

ORDINANCE NO. 591

AN ORDINANCE ANNEXING THE FOLLOWING UNINCORPORATED AREA OF BAY COUNTY WHICH IS CONTIGUOUS TO THE CITY OF SPRINGFIELD, FLORIDA, UPON PETITION OF THE OWNER OF SAID PROPERTY: ONE PARCEL LOCATED ON NORTH TYNDALL PARKWAY, PARCEL ID 06019-000-000, AS MORE PARTICULARLY DESCRIBED IN THE BODY OF THE ORDINANCE; SAID PARCEL CONTAINING 326.9 ACRES, MORE OR LESS; REDEFINING THE BOUNDARY LINES OF THE CITY; PROVIDING THAT THIS ORDINANCE SHALL TAKE EFFECT IMMEDIATELY UPON PASSAGE.

WHEREAS, The St. Joe Company LLC, owner of real property in an unincorporated area of Bay County which is contiguous to this City, has filed a petition praying that said real property, being more particularly described below, be annexed to this City, and

WHEREAS, Chapter 171, Florida Statutes, provides the exclusive method of municipal annexation in order to ensure sound urban development, accommodation to growth, and the provision of municipal services to those areas; 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 EXHIBIT A

Section 2. The boundary lines of the City of Springfield, Florida, are redefined to include therein said tract 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 6th day of MARCH, 2023.




Ralph Hammond, Mayor

ATTEST:



Teresa Cox, City Clerk

EXAMINED AND APPROVED by me this 6th day of MARCH, 2023.



Ralph Hammond, Mayor

PUBLISHED in the Bay County Florida Public Notices on the 20th of FEBRUARY and the 27th day of FEBRUARY, 2023.

ATTACHMENT TO ORDINANCE NO. 591

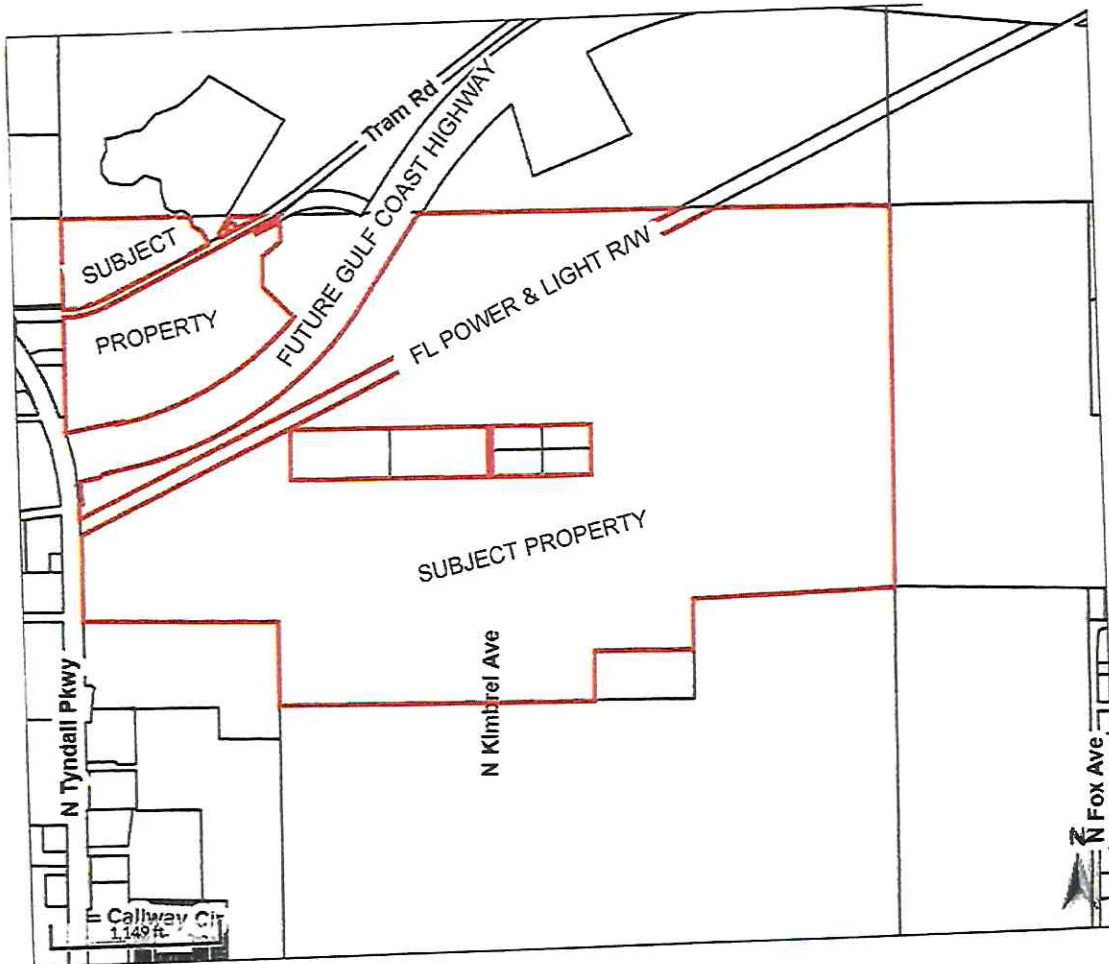


EXHIBIT A

PARCEL 1: BEGIN AT THE NORTHWEST CORNER OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 13 WEST, BAY COUNTY, FLORIDA; THENCE SOUTH 89°00'58" EAST, ALONG THE NORTH LINE OF SAID SECTION 6 FOR A DISTANCE OF 847.53; THENCE LEAVING SAID NORTH SECTION LINE SOUTH 13°58'54" EAST, FOR A DISTANCE OF 61.40 FEET; THENCE SOUTH 62°29'28" EAST FOR A DISTANCE OF 65.12 FEET; THENCE SOUTH 29°03'51" EAST, FOR A DISTANCE OF 57.63 FEET; THENCE SOUTH 21°52'55" EAST, FOR A DISTANCE OF 41.27 FEET TO THE NORTH RIGHT OF WAY LINE OF TRAM ROAD; THENCE SOUTH 64°37'18" WEST ALONG SAID NORTH RIGHT OF WAY LINE FOR A DISTANCE OF 884.42 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTH AND HAVING A RADIUS OF 281.11 FEET; THENCE CONTINUE ALONG SAID CURVE THROUGH A CENTRAL ANGLE 25°42'48" SAID CURVE HAVING A ARC LENGTH OF 126.16 FEET(CHORD SOUTH 77°28'41" WEST, 125.10 FEET) TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 89°39'55" WEST, FOR A DISTANCE OF 54.52 FEET TO THE WEST LINE OF AFOREMENTIONED SECTION 6; THENCE NORTH 01°08'20" EAST ALONG SAID WEST SECTION LINE FOR A DISTANCE OF 602.25 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 8.9476 ACRES MORE OR LESS.

Parcel 2: COMMENCE AT THE NORTHWEST CORNER OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 13 WEST, BAY COUNTY, FLORIDA; THENCE SOUTH 89°00'58" EAST, ALONG THE NORTH LINE OF SAID SECTION 6 FOR A DISTANCE OF 1104.89 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID NORTH SECTION LINE SOUTH 89°00'58 EAST, FOR A DISTANCE OF 214.56 FEET TO A CURVE ON THE NORTHERLY RIGHT OF WAY OF TRAM ROAD SAID CURVE HAVING A RADIUS OF 1402.40 FEET AND BEING CONCAVE TO THE NORTHWEST; THENCE CONTINUE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 3°37'06" AN ARC LENGTH OF 88.56 FEET(CHORD SOUTH 62°48'45" WEST, 88.55 FEET) TO THE POINT OF TANGENCY OF SAID CURVE; THENCE CONTINUE ALONG SAID NORTHERLY RIGHT OF WAY SOUTH 64°38'55" WEST, FOR A DISTANCE OF 213.37 FEET; THENCE LEAVING SAID NORTHERLY RIGHT OF WAY NORTH 25°22'54" WEST, FOR A DISTANCE OF 29.52 FEET; THENCE NORTH 32°41'24" EAST, FOR A DISTANCE OF 47.65 FEET; THENCE SOUTH 57°18'36" EAST, FOR A DISTANCE OF 40.66 FEET; THENCE NORTH 64°36'17" EAST, FOR A DISTANCE OF 17.67 FEET; THENCE NORTH 32°41'16" EAST, FOR A DISTANCE OF 35.00 FEET; THENCE NORTH 57°18'36" WEST, FOR A DISTANCE OF 50.00 FEET; THENCE NORTH 32°41'24" EAST, FOR A DISTANCE OF 31.64 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 0.3246 ACRES MORE OR LESS. SUBJECT TO AN INGRESS EGRESS EASEMENT DESCRIBED IN OFFICIAL RECORDS BOOK 2206, PAGE 1266 OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA.

Parcel 3: COMMENCE AT THE NORTHWEST CORNER OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 13 WEST, BAY COUNTY, FLORIDA; THENCE SOUTH 89°00'58" EAST, ALONG THE NORTH LINE OF SAID SECTION 6 FOR A DISTANCE OF 1432.74 FEET TO THE SOUTHEASTERLY RIGHT OF WAY OF TRAM ROAD AND THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID NORTH SECTION LINE SOUTH 89°00'58" EAST, FOR A DISTANCE OF 85.59 FEET TO THE WESTERLY RIGHT OF WAY LINE OF THE FUTURE GULF COAST HIGHWAY; THENCE CONTINUE ALONG SAID WESTERLY RIGHT OF WAY THE FOLLOWING COURSES, SOUTH 65°10'33" WEST, 93.62 FEET; SOUTH 01°15'45" WEST, 127.81 FEET; SOUTH 52°51'16" WEST, 148.50 FEET; SOUTH 01°14'23" WEST, 198.77 FEET; SOUTH 44°23'48" EAST, 283.61 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 2144.00 FEET; THENCE CONTINUE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 36°35'19" HAVING AN ARC LENGTH OF

1369.14 FEET(CHORD SOUTH 60°23'19" WEST, 1345.99 FEET) TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 78°40'51" WEST, FOR A DISTANCE OF 371.23 FEET TO THE WEST LINE OF AFOREMENTIONED SECTION 6; THENCE NORTH 01°08'32" EAST ALONG SAID WEST LINE, FOR A DISTANCE OF 760.19 FEET TO THE SOUTHERLY RIGHT OF WAY OF TRAM ROAD; THENCE SOUTH 89°39'55" EAST ALONG SAID SOUTHERLY RIGHT OF WAY, FOR A DISTANCE OF 55.35 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 341.11 FEET; THENCE CONTINUE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 25°42'48" AN ARC LENGTH OF 153.08 FEET(CHORD 77°28'41" EAST, 151.80 FEET) TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 64°37'18" EAST, FOR A DISTANCE OF 1190.44 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 1462.40 FEET; THENCE CONTINUE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 7°28'17" AN ARC LENGTH OF 190.70 FEET(CHORD NORTH 60°53'09" EAST, 190.57 FEET) TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 26.3261 ACRES MORE OR LESS.

Parcel 4: COMMENCE AT THE NORTHWEST CORNER OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 13 WEST, BAY COUNTY, FLORIDA; THENCE SOUTH 89°00'58" EAST, ALONG THE NORTH LINE OF SAID SECTION 6 FOR A DISTANCE OF 2341.09 FEET TO THE EASTERLY RIGHT OF WAY OF THE FUTURE GULF COAST HIGHWAY AND THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE NORTH LINE OF SAID SECTION 6 SOUTH 89°00'58" EAST, FOR A DISTANCE OF 363.49 FEET TO THE QUARTER CORNER ON THE NORTH LINE OF SAID SECTION 6; THENCE SOUTH 88°47'45" EAST FOR A DISTANCE OF 2703.37 FEET TO THE NORTHEAST CORNER OF SAID SECTION 6; THENCE SOUTH 01°07'05" WEST ALONG THE EAST LINE OF SAID SECTION 6, FOR A DISTANCE OF 2758.47 FEET TO THE QUARTER CORNER ON THE EAST LINE OF SECTION 6; THENCE NORTH 57°28'13" WEST, FOR A DISTANCE OF 1357.00 FEET; THENCE SOUTH 01°03'49" WEST, FOR A DISTANCE 349.46 FEET; THENCE NORTH 87°16'14" WEST, FOR A DISTANCE OF 670.89 FEET; THENCE SOUTH 01°02'09" WEST, FOR A DISTANCE OF 332.12 FEET; THENCE NORTH 87°01'31" WEST, FOR A DISTANCE OF 2027.09 FEET TO THE EAST LINE OF A PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 4581, PAGE 208 OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA; THENCE NORTH 00°22'18" EAST ALONG SAID EAST LINE, FOR A DISTANCE OF 651.13 FEET TO THE NORTHEAST CORNER OF SAID PARCEL; THENCE NORTH 87°56'38" WEST ALONG THE NORTH LINE OF SAID PARCEL FOR A DISTANCE OF 1279.74 FEET TO THE EAST RIGHT OF WAY LINE OF U.S. HWY 98(TYNDALL PARKWAY); THENCE NORTH 00°46'25" EAST ALONG SAID EAST RIGHT OF WAY LINE FOR A DISTANCE OF 558.19 FEET; THENCE NORTH 88°17'36" EAST, FOR A DISTANCE OF 20.09 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 2223.99 FEET; THENCE CONTINUE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 4°55'15" AN ARC LENGTH 191.01 FEET(CHORD NORTH 04°30'44" WEST, 190.95 FEET) TO THE INTERSECTION OF THE EASTERLY RIGHT OF WAY OF U.S. HWY 98(TYNDALL PARKWAY) AND THE SOUTHERLY RIGHT OF WAY OF THE FUTURE GULF COAST HIGHWAY; THENCE NORTH 78°40'54" EAST, FOR A DISTANCE OF 371.04 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 2454.00 FEET; THENCE CONTINUE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 44°38'28" AN ARC LENGTH OF 1912.11 FEET(CHORD NORTH 56°21'39" EAST, 1864.11 FEET) TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 34°02'20", FOR A DISTANCE OF 700.47 FEET TO THE POINT OF BEGINNING. LESS AND EXCEPT PARCELS DESCRIBED IN OFFICIAL RECORDS BOOK 678, PAGE 498, OFFICIAL RECORDS BOOK 2108, PAGE 1930, OFFICIAL RECORDS BOOK 3616, PAGE 406, OFFICIAL RECORDS BOOK 3755, PAGE 2359, OFFICIAL RECORDS BOOK 3129, PAGE 478 AND OFFICIAL RECORDS BOOK 3327, PAGE 864 OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA. SAID LANDS CONTAINING 291.2582 ACRES MORE OR LESS. SAID LANDS BEING SUBJECT TO ROAD RIGHT OF

WAY OF NORTH KIMBREL AVENUE BEING 30 FEET WIDE. ALSO SUBJECT TO A 100 FOOT FLORIDA POWER AND LIGHT RIGHT OF WAY EASEMENT.