

ORDINANCE NO. 1610

AN ORDINANCE ZONING AS COMMERCIAL HIGH INTENSITY (CH), THAT CERTAIN PARCEL OF LAND ANNEXED TO AND LYING WITHIN THE CITY OF PANAMA CITY BEACH, FLORIDA CONTAINING APPROXIMATELY 3.21 ACRES, PARCEL ID 34034-010-001; SAID PARCEL LOCATED ON THE WEST SIDE OF ALF COLEMAN ROAD BETWEEN PANAMA CITY BEACH PARKWAY AND HUTCHISON BOULEVARD, AS MORE PARTICULARLY DESCRIBED IN THE BODY OF THE ORDINANCE; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; AND PROVIDING THAT THIS ORDINANCE SHALL TAKE EFFECT AS PROVIDED BY LAW.

WHEREAS, the City Council desires to amend the zoning map of the City to designate land use districts for a parcel of land voluntarily annexed into the City; and

WHEREAS, the owner of the voluntarily annexed parcel, The City of Panama City Beach, has requested that said parcel, being more particularly described below, be zoned as shown below; 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 proposed zoning change, conducted a public hearing on November 9, 2022, and recommended approval by a vote of 7-0; and

WHEREAS, based upon competent substantial evidence adduced in a properly advertised public hearing conducted on December 8, 2022, 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 zoned CH.

SEE EXHIBIT "A" ATTACHED HERETO

And the City's zoning map is amended accordingly

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 All Ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

Section 3. This ordinance shall take effect immediately upon passage, and the land use changes herein shall take effect upon, and only upon, adoption by the City Council of Ordinance No. 1609 adopting a comprehensive plan amendment respecting the land which is 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 of January, 2023.



Mark Sheldon, Mayor

ATTEST:



Lynne Fasone, City Clerk

EXAMINED AND APPROVED by me this 12th day of January, 2023.



Mark Sheldon, Mayor

PUBLISHED in the Panama City News-Herald on the 27th day of December, 2022.

POSTED on pcb.gov.com on the 12th day of December, 2022.



Lynne Fasone, City Clerk

LEGAL DESCRIPTION

34034-010-001

COMMENCE AT AN EXISTING CONCRETE MONUMENT MARKING THE SOUTHWEST CORNER OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 16 WEST, BAY COUNTY, FLORIDA AND RUN SOUTH 89 DEGREES 36 MINUTES 45 SECONDS EAST, ALONG THE SOUTHERLY BOUNDARY LINE OF SAID SECTION 26, 392.69 FEET TO A POINT IN THE CENTERLINE OF ALF COLEMAN ROAD. THENCE RUN NORTH 33 DEGREES 40 MINUTES 52 SECONDS EAST, ALONG SAID CENTERLINE, 1027.73 FEET TO A POINT, THENCE DEPARTING SAID CENTERLINE RUN NORTH 55 DEGREES 38 MINUTES 42 SECONDS WEST 40.0 FEET TO AN IRON ROD MARKING THE INTERSECTION OF THE NORTHWESTERLY RIGHT OF WAY LINE OF SAID ALF COLEMAN ROAD WITH THE NORTHEASTERLY RIGHT OF WAY LINE OF HUTCHISON BOULEVARD (MIDDLE BEACH ROAD), THENCE RUN NORTH 33 DEGREES 40 MINUTES 52 SECONDS EAST, ALONG THE NORTHWESTERLY RIGHT OF WAY LINE OF ALF COLEMAN ROAD, 796.28 FEET TO A CONCRETE MONUMENT FOR THE POINT OF BEGINNING, THENCE DEPARTING SAID NORTHWESTERLY RIGHT OF WAY LINE AND FROM SAID POINT OF BEGINNING RUN NORTH 89 DEGREES 33 MINUTES 28 SECONDS WEST 23.91 FEET TO AN IRON ROD, THENCE RUN NORTH 33 DEGREES 40 MINUTES 52 SECONDS EAST 95.78 FEET TO AN IRON ROD, THENCE RUN NORTH 61 DEGREES 21 MINUTES 06 SECONDS WEST 22.68 FEET TO AN IRON ROD, THENCE RUN NORTH 89 DEGREES 12 MINUTES 38 SECONDS WEST 144.85 FEET TO AN IRON ROD, THENCE RUN NORTH 53 DEGREES 27 MINUTES 08 SECONDS WEST 25.47 FEET TO AN IRON ROD, THENCE RUN NORTH 89 DEGREES 40 MINUTES 32 SECONDS WEST 45.52 FEET TO AN IRON ROD, THENCE RUN NORTH 00 DEGREES 29 MINUTES 53 SECONDS EAST 83.74 FEET TO AN IRON ROD, THENCE RUN NORTH 88 DEGREES 48 MINUTES 59 SECONDS WEST 8.22 FEET TO AN IRON ROD, THENCE RUN NORTH 00 DEGREES 54 MINUTES 30 SECONDS EAST 17.14 FEET TO AN IRON ROD, THENCE RUN NORTH 89 DEGREES 30 MINUTES 37 SECONDS WEST 12.03 FEET TO AN IRON ROD, THENCE RUN NORTH 00 DEGREES 27 MINUTES 15 SECONDS EAST 233.49 FEET TO AN IRON ROD, THENCE RUN SOUTH 89 DEGREES 36 MINUTES 01 SECONDS EAST 511.66 FEET TO A CONCRETE MONUMENT ON THE NORTHWESTERLY RIGHT OF WAY LINE OF SAID ALF COLEMAN ROAD, THENCE RUN SOUTH 33 DEGREES 40 MINUTES 52 SECONDS WEST, ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE, 527.85 FEET TO THE POINT OF BEGINNING.

EXHIBIT A