

ORDINANCE NO. 1421

AN ORDINANCE REZONING FROM COUNTY VILLAGE CENTER TO PUBLIC FACILITIES THAT CERTAIN PARCEL OF LAND LYING WITHIN THE CITY OF PANAMA CITY BEACH, FLORIDA, CONTAINING APPROXIMATELY 13 ACRES; LOCATED DIRECTLY ADJACENT TO THE NORTHERN BOUNDARY LINE OF THE CITY OF PANAMA CITY BEACH CITY LIMITS EAST OF SR 79, 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 City of Panama City Beach, the owner of the 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 County Village Center to Public Facilities; 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 June 12, 2017, and recommended approval; and

WHEREAS, based upon competent substantial evidence adduced in a properly advertised public hearing conducted on _____, 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 County Village Center to Public Facilities 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 All Ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.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. 1420 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 ___ day of _____, 2017.

MIKE THOMAS, MAYOR

ATTEST:

DIANE FLOYD, CITY CLERK

EXAMINED AND APPROVED by me this _____ day of _____, 2017.

MIKE THOMAS, MAYOR

This is rezoning w/o annexation

PUBLISHED in the Panama City News-Herald on the ___th day of _____, 2017, and
the ___ day of _____, 2017

POSTED on *pcb.gov.com* on the ___ day of _____, 2017.

DIANE FLOYD, CITY CLERK

EXHIBIT "A"

THE PROPERTY

A PORTION OF

Pier Park North Segment 1:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 16 WEST, BAY COUNTY, FLORIDA; THENCE ALONG THE WEST BOUNDARY OF SAID SECTION 17, NORTH 01°33'11" EAST FOR A DISTANCE OF 2130.31 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 98 (PANAMA CITY BEACH PARKWAY - A 200 FEET WIDE RIGHT-OF-WAY); THENCE SOUTHEASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES: SOUTH 69°52'57" EAST FOR A DISTANCE OF 725.05 FEET TO A POINT OF CURVATURE TO THE RIGHT AND CONCAVE SOUTHWESTERLY; THENCE SOUTHEASTERLY ALONG SAID ARC OF CURVE WITH A RADIUS OF 3661.65 FEET, A DELTA ANGLE OF 15°41'00", (CHORD BEARING SOUTH 62°02'22" EAST A DISTANCE OF 1544.91 FEET) FOR AN ARC DISTANCE OF 1549.74 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 54°11'52" EAST FOR A DISTANCE OF 180.91 FEET; THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE, NORTH 35°48'08" EAST FOR A DISTANCE OF 200.00 FEET TO THE INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY NO. 98 AND THE PROPOSED WESTERLY RIGHT-OF-WAY LINE; SAID POINT OF INTERSECTION ALSO BEING THE POINT OF BEGINNING OF HEREIN DESCRIBED PARCEL; THENCE ALONG SAID PROPOSED WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING FIVE (5) COURSES: NORTH 32°04'09" EAST FOR A DISTANCE OF 219.46 FEET; THENCE SOUTH 57°55'51" EAST FOR A DISTANCE OF 11.00 FEET; THENCE NORTH 32°04'09" EAST FOR A DISTANCE OF 529.75 FEET; THENCE NORTH 57°55'51" WEST FOR A DISTANCE OF 18.53 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST; THENCE NORTHEASTERLY ALONG ARC OF SAID CURVE WITH A RADIUS OF 4937.50 FEET, A DELTA ANGLE OF 4°38'27", (CHORD BEARING NORTH 26°54'51" EAST A DISTANCE OF 399.82 FEET), FOR AN ARC DISTANCE OF 399.93 FEET TO THE POINT OF TANGENCY; THENCE NORTH 24°35'17" EAST FOR A DISTANCE OF 143.22 FEET TO A POINT OF CURVATURE CONCAVE TO THE NORTHWEST, THENCE NORTHEASTERLY ALONG ARC OF SAID CURVE WITH A RADIUS OF 1937.50 FEET, A DELTA ANGLE OF 11°48'22", (CHORD BEARING NORTH 18°41'06" EAST A DISTANCE OF 398.52 FEET) FOR AN ARC DISTANCE OF 399.23 FEET TO THE POINT OF TANGENCY; THENCE NORTH 12°46'55" EAST FOR A DISTANCE OF 94.87 FEET; THENCE DEPARTING PROPOSED WESTERLY RIGHT-OF-WAY, SOUTH 77°13'05" EAST FOR A DISTANCE OF 159.13 FEET TO THE PROPOSED EASTERLY RIGHT-OF-WAY LINE AND THE WESTERLY BOUNDARY OF PALMETTO TRACE PHASE FOUR AS FOUND IN PLAT BOOK 21, PAGE 48, OF THE PUBLIC RECORDS OF BAY COUNTY, THENCE ALONG SAID WESTERLY BOUNDARY (AND THE SOUTHWESTERLY EXTENSION THEREOF) AND THE PROPOSED EASTERLY RIGHT-OF-WAY LINE, SOUTH 18°29'03" WEST FOR A DISTANCE OF 623.79 FEET; THENCE SOUTH 32°04'09" WEST FOR A DISTANCE OF 1220.12 FEET TO THE AFORESAID NORTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 98, THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, NORTH 54°11'52" WEST FOR A DISTANCE OF 111.24 FEET TO THE POINT OF BEGINNING. SAID PARCEL LYING IN AND BEING A PORTION OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 16 WEST, BAY COUNTY, FLORIDA. CONTAINING 5.256 ACRES, MORE OR LESS.

TOGETHER WITH:

LEGAL DESCRIPTION PIER PARK LOOP ROAD (as written)

A parcel of land lying and being in the Southeast quarter of Section 7, Township 3 South, Range 16 West, Southwest quarter of Section 8, Township 3 South, Range 16 West and Section 17, Township 3 South, Range 16 West, Bay County, Florida and being more particularly described as follows:

Commence at a 4" by 4" concrete monument No. LB0340, marking the Southeast corner of Section 7, Township 3 South, Range 16 West, Bay County, Florida and proceed North 02 degrees 19 minutes 58 seconds East, along the East boundary line of the Southeast quarter of said Section 7, for a distance of 1802.20 feet to the POINT OF BEGINNING thence leaving said East boundary line proceed North 59 degrees 09 minutes 16 seconds West, for a distance of 556.18 feet; thence North 58 degrees 39 minutes 10 seconds West, for a distance of 851.81 feet to a point on the Easterly Right of Way line of Highway 78 (Right of Way varies); thence North 21 degrees 16 minutes 10 seconds East, along said Easterly Right of Way line, for a distance of 152.35 feet; thence leaving said Easterly Right of Way line proceed South 58 degrees 39 minutes 10 seconds East, for a distance of 877.92 feet; thence South 59 degrees 09 minutes 18 seconds East, for a distance of 2,928.33 feet; thence South 30 degrees 50 minutes 44 seconds West, for a distance of 150.00 feet; thence North 59 degrees 09 minutes 18 seconds West, for a distance of 35.00 feet; thence South 30 degrees 50 minutes 44 seconds West, for a distance of 138.96 feet to a point on a curve concave east, having a radius of 897.50 feet, through a central angle of 53 degrees 00 minutes 13 seconds; thence proceed southerly along said curve for an arc distance of 830.27 feet, (chord bearing and distance = South 04 degrees 20 minutes 38 seconds West, for a distance of 800.88 feet); thence South 22 degrees 09 minutes 29 seconds East, for a distance of 192.14 feet to a point on a curve concave northeast, having a radius of 1,922.50 feet, through a central angle of 25 degrees 29 minutes 38 seconds; thence proceed southeasterly along said curve for an arc distance of 855.42 feet, (chord bearing and distance = South 34 degrees 54 minutes 18 seconds East, for a distance of 848.38 feet); thence South 47 degrees 39 minutes 07 seconds East, for a distance of 463.26 feet to a point on a curve concave west, having a radius of 962.50 feet, through a central angle of 60 degrees 26 minutes 02 seconds; thence proceed southerly along said curve for an arc distance of 1,015.22 feet, (chord bearing and distance = South 17 degrees 26 minutes 06 seconds East, for a distance of 968.81 feet); thence South 12 degrees 46 minutes 55 seconds West, for a distance of 71.62 feet to a point on the North boundary line of North Pier Park Road; thence North 77 degrees 13 minutes 05 seconds West, along said North boundary line, for a distance of 125.00 feet; thence leaving said North boundary line proceed North 12 degrees 46 minutes 55 seconds East, for a distance of 71.62 feet to a point on a curve concave west, having a radius of 837.50 feet, through a central angle of 60 degrees 26 minutes 02 seconds; thence proceed northerly along said curve for an arc distance of 683.37 feet, (chord bearing and distance = North 17 degrees 26 minutes 06 seconds West, for a distance of 642.99 feet); thence North 47 degrees 39 minutes 07 seconds West, for a distance of 463.26 feet to a point on a curve concave northeast, having a radius of 2,047.50 feet, through a central angle of 25 degrees 29 minutes 38 seconds; thence proceed northwesterly along said curve for an arc distance of 911.04 feet, (chord bearing and distance = North 34 degrees 54 minutes 18 seconds West, for a distance of 903.55 feet); thence North 22 degrees 09 minutes 29 seconds West, for a distance of 192.14 feet to a point on a curve concave east, having a radius of 1,022.50 feet, through a central angle of 53 degrees 00 minutes 13 seconds; thence proceed northerly along said curve for an arc distance of 945.90 feet, (chord bearing and distance = North 04 degrees 20 minutes 38 seconds East, for a distance of 912.53 feet); thence North 30 degrees 50 minutes 44 seconds East, for a distance of 138.96 feet; thence North 59 degrees 09 minutes 16 seconds West, for a distance of 2,212.80 feet to the POINT OF BEGINNING. Containing 23.356 acres, more or less.