOR 23.05 FEET TO A POINT ON THE MEAN HIGH WATER LINE OF A TIDAL CANAL LOCATED AT ELEVATION 1.32 NGVD 29; THENCE WESTERLY ALONG SAID MEAN HIGH WATER LINE AS FOLLOWS: NORTH 88 DEGREES 05 MINUTES 31 SECONDS WEST FOR 18.82 FEET; THENCE NORTH 56 DEGREES 39 MINUTES 12 SECONDS WEST FOR 14.19 FEET; THENCE NORTH 86 DEGREES 59 MINUTES 03 SECONDS WEST FOR 35.63 FEET; THENCE SOUTH 87 DEGREES 39 MINUTES 56 SECONDS WEST FOR 61.12 FEET; THENCE NORTH 85 DEGREES 13 MINUTES 11 SECONDS WEST FOR 37.99 FEET; THENCE SOUTH 86 DEGREES 04 MINUTES 56 SECONDS WEST FOR 39.46 FEET; THENCE NORTH 64 DEGREES 24 MINUTES 21 SECONDS WEST FOR 18.95 FEET; THENCE SOUTH 85 DEGREES 30 MINUTES 19 SECONDS WEST FOR 42.30 FEET; THENCE NORTH 88 DEGREES 58 MINUTES 44 SECONDS WEST FOR 31.95 FEET; THENCE NORTH 86 DEGREES 19 MINUTES 38 SECONDS WEST FOR 84.24 FEET; THENCE NORTH 87 DEGREES 37 MINUTES 41 SECONDS WEST FOR 64.55 FEET; THENCE SOUTH 88 DEGREES 40 MINUTES 50 SECONDS WEST FOR 81.16 FEET TO THE EASTERLY BOUNDARY OF PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 1628, PAGE 1438 OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA; THENCE NORTH 00 DEGREES 05 MINUTES 00 SECONDS WEST FOR 2.43 FEET TO THE SAID NORTH BOUNDARY OF SAID FRACTIONAL SECTION 22; THENCE NORTH 89 DEGREES 55 MINUTES 00 SECONDS EAST ALONG SAID NORTH BOUNDARY FOR 525.42 FEET TO THE POINT OF BEGINNING.

**FOR: ST. JOE TOWNS & RESORTS, L.P.**

**DESCRIPTION OF PARCEL 7:** COMMENCE AT THE NORTHEAST CORNER OF SECTION 22; TOWNSHIP 6 SOUTH, RANGE 12 WEST, BAY COUNTY, FLORIDA; THENCE RUN WEST FOR 1520.61 FEET ALONG THE SECTION LINE TO THE POINT OF BEGINNING; THENCE CONTINUE TO RUN WEST FOR 195.00 FEET; THENCE RUN SOUTH 56° 03' EAST FOR 100.00 FEET ALONG THE NORTHEAST RIGHT OF WAY LINE OF U.S. HIGHWAY 98; THENCE RUN NORTHEASTERLY FOR 128.00 FEET ALONG A CURVE BEARING TO THE "NORTHEAST RIGHT OF WAY LINE" OF A CANAL TO THE POINT OF BEGINNING.



AUGUST 12, 2005

JOB NO. 5888.20

FOR: ST. JOE TOWNS & RESORTS, L.P.


**DESCRIPTION OF PARCEL 8:** COMMENCE AT THE SOUTHWEST CORNER OF LOT 9, BLOCK 15, MEXICO BEACH UNIT 7, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 8, PAGE 70, IN THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA; THENCE SOUTH 16 DEGREES 27 MINUTES 46 SECONDS WEST ALONG THE SOUTHWESTERLY PROJECTION OF THE WEST LINE OF SAID LOT 9 FOR 150.00 FEET TO THE POINT OF BEGINNING. THENCE SOUTH 73 DEGREES 32 MINUTES 14 SECONDS EAST FOR 90.00 FEET; THENCE SOUTH 16 DEGREES 27 MINUTES 46 SECONDS WEST FOR 337 FEET, MORE OR LESS, TO THE EDGE OF THE GULF OF MEXICO; THENCE NORTHWESTERLY ALONG SAID EDGE FOR 90 FEET, MORE OR LESS, TO A POINT ON A LINE BEARING SOUTH 16 DEGREES 27 MINUTES 46 SECONDS WEST FROM THE POINT OF BEGINNING; THENCE NORTH 16 DEGREES 27 MINUTES 46 SECONDS EAST FOR 337 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

**Exhibit "B"**  
**(Map)**

# Exhibit "B"

## Mexico Beach - Proposed Annexation

462 +/- Acres

-  Proposed Annexation
-  Current City Limits

Subject Parcel

Mexico Beach

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