



CITY COMMISSION MEETING

1-11-22 Agenda Item

Request Form

ITEM: First reading of Ordinance 3045.2 amending the Future Land Use Map of the City to reflect a land use designation of General Commercial for the property located at 3217 Highway 390.

BACKGROUND INFORMATION: Same information as previously stated in annexation agenda request.

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

ORDINANCE NO. 3045.2

AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN FUTURE LAND USE MAP OF THE CITY TO REFLECT A LAND USE DESIGNATION OF GENERAL COMMERCIAL FOR A PARCEL OF PROPERTY LOCATED AT 3217 HIGHWAY 390, 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 22-21 on December 13, 2021, 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 January 11, 2022, and a Public Hearing and second reading on January 25, 2022, to adopt Comprehensive Plan Amendment PB 22-21, 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 22-21, 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 General Commercial to City General Commercial as described in Small Scale Amendment PB 22-21 with said property having the following legal description:

Begin at the NE corner of Lot 105, St. Andrew Bay Development Company Plat of Section 20, Township 3 South, Range 14 West, as recorded in the Public Records of Bay County, Florida; thence East 36.97 feet to a point on the Westerly R/W line of S.R. 390; thence S07°33'15"W along said R/W line 166.58 feet; thence departing said line run West 253.44 feet; thence H1C1°14'30"E, 165.17 feet; thence East 234.79 feet to the P.O.B. said parcel being a part of the North half of Lot 105 and a part of Lot 106, Section 20, Township 3 South, Range 14 West.

SUBJECT TO: Easement for ingress and egress across the North 15 feet of Lot 106 as shown recorded in Bay County Official Records Sook 987, Page 1278; and Conveyance to the Panama City Airport Board as shown recorded in Deed Book 249, Page 21; to the extent to which any or all of the foregoing are valid and enforceable; the mention herein, however does not serve to reimpose same.

Parcel Identification Number: 11773-000-000

For Map of Property see "Exhibit A."

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, the 25th day of January, 2022.

CITY OF PANAMA CITY, FLORIDA
A Municipal Corporation,

By _____
Greg Brudnicki, Mayor

ATTEST:

Jan Smith, City Clerk-Treasurer

Petition to Amend the Comprehensive Plan Future Land Use Map

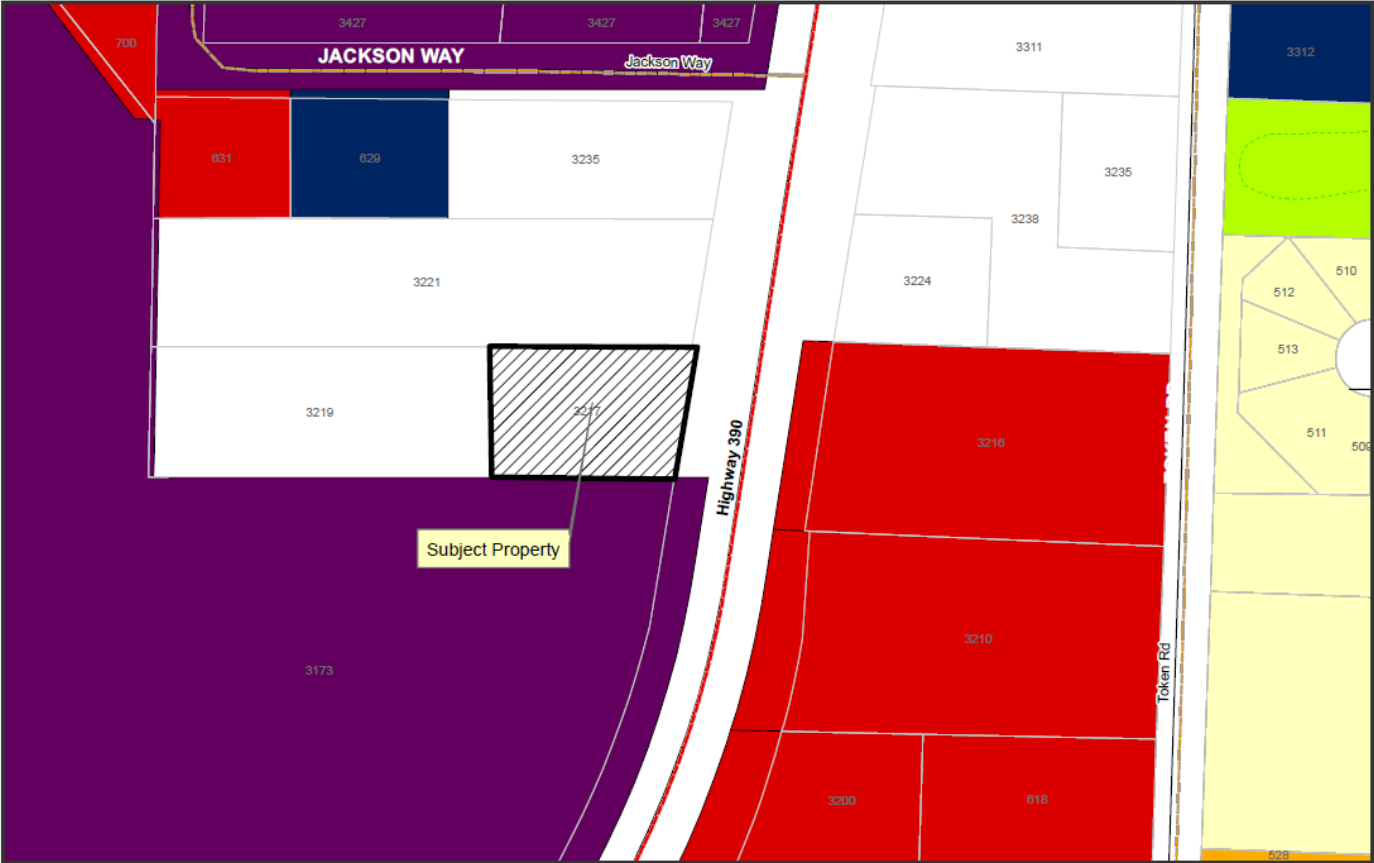


Exhibit A

FLUM
City of Panama City

Legend

Industry	Residential Vested	Ditch
Mixed Use	Silviculture	Lake
Downtown District	Preservation	Water
Residential	Public/Institutional	Parcels
General Commercial	Recreation	Urban Residential
	Bay	

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1 inch = 167 feet