

ORDINANCE NO. 1357

AN ORDINANCE REZONING FROM FRONT BEACH OVERLAY 2 (FBO-2) TO FRONT BEACH OVERLAY 4 (FBO-4) THOSE CERTAIN PARCELS OF LAND LYING WITHIN THE CITY OF PANAMA CITY BEACH, FLORIDA, CONTAINING APPROXIMATELY 2.03 ACRES; LOCATED AT 17607 AND 17609 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, Shalimar Holdings LLC, 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 July 14, 2015, and recommended approval (5-2); and

WHEREAS, based upon competent substantial evidence adduced in a properly advertised public hearing conducted on September 10, 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 parcels of real property situate within the municipal limits of the City of Panama City Beach, Florida, are rezoned from FBO-2 to FBO-4, to wit,

COMMENCING AT THE SOUTHEAST CORNER OF LOT 13, BLOCK B, OF THE PLAT OF L.M. WELLS GULF BEACH ESTATES; THENCE SOUTH ALONG THE EXTENSION OF THE EAST BOUNDARY LINE OF LOT 13 TO A POINT ON THE SOUTHERLY BOUNDARY LINE OF U.S. HIGHWAY NO. 98 TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH ALONG THE SAID EXTENSION OF LOT 13 TO THE WATER'S EDGE OF GULF OF MEXICO; THENCE NORTHWESTERLY ALONG THE SHORELINE OF THE GULF OF MEXICO TO A POINT WHICH IS SOUTH OF THE SOUTHWEST CORNER OF LOT 12, BLOCK 8, L.M. WELLS GULF BEACH ESTATES; THENCE NORTH ALONG THE EXTENSION OF THE WEST LINE OF LOT 12, BLOCK 8 OF THE L.M. WELLS GULF BEACH ESTATE TO A POINT ON THE SOUTHERLY BOUNDARY LINE OF U.S. HIGHWAY 98; THENCE SOUTHEASTERLY ALONG THE SOUTHERLY BOUNDARY LINE OF U.S. HIGHWAY 98 A DISTANCE OF 233.90 FEET, MORE OR LESS TO THE POINT OF BEGINNING BEING A PART OF SECTION 13, TOWNSHIP 3 SOUTH, RANGE 17 WEST, BAY COUNTY FLORIDA. (OFFICIAL RECORDS BOOK 2428, PAGE 140) sm/ck

And

COMMENCING AT THE SOUTHEAST CORNER OF LOT 13, BLOCK B, OF THE PLAT OF L.M. WELLS GULF BEACH ESTATES; THENCE SOUTH ALONG THE EXTENSION OF THE EAST BOUNDARY LINE OF LOT 13 TO A POINT ON THE SOUTHERLY BOUNDARY LINE OF U.S. HIGHWAY NO. 98; THENCE NORTHWESTERLY ALONG THE SOUTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 98, 233.90 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE ALONG THE SOUTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 98 FOR A DISTANCE OF 50.00 FEET; THENCE SOUTH TO THE WATERS OF THE GULF OF MEXICO; THENCE SOUTHEASTERLY ALONG THE SHORELINE OF THE GULF OF MEXICO; TO A POINT WHICH IS SOUTH OF THE SOUTHWEST CORNER OF LOT 12, BLOCK 8, L.M. WELLS GULF ESTATES; THENCE NORTH ALONG THE EXTENSION OF THE WEST LINE OF LOT 12, BLOCK 8 OF L.M. WELLS GULF BEACH ESTATES TO THE POINT OF BEGINNING. (OFFICIAL RECORDS BOOK 3436, PAGE 664) 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


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

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 the City of Panama City Beach, Florida, this 10th day of September, 2015.


GAYLE F. OBERST, MAYOR

ATTEST:

DIANE FOWLER, CITY CLERK

EXAMINED AND APPROVED by me this 14th day of September, 2015.


GAYLE F. OBERST, MAYOR

PUBLISHED in the Panama City News-Herald on the 24th day of August, 2015.

POSTED on pcb.gov on the 17th day of September, 2015.


DIANE FOWLER, CITY CLERK