

ORDINANCE NO. 1423

AN ORDINANCE REZONING FROM RECREATION TO RESIDENTIAL R-1B THAT CERTAIN PARCEL OF LAND LYING WITHIN THE CITY OF PANAMA CITY BEACH, FLORIDA, CONTAINING APPROXIMATELY 39.82 ACRES; LOCATED EAST OF GLADES TRAIL, PARCEL ID 34810-000-000, 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, Hombro Development LLC, 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 Recreation to Residential R-1B; 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 (4-1); and

WHEREAS, the City conducted public hearings on July 13, 2017, and September 28, 2017; and

WHEREAS, based upon competent substantial evidence adduced in a properly advertised public hearing conducted on October 26, 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 Recreation to Residential R-1B 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 All Ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.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. 1422 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 26th day of October, 2017.


MIKE THOMAS, MAYOR

ATTEST:


Jo Smith CITY CLERK

EXAMINED AND APPROVED by me this 26th day of October, 2017.


MIKE THOMAS, MAYOR

PUBLISHED in the Panama City News-Herald on the 5th day of July, 2017, the 20th day of September, 2017, and the 20th day of October, 2017.

POSTED on pcb.gov.com on the 26th day of October, 2017.


Jo Smith, CITY CLERK

EXHIBIT A

THE FOLLOWING DESCRIPTION HAS BEEN PREPARED FOR THE SOLE PURPOSE OF REZONING; IS SUBJECT TO A BOUNDARY SURVEY; AND IS NOT TO BE UTILIZED FOR TRANSFER OF TITLE.

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTH HALF OF SECTION 36, TOWNSHIP 3 SOUTH, RANGE 16 WEST; THENCE NORTH 89°51'58" WEST ALONG THE SOUTH LINE OF SAID NORTH HALF OF SECTION 36 FOR 136.88 FEET TO THE POINT OF BEGINNING. THENCE CONTINUE NORTH 89°51'58" WEST ALONG SAID SOUTH LINE FOR 866.61 FEET; THENCE NORTH 05°15'34" EAST FOR 65.39 FEET; THENCE NORTH 19°04'31" WEST FOR 63.21 FEET; THENCE NORTH 60°04'28" WEST FOR 78.72 FEET; THENCE NORTH 73°55'57" WEST FOR 63.47 FEET; THENCE NORTH 19°18'19" WEST FOR 67.20 FEET; THENCE NORTH 26°18'33" WEST FOR 71.74 FEET; THENCE NORTH 89°42'51" WEST FOR 79.40 FEET; THENCE SOUTH 64°52'02" WEST FOR 49.29 FEET; THENCE SOUTH 77°36'53" WEST FOR 61.97 FEET; THENCE NORTH 12°19'28" EAST FOR 68.41 FEET; THENCE NORTH 17°56'49" EAST FOR 38.63 FEET; THENCE NORTH 87°11'39" WEST FOR 49.88 FEET; THENCE SOUTH 19°32'02" WEST FOR 55.38 FEET; THENCE SOUTH 16°06'17" WEST FOR 113.17 FEET; THENCE SOUTH 48°58'19" EAST FOR 87.97 FEET; THENCE SOUTH 18°16'49" EAST FOR 48.16 FEET; THENCE SOUTH 24°46'34" EAST FOR 65.94 FEET; THENCE SOUTH 07°47'37" EAST FOR 57.10 FEET TO THE SOUTH LINE OF SAID NORTH HALF OF SECTION 36 AT A POINT LOCATED NORTH 89°51'58" WEST FOR 1342.30 FEET FROM THE SOUTHEAST CORNER OF SAID NORTH HALF OF SECTION 36; THENCE NORTH 89°51'58" WEST ALONG SAID SOUTH LINE FOR 287.13 FEET; THENCE NORTH 55°33'47" WEST FOR 47.36 FEET; THENCE NORTH 69°48'33" WEST FOR 61.74 FEET; THENCE NORTH 59°19'38" WEST FOR 56.92 FEET; THENCE NORTH 47°32'46" WEST FOR 46.51 FEET TO THE EAST LINE OF A PARCEL OF LAND OWNED BY EDGEWATER ESTATES, INC.; THENCE NORTH 00°09'23" EAST ALONG SAID EAST LINE FOR 30.49 FEET TO THE NORTHEAST CORNER OF SAID PARCEL; THENCE NORTH 69°57'32" WEST ALONG THE NORTHERLY LINE OF SAID PARCEL FOR 79.61 FEET; THENCE NORTH 59°32'25" WEST FOR 47.17 FEET; THENCE NORTH 58°16'38" WEST FOR 68.32 FEET; THENCE NORTH 01°17'40" WEST FOR 121.51 FEET; THENCE NORTH 47°56'38" WEST FOR 327.39 FEET; THENCE SOUTH 70°42'14" WEST FOR 11.14 FEET; THENCE NORTH 58°55'59" WEST FOR 28.66 FEET; THENCE NORTH 76°46'22" WEST FOR 76.28 FEET; THENCE NORTH 42°24'26" WEST FOR 86.91 FEET; THENCE NORTH 31°09'14" WEST FOR 40.48 FEET; THENCE NORTH 15°54'40" WEST FOR 53.97 FEET; THENCE NORTH 69°07'32" WEST FOR 68.25 FEET; THENCE NORTH 07°28'09" WEST FOR 93.40 FEET; THENCE NORTH 43°44'57" WEST FOR 145.80 FEET; THENCE NORTH 38°58'47" EAST FOR 66.49 FEET; THENCE SOUTH 89°17'17" EAST FOR 52.87 FEET; THENCE NORTH 74°21'47" EAST FOR 32.00 FEET; THENCE SOUTH 58°31'32" EAST FOR 53.97 FEET; THENCE SOUTH 39°36'34" EAST FOR 54.66 FEET; THENCE NORTH 14°04'16" EAST FOR 86.34 FEET; THENCE NORTH 04°45'35" WEST FOR 66.16 FEET; THENCE NORTH 22°49'46" WEST FOR 35.43 FEET; THENCE NORTH 50°32'16" WEST FOR 19.69 FEET TO A SOUTHEASTERLY PROJECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF TIERRA VERDE TRAIL; THENCE NORTH

56°49'00" WEST ALONG SAID PROJECTION FOR 43.93 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF SAID TIERRA VERDE TRAIL; THENCE NORTH 33°11'00" EAST ALONG SAID RIGHT OF WAY LINE FOR 10.00 FEET; THENCE SOUTH 56°49'00" EAST ALONG SAID RIGHT OF WAY LINE FOR 26.96 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 175.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVING RIGHT OF WAY LINE FOR AN ARC DISTANCE OF 172.15 FEET, THE CHORD OF SAID ARC BEARING SOUTH 28°38'06" EAST FOR 165.29 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 130.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVING RIGHT OF WAY LINE FOR AN ARC DISTANCE OF 212.45 FEET, THE CHORD OF SAID ARC BEARING SOUTH 47°16'16" EAST FOR 189.59 FEET TO THE WESTERLY LINE OF LOT 26, TIERRA VERDE, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 18, PAGES 55 AND 56 IN THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA; THENCE SOUTHERLY AND EASTERLY ALONG THE SOUTHERLY BOUNDARY OF SAID TIERRA VERDE AS FOLLOWS: SOUTH 30°54'47" WEST FOR 79.50 FEET; SOUTH 47°53'13" EAST FOR 91.91 FEET; SOUTH 48°53'13" EAST FOR 172.73 FEET; SOUTH 56°24'01" EAST FOR 170.15 FEET; SOUTH 53°52'44" EAST FOR 56.15 FEET; SOUTH 58°45'55" EAST FOR 181.01 FEET; SOUTH 78°14'19" EAST FOR 68.90 FEET; NORTH 88°42'04" EAST FOR 54.35 FEET; NORTH 77°12'13" EAST FOR 38.96 FEET; NORTH 56°19'33" EAST FOR 59.30 FEET TO THE MOST EASTERLY CORNER OF LOT 13, SAID TIERRA VERDE; THENCE LEAVING SAID SOUTHERLY BOUNDARY OF TIERRA VERDE, NORTH 30°24'46" EAST FOR 133.56 FEET TO THE SOUTHEAST CORNER OF LOT 12, SAID TIERRA VERDE; THENCE NORTHERLY AND WESTERLY ALONG THE NORTHERLY BOUNDARY OF SAID TIERRA VERDE AS FOLLOWS: NORTH 07°32'33" WEST FOR 104.47 FEET; NORTH 33°30'27" WEST FOR 84.73 FEET; NORTH 61°46'48" WEST FOR 70.25 FEET; NORTH 69°48'06" WEST FOR 155.43 FEET; NORTH 51°17'04" WEST FOR 50.49 FEET; NORTH 64°09'02" WEST FOR 186.28 FEET; NORTH 75°53'48" WEST FOR 23.95 FEET; NORTH 83°50'57" WEST FOR 39.15 FEET; SOUTH 88°36'46" WEST FOR 154.21 FEET; NORTH 57°17'06" WEST FOR 212.37 FEET TO A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 225.00 FEET; NORTHWESTERLY ALONG SAID CURVE FOR AN ARC DISTANCE OF 175.71 FEET, THE CHORD OF SAID ARC BEARING NORTH 34°26'42" WEST FOR 171.28 FEET; NORTH 56°49'00" WEST FOR 27.09 FEET; NORTH 33°11'00" EAST FOR 10.00 FEET; NORTH 56°49'00" WEST FOR 39.54 FEET TO THE EASTERLY RIGHT OF WAY LINE OF SOUTH GLADES TRAIL; THENCE LEAVING SAID NORTHERLY BOUNDARY OF TIERRA VERDE, NORTH 33°11'00" EAST ALONG SAID EASTERLY RIGHT OF WAY LINE OF SOUTH GLADES TRAIL FOR 78.84 FEET TO THE SOUTH LINE OF A 100-FOOT WIDE GULF POWER COMPANY RIGHT OF WAY AS DESCRIBED IN BAY COUNTY OFFICIAL RECORDS BOOK 443, PAGE 308; THENCE SOUTH 89°52'10" EAST ALONG SAID SOUTH RIGHT OF WAY LINE FOR 946.46 FEET; THENCE SOUTH 30°19'47" EAST FOR 106.39 FEET; THENCE SOUTH 16°50'19" EAST FOR 62.73 FEET; THENCE NORTH 89°15'44" EAST FOR 56.29 FEET; THENCE NORTH 16°48'21" WEST FOR 50.72 FEET; THENCE SOUTH 60°10'34" EAST FOR 62.30 FEET; THENCE SOUTH 24°32'09" EAST FOR 79.85

FEET; THENCE SOUTH 11°01'06" EAST FOR 81.05 FEET; THENCE SOUTH 29°32'33" EAST FOR 64.75 FEET; THENCE SOUTH 03°34'28" WEST FOR 40.71 FEET; THENCE SOUTH 13°35'22" WEST FOR 73.13 FEET; THENCE SOUTH 01°30'08" EAST FOR 72.74 FEET; THENCE SOUTH 66°58'47" EAST FOR 213.14 FEET; THENCE NORTH 09°20'55" EAST FOR 48.39 FEET; THENCE NORTH 43°19'22" EAST FOR 71.07 FEET; THENCE NORTH 74°46'37" EAST FOR 86.49 FEET; THENCE NORTH 26°19'38" EAST FOR 90.77 FEET; THENCE NORTH 61°36'48" EAST FOR 54.25 FEET; THENCE NORTH 60°04'12" EAST FOR 102.63 FEET; THENCE SOUTH 40°26'31" EAST FOR 61.14 FEET; THENCE SOUTH 17°12'17" EAST FOR 66.25 FEET; THENCE SOUTH 61°25'24" EAST FOR 69.46 FEET; THENCE SOUTH 49°49'09" EAST FOR 82.63 FEET; THENCE SOUTH 03°50'28" EAST FOR 75.52 FEET; THENCE SOUTH 02°57'21" EAST FOR 69.79 FEET; THENCE SOUTH 54°28'52" EAST FOR 67.72 FEET; THENCE SOUTH 72°56'55" EAST FOR 100.26 FEET; THENCE SOUTH 35°25'18" EAST FOR 47.61 FEET; THENCE SOUTH 65°06'06" EAST FOR 67.55 FEET; THENCE NORTH 85°44'37" EAST FOR 70.81 FEET; THENCE SOUTH 90°00'00" EAST FOR 88.36 FEET; THENCE SOUTH 67°48'36" EAST FOR 89.71 FEET; THENCE SOUTH 11°09'18" EAST FOR 62.84 FEET; THENCE SOUTH 43°29'48" EAST FOR 42.40 FEET TO THE EAST LINE OF SAID SECTION 36 AT A POINT LOCATED NORTH 00°02'00" EAST FOR 396.84 FEET FROM THE SOUTHEAST CORNER OF THE NORTH HALF OF SAID SECTION 36; THENCE SOUTH 00°02'00" WEST ALONG SAID EAST LINE OF SECTION 36 FOR 204.70 FEET; THENCE NORTH 79°19'59" WEST FOR 71.55 FEET; THENCE SOUTH 75°42'22" WEST FOR 75.25 FEET; THENCE NORTH 49°45'54" WEST FOR 79.86 FEET; THENCE NORTH 59°46'33" EAST FOR 53.26 FEET; THENCE NORTH 58°11'21" EAST FOR 78.25 FEET; THENCE NORTH 78°41'13" WEST FOR 68.76 FEET; THENCE NORTH 37°54'57" WEST FOR 76.64 FEET; THENCE SOUTH 88°23'36" WEST FOR 72.39 FEET; THENCE SOUTH 65°53'12" WEST FOR 83.54 FEET; THENCE SOUTH 01°28'41" WEST FOR 69.91 FEET; THENCE SOUTH 50°35'26" EAST FOR 60.37 FEET; THENCE SOUTH 78°33'30" EAST FOR 64.37 FEET; THENCE SOUTH 39°05'27" EAST FOR 56.82 FEET; THENCE SOUTH 49°10'23" EAST FOR 55.44 FEET; THENCE SOUTH 21°14'42" EAST FOR 58.06 FEET; THENCE SOUTH 24°32'24" EAST FOR 40.52 FEET; THENCE SOUTH 06°21'51" WEST FOR 51.95 FEET TO THE POINT OF BEGINNING. CONTAINING 39.815 ACRES, MORE OR LESS.