

ORDINANCE NO. 14-09

AN ORDINANCE AMENDING ORDINANCE NO. 04-29 ENTITLED "THE BAY COUNTY OFFICIAL ZONING DISTRICT MAP", AS AMENDED; PROVIDING FOR AUTHORITY AND PURPOSE; PROVIDING A SHORT TITLE; PROVIDING FOR CHANGES TO THE OFFICIAL ZONING MAP; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of County Commissioners of Bay County, Florida (the "Board"), approved Ordinance No. 04-29 (the "Bay County Official Zoning District Map") on September 21, 2004;

WHEREAS, the Board has approved other ordinances amending the Bay County Official Zoning District Map (Zoning District Map);

WHEREAS, Grand Lagoon Shores, (the "applicant") submitted an application to change the zoning designation of the land described in Exhibit 1 on the Zoning District Map (the "rezoning");

WHEREAS, pursuant to Section 307 of the Bay County Land Development Regulations Staff conducted a technical analysis of the application for rezoning resulting in findings and recommendations;

WHEREAS, pursuant to Section 307 of the Bay County Land Development Regulations and Section 163.3174, F.S. the Planning Commission conducted a public hearing on February 20, 2014, to hear and consider comments from the staff, the applicant, and the public on the rezoning;

WHEREAS, pursuant to Section 307 of the Bay County Land Development Regulations and Section 125.66, F.S. the Board conducted a quasi-judicial public hearing on April 15, 2014, to hear and consider the recommendations of the Planning Commission concerning the rezoning and to hear and consider comments from staff, the applicant, and the public;

WHEREAS, the Board found the proposed rezoning to be generally consistent with the Bay County Comprehensive Plan;

NOW, THEREFORE, be it ordained by the Board of County Commissioners of Bay County:

Section 1. Authority and Purpose. This ordinance is adopted pursuant to the authority granted counties in Chapter 125 and is enacted to provide for the health, safety and welfare of the citizens of Bay County, Florida and to implement the Bay County Comprehensive Plan and Bay County Land Development Regulations pursuant to Chapter 163, Part II, Florida Statutes.

Section 2. Short Title. This ordinance shall be known as "Bay County Rezoning PZ 14-020 to the Bay County Official Zoning District Map".

Section 3. Changes to the Zoning District Map. The Zoning District Map is hereby changed as follows and described in Exhibit 1.

| <u>Reference</u> | <u>Action Taken</u>  | <u>Location</u> |
|------------------|--|-----------------|
| PZ 14-020        | Change 17 ± acres<br>from "Agriculture Timberland<br>(AG-2)" and "Single Family (R-1)"<br>to "General Commercial (C-3)" on<br>the Zoning District Map. | See Exhibit 1   |

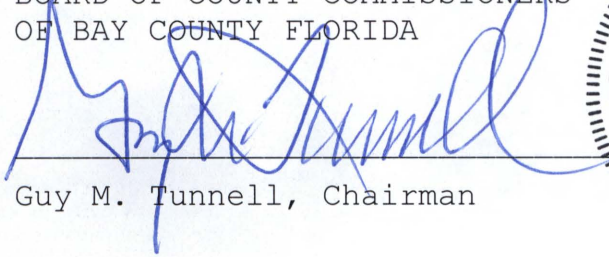
Section 4. Severability. If any section, subsection, sentence, clause or phrase of this ordinance is for any reason invalid or unconstitutional by the decision of any court or regulatory body of competent jurisdiction, such decisions shall not effect the validity of the remaining portions hereof. The Board hereby declares that it would have passed this ordinance

and each section, subsection, sentence, clause and phrase hereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared illegal, invalid, or unconstitutional, and all ordinances and parts or ordinances in conflict with the provision of this ordinance are hereby repealed.

Section 5. Effective date. This Ordinance shall become effective as provided by law.

PASSED AND ADOPTED this 15th day of April 2014.

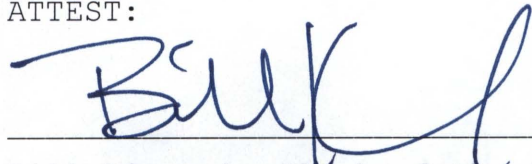
BOARD OF COUNTY COMMISSIONERS  
OF BAY COUNTY FLORIDA



Guy M. Tunnell, Chairman



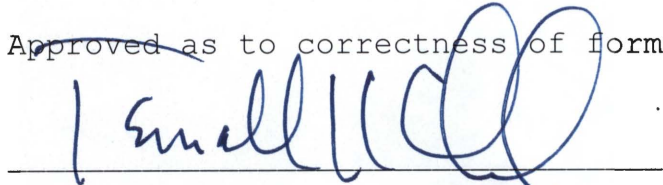
ATTEST:



Bill Kinsaul, Clerk of the Court

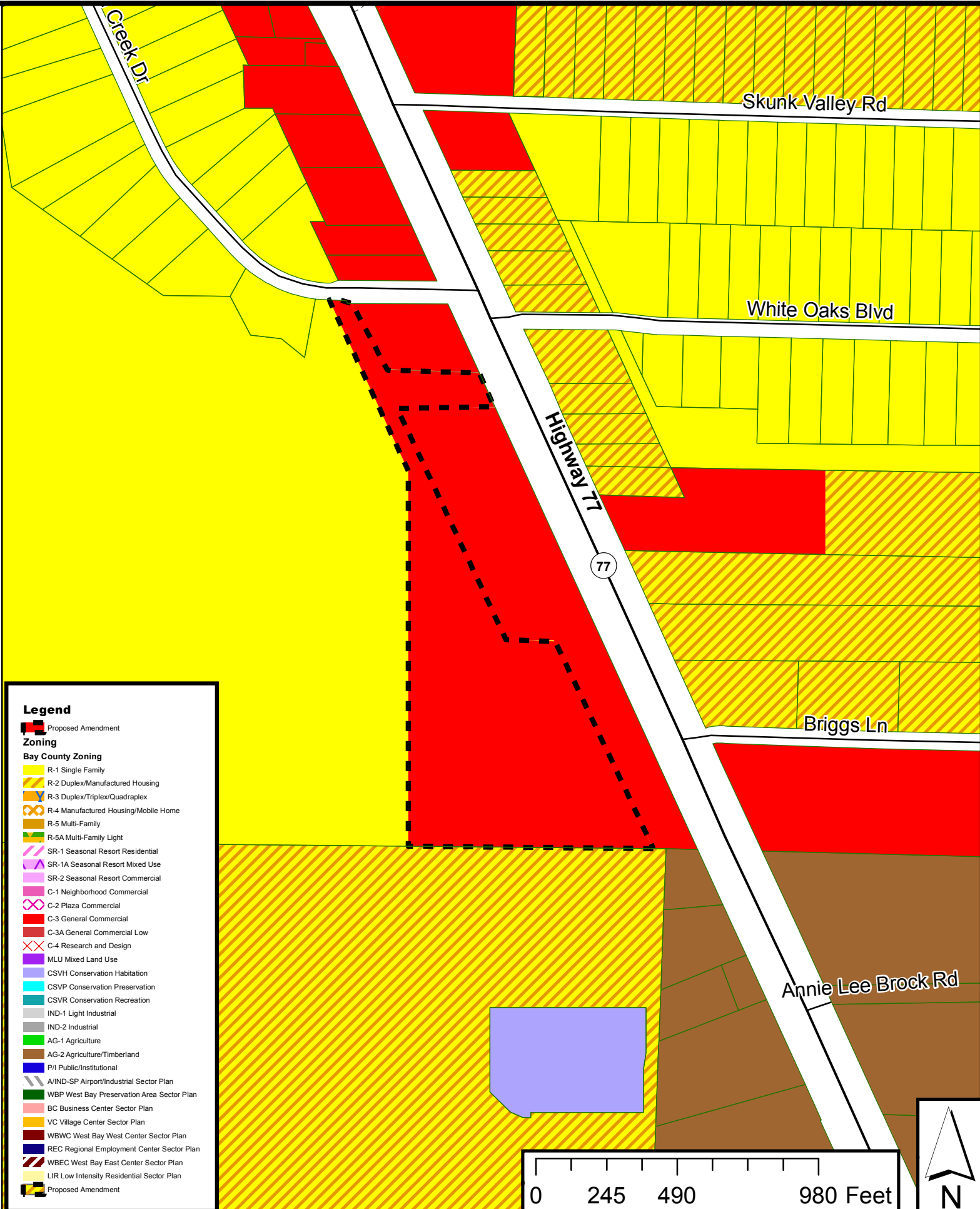


Approved as to correctness of form:



Terrell K. Arline, County Attorney

# Proposed Bay County Zoning Map



## Legend

-  Proposed Amendment
- Zoning**
- Bay County Zoning**
-  R-1 Single Family
-  R-2 Duplex/Manufactured Housing
-  R-3 Duplex/Triplex/Quadplex
-  R-4 Manufactured Housing/Mobile Home
-  R-5 Multi-Family
-  R-5A Multi-Family Light
-  SR-1 Seasonal Resort Residential
-  SR-1A Seasonal Resort Mixed Use
-  SR-2 Seasonal Resort Commercial
-  C-1 Neighborhood Commercial
-  C-2 Plaza Commercial
-  C-3 General Commercial
-  C-3A General Commercial Low
-  C-4 Research and Design
-  MLU Mixed Land Use
-  CSVH Conservation Habitation
-  CSVP Conservation Preservation
-  CSVR Conservation Recreation
-  IND-1 Light Industrial
-  IND-2 Industrial
-  AG-1 Agriculture
-  AG-2 Agriculture/Timberland
-  P/I Public/Institutional
-  A/IND-SP Airport/Industrial Sector Plan
-  WBP West Bay Preservation Area Sector Plan
-  BC Business Center Sector Plan
-  VC Village Center Sector Plan
-  WBWC West Bay West Center Sector Plan
-  REC Regional Employment Center Sector Plan
-  WBEC West Bay East Center Sector Plan
-  LIR Low Intensity Residential Sector Plan
-  Proposed Amendment

