



CITY COMMISSION MEETING 3-14-23 Agenda Item Request Form

ITEM: First reading of Ordinance 3141.1 amending the Future Land Use Map of the City to reflect a land use designation of Mixed Use for a property located at 1204 Martin Luther King Junior Boulevard.

BACKGROUND INFORMATION: The applicant has requested the subject property be designated Mixed Use on the Future Land Use Map and zoned Mixed Use-2.

This item was reviewed by the Planning Board on February 14th, 2023. The Planning Board recommended approval unanimously.

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

ORDINANCE NO. 3141.1

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 1204 MARTIN LUTHER KING JUNIOR BOULEVARD, (PARCEL ID 17420-000-000), 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 CPMA2329 on February 13th, 2023, 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 March 14th, 2023 and a Public Hearing and second reading on March 28th, 2023, to adopt Comprehensive Plan Amendment CPMA2329, 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 CPMA2329, 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 City Commercial to City Mixed Use as described in Small Scale Amendment CPMA2329, with said property having the following legal description:

Lot 12 of Block F of Shady-Haven Subdivision, located in Section 4, Township 4 South, Range 14 West, according to a plat on file in the Office of the Clerk of Circuit Court of Bay County, Florida.

Lot 13, Block "F", Shady Haven Subdivision location in Section 4, Township 4 South, Range 14 West, according to a plat on file in the Office of the Clerk of Circuit Court 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 28th of March 2023.

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

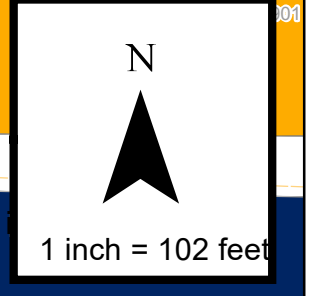
By _____
Greg Brudnicki, Mayor

ATTEST:

Jan Smith, City Clerk-Treasurer



Exhibit A
Future Land Use Map
City of Panama City



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community