

ORDINANCE NO. 676

AN ORDINANCE REZONING FROM RESIDENTIAL LOW DENSITY TO TOURIST MIXED USE THAT CERTAIN PARCEL OF LAND LYING WITHIN THE CITY OF MEXICO BEACH, FLORIDA, CONSISTING OF APPROXIMATELY 88 ACRES AND DESIGNATED AS PARCEL NO. 04135-000-000; SAID PARCEL BEING VACANT PROPERTY LOCATED BETWEEN N 22ND STREET AND N 38TH STREET, 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, Corry Family, LLC, an owner of the real property designated herein, has initiated this ordinance by filing a petition requesting that said real property, being more particularly described below be rezoned from Residential Low Density to Tourist Mixed Use; and

WHEREAS, this ordinance changes only the zoning map designation of the real property described herein; and

WHEREAS, the City of Mexico Beach Planning and Zoning Board reviewed the proposed zoning change, conducted a public hearing on July 31, 2017, and recommended approval; and

WHEREAS, based upon competent substantial evidence adduced in a properly advertised public hearing conducted on November 14, 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 MEXICO BEACH, FLORIDA:

SECTION 1. The following described parcel of real property situate within the municipal

limits of the City of Mexico Beach, Florida, is rezoned from Residential Low Density to Tourist Mixed Use:

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 All Ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.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 be effective immediately upon passage, and the rezoning approved herein shall take effect upon, and only upon, adoption by the City Council of Ordinance No. 675 adopting a comprehensive plan amendment respecting the lands which are the subject of this ordinance, and that comprehensive plan amendment becoming effective as provided by law.

PASSED, APPROVED AND ADOPTED at the regular meeting of the City Council of the City of Mexico Beach, Florida, this 14th day of November, 2017.




William A. Cathey, Mayor

ATTEST:



Adrian Welle, City Clerk

PUBLISHED in the Panama City News-Herald on the 4th day of September, 2017 and the 6th day of November, 2017.



Adrian Welle, City Clerk

EXHIBIT "A"

Begin at the Northwest corner of Fraction Section 23, Township 6 South, Range 12 West, and extend a line South 89 degrees 46 minutes 20 seconds East along the North line of said Fraction Section 23 for 2652.6 feet; then turn 90 degrees 10 minutes right for 2636.4 feet to a St. Joe Paper Company Monument that is acceptable by all parties concerned as being the Southeast corner of the Northwest Quarter of the aforesaid Fractional Section 23; then turn 130 degrees 15 minutes right for 120.0 feet; then turn 90 degrees 36 minutes 40 seconds left for 122.02 feet; then turn 90 degrees 00 minutes right for 288.78 feet; then turn 90 degrees 00 minutes right for 125 feet; then turn 90 degrees 00 minutes left for 150.0 feet; then turn 90 degrees 00 minutes left for 50.5 feet; then turn 90 degrees 00 minutes right for 450.0 feet; then turn 90 degrees 00 minutes right for 75.0 feet; then turn 90 degrees 00 minutes left for 300.0 feet; then turn 90 degrees 00 minutes left for 150.0 feet; then turn 90 degrees 00 minutes right for 200.0 feet; then turn 90 degrees 00 minutes right for 75.0 feet; then turn 90 degrees 00 minutes left for 260.0 feet; then turn 90 degrees 00 minutes right for 90.0 feet; then turn 90 degrees 00 minutes left for 180.0 feet; then turn 01 degrees 46 minutes 10 seconds right for 801.14 feet; then turn 18 degrees 30 minutes 40 seconds right for 177.0 feet; then turn 58 degrees 26 minutes 50 seconds right for 147.05 feet; then turn 74 degrees 14 minutes left for 779.17 feet to the point of beginning.

LESS AND EXCEPT THE FOLLOWING:

Commence at the Northwest corner of Fractional Section 23, Township 6 South, Range 12 West, and extend a line South 45° 28' 20" East for 322.98 feet for a point of beginning. From this point of beginning turn 43° 37' left from the line last described above and extend the centerline of a 50 foot wide canal right of way, which lies 25 feet left and right of said centerline, for 1916.88 feet, then turn 09° 22' 30" right for 164.18 feet; then turn 47° 10' right for 134.56 feet; then turn 63° 33' 40" right for 190.33 feet; then turn 10° 02' right for 738.84 feet: then turn 42° 24' 30" left for 734.26 feet; then turn 48° 11' left for 982.67 feet; then turn 46° 32' right for 102.06 feet to a point that is the end of the right of way described herein; said point being 68.23 feet from a St. Joe Paper Company Monument which is acceptable by all parties concerned as being the Southeast corner of the Northwest Quarter of Fractional Section 23, Township 6 South, Range 12 West.