

ORDINANCE NO 1481

AN ORDINANCE REZONING FROM AGRICULTURAL (AG) TO LIGHT INDUSTRIAL (M-1) THAT CERTAIN PARCEL OF LAND LYING WITHIN THE CITY OF PANAMA CITY BEACH, FLORIDA, CONTAINING APPROXIMATELY 14.97 ACRES; LOCATED ON THE EAST SIDE OF GRIFFIN BOULEVARD NORTH OF THE INTERSECTION OF GRIFFIN BOULEVARD AND BEACH PARK TRAIL, 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, The St. Joe Company, the owner of real property designated herein, has initiated this ordinance by filing a petition praying that said real property, being more particularly described below be rezoned from Agricultural (AG) to Light Industrial (M-1); and

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

WHEREAS, the Panama City Beach Planning Board reviewed the land use request, conducted a public hearing on October 8, 2018, and recommended approval of the request; and

WHEREAS, the City Council conducted public hearings on December 13, 2018 and _____, 2019; and

WHEREAS, based upon competent substantial evidence adduced in a properly advertised public hearing conducted on December 13, 2018, 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 PANAMA CITY BEACH, FLORIDA:

SECTION 1. The following described parcel of real property situate within the municipal limits of the City of Panama City Beach, Florida, is rezoned from Agricultural (AG) to Light Industrial (M-1), 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 All ordinances or parts of ordinances in conflict herewith are repealed to the extent of such conflict.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, and the land use changes approved herein shall take effect upon, and only upon, adoption by the City Council of Ordinance 1480 adopting a comprehensive plan amendment respecting the lands which are the subject of this ordinance, and that comprehensive plan amendment subsequently becoming effective as provided by law.

PASSED, APPROVED and ADOPTED at the regular meeting of the City Council of the City of Panama City Beach, Florida, this ____ day of _____, 201__.

Mike Thomas, Mayor

ATTEST:

Jo Smith, City Clerk

EXAMINED AND APPROVED by me this _____ day of _____,
201____.

Mike Thomas, Mayor

PUBLISHED in the Panama City News-Herald on the ____ day of _____,
201____, and the _____ day of _____, 201____.

POSTED on pcbgov.com on the _____ day of _____, 2018.

City Clerk

FOR: ST. JOE COMPANY

DESCRIPTION: COMMENCE AT STATION 554-405 LAGUNA BEACH - LONG BEACH 44 KV. TRANSMISSION LINE, ACCORDING TO GULF POWER COMPANY PROPERTY MAP AX-1541; THENCE SOUTH 01 DEGREE 57 MINUTES 06 SECONDS WEST ALONG THE CENTERLINE OF A 100 FOOT WIDE GULF POWER COMPANY RIGHT OF WAY DESCRIBED IN DEED BOOK 153, PAGE 567, OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA FOR 57.71 FEET; THENCE NORTH 58 DEGREES 14 MINUTES 27 SECONDS WEST FOR 57.62 FEET TO THE WEST LINE OF SAID GULF POWER COMPANY RIGHT OF WAY; THENCE CONTINUE NORTH 58 DEGREES 14 MINUTES 27 SECONDS WEST ALONG THE NORTH LINE OF A 40 FOOT WIDE NON-EXCLUSIVE EASEMENT DESCRIBED IN OFFICIAL RECORDS BOOK 2811, PAGE 1564 OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA FOR 783.38 FEET TO THE POINT OF BEGINNING. THENCE CONTINUE NORTH 58 DEGREES 14 MINUTES 27 SECONDS WEST ALONG SAID NORTH LINE FOR 900.00 FEET TO THE EAST LINE OF A 110' WIDE ACCESS EASEMENT (GRIFFIN BOULEVARD); THENCE NORTH 27 DEGREES 51 MINUTES 04 SECONDS EAST ALONG SAID EAST LINE FOR 726.00 FEET; THENCE SOUTH 58 DEGREES 14 MINUTES 27 SECONDS EAST FOR 900.00 FEET; THENCE SOUTH 27 DEGREES 51 MINUTES 04 SECONDS WEST FOR 726.00 FEET TO THE NORTH LINE OF SAID 40' WIDE NON-EXCLUSIVE EASEMENT AND THE POINT OF BEGINNING.

EXHIBIT A