

ORDINANCE NO. 1506

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 6.57 ACRES, PARCEL ID 34781-000-000; SAID PARCEL LOCATED AT 11220 HUTCHISON BOULEVARD, WEST OF THE INTERSECTION OF RICHARD JACKSON BOULEVARD 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 parcels of land voluntarily annexed into the City; and

WHEREAS, the owner of the voluntarily annexed parcel, William Carr and Deborah Carr, have 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 13, 2019, and recommended approval by a vote of 4-3; and

WHEREAS, based upon competent substantial evidence adduced in a properly advertised public hearing conducted on January 9, 2020, 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 Commercial High Intensity (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 All Ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.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. 1505 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 9<sup>th</sup> of January, 2020.

  
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Mike Thomas, Mayor

ATTEST:

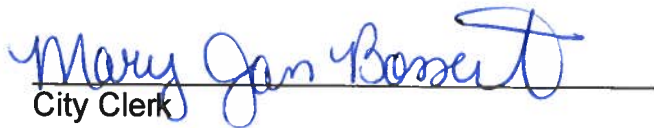
  
\_\_\_\_\_  
City Clerk

EXAMINED AND APPROVED by me this 9<sup>th</sup> day of January, 2020.

  
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Mike Thomas, Mayor

PUBLISHED in the Panama City News-Herald on the 23rd day of December, 2019.

POSTED on pcb.gov.com on the 13<sup>th</sup> day of January, 2020.

  
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City Clerk

## EXHIBIT A

The land referred to herein below is situated in the County of BAY, State of Florida, and described as follows:

Northwest quarter of the Northeast quarter and the Northeast quarter of the Northwest quarter lying northeasterly of State Road No. 392-A, Section 35, Township 3 South, Range 16 West, Bay County Florida, less and except the right of way of State Road No. C-30-D and that portion East of the East right of way of State Road No. C-30-D.

### LESS AND EXCEPT:

Commence at the Northeast corner of Section 35, Township 3 South, Range 16 West, Bay County Florida; thence North 89 degrees 36 minutes 42 seconds West along the North line of said Section 35 for 1321.15 feet to the Northwest corner of the Northeast 1/4 of the Northeast 1/4 of said Section 35; thence South 00 degrees 34 minutes 40 seconds West along the West line of the Northeast 1/4 of said Section 35; thence South 00 degrees 34 minutes 40 seconds West along the West line of the Northeast 1/4 of the Northeast 1/4 of said Section 35 for 482.38 feet to the West right-of-way line of County Road No. 3033 and the Point of Beginning; thence South 27 degrees 58 minutes 34 seconds West along said West right-of-way line for 568.88 feet to the North right-of-way line of County Road 392A; thence North 55 degrees 39 minutes 43 seconds West along said North right of way line for 640.00 feet; thence leaving said North right-of-way line North 27 degrees 58 minutes 34 seconds East parallel with said West right-of-way line for 650.00 feet; thence South 55 degrees 39 minutes 43 seconds East parallel with said North right-of-way line for 595.10 feet to the West line of the Northeast 1/4 of the Northeast 1/4 of said Section 35; thence South 00 degrees 34 minutes 40 seconds West along said West line for 98.97 feet to the Point of Beginning.

### ALSO LESS AND EXCEPT:

Commence at the Northeast corner of Section 35, Township 3 South, Range 16 West, Bay County, Florida and run North 89°36'16" West, along the North boundary line of said Section 35, 1320.98 feet to the Northeast corner of the Northwest Quarter of the Northeast Quarter of said Section 35 and also being the Southeast corner of Lot 217 of Palm Cove Phase Three, as per map or plat thereof; as recorded in Plat Book 20, Pages 76 and 77 of the Public Records of Bay County, Florida for the POINT OF BEGINNING; thence from said Point of Beginning run South 00°34'58" West, along the East boundary line of the Northwest Quarter of the Northeast Quarter of said Section 35, 385.50 feet to the Northeast corner of the Equity One (Middle Beach) Inc. property as described in Official Record Book 2384, Page 1420 of the Public Records of said Bay County; thence run North 55°39'31" West 595.25 feet to the Northwest corner of said Equity One (Middle Beach) Inc. property; thence run South 27°59'14" West, along the Westerly boundary line of said Equity One (Middle Beach) Inc. property, 330.20 feet to a point; thence departing said Westerly boundary line run North 56°06'50" West 628.74 feet to a point on the Southerly boundary line of Palm Cove Phase Two, as per map of plat thereof, as recorded in Plat Book 19, Pages 55 and 56 of the Public Records of said Bay County; thence run South 89°36'20" East, along the Southerly boundary line of said Palm Cove Phase Two and its extension onto the Southerly boundary of Palm Cove Phase Three, as per map or plat thereof as recorded Plat Book 20, Pages 76 and 77 of said Public Records, 437.13 feet to a permanent reference monument for said Palm Cove Phase three; thence run South 89°35'50" East, along the South boundary line of said subdivision, 733.54 feet to the Point of Beginning.