

ORDINANCE NO. 1473

AN ORDINANCE REZONING FROM RESIDENTIAL R-1A TO COMMERCIAL LOW INTENSITY (CL) THOSE CERTAIN PARCELS OF LAND LYING WITHIN THE CITY OF PANAMA CITY BEACH, FLORIDA, CONTAINING APPROXIMATELY 1.3 ACRES; LOCATED AT 314, 316, 318, 320 AND 322 SUNDIAL STREET, PARCEL IDS 38390-000-000, 38390-010-000, 38391-000-000, 38389-000-000, AND 38388-000-000, ALL 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 IMMEDIATELY UPON ITS PASSAGE.

WHEREAS, the owners of the real property designated herein, have initiated this ordinance by filing a petition praying that said real property, being more particularly described below be rezoned from Residential R1-A to Commercial CL; and

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

WHEREAS, the City of Panama City Beach Planning Board reviewed the proposed zoning change, conducted a public hearing on August 13, 2018, and recommended approval (6-0); and

WHEREAS, based upon competent substantial evidence adduced in a properly advertised public hearing conducted on September 27, 2018, the City found the requested changes 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 parcels of real property situate within the municipal limits of the City of Panama City Beach, Florida, are rezoned from Residential R-1A to Commercial Low Intensity (CL) 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 All Ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.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 No. 1472 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 27th day of September, 2018.




MIKE THOMAS, MAYOR

ATTEST:



CITY CLERK

EXAMINED AND APPROVED by me this 27th day of September, 2018.



MIKE THOMAS, MAYOR

This is rezoning w/o annexation

PUBLISHED in the Panama City News-Herald on the 11th day of September, 2018,

POSTED on pcb.gov.com on the 28th day of September, 2018.



CITY CLERK

EXHIBIT A

PAGE 1

LEGAL DESCRIPTION: 314 SUNDIAL STREET

**AS DESCRIBED IN OFFICIAL RECORDS BOOK 2473,
PAGE 1125 OF THE PUBLIC RECORDS OF BAY
COUNTY, FLORIDA.**

**THE SOUTH 50 FEET OF LOT 18, BLOCK 9, LESS
THE WEST 55 FEET, ACCORDING TO THE PLAT OF
L.M.WELLS GULF BEACH ESTATES, IN SECTION 13,
TOWNSHIP 3 SOUTH, RANGE 17 WEST, AS FILED IN
THE OFFICE OF THE CLERK OF THE CIRCUIT BAY
COUNTY COURT.**

LEGAL DESCRIPTION: 316 SUNDIAL STREET

**AS DESCRIBED IN OFFICIAL RECORDS BOOK 3927,
PAGE 507 OF THE PUBLIC RECORDS OF BAY
COUNTY, FLORIDA.**

**THE NORTH 53.07 FEET OF LOT 17, BLOCK 9,
LESS THE WEST 55 FEET, L.M.WELLS GULF BEACH
ESTATES, IN SECTION 13, TOWNSHIP 3 SOUTH,
RANGE 17 WEST, ACCORDING TO THE PLAT
THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 67
OF THE PUBLIC RECORDS OF BAY COUNTY,
FLORIDA.**

LEGAL DESCRIPTION: 318 SUNDIAL STREET

**AS DESCRIBED IN OFFICIAL RECORDS BOOK 2055,
PAGE 1634 OF THE PUBLIC RECORDS OF BAY
COUNTY, FLORIDA.**

**BEGINNING AT THE SOUTHEAST CORNER OF LOT 17,
IN BLOCK 9, ACCORDING TO THE PLAT OF
L.M.WELLS GULF BEACH ESTATES IN SECTION 13,
TOWNSHIP 3 SOUTH, RANGE 17 WEST, RUNNING T
HENCE WEST 150 FEET, THENCE NORTH 100 FEET,
THENCE EAST 150 FEET, THENCE SOUTH 100 FEET
TO THE POINT OF BEGINNING. SAID PLAT OF L.M.
WELLS GULF BEACH ESTATES ON FILE IN THE
OFFICE OF THE CLERK OF THE CIRCUIT COURT IN
AND FOR BAY COUNTY, FLORIDA.**

EXHIBIT A

PAGE 2

LEGAL DESCRIPTION: 320 SUNDIAL STREET

A PORTION OF THAT PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 3492, PAGE 251 OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA.

**PARCEL 1:
BEGINNING AT THE SOUTHEAST CORNER OF LOT 17, IN BLOCK 9, ACCORDING TO THE PLAT OF L.M.WELLS GULF BEACH ESTATES, AS ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR BAY COUNTY, FLORIDA, RUNNING THENCE WEST 150 FEET, THENCE NORTH 50 FEET, THENCE EAST 150 FEET, THENCE SOUTH 50 FEET TO THE POINT OF BEGINNING. BEING A PARCEL 50 FEET NORTH AND SOUTH BY 150 FEET EAST AND WEST IN THE SOUTHEAST CORNER OF SAID LOT 17, IN SAID BLOCK 9, OF SAID L.M. WELLS GULF BEACH ESTATES PLAT.**

**PARCEL 2:
THE NORTH 25 FEET OF THE EAST 150 FEET, IN LOT 16, IN BLOCK 9 OF L.M. WELLS GULF BEACH ESTATES IN SECTION 13, TOWNSHIP 3 SOUTH, RANGE 17 WEST, AS ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR BAY COUNTY, FLORIDA.**

EXHIBIT A

PAGE 3

LEGAL DESCRIPTION: 322 SUNDIAL STREET

AS DESCRIBED IN OFFICIAL RECORDS BOOK 3439, PAGE 557 OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA.

THE SOUTH SEVENTY FIVE (75) FEET OF THE NORTH ONE HUNDRED TWENTY-FIVE (125) FEET OF LOT SIXTEEN (16), BLOCK NINE (9), LESS AND EXCEPT FIFTY-FIVE (55) FEET OFF THE WEST SIDE ACCORDING TO THE PLAT OF L.M.WELLS GULF BEACH ESTATES IN SECTION 13, TOWNSHIP 3 SOUTH, RANGE 17 WEST, AS PER PLAT RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF BAY COUNTY, FLORIDA.

BEGINNING AT THE SOUTHEAST CORNER OF LOT 16, BLOCK 9, AFORESAID; THENCE NORTH ALONG THE WEST SIDE OF 9TH STREET 75 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE WEST 145 FEET; THENCE NORTH 75 FEET; THENCE EAST 145 FEET TO THE WEST SIDE OF 9TH STREET; THENCE SOUTH ALONG THE WEST SIDE OF 9TH STREET TO THE POINT OF BEGINNING; ACCORDING TO PLAT OF L.M. WELLS GULF BEACH ESTATES IN SECTION 13, TOWNSHIP 3 SOUTH, RANGE 17 WEST AS PER PLAT RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN BAY COUNTY, FLORIDA.

ALSO:

BEGINNING AT THE NORTHEAST CORNER OF LOT 16 IN BLOCK 9 OF PLAT OF L.M.WELLS GULF BEACH ESTATES IN SECTION 13, TOWNSHIP 3 SOUTH, RANGE 17 WEST, AS ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR BAY COUNTY, FLORIDA, RUNNING THENCE WEST 150 FEET, THENCE SOUTH 50 FEET, THENCE EAST 150 FEET, THENCE NORTH 50 FEET TO THE POINT OF BEGINNING, BEING THE EAST 150 FEET OF THE NORTH 50 FEET OF SAID LOT 16 IN BLOCK 9 OF SAID PLATTING.

LESS AND EXCEPT:

NORTH 25 FEET OF THE EAST 150 FEET OF LOT 16, IN BLOCK 9 OF PLAT OF L.M. WELLS GULF BEACH ESTATES IN SECTION 13, TOWNSHIP 3 SOUTH, RANGE 17 WEST, AS ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR BAY COUNTY, FLORIDA.