



# CITY COMMISSION MEETING 2-8-22

## Agenda Item

## Request Form

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**ITEM:** First reading of Ordinance 3047.2 amending the Future Land Use Map of the City to reflect a land use designation of Mixed Use for the property located at 134 W Baldwin Rd.

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

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

## **ORDINANCE NO. 3047.2**

**AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN FUTURE LAND USE MAP OF THE CITY TO REFLECT A LAND USE DESIGNATION OF MIXED USE FOR A PARCEL OF PROPERTY LOCATED AT 134 W BALDWIN ROAD, 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 22-23 on January 10, 2022, 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 February 8, 2022, and a Public Hearing and second reading on February 22, 2022, to adopt Comprehensive Plan Amendment PB 22-23, 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 22-23, 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 Residential to City Mixed Use as described in Small Scale Amendment PB 22-23, with said property having the following legal description:

Schedule A

COMMENCE AT THE SOUTHWEST CORNER OF LOT 127, THE ST. ANDREW'S BAY DEVELOPMENT COMPANY'S SUBDIVISION OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 14 WEST, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 6, PAGE 12 OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA; THENCE N85°50'23"E ALONG THE SOUTH LINE OF SAID LOT FOR 50.01 FEET; THENCE N3°03'07"W FOR 50.01 FEET TO THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF BALDWIN ROAD AND THE EAST RIGHT-OF-WAY LINE OF JENKS AVENUE FOR THE POINT OF BEGINNING; THENCE N85°50'23"E ALONG NORTH RIGHT-OF-WAY LINE OF BALDWIN ROAD FOR 150 FEET; THENCE N3°03'07"W FOR 179.86 FEET; THENCE S85°50'23"W FOR 150 FEET; THENCE S3°03'07"E FOR 179.86 FEET ALONG THE EAST RIGHT-OF-WAY LINE OF JENKS AVENUE TO POINT OF BEGINNING.

*Parcel ID #: 11783-062-000*

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 February, 2022.

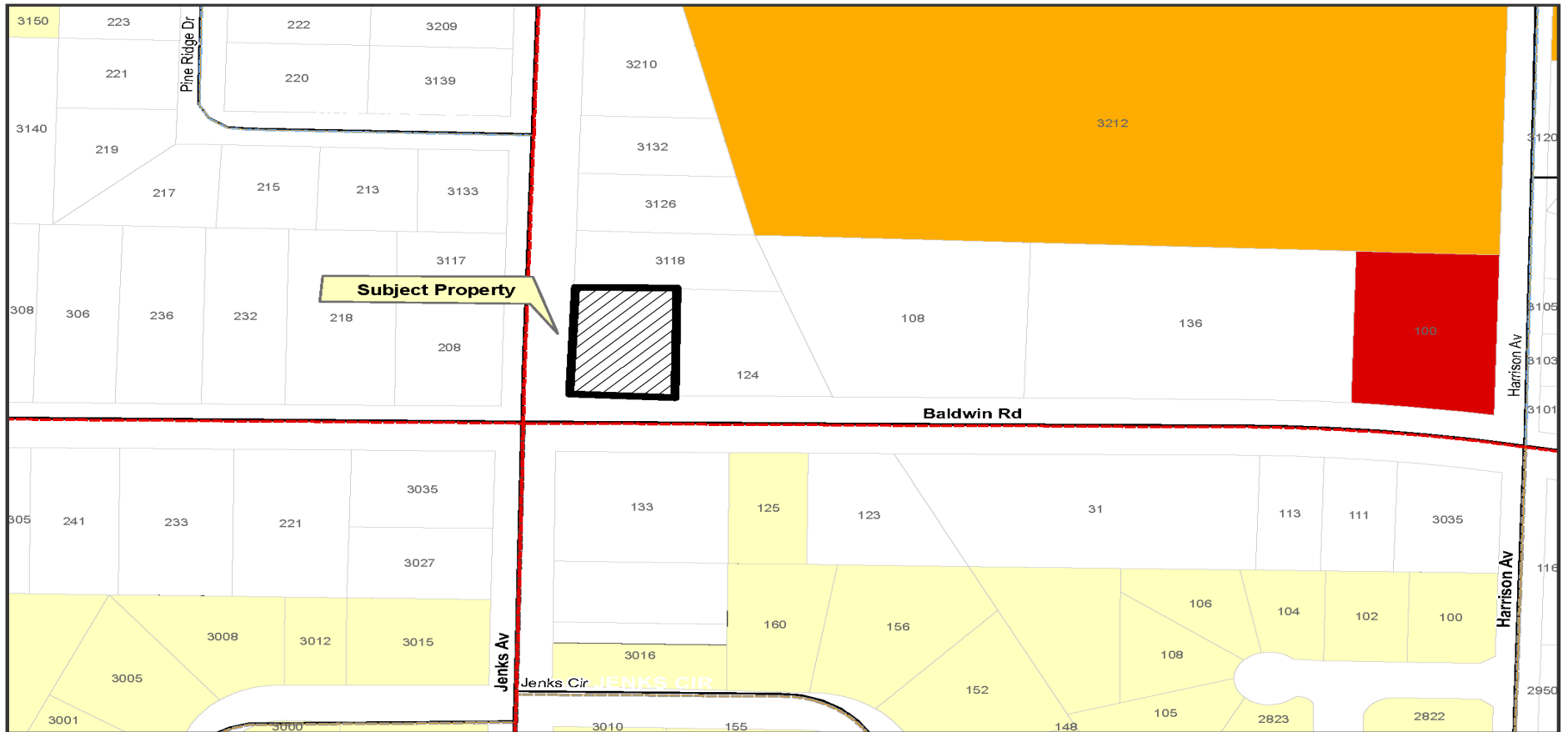
**CITY OF PANAMA CITY, FLORIDA  
A Municipal Corporation,**

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
Mixed Use	Preservation	Silviculture	Lake
Downtown District	Public/Institutional	Urban Community	Water
Residential	Recreation	Urban Residential	Parcels
General Commercial		Bay	



1 inch = 195 feet