

ORDINANCE NO. 1577

AN ORDINANCE EXCLUDING FROM THE CITY OF PANAMA CITY BEACH, FLORIDA, THE FOLLOWING VOLUNTARILY ANNEXED PARCELS WHICH ARE CONTIGUOUS TO UNINCORPORATED AREA OF BAY COUNTY, FLORIDA, UPON PETITION OF THE OWNER OF SAID PROPERTY; SAID PROPERTY LOCATED AT 8625 THOMAS DRIVE; ONE PARCEL ID 30462-000-000; AND ONE PARCEL ID 30468-000-000; SAID PARCELS CONTAINING 0.568 ACRES MORE OR LESS; REDEFINING THE BOUNDARY LINES OF THE CITY; REPEALING ORDINANCES IN CONFLICT AND PROVIDING THAT THIS ORDINANCE SHALL TAKE EFFECT IMMEDIATELY UPON PASSAGE.

WHEREAS, Charlotte Newby, owner of real property voluntarily annexed into the City of Panama City Beach, Florida, and which property is contiguous to an unincorporated area of Bay County, Florida, has filed a petition praying that said real property, being more particularly described below, be excluded from this City, and

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

WHEREAS, the Planning Board of the City of Panama City Beach, Florida, met on December 8, 2021, and voted 6-0 to approve the request.

WHEREAS, Notice of Voluntary Contraction 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, a copy of which notice is attached, incorporated and marked Exhibit B; and

WHEREAS, the City Council of this City finds that the subject property has no resident population and consists of 2 single parcels. The subject parcels are contiguous to unincorporated Bay County and exclusion of the subject parcels will not create an enclave of unincorporated territory within the boundaries of the City. The subject parcels are a parking area for a bar/lounge which is located within the Bay County boundaries and is now adjacent to the subject parcels. A hardship is created in the delivery of services such as police, fire, code enforcement and planning due to the fact that the bar/lounge and its parking area are divided by City and County boundaries. Therefore, the City Council finds that the subject parking area fails to meet the criteria of Section 171.043 for annexation by referendum.

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

Section 1. The following described lands in Bay County, Florida, are hereby excluded from the City of Panama City Beach, Florida, to wit,

SEE EXHIBIT "A" ATTACHED HERETO

Section 2. The boundary lines of the City of Panama City Beach, Florida, are contracted and redefined to exclude therefrom said tract of land.

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

Section 4. All ordinances or parts of ordinances in conflict herewith are repealed to the extent of such conflict.

Section 5. The appropriate officers and agents of the City are authorized and directed to modify and publish in electronic format changes to the City's Future

Land Use Map and Zoning Map within the Panama City Beach Comprehensive Growth Development Plan and Land Development Code respectively, to reflect the removal of this land from the City boundaries, unless a contrary ordinance is adopted within ninety (90) days following such publication.

Section 6. This ordinance shall take effect immediately upon passage.

PASSED, APPROVED AND ADOPTED at the regular meeting of the City Council of the City of Panama City Beach, Florida, this 24th day of February, 2022.

CITY OF PANAMA CITY BEACH



Mark Sheldon, Mayor

ATTEST:



Lynne Fasone, City Clerk

EXAMINED AND APPROVED by me this 24th day of February, 2022.



Mark Sheldon, Mayor

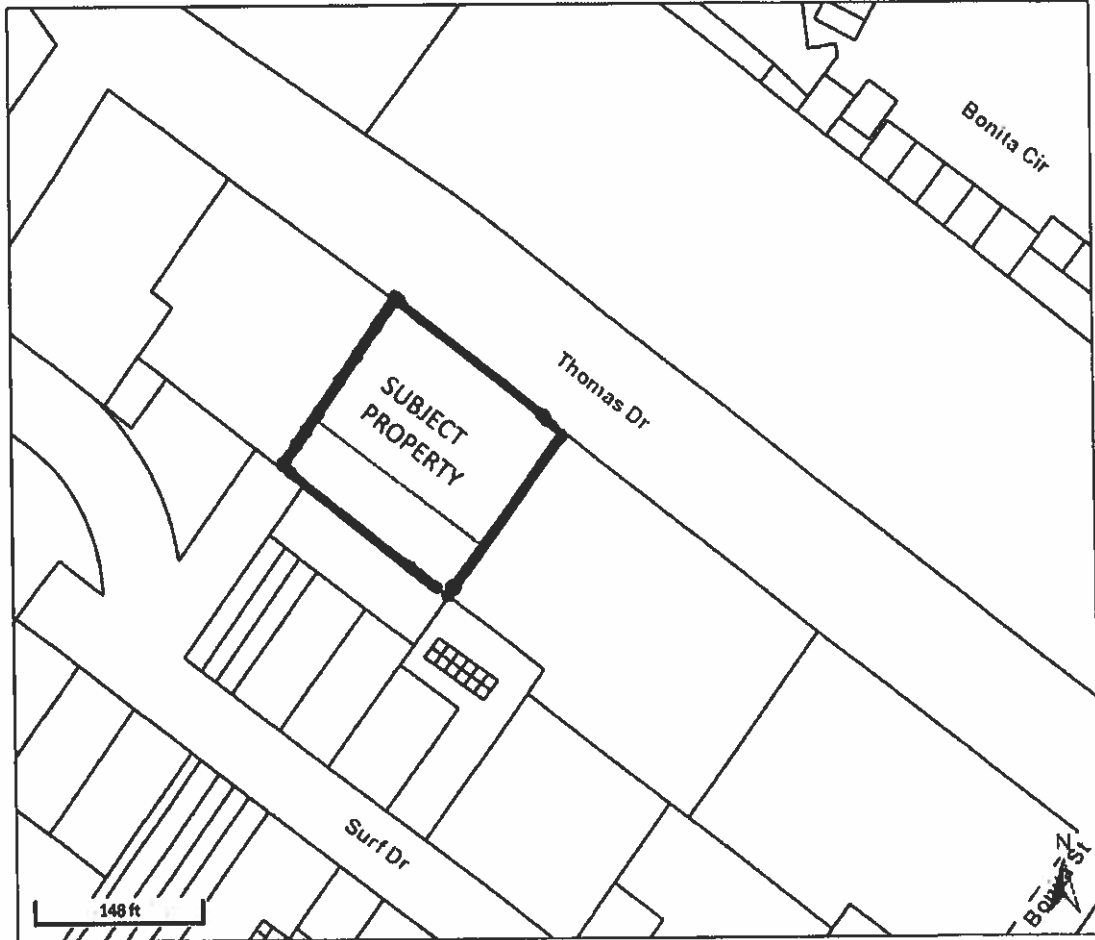
PUBLISHED in the Panama City News-Herald on the 7th and 14th days of February, 2022.

POSTED on pcb.gov.com on the 17th day of February, 2022.



Lynne Fasone, City Clerk

ATTACHMENT TO ORDINANCE NO. 1577



ORDINANCE NO. 1577

EXHIBIT A

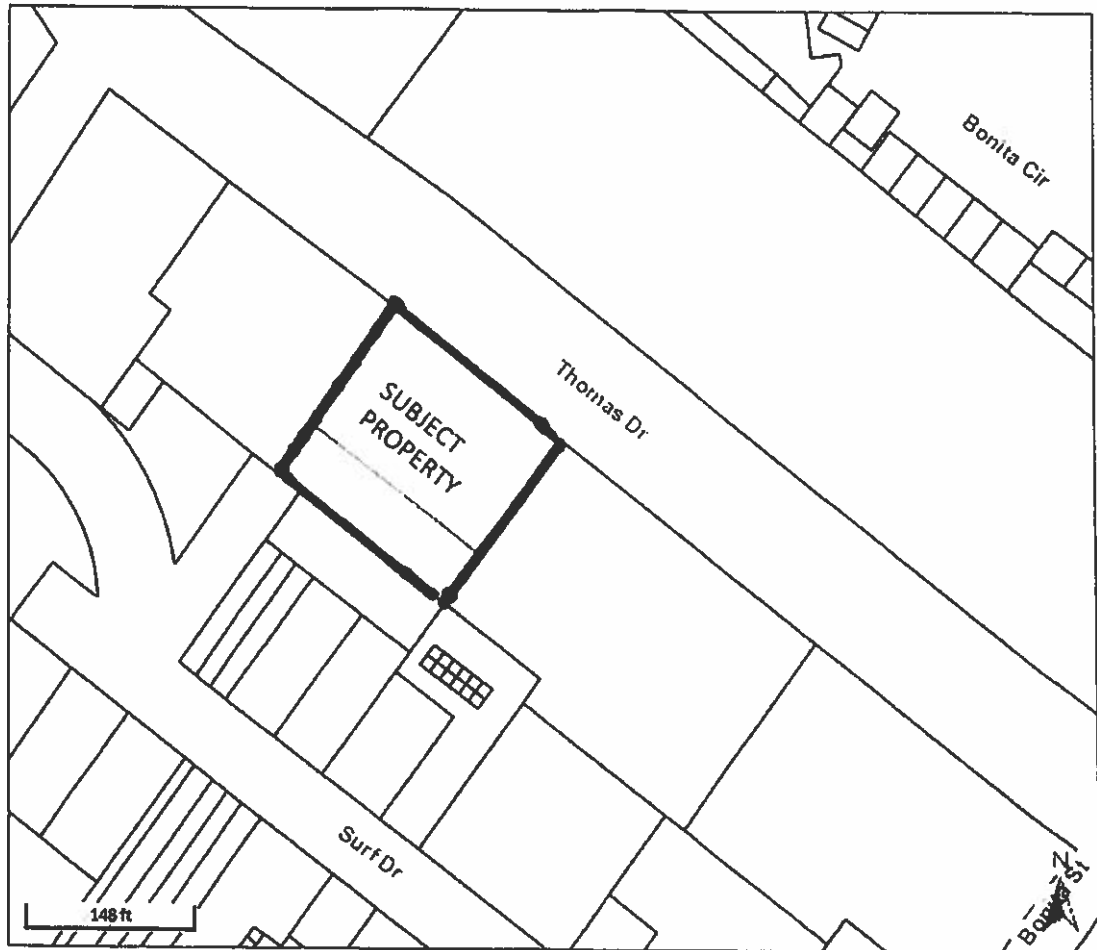
LOTS 1, 2, 3, 11 AND 12, BLOCK 2, SECOND ADDITION TO BEL AIR AMENDED SUBDIVISION, ACCORDING TO THE RECORDED PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF BAY COUNTY, FLORIDA, IN PLAT BOOK 9, PAGE 53.

MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE MOST EASTERLY CORNER OF LOT 3, BLOCK 2, SECOND ADDITION TO BEL AIR AMENDED SUBDIVISION, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 9, PAGE 53 IN THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA. THENCE S 35°37'41" W FOR 216.36 FEET TO THE MOST SOUTHERLY CORNER OF LOT 11, SAID BLOCK 2; THENCE N 51°55'21" W FOR 150.14 FEET TO THE MOST WESTERLY CORNER OF SAID LOT 11; THENCE N 35°37'41" E FOR 50.15 FEET TO THE MOST NORTHERLY CORNER OF SAID LOT 11; THENCE N 51°55'21" W FOR 50.05 FEET TO THE NORTHWESTERLY RIGHT OF WAY LINE OF ELAINE STREET (ABANDONED ACCORDING TO OFFICIAL RECORDS BOOK 2371, PAGE 600); THENCE ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE N 35°37'41" E FOR 165.23 FEET TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF THOMAS DRIVE; THENCE ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE S 52°12'19" E FOR 200.14 FEET TO THE POINT OF BEGINNING.

EXHIBIT B

NOTICE OF VOLUNTARY CONTRACTION

THE PUBLIC IS HEREBY NOTIFIED that the owners of the property generally described below have petitioned the City of Panama City Beach to contract that property from the City. The property is located at 8625 Thomas Drive. The property contains approximately 0.568 acres. A map showing the area and location of the property to be contracted is shown below:



The property has no resident population as it is a parking area for a bar/lounge which is located within the Bay County boundaries. A hardship has been created in the delivery of services such as police, fire, code enforcement and planning due to the fact that the bar/lounge and its parking area are divided by City and County boundaries.

A complete legal description by metes and bounds and a copy of the Ordinance of Contraction, Ordinance No. 1577, can be obtained from the office of the City Clerk at City Hall, Panama City Beach, Florida. The Ordinance will be considered by the City Council for final adoption at its regularly scheduled meeting to be conducted on Thursday, February 24, 2022, at 9:00 a.m. or as soon thereafter as the matter may be heard, at City Hall located at 17007 Panama City Beach Parkway.

If a person decides to appeal any decision made by the City Council 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 Panama City Beach City Clerk, at 17007 Panama City Beach Parkway, Panama City Beach, Florida 32413 or by phone at (850) 233-5100 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 at the office of the City Clerk, Panama City Beach, Florida, at the City Hall.

CITY OF PANAMA CITY BEACH FLORIDA



Bill Kinsaul
 Bay County
 Clerk of Court and Comptroller
 300 East 4th St. Panama City, FL 32401

CUSTOMER INFORMATION

HAND ARENDALL HARRISON SALE LLC
 304 MAGNOLIA AVE
 PANAMA CITY, FL 32401
 Escrow Balance: \$226.67

TRANSACTION INFORMATION

Transaction #:	1763160	Source Code:	Over the Counter
Receipt #:	3161632	Return Code:	Over the Counter
Cashier Date:	03/03/2022	Comments:	
Print Date:	03/03/2022		
Cashier By:	GBARBER		

CFN: 2022015704 Book: 4531 Page: 2237 \$ 0.00

From: NEWBY CHARLOTTE	To:	
RECORDING FEE - GROUP		\$61.00
COPIES		\$21.00
CERTIFICATION		\$6.00

PAYMENT: CHECK	238960	AMOUNT: \$88.00	Credit Card Fee: \$0.00
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Total Payments: \$ 88.00	Total Fees: \$ 88.00	Shortage: \$ 0.00	Overage: \$ 0.00
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HAND ARENDALL HARRISON SALE LLC

304 MAGNOLIA AVENUE ■ PANAMA CITY, FLORIDA 32401
(850) 769-3434 ■ Facsimile: (850) 769-6121

MEMORANDUM

TO: Lynne Fasone
FROM: Susan Moore
DATE: March 7, 2022
RE: Newby's Contraction

Here is the original contraction ordinance recorded in Bay County Official Records Book 4531, Page 2237.

Certified copies of the ordinance (#1577) have been sent to the Bay County Commission, the State Department, and the Governor's Office.

I also sent a copy (not certified) to Bay County GIS.

If you need anything further, just let me know.

Thanks for all your help.

Susan