

ORDINANCE NO 759

AN ORDINANCE REZONING FROM HIGH DENSITY RESIDENTIAL TO TOWNHOME DISTRICT THAT CERTAIN PARCEL OF LAND LYING WITHIN THE CITY OF MEXICO BEACH, FLORIDA, CONTAINING APPROXIMATELY 0.061 ACRES; LOCATED AT 107 SOUTH 35TH ST WITH PARCEL ID NUMBER 04618-010-000, ALL AS MORE PARTICULARLY DESCRIBED IN THE BODY OF THE ORDINANCE; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT; AND PROVIDING THAT THIS ORDINANCE SHALL TAKE EFFECT IMMEDIATELY UPON ITS PASSAGE.

WHEREAS, Richard A. Glover, the owner of 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 High Density Residential to Townhome District; and

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

WHEREAS, this rezoning is similar to the previous rezoning of numerous parcels from High Density Residential to Townhome District by Ordinance 749 and likely would have been included in that rezoning ordinance by the City if the City had more information about the property at that time; and

WHEREAS, the Mexico Beach Planning and Zoning Board reviewed the land use and rezoning request, conducted a public hearing on February 1, 2021, and recommended approval of the request; and

WHEREAS, the City Council conducted a first reading on February 23; and

WHEREAS, based upon competent substantial evidence adduced in a properly advertised public hearing conducted on March 23, 2021, the City found the requested change 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 situate within the municipal limits of the City of Mexico Beach, Florida, is rezoned from High Density Residential to Townhome District, to wit,

SEE ATTACHED AND INCORPORATED EXHIBIT "A"  
and the City's Zoning Map is amended accordingly.

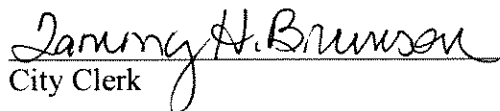
SECTION 2. All ordinances or parts of ordinances in conflict herewith are repealed to the extent of such conflict.

SECTION 3. 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 9<sup>th</sup> day of March, 2021.

  
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William A. Cathey, Mayor

ATTEST:

  
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City Clerk