

**ORDINANCE NO. 618**

AN ORDINANCE PROVIDING FOR THE VOLUNTARY ANNEXATION OF PARCEL ID NO. 04571-000R; PROVIDING A LEGAL DESCRIPTION OF THE LANDS TO BE ANNEXED, MORE SPECIFICALLY DESCRIBED IN THIS ORDINANCE, AS PETITIONED BY THE PROPERTY OWNER PURSUANT TO SECTION 171.044, FLORIDA STATUTES; PROVIDING FOR THE REDEFINING OF CITY BOUNDARIES TO INCLUDE SAID LANDS; MAKING CERTAIN FINDINGS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE

**WHEREAS**, Chapter 171, Florida Statutes, provides the exclusive method of municipal annexation; and

**WHEREAS**, the City of Port St. Joe has determined the areas to be annexed have met all the requirements of Chapter 171, Florida Statutes, including being contiguous to the City of Port St. Joe and are reasonably compact; and

**WHEREAS**, the City of Port St. Joe has determined it is able to provide certain essential services for the subject properties; and

**WHEREAS**, the owner of the land, which contains approximately 2.5 acres, described in Exhibit "A" attached and incorporated herein (the "Property"), pursuant to Section 171.044, Florida Statutes, has filed on February 4, 2025, a voluntary petition to the City of Port St. Joe ("City") to annex the Property into the City; and

**WHEREAS**, the metes and bounds description of the Property is as follows:

PARCEL I: (PARCEL ID NO. 04571-000R)

A portion of the southwest quarter of the southeast quarter of the northeast quarter, section thirty-five (35), township seven (7) south, range eleven (11) west, Gulf County, Florida, more particularly described as follows:

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, and 12, Block 4, of McClellan-Dickinson subdivision of Port St. Joe, Florida, according to the plat thereof recorded in Plat Book 1, Page 24, of the public records of Gulf County, Florida.

**WHEREAS**, pursuant to the provisions of Section 171.044, Florida Statutes, notice of this annexation has been provided to the Gulf County Board of County Commissioners, and published once a week for two (2) consecutive weeks in The Star, a newspaper of general circulation in Gulf County, notifying the public of the proposed Ordinance and of the public hearings to be held; and

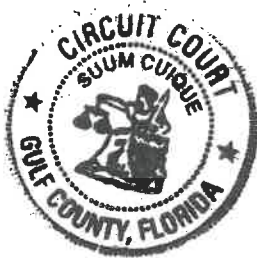
**WHEREAS**, the property owner having an ownership interest in the property hereinafter described and the same having voluntarily requested the City Limits of the City of Port St. Joe be extended so as to include the land described and depicted in Exhibit "A" and attached hereto; and

**WHEREAS**, it is in the best interest of the public health, safety, and welfare of the citizens of the City of Port St. Joe for the City Commission to annex the real property described in this Ordinance into the municipal boundaries of the City of Port St. Joe.

**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. **SEVERABILITY:** If any provision or portion of this Ordinance is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and portions of this Ordinance shall remain in full force and effect.
5. **EFFECTIVE DATE:** This Ordinance shall become effective upon adoption as provided by law.

**THIS ORDINANCE WAS ADOPTED** in open regular meeting after its second reading this 5<sup>th</sup> day of August, 2025.



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

By: Rex Buzzett  
Rex Buzzett, Mayor/Commissioner

Attest: Charlotte M. Pierce  
Charlotte M. Pierce  
City Clerk

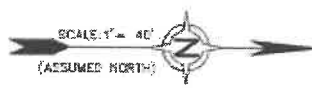
# EXHIBIT A

## LEGAL DESCRIPTION

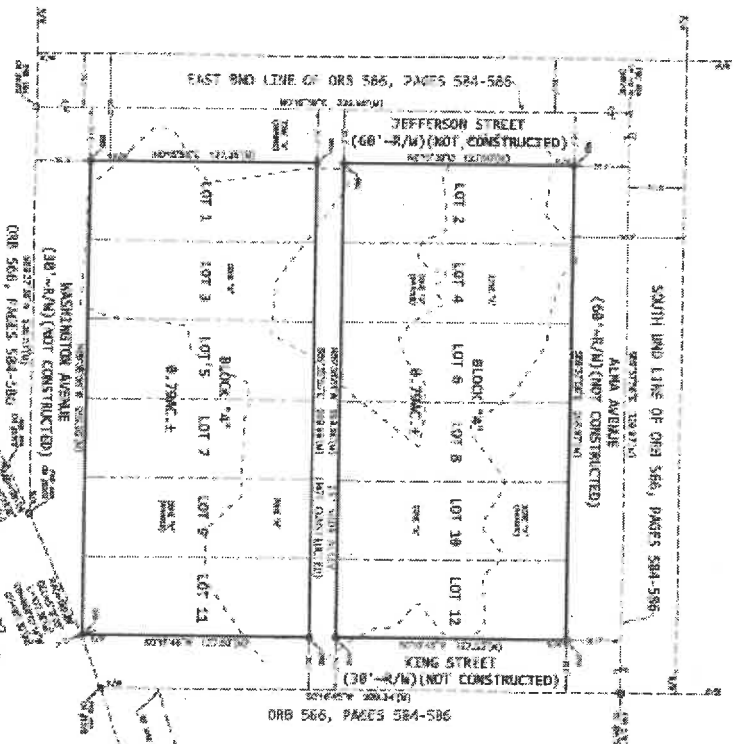
Lot 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, & 12, Block "A", Addition-364-586, a subdivision of the map of Port Taylor, recorded in Port Book 1, Page 24 in the Public Records of said County, Tarrant.

## NOTES

1. No improvements were located by this survey other than those shown herein.
2. No underground encumbrances, utilities or foundations were located in this survey.
3. All measurements shown herein are shown on a survey of the same.
4. As noted from Field Notes, the title map for said County, Tarrant, Community-Block Number 120400 0333 is a copy of the title map, dated March 8, 2011, the property is located in 2011 "A" & Zone "C" Graded.
5. The use of this survey is subject to the specific conditions shown herein.
6. Subject to zoning, setbacks, easements and restrictions of record.
7. All other details of record are not provided to this map.



The undersigned surveyor has not been provided a signed title or other documents which could affect the location of the subject property, and the surveyor is not responsible for the location of the subject property.



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**EXHIBIT "A"**

**A portion of the southwest quarter of the southeast quarter of the northeast quarter, section thirty-five (35), township seven (7) south, range eleven (11) west, Gulf County, Florida, property I.D. no. 04571-000, also described as lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, and 12, Block 4, of McClellan-Dickinson subdivision of Port St. Joe, Florida, according to the plat thereof recorded in plat book one, page 24, of the public records of Gulf County, Florida.**

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## **Business Impact Estimate**

Proposed ordinance's title/reference:

Ordinance No. 618 - Voluntary Annexation of Parcel ID 04571-000R.

AN ORDINANCE PROVIDING FOR THE VOLUNTARY ANNEXATION OF PARCEL ID NO. 04571-000R ; PROVIDING A LEGAL DESCRIPTION OF THE LANDS TO BE ANNEXED, MORE SPECIFICALLY DESCRIBED IN THIS ORDINANCE, AS PETITIONED BY THE PROPERTY OWNER PURSUANT TO SECTION 171.044, FLORIDA STATUTES; PROVIDING FOR THE REDEFINING OF CITY BOUNDARIES TO INCLUDE SAID LANDS; MAKING CERTAIN FINDINGS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

This Business Impact Estimate is provided in accordance with Section 166.041(4), *Florida Statutes*. If one or more of the boxes are checked below, the checked exception(s) to the Business Impact Estimate requirement apply to the above-referenced proposed ordinance, although, the City is implementing the procedure otherwise required by law to ensure that no inadvertent procedural issue could impact the enactment of the proposed ordinance.

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant, or other financial assistance accepted by the
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☒ The proposed ordinance is enacted to implement the following:
  - a. Part II of Chapter 163, *Florida Statutes*, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
  - b. Sections 190.005 and 190.046, *Florida Statutes*, regarding community development districts;
  - c. Section 553.73, *Florida Statutes*, relating to the *Florida Building Code*; or
  - d. Section 633.202, *Florida Statutes*, relating to the *Florida Fire Prevention Code*.

In accordance with the provisions of controlling law, even notwithstanding the fact that, an exemption noted above may apply, the City hereby publishes the following information:

1. Summary of the proposed ordinance (must include statement of the public purpose, such as serving the public health, safety, morals, and welfare):

The proposed ordinance is intended to annex the subject property into the City of Port St. Joe to obtain city services and to eliminate an enclave. The proposed use will have a marginal impact.

2. Estimate of direct economic impact of the proposed ordinance on private, for-profit businesses in the City:

When annexed into the City, the property will be assessed the City of Port St. Joe millage rate and will result in additional revenue to/for the city.

3. Estimate of direct compliance costs that businesses may reasonably incur:

The applicant will be responsible for all permitting fees.

4. Any new charge or fee imposed by the proposed ordinance:

When annexed into the City, the property will be assessed the City of Port St. Joe millage rate in addition to the County taxes.

5. Estimate of the City's regulatory costs, including estimated revenues from any new charges or fees to cover such costs:

It is impossible to calculate any potential regulatory costs of the proposed development.

6. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance:

It is unknown if any businesses will be impacted by the development of the site.

7. Additional information (if any, but may wish to include the methodology used to derive information for #1 and #2, above. For example: City staff solicited comments from businesses in the City as to the potential impact of the proposed ordinance by contacting the chamber of commerce, social media posting, direct mail or direct email, posting on City website, public workshop, etc. You may also wish to include efforts made to reduce the potential fiscal impact on businesses based on feedback from businesses. You may also wish to state here that the proposed ordinance is a generally applicable ordinance that applies to all persons similarly situated (individuals as well as businesses) and, therefore, the proposed ordinance does not impose costs only upon businesses.):

Not Applicable