



**Agenda**  
**Special Meeting**  
**of the Mary Esther Local Planning Agency**  
**September 4, 2024 - 5:00 PM**

195 Christobal Road – North, Mary Esther, FL 32569

1. **INVOCATION**
2. **CALL TO ORDER**
3. **PLEDGE OF ALLEGIANCE**
4. **ROLL CALL**
5. **ADMINISTRATION OF OATH TO THOSE PERSONS TESTIFYING**
6. **ITEMS FOR CONSIDERATION**
  - 6.1. **Ordinance No. 2024-02 and No. 2024-03, Consider a Small-Scale Future Land Use Map Amendment from Commercial (Com) and Low Density Residential (LDR) to Public Lands (PL) and a Rezone from C-2 General Commercial and R-1 Single Family Residential to Public Lands (PL) for approximately 0.74 acres. (Okaloosa County BCC, Applicant) (Tyler Reed, Community Development Director)**
7. **ADJOURN**

\*\*\*\*\* PLEASE TURN OFF OR SILENCE ALL CELL PHONES \*\*\*\*\*

## VIEWING ONLINE

To watch the meetings virtually, citizens may log onto the city's website ([www.cityofmaryesther.com](http://www.cityofmaryesther.com)), click the "Public Meetings" section, and select the meeting they would like to watch.

### **NOTES:**

- 1) *Adjournment with continuation on the following day at 6:00 PM may be called if the meeting proceeds past 6:00 PM.*
- 2) *The City does not keep verbatim minutes as a matter of record. If a person decides to appeal any decision made by the Local Planning Agency with respect to any matter considered at this meeting, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. See Florida Statute 286.0105*
- 3) *Any invocation that may be offered before the official start of the Local Planning Agency meeting shall be the voluntary offering of a private citizen, to and for the benefit of the Local Planning Agency. The views or beliefs expressed by the invocation speaker have not been previously reviewed or approved by the Local Planning Agency, and the Local Planning Agency is not allowed by law to endorse the religious beliefs or views of this or any other speaker.*

## Agenda Memorandum

---

**To:** Local Planning Agency

**Prepared By:** Tyler Reed

**Date:** September 4, 2024

**Subject:** **Ordinance No. 2024-02 and No. 2024-03**, Consider a Small-Scale Future Land Use Map Amendment from Commercial (Com) and Low Density Residential (LDR) to Public Lands (PL) and a Rezone from C-2 General Commercial and R-1 Single Family Residential to Public Lands (PL) for approximately 0.74 acres. (Okaloosa County BCC, Applicant) (Tyler Reed, Community Development Director)

---

**Introduction:** This is a request to consider amending the City's Official Future Land Use Map (FLUM) to change approximately zero point seven four (0.74) acres from Commercial (Com) and Low Density Residential (LDR) to Public Lands (PL) and rezone from C-2 General Commercial and R-1 Single Family Residential to Public Lands (PL). The property is located on the south side of US Highway 98 and on the east side of Christobal Road. A location map is provided in Exhibit A of the attached Supporting Inventory Data and Analysis. The Applicant is Okaloosa County BCC, with owner authorization given to Mary Esther City Manager or designee. The property owner is Okaloosa County BCC, with a future ownership to the City of Mary Esther upon completion of the Christobal Landing Park per prior agreements.

Per Comprehensive Plan Section 2.01, the Local Planning Agency (LPA) shall review any Land Development regulations, codes, and amendments and decide as to their consistency with the comprehensive plan. Per Land Development Code (LDC) Section 4.02, the LPA shall conduct their public hearing and public meetings on any matter, affording the opportunity for public participation and make recommendations to the City Council. Per LDC Section 4.03, City Council shall conduct a public hearing, affording opportunity for public participation, regarding the recommendations from the LPA and shall have final approval authority of the proposed ordinances.

The subject property is currently comprised of three individual, contiguous lots, all of which are now vacant with the current development of the Christobal Landing Park and are eligible for lot combination with a rezone. The purpose of the Future Land Use Map amendment and rezone is to allow the public park land use for the property, to be consistent with the FLUM and zoning for other public parks throughout the City, and to clean up the "split zoning" that currently exists on the site, allowing for one set of land use zoning regulations. The existing R-1 zoning does not allow for public parks without an approved conditional use, in addition C-2 zoning only allows public parks if it is under the maintenance and ownership of the city, otherwise parks are a conditional use. At present, the property is under Okaloosa County BCC ownership.

**Discussion:** When considering a comprehensive plan amendment request, at a minimum, the following is considered:

- A. Consistency with the goals, objectives, and policies of the Comprehensive Plan and the Future Land Use Map Series.
- B. Impact on established and projected levels of service.
- C. Compatibility with existing and proposed land use.

- D. Funding commitments for required improvements.
- E. Impact on natural resources.
- F. Impacts on public schools.
- G. Consistency with the Intent, Goals, and Strategies of the Mary Esther Vision Plan.

Staff evaluated the proposed future land use map amendment per the Comprehensive Plan and the Vision Plan. Staff's findings are summarized below:

The proposed Public Lands future land use designation is consistent with the City's Comprehensive Plan Land Use and the Vision Plan strategies and goals in extending open space and recreation opportunities. Per FLU Policy 7.A.1.2.c, the proposed future land use designation requested is compatible with pre-existing adjacent land uses.

The proposed change is not anticipated to result in any significant changes in demand for transportation, water, sewer, stormwater, and solid waste facilities and services. Additionally, as the site is developing to become a public waterfront park, this project will continue to alleviate the demand for recreation and parks in the city and will have no impact on demand for school facilities. A detailed analysis of land use compatibility and the potential impacts to public facilities and services is provided in the attached Supporting Data Inventory and Analysis.

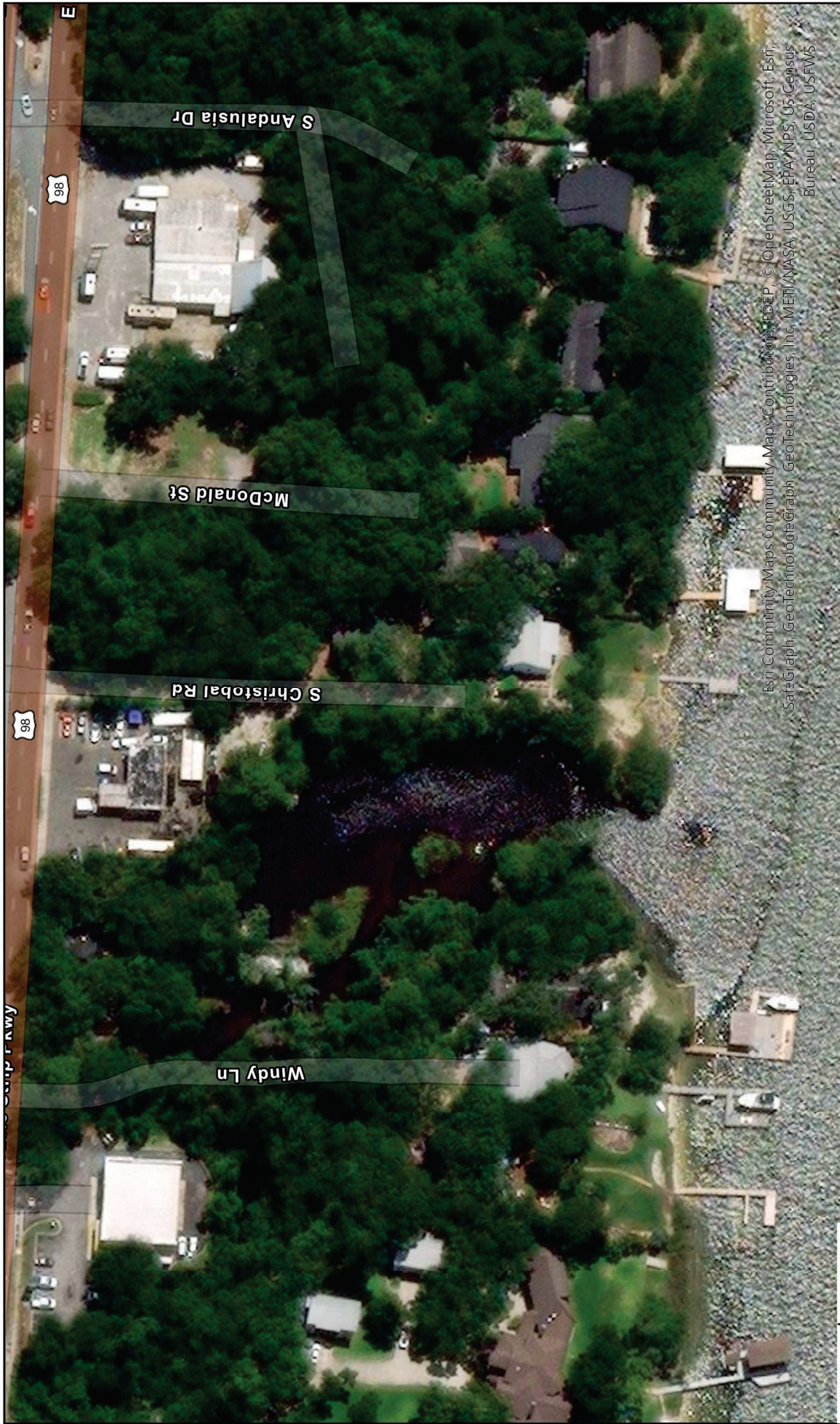
The City Attorney reviewed the proposed Ordinances and offered no objections.

**Budget Impact:** There are no anticipated budgetary impacts as a result of adoption of the proposed small scale comprehensive plan future land use map amendment and rezone.

**Recommendation:** Staff requests the Local Planning Agency recommend to City Council adoption of an Ordinance enacting a Small-Scale Future Land Use Map Amendment from Commercial (Com) and Low Density Residential (LDR) to Public lands (PL) and a Rezone from C-2 (General Commercial) and R-1 (Single Family Residential) to Public Lands (PL) zoning district for approximately zero point seventy four (0.74) acres, located on the south side of US Highway 98 and east of Christobal Road, approximately.

- Attachment(s):
1. Aerial Map
  2. Supporting Data, Inventory, and Analysis

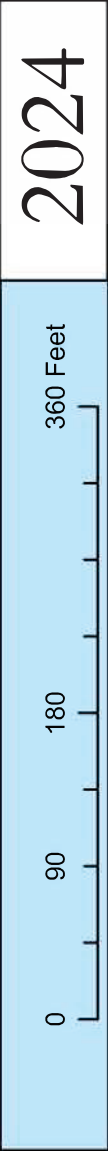
**Attachment 1. Aerial Map**



Esri Community Maps, Community Maps Contributors, FDEP, © OpenStreetMap, Microsoft, Esri, SafeGraph, GeoTechnologyGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA/NPS, US Census Bureau, USDA, USEFWS



# Aerial Photo Christobal Landing



*CITY OF MARY ESTHER, FLORIDA*

# Comprehensive Plan Land Development Code Vision Plan



## Comprehensive Plan Small Scale Future Land Use Map Amendment & Rezone

Ordinance No. 2024-02

Ordinance No. 2024-03

## Supporting Data & Analysis

**LPA**

Sept. 4, 2024

**City Council Adoption Public Hearing**

Sept. 4, 2024

**Application Type:** Future Land Use Map (FLUM) Amendment and Rezone Request

**Owner:** Okaloosa County BCC

**Owner Authorization:** City Manager of Mary Esther or designee

**Requested Change:** Small Scale Future Land Use Map Amendment from Commercial (Com) and Low Density Residential (LDR) to Public Lands (PL) and a Rezone from C-2 (General Commercial) and R-1 (Single Family Residential) to Public Lands (PL) zoning district.

## **I. PROPERTY LOCATION**

### **i. General Location of Property:**

The property is located on the south side of US Highway 98 and on the east side of Christobal Road on approximately zero point seventy four (0.74) acres.

### **ii. Okaloosa County Property Appraiser Parcel ID Numbers:**

16-2S-24-1710-000A-006C

17-2S-24-1710-000A-006B

18-2S-24-1710-000A-006A

## **II. PURPOSE AND INTENT**

The purpose and intent of this report is to ensure compatibility with the Comprehensive Plan, Land Development Code and Vision Plan through an analysis of the existing conditions and proposed land use changes and to provide rationale for the proposed amendments.

## **III. RATIONALE**

The current zoning district for the subject property is C-2 (General Commercial), and R-1 (Single Family Residential). The R-1 zoning district only allows public parks as a conditional use. C-2 allows public parks as a permissible use if City owned and maintained, but as a conditional use if it is not City owned.

Because the property is "split zoned", meaning it has two different zoning districts, and two different future land use designations, staff made the recommendation to the applicant to put the entire property under one zoning district and one future land use that will allow the public park land use without the need for a conditional use, and to remain consistent with the zoning and future land use for public parks throughout the City. The mechanism to do this is through the City's rezone/future land use map amendment process. Because the rezone is changing to a different land use category (i.e. Public Lands), a Future Land Use Map Amendment to PL (Public Lands) is required to ensure compatibility with the zoning district.

Summary chart of the existing in FLU designation and maximum density and intensity are shown in Table 1 below.

**Table 1  
Existing Mary Esther LDR FLU Maximum Density/Intensity**

Okaloosa County Property Appraiser Parcel ID Number	Parcel Size (acres)	Parcel Size (square feet)	Current FLU	Max Density/Intensity allowed (DU/AC, FAR)
16-2S-24-1710-000A-006C	0.29	12,632 sf	COM	1.92 FAR
16-2S-24-1710-000A-006B	0.13	5,662 sf	LDR	5.51 DU/AC
16-2S-24-1710-000A-006A	0.32	13,939 sf	LDR	5.51 DU/AC

**IV. PROPERTY PROFILE**

- i. **Existing Use: Vacant/Development Site**
- ii. **Current Future Land Use: Commercial (Com)/ Low Density Residential (LDR)**
- iii. **Proposed Future Land Use: Public Lands (PL)**
- iv. **Existing Zoning: C-2 (General Commercial)/R-1 (Single Family Residential)**
- v. **Proposed Zoning: Public Lands (PL)**
- vi. **Total Area: Approximately zero point seven four (0.74) acres**
- vii. **Area of Proposed Amendment: Approximately zero point seven four (0.74) acres**

**V. COMPREHENSIVE PLAN POLICY ANALYSIS**

**A. Consistency with the Goals, Objectives, and Policies of the Comprehensive Plan and the Future Land Use Map Series**

- i. **Supporting Goals, Objectives, and Policies:**  
 The City of Mary Esther Comprehensive Plan was evaluated in order to ensure the compatibility of this requested change of future land use map designation with the City’s Plan. This evaluation concludes that the following applicable objectives and policies of the Land Use Element of the City of Mary Esther Comprehensive Plan are compatible with the requested change of future land use designation: Policies- 7.A.1.2; 7.A.2.2; 7.A.3.1; 7.A.3.2; 7.A.3.3; 7.A.3.4; 8.A.1.2; 8.A.1.3; 8.A.3.2; 9.A.2.4; 12.A.1.4; 12.A.3.3

ii. **Conflicting Goals, Objectives, and Policies:**

None of the applicable goals, objectives, and/or policies from the City of Mary Esther Comprehensive Plan is in conflict with this request for a future land use map amendment.

**B. Impact on Established and Projected Levels of Service**

1. **Recreation:** Per Comprehensive Plan Policy 12.A.3.2, the analysis for recreation services impact is based on one (1) acre per one thousand (1000) population (1 ac/1,000 pop.). The population estimate (3,982 pop.) is based on the average household size of the 2020 Census multiplied by the maximum number of units (based on 2020 Census). The average household size in Mary Esther is 2.1 persons. The proposed park positively impacts recreation services with the addition of the waterfront park. The required recreation and open space for the city is 3.9 acres. The current recreation and open space acreage in the city far exceeds this requirement at approximately 39.67 acres.
2. **Solid Waste:** Per Comprehensive Plan Policy 10.B.1.5, the analysis for solid waste impact is one hundred (100) gallons per capita daily. The Public Works department determined adequate capacity for solid waste.
3. **Potable Water and Sewer:** Per Comprehensive Plan Policy 10.D.1.1, the levels of service is one hundred (100) gallons per capita daily. The Public Works department determined there is adequate capacity for potable water and sewer.
4. **Drainage:** Drainage impact is determined on a site-by-site basis and development shall comply with the City's drainage level of standards.
5. **Transportation:** Traffic generation was not completed for this project, but it is not anticipated that the proposed park will have a significant trip generation.

**Compatibility with Existing and Proposed Land Uses**

**Table 4 Adjacent Land Use**

Direction	FLU Designation	Zoning District	Existing Land Use
North:	Commercial (COM)	C-1 (Limited Commercial)	US HWY 98/Commercial/Retail
South:	N/A	N/A	Santa Rosa Sound
East:	Commercial (COM)/ Low Density Residential (LDR)	C-2 (General Commercial) / R-1 (Single Family Residential)	Single-Family Residential
West:	Commercial (COM)	C-2 (General Commercial)	Commercial/ Food Trucks and Watersport rentals

The proposed FLU designation is compatible with the adjacent FLU designations, zoning districts and existing uses. The subject property will create a buffer between existing commercial and residential uses.

**D. Funding Commitments for Required Improvements**

No additional capital improvements beyond what has already been approved within the City’s Comprehensive Plan will result because of the proposed request for a FLU map amendment. Therefore, no funding commitments for capital improvement projects are required of the Applicant at this time.

**E. Impact on Natural Resources**

- iii. **Wetlands:** According to the Okaloosa County Wetlands Map, there are no existing wetlands on the property.
- iv. **Floodplain:** According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) of Okaloosa County, a sizeable portion of the southwest corner of the property adjacent to the cove is located within Zone AE (areas determined to have a 1% annual chance of flooding), a very small area on the southwestern most corner of the property is located within Zone VE (areas determined to have wave heights of 3 ft or more), while the majority of the property is located within Zone X (areas determined to be within the 0.2% annual chance floodplain).

4. **Endangered Species:** N/A

5. **Soil Conditions:** N/A

**VI. OTHER CONSIDERATIONS**

- 1. There are no public-health, safety, and/or welfare issues associated with this FLU map and rezone amendment request.

**F. Impact on Schools**

There are no impacts to Schools as a result of this FLU Map amendment and rezone request.

**G. Consistency with the City of Mary Esther Vision Plan**

The new waterfront park aligns with the Vision Plan Goal of providing vibrant neighborhood parks where all members of the community may gather for recreation.

Note: Adoption of a FLU map amendment and rezone does not reserve or guarantee capacity in water, sewer, transportation, drainage, recreation, or solid waste facilities, nor does it guarantee maximum density or intensity in a land use designation can be achieved.

**VII. STAFF RECOMMENDATION**

Staff recommends adoption of these Ordinances based on the findings presented in this report.

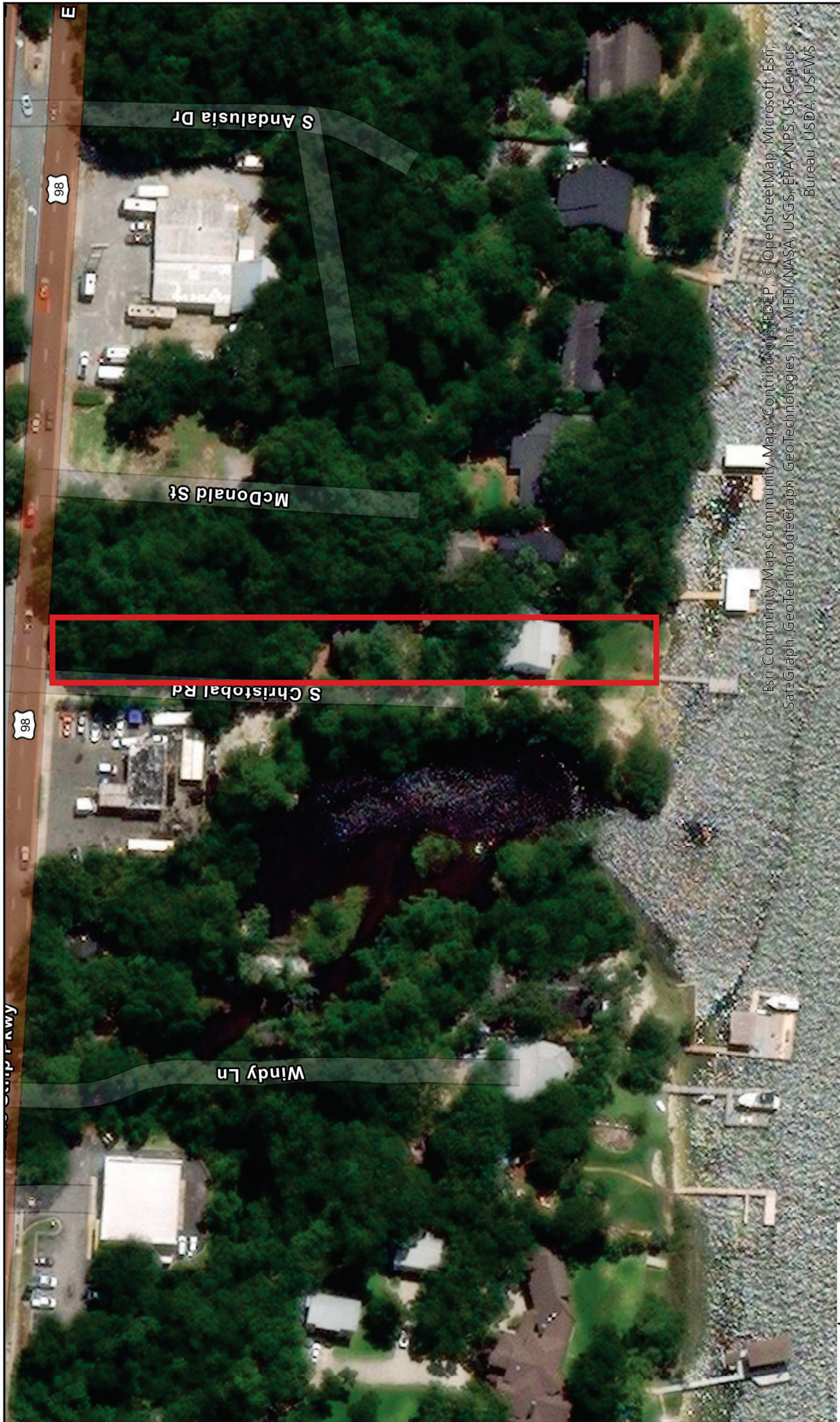
**EXHIBITS**

- EXHIBIT A, A.1      Location Map
- EXHIBIT B            Existing Future Land Use Map
- EXHIBIT C           Existing Zoning Map

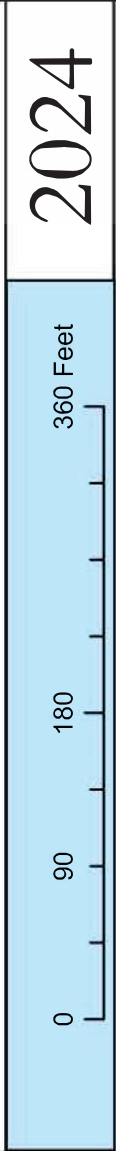


# Location Map Christobal Landing 2024

Exhibit A.1: Location Map



# Location Map Christobal Landing



2024

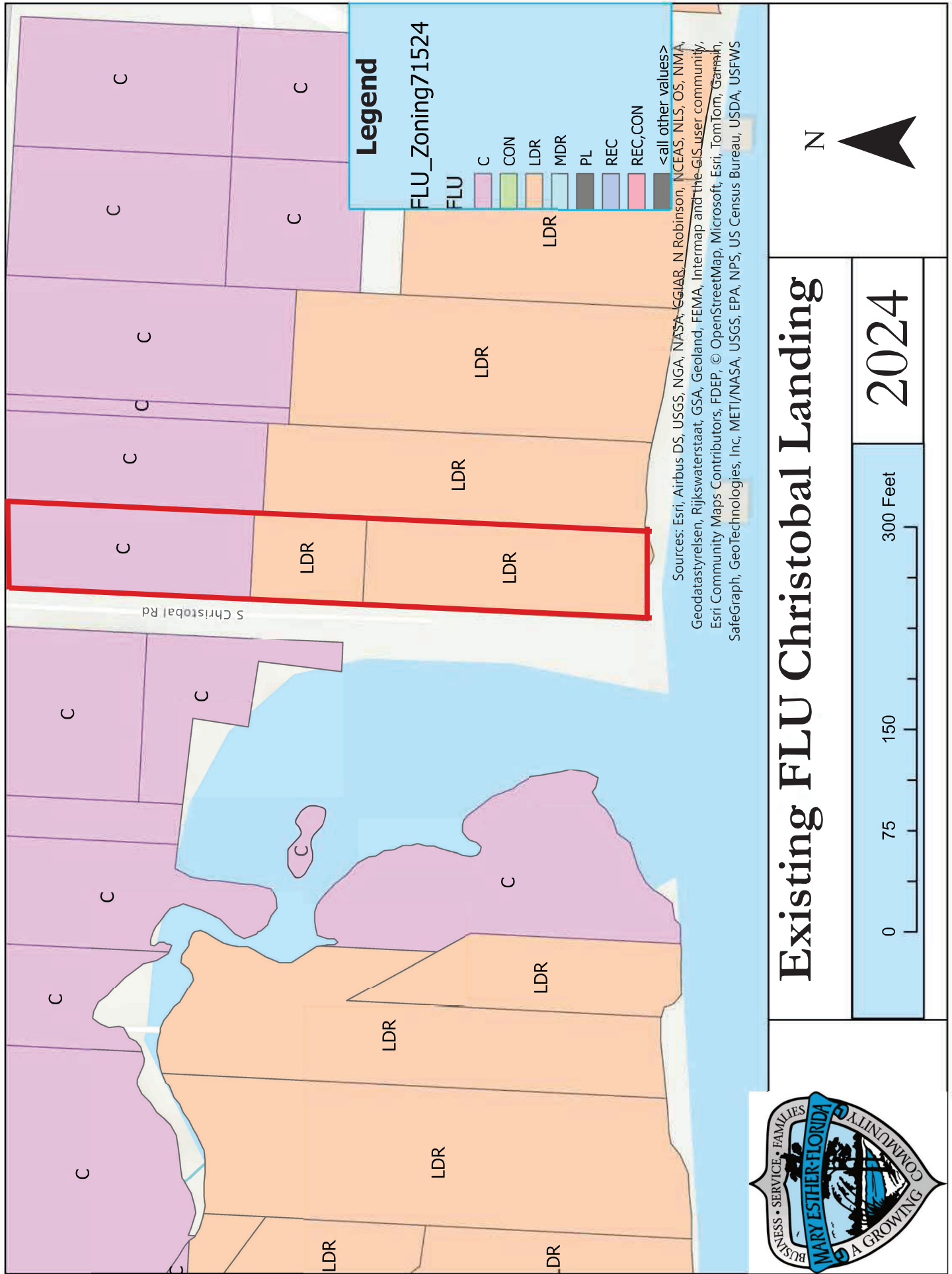
360 Feet

180

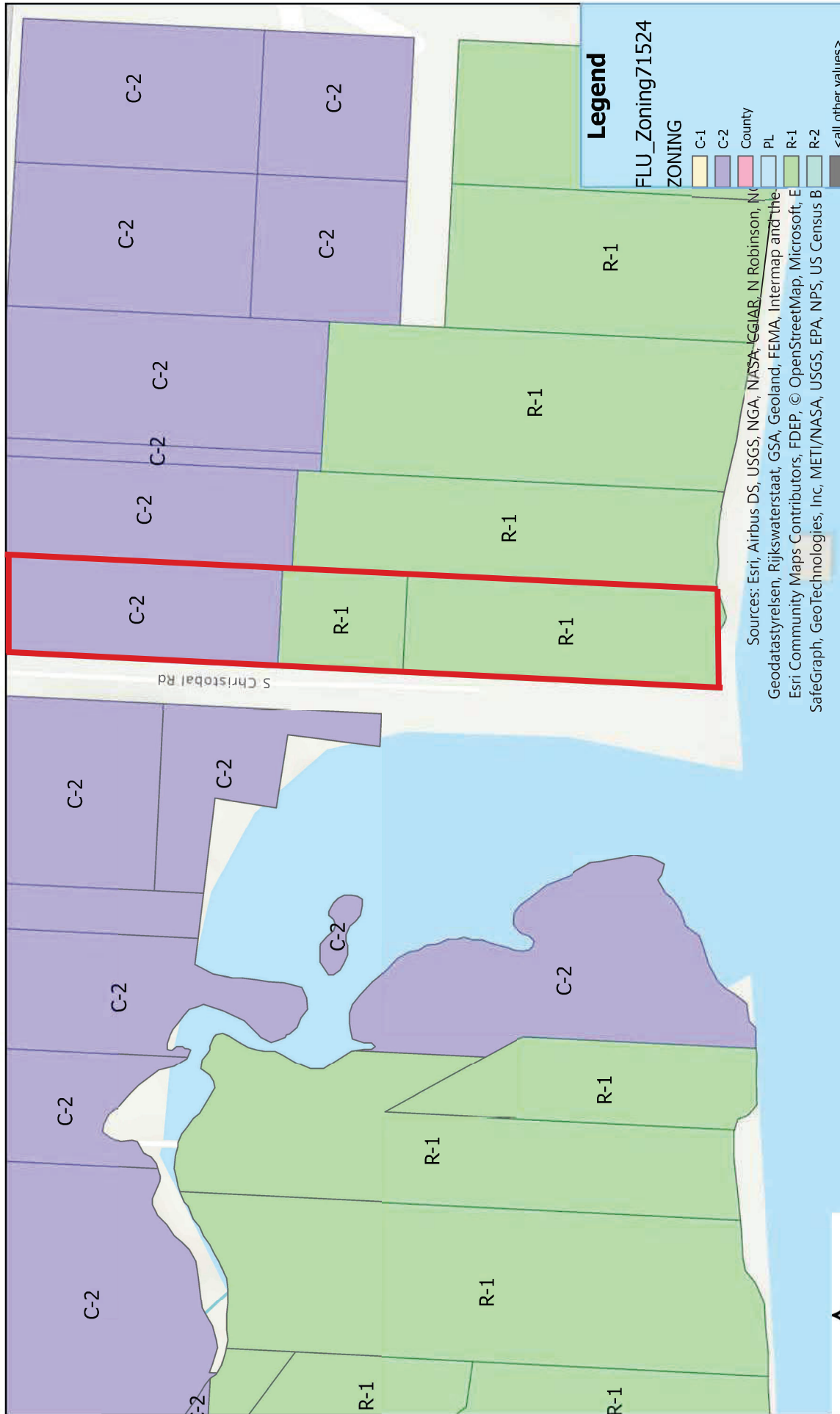
90

0

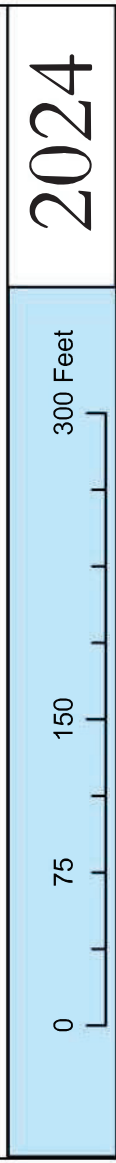
**Exhibit B: Existing Future Land Use**



**Exhibit C: Existing Zoning**



# Existing Zoning for Christobal Landing



**ORDINANCE NO. 2024- 02**

**AN ORDINANCE OF THE CITY OF MARY ESTHER, FLORIDA, AMENDING THE FUTURE LAND USE MAP OF APPROXIMATELY ZERO POINT SEVENTY FOUR (0.74) ACRES OF LAND GENERALLY LOCATED ON THE SOUTH SIDE OF US HIGHWAY NINETY EIGHT (US HWY 98) AND THE EAST SIDE OF CHRISTOBAL ROAD: FROM LOW DENSITY RESIDENTIAL (LDR) AND COMMERCIAL (COM) TO PUBLIC LANDS (PL) FUTURE LAND USE; PROVIDING FOR LEGISLATIVE INTENT, IMPLEMENTING ACTIONS, A SAVINGS PROVISION, SCRIVENER'S ERRORS, CONFLICTS, AND SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the real property which is the subject of this Ordinance is located on zero point seventy four (0.74) acres of land generally located on the south side of US Highway Ninety Eight (US HWY 98) and the east side of Christobal Road; and

**WHEREAS**, the City of Mary Esther's Local Planning Agency (LPA) held a public hearing on September 4, 2024, to consider amending the Future Land Use Map of the Future Land Use Element of the *City of Mary Esther Comprehensive Plan* and recommended approval of the proposed Future Land Use Map amendment to the *Comprehensive Plan* for the subject property as requested by the property owner; and

**WHEREAS**, Section 163.3187, *Florida Statutes*, relates to the amendment of adopted local government comprehensive plans and sets forth certain requirements relating to small scale amendments which are related to proposed small scale development activities and provides, among other things, that such amendments may be approved without regard to any limits on the frequency of consideration of amendments to the *City of Mary Esther Comprehensive Plan*;

**WHEREAS**, the amendment proposed by this ordinance does not involve a text change to the goals, policies, and objectives of the *City of Mary Esther Comprehensive Plan*, but only proposes a land use change to the Future Land Use Map for a site-specific small scale development activity; and

**WHEREAS**, the City of Mary Esther has complied with all requirements and procedures of Florida law in processing this amendment to the *City of Mary Esther Comprehensive Plan* including, but not limited to, Section 163.3187, *Florida Statutes*.

**BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF MARY ESTHER, FLORIDA, AS FOLLOWS:**

**SECTION 1. Legislative Findings and Intent.**

(a). The foregoing recitals are hereby incorporated by this reference as a material part of this ordinance and together with the City staff report represent administrative findings with respect to the actions taken herein.

(b) The City of Mary Esther has complied with all requirements and procedures of Florida law in processing and advertising this Ordinance.

(c). This Ordinance is internally consistent with the goals, objectives and policies of the *Comprehensive Plan of the City of Mary Esther*.

(d). The exhibits to this Ordinance are incorporated herein as if fully set forth herein verbatim.

**SECTION 2.**            Amendment To the Future Land Use Map.

(a). The Future Land Use Element of the *Comprehensive Plan of the City of Mary Esther* and the City's Future Land Use Map are hereby amended by assigning the City of Mary Esther Public Lands (PL) future land use designation to the property described in Exhibit A to this Ordinance and depicted in Exhibit B to this Ordinance, said property being currently assigned Low Density Residential (LDR) and Commercial (COM); and Exhibit C depicts the currently assigned future land use designations. Exhibit D depicts the amended future land use designations.

(b). All exhibits to this Ordinance are incorporated into the text and substance of this Ordinance as if fully set forth herein verbatim.

**SECTION 3.** Implementing Administrative Actions. The City Manager is hereby authorized and directed to take such actions as he may deem necessary and appropriate in order to implement the provisions of this Ordinance. The City Manager may, as deemed appropriate, necessary and convenient, delegate the powers of implementation as herein set forth to such City employee(s) as deemed effectual and prudent.

**SECTION 4.** Savings. The prior actions and activities of the City of Mary Esther relating to the comprehensive planning and land development regulatory programs and actions of the City are hereby ratified and affirmed.

**SECTION 5.** Scrivener's Errors. The sections, divisions and provisions of this Ordinance may be renumbered or re-lettered as deemed appropriate by the Code codifier. Typographical errors and other matters of a similar nature that do not affect the intent of this Ordinance, as determined by the City Clerk and City Attorney, may be corrected with the endorsement of the City Manager, or designee, without the need for a public hearing.

**SECTION 6.** Conflicts. All ordinances or part of ordinances in conflict with this Ordinance are hereby repealed; provided, however, that any code or ordinance that provides for an alternative process to effectuate the general purposes of this Ordinance shall not be deemed a conflicting code or ordinance.

**SECTION 7.**    Severability. If any section, sentence, phrase, word, or portion of this

Ordinance is determined to be invalid, unlawful or unconstitutional, said determination shall not be held to invalidate or impair the validity, force or effect of any other section, sentence, phrase, word, or portion of this Ordinance not otherwise determined to be invalid, unlawful, or unconstitutional.

**SECTION 8. Effective Date.** The small-scale amendment to the City's *Comprehensive Plan* as set forth herein shall not become effective, in accordance with Section 163.3187(5)(c), *Florida Statutes*, until thirty-one (31) days after the enactment of this Ordinance. If challenged within thirty (30) days after enactment, the small-scale amendment set forth in this Ordinance shall not become effective until the State Land Planning Agency or the Administration Commission, respectively, issues a final order determining that the subject small-scale amendment is in compliance with controlling State law.

*So Done* this \_\_\_\_ day of \_\_\_\_\_, 2024.

By: \_\_\_\_\_  
**Chris Stein, Mayor**  
**City of Mary Esther, Florida**

**ATTEST:**

\_\_\_\_\_  
**Dillon Morris**  
**City Clerk**

**1st Reading:**  
**Published:**  
**2nd Reading:**

**Exhibit A: Legal Description**

(Tax Identification Parcel No. 16-25-24-1710-000A-006C)

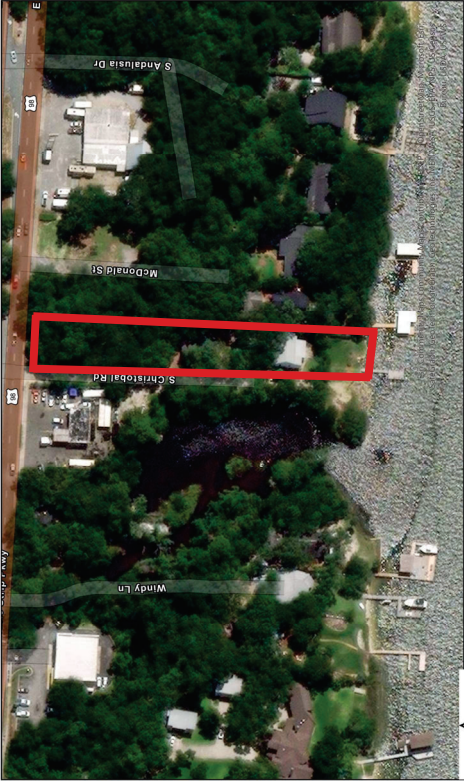
MAC INTIRE S/D N PART LOT 6 BLK A AS OR

(Tax Identification Parcel No. 16-2S-24-1710-0000A-006B) MAC

INTIRE BEG AT INTER OF W LINE LOT

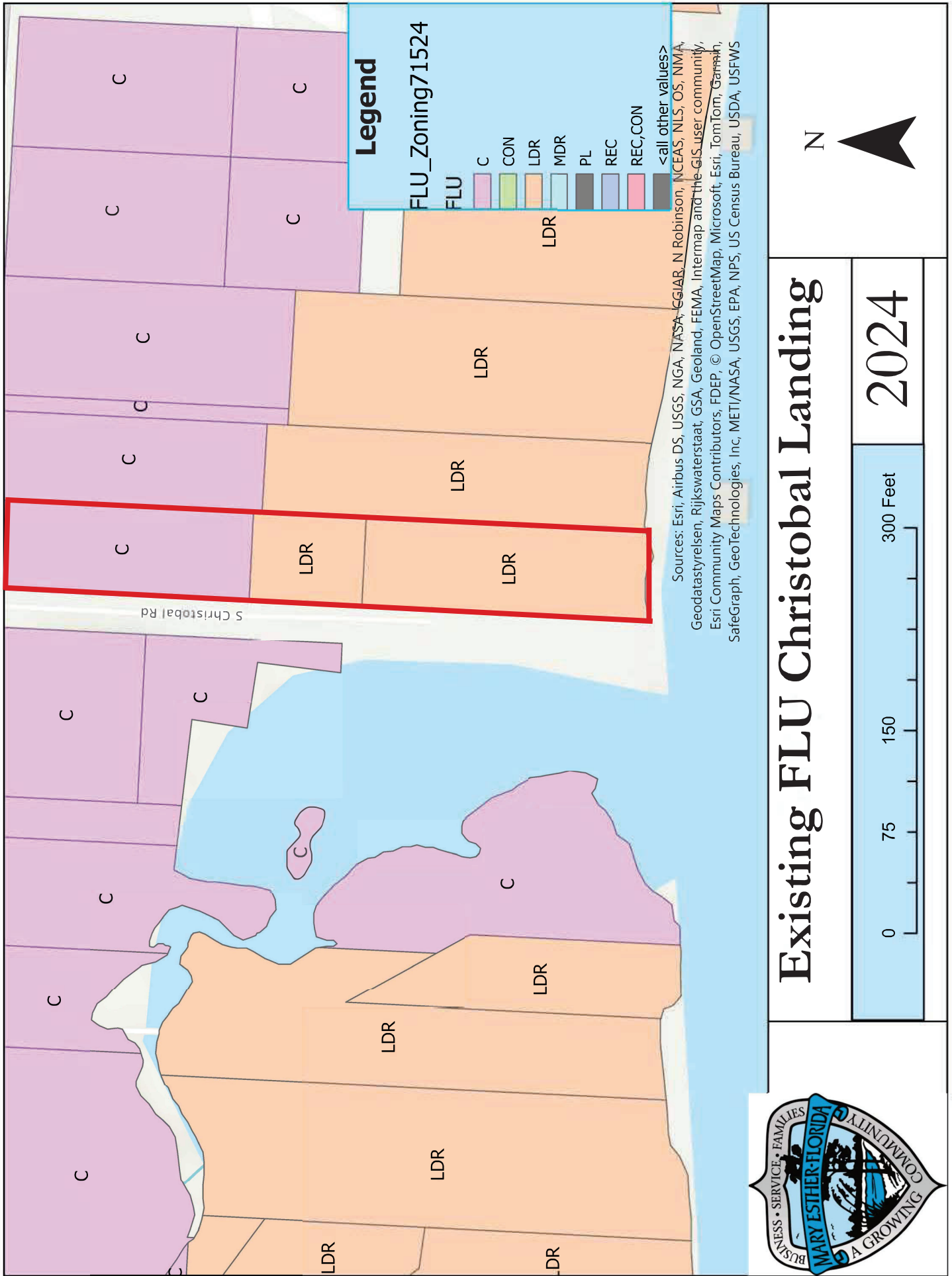
(Tax Identification Parcel No. 16-2S-24-1710-000A-006A) MAC

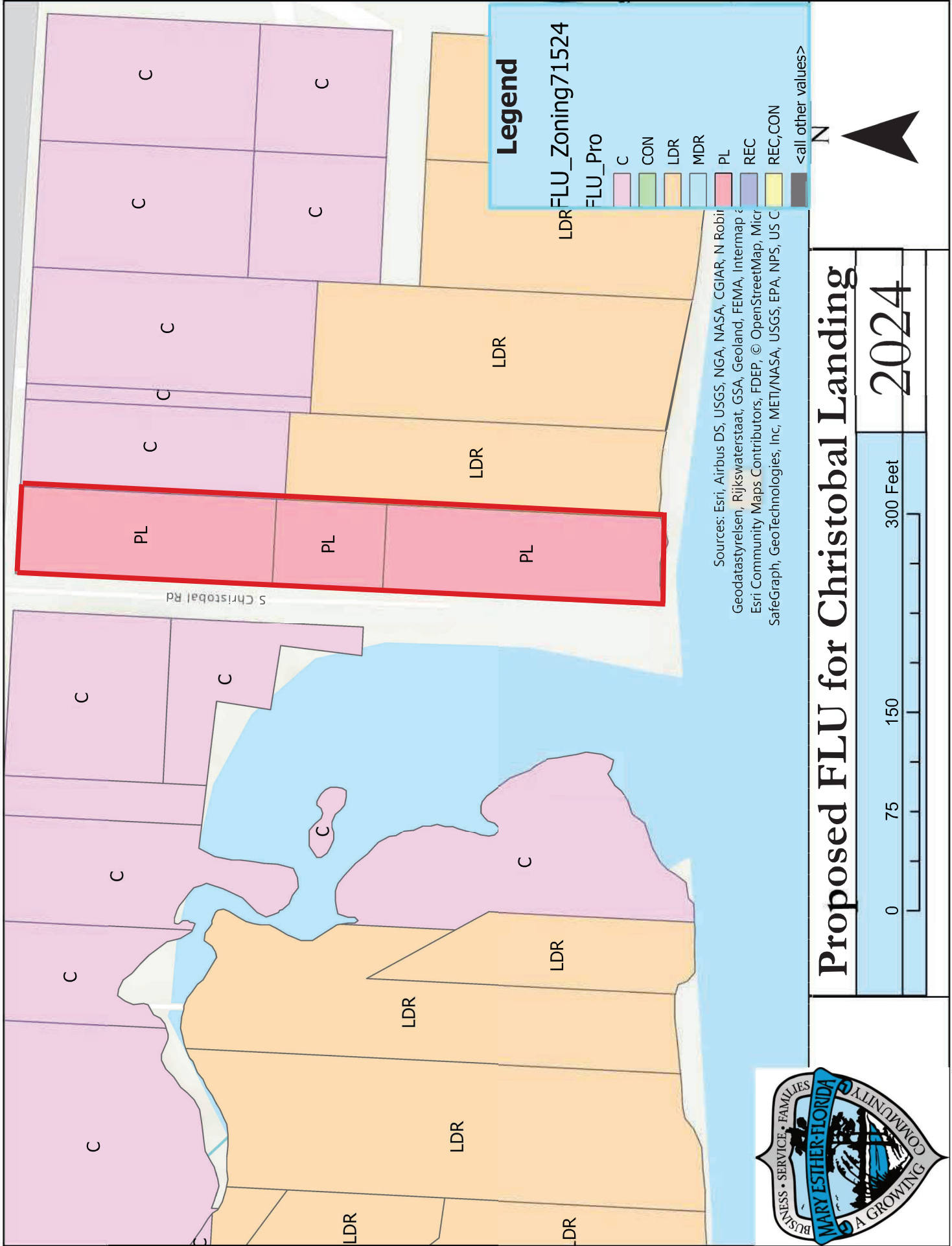
INTIRE S/D SOUTH PART LOT 6 BLK A AS



# Location Map Christobal Landing 2024

**Exhibit C: Existing Future Land Use Map**





**ORDINANCE NO. 2024-03**

**AN ORDINANCE OF THE CITY OF MARY ESTHER, FLORIDA, AMENDING THE ZONING MAP OF APPROXIMATELY ZERO POINT SEVENTY FOUR (0.74) ACRES OF LAND GENERALLY LOCATED ON THE SOUTH SIDE OF US HIGHWAY NINETY EIGHT (US HWY 98) AND THE EAST SIDE OF CRISTOBAL ROAD: FROM C-2 (GENERAL COMMERCIAL) AND R-1 (SINGLE FAMILY RESIDENTIAL) TO PUBLIC LANDS (PL) ZONING DISTRICT; PROVIDING FOR LEGISLATIVE INTENT, IMPLEMENTING ACTIONS, A SAVINGS PROVISION, SCRIVENER'S ERRORS, CONFLICTS, AND SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.**

**BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF MARY ESTHER, FLORIDA, AS FOLLOWS:**

**SECTION 1. Legislative Findings and Intent.**

- (a). The City of Mary Esther has complied with all requirements and procedures of Florida law in processing and advertising this Ordinance.
- (b). This Ordinance is internally consistent with the goals, objectives and policies of the *Comprehensive Plan of the City of Mary Esther*.
- (c). The exhibits to this Ordinance are incorporated herein as if fully set forth herein verbatim.

**SECTION 2. Adoption of the Amendment to the Official Zoning Map.**

- (a). In exercise of its authority, the City Council of the City of Mary Esther, Florida finds it necessary and desirable to adopt and does hereby adopt this amendment and update to the City of Mary Esther's zoning map, attached hereto as Exhibit "D" in order to encourage the most appropriate use of land, water, and resources, consistent with the public interest; and to deal effectively with future problems that may result from the use and development of land within City of Mary Esther, Florida.
- (b). All exhibits to this Ordinance are incorporated into the text and substance of this Ordinance as if fully set forth herein verbatim.

**SECTION 3. Implementing Administrative Actions.** The City Manager is hereby authorized and directed to take such actions as he may deem necessary and appropriate in order to implement the provisions of this Ordinance. The City Manager may, as deemed appropriate, necessary and convenient, delegate the powers of implementation as herein set forth to such City employees as deemed effectual and prudent.

**SECTION 4. Savings.** The prior actions and activities of the City of Mary Esther relating to the comprehensive planning and land development regulatory programs and actions of the City are hereby ratified and affirmed.

**SECTION 5. Scrivener’s Errors.** Typographical errors and other matters of a similar nature that do not affect the intent of this Ordinance, as determined by the City Clerk and City Attorney, may be corrected with the endorsement of the City Manager, or designee, without the need for a public hearing.

**SECTION 6. Conflicts.** All ordinances or part of ordinances in conflict with this Ordinance are hereby repealed; provided, however, that any code or ordinance that provides for an alternative process to effectuate the general purposes of this Ordinance shall not be deemed a conflicting code or ordinance.

**SECTION 7. Severability.** If any section, sentence, phrase, word, or portion of this Ordinance is determined to be invalid, unlawful or unconstitutional, said determination shall not be held to invalidate or impair the validity, force or effect of any other section, sentence, phrase, word, or portion of this Ordinance not otherwise determined to be invalid, unlawful, or unconstitutional.

**SECTION 8. Effective Date.** This Ordinance shall become effective immediately upon adoption.

**SO DONE** this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

By: \_\_\_\_\_  
**Chris Stein, Mayor**  
**City of Mary Esther, Florida**

**ATTEST:**

\_\_\_\_\_  
**Dillon Morris**  
**City Clerk**

**1st Reading:**  
**Published:**  
**2nd Reading:**

**Exhibit A: Legal Description**

(Tax Identification Parcel No. 16-25-24-1710-000A-006C)

MAC INTIRE S/D N PART LOT 6 BLK A AS OR

(Tax Identification Parcel No. 16-2S-24-1710-0000A-006B) MAC

INTIRE BEG AT INTER OF W LINE LOT

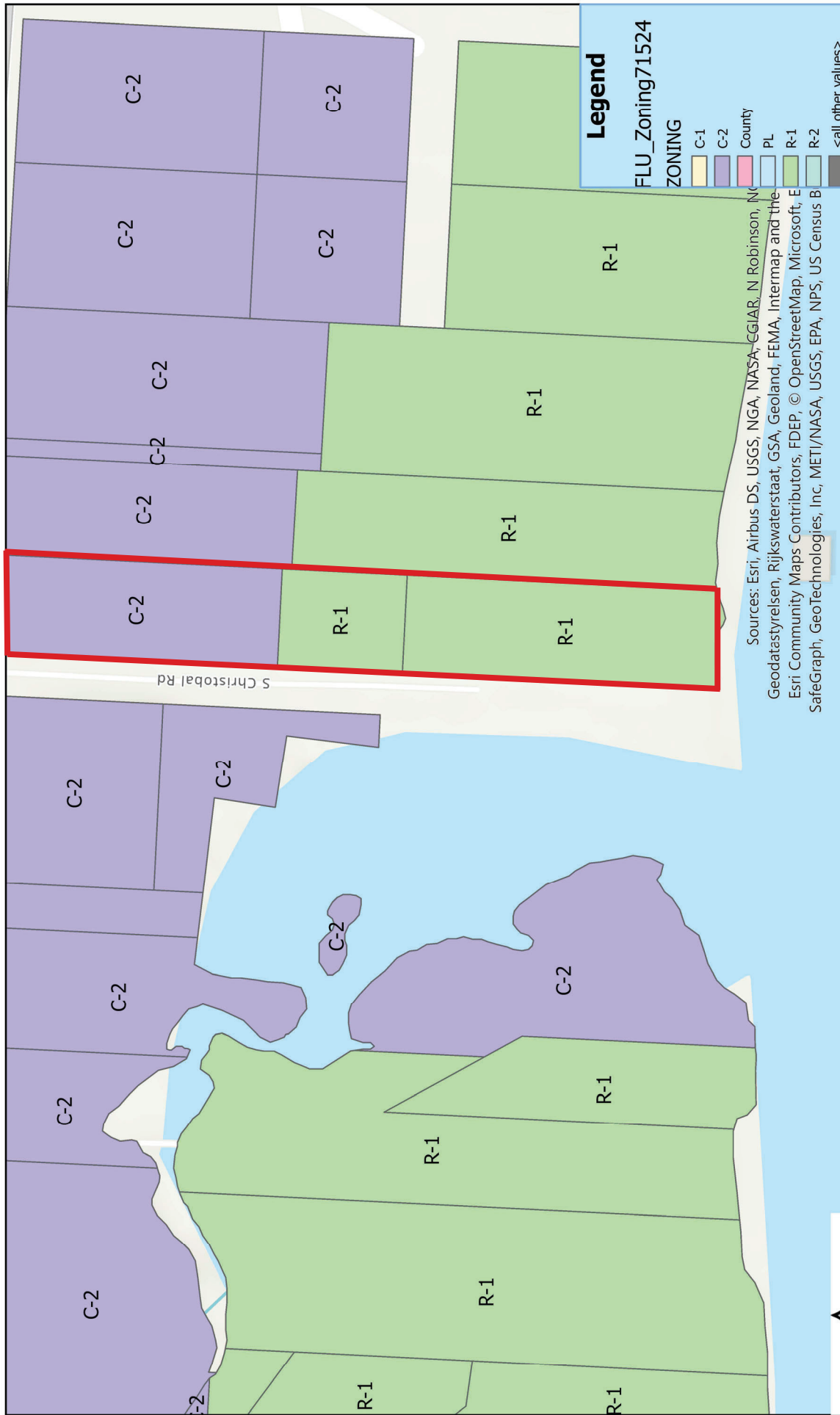
(Tax Identification Parcel No. 16-2S-24-1710-000A-006A) MAC

INTIRE S/D SOUTH PART LOT 6 BLK A AS



# Location Map Christobal Landing 2024

**Exhibit C: Current Zoning Map**



**Current Zoning for Christobal Landing**

0	75	150	300 Feet
			<b>2024</b>



