

**ORDINANCE 414**

**AN ORDINANCE RELATING TO A LAND USE CHANGE OF REAL PROPERTY LOCATED IN THE MUNICIPAL LIMITS OF THE CITY OF MEXICO BEACH, FLORIDA, AND DESCRIBED AS LAND LOCATED AT A TRACT OR PARCEL OF LAND (TRACT A) LYING AND BEING IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 6 SOUTH, RANGE 12 WEST, BAY COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS SET FORTH BELOW; AND A TRACT OR PARCEL OF LAND (TRACT B) LYING AND BEING IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 6 SOUTH, RANGE 12 WEST, BAY COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS SET FORTH BELOW, RECENTLY ANNEXED INTO THE MUNICIPAL LIMITS OF THE CITY OF MEXICO BEACH, FLORIDA, AS MORE PARTICULARLY HEREINAFTER DESCRIBED; THE LAND USE DESIGNATION AND CITY COMPREHENSIVE PLAN ARE HEREBY AMENDED TO INCLUDE THE SUBJECT PROPERTY AS RESIDENTIAL LOW DENSITY (RLD) LAND USE DESIGNATION IN THE CITY FROM AGRICULTURAL (LAND USE DESIGNATION IN THE COUNTY OF BAY; AMENDING THE) BOUNDARIES OF THE CITY COMPREHENSIVE PLAN, ZONING MAP, AND FUTURE LAND USE MAPS TO INCLUDE SAID AS RLD; PROVIDING FOR SEVERABILITY; REPEALING PORTIONS OF ORDINANCES IN CONFLICT THEREWITH; AND, RECITING AN EFFECTIVE DATE.**

**BE IT ORDAINED BY CITY COUNCIL OF THE CITY OF MEXICO BEACH, FLORIDA:**

**SECTION 1.** The City of Mexico Beach, Florida, does hereby amend the City's Comprehensive Plan and Land Development Code, including the zoning map and future land use map, relating to the following described parcels of property, recently annexed into the municipal limits of the City of Mexico Beach, Florida, to the City's land use, zoning category, and future land use designation of Residential Low Density (RLD) from Agricultural (County), said property being described, as follows:

Legal Description:  
(Tract A)

Begin at a light stake marking the Northwest corner of the said Northwest Quarter of the Southwest Quarter and run thence North 89 degrees 18 minutes 02 seconds East along the North boundary of the said Northwest Quarter of the Southwest

Quarter for 100.0 feet to a Set one half inch iron rod and cap LB0732; thence South 00 degrees 29 minutes 28 seconds East 100 feet of and parallel with the West boundary of the said Northwest Quarter of the Southwest Quarter for 1314.91 feet to a Set one half inch iron rod and cap LB0732 on the North right of way of State Road 386-A, (15<sup>th</sup> Street), (right of way varies); thence South 89 degrees 26 minutes 14 seconds West along said North right of way for 100.0 feet to a found six inch by six inch St. Joe Paper Company concrete monument marking the Northwest corner of the said Southwest Quarter of the Southwest Quarter; thence continue North 00 degrees 29 minutes 28 seconds East along the West boundary of the said Northwest Quarter of the Southwest Quarter for 1314.67 feet to the POINT OF BEGINNING; containing 3.096 acres more or less.

(Tract B)

Commence at a light wood stake marking the Northwest corner of the said Northwest Quarter of the Southwest Quarter and run thence North 89 degrees 18 minutes 02 seconds East along the North boundary of the said Northwest Quarter of the Southwest Quarter for 100.00 feet to a Set one half inch iron rod and cap LB0732 for the POINT OF BEGINNING; from said POINT OF BEGINNING continue North 89 degrees 18 minutes 02 seconds East along said North boundary for 1158.88 feet to a found six inch by six inch triangular Saint Joe Paper Company concrete monument marking the Northeast corner of the said Northwest Quarter of the Southwest Quarter; thence South 00 degrees 45 minutes 58 seconds East along the East boundary of the Northwest Quarter of the Southwest Quarter for 900.46 feet to found four inch by four inch concrete monument No. 2372 marking the Northeast corner of the property described in Official Records Book 990, Page 671 of the Public Records of Bay County, Florida: thence South 89 degrees 25 minutes 36 seconds West along the North boundary of said property for 417.26 feet to a found four inch by four inch concrete monument No. 2372 marking the Northwest corner of said property; thence South 00 degrees 58 minutes 02 seconds East along the West boundary of said property for 417.15 feet to a found four inch by four inch concrete monument (no identification) on the North right of way of State Road 386-A (15<sup>th</sup> Street) (right of way varies); thence South 89 degrees 26 minutes 14 seconds West along said North right of way for 749.40 feet to a Set one half inch iron rod and cap LB0732; thence leaving said North right of way run thence North 00 degrees 29 minutes 28 seconds West, 100 feet East of and parallel with the West boundary of said Northwest Quarter of the Southwest Quarter for 1314.91 feet to the POINT OF BEGINNING; containing 31.125 acres, more or less.

Parcel ID Number: 04185-000-000

**SECTION 2.** At the request of the applicant and/or landowner, the land use designation, including the City's zoning map and future land use map, shall be

considered for amendment to Residential Low Density (City) as required by law, and will be properly designated as such through the State of Florida's and City's Comprehensive Plan amendment process as an amendment prior to the development permitting process, unless otherwise agreed to by the City and the applicant/landowner. The City Council has specifically considered the impact of this land use amendment and finds it to be consistent with the present Comprehensive Plan and concurrent with the relevant uses.

**SECTION 3.** The boundaries of the City of Mexico Beach, Florida have been amended and redefined so as to include the above-described property pursuant to F.S. section 171.044.

**SECTION 4.** The applicant and landowner(s) shall provide and file with the City within 45 days from final adoption of this ordinance, unless otherwise extended by the City, a detailed plat showing all planned improvements, including but not limited to, paved roadways, wastewater treatment, potable water, a storm water management PLAN, subdivision of lots and recreation facilities. All standards of improvements shall be as required by the level of service standards set forth in the City's Comprehensive Plan and Land Development Code or as may be required by the City. Such plan(s) shall be certified by a state licensed professional engineer and a separate or combined land area map shall be certified by a state licensed surveyor.

**SECTION 5.** It will be the obligation of the applicant/owner of the subject tract of land, at his expense, to design, construct and install water, wastewater, storm water systems and roadways over, through, under, across and past applicant/owner's property in accordance with plans, specifications and engineering data as submitted by a Florida registered engineer to be approved by the regulatory agencies having jurisdiction over the subject matter and by the City's Administrator or his designated representative and/or hired engineer. Such water, wastewater, storm water system and roadways shall be connected to the City's correlating systems at applicant/landowner's expense, and such systems shall comply with the minimum standards of the City and be subject to approval by the City Administrator or his designee. No work may begin until the above plans and standards are approved by the City.

**SECTION 6.** At the choice of the City, the applicant/landowner(s) may be required to enter into a development agreement which shall specify the building requirements and standards for installation of water, wastewater, storm water and roadways for the property specified herein.

**SECTION 7.** The applicant/owner agrees to pay all fees as may be appropriate to the City, County and State, including impact fees, for installation and reservation of all utility services set forth above.

**SECTION 8.** The applicant/owner will pay recording fees for any development contract and/or bill of sale(s) that may be required by the City, and for any reasonable fees which may be charged by the County to the City for update of this property on the County's Geographic Information System.

**SECTION 9.** The applicant/owner shall provide to the City a bill of sale, deed and/or dedication of roadways, common improvements, and utility easements, on a plat to be recorded or otherwise as may be appropriate, free of all encumbrances for the transfer of ownership of all utility systems, common improvements, and roadways related to the subject property.

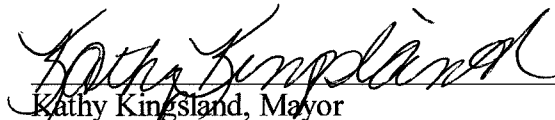
**SECTION 10.** Should any part of this Ordinance be deemed invalid by a court of competent jurisdiction, the invalid parts shall be severed from the Ordinance and the remaining parts shall not be affected thereby.

**SECTION 11.** All Ordinances or parts of Ordinances in conflict herewith are hereby amended to conform herewith or repealed to the extent of such conflict.

**SECTION 12.** This Ordinance shall become effective upon its passage.

**INTRODUCED** at a regular meeting of the City Council on the 9<sup>th</sup> day of July, 2002, and **ADOPTED** by the City Council on the 04<sup>th</sup> day of August, 2002.

**CITY OF MEXICO BEACH, FLORIDA**

  
Kathy Kingland, Mayor

ATTEST:

  
Henry Flack, City Clerk

