



# CITY COMMISSION MEETING 11-8-22 Agenda Item Request Form

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**ITEM:** First reading of Ordinance 3123.1 amending the Future Land Use Map of the City to reflect a land use designation of Mixed Use for the property located at E 11th Street (Parcel ID: 16454-220-010).

**BACKGROUND INFORMATION:** The applicant has requested a land use and zoning change to the Mixed Use Land Use category and Mixed Use-2 zoning district.

This item was reviewed by the Planning Board on October 10, 2022. The Planning Board recommended approval unanimously with 1 abstention.

**DEPARTMENT HEAD RECOMMENDATION:** Conduct a first reading of the ordinance.

## **ORDINANCE NO. 3123.1**

**AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN FUTURE LAND USE MAP OF THE CITY TO REFLECT A LAND USE DESIGNATION OF MIXED USE FOR A PARCEL OF PROPERTY LOCATED AT E 11<sup>TH</sup> STREET, (PARCEL ID 16454-220-010), PANAMA CITY, FLORIDA, PROVIDING FOR A REPEALER, PROVIDING FOR SEVERABILITY, AND PROVIDING FOR AN EFFECTIVE DATE.**

**BE IT ENACTED BY THE PEOPLE OF THE CITY OF PANAMA CITY, FLORIDA;**

**WHEREAS**, the Legislature adopted Chapter 163, laws of Florida, which requires the City of Panama City to prepare and adopt and enforce a comprehensive plan; and

**WHEREAS**, the Panama City Planning Board held a Public Hearing to consider Proposed Comprehensive Plan Amendment PB 23-11 on October 10, 2022, and recommended the Amendment be approved by the Panama City Commission for adoption, and

**WHEREAS**, the City Commission of the City of Panama City held a first reading on November 15, 2022 and a Public Hearing and second reading on November 29, 2022, to adopt Comprehensive Plan Amendment PB 23-11, with due public notice having been provided, and having reviewed and considered all comments received during the public hearing, and having provided for necessary revisions; and,

**WHEREAS**, in exercise of its authority, the City Commission of the City of Panama City, Florida, finds it necessary and desirable to adopt and does hereby adopt Comprehensive Plan amendment PB 23-11, 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 Panama City, as follows:

### **Section 1: Purpose and Intent.**

The land use designation of the identified parcel shall be and hereby is changed from a Land Use designation of County Residential to City Residential as described in Small Scale Amendment PB 23-11, with said property having the following legal description:

The west 100.00 feet of Commercial Block D of Eastgate Estates, according to the Plat thereof as recorded in Plat Book 12, Page(s) 40 of the Public Records of Bay County, Florida.

**Section 2: Comprehensive Plan Amendment.**

The City of Panama City Comprehensive Plan is hereby amended as set forth in and incorporated herein by reference, and consists of a Future Land Use Map Amendment.

**Section 3: Severability.**

If any provision or portion of this Ordinance is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and portions of this Ordinance and the City of Panama City Comprehensive Plan shall remain in full force and effect.

**Section 4. Copy on File.**

An official, true and correct copy of all elements of the Panama City Comprehensive Plan as adopted and amended from time to time shall be maintained by the City Manager or his designee.

**Section 5: Effective Date of Amendment.**

This amendment shall not become effective until 31 days after adoption. If challenged within 30 days after adoption, small scale development amendments shall not become effective until the state land planning agency (DEO) or the Administration Commission, respectively, issues a final order determining the adopted small scale development amendment is in compliance. (§163.3187, F.S.)

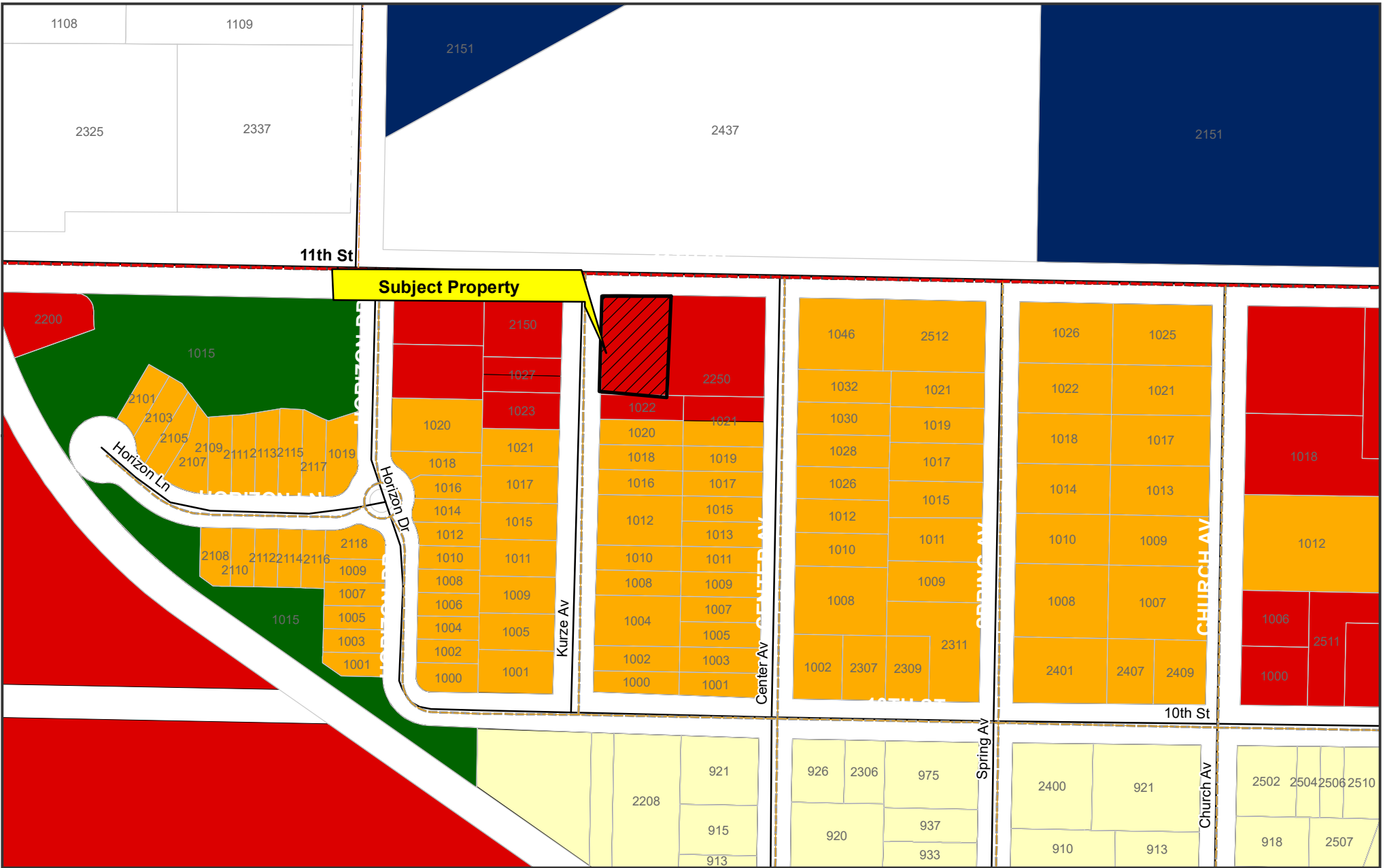
**PASSED, APPROVED, AND ADOPTED** at the regular meeting of the Mayor and City Commission of the City of Panama City, Florida this 29<sup>th</sup> of November 2022.

**CITY OF PANAMA CITY, FLORIDA  
A Municipal Corporation,**

By \_\_\_\_\_  
Greg Brudnicki, Mayor

**ATTEST:**

\_\_\_\_\_  
Jan Smith, City Clerk-Treasurer



**Exhibit A**

**Future Land Use Map  
City of Panama City**

**Legend**

- |                       |                      |                    |         |
|-----------------------|----------------------|--------------------|---------|
| <b>Future Landuse</b> | Industry             | Residential Vested | Ditch   |
| Downtown District     | Mixed Use            | Silviculture       | Lake    |
| Residential           | Preservation         | Urban Community    | Water   |
| General Commercial    | Public/Institutional | Urban Residential  | Parcels |
| Recreation            | Bay                  |                    |         |



1 inch = 195 feet