



# CITY COMMISSION MEETING

## 3-22-22 Agenda Item

### Request Form

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**ITEM:** Final 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 final 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, 2021, 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 General Commercial to City General Commercial as described in Small Scale Amendment PB 22-18, with said property having the following legal description:

LEGAL DESCRIPTION: ANNEX PARCEL

A PARCEL OF LAND BEING A PORTION OF LOTS 5 AND 12, ST. ANDREWS BAY DEVELOPMENT COMPANY'S PLAT OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 13 WEST, BAY COUNTY, FLORIDA AND RECORDED IN PLAT BOOK 5, PAGE 30 OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA AND BEING PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A POINT MARKING THE NORTHEAST CORNER OF LOT 6, ST. ANDREWS BAY DEVELOPMENT COMPANY'S PLAT OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 13 WEST, BAY COUNTY, FLORIDA (POINT ALSO BEING ON THE SOUTH RIGHT OF WAY LINE OF STATE ROAD 390 - 80' RIGHT OF WAY) AND PROCEED NORTH 88 DEGREES 05 MINUTES 46 SECONDS EAST, ALONG SAID SOUTH RIGHT OF WAY LINE, FOR A DISTANCE OF 155.19 FEET TO A POINT ON A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 20.00 FEET, THROUGH A CENTRAL ANGLE OF 82 DEGREES 53 MINUTES 10 SECONDS; THENCE PROCEED SOUTHWESTERLY ALONG SAID CURVE FOR AN ARC DISTANCE OF 28.93 FEET, (CHORD BEARING AND DISTANCE = SOUTH 46 DEGREES 39 MINUTES 11 SECONDS WEST, FOR A DISTANCE OF 26.48 FEET) TO A POINT OF REVERSE CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 568.33 FEET, THROUGH A CENTRAL ANGLE OF 25 DEGREES 42 MINUTES 54 SECONDS; THENCE PROCEED SOUTHERLY ALONG SAID CURVE FOR AN ARC DISTANCE OF 255.07 FEET, (CHORD BEARING AND DISTANCE = SOUTH 18 DEGREES 04 MINUTES 03 SECONDS WEST, FOR A DISTANCE OF 252.94 FEET) TO A POINT OF REVERSE CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 455.00 FEET, THROUGH A CENTRAL ANGLE OF 27 DEGREES 52 MINUTES 47 SECONDS; THENCE PROCEED SOUTHERLY ALONG SAID CURVE FOR AN ARC DISTANCE OF 221.40 FEET, (CHORD BEARING AND DISTANCE = SOUTH 17 DEGREES 24 MINUTES 47 SECONDS WEST, FOR A DISTANCE OF 219.22 FEET) TO THE WEST LINE OF SAID LOT 5; THENCE NORTH 01 DEGREE 00 MINUTES 52 SECONDS WEST ALONG SAID WEST LINE, FOR A DISTANCE OF 462.73 FEET TO THE POINT OF BEGINNING, CONTAINING 32877.38 SQUARE FEET OR 0.754 ACRES MORE OR LESS.

*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.

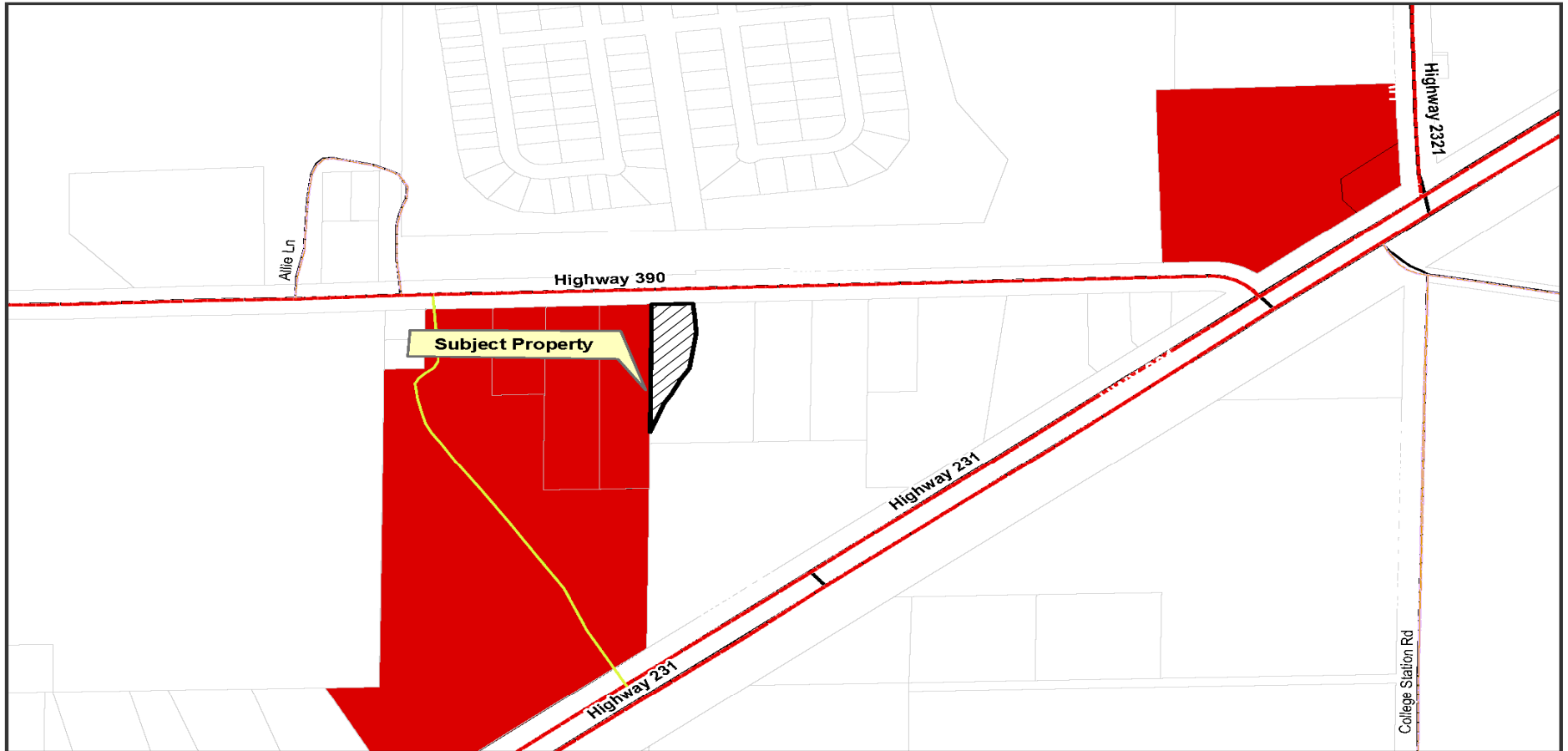
**CITY OF PANAMA CITY, FLORIDA  
A Municipal Corporation,**

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			
<b>Future Landuse</b> <span style="display: inline-block; width: 15px; height: 10px; background-color: #800000; border: 1px solid black;"></span> Downtown District <span style="display: inline-block; width: 15px; height: 10px; background-color: #FFD700; border: 1px solid black;"></span> Residential <span style="display: inline-block; width: 15px; height: 10px; background-color: #FF0000; border: 1px solid black;"></span> General Commercial	<span style="display: inline-block; width: 15px; height: 10px; background-color: #A9A9A9; border: 1px solid black;"></span> Industry <span style="display: inline-block; width: 15px; height: 10px; background-color: #FFA500; border: 1px solid black;"></span> Mixed Use <span style="display: inline-block; width: 15px; height: 10px; background-color: #008000; border: 1px solid black;"></span> Preservation <span style="display: inline-block; width: 15px; height: 10px; background-color: #000080; border: 1px solid black;"></span> Public/Institutional <span style="display: inline-block; width: 15px; height: 10px; background-color: #90EE90; border: 1px solid black;"></span> Recreation	<span style="display: inline-block; width: 15px; height: 10px; background-color: #FFFF00; border: 1px solid black;"></span> Residential Vested <span style="display: inline-block; width: 15px; height: 10px; background-color: #8B4513; border: 1px solid black;"></span> Silviculture <span style="display: inline-block; width: 15px; height: 10px; background-color: #483D8B; border: 1px solid black;"></span> Urban Community <span style="display: inline-block; width: 15px; height: 10px; background-color: #FFD700; border: 1px solid black;"></span> Urban Residential <span style="display: inline-block; width: 15px; height: 10px; background-color: #0000FF; border: 1px solid black;"></span> Bay	<span style="display: inline-block; width: 15px; height: 10px; background-color: #D3D3D3; border: 1px solid black;"></span> Ditch <span style="display: inline-block; width: 15px; height: 10px; background-color: #ADD8E6; border: 1px solid black;"></span> Lake <span style="display: inline-block; width: 15px; height: 10px; background-color: #ADD8E6; border: 1px solid black;"></span> Water <span style="display: inline-block; width: 15px; height: 10px; border: 1px solid black;"></span> Parcels



1 inch = 389 feet