

ORDINANCE NO. 1588

AN ORDINANCE AMENDING ORDINANCE 1688, KNOWN AS “THE 2021 AMENDED AND RESTATED CITY OF PANAMA CITY BEACH GROWTH DEVELOPMENT PLAN;” ACTING UPON THE APPLICATION OF JIM BISHAY TO CHANGE THE FUTURE LAND USE DESIGNATION OF A PARCEL OF LAND FROM SINGLE FAMILY RESIDENTIAL TO TOURIST; DESIGNATING FOR TOURIST LAND USE CERTAIN PARCELS OF LAND LYING WITHIN THE CITY OF PANAMA CITY BEACH, FLORIDA, CONSISTING OF APPROXIMATELY 0.328 ACRES; SAID PARCELS LOCATED AT 800 AND 802 YOUNG STREET, PARCEL IDS33824-000-000 AND 33823-000-000; AS MORE PARTICULARLY DESCRIBED IN THE BODY OF THE ORDINANCE; AMENDING THE CITY’S FUTURE LAND USE MAP TO DESIGNATE THE PARCELS FOR TOURIST LAND USE; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT; AND PROVIDING THAT THIS ORDINANCE SHALL TAKE EFFECT AS PROVIDED BY LAW.

WHEREAS, the City of Panama City Beach City Council adopted “The 2021 Amended and Restated City of Panama City Beach Growth Development Plan” (the Comprehensive Plan”) on November 10, 2021, by Ordinance No. 1688; and

WHEREAS, Jim Bishay (the “Applicant”) submitted an application requesting an amendment to the Comprehensive Plan; and

WHEREAS, the Panama City Beach Planning Board reviewed the land use request, conducted a public hearing on July 13, 2022, and recommended approval of the request by a vote of 3-1; and

WHEREAS, on September 22, 2022, as required by Section 163.3187, Florida Statutes, the City Council conducted a properly noticed adoption hearing and adopted this Ordinance in the course of that hearing; and

WHEREAS, all conditions required for the enactment of this Ordinance to amend the City of Panama City Beach Comprehensive Growth Development Plan to make the respective FLUM designation for the subject parcel have been met.

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 situated within the municipal limits of the City of Panama City Beach, Florida, is designated for Tourist land use under the Comprehensive Plan, to wit,

SEE ATTACHED AND INCORPORATED EXHIBIT "A" and the City's Future Land Use 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 All ordinances or parts of ordinances in conflict herewith are repealed to the extent of such conflict.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 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 22 day of September, 2022.



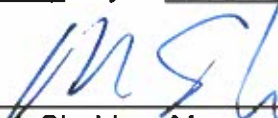
Mark Sheldon, Mayor

ATTEST:



Lynne Fasone, City Clerk

EXAMINED AND APPROVED by me this 22 day of September, 2022.



Mark Sheldon, Mayor

PUBLISHED in the Panama City News-Herald on the 6th day of September, 2022.

POSTED on ^{fl.gov}pcb.gov.com on the 9th day of August, 2022.



Lynne Fasone, City Clerk

EXHIBIT A

PARCEL 1: BEGINNING AT A POINT WHICH IS 200 FEET EAST AND 201.44 FEET SOUTH OF THE NORTHWEST CORNER OF THE SW $\frac{1}{4}$ OF SW $\frac{1}{4}$ OF SECTION 21, TOWNSHIP 3 SOUTH, RANGE 16 WEST; RUNNING THENCE SOUTH 50 FEET; THENCE EAST 72 FEET; THENCE NORTH 50 FEET; THENCE WEST 72 FEET TO THE POINT OF BEGINNING.

PARCEL 2: BEGINNING AT A POINT WHICH IS 200 FEET EAST AND 51.44 FEET SOUTH OF THE NORTHWEST CORNER OF THE SW $\frac{1}{4}$ OF SW $\frac{1}{4}$ OF SECTION 21, TOWNSHIP 3 SOUTH, RANGE 16 WEST; RUNNING THENCE SOUTH 150 FEET; THENCE EAST 72 FEET; THENCE NORTH 150 FEET; THENCE WEST 72 FEET TO THE POINT OF BEGINNING.



DATA AND ANALYSIS

- I. APPLICANT:** Young Street Investments, LLC / Jim Bishay
- II. PROJECT LOCATION:** 800 and 802 Young Street, Parcel ID# 33824-000-000 and 33823-000-000 (approximately .328 acres).
- III. REQUEST:** This request is for a Small-Scale Plan Amendment and Rezoning. The applicant is requesting a Future Land Use Map change from Single Family Residential Future Land Use designation to Tourist and a Rezoning from R-1c to CH for the subject parcels.
- IV. REASON FOR REQUEST:** The applicant is proposing to develop the site into more than two detached residential home sites, where a maximum of two are currently allowed under the R-1c zone. The R-1c zone requires a minimum of 6,000 square feet and 60' of frontage, where the CH zone allows for a minimum of 5,000 square feet and no minimum lot width.
- VI. SITE EVALUATION:**
- A. IMPACT ON PUBLIC FACILITIES:**
1. **Transportation Facilities:**
 The adjacent section of Front Beach Road is currently over capacity. If the rezoning is approved, the applicant will be required to make a fair share contribution to address roadway capacity.
 2. **Sewer:**
 The City wastewater treatment plant provides Advanced Wastewater Treatment quality effluent, with an accompanying wetlands effluent

discharge system in a 2,900-acre facility containing 2,000 acres of receiving wetlands. Currently, the operating permit allows 14 million gallons per day (mgd) maximum monthly average (10 mgd annual average) treatment and disposal capacity. Monthly average plant flows for January 1, 2020 through December 31, 2020 ranged from 4.33 mgd to 10.28 mgd on a monthly average. The City's reclaimed water system has been in operation since 2006 and provided average flows between 1.10 and 4.28 mgd of irrigation water per month in the last calendar year, depending on the time of year and demands to residential and commercial areas of the City.

Based on previous historic growth rates of wastewater generation, it is anticipated that there will be a 4% yearly growth in wastewater generation within the City's service area (from the Hathaway Bridge to the West Bay Bridge to the Phillips Inlet Bridge). Accordingly, the City has planned for facilities to be upgraded to coincide with the increased demand. A site for a second wastewater treatment facility has been purchased and preliminary planning for development has begun. Once completed, the second facility will provide additional capacity and will be interconnected with the existing system for enhanced reliability and load sharing.

3. Potable Water:

The City has a franchise from Bay County authorizing the City to provide water and sewer service to the incorporated City limits and unincorporated Bay County west of St Andrew Bay, and south of West Bay and the contiguous Intracoastal Waterway. The term of the agreement is through 2042 and states that 26.4 million gallons per day (mgd) was available to the City in 2011 with best efforts by the County to be able to provide increasing amounts each year up to 33.79 mgd in 2020.

The City receives the treated County water via two delivery points at bridges crossing St. Andrew Bay and West Bay. That water is stored and re-pumped on demand to meet the City's water needs. The City's current available pumping and transmission capacity is approximately 37.8 mgd. The contract with the County has been designed to increase capacity by approximately 4% per year in order to continue to have capacity available for growth. Additionally, the City has two (2) - 7 million gallon storage tanks at its West Bay storage and pumping facility, and 2, 4 and 5 million gallon storage tanks at its McElvey Road storage and pumping facility near the St. Andrew Bay delivery point, which gives the City an additional 25 million gallons of working reserve for peak season and fire flow demand.

It is estimated the average citizen consumes 125 gallons per day for planning purposes. Daily water demand for January 1, 2020 through December 31, 2020, ranged from 11.08 mgd to 17.04 mgd on a monthly average, with an annual average of 13.43 mgd. The maximum single-day demand was 18.90 mgd. The County's projected available capacity to supply potable water to the City in 2020 was 30.90 mgd, leaving an excess monthly average capacity ranging from 19.82 mgd to 13.86 mgd with an annual average excess of 17.47 mgd. The excess on the single-day maximum was 12.00 mgd.

The City has also implemented a reclaimed water system that makes highly treated effluent from the wastewater system available for irrigation to new subdivisions and commercial developments. With the implementation of this reclaim system, it is estimated that the 2% of total potable water consumption previously used by similar developments will be replaced by reclaimed water in these new subdivisions.

B. SITE SUITABILITY:

1. Wetlands: According to information supplied by Bay County GIS there are no wetlands located on the subject site.
2. Plant and Wildlife Resources: Information regarding natural resources is based on information from the Florida Natural Areas Inventory "FNAI", which is a non-profit organization administered by The Florida State University. This group is involved in gathering, interpreting, and disseminating information critical to the conservation of Florida's biological diversity.

According to information supplied by FNAI, there are no threatened or endangered species located on the subject site.

3. Flood Zones:

According to information supplied by FEMA, the site is located in Flood Zone X, which is defined as an area determined to be located outside of the 100 and 500-year floodplains.

C. COMPATABILITY WITH SURROUNDING LAND USES:

Compatibility is generally defined as a condition in which land uses or conditions can coexist in relative proximity to each other in a stable fashion

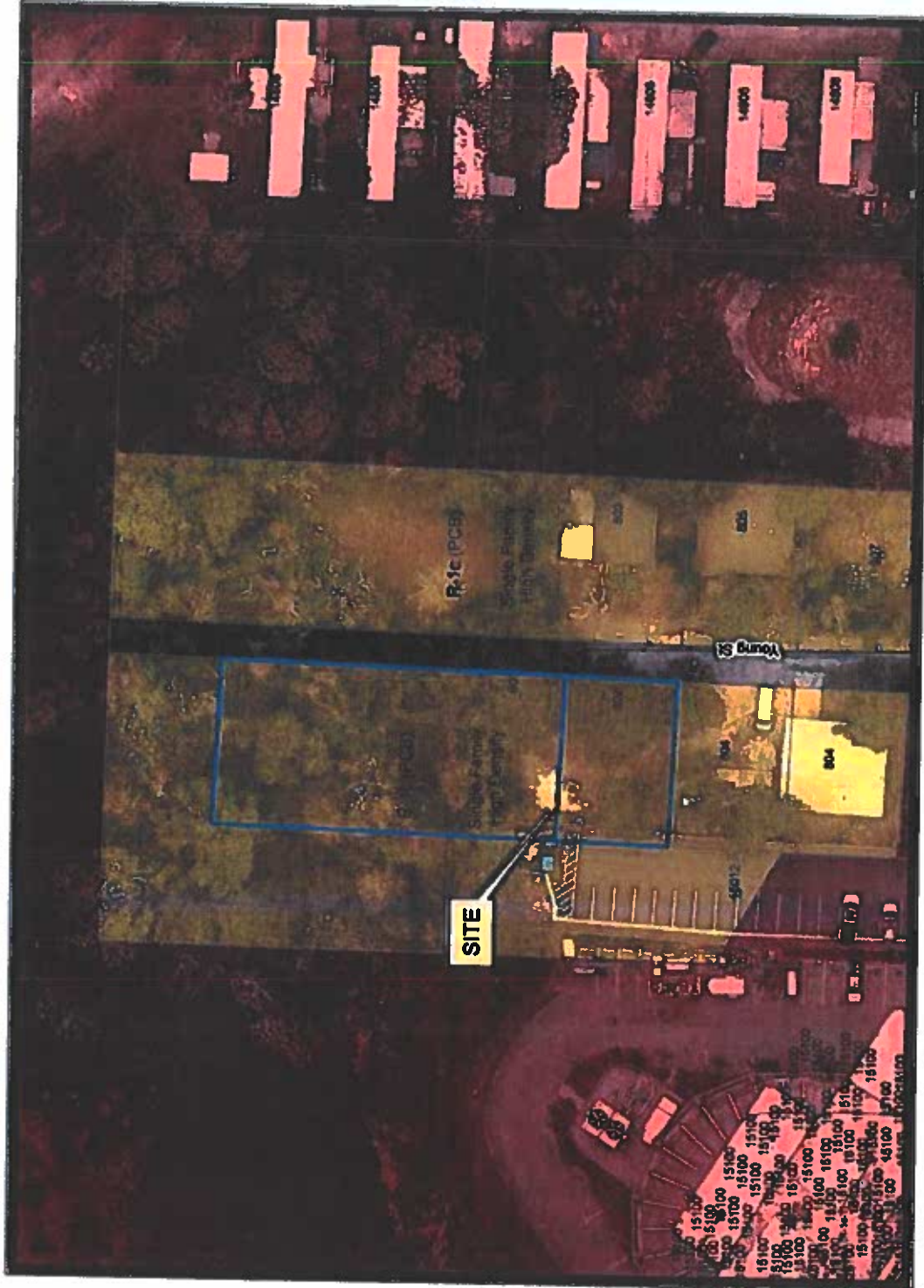
over time such that no use or condition is unduly negatively impacted directly or indirectly by another use or condition.

The proposed use of the vacant site for detached residential housing is compatible with the surrounding multifamily, vacant, and single-family parcels.

CONCLUSION:

The surrounding area is dominated by parcels that are zoned CH and the proposed use will be compatible with surrounding single-family parcels. Staff has no objection to the request.

Small Scale Amendment / Rezoning



- Legend**
- Major Road
 - Minor Road
 - Zoning_PCB**
 - Panama City Beach Zoning**
 - Commercial - Low Intensity (CL)
 - Commercial - Medium Intensity (CM)
 - Single Family, High Density Medium Intensity (SFM-1)
 - Single Family, Low Density (R-1L)
 - Single Family, Medium Density (R-1M)
 - Planned Unit Development (PUD)
 - Single Family, High Density (R-1H)
 - Redevelop - Zero Lot Line (RZL)
 - Light Industry (R-1)
 - Recreation (R)
 - Conservation (C)
 - Agriculture and Rural Residential (AR)
 - Townhouse (RTH)
 - Limited Multi-Family (R-2)
 - Unlimited Multi-Family (R-2)
 - Commercial - High Intensity (CH)
 - Public Facilities (PF)



Prepared by The
City of Panama City Beach
Planning Department



CITY OF PANAMA CITY BEACH
Building and Planning Department
 116 S. Arnold Road, Panama City Beach, FL 32413
 850-233-5100 ext. 2313 Fax: 850-233-5049
 Email: achester@pchgov.com

REQUEST FOR ZONING or REZONING – LDC Section 10.02.10

Applicant:

Name(s): Jim Bishay

Address: 7312 Louetta Rd., B118-218

City: Spring State: TX Telephone: 714.933.5880 Fax: _____

Email: Jim.Bishay@gmail.com

Name of Acting Agent: N/A

Statement acknowledged before a notary public authorizing the representative to act on behalf of the property owner with regard to the application and associated procedures. Attached to the application.

Parcel Number of Property for Zoning or Rezoning: 33823-000-000/ 33824-000-000
(Information from Property Appraiser's Office)

Address/Location of Property for Zoning or Rezoning: 800&802 Young Street, PCB, FL 3

Please provide a survey obtained no more than two (2) years prior to the filing of the application, containing legal description, land area and existing improvements located on the site. Please submit a total of ten (10) copies.

Small Scale Amendment: \$1500.00 Large Scale Amendment: \$2100.00 Date Collected 6/7/2022
If a plan amendment is necessary, please provide an analysis of the consistency of the proposed amendment with all requirements of the Comprehensive Plan and LDC.

The procedure for review of application is found in Sections 10.02.01 and 10.02.10 of the LDC.

Basic Submittal Requirements - LDC Section 10.02.02

Name: Jim Bishay

Address: 7312 Louetta Rd., B118-218 Email Address: Jim.Bishay@gmail.com

City: Spring State: TX Telephone: 714.933.5880 Fax: _____

Date of Preparation: 6/1/2022 Date(s) of any modifications: _____

Legal Description: (Consistent with the Required Survey) _____

A vicinity map showing the location of the property.

Present Zoning Designation: R-1c Requested Zoning Designation: CH Future Land Use Map: _____

Deed Restrictions or Private Covenants apply to this property: Yes (Please submit a copy) X No

Applicant's Signature(s):

James (Jim) Bishay

Print Name of Applicant


Signature

Date: **6/1/2022**

Print Name of Applicant

Signature

Date:

FEES:

Rezoning Application Fee: \$900.00 _____

Small Scale Amendment Fee: \$1500.00 X Includes the rezoning fee.

Large Scale Amendment Fee: \$2100.00 _____ Includes the rezoning fee.

Date Collected: 6/7/22



CITY OF PANAMA CITY BEACH

Building and Planning Department

116 S. Arnold Road, Panama City Beach, FL 32413

850-233-5100 ext. 2313

Fax: 850-233-5049

Email: ncbeester@pcb.gov

REQUEST FOR ZONING or REZONING – LDC Section 10.02.10

Applicant:

Name(s): Jim Bishay

Address: 7312 Louetta Rd., B118-218

City: Spring

State: TX

Telephone: 714.933.5880

Fax:

Email: Jim.Bishay@gmail.com

Name of Acting Agent:

N/A

Statement acknowledged before a notary public authorizing the representative to act on behalf of the property owner with regard to the application and associated procedures. Attached to the application.

Parcel Number of Property for Zoning or Rezoning:

33823-000-000/ 33824-000-000

(Information from Property Appraiser's Office)

Address/Location of Property for Zoning or Rezoning:

800&802 Young Street, PCB, FL 3

Please provide a survey obtained no more than two (2) years prior to the filing of the application, containing legal description, land area and existing improvements located on the site. Please submit a total of ten (10) copies.

Small Scale Amendment: \$1500.00 Large Scale Amendment: \$2100.00

Date Collected: 6/7/2022 *M/D*

If a plan amendment is necessary, please provide an analysis of the consistency of the proposed amendment with all requirements of the Comprehensive Plan and LDC.

SAWBELLA PLANNING CO LLC
420 CHURCHWELL DR UNIT 19866
PANAMA CITY BEACH, FL 32417-7815

001-0000-329-50-00
Rezoning Request

6007

63-751/631 10609

DATE 6/7/2022

PAY TO THE ORDER OF

CITY OF PANAMA CITY BEACH

\$1500

FIFTEEN HUNDRED & NO/100

DOLLARS



FOR

YOUNG STREET P&Z

Deed Restrictions or Private Covenants apply to this property: Yes (Please submit a copy) No



DATA AND ANALYSIS

- I. **APPLICANT:** Young Street Investments, LLC / Jim Bishay
- II. **PROJECT LOCATION:** 800 and 802 Young Street, Parcel ID# 33824-000-000 and 33823-000-000 (approximately .328 acres).
- III. **REQUEST:** This request is for a Small-Scale Plan Amendment and Rezoning. The applicant is requesting a Future Land Use Map change from Single Family Residential Future Land Use designation to Tourist and a Rezoning from R-1c to CH for the subject parcels.
- IV. **REASON FOR REQUEST:** The applicant is proposing to develop the site into more than two detached residential home sites, where a maximum of two are currently allowed under the R-1c zone. The R-1c zone requires a minimum of 6,000 square feet and 60' of frontage, where the CH zone allows for a minimum of 5,000 square feet and no minimum lot width.
- VI. **SITE EVALUATION:**
 - A. **IMPACT ON PUBLIC FACILITIES:**
 - 1. **Transportation Facilities:**

The adjacent section of Front Beach Road is currently over capacity. If the rezoning is approved, the applicant will be required to make a fair share contribution to address roadway capacity.
 - 2. **Sewer:**

The City wastewater treatment plant provides Advanced Wastewater Treatment quality effluent, with an accompanying wetlands effluent

discharge system in a 2,900-acre facility containing 2,000 acres of receiving wetlands. Currently, the operating permit allows 14 million gallons per day (mgd) maximum monthly average (10 mgd annual average) treatment and disposal capacity. Monthly average plant flows for January 1, 2020 through December 31, 2020 ranged from 4.33 mgd to 10.28 mgd on a monthly average. The City's reclaimed water system has been in operation since 2006 and provided average flows between 1.10 and 4.28 mgd of irrigation water per month in the last calendar year, depending on the time of year and demands to residential and commercial areas of the City.

Based on previous historic growth rates of wastewater generation, it is anticipated that there will be a 4% yearly growth in wastewater generation within the City's service area (from the Hathaway Bridge to the West Bay Bridge to the Phillips Inlet Bridge). Accordingly, the City has planned for facilities to be upgraded to coincide with the increased demand. A site for a second wastewater treatment facility has been purchased and preliminary planning for development has begun. Once completed, the second facility will provide additional capacity and will be interconnected with the existing system for enhanced reliability and load sharing.

3. Potable Water:

The City has a franchise from Bay County authorizing the City to provide water and sewer service to the incorporated City limits and unincorporated Bay County west of St Andrew Bay, and south of West Bay and the contiguous Intracoastal Waterway. The term of the agreement is through 2042 and states that 26.4 million gallons per day (mgd) was available to the City in 2011 with best efforts by the County to be able to provide increasing amounts each year up to 33.79 mgd in 2020.

The City receives the treated County water via two delivery points at bridges crossing St. Andrew Bay and West Bay. That water is stored and re-pumped on demand to meet the City's water needs. The City's current available pumping and transmission capacity is approximately 37.8 mgd. The contract with the County has been designed to increase capacity by approximately 4% per year in order to continue to have capacity available for growth. Additionally, the City has two (2) - 7 million gallon storage tanks at its West Bay storage and pumping facility, and 2, 4 and 5 million gallon storage tanks at its McElvey Road storage and pumping facility near the St. Andrew Bay delivery point, which gives the City an additional 25 million gallons of working reserve for peak season and fire flow demand.

It is estimated the average citizen consumes 125 gallons per day for planning purposes. Daily water demand for January 1, 2020 through December 31, 2020, ranged from 11.08 mgd to 17.04 mgd on a monthly average, with an annual average of 13.43 mgd. The maximum single-day demand was 18.90 mgd. The County's projected available capacity to supply potable water to the City in 2020 was 30.90 mgd, leaving an excess monthly average capacity ranging from 19.82 mgd to 13.86 mgd with an annual average excess of 17.47 mgd. The excess on the single-day maximum was 12.00 mgd.

The City has also implemented a reclaimed water system that makes highly treated effluent from the wastewater system available for irrigation to new subdivisions and commercial developments. With the implementation of this reclaim system, it is estimated that the 2% of total potable water consumption previously used by similar developments will be replaced by reclaimed water in these new subdivisions.

B. SITE SUITABILITY:

1. Wetlands: According to information supplied by Bay County GIS there are no wetlands located on the subject site.
2. Plant and Wildlife Resources: Information regarding natural resources is based on information from the Florida Natural Areas Inventory "FNAI", which is a non-profit organization administered by The Florida State University. This group is involved in gathering, interpreting, and disseminating information critical to the conservation of Florida's biological diversity.

According to information supplied by FNAI, there are no threatened or endangered species located on the subject site.

3. Flood Zones:

According to information supplied by FEMA, the site is located in Flood Zone X, which is defined as an area determined to be located outside of the 100 and 500-year floodplains.

C. COMPATABILITY WITH SURROUNDING LAND USES:

Compatibility is generally defined as a condition in which land uses or conditions can coexist in relative proximity to each other in a stable fashion

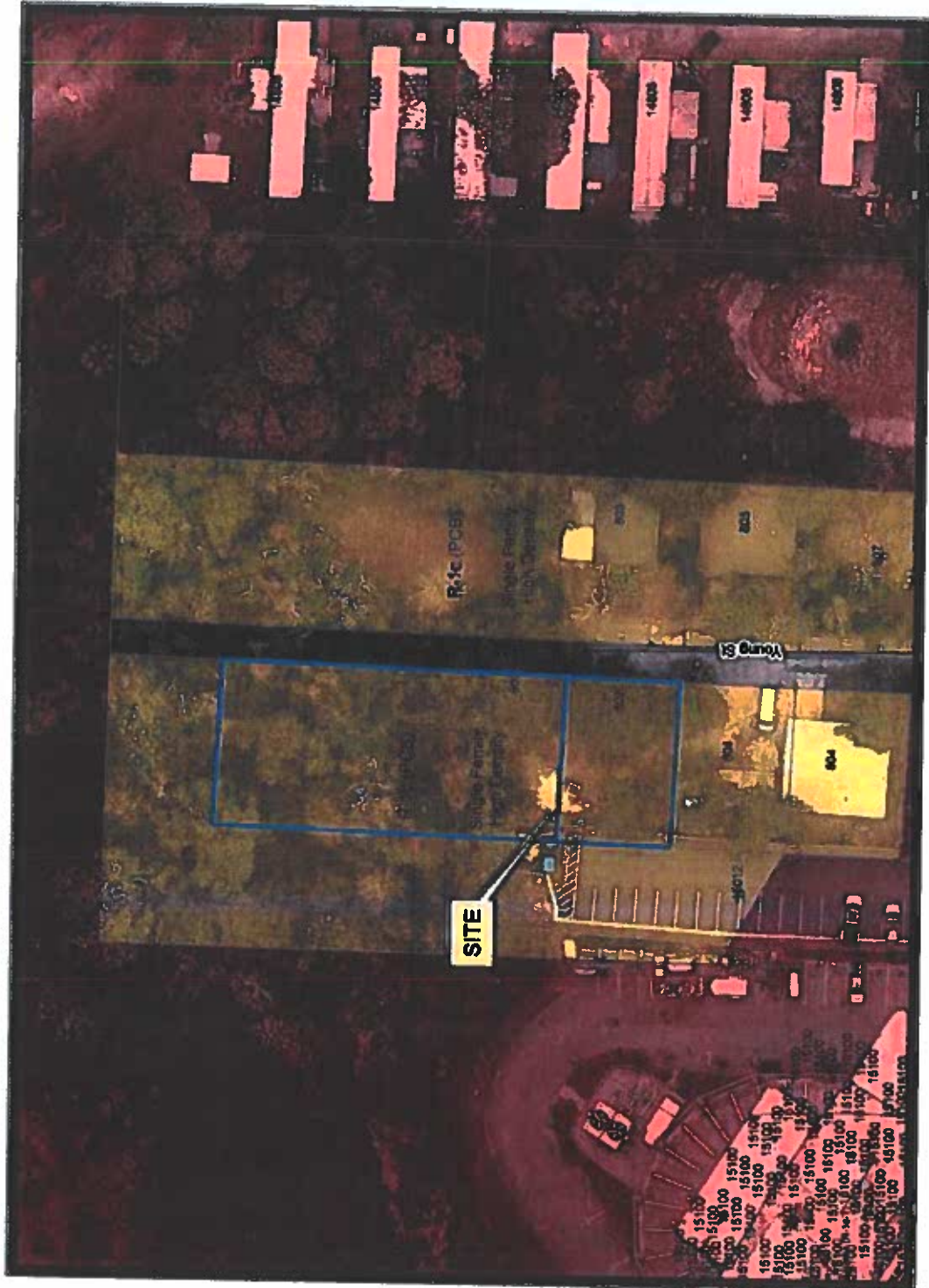
over time such that no use or condition is unduly negatively impacted directly or indirectly by another use or condition.

The proposed use of the vacant site for detached residential housing is compatible with the surrounding multifamily, vacant, and single-family parcels.

CONCLUSION:

The surrounding area is dominated by parcels that are zoned CH and the proposed use will be compatible with surrounding single-family parcels. Staff has no objection to the request.

Small Scale Amendment / Rezoning



- Legend**
- Major Road
 - Minor Road
 - Zoning_PCB
 - Panama City Beach Zoning
 - Commercial - Low Intensity (CL)
 - Commercial - Medium Intensity (CM)
 - Single Family, High Density Residential (R-1a)
 - Single Family, Low Density (R-1b)
 - Single Family, Medium Density (R-1c)
 - Planned Unit Development (PUD)
 - Single Family, High Density (R-1d)
 - Recreation - Zero Lot Line (RZ)
 - Light Industry (I-1)
 - Recreation (R)
 - Conservation (C)
 - Agriculture and Rural Residential (AR)
 - Neighborhood (RN)
 - Unlimited Multi-Family (R-U)
 - Unlimited Multi-Family (R-2)
 - Commercial - High Intensity (CH)
 - Public Facilities (PF)



Prepared by The
City of Panama City Beach
Planning Department



CITY OF PANAMA CITY BEACH

Building and Planning Department

116 S. Arnold Road, Panama City Beach, FL 32413

850-233-5100 ext. 2313

Fax: 850-233-5049

Email: achester@pcb.gov

REQUEST FOR ZONING or REZONING – LDC Section 10.02.10

Applicant:

Name(s): Jim Bishay

Address: 7312 Louetta Rd., B118-218

City: Spring State: TX Telephone: 714.933.5880 Fax: _____

Email: Jim.Bishay@gmail.com

Name of Acting Agent: N/A

Statement acknowledged before a notary public authorizing the representative to act on behalf of the property owner with regard to the application and associated procedures. Attached to the application.

Parcel Number of Property for Zoning or Rezoning: 33823-000-000/ 33824-000-000
(Information from Property Appraiser's Office)

Address/Location of Property for Zoning or Rezoning: 800&802 Young Street, PCB, FL 3

Please provide a survey obtained no more than two (2) years prior to the filing of the application, containing legal description, land area and existing improvements located on the site. Please submit a total of ten (10) copies.

Small Scale Amendment: \$1500.00 Large Scale Amendment: \$2100.00 Date Collected 6/7/2022
If a plan amendment is necessary, please provide an analysis of the consistency of the proposed amendment with all requirements of the Comprehensive Plan and LDC.

The procedure for review of application is found in Sections 10.02.01 and 10.02.10 of the LDC.

Basic Submittal Requirements - LDC Section 10.02.02

Name: Jim Bishay

Address: 7312 Louetta Rd., B118-218 Email Address: Jim.Bishay@gmail.com

City: Spring State: TX Telephone: 714.933.5880 Fax: _____

Date of Preparation: 6/1/2022 Date(s) of any modifications: _____

Legal Description: (Consistent with the Required Survey) _____

A vicinity map showing the location of the property.

Present Zoning Designation: R-1c Requested Zoning Designation: CH Future Land Use Map: _____

Deed Restrictions or Private Covenants apply to this property: Yes (Please submit a copy) No

Applicant's Signature(s):

James (Jim) Bishay

Print Name of Applicant


Signature

Date: 6/1/2022

Print Name of Applicant

Signature

Date: _____

FEES:

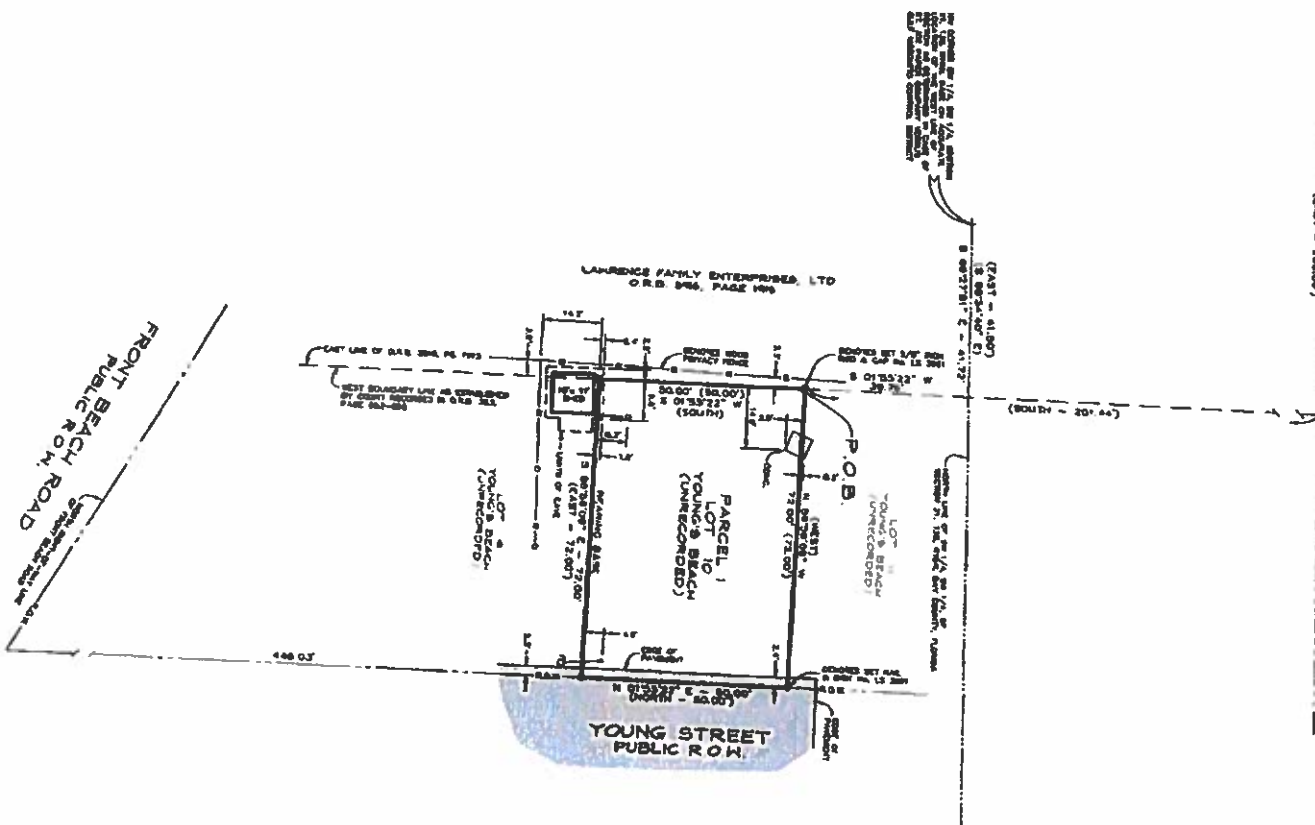
Rezoning Application Fee: \$900.00 _____

Small Scale Amendment Fee: \$1500.00 X Includes the rezoning fee.

Large Scale Amendment Fee: \$2100.00 _____ Includes the rezoning fee.

Date Collected: 6/7/22

P.O.C.
 PLANNING OFFICE
 802 YOUNG STREET, PANAMA CITY BEACH, FLORIDA 32382
 (850) 932-1111



DESCRIPTION:
 PARCEL 1 IS AT A POINT WHICH IS 300 FEET EAST AND 301.44 FEET SOUTH OF THE NORTHWEST CORNER OF THE SW 1/4 OF SECTION 31, TOWNSHIP 31 NORTH, RANGE 18 WEST, RANGE 72 FEET TO THE SOUTH 50 FEET, THENCE EAST 72 FEET, THENCE NORTH 50 FEET, THENCE WEST 72 FEET TO THE POINT OF BEGINNING. ALSO KNOWN AS LOT 10 OF YOUNG'S BEACH, AN UNRECORDED PLAT

SURVEYOR'S REPORT:
 THIS IS A BOUNDARY SURVEY WITH THE LOCATION OF ABOVE-GROUND FIXED IMPROVEMENTS IN THE IMMEDIATE VICINITY OF THE ABOVE DESCRIBED PARCEL. BOUNDARY ONLY. NO ATTEMPT WAS MADE TO LOCATE OR INDICATE THE LOCATION OF UNDERGROUND UTILITIES, FOUNDATIONS, OR OTHER IMPROVEMENTS, IF ANY. THE LEGAL DESCRIPTION SHOWN HEREON WAS FURNISHED BY CLIENT.
 THE UNDERSIGNED SURVEYOR HAS NOT BEEN PROVIDED A CURRENT TITLE OPINION OR ABSTRACT OF MATTERS AFFECTING THE TITLE OR BOUNDARY OF THE SUBJECT PROPERTY. IT IS POSSIBLE THAT DEEDS, THE RECORD RECORD, UNRECORDED DEEDS, CASUALTIES OR OTHER INSTRUMENTS THAT COULD AFFECT THE BOUNDARIES.
 THE BEARINGS AND DISTANCES ARE BASED ON SOUTH BEARING EAST ALONG THE SOUTH LINE OF SITE SHOWN HEREON. THE BEARING NORTH BASED ON THE FLORIDA STATE PLANE COORDINATE REFERENCE NETWORK, NAD 1983/88, U.S. SURVEY FEET. DATA ESTABLISHED USING FLORIDA PERMANENT REFERENCE NETWORK.

THE SURVEY INSTRUMENT ACCURACY FOR THIS SUBURBAN SURVEY, PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE SET FORTH IN THE FLORIDA SURVEYING CODE, IS CLASSIFIED AS CLASSIFICATION CODE 15 OF PART 1700, THE RULES IN MEASUREMENT METHODS USED FOR THIS SURVEY MEET OR EXCEED THIS REQUIREMENT. THE DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.
 A COMPARISON BETWEEN RECORDED DIRECTIONS AND DISTANCES AND FIELD MEASURED DIRECTIONS AND DISTANCES WERE MADE. THE RECORD MEASUREMENTS ARE SHOWN IN PARENTHESIS.
 THIS SURVEY DOES NOT DETERMINE OWNERSHIP OF THE LANDS SHOWN HEREON.
 A REVIEW OF THE FLOOD INSURANCE RATE MAP FOR BAY COUNTY, FLORIDA, MAP NO. 12005C0000H, REVISED JUNE 2, 2009, INDICATES THAT THE PARCEL SHOWN HEREON IS WITHIN ZONE "X".

THE SURVEY MAP(S) AND REPORT ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL OF THE SURVEYOR. ANY ALTERATION OR ADDITION TO THIS REPORT BY OTHER THAN THE SURVEY PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SURVEY PARTY.
 FEATURES SHOWN BY SYMBOL AS INDICATED IN THE LEGEND ARE NOT TO SCALE.
 THE FORMATTED CERTIFICATION IS FOR:
 YOUNG STREET INVESTMENTS LLC



SYMBOLS & ABBREVIATIONS

A	AREA OF USE
B	BOUNDARY OF FENCE
P.O.B.	POINT OF BEGINNING
P.O.C.	PLANNING OFFICE
P.O.D.	POINT OF DISCONTINUITY
P.O.E.	POINT OF EVIDENCE
P.O.F.	POINT OF FENCE
P.O.G.	POINT OF GROUND
P.O.H.	POINT OF HORIZONTAL CURVATURE
P.O.I.	POINT OF INTERSECTION
P.O.J.	POINT OF JUNCTION
P.O.K.	POINT OF KNOT
P.O.L.	POINT OF LATERAL CURVATURE
P.O.M.	POINT OF MOUNTAIN
P.O.N.	POINT OF NAIL
P.O.O.	POINT OF OBTUSE ANGLE
P.O.P.	POINT OF PIVOT
P.O.Q.	POINT OF QUADRANT
P.O.R.	POINT OF RADIUS
P.O.S.	POINT OF SIGHT
P.O.T.	POINT OF TANGENT
P.O.U.	POINT OF UTILITY
P.O.V.	POINT OF VERTICAL CURVATURE
P.O.W.	POINT OF WIND
P.O.X.	POINT OF X
P.O.Y.	POINT OF Y
P.O.Z.	POINT OF Z
P.O.1	POINT OF 1
P.O.2	POINT OF 2
P.O.3	POINT OF 3
P.O.4	POINT OF 4
P.O.5	POINT OF 5
P.O.6	POINT OF 6
P.O.7	POINT OF 7
P.O.8	POINT OF 8
P.O.9	POINT OF 9
P.O.0	POINT OF 0
P.O.10	POINT OF 10
P.O.11	POINT OF 11
P.O.12	POINT OF 12
P.O.13	POINT OF 13
P.O.14	POINT OF 14
P.O.15	POINT OF 15
P.O.16	POINT OF 16
P.O.17	POINT OF 17
P.O.18	POINT OF 18
P.O.19	POINT OF 19
P.O.20	POINT OF 20
P.O.21	POINT OF 21
P.O.22	POINT OF 22
P.O.23	POINT OF 23
P.O.24	POINT OF 24
P.O.25	POINT OF 25
P.O.26	POINT OF 26
P.O.27	POINT OF 27
P.O.28	POINT OF 28
P.O.29	POINT OF 29
P.O.30	POINT OF 30
P.O.31	POINT OF 31
P.O.32	POINT OF 32
P.O.33	POINT OF 33
P.O.34	POINT OF 34
P.O.35	POINT OF 35
P.O.36	POINT OF 36
P.O.37	POINT OF 37
P.O.38	POINT OF 38
P.O.39	POINT OF 39
P.O.40	POINT OF 40
P.O.41	POINT OF 41
P.O.42	POINT OF 42
P.O.43	POINT OF 43
P.O.44	POINT OF 44
P.O.45	POINT OF 45
P.O.46	POINT OF 46
P.O.47	POINT OF 47
P.O.48	POINT OF 48
P.O.49	POINT OF 49
P.O.50	POINT OF 50
P.O.51	POINT OF 51
P.O.52	POINT OF 52
P.O.53	POINT OF 53
P.O.54	POINT OF 54
P.O.55	POINT OF 55
P.O.56	POINT OF 56
P.O.57	POINT OF 57
P.O.58	POINT OF 58
P.O.59	POINT OF 59
P.O.60	POINT OF 60
P.O.61	POINT OF 61
P.O.62	POINT OF 62
P.O.63	POINT OF 63
P.O.64	POINT OF 64
P.O.65	POINT OF 65
P.O.66	POINT OF 66
P.O.67	POINT OF 67
P.O.68	POINT OF 68
P.O.69	POINT OF 69
P.O.70	POINT OF 70
P.O.71	POINT OF 71
P.O.72	POINT OF 72
P.O.73	POINT OF 73
P.O.74	POINT OF 74
P.O.75	POINT OF 75
P.O.76	POINT OF 76
P.O.77	POINT OF 77
P.O.78	POINT OF 78
P.O.79	POINT OF 79
P.O.80	POINT OF 80
P.O.81	POINT OF 81
P.O.82	POINT OF 82
P.O.83	POINT OF 83
P.O.84	POINT OF 84
P.O.85	POINT OF 85
P.O.86	POINT OF 86
P.O.87	POINT OF 87
P.O.88	POINT OF 88
P.O.89	POINT OF 89
P.O.90	POINT OF 90
P.O.91	POINT OF 91
P.O.92	POINT OF 92
P.O.93	POINT OF 93
P.O.94	POINT OF 94
P.O.95	POINT OF 95
P.O.96	POINT OF 96
P.O.97	POINT OF 97
P.O.98	POINT OF 98
P.O.99	POINT OF 99
P.O.100	POINT OF 100

CERTIFICATE
 I HEREBY CERTIFY THE SURVEY HEREON TO BE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.
 11-02-2021
 DATE OF SURVEY



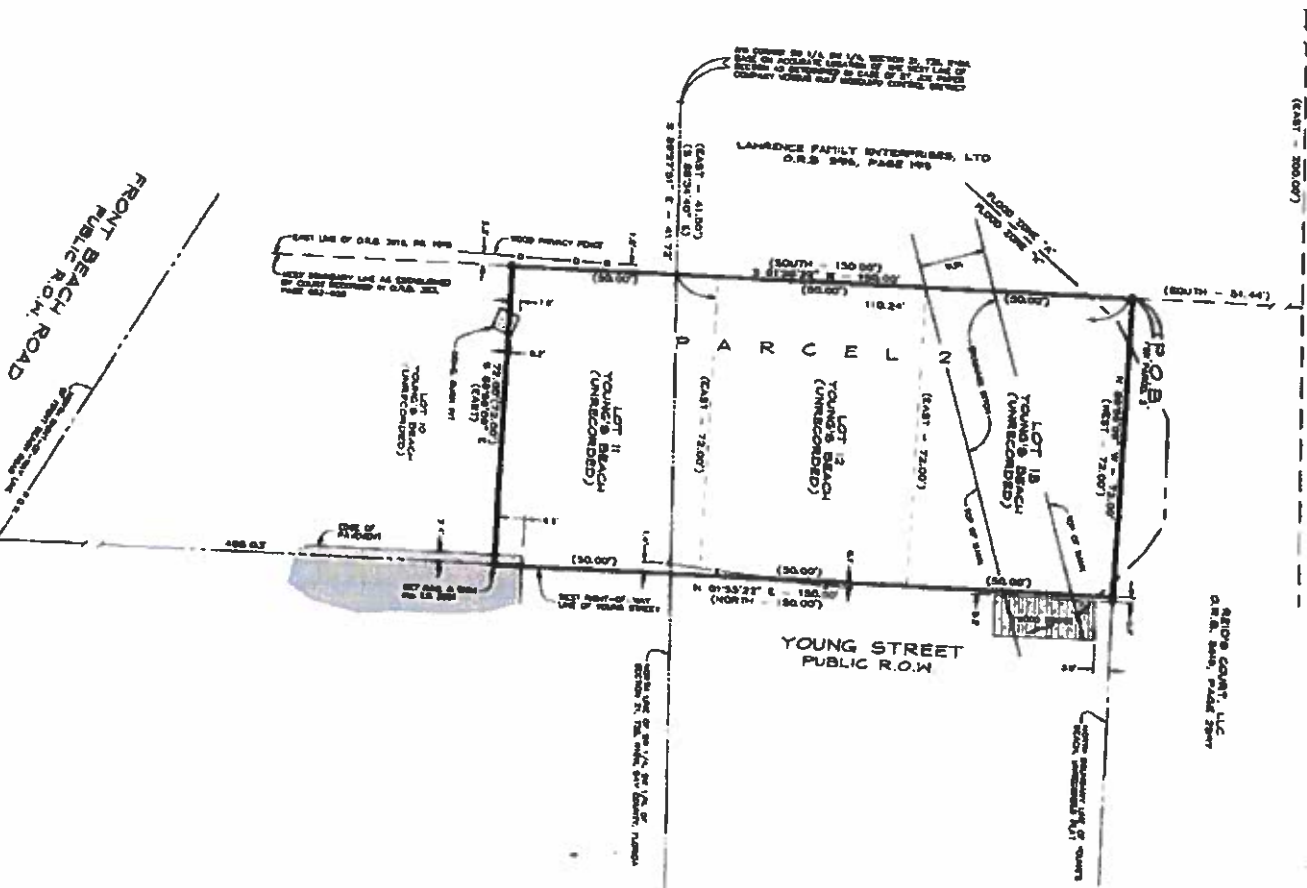
MAP OF SURVEY
 802 YOUNG STREET - PANAMA CITY BEACH
 SECTION 21, T3S, R16W - BAY COUNTY - FLORIDA

BCR & ASSOCIATES P.A.F.L. INC.
 2000 N. 10TH AVE. SUITE 200, PANAMA CITY, FLORIDA 32382
 Phone: (850) 932-1111 • Fax: (850) 932-1112
 www.bcrpa.com • bcrpa@bcrpa.com
 LICENSE NO. 12 7780

BCR & Associates
 ENGINEERING - SURVEYING

DATE: 11/02/21
 FILE NO.: 11-02-2021
 SHEET NO.: 11-02-2021

P.O.C.
 THIS IS A POLYBAND SURVEY WITH THE LOCATION OF ABOVE GROUND FIXED IMPROVEMENTS IN THE NEAREST
 VICINITY OF THE ABOVE DESCRIBED PARCEL. SURVEYED ONLY AND NOT ATTEMPTED TO INVESTIGATE THE LOCATION
 OF UNDERGROUND UTILITIES, TRANSDUCTION, OR OTHER IMPROVEMENTS, IF ANY EXIST.
 (EAST - 100.00')
 (SOUTH - 21.44')



SECTION 21, T3S, R16W
 BAY COUNTY, FLORIDA

DISCUSSIONS:
 PARCEL 2 BEING AT A POINT WHICH IS 200 FEET EAST AND 21.44 FEET SOUTH OF THE NORTHEAST CORNER OF SECTION 21, T3S, R16W, BAY COUNTY, FLORIDA. PARCEL 18 BEING AT A POINT WHICH IS 150 FEET EAST AND 72 FEET NORTH OF THE SOUTHWEST CORNER OF SECTION 21, T3S, R16W, BAY COUNTY, FLORIDA. PARCEL 17 BEING AT A POINT WHICH IS 150 FEET EAST AND 72 FEET NORTH OF THE SOUTHWEST CORNER OF SECTION 21, T3S, R16W, BAY COUNTY, FLORIDA. PARCEL 16 BEING AT A POINT WHICH IS 150 FEET EAST AND 72 FEET NORTH OF THE SOUTHWEST CORNER OF SECTION 21, T3S, R16W, BAY COUNTY, FLORIDA. PARCEL 15 BEING AT A POINT WHICH IS 150 FEET EAST AND 72 FEET NORTH OF THE SOUTHWEST CORNER OF SECTION 21, T3S, R16W, BAY COUNTY, FLORIDA.

SURVEYOR'S REPORT:
 THIS IS A POLYBAND SURVEY WITH THE LOCATION OF ABOVE GROUND FIXED IMPROVEMENTS IN THE NEAREST VICINITY OF THE ABOVE DESCRIBED PARCEL. SURVEYED ONLY AND NOT ATTEMPTED TO INVESTIGATE THE LOCATION OF UNDERGROUND UTILITIES, TRANSDUCTION, OR OTHER IMPROVEMENTS, IF ANY EXIST.
 THE UNDERGROUND SURVEY HAS NOT BEEN PROVIDED A CERTAIN TITLE OR INTEREST OF MATTER AFFECTING THE TITLE OR BOUNDARY OF THE SUBJECT PROPERTY. IT IS POSSIBLE THAT THE RECORDS OF THE PUBLIC RECORDS, UNRECORDED DEEDS, EASEMENTS OR OTHER INSTRUMENTS THAT COULD AFFECT THE BOUNDARIES OF THE SUBJECT PROPERTY ARE NOT FULLY REFLECTED IN THE PUBLIC RECORDS.
 THE BOUNDARIES AS SHOWN HEREON ARE BASED ON SOUTH MAGNETIC EAST ALONG THE SOUTH LINE OF SITE AS SHOWN AND REFERRED TO DECREE NORTH BASED ON THE FLORIDA STATE PLANNING COMMISSION'S SURVEY OF THE LANDS ACQUISITION, ACCORDING TO THE SURVEYING SURVEY, EMPLOYED IN ACCORDANCE WITH THE STANDARDS OF THE FLORIDA ADMINISTRATION CODE, AND THE SURVEYING SURVEY, EMPLOYED IN ACCORDANCE WITH THE STANDARDS OF THE FLORIDA ADMINISTRATION CODE, AND THE SURVEYING SURVEY, EMPLOYED IN ACCORDANCE WITH THE STANDARDS OF THE FLORIDA ADMINISTRATION CODE. THE BOUNDARIES SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.
 A COMPARISON BETWEEN RECORDED DIRECTIONS AND DISTANCES AND FIELD MEASURED DIRECTIONS AND DISTANCES WERE MADE. THE RECORDS DISCREPANCIES ARE SHOWN IN PARENTHESES.
 THIS SURVEY DOES NOT DETERMINE OWNERSHIP OF THE LANDS SHOWN HEREON.
 A REVIEW OF THE FLOOD HAZARD MAP FOR BAY COUNTY, FLORIDA, MAP NO. 1200000000, REVISED JAN. 2, 2009, INDICATES THAT THE PARCEL SHOWN HEREON IS WITHIN ZONES "V" AND "X".
 THE SURVEY MAPS AND REPORT ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER WHO PREPARED IT. ADDITIONS OR CHANGES TO THE SURVEY MAP OR REPORT BY OTHER THAN THE SURVEY PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SURVEY PARTY.
 FEATURES SHOWN BY SYMBOL AS INDICATED IN THE LEGEND ARE NOT TO SCALE.
 THE SURVEYING SURVEY IS BY:
 YOUNG STREET INVESTMENTS, LLC



SYMBOLS & ABBREVIATIONS

1	NAME OF LOTS
2	BOUNDARY OR FENCE
3	RECORDED OR UNRECORDED DEED
4	RIGHT OF EASEMENT
5	POWER OF ATTORNEY
6	POWER OF REVOKE (Sole Name)
7	POWER OF REVOKE (Joint Name)
8	POWER OF REVOKE (Joint Name)
9	SOUTH
10	EAST
11	WEST
12	NORTH
13	ADJACENT PARCELS
14	ADJACENT RECORDS BOOK
15	ADJACENT RECORDS PAGE
16	ADJACENT RECORDS BOOK
17	ADJACENT RECORDS PAGE
18	ADJACENT RECORDS BOOK
19	ADJACENT RECORDS PAGE
20	ADJACENT RECORDS BOOK
21	ADJACENT RECORDS PAGE
22	ADJACENT RECORDS BOOK
23	ADJACENT RECORDS PAGE
24	ADJACENT RECORDS BOOK
25	ADJACENT RECORDS PAGE
26	ADJACENT RECORDS BOOK
27	ADJACENT RECORDS PAGE
28	ADJACENT RECORDS BOOK
29	ADJACENT RECORDS PAGE
30	ADJACENT RECORDS BOOK
31	ADJACENT RECORDS PAGE
32	ADJACENT RECORDS BOOK
33	ADJACENT RECORDS PAGE
34	ADJACENT RECORDS BOOK
35	ADJACENT RECORDS PAGE
36	ADJACENT RECORDS BOOK
37	ADJACENT RECORDS PAGE
38	ADJACENT RECORDS BOOK
39	ADJACENT RECORDS PAGE
40	ADJACENT RECORDS BOOK
41	ADJACENT RECORDS PAGE
42	ADJACENT RECORDS BOOK
43	ADJACENT RECORDS PAGE
44	ADJACENT RECORDS BOOK
45	ADJACENT RECORDS PAGE
46	ADJACENT RECORDS BOOK
47	ADJACENT RECORDS PAGE
48	ADJACENT RECORDS BOOK
49	ADJACENT RECORDS PAGE
50	ADJACENT RECORDS BOOK
51	ADJACENT RECORDS PAGE
52	ADJACENT RECORDS BOOK
53	ADJACENT RECORDS PAGE
54	ADJACENT RECORDS BOOK
55	ADJACENT RECORDS PAGE
56	ADJACENT RECORDS BOOK
57	ADJACENT RECORDS PAGE
58	ADJACENT RECORDS BOOK
59	ADJACENT RECORDS PAGE
60	ADJACENT RECORDS BOOK
61	ADJACENT RECORDS PAGE
62	ADJACENT RECORDS BOOK
63	ADJACENT RECORDS PAGE
64	ADJACENT RECORDS BOOK
65	ADJACENT RECORDS PAGE
66	ADJACENT RECORDS BOOK
67	ADJACENT RECORDS PAGE
68	ADJACENT RECORDS BOOK
69	ADJACENT RECORDS PAGE
70	ADJACENT RECORDS BOOK
71	ADJACENT RECORDS PAGE
72	ADJACENT RECORDS BOOK
73	ADJACENT RECORDS PAGE
74	ADJACENT RECORDS BOOK
75	ADJACENT RECORDS PAGE
76	ADJACENT RECORDS BOOK
77	ADJACENT RECORDS PAGE
78	ADJACENT RECORDS BOOK
79	ADJACENT RECORDS PAGE
80	ADJACENT RECORDS BOOK
81	ADJACENT RECORDS PAGE
82	ADJACENT RECORDS BOOK
83	ADJACENT RECORDS PAGE
84	ADJACENT RECORDS BOOK
85	ADJACENT RECORDS PAGE
86	ADJACENT RECORDS BOOK
87	ADJACENT RECORDS PAGE
88	ADJACENT RECORDS BOOK
89	ADJACENT RECORDS PAGE
90	ADJACENT RECORDS BOOK
91	ADJACENT RECORDS PAGE
92	ADJACENT RECORDS BOOK
93	ADJACENT RECORDS PAGE
94	ADJACENT RECORDS BOOK
95	ADJACENT RECORDS PAGE
96	ADJACENT RECORDS BOOK
97	ADJACENT RECORDS PAGE
98	ADJACENT RECORDS BOOK
99	ADJACENT RECORDS PAGE
100	ADJACENT RECORDS BOOK

CERTIFICATE
 THE SURVEY HEREON IS THE PROPERTY OF THE SURVEYOR AND NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE SURVEYOR.
 DATE OF SURVEY: 11-03-2021



**MAP OF SURVEY
 YOUNG STREET - PANAMA CITY BEACH
 SECTION 21, T3S, R16W - BAY COUNTY - FLORIDA**

SCR & ASSOCIATES NWPL, P.C.
 2400 HWY 200, PANAMA CITY, FLORIDA 32405
 Phone: (904) 233-0970 Fax: (904) 233-0942
 www.scrandassociates.com info@scr.com
 LICENSE NO. LD 7789





CITY OF PANAMA CITY BEACH

Building and Planning Department
116 S. Arnold Road, Panama City Beach, FL 32413
850-233-5100 ext 2313 Fax: 850-233-5019
Email: ncbester@pcb.gov

REQUEST FOR ZONING or REZONING – LDC Section 10.02.10

Applicant:
Name(s): Jim Bishay
Address: 7312 Louetta Rd., B118-218
City: Spring State: TX Telephone: 714.933.5880 Fax: _____
Email: Jim.Bishay@gmail.com

Name of Acting Agent: N/A
Statement acknowledged before a notary public authorizing the representative to act on behalf of the property owner with regard to the application and associated procedures. Attached to this application.

Parcel Number of Property for Zoning or Rezoning: 33823-000-000/ 33824-000-000
(Minimum from Property Appraiser's Office)

Address/Location of Property for Zoning or Rezoning: 800&802 Young Street, PCB, FL 3

Please provide a survey obtained no more than two (2) years prior to the filing of the application, containing legal description, land area and existing improvements located on the site. Please submit a total of ten (10) copies.

Small Scale Amendment: \$1500.00 Large Scale Amendment: \$2100.00 Date Collected 6/7/2022
If a plan amendment is necessary, please provide an analysis of the consistency of the proposed amendment with all requirements of the Comprehensive Plan and LDC.

SAWBELLA PLANNING CO LLC
420 CHURCHWELL DR UNIT 19866
PANAMA CITY BEACH, FL 32417-7815

001-0000-329-50-00
Rezoning Request

6007

63-751/631 10609

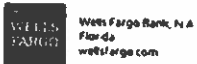
DATE 6/7/2022

PAY TO THE ORDER OF CITY OF PANAMA CITY BEACH

1500

FIFTEEN HUNDRED & NO/100

DOLLARS

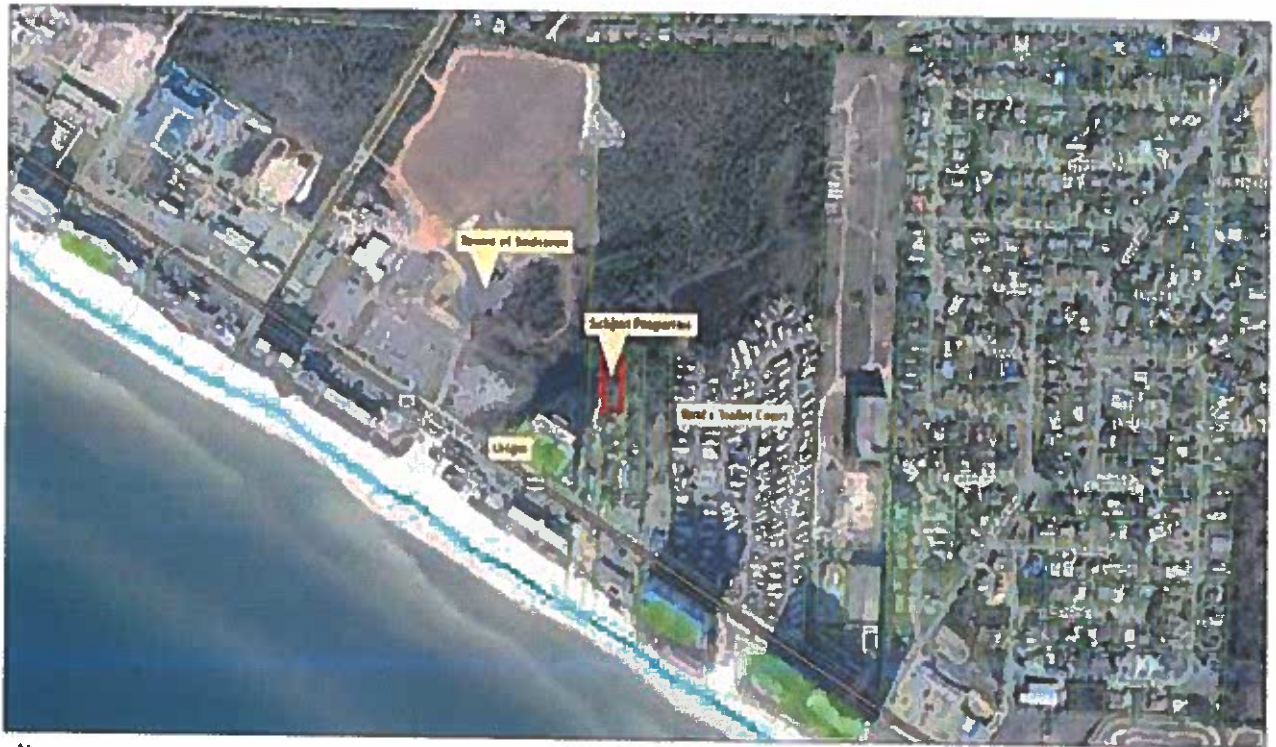


FOR YOUNG STREET P&Z

⑈0000006007⑈ ⑆063107513⑆ 9288244313⑈

Deed Restrictions or Private Covenants apply to this property: Yes (Please submit a copy) No

FLUM/Rezoning Request for 800 and 802 Young Street



**PLANNING BOARD OF THE
CITY OF PANAMA CITY BEACH**

IN RE: REQUEST FOR a Small-Scale Comprehensive Plan Amendment to the Future Land Use Map from Single Family Residential to Tourist for 0.328 acres located at 800 and 802 Young Street. Parcel ID 33824-000-000 and 33823-000-000.

Submitted by: Jim Bishay

**ORDER RECOMMENDING APPROVAL OF A
FUTURE LAND USE MAP AMENDMENT**

THE PLANNING BOARD OF THE CITY OF PANAMA CITY BEACH, having received testimony and reviewed the exhibits produced at the Legislative Hearing held on this matter on July 13, 2022 for a Small-Scale Future Land Use Map Amendment from Single Family Residential to Tourist for 0.328 acres hereby makes the following Findings of Fact and Conclusions of Law.

FINDINGS OF FACT

1. **Jim Bishay ("The Applicant") is the owner of approximately 0.328 acres located at 800 and 802 Young Street (the "Subject Property").**
2. **The Applicant submitted a complete application for Small Scale Plan Amendment pursuant to section 10.02.10.**
3. **Staff submitted a detailed written analysis of the Applicant's request and presented competent substantial evidence that the Applicant had met the conditions for Planning Board review pursuant to section 10.02.10, 10.07.00 and 10.08.00.**
4. **The Applicant presented competent substantial evidence in support of the Future Land Use Map Amendment.**
5. **The Planning Board conducted properly noticed, legislative hearing in which testimony of the Applicant and Staff was received. No adversely affected parties nor anyone from the public gave testimony.**

CONCLUSIONS OF LAW

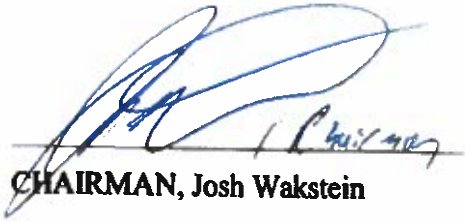
- 6. Pursuant to Section 166.041(3)(c), Florida Statutes and Sections 8.03.03(A) and (C), 10.02.10, 10.04.03, 10.04.04, 10.07.00 and 10.08.00 of the City's Land Development Code, the Planning Board has jurisdiction to conduct a legislative hearing considering the Future Land Use Map Amendment.
- 7. Based upon the testimony of the Applicant, the City staff report, the documents submitted in support of the applications, the Planning Board finds the request for a Small-Scale Future Land Use Map Amendment is consistent with the City's Comprehensive Plan by a vote of 3 to 1.

THEREFORE, IT IS ORDERED AND ADJUDGED that the subject Small-Scale Future Land Use Map Amendment is hereby recommended for APPROVAL (3 - 1).

If any part of this Order is deemed invalid or unlawful, the invalid or unlawful part shall be severed from this Order and the remaining parts shall continue to have full force and effect.

DONE this 10th day of August, 2022.

ATTEST:



CHAIRMAN, Josh Wakstein



Mel Leonard, Building and Planning Director

Govt Public Notices

Originally published at news herald.com on 09/06/2022

PUBLIC NOTICE

NOTICE IS HEREBY GIVEN that the following entitled ordinances shall be presented to the City Council of the City of Panama City Beach, Florida, for a public hearing and final adoption at its regular meeting to be conducted at 9:00 A.M. on THURSDAY, SEPTEMBER 22, 2022, or as soon thereafter as the matter may be heard, at City Hall located at 17007 Panama City Beach Parkway, Panama City Beach, Florida, to wit,

ORDINANCE NO 1588

AN ORDINANCE AMENDING ORDINANCE 1688, KNOWN AS "THE 2021 AMENDED AND RESTATED CITY OF PANAMA CITY BEACH GROWTH DEVELOPMENT PLAN;" ACTING UPON THE APPLICATION OF JIM BISHAY TO CHANGE THE FUTURE LAND USE DESIGNATION OF A PARCEL OF LAND FROM SINGLE FAMILY RESIDENTIAL TO TOURIST; DESIGNATING FOR TOURIST LAND USE CERTAIN PARCELS OF LAND LYING WITHIN THE CITY OF PANAMA CITY BEACH, FLORIDA, CONSISTING OF APPROXIMATELY 0.328 ACRES; SAID PARCELS LOCATED AT 800 AND 802 YOUNG STREET, PARCEL IDS 33824-000-000 AND 33823-000-000; AS MORE PARTICULARLY DESCRIBED IN THE BODY OF THE ORDINANCE; AMENDING THE CITY'S FUTURE LAND USE MAP TO DESIGNATE THE PARCELS FOR TOURIST LAND USE; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT; AND PROVIDING THAT THIS ORDINANCE SHALL TAKE EFFECT AS PROVIDED BY LAW.

And

ORDINANCE NO 1589

AN ORDINANCE REZONING FROM SINGLE FAMILY RESIDENTIAL (R-1C) TO COMMERCIAL HIGH INTENSITY (CH) CERTAIN PARCELS OF LAND LYING WITHIN THE CITY OF PANAMA CITY BEACH, FLORIDA, CONTAINING APPROXIMATELY 0.328 ACRES; LOCATED AT 800 AND 802 YOUNG STREET, PARCEL IDS 33824-000-000 AND 33823-000-000, 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.

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 to participate in this meeting because of a

...necessity of physical impairment should contact the Panama City Beach City Clerk, City Hall, 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 ordinances are invited to be present at the meeting. Copies of the ordinances may be obtained or inspected at the office of the City Clerk, Panama City Beach, Florida, at the City Hall.

CITY OF PANAMA CITY BEACH, FL

Pub: Sept 6, 2022; #7717006