

ORDINANCE NO. 1342

AN ORDINANCE REZONING FROM FRONT BEACH OVERLAY 2 (FBO-2) TO FRONT BEACH OVERLAY 4 (FBO-4) THAT CERTAIN PARCEL OF LAND LYING WITHIN THE CITY OF PANAMA CITY BEACH, FLORIDA, CONTAINING APPROXIMATELY 0.69 ACRES; LOCATED AT 17561 FRONT BEACH ROAD; 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, Dellwood Properties, Inc., the owner of the real property designated herein, has initiated this ordinance by filing a petition with the City praying that said real property, being more particularly described below be rezoned from Front Beach Overlay 2 (FBO-2) to Front Beach Overlay 4 (FBO-4) as shown below; and

WHEREAS, this ordinance changes only the Front Beach Overlay zoning map designations 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 February 9, 2015, and recommended approval (4-2); and

WHEREAS, based upon competent substantial evidence adduced in a properly advertised public hearing conducted on April 9, 2015, 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 FBO-2 to FBO-4, to wit,

COMMENCING AT THE SOUTHEAST CORNER OF LOT 14, BLOCK 9, ACCORDING TO AND AS SHOWN UPON THE CERTAIN MAP OR PLAT OF L. M. WELLS GULF BEACH ESTATES IN SECTION 13, TOWNSHIP 3 SOUTH, RANGE 17 WEST, BAY COUNTY, FLORIDA; THENCE DUE SOUTH TO A POINT ON THE SOUTHERLY BOUNDARY LINE OF U.S. HIGHWAY 98; THENCE NORTHWESTERLY ALONG SAID BOUNDARY OR RIGHT-OF-WAY LINE, A DISTANCE OF 235.7 FEET FOR THE POINT OF BEGINNING; THENCE SOUTH TO THE SHORELINE OF THE GULF OF MEXICO; THENCE NORTHWESTERLY ALONG THE SHORELINE OF SAID GULF OF MEXICO TO A POINT DUE SOUTH OF THE SOUTHWEST CORNER OF LOT 1, BLOCK 9, OF SAID L.M. WELLS GULF BEACH ESTATES; THENCE NORTH ALONG THE EXTENSION OF THE WEST LINE OF LOT 1 IN SAID BLOCK 9, TO THE SOUTHERN BOUNDARY OF SAID RIGHT-OF-WAY OF U.S. HIGHWAY 98; THENCE SOUTHEASTERLY ALONG THE SOUTH BOUNDARY LINE OF U.S. HIGHWAY 98 A DISTANCE OF 232.1 FEET, MORE OR LESS, TO POINT OF BEGINNING.

sm/ck

And the City's Front Beach Overlay zoning map (known as "The Official Front Beach Road Overlay Districts Map of the City of Panama City Beach") is amended accordingly. This ordinance will not change the underlying Commercial High Density ("CH") zoning designation for the property.

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.


PASSED, APPROVED AND ADOPTED at the regular meeting of the City Council of

This is rezoning w/o annexation consistent with comp plan.

the City of Panama City Beach, Florida, this 9th day of April, 2015.


GAYLE E. OBERST, MAYOR

ATTEST:



HOLLY J. WHITE, CITY CLERK
Jo Smith, Deputy City Clerk

EXAMINED AND APPROVED by me this 9th day of April, 2015.


GAYLE F. OBERST, MAYOR

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HOLLY J. WHITE, CITY CLERK
Jo Smith, Deputy City Clerk