

**ORDINANCE NO. 519**

AN ORDINANCE ANNEXING THE FOLLOWING UNINCORPORATED AREAS OF BAY COUNTY WHICH ARE CONTIGUOUS TO THE CITY OF SPRINGFIELD, FLORIDA, UPON PETITION OF THE OWNER OF SAID PROPERTY: 3926 EAST 15<sup>TH</sup> STREET; 5005 EAST 14<sup>TH</sup> STREET; 5105 EAST 14<sup>TH</sup> STREET; REDEFINING THE BOUNDARY LINES OF THE CITY; PROVIDING THAT THIS ORDINANCE SHALL TAKE EFFECT IMMEDIATELY UPON PASSAGE.

WHEREAS, Jack O. Stewart and Karen L. Stewart , husband and wife, Co-Trustees of the Jack O. Stewart Trust, and for J&K Stewart Properties, LLC, owners of real property in an unincorporated area of Bay County which is contiguous to this City, have filed a petition praying that said real property, being more particularly described below, be annexed to this City, and

WHEREAS, the City Commission of this City has determined that the petition bears the signatures of all the owners of the property in the area proposed to be annexed, and

WHEREAS, Notice of Voluntary Annexation for this property has been published in the Panama City News-Herald once a week for two (2) consecutive weeks prior to this date, the same being a newspaper of general circulation in this City.

NOW, THEREFORE, BE IT ENACTED BY THE PEOPLE OF THE CITY OF SPRINGFIELD, FLORIDA:

Section 1. It is hereby annexed and made a part of the City of Springfield, Florida, the following described lands in Bay County, Florida, to-wit:

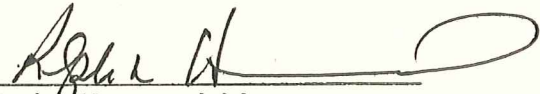
SEE ATTACHED AND INCORPORATED EXHIBITS A, B, AND C

Section 2. The boundary lines of the City of Springfield, Florida, are redefined to include therein said tracts of land.


Section 3. A map of the area to be annexed is attached.

Section 4. This ordinance shall take effect immediately upon passage.

PASSED, APPROVED AND ADOPTED at the regular meeting of the City Commission of the City of Springfield, Florida, this 2nd day of June, 2014.

  
Ralph Hammond, Mayor

ATTEST:

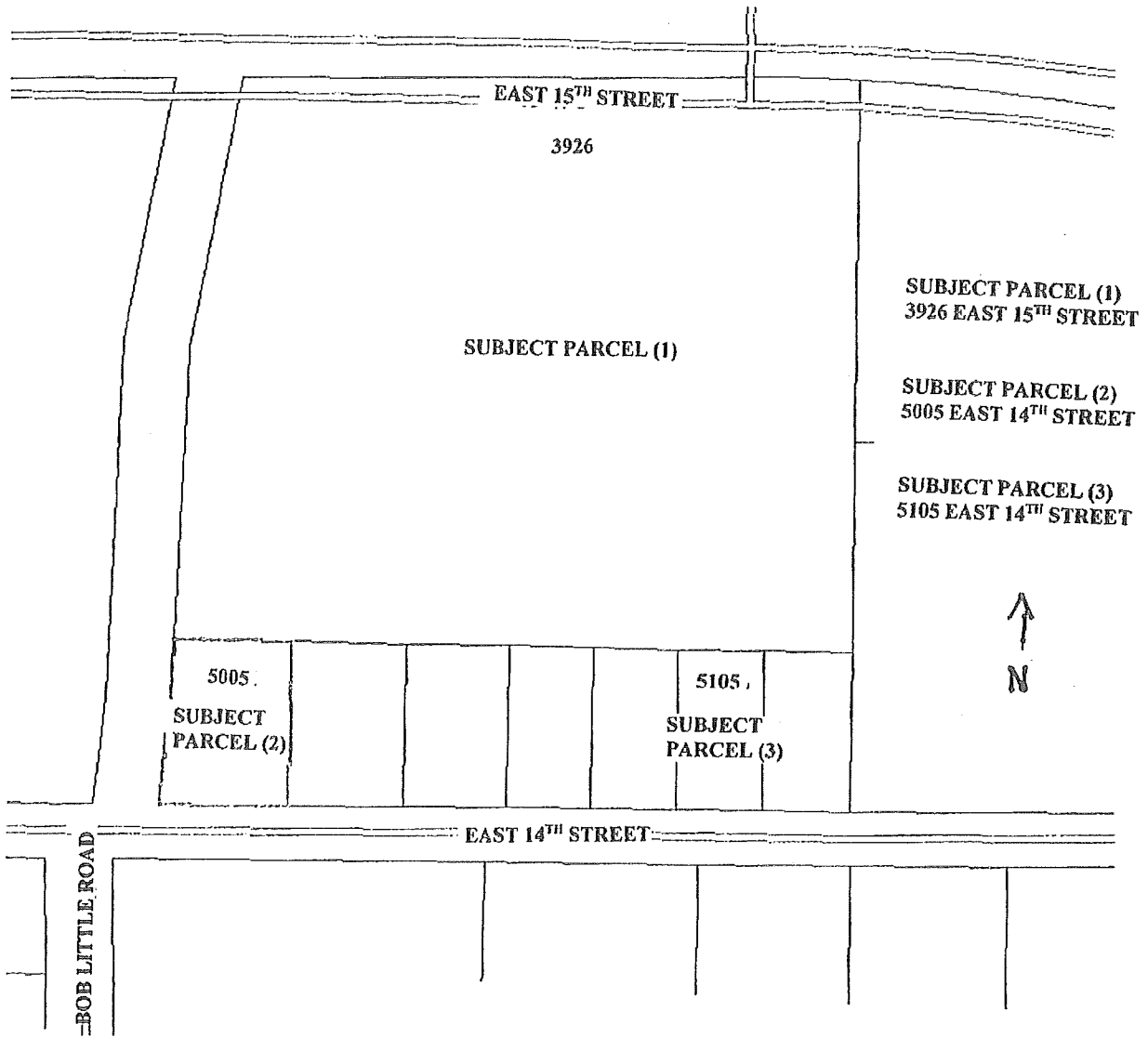
  
City Clerk

EXAMINED AND APPROVED by me this 2nd day of June, 2014.

  
Ralph Hammond, Mayor

PUBLISHED in the Panama City News-Herald on the 19th day of May, and the 27th day of May, 2014.

ATTACHMENT TO ORDINANCE NO. 519



## EXHIBIT "A"

### Parcel I:

Commences at the Southeast Corner of the Northwest Quarter of the Northwest Quarter of the Northeast Quarter of Section 1, Township 4 South, Range 14 West, Bay County, Florida; thence North 140 feet to the Point of Beginning; thence N88°23'W, 385.9 feet; thence N03°22'E, 476.9 feet more or less to the South R/W line of Hwy. U.S. 98 (100 foot R/W); thence S89°18'E along said R/W line, 295.5 feet to the P.C. of a curve; thence Easterly along said curve in Highway R/W 63.3 feet; thence South 484.6 feet to the Point of Beginning. Less that part conveyed to the State of Florida by deed recorded in Official Records Book 349, Page 467 to the Public Records of Bay County, Florida. Less and Except any portion lying within road right-of-way.

### Parcel II:

Commences at the Southeast Corner of the Northwest Quarter of the Northwest Quarter of the Northeast Quarter of Section 1, Township 4 South, Range 14 West, Bay County, Florida; thence North 140 feet; thence N88°23'W, 385.9 feet to the Point of Beginning; thence continue along said bearing 200 feet; thence N03°22'E, 236.9 feet; thence S89°18'E, 200 feet; thence S03°22'W, 236.9 feet more or less to the Point of Beginning. Said lands lying in and being a part of the Northwest Quarter of the Northwest Quarter of the Northeast Quarter of Section 1, Township 4 South, Range 14 West. Less and Except any portion lying within road right-of-way.

And also:

FROM THE NORTHEAST CORNER OF SOUTHWEST QUARTER (SW 1/4) OF NORTHWEST QUARTER (NW 1/4) OF NORTHEAST QUARTER (NE 1/4) OF SECTION ONE (1), TOWNSHIP FOUR (4) SOUTH, RANGE FOURTEEN (14) WEST RUN NORTH 140 FEET, THEN NORTH 88°23' WEST 585.9 FEET; THEN NORTH 3°22' EAST 236.9 FEET TO POINT OF BEGINNING. FROM SAID POINT OF BEGINNING CONTINUE NORTH 3°22' EAST 240 FEET TO THE SOUTH RIGHT OF WAY LINE OF HIGHWAYS U.S. 98 (100 FOOT RIGHT OF WAY): THENCE WITH SAID RIGHT OF WAY SOUTH 89°18' EAST (NORTH 89°23' EAST) 200 FEET; THENCE SOUTH 3°22' WEST 240 FEET; THENCE NORTH 89°18' WEST 200 FEET TO SAID POINT TO BEGINNING, LYING AND BEING IN THE NORTHWEST QUARTER (NW 1/4) OF NORTHWEST QUARTER (NW 1/4) OF NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 1, TOWNSHIP 4 SOUTH, RANGE 14 WEST, BAY COUNTY, FLORIDA.

Parcel Identification Number: 14936-000-000

SUBJECT PARCEL (1)

**EXHIBIT B**

**BEGINNING 490 FEET WEST OF THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 4 SOUTH, RANGE 14 WEST, BAY COUNTY, FLORIDA; THENCE WEST 100 FEET; THENCE NORTH 100 FEET; THENCE EAST 100 FEET; THENCE SOUTH 140 FEET TO THE POINT OF BEGINNING. LESS AND EXCEPT THAT PORTION LYING WITHIN THE RIGHT-OF-WAY OF 14<sup>TH</sup> STREET.**

**PARCEL ID #14934-020-000**

**SUBJECT PARCEL (2)**

EXHIBIT C

BEGINNING AT A POINT 75 FEET WEST OF THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 4 SOUTH, RANGE 14 WEST, RUN THENCE NORTH 140 FEET; RUN THENCE WEST 75 FEET; RUN THENCE SOUTH 140 FEET; RUN THENCE EAST 75 FEET TO THE POINT OF BEGINNING, SAID PROPERTY BEING IN AND A PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 4 SOUTH RANGE 14 WEST, BAY COUNTY, FLORIDA.

PARCEL ID #14934-010-000

SUBJECT PARCEL (3)



# HARRISON SALE McCLOY

304 Magnolia Avenue  
Post Office Drawer 1579  
Panama City, Florida 32401  
T 850.769.3434 F 850.769.6121

June 4, 2014

Dept. of State  
Bureau of Administrative Code  
R. A. Gray Building  
500 South Bronough Street  
Tallahassee, FL 32399-0320



RE: City of Springfield

Gentlemen:

Enclosed please find certified copy of below-described annexation ordinance for the City of Springfield. This ordinance is being filed with your office in compliance with Chapter 171.044(3), Florida Statutes:

Ordinance #519      3926 East 15<sup>th</sup> Street; 5005 East 14<sup>th</sup> Street; and 5105 East 14<sup>th</sup> Street; Recorded in Bay County Official Records Book 3613 at Pages 1425-1430

We would appreciate your forwarding an acknowledgment that the above-referenced ordinance has been filed with your office. Should you have any problems or questions, please do not hesitate to call. Thank you for your courtesies.

Yours very truly,

Susan J. Moore  
Municipal Paralegal

Enclosure: Certified Copy of Ordinance No. 519



# HARRISON SALE McCLOY

304 Magnolia Avenue  
Post Office Drawer 1579  
Panama City, Florida 32401  
T 850.769.3434 F 850.769.6121

June 4, 2014

Board of Bay County Commissioners  
840 West 11<sup>th</sup> Street  
Panama City FL 32401

 COPY

Re: Voluntary Annexation  
City of Springfield

Gentlemen:

Enclosed please find certified copy of below-described ordinance for the City of Springfield. This ordinance is being filed with your office in compliance with Chapter 171.044(3), Florida Statutes:

Ordinance #519      3926 East 15<sup>th</sup> Street; 5005 East 14<sup>th</sup> Street; and 5105 East  
14<sup>th</sup> Street, recorded in Bay County Official Records Book  
3613 at Pages 1425-1430

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Very truly yours,

Susan J. Moore  
Municipal Paralegal

Enclosure: Certified Copy of Ordinance No. 519






# HARRISON SALE McCLOY

304 Magnolia Avenue  
Post Office Drawer 1579  
Panama City, Florida 32401  
T 850.769.3434 F 850.769.6121

June 4, 2014

Office of The Governor  
Attention Revenue & Economic Analysis  
Room 1604, The Capitol  
Tallahassee, FL 32399-0250

 COPY

Re: City of Springfield Annexation Ordinance

Gentlemen:

Enclosed please find certified copy of below-described annexation ordinance for the City of Springfield. This ordinance is being filed with your office in compliance with Chapter 171.044(3), Florida Statutes:

Ordinance #519      3926 East 15<sup>th</sup> Street; 5005 East 14<sup>th</sup> Street; and 5105 East 14<sup>th</sup> Street, recorded in Bay County Official Records Book 3613 at Pages 1425 - 1430

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Municipal Paralegal

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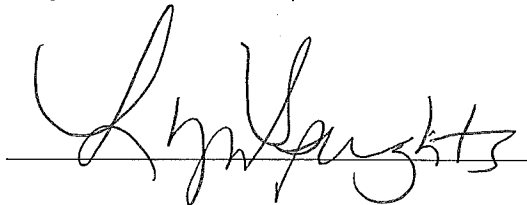
# Halifax Media Group

PUBLISHERS OF THE NEWS HERALD  
Panama City, Bay County, Florida  
Published Daily

## State of Florida County of Bay

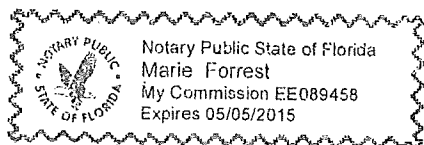
Before the undersigned authority appeared Lynda Speights, who on oath says that she is Legal Advertising Representative of The News Herald, a daily newspaper published at Panama City, in Bay County, Florida; that the attached copy of advertisement, being a Legal Advertisement # **1118329** in the matter of **NOTICE OF VOLUNTARY ANNEXATION - City of Springfield** in the Bay County Court, was published in said newspaper in the issue of **May 19, 27, 2014**

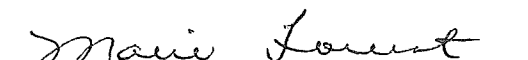
Affiant further says that The News Herald is a direct successor of the Panama City News and that this publication, together with its direct predecessor, has been continuously published in said Bay County, Florida, each day (except that the predecessor, Panama City News, was not published on Sundays), and that this publication together with its said predecessor, has been entered as periodicals matter at the post office in Panama City, in said Bay County, Florida, for a period of 1 year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.



State of Florida  
County of Bay

Sworn and subscribed before me this 27th day of May, A.D., 2014, by Lynda Speights, Legal Advertising Representative of The News Herald, who is personally known to me or has produced N/A as identification.



  
\_\_\_\_\_  
Notary Public, State of Florida at Large

## NOTICE OF VOLUNTARY ANNEXATION

THE PUBLIC IS HEREBY NOTIFIED that the owners of the properties generally described below have petitioned the City of Springfield to annex those properties into the City. The properties are unincorporated and contiguous to the municipal limits of the City and are located at (1) 3926 E. 15th Street, (2) 5005 E. 14th Street, and (3) 5105 E. 14th Street. A map showing the areas and location of the properties to be annexed is shown below.

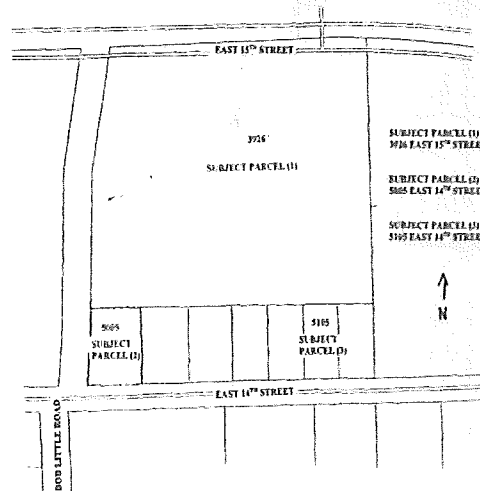
Complete legal descriptions by metes and bounds and copies of the Ordinance of Annexation, Ordinance No. 519, can be obtained from the office of the City Clerk at City Hall, Springfield, Florida. The Ordinance will be considered by the City Commission for final adoption at its regularly scheduled meeting to be conducted on Monday, June 2, 2014, at 5:30 p.m. at the Springfield City Hall located at 3529 East Third Street.

If a person decides to appeal any decision made by the City Commission with respect to any matter considered at the meeting, if an appeal is available, such person will need a record of the proceeding, and such person may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based.

Any person requiring a special accommodation at this meeting because of a disability or physical impairment should contact the Springfield City Clerk, at 3529 East Third Street, Springfield, Florida 32401 or by phone at (850) 872-7570 at least five (5) calendar days prior to the meeting. If you are hearing or speech impaired, and you possess TDD equipment, you may contact the City Clerk using the Florida Dual Party Relay system which can be reached at (800) 955-8770 (Voice) or (800) 955-8771 (TDD).

ALL INTERESTED PERSONS desiring to be heard on the adoption of the aforesaid ordinance are invited to be present at the meeting. Copies of the ordinance may be obtained or inspected at the office of the City Clerk, Springfield, Florida, at the City Hall.

CITY OF SPRINGFIELD, FLORIDA



1118329



## HARRISON SALE McCLOY

304 Magnolia Avenue  
Post Office Drawer 1579  
Panama City, Florida 32401  
T 850.769.3434 F 850.769.6121

June 4, 2014

Mr. Lee Penton  
City of Springfield  
3529 East Third Street  
Springfield FL 32401

Re: City of Springfield Annexation Ordinance

Dear Lee:

Enclosed please find original annexation Ordinance #519 for the City of Springfield, recorded in Bay County Official Records Book 3613 at Pages 1425 - 1430.

Also enclosed are copies of letters I have written to the Florida Department of State, the Governor's Office and the Bay County Board of County Commissioners transmitting certified copies of the recorded ordinance.

I am also enclosing the original affidavit of publication for this ordinance.

If you need anything further, please let me know.

Yours very truly,

Susan J. Moore  
Municipal Paralegal

Enclosures: As noted

**ORDINANCE NO. 519**

AN ORDINANCE ANNEXING THE FOLLOWING UNINCORPORATED AREAS OF BAY COUNTY WHICH ARE CONTIGUOUS TO THE CITY OF SPRINGFIELD, FLORIDA UPON PETITION OF THE OWNER OF SAID PROPERTY: EAST 15<sup>TH</sup> STREET; 5005 EAST 14<sup>TH</sup> STREET; 5105 EAST 14<sup>TH</sup> STREET; REDEFINING THE BOUNDARY LINES OF THE CITY; PROVIDING THAT THIS ORDINANCE SHALL TAKE EFFECT IMMEDIATELY UPON PASSAGE.

File # 2014029765  
ONLINE 3613 Pages 1425 - 1430  
Recorded 06/03/14 15:46:12  
Bill Kinsaul, Clerk  
Bay County, FL  
Deputy Clerk DW  
Trans # 1207249

WHEREAS, Jack O. Stewart and Karen L. Stewart , husband and wife, Co-Trustees of the Jack O. Stewart Trust, and for J&K Stewart Properties, LLC, owners of real property in an unincorporated area of Bay County which is contiguous to this City, have filed a petition praying that said real property, being more particularly described below, be annexed to this City, and

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SEE ATTACHED AND INCORPORATED EXHIBITS A, B, AND C

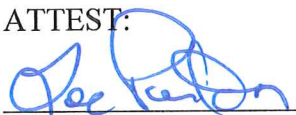
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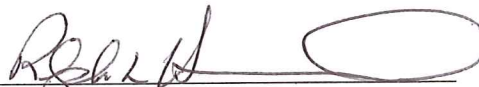
Section 4. This ordinance shall take effect immediately upon passage.

PASSED, APPROVED AND ADOPTED at the regular meeting of the City Commission of the City of Springfield, Florida, this 2nd day of June, 2014.

  
Ralph Hammond, Mayor

ATTEST:  
  
City Clerk

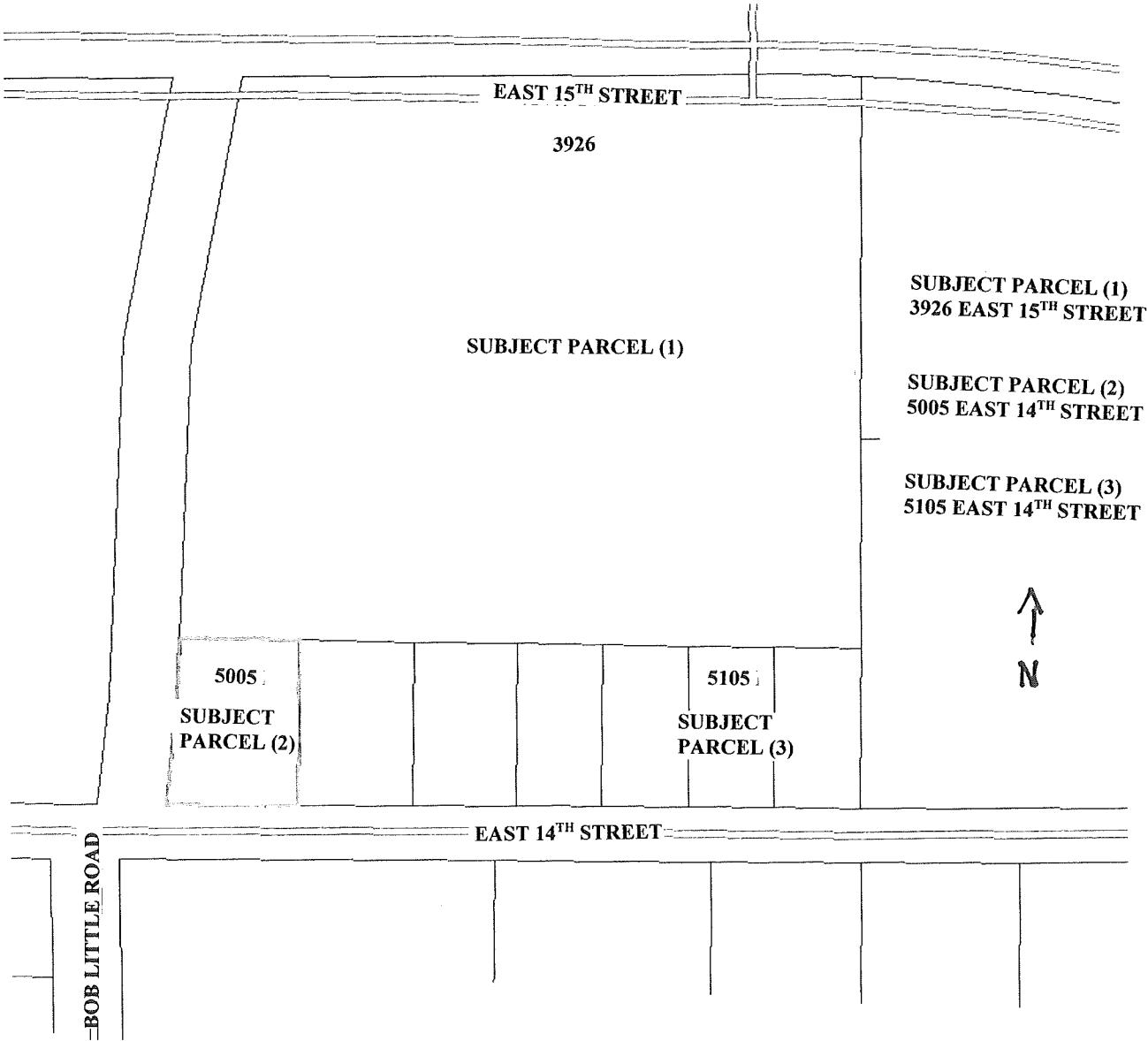
EXAMINED AND APPROVED by me this 2nd day of June, 2014.

  
Ralph Hammond, Mayor

PUBLISHED in the Panama City News-Herald on the 19th day of May, and the 27th day of May, 2014.



ATTACHMENT TO ORDINANCE NO. 519



## EXHIBIT "A"

**Parcel I:**

Commence at the Southeast Corner of the Northwest Quarter of the Northwest Quarter of the Northeast Quarter of Section 1, Township 4 South, Range 14 West, Bay County, Florida; thence North 140 feet to the Point of Beginning; thence N88°23'W, 385.9 feet; thence N03°22'E, 476.9 feet more or less to the South R/W line of Hwy. U.S. 98 (100 foot R/W); thence S89°18'E along said R/W line, 295.5 feet to the P.C. of a curve; thence Easterly along said curve in Highway R/W 63.3 feet; thence South 484.6 feet to the Point of Beginning. Less that part conveyed to the State of Florida by deed recorded in Official Records Book 349, Page 467 to the Public Records of Bay County, Florida. Less and Except any portion lying within road right-of-way.

**Parcel II:**

Commence at the Southeast Corner of the Northwest Quarter of the Northwest Quarter of the Northeast Quarter of Section 1, Township 4 South, Range 14 West, Bay County, Florida; thence North 140 feet; thence N88°23'W, 385.9 feet to the Point of Beginning; thence continue along said bearing 200 feet; thence N03°22'E, 236.9 feet; thence S89°18'E, 200 feet; thence S03°22'W, 236.9 feet more or less to the Point of Beginning. Said lands lying in and being a part of the Northwest Quarter of the Northwest Quarter of the Northeast Quarter of Section 1, Township 4 South, Range 14 West. Less and Except any portion lying within road right-of-way.

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FROM THE NORTHEAST CORNER OF SOUTHWEST QUARTER (SW 1/4) OF NORTHWEST QUARTER (NW 1/4) OF NORTHEAST QUARTER (NE 1/4) OF SECTION ONE (1), TOWNSHIP FOUR (4) SOUTH, RANGE FOURTEEN (14) WEST RUN NORTH 140 FEET, THEN NORTH 88°23' WEST 585.9 FEET; THEN NORTH 3°22' EAST 236.9 FEET TO POINT OF BEGINNING. FROM SAID POINT OF BEGINNING CONTINUE NORTH 3°22' EAST 240 FEET TO THE SOUTH RIGHT OF WAY LINE OF HIGHWAYS U.S. 98 (100 FOOT RIGHT OF WAY); THENCE WITH SAID RIGHT OF WAY SOUTH 89°18' EAST (NORTH 89°23' EAST) 200 FEET; THENCE SOUTH 3°22' WEST 240 FEET; THENCE NORTH 89°18' WEST 200 FEET TO SAID POINT TO BEGINNING, LYING AND BEING IN THE NORTHWEST QUARTER (NW 1/4) OF NORTHWEST QUARTER (NW 1/4) OF NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 1, TOWNSHIP 4 SOUTH, RANGE 14 WEST, BAY COUNTY, FLORIDA.

Parcel Identification Number: 14936-000-000

SUBJECT PARCEL (1)



**EXHIBIT B**

**BEGINNING 490 FEET WEST OF THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 4 SOUTH, RANGE 14 WEST, BAY COUNTY, FLORIDA; THENCE WEST 100 FEET; THENCE NORTH 140 FEET; THENCE EAST 100 FEET; THENCE SOUTH 140 FEET TO THE POINT OF BEGINNING. LESS AND EXCEPT THAT PORTION LYING WITHIN THE RIGHT-OF-WAY OF 14<sup>TH</sup> STREET.**

**PARCEL ID #14934-020-000**

**SUBJECT PARCEL (2)**

EXHIBIT C

BEGINNING AT A POINT 75 FEET WEST OF THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 4 SOUTH, RANGE 14 WEST, RUN THENCE NORTH 140 FEET; RUN THENCE WEST 75 FEET; RUN THENCE SOUTH 140 FEET; RUN THENCE EAST 75 FEET TO THE POINT OF BEGINNING, SAID PROPERTY BEING IN AND A PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 4 SOUTH RANGE 14 WEST, BAY COUNTY, FLORIDA.

PARCEL ID #14934-010-000

SUBJECT PARCEL (3)