



# CITY COMMISSION MEETING 12-14-21

## Agenda Item

## Request Form

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**ITEM:** First reading of Ordinance 3038.1 amending the Future Land Use Map of the City to reflect a land use designation of Residential for the property located at 8510 John Pitts Rd.

**BACKGROUND INFORMATION:** The applicant would like to build a single-family home.

This item was reviewed by the Planning Board on November 8, 2021. The Planning Board recommended approval unanimously.

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

## ORDINANCE NO. 3038.1

**AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN FUTURE LAND USE MAP OF THE CITY TO REFLECT A LAND USE DESIGNATION OF RESIDENTIAL FOR PARCELS OF PROPERTY LOCATED AT 8510 JOHN PITTS RD, 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 22-11 on November 8, 2021, and recommended the Amendment be denied by the Panama City Commission for adoption, and

**WHEREAS**, the City Commission of the City of Panama City held a first reading on December 14, 2021, and a Public Hearing and second reading on January 11, 2022, to adopt Comprehensive Plan Amendment PB 22-11, 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 22-11, 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 Urban Community to Residential as described in Small Scale Amendment PB 22-11 with said property having the following legal description:

**A PARCEL OF LAND LYING AND BEING IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 13 WEST, BAY COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 13 WEST, BAY COUNTY, FLORIDA AND PROCEED SOUTH 88 DEGREES 49 MINUTES 31 SECONDS EAST, ALONG THE NORTH BOUNDARY LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER, FOR A DISTANCE OF 252.30 FEET; THENCE LEAVING SAID NORTH BOUNDARY LINE PROCEED SOUTH 01 DEGREE**

**00 MINUTES 02 SECONDS WEST, FOR A DISTANCE OF 50.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF JOHN PITTS ROAD (100 FOOT RIGHT OF WAY) FOR THE POINT OF BEGINNING; THENCE SOUTH 88 DEGREES 49MINUTES31 SECONDS EAST, ALONG SAID SOUTH RIGHT OF WAY LINE, FOR DISTANCE OF 183.50 FEET; THENCE LEAVING SAID SOUTH RIGHT OF WAY LINE PROCEED SOUTH 06 DEGREES 31 MINUTES 29 SECONDS WEST, FOR A DISTANCE OF 139.99 FEET; THENCE SOUTH 09 DEGREES 16MINUTES 25 SECONDS WEST, FOR A DISTANCE OF 253.01 FEET; THENCE SOUTH 08 DEGREES 03 MINUTES 14 SECONDS EAST, FOR A DISTANCE OF 138.06 FEET; THENCE NORTH 79 DEGREES 34 MINUTES 18 SECONDS WEST; FOR A DISTANCE OF 179.32 FEET; THENCE NORTH 10 DEGREES 25 MINUTES 42 SECONDS EAST, FOR A DISTANCE OF 130.00 FEET; THENCE NORTH 01 DEGREE 02 MINUTES 28 SECONDS EAST, FOR A DISTANCE OF 368.99 FEET TO THE POINT OF BEGINNING. CONTAINING 1.880 ACRES, MORE OR LESS.**

*Parcel Identification Number: 05900-020-010*

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 11th day of January, 2022.

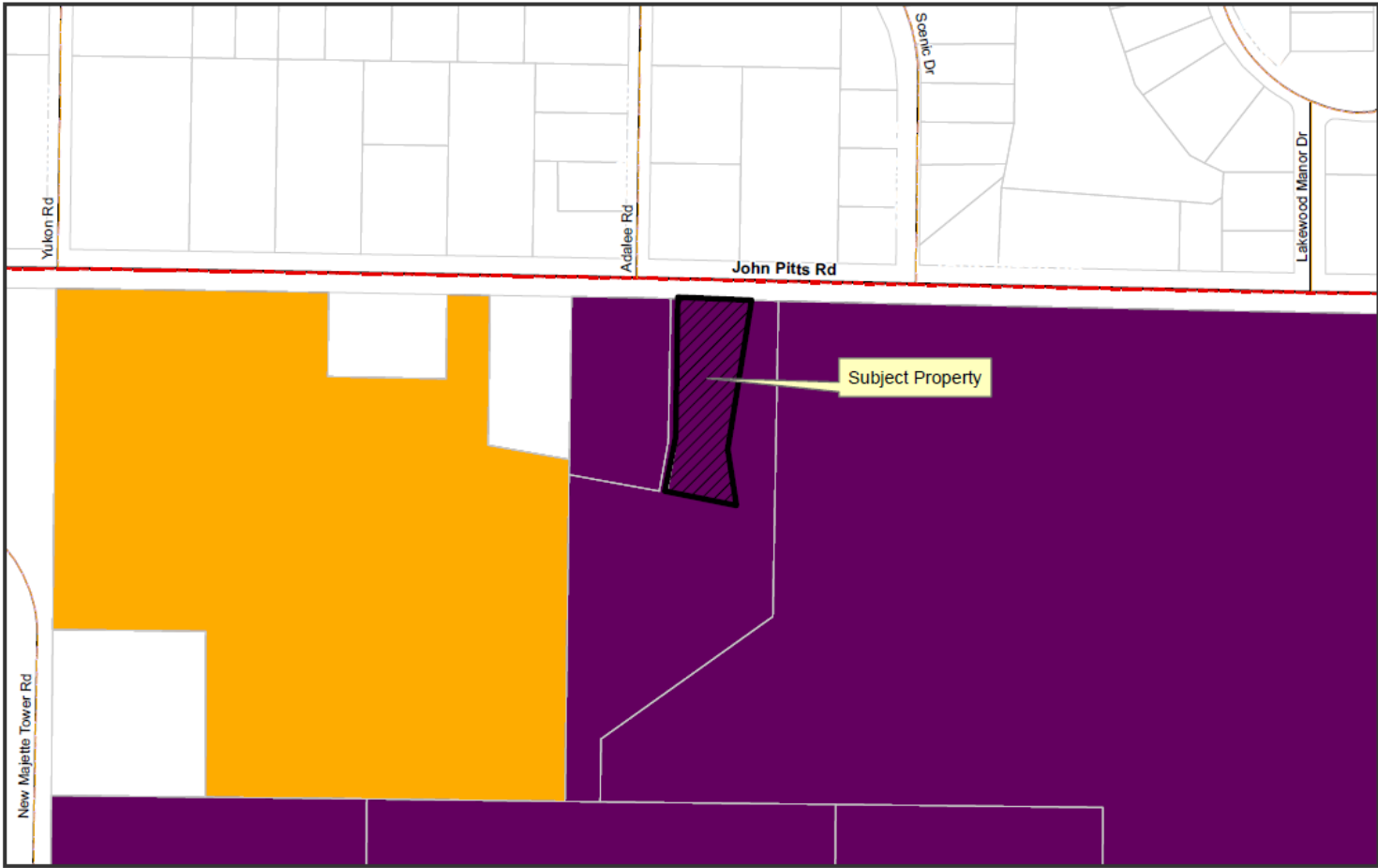
**CITY OF PANAMA CITY, FLORIDA  
A Municipal Corporation,**

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

**ATTEST:**

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

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



**Exhibit A**

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**FLUM**  
City of Panama City

**Legend**

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

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1 inch = 333 feet