

ORDINANCE NO 1569

AN ORDINANCE REZONING FROM AGRICULTURE AND RURAL RESIDENTIAL (AR) TO MULTI-FAMILY RESIDENTIAL (R-3) THAT CERTAIN PARCEL OF LAND LYING WITHIN THE CITY OF PANAMA CITY BEACH, FLORIDA, CONTAINING APPROXIMATELY 9.712 ACRES; LOCATED AT THE END OF GRIFFIN BOULEVARD, A PORTION OF PARCEL ID 35288-000-000, 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 Agriculture and Rural Residential (AR) to Multi-Family Residential (R-3); 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 August 11, 2021, and recommended approval of the request by a vote of 3-2; and

WHEREAS, after consideration of evidence adduced in a properly advertised public hearing conducted on October 28, 2021, 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 Agricultural and Rural Residential (AR) to Multi-Family Residential (R-3), 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 All ordinances or parts of ordinances in conflict herewith are repealed to the extent of such conflict.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 1568 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 special meeting of the City Council of the City of Panama City Beach, Florida, this 10th day of November, 2021.




Mark Sheldon, Mayor

ATTEST:



Lynne Fasone, City Clerk

EXAMINED AND APPROVED by me this 10th day of November, 2021.



Mark Sheldon, Mayor

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POSTED on pcb.gov.com on the 28th day of October, 2021.



Lynne Fasone, City Clerk

EXHIBIT A

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING AND BEING IN SECTION 1, TOWNSHIP 3 SOUTH, RANGE 17 WEST, BAY COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 17 WEST, BAY COUNTY, FLORIDA AND PROCEED NORTH 87 DEGREES 21 MINUTES 47 SECONDS WEST, FOR A DISTANCE OF 99.76 FEET TO THE WEST BOUNDARY LINE OF A GULF POWER COMPANY RIGHT OF WAY; THENCE SOUTH 01 DEGREE 55 MINUTES 49 SECONDS WEST, ALONG SAID WEST BOUNDARY LINE, FOR A DISTANCE OF 758.67 FEET TO THE NORTHEASTERLY CORNER OF LOT 21, BEACH COMMENCE PARK, A SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK 23, PAGE 12 OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA; THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY BOUNDARY OF SAID BEACH COMMENCE PARK AS FOLLOWS: NORTH 58 DEGREES 16 MINUTES 00 SECONDS WEST, FOR A DISTANCE OF 1,758.57 FEET; THENCE NORTH 80 DEGREES 25 MINUTES 40 SECONDS WEST, FOR A DISTANCE OF 58.10 FEET TO A POINT ON THE NORTHWESTERLY BOUNDARY OF GRIFFIN ROAD EXTENSION AS RECORDED IN OFFICIAL RECORDS BOOK 4135, PAGE 14 OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA; THENCE LEAVING SAID NORTHEASTERLY BOUNDARY PROCEED NORTH 28 DEGREES 08 MINUTES 45 SECONDS EAST, ALONG SAID NORTHWESTERLY BOUNDARY OF GRIFFIN ROAD EXTENSION, FOR A DISTANCE OF 138.31 FEET TO THE POINT OF BEGINNING; THENCE LEAVING SAID NORTHWESTERLY BOUNDARY PROCEED NORTH 7 DEGREES 49 MINUTES 55 SECONDS EAST, FOR A DISTANCE OF 177.68 FEET; THENCE NORTH 21 DEGREES 06 MINUTES 57 SECONDS EAST, FOR A DISTANCE OF 84.76 FEET; THENCE NORTH 35 DEGREES 38 MINUTES 21 SECONDS EAST, FOR A DISTANCE OF 41.01 FEET; THENCE NORTH 60 DEGREES 17 MINUTES 31 SECONDS EAST, FOR A DISTANCE OF 12.30 FEET; THENCE NORTH 41 DEGREES 4 MINUTES 37 SECONDS EAST, FOR A DISTANCE OF 73.63 FEET; THENCE NORTH 27 DEGREES 50 MINUTES 32 SECONDS EAST, FOR A DISTANCE OF 50.55 FEET; THENCE NORTH 3 DEGREES 23 MINUTES 20 SECONDS EAST, FOR A DISTANCE OF 72.18 FEET; THENCE NORTH 19 DEGREES 38 MINUTES 42 SECONDS EAST, FOR A DISTANCE OF 17.77 FEET; THENCE NORTH 00 DEGREES 35 MINUTES 18 SECONDS WEST, FOR A DISTANCE OF 91.31 FEET; THENCE NORTH 9 DEGREES 13 MINUTES 50 SECONDS WEST, FOR A DISTANCE OF 77.91 FEET; THENCE NORTH 19 DEGREES 43 MINUTES 6 SECONDS WEST, FOR A DISTANCE OF 36.68 FEET; THENCE NORTH 12 DEGREES 27 MINUTES 26 SECONDS WEST, FOR A DISTANCE OF 100.12 FEET; THENCE NORTH 4 DEGREES 11 MINUTES 40 SECONDS WEST, FOR A DISTANCE OF 42.06 FEET; THENCE NORTH 13 DEGREES 27 MINUTES 47 SECONDS EAST, FOR A DISTANCE OF 83.34 FEET; THENCE

NORTH 24 DEGREES 29 MINUTES 14 SECONDS EAST, FOR A DISTANCE OF 28.27 FEET; THENCE NORTH 36 DEGREES 46 MINUTES 15 SECONDS EAST, FOR A DISTANCE OF 41.73 FEET; THENCE NORTH 28 DEGREES 53 MINUTES 42 SECONDS EAST, FOR A DISTANCE OF 66.71 FEET; THENCE NORTH 21 DEGREES 27 MINUTES 33 SECONDS EAST, FOR A DISTANCE OF 63.44 FEET; THENCE NORTH 01 DEGREE 16 MINUTES 49 SECONDS EAST, FOR A DISTANCE OF 78.32 FEET; THENCE NORTH 12 DEGREES 42 MINUTES 12 SECONDS WEST, FOR A DISTANCE OF 32.13 FEET; THENCE NORTH 24 DEGREES 18 MINUTES 52 SECONDS WEST, FOR A DISTANCE OF 77.74 FEET; THENCE NORTH 42 DEGREES 37 MINUTES 42 SECONDS WEST, FOR A DISTANCE OF 93.74 FEET; THENCE NORTH 29 DEGREES 41 MINUTES 38 SECONDS WEST, FOR A DISTANCE OF 73.66 FEET; THENCE NORTH 42 DEGREES 08 MINUTES 03 SECONDS WEST, FOR A DISTANCE OF 62.70 FEET; THENCE NORTH 29 DEGREES 42 MINUTES 20 SECONDS WEST, FOR A DISTANCE OF 42.98 FEET; THENCE NORTH 39 DEGREES 4 MINUTES 44 SECONDS WEST, FOR A DISTANCE OF 52.24 FEET; THENCE NORTH 01 DEGREE 12 MINUTES 28 SECONDS EAST, FOR A DISTANCE OF 14.73 FEET; THENCE NORTH 27 DEGREES 32 MINUTES 34 SECONDS WEST, FOR A DISTANCE OF 75.76 FEET; THENCE NORTH 39 DEGREES 16 MINUTES 01 SECOND WEST, FOR A DISTANCE OF 17.33 FEET; THENCE NORTH 14 DEGREES 02 MINUTES 9 SECONDS WEST, FOR A DISTANCE OF 23.04 FEET; THENCE NORTH 26 DEGREES 22 MINUTES 46 SECONDS WEST, FOR A DISTANCE OF 70.08 FEET; THENCE NORTH 36 DEGREES 48 MINUTES 5 SECONDS WEST, FOR A DISTANCE OF 84.27 FEET; THENCE NORTH 35 DEGREES 31 MINUTES 11 SECONDS EAST, FOR A DISTANCE OF 78.90 FEET TO A POINT ON THE BOUNDARY LINE OF CONSERVATION PARK AS RECORDED IN OFFICIAL RECORDS BOOK 3012, PAGE 1556 OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA; THENCE SOUTH 54 DEGREES 28 MINUTES 49 SECONDS EAST, ALONG SAID BOUNDARY LINE, FOR A DISTANCE OF 941.55 FEET TO THE AFORESAID NORTHWESTERLY BOUNDARY OF GRIFFIN ROAD EXTENSION; THENCE SOUTH 27 DEGREES 47 MINUTES 57 SECONDS WEST, ALONG SAID NORTHWESTERLY BOUNDARY LINE, FOR A DISTANCE OF 1,454.42 FEET TO THE POINT OF BEGINNING.
CONTAINING 9.712 ACRES, MORE OR LESS.

SUBJECT TO:

A COMMON ROAD EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 2568, PAGE 1714 OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA AND A NON-EXCLUSIVE EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 2811, PAGE 1564 OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA.