

## ORDINANCE NO. 540

**AN ORDINANCE OF THE CITY OF MEXICO BEACH, FLORIDA, DEFINING THE “MEXICO BEACH SHOPPING CENTER,” RECOGNIZING THE UNIQUE CHARACTERISTICS OF THIS AREA, ESTABLISHING FUTURE ALLOWANCES FOR PARKING AND DEVELOPMENT, GRANTING A VARIANCE TO THOSE BUSINESSES IN THE SHOPPING CENTER, AMENDING ALL ORDINANCES IN CONFLICT, AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the City Council has determined that it is in the best interests of the people of the City of Mexico Beach that this ordinance be enacted, therefore

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

**Section 1.** The geographical boundaries of the “Mexico Beach Shopping Center” are defined to encompass the area bordered on the south by U.S. Hwy 98, bordered on the east by 30<sup>th</sup> Street, bordered on the west by 32<sup>nd</sup> Street, and having its northernmost border being the north property line of the parcel with Parcel ID #04519-000-000 and shall be delineated on the map attached to this Ordinance and hereafter known as “ATTACHMENT A.”

**Section 2.** The following business (with Parcel number) are included in the “Mexico Beach Shopping Center.”

- Fish House (Parcel ID #04525-000-000)
- Ace Hardware (Parcel ID #04527-000-000)
- Mango Marley’s (Parcel ID #04524-000-000)
- Beach Walk (Parcel ID #04524-020-000)
- Neon Palm (Parcel ID #04523-000-000)
- Parker Realty (Parcel ID #04129-010-000)
- Laundromat (Parcel ID #04529-000-000)
- Civic Center (Parcel ID #04521-000-000)
- Cathey’s Construction (Parcel ID #04518-000-000)
- Vacant Lot (Parcel ID #04517-010-000)

Due to the unique and historic nature of the shopping center area in Mexico Beach, the City Council recognizes all the buildings as non-conforming structures and hereby grants a parking variance to each of these establishments permitting the use of City-owned spaces to meet their parking requirements.

**Section 3.** Future development/change/modification shall be subject to the following requirements and the approval of the City Council:


1. Further building or property change that may require additional parking will only be allowed in cases where the business can provide the necessary parking on land adjacent to or included in the shopping center. This parking must be owned by the business.
2. In the event of natural disaster, or any event which destroys any part of the building, rebuilding will be restricted to the same square footage that existed pre-disaster/event.
3. Should the owner of any other parcels of land wish to be included in the shopping center, it must be adjacent to the shopping center and responsible for adhering to, and complying with the requirements of the Mexico Beach Comprehensive Plan and Land Development Regulations.
4. Should any of the facilities in the Shopping Center be sold, transferred, etc., they will still be included in the shopping center with parking calculated at one parking space required for each 300 feet of gross floor space. However, if the new business expands and requires additional parking, the new business will be required to provide the additional parking due to the expansion in addition to the original parking requirements.
5. No residential units are permitted within the shopping center.

**Section 4.** All ordinances or parts of ordinances thereof in conflict with the provisions of this ordinance are hereby amended to compensate for the Mexico Beach Shopping Center.

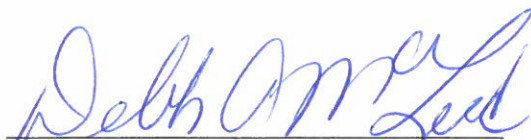
**Section 5.** This ordinance shall take effect immediately upon passage.

INTRODUCED at the Regular Meeting of the City Council on the 12<sup>th</sup> day of June, 2007. Adopted at the Regular Meeting of the City Council on the 10<sup>th</sup> day of July, 2007.

CITY OF MEXICO BEACH, FLORIDA

  
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William A. Cathey, Mayor

ATTEST:

  
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Deborah A. McLeod, City Clerk