



# CITY COMMISSION MEETING 1-11-22

## Agenda Item Request Form

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**ITEM:** First reading of Ordinance 3044.2 amending the Future Land Use Map of the City to reflect a land use designation of General Commercial for the property located at 4625 Highway 231.

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

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

## **ORDINANCE NO. 3044.2**

**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 4625 HIGHWAY 231, 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 22-19 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 22-19, 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 22-19, 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 22-19, with said property having the following legal description:

**LEGAL DESCRIPTION BEARD PROPERTY**

A PARCEL OF LAND LYING AND BEING IN SECTION 18, TOWNSHIP 3 SOUTH, RANGE 13 WEST AND BEING A PORTION OF LOTS 21 AND 28 OF THE ST. ANDREWS BAY DEVELOPMENT COMPANY'S PLAT OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 13 WEST AS RECORDED IN PLAT BOOK 5, PAGE 30 OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF LOT 21, ST. ANDREWS BAY DEVELOPMENT COMPANY'S PLAT OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 13 WEST AS RECORDED IN PLAT BOOK 5, PAGE 30 OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA AND PROCEED SOUTH 01 DEGREE 00 MINUTES 52 SECONDS WEST, ALONG THE WEST BOUNDARY LINE OF SAID LOT 21 AND LOT 28 OF SAID SUBDIVISION, FOR A DISTANCE OF 310.42 FEET TO THE POINT OF BEGINNING; THENCE LEAVING SAID WEST LINE PROCEED SOUTH 38 DEGREES 38 MINUTES 23 SECONDS EAST, FOR A DISTANCE OF 181.04 FEET TO THE NORTHWESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 231; THENCE SOUTH 51 DEGREES 23 MINUTES 09 SECONDS WEST, ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE, FOR A DISTANCE OF 150.00 FEET TO THE AFORESAID WEST LINE OF LOT 28; THENCE NORTH 01 DEGREE 00 MINUTES 52 SECONDS EAST, ALONG SAID WEST LINE, FOR A DISTANCE OF 235.05 FEET TO THE POINT OF BEGINNING. CONTAINING 13, 577.70 SQUARE FEET OR 0.312 ACRES, MORE OR LESS.

*Parcel ID #: 05917-010-000*

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.

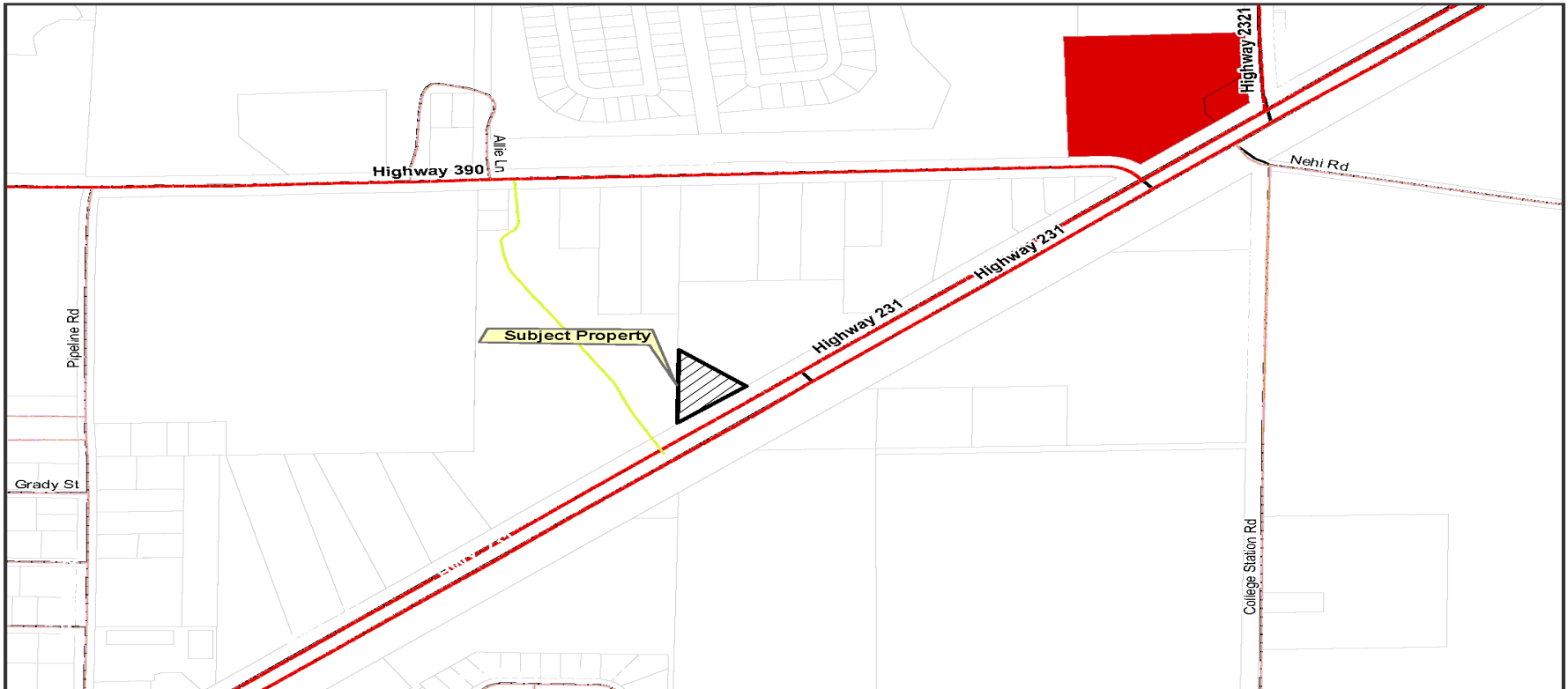
**CITY OF PANAMA CITY, FLORIDA**  
**A Municipal Corporation,**

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

**ATTEST:**

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

**Exhibit A: Petition to Amend the Comprehensive Plan Future Land Use Map**



**Exhibit A**

**FLUM 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 = 514 feet