

ORDINANCE NO. 809

AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN FUTURE LAND USE MAP OF THE CITY TO REFLECT A LAND USE DESIGNATION OF PUBLIC/INSTITUTIONAL FOR A PARCEL OF PROPERTY ASSIGNED A PARCEL ID NO. 04127-010-000, MEXICO BEACH, FLORIDA, HAVING APPROXIMATELY 24.70 ACRES, PROVIDING FOR A REPEALER, PROVIDING FOR SEVERABILITY, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Section 163.3184, Florida Statutes, provides for the authority and procedure for the City Council of Mexico Beach, Florida to amend its comprehensive Plan utilizing procedures applicable to Small Scale Amendments; and

WHEREAS, the Mexico Beach Planning and Zoning Board, acting as the Local Planning Agency, reviewed this small-scale amendment to the Comprehensive Plan Future Land Use Map on April 3, 2023, during a duly noticed public hearing and recommended that said amendment be approved by the Mexico Beach City Council; and

WHEREAS, pursuant to Florida Statute 163.3184(11), the Mexico Beach City Council held a public hearing on April 11, 2023, to consider this request and recommended approval to change the Future Land Use category from Bay County's AG-2 Agriculture/Timberland to the City's Public/Institutional; and

WHEREAS, in the exercise of its authority, the Mexico Beach City Council finds it necessary and desirable to adopt and does hereby adopt this small-scale amendment to the Future Land Use Map of the City of Mexico Beach Comprehensive Plan contained herein in order to encourage the most appropriate use of land, water and resources, consistent with the public interest; and deal effectively with future problems that may result from the use and development of land within the City of Mexico Beach; and

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MEXICO BEACH THAT:

SECTION 1. DESCRIPTION OF PARCEL

The following described parcel of real property within the municipal limits of the City of Mexico Beach, Florida, is categorized with the Future Land Use Public/Institutional, to wit:

121 22nd Street North, Mexico Beach, Florida 32410
Section 23, Township 6 South, Range 12 West, Bay County, Florida.
Parcel Identification Number: 04127-010-000
For Legal Description and Map of Property see "Exhibit A".

SECTION 2. FUTURE LAND USE MAP

The Future Land Use Map of the City of Mexico Beach Comprehensive Plan is hereby amended as set forth on Exhibit "A" and is hereby amended from Bay County Future Land Use category AG-2 Agriculture/Timberland to City of Mexico Beach Future Land Use category Public/Institutional.

SECTION 3. CONSISTENCY WITH CITY OF MEXICO BEACH COMPREHENSIVE PLAN

The City Council hereby finds and determines that the approval of the Future Land Use Map amendment of the Property is consistent with the Goals, Objectives, and Policies of the City of Mexico Beach Comprehensive Plan, as amended.

SECTION 4. REPEAL

All parts of the Future Land Use Map of the City of Mexico Beach Comprehensive Plan in conflict with this ordinance are hereby repealed and shall have no further effect whatsoever.

SECTION 5. SEVERABILITY

If any section, subsection, sentence, clause, phrase or other portion of this Ordinance, or any particular application thereof shall be held void, invalid, or unconstitutional by any court, administrative agency, or other body with appropriate jurisdiction, the remaining sections, subsections, sentences, clauses, or phrases and their application shall not be affected and shall remain in full force and effect.

SECTION 6. SCRIVENER'S ERRORS

The City Attorney may correct any scrivener's errors found in this Ordinance by filing a corrected copy of the Ordinance with the Clerk. A scrivener's error may not include an amendment that changes the context or meaning of the Ordinance.

SECTION 7. EFFECTIVE DATE


If the amendment is not timely challenged, the amendment adopted under this paragraph shall become effective thirty-one (31) days after the state land planning agency notifies the City that the plan amendment package is complete. If timely challenged, an amendment does not become effective until the state land planning agency or the Administration Commission enters a final order determining the adopted amendment to be in compliance.

No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective. If a final order of noncompliance is issued by

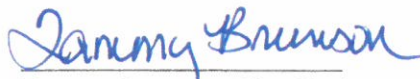
the Administration Commission, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the state land planning agency.

PASSED, APPROVED, AND ADOPTED at a duly noticed public hearing of the Mexico Beach City Council this 25^m day of April 2023.

CITY OF MEXICO BEACH


Michele Miller, Mayor

ATTEST:


Tammy Brunson, City Clerk

Ron DeSantis
GOVERNOR



Meredith Ivey
ACTING SECRETARY

May 5, 2023

RESPONSE VIA EMAIL ONLY

Mr. Doug Baber
City Administrator
The Planning Collaborative
c/o City of Mexico Beach
201 Paradise Path
Mexico Beach, Florida 32410

RE: PA 23-02

Dear Mr. Baber:

Thank you for submitting copies of the Small-Scale Development Plan Amendment for city of Mexico Beach adopted by Ordinance No(s). 809 on April 25, 2023 for our records. The reference number for this amendment package is 23S01.

The Department of Economic Opportunity **will not** conduct a compliance review or issue a Notice of Intent regarding the adopted small-scale development plan amendment in accordance with procedures contained in Section 163.3187(1), Florida Statutes.

If you have any questions, please feel free to contact David Samuel of my staff by phone at (850) 717-8462 or by e-mail at david.samuel@deo.myflorida.com.

Sincerely,

Barbara Powell, Regional Program Administrator
Bureau of Community Planning and Growth

BP/ds



the planning collaborative

April 28, 2023

To: Barbara Powell, Plan Processing Administrator
Florida Department of Economic Opportunity
Bureau of Comprehensive Planning
Caldwell Building
107 East Madison – MSC 160
Tallahassee, Florida 32399-4120

RE: Transmittal of Adopted City of Mexico Beach Comprehensive Plan Amendment 23-02

Dear Mrs. Powell,

Under section 163.3187(1), Florida Statutes, the City of Mexico Beach is submitting the Small Scale Comprehensive Plan Amendment 23-02 adopted by Ordinance 809 on April 25, 2023. The Council found this amendment to be consistent with Florida Statutes and the Mexico Beach Comprehensive Plan. The amendments are submitted under the expedited state review process.

The amendment proposes the following:

- 23-02ESR - The Small-Scale Comprehensive Plan Map Amendment revises the City's Future Land Use Map from the Bay County Future Land Use category "AG-2 Agriculture/Timberland" to the Mexico Beach Future Land Use category "Public/Institutional" for one parcel of land consisting of approximately 24.70 acres.

The Local Planning Agency held hearings for the map amendment on April 3, 2023. This item was recommended by the City Council for adoption. The City Council held two public hearings for the amendment, first on April 11, 2023, and second on April 25, 2023, to adopted the amendments.

This proposed amendment does not qualify as large-scale development amendments, is not located in an area of critical state concern, is not within a Rural Area of Opportunity, does not propose Rural Land Stewardship Areas or sector plans, and is not based upon an evaluation and appraisal report. Including this amendment, the City of Mexico Beach has approved a cumulative total of 24.70 acres of for small-scale amendments in 2023.

The person with the City of Mexico Beach who is familiar with the proposed amendments and responsible for ensuring that the materials transmitted are complete is:

Doug Baber, City Administrator
201 Paradise Path
Mexico Beach, FL 32410
Office: 850-648-5700, Extension 3
d.baber@mexicobeachgov.com

If you need any additional information on this proposed amendment, please contact myself or Doug Baber.

Best regards,

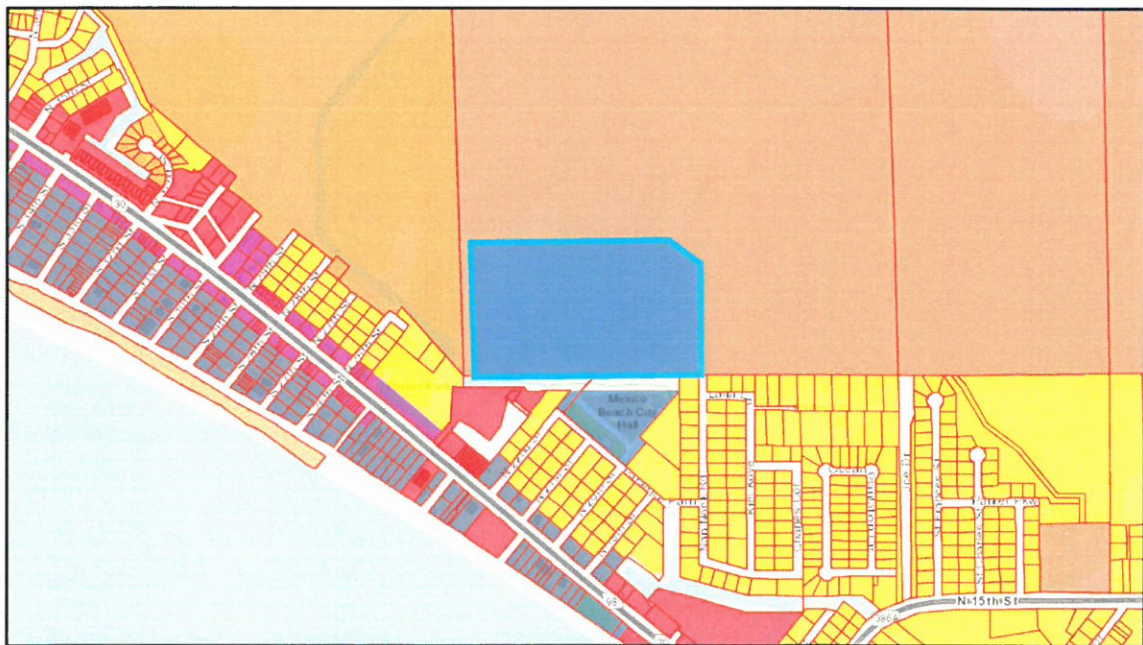

Mayor Michele Miller

Enclosures

Exhibit "A"

A PARCEL OF LAND LYING AND BEING IN THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 6 SOUTH, RANGE 12 WEST, BAY COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 6" BY 6" ST. JOE PAPER COMPANY CONCRETE MONUMENT MARKING THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 6 SOUTH, RANGE 12 WEST, BAY COUNTY, FLORIDA AND PROCEED SOUTH 89 DEGREES 30 MINUTES 28 SECONDS EAST, ALONG THE SOUTH BOUNDARY LINE OF THE NORTHEAST QUARTER OF SAID SECTION 23, FOR A DISTANCE OF 59.65 FEET TO THE POINT OF BEGINNING; THENCE LEAVING SAID SOUTH BOUNDARY PROCEED NORTH 00 DEGREES 30 MINUTES 14 SECONDS EAST, (59.65 FEET EAST OF AND PARALLEL WITH THE WEST BOUNDARY OF SAID NORTHEAST QUARTER), FOR A DISTANCE OF 792.11 FEET; THENCE SOUTH 89 DEGREES 30 MINUTES 28 SECONDS EAST, ALONG A LINE PARALLEL WITH SAID SOUTH BOUNDARY LINE OF THE NORTHEAST QUARTER, FOR A DISTANCE OF 1186.95 FEET; THENCE SOUTH 56 DEGREES 25 MINUTES 15 SECONDS EAST, FOR A DISTANCE OF 224.03 FEET; THENCE SOUTH 00 DEGREES 29 MINUTES 32 SECONDS WEST, FOR A DISTANCE OF 669.81 FEET TO A POINT ON THE SOUTH BOUNDARY LINE OF SAID NORTHEAST QUARTER (POINT ALSO BEING ON THE WEST RIGHT OF WAY LINE OF NAN NOOK ROAD AS PER PLAT OF GRAND ISLE SUBDIVISION, UNIT NO. 15, MEXICO BEACH, FLORIDA, AS RECORDED IN PLAT BOOK 11, PAGE 57 OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA; THENCE PROCEED NORTH 89 DEGREES 30 MINUTES 28 SECONDS WEST, ALONG SAID SOUTH BOUNDARY LINE OF THE NORTHEAST QUARTER, FOR A DISTANCE OF 1374.80 FEET TO THE POINT OF BEGINNING. CONTAINING 24.735 ACRES, MORE OR LESS.



Proposed City of Mexico Beach Future Land Use Map

Parcels	Tourist Residential	Preservation
futurelanduse	Tourist Mixed Use	Approximate Amendment Boundary
AGT Agriculture Timberland	Tourist Commercial	
Residential - Low Density	General Commercial	
Residential - General	Public/Institutional	

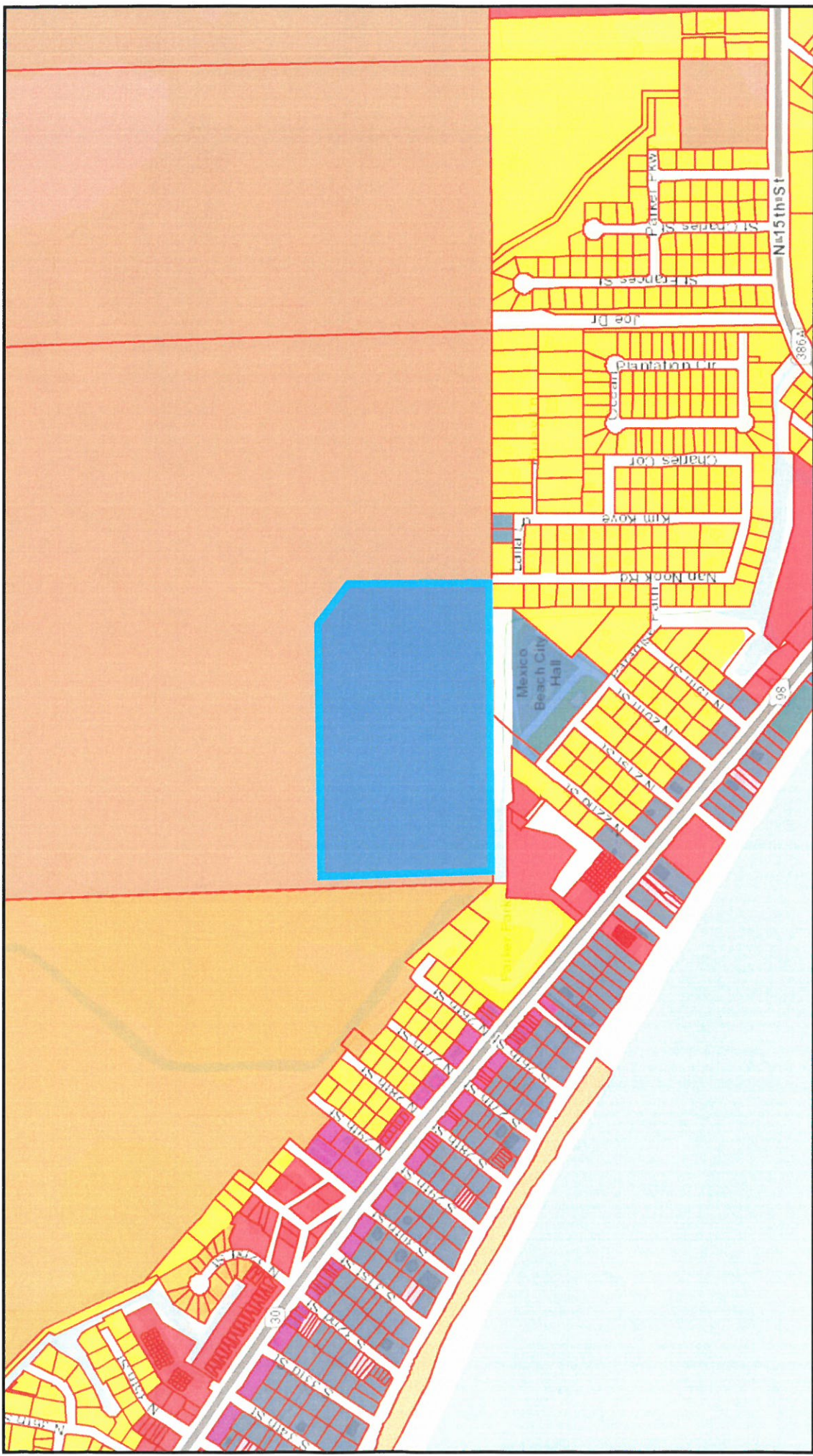


Exhibit 7.2 - Proposed Mexico Beach Zoning Map

- | | | | | |
|----------------|--|-----------------------------|--|--------------------------------|
| Parcels | | Residential - Low Density | | Tourist Residential |
| zoning | | Residential - General | | Townhouse District |
| | | AG-2 Agriculture/Timberland | | Public Institutional |
| | | Tourist Mixed Use | | General Commercial |
| | | | | Approximate Amendment Boundary |

Analysis for a Future Land Use Map Amendment and Zoning Change

Prepared for a property located at 121 22nd Street North.

Referenced as Parcel ID Number 04127-010-000.

Prepared for:

City of Mexico Beach

Ph: 850.648.5700

201 Paradise Path

Mexico Beach, FL 32456

Prepared by:

the planning collaborative



the planning collaborative

March 22, 2023

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EXHIBIT 1 – Deed

EXHIBIT 2 – Aerial of the Subject Parcel

EXHIBIT 3 – City of Mexico Beach Future Land Use Map

EXHIBIT 4 – City of Mexico Beach Zoning Map

EXHIBIT 5 – National Wetlands Inventory

EXHIBIT 6 – FEMA FIRM Panel

EXHIBIT 7.1 and 7.2 – Proposed Future Land Use Map and Proposed Zoning Map

EXHIBIT 8 – Legal Description

PURPOSE AND INTRODUCTION

This report supports a request by the City of Mexico Beach to amend the City of Mexico Beach Future Land Use Map (FLUM) and Zoning Map to a category and district that will allow for the City to use the property for a municipal complex, government offices, and emergency operations center communication tower. The subject property was annexed into the City of Mexico Beach on May 24th, 2022. This FLUM amendment is submitted as required to assign a City Future Land Use category. This analysis also considers a zoning district assignment.

The request is to amend the FLUM from the Bay County designation of AG-2 Agriculture/Timberland to the City's Public/Institutional Future Land Use (FLU) category and Public/Institutional zoning district. The existing land use of the subject parcel, located at 121 22nd Street North, is "City Vacant".¹ This requested FLU and zoning designation is supported herein. The parcel is largely undeveloped aside from a communication tower with access drives. As included in the deed, "This Property shall be used solely for a municipal complex, government offices and emergency operations center communications tower..." (Exhibit 1).²

The consultant, the planning collaborative, reviewed and analyzed the following documents and websites in preparation of this report and application.

- The Bay County Property Appraiser website data and maps
- The City of Mexico Beach Comprehensive Plan, as published 3.10.2020
- The City of Mexico Beach Land Development Code, as published 8.23.2022
- Bay County's GIS Mapping webpage
- The Federal Emergency Management Agency's flood maps
- The National Wetlands Inventory Online Mapper
- Various Correspondence with the City Administrator

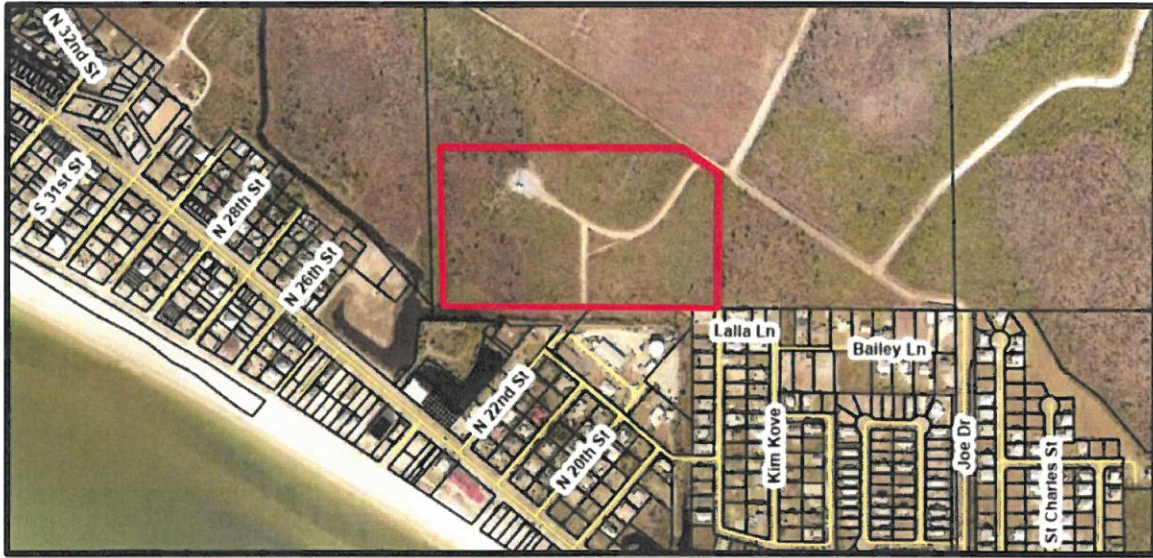
DESCRIPTION OF EXISTING CONDITIONS

The site, as mentioned above, is located at 121 22nd Street North. At approximately 24.70 acres, this parcel is identified by the Bay County Property Appraiser as Parcel ID Number 04127-010-000 (Figure 1 and Exhibit 2) and is designated by the Bay County FLUM and Zoning Map as AG-2 Agriculture/Timberland (Exhibit 3 and 4).

¹ Bay County Property Appraiser, Department of Revenue Code, as referenced March 9, 2023

² Subject Property Special Warranty Deed, OR Bk: 4500 PG: 1050, Recorded 12/17/2021

Figure 1. Approximate Amendment Boundary

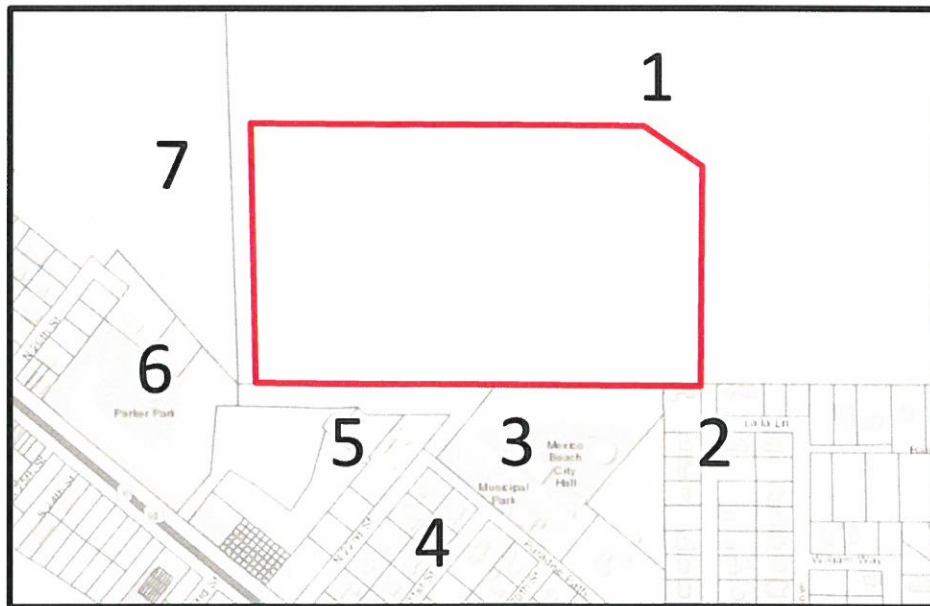


Source: Bay County Property Appraiser, March 2023

 Approximate Amendment Boundary

Figure 2 following depicts the location of the parcel within the community. This graphic is considered with Table 1 to show the relationship to adjacent uses.

Figure 2. Reference Map



Source: Bay County GIS, March 2023

 Approximate Amendment Boundary

Table 1 below, describes the existing uses, the Future Land Use categories, and zoning districts assigned to the parcels abutting this parcel. The map annotation refers to the parcel numbers in Figure 2 above.

Table 1. Surrounding Uses

Map Annotation	Property Appraiser Tax Code	Future Land Use	Zoning District
Subject Property	City Vacant	AG 2 Agriculture/Timberland (Bay County)	AG 2 Agriculture/Timberland (Bay County)
1	Timberland	AG 2 Agriculture/Timberland (Bay County)	AG 2 Agriculture/Timberland (Bay County)
2	Single Family and Vacant	Residential Low Density (City)	Residential Low Density (City)
3	Municipal	Public Institutional (City)	Public Institutional (City)
4	Single Family and Vacant	Residential Low Density (City)	Residential Low Density (City)
5	Churches, Vacant Commercial, Vacant, City Vacant	Residential Low Density (City) General Commercial (City)	Residential Low Density (City) General Commercial (City)
6	City Vacant	Residential Low Density (City)	Residential Low Density (City)
7	Vacant	Tourist Mixed Use (City)	Tourist Mixed Use (City)

Sources: Bay County Property Appraiser, Bay County GIS webpage, March 2023

The existing land uses of the surrounding properties are timberland to the north and east; single family residential, vacant, municipal, church, vacant community, and city vacant to the south; and city vacant and vacant to the west.

According to the National Wetlands Inventory, this site contains wetlands. A site specific wetlands survey has not been provided, but for planning purposes, the National Wetlands Inventory was used to depict the general location of the wetland (Exhibit 5).³

Additionally, the property contains unnumbered Flood Zone A and Flood Zone AE with a base flood elevation of 8 feet, both areas of Special Flood Hazard (Exhibit 6).⁴

Please note that the National Wetlands Inventory and the FEMA FIRM have not been updated to show that the subject property was annexed into the City of Mexico Beach.

³ U.S. Fish and Wildlife, National Wetlands Inventory, Wetlands Mapper, March 2023

⁴ Federal Emergency Management Agency, Flood Insurance Rate Map Panel No. 12005C0508H

DESCRIPTION OF REQUEST

This report is submitted to request that the parcel be amended to a FLU category of Public/Institutional and the Public/Institutional zoning district. Descriptions of the proposed Future Land Use category and requested zoning district for the subject property are provided below:

Future Land Use Category: Public/Institutional (P/I)

The intent of the P/I Future Land Use category is "...to provide areas for public uses". Allowable uses include "Houses of worship; cemeteries; **public institutions**; public uses such as parks and **governmental buildings**, recreational spaces, utilities, and **similar uses**".⁵ (emphasis added).

Zoning District: Public/Institutional (P/I)

The intent of the zoning district is to allow "...for public and institutional uses". It is allowable within the Public/Institutional Future Land Use Category and the principal uses are Educational facilities (public or private), **Public buildings and grounds**, Pre-school and day care facilities (public or private), Churches, Cemeteries without funeral homes, Residential care facilities, Group homes, and **Other similar institutional uses**".⁶ (emphasis added).

The proposed use of the property **is consistent** with the above land use and zoning descriptions, as amended.

ANALYSIS OF AMENDMENT

Change in Future Land Use

Table 2. Proposed and Requested Future Land Use Categories

	Future Land Use Designation	Allowable Density	Max density for 24.7 acres	Allowable Lot Coverage	Max Lot Coverage for 24.7 acres
Current/ Change From:	AG 2 Agriculture-Timberland (Bay County)	1 d/u per twenty (20) acres	1	Max 10%	2.470 acres
Requested/ Change To:	Public/ Institutional (City)	None	0	Max 90%	22.23 acres

Source: Bay County Comprehensive Plan; City of Mexico Beach Comprehensive Plan

⁵ City of Mexico Beach Comprehensive Plan, Future Land Use Element Policy 1.1.11

⁶ Mexico Beach Land Development Code, Article II Zoning, Section 2.02.02.G

As a result of the proposed amendment, all residential development potential is removed as the Public/Institutional category does not provide an allowable density. With approximately 24.70 acres, the amendment of the FLUM to Public/Institutional will allow the property to be developed with non-residential uses such as houses of worship, utilities, or public uses such as parks and governmental buildings. The impervious surface (coverage) is a significant development parameter in the Comprehensive Plan, and the proposed amendment would allow for a maximum of 90% coverage. This would allow for approximately twenty-two (22) acres of coverage within the parcel boundary. However, as this site contains protected environmentally sensitive zones, regulations within the Comprehensive Plan and Land Development Code will restrict the development that occurs on the site.

The amendment is necessary to the Public/Institutional uses not only due to the anticipated use of the property but because Mexico Beach does not have a similar agriculture FLU category.

Use of property

This property is classified by the Bay County Property Appraiser as “City Vacant”. The parcel is largely undeveloped aside from a communication tower with access drives, and the proposed use of the property is as a municipal complex, government offices, and emergency operations center communication tower, as restricted by deed (Exhibit 1). As of this analysis, the City has not finalized the details of this project site, but development may include approximately 10,200 square feet of heated and cooled space as a Civic Center and a Police and Fire Building.⁷ This estimate of square footage is utilized below to calculate water and solid waste demand.

Potable Water and Sewer Demand

The City of Mexico Beach provides water and sewer utilities to this parcel through services sourced from Bay County. The City was contacted for an availability determination and capacity analysis.

Table 3. Water Demand

Water Demand (gallons per day)				
Max Permitted Daily Annual Average	Committed Capacity	Annual Average Capacity Remaining	Anticipated Demand of Project	Anticipated Capacity Remaining
1.5 MGD Annual Avg	0.73 MGD Daily Avg	0.77 MGD	+/- 1,275 gal/day*	+/- 0.77 MGD

Source: Water & Sewer Flows – DGB 2-13-2023, provided by Glenn Davis, Utility Director, 3/16/2023

*Non-residential potable water: 150 gallons of water per 1,200 square feet of heated and cooled space⁸

⁷ Construction Plans For: Mexico Beach Municipal Complex, Dewberry, Project Number 50156784, January, 2023

⁸ City of Mexico Beach Comprehensive Plan Capital Improvements Element Policy 9.1.6

Table 4. Sewer Demand

Sewer Demand (gallons per day)					
Max Capacity from Bay County	Committed Capacity	Capacity Being Used	Actual Remaining	Anticipated Demand of Project	Anticipated Capacity Remaining
0.473 MGD	0.740 MGD	0.211 MGD	0.262 MGD	+/- 956.25 gal/day**	+/- 0.262 MGD

Source: Water & Sewer Flows – DGB 2-13-2023, provided by Glenn Davis, Utility Director, 3/16/2023

**Sewer demand is assumed to be 75% of water demand.⁹

Solid Waste

Mexico Beach has adopted a non-residential solid waste standard of 6.89 pounds per 1,000 square feet of heated and cooled space. Based on a proposed Civic Center and Police and Fire Building, this site is proposed to generate 70.728 pounds of solid waste.

Based on information provided by Doug Baber, City Administrator, all solid waste is collected by the City and taken to either the Bay County Steelfield Landfill or the St. Joe Transfer Station¹⁰. Steelfield Landfill, operated by Bay County, has estimated capacity until 2034 with a total tonnage landfilled approximately 3.88 million tons or 4.59 million cubic tons.¹¹ Glenn Ogborn, Bay County’s Solid Waste Division Manager, also added that “future cells are planned and once constructed, they will increase the landfills capacity and anticipated active life significantly, out to somewhere around 2107”.¹² There is adequate capacity available for this proposed development.

Stormwater Management

Mexico Beach has an adopted LOS standard for stormwater of “25 year 24-hour critical duration storm event” for retention basins and “to pre-development discharge of the 25-year frequency storm critical duration” for detention basins.

All stormwater will be designed according to the Mexico Beach Comprehensive Plan and Land Development Code requirements. This will be demonstrated at the time the site plan is submitted, and once the site has been fully engineered.

Roads and Streets (Transportation)

The International Transportation Engineers Trip Generation Manual (10th Edition) is used to estimate peak hour trips specific to a use. To calculate trip generation as a result of the development of the site, the proposed 10,200 square feet is considered for the proposed use. Of the total square footage, approximately 7,900 will be used for a police and fire building and approximately 2,300 will be used as a civic center. The projected trips for the police and fire

⁹ Water & Sewer Flows – DGB 2-13-2023, provided by Glenn Davis, Utility Director, 3/16/2023

¹⁰ Email from Doug Baber, 3/22/23

¹¹ Steelfield Road Landfill WACS ID # 16 Annual Estimate of Remaining Life and Capacity, dated July 12, 2022

¹² Email from Glenn Ogborn, 3/22/23

building were determined by referencing ITE Code 575 for Fire and Rescue Station. The projected trips for the Civic Center were determined by referencing ITE Code 495 for Recreational Community Center. The generation for this site is shown in Table 5 below.

Table 5. Peak Hour Trip Generation, Existing and Proposed Uses

Land Use	Gross Floor Area (by 1,000 sq. ft.)	ITE Code and Trip Generation Rate (PM Peak)	New Projected Trips	New Trips
Police and Fire Building	7.9	575 = 0.48	3.792	9.105
Civic Center	2.3	495 = 2.31	5.313	

Source: International Transportation Engineers Trip Generation Handbook, 10th Edition

These two proposed uses will generate approximately 9 new trips during peak hour, according to the ITE Codes. Below, these new peak hour trips are added to the existing traffic counts to demonstrate that sufficient capacity is available.

Table 9.1 within the Capital Improvement Element sets the Transportation Level of Service Standard for Hwy 98, an arterial roadway, as “C”. The segment of roadway adjacent to this parcel is the portion of Hwy 98 from Canal Parkway to the Gulf County line, Section Number 46030000, and the FDOT Count Station ID Number 460318. The two-way Annual Average Daily Traffic (AADT) count in 2021 was 6,600.¹³

FDOT has adopted a LOS B for this segment with a maximum AADT of 10,300.¹⁴ In 2021, the most recent year that count data is available, this segment was operating at 64.1% of maximum volume.

The peak hour/peak directional (ph/pd) estimates using FDOT methodology of a standard 9.5 K factor for a rural arterial and 61.5 D factor for a total of 385.61 trips in 2020. With a current standard of “B” and an adopted 10,300, the maximum ph/pd trip volume is 540 trips before the standard is compromised and lowered. Therefore, there are 154.39 ph/pd trips available on this segment of Hwy 98.

Utilizing the trip generation estimates in Table 5, the new trips are then added to the actual trips in Table 6 to show the accumulated trips on Hwy 98.

¹³ Florida Department of Transportation, Florida Traffic Online Web Application, 2021

¹⁴ FDOT District 3 Planning Dashboard, 2020

Table 6. Adopted and Actual Traffic Counts

Segment	City Adopted LOS (PH)	Max Volume (PH)	2020 Actual (PH)	Trips Added (PH)	Total Trips (PH)
Canal Parkway to the Gulf County line	C	540	385.61	9.105	394.715

Source: Florida Department of Transportation, Florida Traffic Online Web Application, 2021; FDOT District 3 Planning Dashboard, 2020

Therefore, the proposed uses will not degrade the adopted LOS standard.

Recreation and School Impacts

This property will not be used residentially, and the proposed FLU and zoning do not allow for residential uses. Accordingly, recreation and school impacts were not assessed.

Tyndall Air Force Base

According to the Tyndall Air Force Base Air Installations Compatible Use Zones (AICUZ) Study, 2016, this site is located outside of the 65+ decibel day–night average sound level contours and AICUZ Accident Potential Zones.¹⁵ Generally, this report concludes that public land uses are compatible land uses with the noise and safety associated with Tyndall Air Force Base. However, at the time of development, in accordance with Intergovernmental Coordination Policy 8.2.1, any concerns of compatibility shall be coordinated with Tyndall Air Force Base.

Environmental

As discussed above, this project site contains wetlands with unnumbered Flood Zone A and Flood Zone AE with a base flood elevation of 8 feet, both areas of Special Flood Hazard. On the preliminary construction plans for the project site, the wetlands are depicted with a 25' buffer and the buildings are proposed with finished floor elevation of 15.50 feet. Development will be required to remain consistent with any requirements listed in the City of Mexico Beach Comprehensive Plan and Land Development Code.

ANALYSIS OF APPLICABLE POLICIES AND REGULATIONS

As previously mentioned, this site is currently designated by Bay County as AG 2 Agriculture/Timberland. Allowable uses by the Bay County Comprehensive Plan Future Land Use Element include public institutional and utilities.¹⁶ While the proposed use is currently allowable

¹⁵ Tyndall Air Force Base Air Installations Compatible Use Zones (AICUZ) Study, March 2016

¹⁶ Bay County Comprehensive Plan Future Land Use Element Table 3A Land Use Categories

under the County's FLU, this request is being made to assign a City FLU category to the parcel. The City does not have an agriculture designation.

The parcel is deeded to be used for a municipal complex, government buildings, and an emergency operations center communication tower.

As demonstrated through the applicable policies and regulations provided below, this proposal will provide the City opportunities to protect environmentally sensitive lands, provide stormwater management, and potentially a civic center.

City of Mexico Beach Comprehensive Plan

Future Land Use Element

Policy 1.1.1 states "The City shall regulate land use through designation of Future Land Use categories on the official Future Land Use Map. The Future Land Use Map shall be used to determine the location and extent of development within the City consistent with conservation of natural resources and availability of public facilities and services."

RESPONSE: With the proposed FLU category of Public/Institutional, this site would further the City's intention to conserve natural resources, provide public facilities and services, and ensure that the subject parcel's use remains consistent with the surrounding area. This criterion **will be met** by this amendment.

Policy 1.1.4 provides the standards for FLU categories. For Public/Institutional, the category "is intended to provide areas for public uses"; there is no density; height is restricted to "no more than 32 feet in height"; impervious surface is "not to exceed ninety (90) percent lot coverage as determined by dividing total impervious area by the gross area of the site"; allowable uses include "houses of worship. Cemeteries, public institutions, public uses such as parks and governmental buildings; recreational spaces, utilities, and similar uses"; and "any use for incarceration facilities must be approved by the City Council".

RESPONSE: This site is proposed, and required by deed, to serve as an area for public uses. As a municipal complex, government buildings, and an emergency operations center communication tower, this parcel's use is allowable within this category. When future development occurs in support of these uses, the criteria of this FLU category **will be met**, in addition to other requirements of the City's Comprehensive Plan and Land Development Code.

Policy 1.8.11 states "A compatibility analysis shall be submitted by the applicant of any proposed land use change contiguous to existing land designated Residential Low Density or Residential General on the Future Land Use Map. Compatibility shall be defined in Chapter 163, Florida Statutes."

RESPONSE: The proposed use will not, over time, adversely or negatively impact the surrounding existing uses. The proposed municipal complex, government buildings, and an emergency operations center communication tower will be developed in a way that protects

environmentally sensitive lands, provides stormwater management, and creates recreation facilities.

In the development of this report, the following definition of compatibility set forth in § 163.3164(9), Florida Statutes, was utilized:

“Compatibility means a condition in which land uses or conditions can coexist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted directly or indirectly by another use or condition”

The subject site is only contiguous to one existing parcel designated Residential Low Density. On this portion of the subject site, directly north of the existing residential parcel, the flood zone transition from “X” to “A”.¹⁷ As of the time of this report, there is no proposed development on this portion of the subject site, nearest to this existing residential property. Although the Land Development Code categorizes “Public/Institutional” zoning districts as compatible with “Residential Low Density” and does not require a buffer zone¹⁸, the development restrictions imposed to protect environmentally sensitive lands will provide buffering between the development and the existing site. This protection from the new use is also required through the form of additional landscaping, building setbacks, and building orientation facing the new development away from the existing residential site. Through these measures, the proposed development will not negatively impact the existing uses in the adjacent area. This policy **is met**.

Policy 1.9.3 states “The City shall ensure that development approved by the City is compatible with Tyndall Air Force Base pursuant to §163.3175, F.S. and shall follow the procedures as adopted by the legislature.”

RESPONSE: As provided above, the Tyndall Air Force Base Air Installations Compatible Use Zones (AICUZ) Study, 2016, depicts this site as outside of areas of concern for noise and safety. Generally, this report concludes that public and recreation are compatible land uses with the noise and safety associated with Tyndall Air Force Base. However, at the time of development, in accordance with Intergovernmental Coordination Policy 8.2.1, any concerns of compatibility shall be coordinated with Tyndall Air Force Base.

Conservation

Policy 6.2.8 states “Wetlands are locally designated as environmentally sensitive and shall be afforded maximum protection with applicable planning controls.

RESPONSE: As mentioned above, the proposed development of this subject parcel is outside of depicted wetlands with a twenty-five (25) foot buffer. Development on the site will be in accordance with the regulations of the City of Mexico Beach Comprehensive Plan and Land Development Code. This criterion **is met**.

¹⁷ Construction Plans For: Mexico Beach Municipal Complex, Dewberry, Project Number 50156784, January, 2023

¹⁸ Mexico Beach Land Development Code, Article IV Natural Resource Protection, Section 4.01.06.C

Recreation and Open Space

Policy 7.4.1 states “The City shall evaluate using lands acquired for public works projects (e.g. drainage) for recreation sites.”

RESPONSE: The proposed use of this site has been determined by the City, due to the proximity to the existing City facilities, to be appropriate for a municipal complex, government offices, and an emergency operations center communications tower. In addition to these public works projects (police and fire building), this municipal complex may include a recreation site in the form of a civic center. This criterion **is met**.

FINDINGS AND CONCLUSIONS

The amendment of this parcel of approximately 24.7 acres in Mexico Beach will be consistent and in compliance with the Goals, Objectives, and Policies of the City of Mexico Beach Comprehensive Plan. The proposed amendment will not result in any land use conflicts with the existing uses. With the development proposed and restricted by deed, the proposed amendment will complement existing uses while addressing a community need to protect environmentally sensitive lands, provide stormwater management, and create recreation facilities. This will not create a condition that will negatively impact the nearby residential, commercial, or agricultural uses over time.

Prepared by
Nick Beninate, Esquire
Hand Arendall Harrison Sale LLC
304 Magnolia Avenue
Panama City, FL, 32401
(850) 769-3434
File No.: 21-409NAB

SPECIAL WARRANTY DEED

This indenture made on December 16 2021 A.D., by

THE ST. JOE COMPANY, a Florida corporation,

whose address is: 130 Richard Jackson Blvd, Suite 200, Panama City Beach, Florida 32407
hereinafter called the "Grantor", to

THE CITY OF MEXICO BEACH, a Florida municipality

whose address is: 201 Paradise Path, Mexico Beach, Florida 32410
hereinafter called the "Grantee";

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual,
and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain fee simple land situate in Bay, Florida, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO (the "Property")

A portion of parent Parcel Identification Number: 04127-000-000

This Property shall be used solely for a municipal complex, government offices and emergency operations center communications tower ("Permitted Use"). In the event Grantee, its successors or assigns, fail to use the Property for the Permitted Use for a period of one (1) year, and said violation is not cured within six (6) months after receipt of written note to cure from Grantor to Grantee, or, if Grantee attempts to sell the Property to anyone other than the State of Florida, or any agency, instrumentality, subdivision or municipality thereof, then fee simple title to the Property shall automatically revert to Grantor as a matter of law, pursuant to this reverter clause.

This Property is being donated to The City of Mexico Beach. This Special Warranty Deed is given with no value or exchange therefor no documentary stamps are due.

Together with all tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining.

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns, in fee simple forever. The Grantor warrants title only against lawful claims of persons claiming by, through or under grantor, but not otherwise.

In Witness Whereof, the said Grantor has caused this instrument to be executed in its name, the day and year first above written.

Signed, sealed and delivered in our presence:

THE ST. JOE COMPANY,
a Florida corporation

Christine McClure

Witness Signature

Print Name: Christine McClure

By: [Signature]

Its: EVP + CFO

Mildred Ringquist

Witness Signature

Print Name: Mildred Ringquist

State of Florida
County of Bay

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED physically before me on December 16 2021, by MARCK BAIEN, as Executive VP CFO, on behalf of THE ST. JOE COMPANY, a Florida corporation, existing under the laws of the State of Florida, who is personally known to me or who has produced a valid drivers' license as identification.

Christine McClure
NOTARY PUBLIC

Printed Name of Notary
My Commission Expires



CHRISTINE M MCCLURE
Commission # GG 201564
Expires May 7, 2022
Bonded Thru Budget Notary Services

EXHIBIT "A"

A PARCEL OF LAND LYING AND BEING IN THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 6 SOUTH, RANGE 12 WEST, BAY COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 6" BY 6" ST. JOE PAPER COMPANY CONCRETE MONUMENT MARKING THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 6 SOUTH, RANGE 12 WEST, BAY COUNTY, FLORIDA AND PROCEED SOUTH 89 DEGREES 30 MINUTES 28 SECONDS EAST, ALONG THE SOUTH BOUNDARY LINE OF THE NORTHEAST QUARTER OF SAID SECTION 23, FOR A DISTANCE OF 59.65 FEET TO THE POINT OF BEGINNING; THENCE LEAVING SAID SOUTH BOUNDARY PROCEED NORTH 00 DEGREES 30 MINUTES 14 SECONDS EAST, (59.65 FEET EAST OF AND PARALLEL WITH THE WEST BOUNDARY OF SAID NORTHEAST QUARTER), FOR A DISTANCE OF 792.11 FEET; THENCE SOUTH 89 DEGREES 30 MINUTES 28 SECONDS EAST, ALONG A LINE PARALLEL WITH SAID SOUTH BOUNDARY LINE OF THE NORTHEAST QUARTER, FOR A DISTANCE OF 1186.95 FEET; THENCE SOUTH 56 DEGREES 25 MINUTES 15 SECONDS EAST, FOR A DISTANCE OF 224.03 FEET; THENCE SOUTH 00 DEGREES 29 MINUTES 32 SECONDS WEST, FOR A DISTANCE OF 669.81 FEET TO A POINT ON THE SOUTH BOUNDARY LINE OF SAID NORTHEAST QUARTER (POINT ALSO BEING ON THE WEST RIGHT OF WAY LINE OF NAN NOOK ROAD AS PER PLAT OF GRAND ISLE SUBDIVISION, UNIT NO. 15, MEXICO BEACH, FLORIDA, AS RECORDED IN PLAT BOOK 11, PAGE 57 OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA; THENCE PROCEED NORTH 89 DEGREES 30 MINUTES 28 SECONDS WEST, ALONG SAID SOUTH BOUNDARY LINE OF THE NORTHEAST QUARTER, FOR A DISTANCE OF 1374.80 FEET TO THE POINT OF BEGINNING. CONTAINING 24.735 ACRES, MORE OR LESS.



▭ Parcels

▭ Approximate Amendment Boundary



Exhibit 2: Aerial of Subject Property

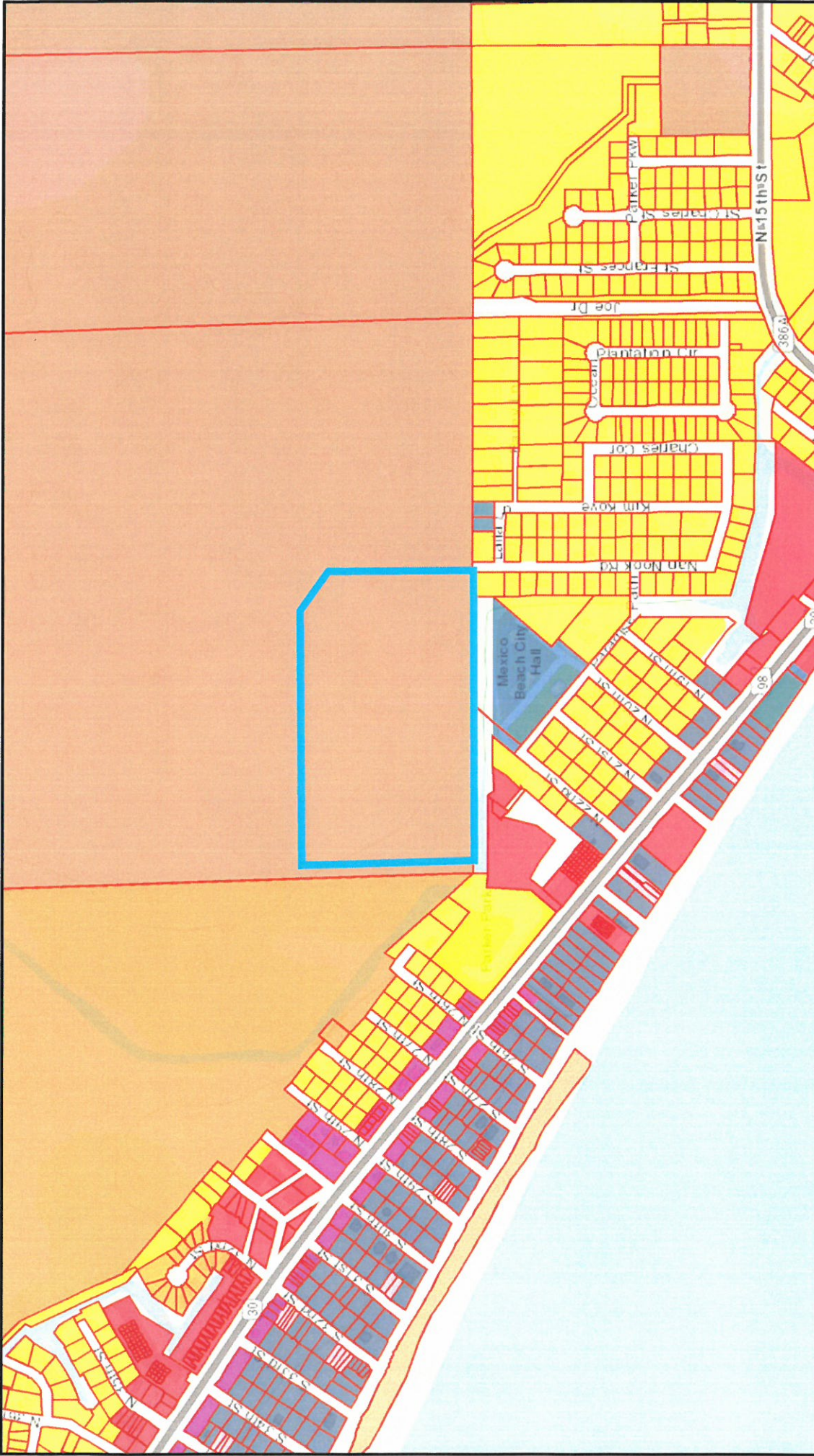


Exhibit 4: City of Mexico Beach Zoning Map - Existing

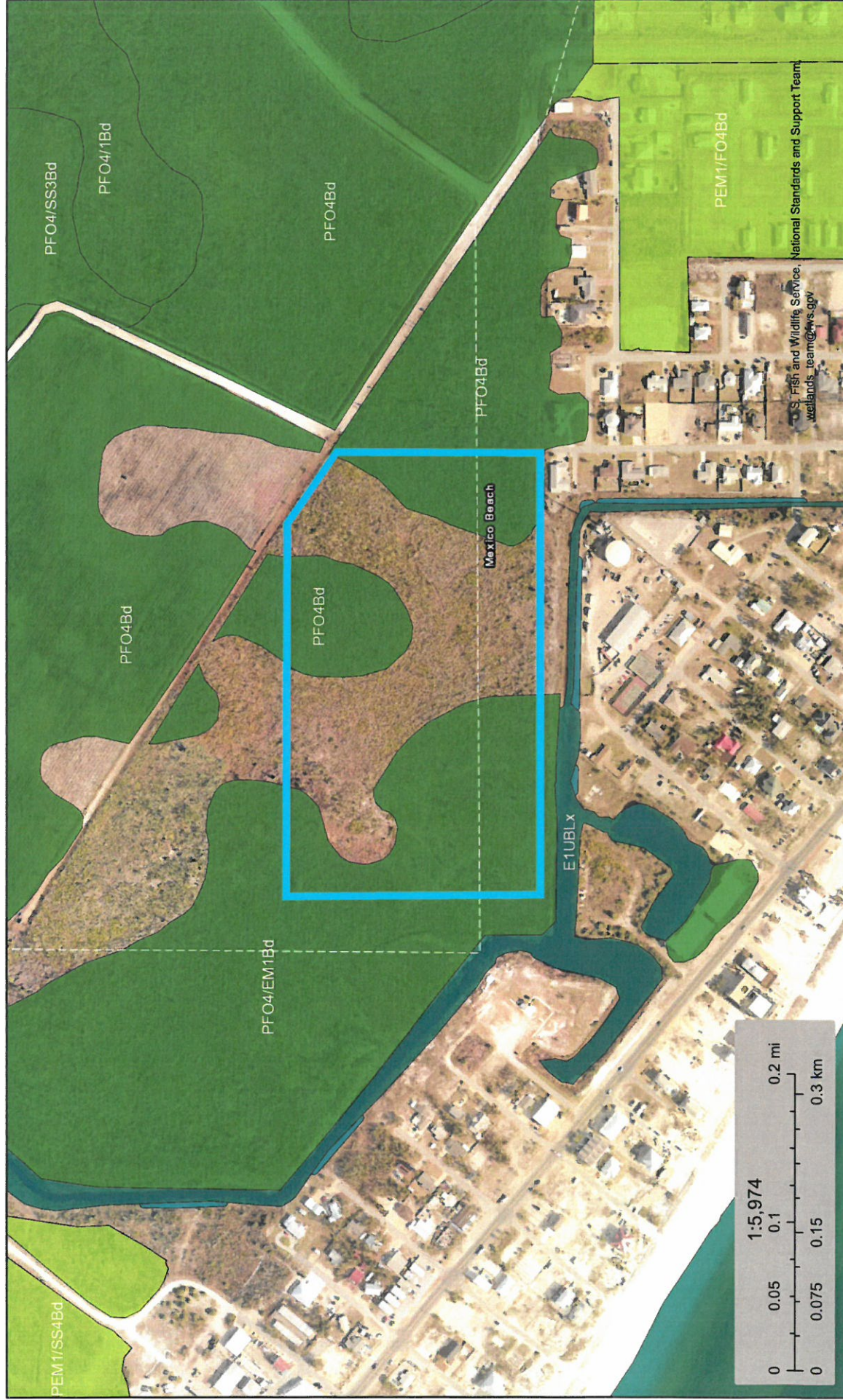
- | | | | | |
|----------------|-----------------------------|---------------------------|--|--------------------------------|
| Parcels | | Residential - Low Density | | Tourist Residential |
| zoning | | Residential - General | | Townhouse District |
| | AG-2 Agriculture/Timberland | | | Approximate Amendment Boundary |
| | Tourist Mixed Use | | | |
| | Tourist Commercial | | | |





U.S. Fish and Wildlife Service
National Wetlands Inventory

Exhibit 5: National Wetlands Inventory



March 9, 2023

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

Approximate Amendment Boundary

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

National Flood Hazard Layer FIRMette

85°24'59"W 29°57'4"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

- SPECIAL FLOOD HAZARD AREAS**
 - Without Base Flood Elevation (BFE) Zone A, V, A39
 - With BFE or Depth Zone AE, AO, AH, VE, AR
 - Regulatory Floodway
- OTHER AREAS OF FLOOD HAZARD**
 - 0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
 - Future Conditions 1% Annual Chance Flood Hazard Zone X
 - Area with Reduced Flood Risk due to Levee. See Notes, Zone X
 - Area with Flood Risk due to Levee Zone D
- OTHER AREAS**
 - NO SCREEN
 - Area of Minimal Flood Hazard Zone X
 - Effective LOMIRs
 - Area of Undetermined Flood Hazard Zone X
- GENERAL STRUCTURES**
 - Channel, Culvert, or Storm Sewer
 - Levee, Dike, or Floodwall
- OTHER FEATURES**
 - 20.2** Cross Sections with 1% Annual Chance Water Surface Elevation
 - 17.5 Coastal Transect
 - 8 Base Flood Elevation Line (BFE)
 - 50 Limit of Study
 - Jurisdiction Boundary
 - Coastal Transect Baseline
 - Profile Baseline
 - Hydrographic Feature

Approximate Amendment Boundary



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 3/9/2023 at 1:43 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



85°24'21"W 29°56'33"N

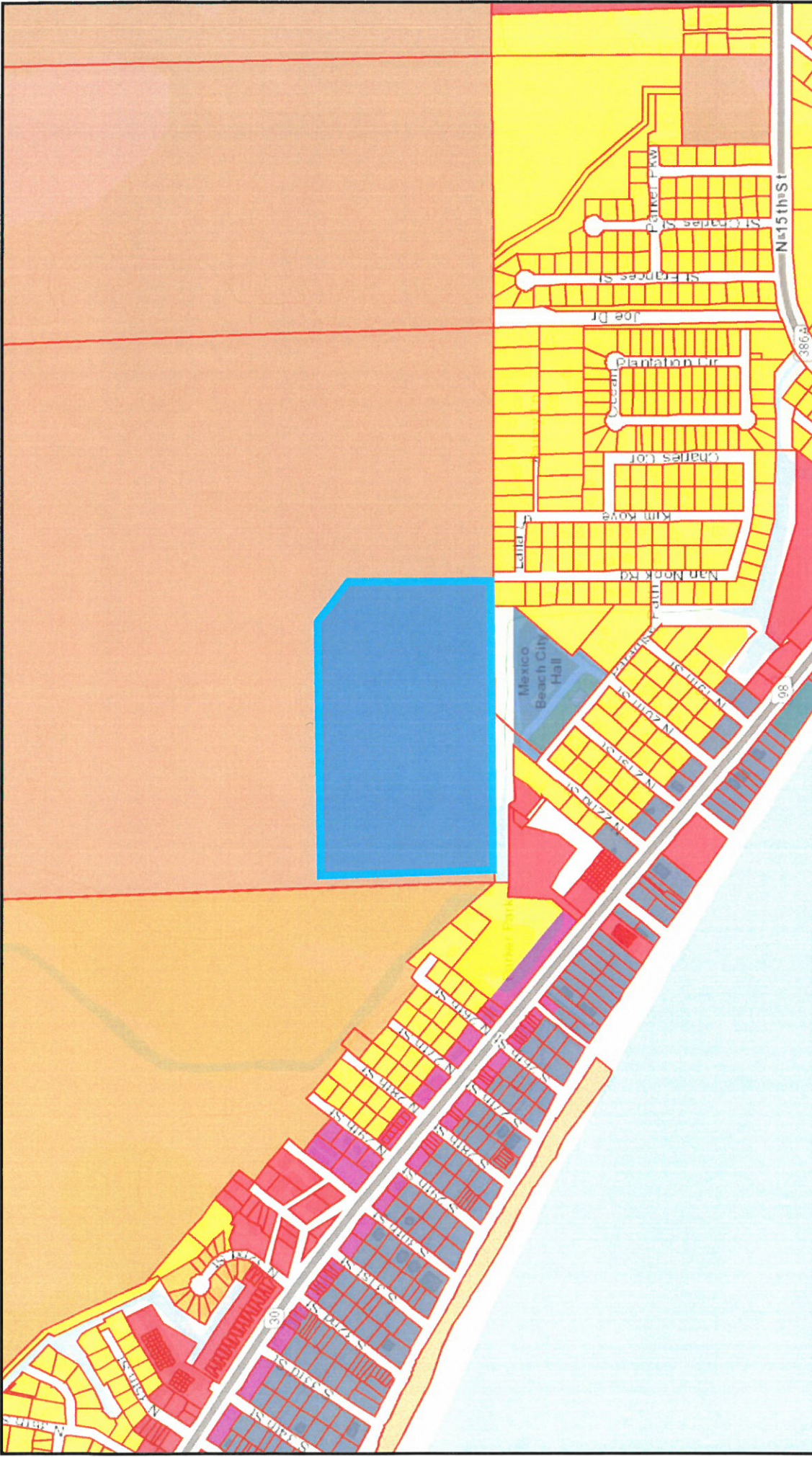


Exhibit 7.1 - Proposed Mexico Beach Future Land Use Map

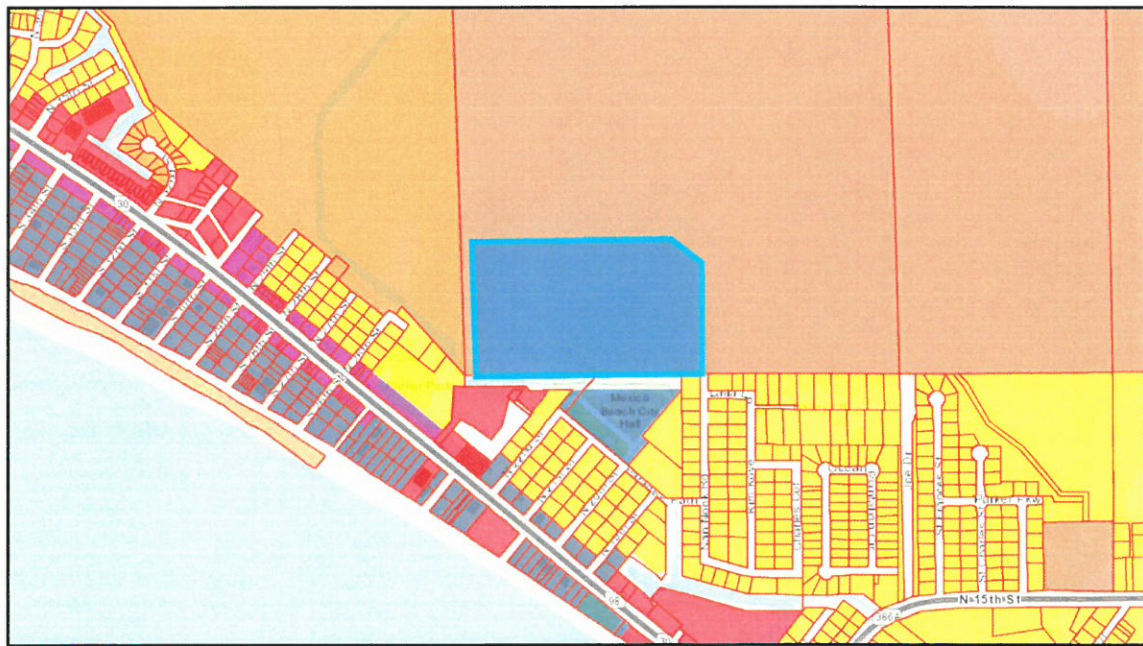



- | | | |
|----------------------------|----------------------|--------------------------------|
| Parcels | Tourist Residential | Preservation |
| futurelanduse | Tourist Mixed Use | Approximate Amendment Boundary |
| AGT Agriculture Timberland | General Commercial | |
| Residential - Low Density | Public/Institutional | |
| Residential - General | | |

Exhibit 8 - Legal Description


A PARCEL OF LAND LYING AND BEING IN THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 6 SOUTH, RANGE 12 WEST, BAY COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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Proposed City of Mexico Beach Future Land Use Map



<p>Parcels</p> <p>futurelanduse</p> <ul style="list-style-type: none"> AGT Agriculture Timberland Residential - Low Density Residential - General 	<ul style="list-style-type: none"> Tourist Residential Tourist Mixed Use Tourist Commercial General Commercial Public/Institutional 	<ul style="list-style-type: none"> Preservation Approximate Amendment Boundary
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ORDINANCE NO. 809

AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN FUTURE LAND USE MAP OF THE CITY TO REFLECT A LAND USE DESIGNATION OF PUBLIC/INSTITUTIONAL FOR A PARCEL OF PROPERTY ASSIGNED A PARCEL ID NO. 04127-010-000, MEXICO BEACH, FLORIDA, HAVING APPROXIMATELY 24.70 ACRES, PROVIDING FOR A REPEALER, PROVIDING FOR SEVERABILITY, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Section 163.3184, Florida Statutes, provides for the authority and procedure for the City Council of Mexico Beach, Florida to amend its comprehensive Plan utilizing procedures applicable to Small Scale Amendments; and

WHEREAS, the Mexico Beach Planning and Zoning Board, acting as the Local Planning Agency, reviewed this small-scale amendment to the Comprehensive Plan Future Land Use Map on April 3, 2023, during a duly noticed public hearing and recommended that said amendment be approved by the Mexico Beach City Council; and

WHEREAS, pursuant to Florida Statute 163.3184(11), the Mexico Beach City Council held a public hearing on April 11, 2023, to consider this request and recommended approval to change the Future Land Use category from Bay County's AG-2 Agriculture/Timberland to the City's Public/Institutional; and

WHEREAS, in the exercise of its authority, the Mexico Beach City Council finds it necessary and desirable to adopt and does hereby adopt this small-scale amendment to the Future Land Use Map of the City of Mexico Beach Comprehensive Plan contained herein in order to encourage the most appropriate use of land, water and resources, consistent with the public interest; and deal effectively with future problems that may result from the use and development of land within the City of Mexico Beach; and

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MEXICO BEACH THAT:

SECTION 1. DESCRIPTION OF PARCEL

The following described parcel of real property within the municipal limits of the City of Mexico Beach, Florida, is categorized with the Future Land Use Public/Institutional, to wit:

121 22nd Street North, Mexico Beach, Florida 32410
Section 23, Township 6 South, Range 12 West, Bay County, Florida.
Parcel Identification Number: 04127-010-000
For Legal Description and Map of Property see "Exhibit A".

SECTION 2. FUTURE LAND USE MAP

The Future Land Use Map of the City of Mexico Beach Comprehensive Plan is hereby amended as set forth on Exhibit "A" and is hereby amended from Bay County Future Land Use category AG-2 Agriculture/Timberland to City of Mexico Beach Future Land Use category Public/Institutional.

SECTION 3. CONSISTENCY WITH CITY OF MEXICO BEACH COMPREHENSIVE PLAN

The City Council hereby finds and determines that the approval of the Future Land Use Map amendment of the Property is consistent with the Goals, Objectives, and Policies of the City of Mexico Beach Comprehensive Plan, as amended.

SECTION 4. REPEAL

All parts of the Future Land Use Map of the City of Mexico Beach Comprehensive Plan in conflict with this ordinance are hereby repealed and shall have no further effect whatsoever.

SECTION 5. SEVERABILITY

If any section, subsection, sentence, clause, phrase or other portion of this Ordinance, or any particular application thereof shall be held void, invalid, or unconstitutional by any court, administrative agency, or other body with appropriate jurisdiction, the remaining sections, subsections, sentences, clauses, or phrases and their application shall not be affected and shall remain in full force and effect.

SECTION 6. SCRIVENER'S ERRORS

The City Attorney may correct any scrivener's errors found in this Ordinance by filing a corrected copy of the Ordinance with the Clerk. A scrivener's error may not include an amendment that changes the context or meaning of the Ordinance.

SECTION 7. EFFECTIVE DATE

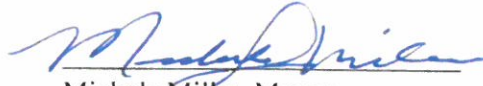
If the amendment is not timely challenged, the amendment adopted under this paragraph shall become effective thirty-one (31) days after the state land planning agency notifies the City that the plan amendment package is complete. If timely challenged, an amendment does not become effective until the state land planning agency or the Administration Commission enters a final order determining the adopted amendment to be in compliance.

No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective. If a final order of noncompliance is issued by

the Administration Commission, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the state land planning agency.

PASSED, APPROVED, AND ADOPTED at a duly noticed public hearing of the Mexico Beach City Council this 25th day of April 2023.

CITY OF MEXICO BEACH


Michele Miller, Mayor

ATTEST:


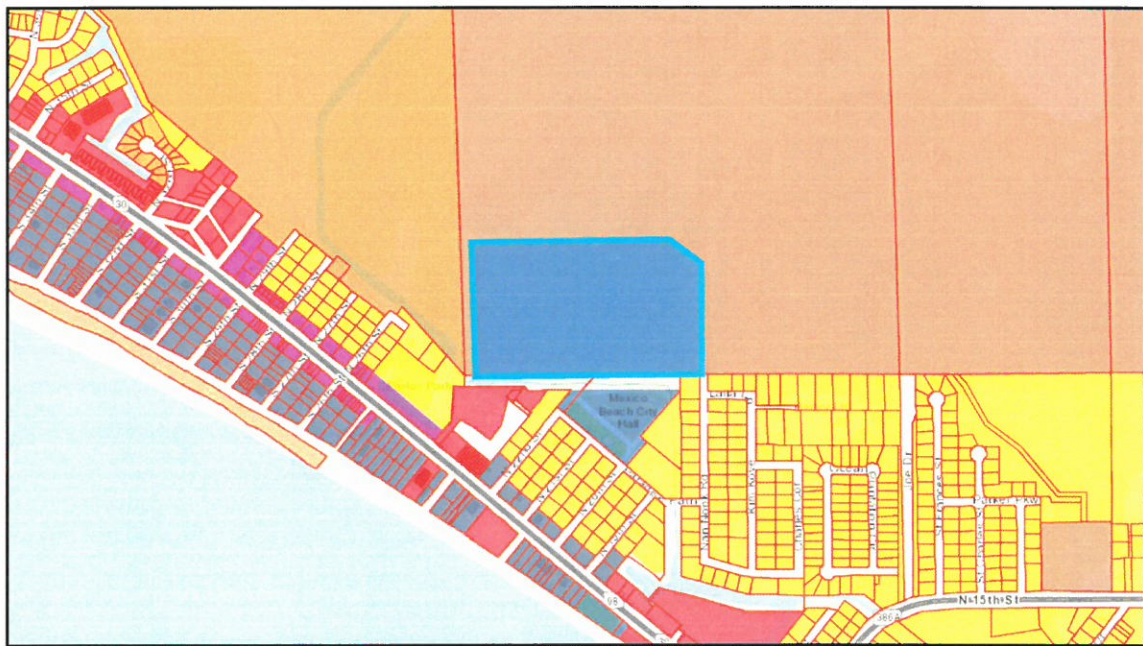

Tammy Brunson, City Clerk











Exhibit "A"

A PARCEL OF LAND LYING AND BEING IN THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 6 SOUTH, RANGE 12 WEST, BAY COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 6" BY 6" ST. JOE PAPER COMPANY CONCRETE MONUMENT MARKING THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 6 SOUTH, RANGE 12 WEST, BAY COUNTY, FLORIDA AND PROCEED SOUTH 89 DEGREES 30 MINUTES 28 SECONDS EAST, ALONG THE SOUTH BOUNDARY LINE OF THE NORTHEAST QUARTER OF SAID SECTION 23, FOR A DISTANCE OF 59.65 FEET TO THE POINT OF BEGINNING; THENCE LEAVING SAID SOUTH BOUNDARY PROCEED NORTH 00 DEGREES 30 MINUTES 14 SECONDS EAST, (59.65 FEET EAST OF AND PARALLEL WITH THE WEST BOUNDARY OF SAID NORTHEAST QUARTER), FOR A DISTANCE OF 792.11 FEET; THENCE SOUTH 89 DEGREES 30 MINUTES 28 SECONDS EAST, ALONG A LINE PARALLEL WITH SAID SOUTH BOUNDARY LINE OF THE NORTHEAST QUARTER, FOR A DISTANCE OF 1186.95 FEET; THENCE SOUTH 56 DEGREES 25 MINUTES 15 SECONDS EAST, FOR A DISTANCE OF 224.03 FEET; THENCE SOUTH 00 DEGREES 29 MINUTES 32 SECONDS WEST, FOR A DISTANCE OF 669.81 FEET TO A POINT ON THE SOUTH BOUNDARY LINE OF SAID NORTHEAST QUARTER (POINT ALSO BEING ON THE WEST RIGHT OF WAY LINE OF NAN NOOK ROAD AS PER PLAT OF GRAND ISLE SUBDIVISION, UNIT NO. 15, MEXICO BEACH, FLORIDA, AS RECORDED IN PLAT BOOK 11, PAGE 57 OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA; THENCE PROCEED NORTH 89 DEGREES 30 MINUTES 28 SECONDS WEST, ALONG SAID SOUTH BOUNDARY LINE OF THE NORTHEAST QUARTER, FOR A DISTANCE OF 1374.80 FEET TO THE POINT OF BEGINNING. CONTAINING 24.735 ACRES, MORE OR LESS.



Proposed City of Mexico Beach Future Land Use Map

	Parcels	 Tourist Residential	 Preservation
future land use	 AGT Agriculture Timberland	 Tourist Commercial	 Approximate Amendment Boundary
	 Residential - Low Density	 General Commercial	
	 Residential - General	 Public/Institutional	

ORDINANCE NO. 810

AN ORDINANCE ZONING A PARCEL OF PROPERTY ASSIGNED A PARCEL ID NO. 04127-010-000, MEXICO BEACH, FLORIDA, HAVING APPROXIMATELY 24.70 ACRES, PUBLIC/INSTITUTIONAL PROVIDING FOR A REPEALER, PROVIDING FOR SEVERABILITY, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the owners of the parcel of property in the City have requested that the parcel as hereinafter described be zoned Public/Institutional; and

WHEREAS, the Mexico Beach Planning and Zoning Board, acting as the Local Planning Agency, reviewed this request to change the Zoning Map on April 3, 2023, during a duly noticed public hearing and recommended that said amendment be approved by the Mexico Beach City Council; and

WHEREAS, pursuant to Florida Statute 163.3184(11), the Mexico Beach City Council held a public hearing on April 11, 2023, to consider this request and recommended approval to change the Zoning District designation from Bay County's AG-2 Agriculture/Timberland to the City's Public/Institutional; and

WHEREAS, in the exercise of its authority, the Mexico Beach City Council finds it necessary and desirable to adopt and does hereby adopt this zoning change to the Zoning Map contained herein in order to encourage the most appropriate use of land, water and resources, consistent with the public interest; and deal effectively with future problems that may result from the use and development of land within the City of Mexico Beach; and

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MEXICO BEACH THAT:

SECTION 1. DESCRIPTION OF PARCEL

The following described parcel of real property within the municipal limits of the City of Mexico Beach, Florida, is zoned Public/Institutional, to wit:

121 22nd Street North, Mexico Beach, Florida 32410
Section 23, Township 6 South, Range 12 West, Bay County, Florida.
Parcel Identification Number: 04127-010-000
For Legal Description and Map of Property see "Exhibit A".

SECTION 2. ZONING MAP

The Zoning Map is amended to reflect the zoning of the above referenced property.

SECTION 3. REPEAL

All parts of the Zoning Map in conflict with this ordinance are hereby repealed and shall have no further effect whatsoever.

SECTION 4. SEVERABILITY

If any section, subsection, sentence, clause, phrase or other portion of this Ordinance, or any particular application thereof shall be held void, invalid, or unconstitutional by any court, administrative agency, or other body with appropriate jurisdiction, the remaining sections, subsections, sentences, clauses, or phrases and their application shall not be affected and shall remain in full force and effect.

SECTION 5. SCRIVENER'S ERRORS

The City Attorney may correct any scrivener's errors found in this Ordinance by filing a corrected copy of the Ordinance with the Clerk. A scrivener's error may not include an amendment that changes the context or meaning of the Ordinance.

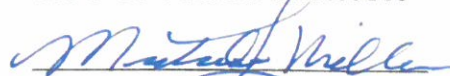
SECTION 6. EFFECTIVE DATE

This Ordinance shall take effect upon the effective date of the corresponding Comprehensive Plan Map Amendment (Ordinance 809), to reflect the designated zoning adopted in this Ordinance of the above referenced parcel.

No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective. If a final order of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the state land planning agency.

PASSED, APPROVED, AND ADOPTED at a duly noticed public hearing of the Mexico Beach City Council this 25th day of April 2023.

CITY OF MEXICO BEACH


Michele Miller, Mayor

ATTEST:

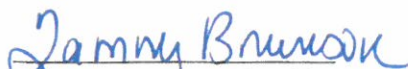
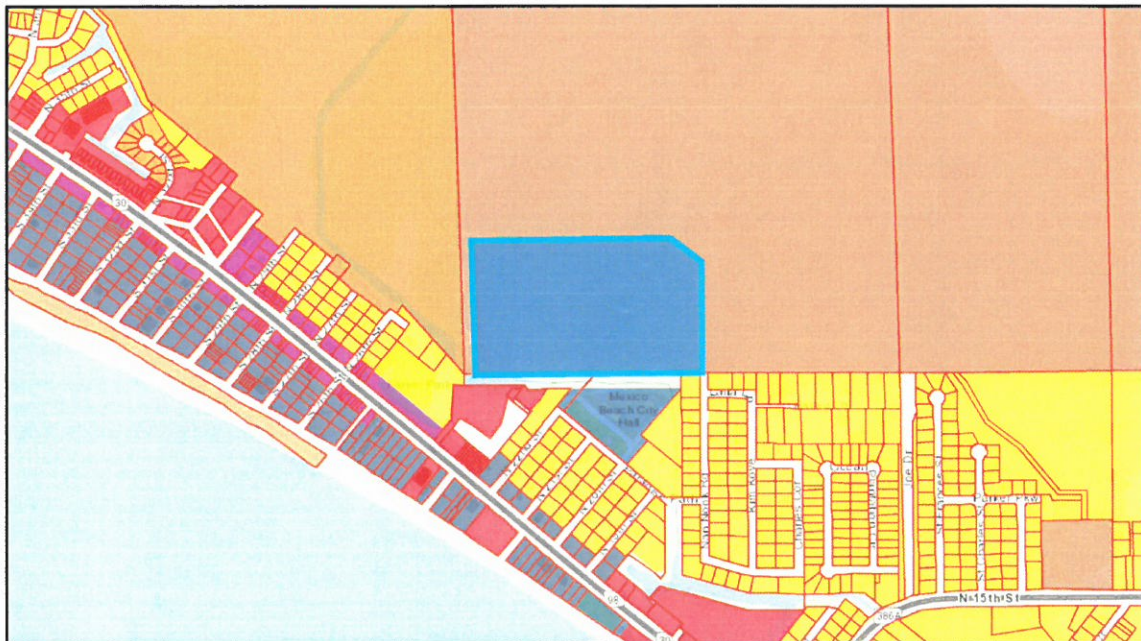

Tammy Brunson, City Clerk

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COMMENCE AT A 6" BY 6" ST. JOE PAPER COMPANY CONCRETE MONUMENT MARKING THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 6 SOUTH, RANGE 12 WEST, BAY COUNTY, FLORIDA AND PROCEED SOUTH 89 DEGREES 30 MINUTES 28 SECONDS EAST, ALONG THE SOUTH BOUNDARY LINE OF THE NORTHEAST QUARTER OF SAID SECTION 23, FOR A DISTANCE OF 59.65 FEET TO THE POINT OF BEGINNING; THENCE LEAVING SAID SOUTH BOUNDARY PROCEED NORTH 00 DEGREES 30 MINUTES 14 SECONDS EAST, (59.65 FEET EAST OF AND PARALLEL WITH THE WEST BOUNDARY OF SAID NORTHEAST QUARTER), FOR A DISTANCE OF 792.11 FEET; THENCE SOUTH 89 DEGREES 30 MINUTES 28 SECONDS EAST, ALONG A LINE PARALLEL WITH SAID SOUTH BOUNDARY LINE OF THE NORTHEAST QUARTER, FOR A DISTANCE OF 1186.95 FEET; THENCE SOUTH 56 DEGREES 25 MINUTES 15 SECONDS EAST, FOR A DISTANCE OF 224.03 FEET; THENCE SOUTH 00 DEGREES 29 MINUTES 32 SECONDS WEST, FOR A DISTANCE OF 669.81 FEET TO A POINT ON THE SOUTH BOUNDARY LINE OF SAID NORTHEAST QUARTER (POINT ALSO BEING ON THE WEST RIGHT OF WAY LINE OF NAN NOOK ROAD AS PER PLAT OF GRAND ISLE SUBDIVISION, UNIT NO. 15, MEXICO BEACH, FLORIDA, AS RECORDED IN PLAT BOOK 11, PAGE 57 OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA; THENCE PROCEED NORTH 89 DEGREES 30 MINUTES 28 SECONDS WEST, ALONG SAID SOUTH BOUNDARY LINE OF THE NORTHEAST QUARTER, FOR A DISTANCE OF 1374.80 FEET TO THE POINT OF BEGINNING. CONTAINING 24.735 ACRES, MORE OR LESS.



Proposed City of Mexico Beach Future Land Use Map

	Parcels	Tourist Residential	Preservation
futurelanduse	AGT Agriculture Timberland	Tourist Mixed Use	Approximate Amendment Boundary
Residential - Low Density	Tourist Commercial	General Commercial	
Residential - General	Public/Institutional		