



# CITY COMMISSION MEETING

## 1-25-22 Agenda Item

### Request Form

---

**ITEM:** First reading of Ordinance 3043.2 amending the Future Land Use Map of the City to reflect a land use designation of General Commercial for the property located at 4620 E 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. 3043.2**

**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 4620 E 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 22-18 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 25, 2022, and a Public Hearing and second reading on March 22, 2022, to adopt Comprehensive Plan Amendment PB 22-18, 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 22-18, 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 Industrial to City General Commercial as described in Small Scale Amendment PB 22-18, with said property having the following legal description:

**Parcel 3:**

Commence at the intersection of the South right of way line of State Road No. 390 (80' R/W) and the East line of Lot 5 according to St. Andrew Bay Development Company's Platting of Section 18, Township 3 South, Range 13 West, on file in the Office of the Clerk of the Circuit Court of Bay County, Florida; thence N 90° 00' 00" W along the South R/W line of State Road No. 390 for 430 feet to the Point of Beginning; thence continue along said bearing and right of way line for 257.08 feet to the West line of said Lot 5; thence S 02°51' 26" W along the West line of Lots 5 and 12 for 482.59 feet to the Northwest corner of a parcel of land recorded in Official Records Book 1472, Page 849, in the Public Records of Bay County, Florida; thence S 89° 32' 09" E along the North line of said parcel for 257.67 feet; thence N 02°46' 36" E for 484.65 feet to the Point of Beginning. Containing 2.85 acres more or less and being a part of Lots 5 and 12 of said recorded plat.

*Parcel ID #: 05916-000-000*

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 22<sup>nd</sup> day of March, 2022.

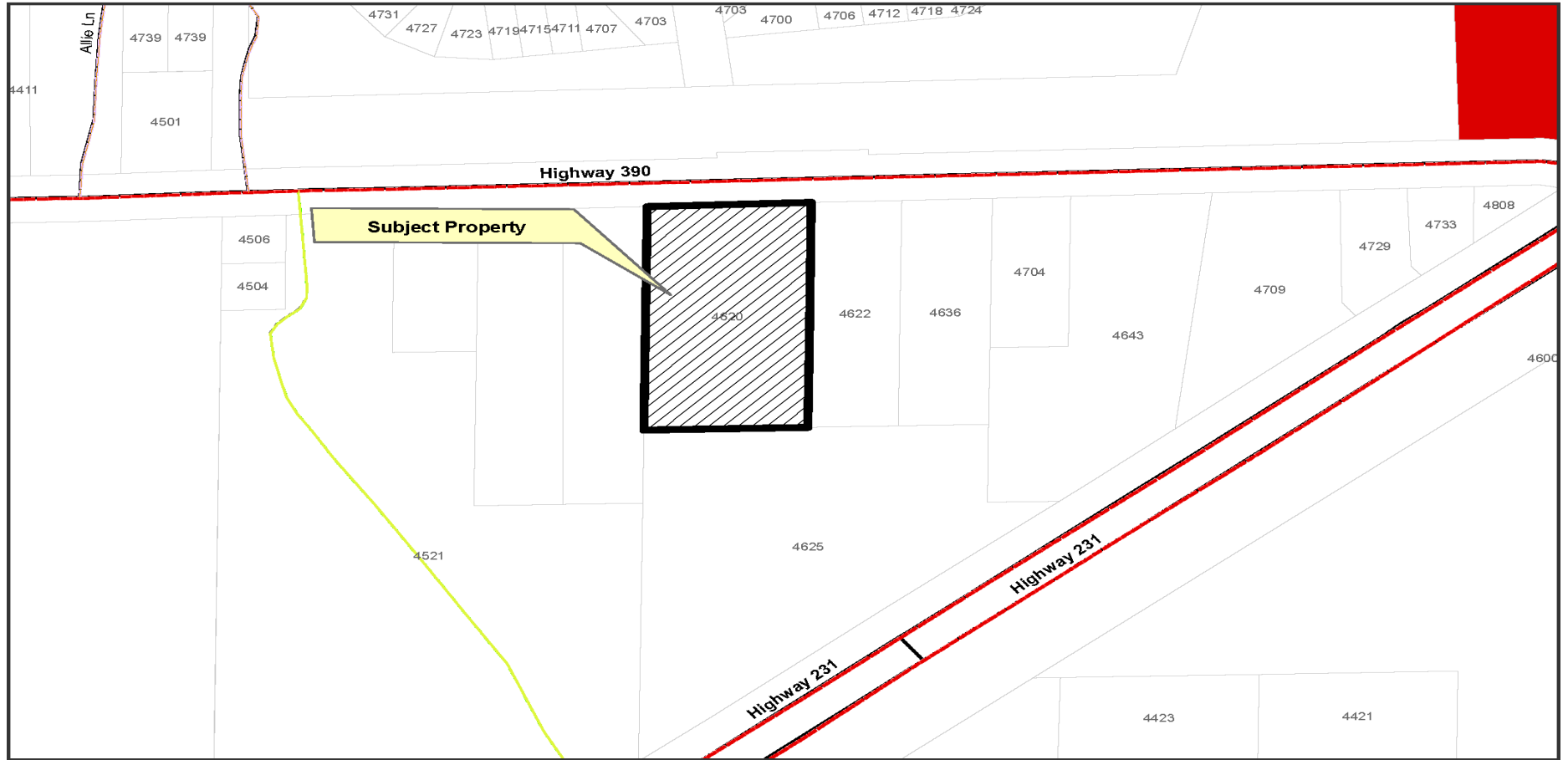
**CITY OF PANAMA CITY, FLORIDA  
A Municipal Corporation,**

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



1 inch = 244 feet