

ORDINANCE NO 1510

AN ORDINANCE REZONING FROM TOWNHOUSE (RTH) TO COMMERCIAL HIGH INTENSITY (CH) THAT CERTAIN PARCEL OF LAND LYING WITHIN THE CITY OF PANAMA CITY BEACH, FLORIDA, CONTAINING APPROXIMATELY 28.074 ACRES; LOCATED ON THE WEST SIDE OF HILL ROAD, SOUTH OF PANAMA CITY BEACH PARKWAY, PARCEL ID 33750-020-000, ALL AS MORE PARTICULARLY DESCRIBED IN THE BODY OF THE ORDINANCE; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT; AND PROVIDING THAT THIS ORDINANCE SHALL TAKE EFFECT AS PROVIDED BY LAW.

WHEREAS, The St. Joe Company, the owner of real property designated herein, has initiated this ordinance by filing a petition praying that said real property, being more particularly described below be rezoned from Townhouse (RTH) to Commercial High Intensity (CH); and

WHEREAS, this ordinance changes only the zoning map designation of the real property described herein; and

WHEREAS, the Panama City Beach Planning Board reviewed the land use request, conducted a public hearing on December 11, 2019, and recommended approval of the request; and

WHEREAS, the City Council conducted public hearings on January 9, 2020 and March 12, 2020; and

WHEREAS, after consideration of evidence adduced in a properly advertised public hearing conducted on March 12, 2020, the City found the requested change to be consistent with the currently applicable Comprehensive Growth Development Plan and to reasonably accomplish a legitimate public purpose.

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

SECTION 1. The following described parcel of real property situate within the municipal limits of the City of Panama City Beach, Florida, is rezoned from Townhouse (RTH) to Commercial High Intensity (CH), to wit,

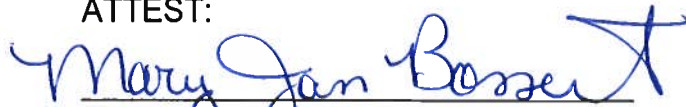
SEE ATTACHED AND INCORPORATED EXHIBIT "A"
and the City's Zoning Map is amended accordingly.

SECTION 2. All ordinances or parts of ordinances in conflict herewith are repealed to the extent of such conflict.

SECTION 3. This ordinance shall take effect immediately upon passage, and the land use changes approved herein shall take effect upon, and only upon, adoption by the City Council of Ordinance 1509 adopting a comprehensive plan amendment respecting the lands which are the subject of this ordinance, and that comprehensive plan amendment subsequently becoming effective as provided by law.

PASSED, APPROVED and ADOPTED at the regular meeting of the City Council of the City of Panama City Beach, Florida, this 12th day of March, 2020.


Mike Thomas, Mayor

ATTEST:

Mary Jan Bossert, City Clerk

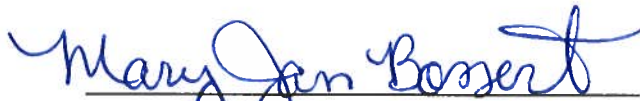
EXAMINED AND APPROVED by me this 12th day of March, 2020.



Mike Thomas, Mayor

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POSTED on pcbgov.com on the 16th day of March, 2019~~9~~²⁰.



Mary Jan Bossert, City Clerk

EXHIBIT A

DESCRIPTION: (PARCEL "A")

A PARCEL LYING IN SECTION 20, TOWNSHIP 3 SOUTH, RANGE 16 WEST, BAY COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A NAIL AND DISK (NO. 3961) MARKING THE NORTHEAST CORNER OF WALMART AT PIER PARK EAST SUBDIVISION, AS RECORDED IN PLAT BOOK 24, PAGE 65, OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA; SAID POINT ALSO BEING A POINT ON THE SOUTH RIGHT OF WAY LINE OF U.S. HIGHWAY 98 (STATE ROAD 30-A, 200' R/W); THENCE PROCEED ALONG THE EAST LINE OF SAID SUBDIVISION AS FOLLOWS: THENCE SOUTH 35 DEGREES 23 MINUTES 26 SECONDS WEST, FOR A DISTANCE OF 243.41 FEET; THENCE NORTH 57 DEGREES 37 MINUTES 44 SECONDS WEST, FOR A DISTANCE OF 32.36 FEET; THENCE SOUTH 32 DEGREES 18 MINUTES 25 SECONDS WEST, FOR A DISTANCE OF 858.97 FEET TO THE SOUTHEAST CORNER OF SAID SUBDIVISION AND THE POINT OF BEGINNING; THENCE LEAVING SAID EAST LINE, PROCEED SOUTH 86 DEGREES 00 MINUTES 43 SECONDS EAST, FOR A DISTANCE OF 1,103.64 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF HILL ROAD (66' R/W); THENCE SOUTH 27 DEGREES 18 MINUTES 43 SECONDS WEST, ON SAID WEST RIGHT OF WAY LINE, FOR A DISTANCE OF 1,353.69 FEET; THENCE SOUTH 31 DEGREES 43 MINUTES 13 SECONDS WEST, ON SAID WEST RIGHT OF WAY LINE, FOR A DISTANCE OF 16.41 FEET TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 20; THENCE LEAVING SAID WEST RIGHT OF WAY, PROCEED NORTH 86 DEGREES 13 MINUTES 56 SECONDS WEST, ON SAID SOUTH LINE, FOR A DISTANCE OF 667.00 FEET; THENCE LEAVING SAID SOUTH LINE, PROCEED NORTH 01 DEGREE 03 MINUTES 44 SECONDS EAST, FOR A DISTANCE OF 1,261.81 FEET TO A POINT ON THE SOUTH LINE OF WALMART AT PIER PARK EAST SUBDIVISION; THENCE SOUTH 86 DEGREES 00 MINUTES 43 SECONDS EAST, ON SAID SOUTH LINE, FOR A DISTANCE OF 171.36 FEET TO THE POINT OF BEGINNING.

CONTAINING 28.074 ACRES, MORE OR LESS.