

ORDINANCE NO. 1418

AN ORDINANCE REZONING FROM CONSERVATION (C) TO COMMERCIAL HIGH INTENSITY (CH) THAT CERTAIN PARCEL OF LAND LYING WITHIN THE CITY OF PANAMA CITY BEACH, FLORIDA, CONTAINING APPROXIMATELY 0.293 ACRES; LOCATED AT 11500 HUTCHISON BOULEVARD; 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, Robert Carroll, agent for Fortuna Investments, LLC, the “Applicant,” has initiated this ordinance by filing a petition with the City praying that real property, being more particularly described below be rezoned from Conservation (C) to Commercial High Intensity (CH) as shown below; 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 May 8, 2017, and recommended approval (5-2); and

WHEREAS, based upon competent substantial evidence adduced in a properly advertised public hearing conducted on July 13, 2017, 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 C to CH, to wit,

SEE ATTACHED AND INCORPORATED EXHIBIT "A"

And the City's zoning map is amended accordingly.

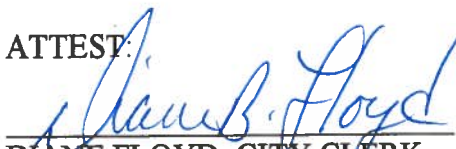
SECTION 2. All Ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

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. 1417 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 13th day of July, 2017.


MIKE THOMAS, MAYOR

ATTEST:

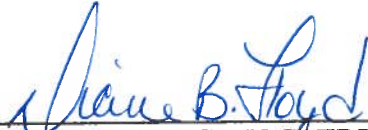

DIANE FLOYD, CITY CLERK

EXAMINED AND APPROVED by me this 13th day of July, 2017.


MIKE THOMAS, MAYOR

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DIANE FLOYD, CITY CLERK

EXHIBIT A

LEGAL DESCRIPTION 10 FOOT STRIP

A PARCEL OF LAND LYING AND BEING IN SECTION 26, TOWNSHIP 3 SOUTH, RANGE 16 WEST, BAY COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 16 WEST, BAY COUNTY, FLORIDA AND PROCEED NORTH 89 DEGREES 45 MINUTES 18 SECONDS EAST, ALONG THE SOUTH LINE OF SAID SECTION 26, FOR A DISTANCE OF 1,075.40 FEET; THENCE NORTH 00 DEGREES 06 MINUTES 28 SECONDS WEST, FOR A DISTANCE OF 777.69 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF HUTCHISON BOULEVARD (STATE ROAD 392A - 100 FOOT RIGHT OF WAY); THENCE SOUTHEASTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE AS FOLLOWS: SOUTH 55 DEGREES 39 MINUTES 28 SECONDS EAST, FOR A DISTANCE OF 756.63 FEET; THENCE NORTH 34 DEGREES 20 MINUTES 18 SECONDS EAST, FOR A DISTANCE OF 20.00 FEET; THENCE SOUTH 55 DEGREES 39 MINUTES 42 SECONDS EAST, FOR A DISTANCE OF 50.00 FEET; THENCE SOUTH 34 DEGREES 31 MINUTES 26 SECONDS WEST, FOR A DISTANCE OF 20.00 FEET; THENCE SOUTH 55 DEGREES 39 MINUTES 42 SECONDS EAST, FOR A DISTANCE OF 498.74 FEET TO THE POINT OF BEGINNING; THENCE LEAVING SAID NORTHERLY RIGHT OF WAY LINE PROCEED NORTH 00 DEGREES 32 MINUTES 56 SECONDS EAST, (10.00 FOOT WEST OF AND PARALLEL WITH THE WEST BOUNDARY LINE OF EMERALD COAST CLUB PHASE I, A SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK 17, PAGE 27 OF THE PUBLIC RECORDS BAY COUNTY, FLORIDA), FOR A DISTANCE OF 1,272.23 FEET; THENCE SOUTH 89 DEGREES 35 MINUTES 04 SECONDS EAST, FOR A DISTANCE OF 10.00 FEET TO THE NORTHWEST CORNER OF SAID EMERALD COAST CLUB PHASE I; THENCE SOUTH 00 DEGREES 32 MINUTES 56 SECONDS WEST, ALONG THE WEST BOUNDARY LINE OF SAID EMERALD COAST CLUB PHASE I, FOR A DISTANCE OF 1,278.95 FEET TO A POINT ON THE AFORESAID NORTHERLY RIGHT OF WAY LINE OF HUTCHISON BOULEVARD; THENCE NORTH 55 DEGREES 39 MINUTES 42 SECONDS WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, FOR A DISTANCE OF 12.03 FEET TO THE POINT OF BEGINNING. CONTAINING 0.293 ACRES, MORE OR LESS.