

ORDINANCE NO 1512

AN ORDINANCE REZONING FROM R1-A TO PLANNED UNIT DEVELOPMENT (PUD) THAT CERTAIN PARCEL OF LAND LYING WITHIN THE CITY OF PANAMA CITY BEACH, FLORIDA, CONTAINING APPROXIMATELY 81.9 ACRES; LOCATED ALONG THE WEST SIDE OF HIGHWAY 79 AT THE NORTHERN CITY BOUNDARY, A PORTION OF PARCEL ID 32720-010-000, 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.

WHEREAS, The St. Joe Company, the owner of real property designated herein, has initiated this ordinance by filing a petition praying that said real property, being more particularly described below be rezoned from R1-A to Planned Unit Development (PUD); 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 land use request, conducted a public hearing on December 11, 2019, and recommended approval of the request; and

WHEREAS, the City Council conducted public hearings on January 9, 2020 and, 2020; and July 9, 2020; and

WHEREAS, after consideration of staff's evidence adduced in a properly advertised public hearing conducted on July 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 rezoned from R1-A to Planned Unit Development (PUD),

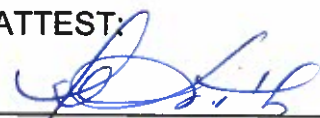
SEE ATTACHED AND INCORPORATED EXHIBIT "A"  
and the City's Zoning Map is amended accordingly.

SECTION 2. All ordinances or parts of ordinances in conflict herewith are repealed to the extent of such conflict.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 1511 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 9<sup>th</sup> day of July, 2020.

  
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Mark Sheldon, Mayor

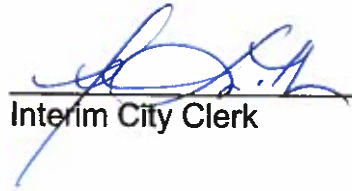
ATTEST:  
  
\_\_\_\_\_  
City Clerk (Interim)

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

  
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Mark Sheldon, Mayor

PUBLISHED in the Panama City News Herald on the 23rd day of December, 2019, and the 1<sup>st</sup> day of April, 2020, and the 1<sup>st</sup> day of July, 2020.

POSTED on pcbgov.com on the 10<sup>th</sup> day of July, 2020.

  
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Interim City Clerk

## EXHIBIT A

### LEGAL DESCRIPTION

A PARCEL OF LAND LYING AND BEING IN SECTION 7, TOWNSHIP 3 SOUTH, RANGE 16 WEST, BAY COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 3 SOUTH, RANGE 16 WEST, BAY COUNTY, FLORIDA AND PROCEED NORTH 86 DEGREES 53 MINUTES 02 SECONDS WEST, ALONG THE NORTH BOUNDARY LINE OF SAID SOUTHEAST QUARTER, FOR A DISTANCE OF 1,443.94 FEET TO THE WEST RIGHT OF WAY LINE OF HIGHWAY 79 AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION (F.D.O.T.) RIGHT OF WAY MAP F.P. NO. 2180031 (SAID MAP ON BEING ON FILE AT F.D.O.T. DISTRICT 3 OFFICE IN CHIPLEY FLORIDA); THENCE SOUTH 21 DEGREES 16 MINUTES 10 SECONDS WEST, ALONG SAID WEST RIGHT OF WAY LINE, FOR A DISTANCE OF 232.00 FEET TO A POINT THE SOUTHWESTERLY RIGHT OF WAY LINE OF A 100 FOOT GULF POWER COMPANY ELECTRIC TRANSMISSION LINE REFERRED TO AS THE LAGUNA BEACH - LONG BEACH TRANSMISSION LINE AS RECORDED IN DEED BOOK 153, PAGE 567 OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA FOR THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 21 DEGREES 16 MINUTES 10 SECONDS WEST, ALONG SAID WEST RIGHT OF WAY LINE, FOR A DISTANCE OF 385.87 FEET; THENCE LEAVING SAID WEST RIGHT OF WAY LINE PROCEED NORTH 65 DEGREES 46 MINUTES 21 SECONDS WEST, FOR A DISTANCE OF 188.74 FEET; THENCE NORTH 67 DEGREES 31 MINUTES 45 SECONDS WEST, FOR A DISTANCE OF 489.57 FEET; THENCE SOUTH 44 DEGREES 22 MINUTES 45 SECONDS WEST, FOR A DISTANCE OF 63.64 FEET; THENCE SOUTH 03 DEGREES 46 MINUTES 40 SECONDS WEST, FOR A DISTANCE OF 163.29 FEET; THENCE SOUTH 23 DEGREES 34 MINUTES 36 SECONDS WEST, FOR A DISTANCE OF 120.52 FEET; THENCE SOUTH 10 DEGREES 50 MINUTES 35 SECONDS EAST, FOR A DISTANCE OF 107.82 FEET; THENCE SOUTH 71 DEGREES 31 MINUTES 44 SECONDS WEST, FOR A DISTANCE OF 107.82 FEET; THENCE SOUTH 06 DEGREES 13 MINUTES 49 SECONDS EAST, FOR A DISTANCE OF 78.30 FEET; THENCE SOUTH 00 DEGREES 24 MINUTES 41 SECONDS WEST, FOR A DISTANCE OF 772.45 FEET; THENCE NORTH 41 DEGREES 30 MINUTES 47 SECONDS WEST, FOR A DISTANCE OF 631.87 FEET; THENCE NORTH 37 DEGREES 11 MINUTES 23 SECONDS WEST, FOR A DISTANCE OF 1,231.49 FEET; THENCE NORTH 33 DEGREES 05 MINUTES 31 SECONDS WEST, FOR A DISTANCE OF 113.40 FEET; THENCE NORTH 45 DEGREES 33 MINUTES 14 SECONDS WEST, FOR A DISTANCE OF 632.70 FEET; THENCE NORTH 18 DEGREES 01 MINUTE 25 SECONDS WEST, FOR A DISTANCE OF 97.71 FEET; THENCE NORTH 07 DEGREES 59 MINUTES 25 SECONDS WEST, FOR A DISTANCE OF 111.20 FEET; THENCE NORTH 31 DEGREES 45 MINUTES 35 SECONDS WEST, FOR A DISTANCE OF 78.04 FEET; THENCE NORTH 70 DEGREES 58 MINUTES 01 SECOND WEST, FOR A DISTANCE OF 103.44 FEET; THENCE NORTH 73 DEGREES 41 MINUTES 36 SECONDS WEST, FOR A DISTANCE OF 125.46 FEET; THENCE SOUTH 78 DEGREES 31 MINUTES 22 SECONDS WEST, FOR A DISTANCE OF 91.72 FEET; THENCE NORTH 21 DEGREES 34 MINUTES 08 SECONDS WEST, FOR A DISTANCE OF 180.73 FEET; THENCE NORTH 04 DEGREES 28 MINUTES 07 SECONDS WEST, FOR A DISTANCE OF 63.25 FEET; THENCE SOUTH 89 DEGREES 41 MINUTES 32 SECONDS WEST, FOR A DISTANCE OF 127.33 FEET; THENCE NORTH 02 DEGREES 48 MINUTES 15 SECONDS WEST, FOR A DISTANCE OF 237.44 FEET; THENCE NORTH 00 DEGREES 57 MINUTES 03 SECONDS EAST, FOR A DISTANCE OF 183.10 FEET; THENCE NORTH 00 DEGREES 57 MINUTES 02 SECONDS EAST, FOR A DISTANCE OF 184.77 FEET; THENCE NORTH 02 DEGREES 44 MINUTES 31 SECONDS WEST, FOR A DISTANCE OF 159.79 FEET; THENCE NORTH 00 DEGREES 18 MINUTES 11 SECONDS EAST, FOR A DISTANCE OF 91.61 FEET TO A POINT ON THE AFORESAID SOUTHWESTERLY RIGHT OF WAY LINE OF A 100 FOOT GULF POWER COMPANY ELECTRIC TRANSMISSION LINE; THENCE SOUTHEASTERLY ALONG SAID SOUTHWESTERLY RIGHT OF WAY AS FOLLOWS: SOUTH 58 DEGREES 03 MINUTES 10 SECONDS EAST, FOR A DISTANCE OF 111.68 FEET; THENCE CONTINUE SOUTH 58 DEGREES 03 MINUTES 10 SECONDS EAST, FOR A DISTANCE OF 3,420.66 FEET; THENCE SOUTH 58 DEGREES 39 MINUTES 10 SECONDS EAST, FOR A DISTANCE OF 247.24 FEET TO THE POINT OF BEGINNING. CONTAINING 81.976 ACRES, MORE OR LESS.