



CITY COMMISSION MEETING

1-25-22 Agenda Item

Request Form

ITEM: Final reading of Ordinance 3038.2 amending the Zoning Map of the City to reflect a zoning designation of Residential-1, R-1, for the property located at 8510 John Pitts Rd.

BACKGROUND INFORMATION: Same information as previously stated in the Future Land Use agenda request.

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

ORDINANCE NO. 3038.2

AN ORDINANCE ZONING PARCELS OF PROPERTY LOCATED AT 8510 JOHN PITTS RD, PANAMA CITY, FLORIDA, HAVING APPROXIMATELY 1.88 ACRES, RESIDENTIAL 1, R-1, PROVIDING FOR SEVERABILITY AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the owners of the parcel of property in the City have requested that the parcel as hereinafter described be zoned Residential 1, R-1; and

WHEREAS, following a public hearing of this ordinance pursuant to the statutes provided and the presentation of competent and substantial evidence and a finding that the requested zoning is consistent with the Comprehensive Plan of the City and serves a public purpose, and that enactment of this ordinance would be proper;

NOW, THEREFORE, BE IT ENACTED BY THE PEOPLE OF THE CITY OF PANAMA CITY, FLORIDA:

Section 1: The following described parcel of real property within the municipal limits of the City of Panama City, Florida, is zoned Residential 1, R-1, to-wit:

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: The Official Zoning Map is amended to reflect the zoning of the above referenced property.

Section 3: All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

Section 4: This Ordinance shall take effect upon the effective date of the corresponding comprehensive plan map amendment, to reflect the designated zoning adopted in this Ordinance of the above referenced parcel.

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 Rezone

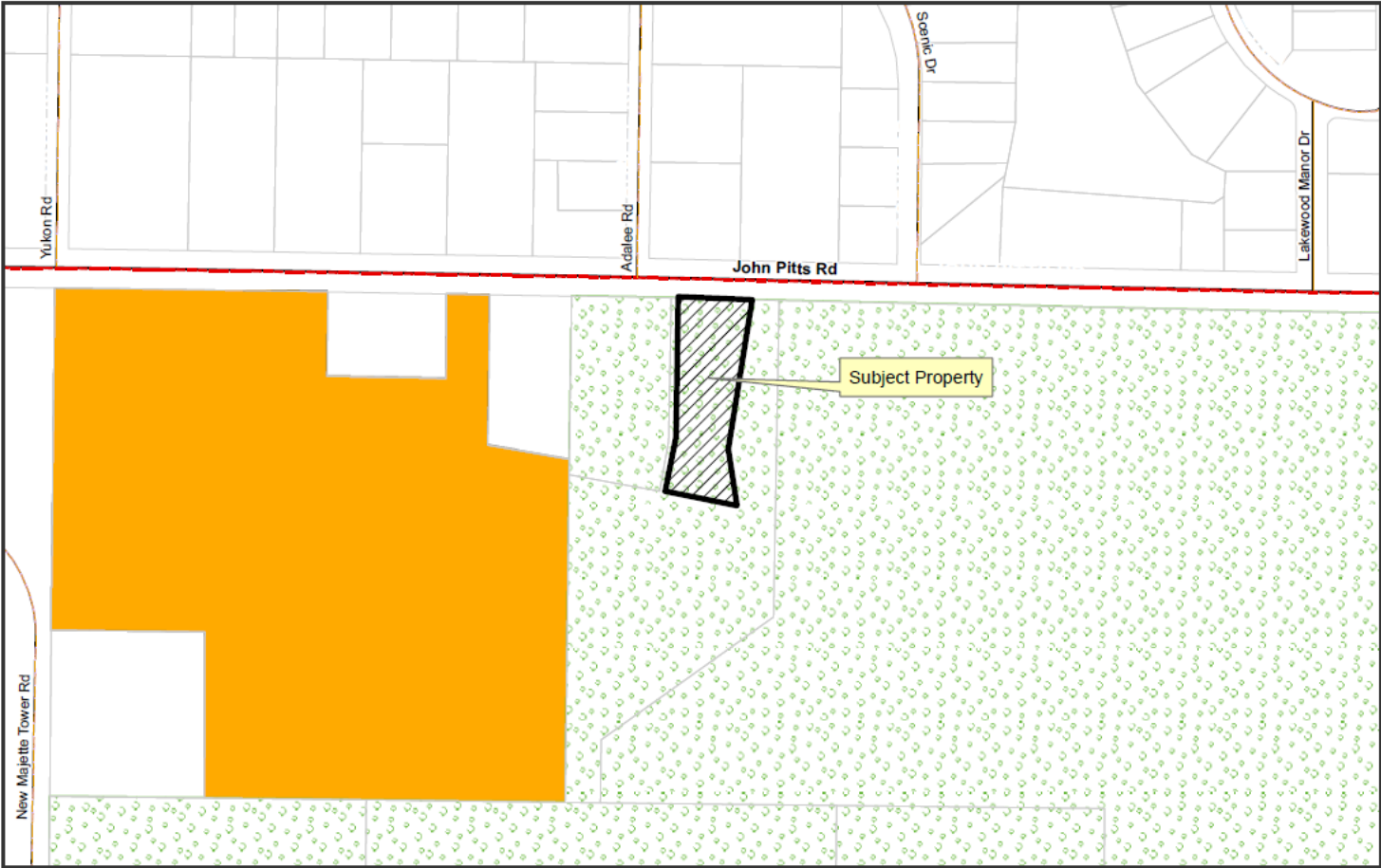


Exhibit A
Zoning Map
City of Panama City

Legend			
Zoning Districts	Mixed Use - 1	Recreation	Urban Residential 3
Downtown District	Mixed Use - 2	Residential - 1	Shoreline
General Commercial - 1	Mixed Use - 3	Residential - 2	Water
General Commercial - 2	Planned Unit Development (PUD)	Silviculture	NOT ZONED
Heavy Industry	Preservation	Urban Residential 1	Parcels
Light Industry	Public/Institutional	Urban Residential 2	

1 inch = 333 feet