

ORDINANCE NO 741

AN ORDINANCE ADOPTING A PLANNED UNIT DEVELOPMENT OVERLAY DISTRICT (PUD) FOR THE PARCELS OF LAND LYING WITHIN THE CITY OF MEXICO BEACH, FLORIDA, CONTAINING APPROXIMATELY 554 ACRES; LOCATED ALONG THE WEST SIDE OF THE CITY ON BOTH THE NORTH AND SOUTH SIDE OF HIGHWAY 98, INCLUDING PARCEL ID NUMBERS 04101-010-000, 04101-030-000, 04101-031-000, 04101-040-000, 04101-050-000, 04101-060-000, AND 04102-010-000, AND ALL AS MORE PARTICULARLY DESCRIBED IN THE BODY OF THE ORDINANCE; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT; AND PROVIDING AN IMMEDIATELY EFFECTIVE DATE.

WHEREAS, The St. Joe Company, the owner of real property designated herein, has initiated this ordinance by filing a petition praying that said real property, being more particularly described below be made subject to the Planned Unit Development (“PUD”) Development Plan, hereinafter referred to as PUD Master Plan and attached and incorporated as Exhibit “B,” as an overlay district and otherwise conform to the requirement of the underlying Tourist Mixed Use zoning district and Preservation zoning district, as applicable; and

WHEREAS, this ordinance does not modify, waive, or reduce any requirement of the City of Mexico Beach Comprehensive Plan; and

WHEREAS, this ordinance adopts the overlay district only for the real property described herein; and

WHEREAS, the Mexico Beach Planning & Zoning Board reviewed the PUD request, conducted a public hearing on February 3, 2020 and on February 10, 2020, and recommended approval of the request with the stipulations to address (i) the traffic of the single entry for the boat ramp and apartments, (ii) parking at the apartments and beach parking, (iii) beach access for the people on the north side of the development including some access for people to drive and park at

the beach, (iv) additional room for parking at the boat and potentially ownership of the boat ramp by Mexico Beach, and (v) to address canal traffic from the anticipated additional boats; and

WHEREAS, the City Council conducted a first reading of this ordinance on February 11, 2020 and a second reading and public hearing on February 25, 2020; and

WHEREAS, after consideration of the evidence presented at the hearing, adduced in a properly advertised public hearing conducted on February 25, 2020, the City found the requested PUD Master Plan to be consistent with the currently applicable Mexico Beach Comprehensive Plan and to reasonably accomplish a legitimate public purpose.

NOW, THEREFORE, BE IT ENACTED BY THE PEOPLE OF THE CITY OF MEXICO BEACH, FLORIDA:

SECTION 1. The following described parcel of real property situated within the municipal limits of the City of Mexico Beach, Florida, is made subject to the Town Village Planned Unit Development Master Plan,

SEE ATTACHED AND INCORPORATED EXHIBIT “A” (the “Property”) and the City’s Zoning Map is amended accordingly to show an overlay district.

SECTION 2. The requirements set forth by the Town Village Planned Unit Development Master Plan, attached and incorporated as Exhibit “B,” apply to the Property as an overlay district and control in the event of a conflict with the Land Development Code. Except as noted by Exhibit B, the underlying zoning district requirements shall apply. Neither this ordinance nor the PUD Master Plan modify or waive any requirement of the Mexico Beach Comprehensive Plan.

SECTION 3. Development within the PUD is subject to all applicable development permits (i.e. environmental review, building permits, subdivision plats, etc.). As required by the Land Development Code, the land described by Exhibit A must have an active building permit

within three years of the effective date of this ordinance or the PUD Master Plan approval is withdrawn automatically, and the underlying zoning district standards apply.

SECTION 4. All ordinances or parts of ordinances in conflict herewith are repealed to the extent of such conflict.

SECTION 5. This ordinance shall take effect immediately upon passage.

PASSED, APPROVED and ADOPTED at the regular meeting of the City Council of the City of Mexico Beach, Florida, this \_\_\_\_ day of February 2020.

\_\_\_\_\_  
William A. Cathey, Mayor

ATTEST:

\_\_\_\_\_  
Jenny Myrick, City Clerk

EXHIBIT A  
THE PROPERTY

LEGAL DESCRIPTION: PLANNED UNIT DEVELOPMENT, NORTH OF U.S. HIGHWAY 98

A PARCEL OF LAND LYING AND BEING IN SECTIONS 15 AND 16, TOWNSHIP 6 SOUTH, RANGE 12 WEST, BAY COUNTY, FLORIDA, BEING IN THE CITY LIMITS OF THE CITY OF MEXICO BEACH AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SECTION 15, TOWNSHIP 6 SOUTH, RANGE 12 WEST, BAY COUNTY, FLORIDA AND PROCEED NORTH 89 DEGREES 56 MINUTES 33 SECONDS WEST, ALONG THE SOUTH BOUNDARY LINE OF SAID SECTION 15, FOR A DISTANCE OF 1,718.61 FEET TO THE INTERSECTION OF SAID SOUTH BOUNDARY WITH THE NORTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 98 (100' RIGHT OF WAY); THENCE LEAVING SAID SOUTH BOUNDARY LINE PROCEED NORTH 56 DEGREES 2 MINUTES 22 SECONDS WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, FOR A DISTANCE OF 5,200.92 FEET; THENCE LEAVING SAID NORTHERLY RIGHT OF WAY LINE PROCEED NORTH 22 DEGREES 46 MINUTES 49 SECONDS EAST, FOR A DISTANCE OF 533.32 FEET TO A POINT ON A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 7,406.99 FEET, THROUGH A CENTRAL ANGLE OF 14 DEGREES 21 MINUTES 34 SECONDS; THENCE PROCEED EASTERLY ALONG SAID CURVE FOR AN ARC DISTANCE OF 1,856.35 FEET, (CHORD BEARING AND DISTANCE = SOUTH 82 DEGREES 27 MINUTES 44 SECONDS EAST, FOR A DISTANCE OF 1,851.50 FEET); THENCE SOUTH 89 DEGREES 38 MINUTES 32 SECONDS EAST, FOR A DISTANCE OF 3,804.84 FEET TO A POINT ON THE EAST BOUNDARY LINE OF AFORESAID SECTION 15; THENCE SOUTH 3 DEGREES 23 MINUTES 29 SECONDS EAST, ALONG SAID EAST BOUNDARY LINE, FOR A DISTANCE OF 3,137.64 FEET TO THE POINT OF BEGINNING.  
CONTAINING 288.625 ACRES, MORE OR LESS.

LEGAL DESCRIPTION: PLANNED UNIT DEVELOPMENT, SOUTH OF U.S. HIGHWAY 98

A PARCEL OF LAND LYING AND BEING IN SECTIONS 15, 16, 21 AND 22, TOWNSHIP 6 SOUTH, RANGE 12 WEST, BAY COUNTY, FLORIDA, BEING IN THE CITY LIMITS OF THE CITY OF MEXICO BEACH AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SECTION 15, TOWNSHIP 6 SOUTH, RANGE 12 WEST, BAY COUNTY, FLORIDA AND PROCEED NORTH 89 DEGREES 56 MINUTES 33 SECONDS WEST, ALONG THE SOUTH BOUNDARY LINE OF SAID SECTION 15, FOR A DISTANCE OF 1,897.89 FEET TO A POINT ON THE INTERSECTION OF SAID SOUTH BOUNDARY WITH THE SOUTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 98 (100' RIGHT OF WAY) (POINT ALSO BEING ON THE NORTH BOUNDARY LINE OF BLOCK 14, MEXICO BEACH UNIT 7, A SUBDIVISION AS RECORDED IN PLAT BOOK 8, PAGE 80 OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA); THENCE LEAVING SAID SOUTHERLY RIGHT OF WAY LINE PROCEED NORTH 89 DEGREES 56 MINUTES 33 SECONDS WEST, ALONG THE NORTH BOUNDARY LINE OF SAID BLOCK 14, FOR A DISTANCE OF 743.06 FEET; THENCE SOUTH 16 DEGREES 33 MINUTES 13 SECONDS WEST, ALONG THE WEST BOUNDARY LINE OF SAID BLOCK 14 AND BLOCK 15 AND A PROJECTION THEREOF, FOR A DISTANCE OF 1,434.94 FEET TO A POINT ON THE MEAN

HIGH WATER LINE OF THE GULF OF MEXICO LOCATED AT ELEVATION 0.74, NAVD 88; THENCE LEAVING SAID PROJECTION PROCEED WESTERLY ALONG SAID MEAN HIGH WATER LINE AS FOLLOWS: SOUTH 89 DEGREES 4 MINUTES 35 SECONDS WEST, FOR A DISTANCE OF 93.21 FEET; THENCE NORTH 80 DEGREES 23 MINUTES 55 SECONDS WEST, FOR A DISTANCE OF 124.78 FEET; THENCE NORTH 79 DEGREES 26 MINUTES 48 SECONDS WEST, FOR A DISTANCE OF 104.63 FEET; THENCE NORTH 87 DEGREES 37 MINUTES 14 SECONDS WEST, FOR A DISTANCE OF 106.70 FEET; THENCE NORTH 85 DEGREES 6 MINUTES 12 SECONDS WEST, FOR A DISTANCE OF 230.33 FEET; THENCE NORTH 80 DEGREES 49 MINUTES 17 SECONDS WEST, FOR A DISTANCE OF 113.88 FEET; THENCE NORTH 82 DEGREES 57 MINUTES 50 SECONDS WEST, FOR A DISTANCE OF 115.18 FEET; THENCE NORTH 77 DEGREES 31 MINUTES 9 SECONDS WEST, FOR A DISTANCE OF 143.73 FEET; THENCE NORTH 77 DEGREES 7 MINUTES 24 SECONDS WEST, FOR A DISTANCE OF 114.32 FEET; THENCE NORTH 78 DEGREES 16 MINUTES 28 SECONDS WEST, FOR A DISTANCE OF 107.22 FEET; THENCE NORTH 71 DEGREES 51 MINUTES 49 SECONDS WEST, FOR A DISTANCE OF 122.84 FEET; THENCE NORTH 71 DEGREES 26 MINUTES 52 SECONDS WEST, FOR A DISTANCE OF 126.80 FEET; THENCE NORTH 76 DEGREES 13 MINUTES 40 SECONDS WEST, FOR A DISTANCE OF 109.76 FEET; THENCE NORTH 80 DEGREES 9 MINUTES 46 SECONDS WEST, FOR A DISTANCE OF 105.67 FEET; THENCE NORTH 77 DEGREES 8 MINUTES 55 SECONDS WEST, FOR A DISTANCE OF 115.25 FEET; THENCE NORTH 80 DEGREES 7 MINUTES 40 SECONDS WEST, FOR A DISTANCE OF 108.64 FEET; THENCE NORTH 76 DEGREES 43 MINUTES 36 SECONDS WEST, FOR A DISTANCE OF 129.63 FEET; THENCE NORTH 77 DEGREES 32 MINUTES 13 SECONDS WEST, FOR A DISTANCE OF 119.39 FEET; THENCE NORTH 73 DEGREES 22 MINUTES 16 SECONDS WEST, FOR A DISTANCE OF 118.98 FEET; THENCE NORTH 73 DEGREES 19 MINUTES 41 SECONDS WEST, FOR A DISTANCE OF 125.22 FEET; THENCE NORTH 72 DEGREES 11 MINUTES 49 SECONDS WEST, FOR A DISTANCE OF 117.45 FEET; THENCE NORTH 67 DEGREES 48 MINUTES 22 SECONDS WEST, FOR A DISTANCE OF 114.77 FEET; THENCE NORTH 65 DEGREES 30 MINUTES 3 SECONDS WEST, FOR A DISTANCE OF 123.87 FEET; THENCE NORTH 65 DEGREES 28 MINUTES 4 SECONDS WEST, FOR A DISTANCE OF 130.01 FEET; THENCE NORTH 63 DEGREES 3 MINUTES 8 SECONDS WEST, FOR A DISTANCE OF 113.33 FEET; THENCE NORTH 61 DEGREES 49 MINUTES 42 SECONDS WEST, FOR A DISTANCE OF 129.90 FEET; THENCE NORTH 63 DEGREES 2 MINUTES 51 SECONDS WEST, FOR A DISTANCE OF 128.24 FEET; THENCE NORTH 62 DEGREES 48 MINUTES 38 SECONDS WEST, FOR A DISTANCE OF 126.74 FEET; THENCE NORTH 66 DEGREES 21 MINUTES 41 SECONDS WEST, FOR A DISTANCE OF 121.68 FEET; THENCE NORTH 66 DEGREES 58 MINUTES 1 SECOND WEST, FOR A DISTANCE OF 119.56 FEET; THENCE NORTH 69 DEGREES 33 MINUTES 47 SECONDS WEST, FOR A DISTANCE OF 106.35 FEET; THENCE NORTH 68 DEGREES 49 MINUTES 39 SECONDS WEST, FOR A DISTANCE OF 118.95 FEET; THENCE NORTH 69 DEGREES 21 MINUTES 33 SECONDS WEST, FOR A DISTANCE OF 98.36 FEET; THENCE NORTH 69 DEGREES 58 MINUTES 31 SECONDS WEST, FOR A DISTANCE OF 121.28 FEET; THENCE NORTH 68 DEGREES 21 MINUTES 10 SECONDS WEST, FOR A DISTANCE OF 118.08 FEET; THENCE NORTH 57 DEGREES 45 MINUTES 4 SECONDS WEST, FOR A DISTANCE OF 115.69 FEET; THENCE NORTH 51 DEGREES 45 MINUTES 13 SECONDS WEST, FOR A DISTANCE OF 135.41 FEET; THENCE LEAVING SAID MEAN HIGH WATER LINE PROCEED NORTH 22 DEGREES 47 MINUTES 20 SECONDS EAST, FOR A DISTANCE OF 3,108.72 FEET TO THE AFORESAID SOUTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 98; THENCE SOUTH 56 DEGREES 2 MINUTES 22 SECONDS EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, FOR A DISTANCE OF 5,032.40 FEET TO THE POINT OF BEGINNING.  
CONTAINING 265.179 ACRES, MORE OR LESS.

EXHIBIT B

PLANNED UNIT DEVELOPMENT DEVELOPMENT PLAN

