



# CITY COMMISSION MEETING

## 1-25-22 Agenda Item

### Request Form

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**ITEM:** Final reading of Ordinance 3041.2 amending the Zoning Map of the City to reflect a zoning designation of Light Industrial, LI, for the property located at 1397 Jenks Ave and 1399 Jenks Ave.

**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. 3041.2

**AN ORDINANCE ZONING PARCELS OF PROPERTY LOCATED AT 1399 JENKS AVENUE AND 1397 JENKS AVENUE, PANAMA CITY, FLORIDA, HAVING APPROXIMATELY 3.227 ACRES, LIGHT INDUSTRIAL, LI, 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 Light Industrial, LI; 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 Light Industrial, LI, to-wit:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 14 WEST, BAY COUNTY, FLORIDA; THENCE N 00°04'26" E ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 5 FOR 25.00 FEET TO THE NORTH RIGHT OF WAY LINE OF THIRTEENTH STREET AND THE POINT OF BEGINNING; THENCE CONTINUE N 00°04'26" E ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 5 AND THE WEST LINE OF THE AMENDED PLAT OF W.F. SEGLER'S SUBDIVISION FOR 429.99 FEET; THENCE LEAVING SAID WEST LINE RUNS 89°38'53" E FOR 125.88 FEET TO THE EXISTING WEST RIGHT OF WAY LINE OF JENKS AVENUE; THENCE N 00°11'00" E ALONG SAID WEST RIGHT OF WAY LINE FOR 307.87 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF ATLANTA AND ST. ANDREWS BAY RAILROAD; THENCE S 50°39'48" W ALONG SAID SOUTHERLY RIGHT OF WAY LINE FOR 457.49 FEET; THENCE LEAVING SAID SOUTHERLY RIGHT OF WAY LINE RUN S 00°04'26" W FOR 445.63 FEET TO THE NORTH RIGHT OF WAY LINE OF THIRTEENTH STREET; THENCE S 89°37'52" E ALONG SAID NORTH RIGHT OF WAY LINE FOR 227.00 FEET TO THE POINT OF BEGINNING. SAID PROPERTY BEING IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 14 WEST, AND IN BLOCK 5 AND BLOCK 6 OF W. F. SEGLER'S AMENDED PLAT.

Parcel ID # 18376-010-000

**TOGETHER WITH (UNIT 2)**

LEGAL DESCRIPTION UNIT 2 A parcel of land lying and being in Section 5, Township 4 South, Range 14 West, Bay County, Florida; parcel being a one foot offset outside the exterior building wall of a proposed Office Building and being more particularly described as follows:

Commencing at a the Southeast corner of the Northwest Quarter of the Northeast Quarter of Section 5, Township 4 South, Range 14 West, Bay County, Florida and run thence North 00 degrees 04 minutes 59 seconds East, along the East line of the Northwest Quarter of the Northeast Quarter of said Section 5, for a distance of 25.03 feet to a point on the North right of way line of 13th Street; thence leaving said right of way run North 00 degrees 04 minutes 33 seconds East, along said Quarter line and the West boundary line of Block "6", according to the 6", according to the, according to the Amended Plat of Segler's Subdivision as per plat thereof recorded in Plat Book 4, Page 25 of the Public Records of Bay County, Florida, for a distance of 429.99 feet to the Northwest corner of Lot 8, Block "6" of said subdivision; 6" of said subdivision; of said subdivision; thence leaving said Quarter line run South 89 degrees 37 minutes 50 seconds East, along the North boundary line of said Lot 8, for a distance of 30.30 feet; thence leaving said North boundary line run North 00 degrees 03 minutes 38 seconds West, for a distance of 14.54 feet to the POINT OF BEGINNING; thence continue North 00 degrees 03 minutes 38 seconds West, a distance of 46.98 feet; thence North 89 degrees 56 minutes 22 seconds East, for a distance of 11.83 feet; thence North 00 degrees 03 minutes 38 seconds West, for a distance of 2.00 feet; thence North 89 degrees 56 minutes 22 seconds East, for a distance of 13.00 feet; thence South 00 degrees 03 minutes 38 seconds East, for a distance of 1.00 feet; thence North 89 degrees 56 minutes 22 seconds East, for a distance of 10.00 feet; thence South 00 degrees 03 minutes 38 seconds East, for a distance of 1.00 feet; thence North 89 degrees 56 minutes 22 seconds East, for a distance of 17 .16 feet; thence South 00 degrees 03 minutes 38 seconds East, for a distance of 48.98 feet; thence South 89 degrees 56 minutes 22 seconds West, for a distance of 12.50 feet; thence South 00 degrees 03 minutes 38 seconds East, for a distance of 3.00 feet; thence South 89 degrees 56 minutes 22 seconds West, for a distance of 6.83 feet; thence North 00 degrees 03 minutes 38 seconds West, for a distance of 5.00 feet; thence South 89 degrees 56 minutes 22 seconds West, for a distance of 32.65 feet to the POINT OF BEGINNING.

*Parcel ID# 18376-010-010*

**AND**

**LESS & EXCEPT (UNITS 9 & 10)**

LEGAL DESCRIPTION UNIT 9 Commence at the Southeast corner of the Northwest quarter of the Northeast quarter of Section 5, Township 4 South, range 14 West, Bay County, Florida and proceed north 00 degree 04 minutes 59 seconds East, for a distance of 25.03 feet to the North right of way line 13th Street; thence North 89 degrees 38 minutes 23 seconds West, along said North right of way line, for a distance of 227 .03 feet; thence leaving said North right of way line proceed North 00 degrees 04 minutes 28 seconds east, for a distance of 401.47 feet; thence South 89 degrees 55 minutes 34 seconds East, for a distance of 22.50 feet to the POINT OF BEGINNING; thence North 00 degrees 04 minutes 14 seconds East, for a distance of 12.50 feet; thence north 89 degrees 55 minutes 46 seconds West, for a distance of 3.00 feet; thence

North 00 degrees 04 minutes 14 seconds East, for a distance of 8.83 feet; thence South 89 degrees 55 minutes 14 seconds east, for a distance of 3.00 feet; thence North 00 degrees 04 minutes 14 seconds East, for a distance of 32.65 feet; thence South 89 degrees 55 minutes 46 seconds East, for a distance of 48.98 feet; thence South 00 degrees 04 minutes 14 seconds West, for a distance of 11.83 feet; thence South 89 degrees 55 minutes 46 seconds East, for a distance of 2.00 feet; thence South 00 degrees 04 minutes 14 seconds West, for a distance of 13.00 feet; thence North 89 degrees 55 minutes 48 seconds West, for a distance of 1.00 feet; thence South 00 degrees 04 minutes 14 seconds West, for a distance of 10.00 feet; thence North 89 degrees 55 minutes 48 seconds West, for a distance of 1.00 feet; thence South 00 degrees 55 minutes 48 seconds West, for a distance of 17 .18 feet; thence North 89 degrees 55 minutes 46 seconds West, for a distance of 48.98 feet to the POINT OF BEGINNING.

LEGAL DESCRIPTION UNIT 10 Commence at the Southeast corner of the Northwest quarter of the Northeast quarter of Section 5, Township 4 South, range 14 West, Bay County, Florida and proceed north 00 degree 04 minutes 59 seconds East, for a distance of 25.03 feet to the North right of way line 13th Street; thence North 89 degrees 38 minutes 23 seconds West, along said North right of way line, for a distance of 227.03 feet; thence leaving said North right of way line proceed North 00 degrees 04 minutes 26 seconds east, for a distance of 340.51 feet; thence South 89 degrees 55 minutes 34 seconds East, for a distance of 22.50 feet to the POINT OF BEGINNING; thence North 00 degrees 04 minutes 14 seconds East, for a distance of 12.50 feet; thence north 89 degrees 55 minutes 46 seconds West, for a distance of 3.00 feet; thence North 00 degrees 04 minutes 14 seconds East, for a distance of 6.83 feet; thence South 89 degrees 55 minutes 46 seconds East, for a distance of 5.00 feet; thence North 00 degrees 04 minutes 14 seconds East, for a distance of 32.65 feet; thence South 89 degrees 55 minutes 46 seconds East, for a distance of 48.98 feet; thence South 00 degrees 04 minutes 14 seconds West, for a distance of 11.83 feet; thence South 89 degrees 55 minutes 46 seconds East. for a distance of 2.00 feet; thence South 00 degrees 04 minutes 14 seconds West, for a distance of 13.00 feet; thence North 89 degrees 55 minutes 48 seconds West, for a distance of 1.00 feet; thence South 00 degrees 04 minutes 14 seconds West, for a distance of 10.00 feet; thence North 89 degrees 55 minutes 48 seconds West, for a distance of 1.00 feet; thence South 00 degrees 55 minutes 48 seconds West, for a distance of 17 .16 feet; thence North 89 degrees 55 minutes 46 seconds West, for a distance of 48.98 feet to the POINT OF BEGINNING.

*Parcel ID# 18376-010-090, Parcel ID 18376-010-100*

## **AND**

### **LESS & EXCEPT (UNIT 12)**

LEGAL DESCRIPTION UNIT 12 Commence at the Southeast corner of the Northwest quarter of the Northeast quarter of Section 5, Township 4 South, range 14 West, Bay County, Florida and proceed north 00 degree 04 minutes 59 seconds East, for a distance of 25.03 feet to the North right of way line 13th Street; thence North 89 degrees 38 minutes 23 seconds West, along said North right of way line, for a distance of 227.03 feet; thence leaving said North right of way line proceed North 00 degrees 04 minutes 26 seconds east, for a distance of 143.84 feet; thence South 89 degrees 55 minutes 34 seconds East, for a distance of 22.51 feet to the POINT OF BEGINNING; thence North 00 degrees 04 minutes 14 seconds East, for a distance of 12.50 feet; thence north 89 degrees 55 minutes 46 seconds West, for a distance of 3.00 feet; thence

North 00 degrees 04 minutes 14 seconds East, for a distance of 6.83 feet; thence South 89 degrees 55 minutes 46 seconds East, for a distance of 5.00 feet; thence North 00 degrees 04 minutes 14 seconds East, for a distance of 32.65 feet; thence South 89 degrees 55 minutes 46 seconds East, for a distance of 46.98 feet; thence South 00 degrees 04 minutes 14 seconds West, for a distance of 11.83 feet; thence South 89 degrees 55 minutes 46 seconds East, for a distance of 2.00 feet; thence South 00 degrees 04 minutes 14 seconds West, for a distance of 13.00 feet; thence North 89 degrees 55 minutes 48 seconds West, for a distance of 1.00 feet; thence South 00 degrees 04 minutes 14 seconds West, for a distance of 10.00 feet; thence North 89 degrees 55 minutes 46 seconds West, for a distance of 1.00 feet; thence South 00 degrees 04 minutes 48 seconds West, for a distance of 17 .16 feet; thence North 89 degrees 55 minutes 46 seconds West, for a distance of 48.98 feet to the POINT OF BEGINNING.

*Parcel ID# 18376-010-120*

**AND**

**LESS & EXCEPT (UNITS 13 & 14)**

Legal Description: Commence at a found nail and cap marking the Southeast corner of the Northwest quarter of the Northeast quarter Section 5, Township 4 South, Range 14 West, Bay County, Florida; thence run North 00 04 minutes 26 seconds East 25.00 feet to a rod and cap lying on the Northerly right of way line of West 13th Street; thence run along said Northerly right of way line North 89 degrees 37 minutes 52 seconds West 227 .00 feet to a re-bar; thence leaving said Northerly right of way line run North 00 degrees 04 minutes 26 seconds East 25.00 feet; thence run South 89 degrees 38 minutes 23 seconds East 22.50 feet to a re-bar said pint being the POINT OF BEGINNING; thence leaving said POINT OF BEGINNING run North 00 degrees 04 minutes 26 seconds East 100.92 feet; thence run South 89 degrees 55 minutes 34 seconds East 47.17 feet; thence run South 00 degrees 04 minutes 26 seconds West 38.42 feet; thence run North 89 degrees 55 minutes 34 seconds East 2.83 feet; thence run South 00 degrees 04 minutes 26 seconds West 13.00 feet; thence run South 89 degrees 55 minutes 34 seconds East 3.00 feet; thence run South 00 degrees 04 minutes 26 seconds West 15.58 feet; thence run North 89 degrees 55 minutes 34 seconds West 3.00 feet; thence run South 00 degrees 04 minutes 26 seconds West 17.46 feet; thence run North 89 degrees 55 minutes 34 seconds West 2.83 feet; thence run South 00 degrees 04 minutes 26 seconds West 16.46 feet; thence run North 89 degrees 54 minutes 50 seconds West 4 7 .17 feet to the POINT OF BEGINNING.

*Parcel ID# 18376-010-130*

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

Zoning Districts		Legend	
<span style="display: inline-block; width: 10px; height: 10px; background-color: #800000; border: 1px solid black;"></span> Downtown District	<span style="display: inline-block; width: 10px; height: 10px; background-color: #FFA500; border: 1px solid black;"></span> Mixed Use - 1	<span style="display: inline-block; width: 10px; height: 10px; background-color: #90EE90; border: 1px solid black;"></span> Recreation	<span style="display: inline-block; width: 10px; height: 10px; background-color: #FFB6C1; border: 1px solid black;"></span> Urban Residential 3
<span style="display: inline-block; width: 10px; height: 10px; background-color: #FF69B4; border: 1px solid black;"></span> General Commercial - 1	<span style="display: inline-block; width: 10px; height: 10px; background-color: #FFD700; border: 1px solid black;"></span> Mixed Use - 2	<span style="display: inline-block; width: 10px; height: 10px; background-color: #E0E0E0; border: 1px solid black;"></span> Residential - 1	<span style="display: inline-block; width: 10px; height: 10px; border: 1px solid black; background: repeating-linear-gradient(45deg, transparent, transparent 2px, blue 2px, blue 4px);"></span> Shoreline
<span style="display: inline-block; width: 10px; height: 10px; background-color: #FF0000; border: 1px solid black;"></span> General Commercial - 2	<span style="display: inline-block; width: 10px; height: 10px; background-color: #800080; border: 1px solid black;"></span> Mixed Use - 3	<span style="display: inline-block; width: 10px; height: 10px; background-color: #90EE90; border: 1px solid black;"></span> Residential - 2	<span style="display: inline-block; width: 10px; height: 10px; background-color: #ADD8E6; border: 1px solid black;"></span> Water
<span style="display: inline-block; width: 10px; height: 10px; background-color: #808080; border: 1px solid black;"></span> Heavy Industry	<span style="display: inline-block; width: 10px; height: 10px; background-color: #90EE90; border: 1px solid black;"></span> Planned Unit Development (PUD)	<span style="display: inline-block; width: 10px; height: 10px; background-color: #90EE90; border: 1px solid black;"></span> Silviculture	<span style="display: inline-block; width: 10px; height: 10px; border: 1px solid black; background-color: white;"></span> NOT ZONED
<span style="display: inline-block; width: 10px; height: 10px; background-color: #808080; border: 1px solid black;"></span> Light Industry	<span style="display: inline-block; width: 10px; height: 10px; background-color: #008000; border: 1px solid black;"></span> Preservation	<span style="display: inline-block; width: 10px; height: 10px; background-color: #90EE90; border: 1px solid black;"></span> Urban Residential 1	<span style="display: inline-block; width: 10px; height: 10px; border: 1px solid black; background-color: white;"></span> Parcels
	<span style="display: inline-block; width: 10px; height: 10px; background-color: #0000FF; border: 1px solid black;"></span> Public/Institutional	<span style="display: inline-block; width: 10px; height: 10px; background-color: #800000; border: 1px solid black;"></span> Urban Residential 2	



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1 inch = 125 feet