



# CITY COMMISSION MEETING 3-22-22 Agenda Item Request Form



**ITEM:** Final reading of Ordinance 3043.3 amending the Zoning Map of the City to reflect a zoning designation of General Commercial 2, GC-2, for the property located at 4620 E Highway 390.

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

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

## **ORDINANCE NO. 3043.3**

**AN ORDINANCE ZONING A PARCEL OF PROPERTY LOCATED AT 4620 E HIGHWAY 390, PANAMA CITY, FLORIDA, HAVING APPROXIMATELY 0.754 ACRES, GENERAL COMMERCIAL-2, GC-2, 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 General Commercial-2, GC-2; 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 General Commercial-2, GC-2, to-wit:

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

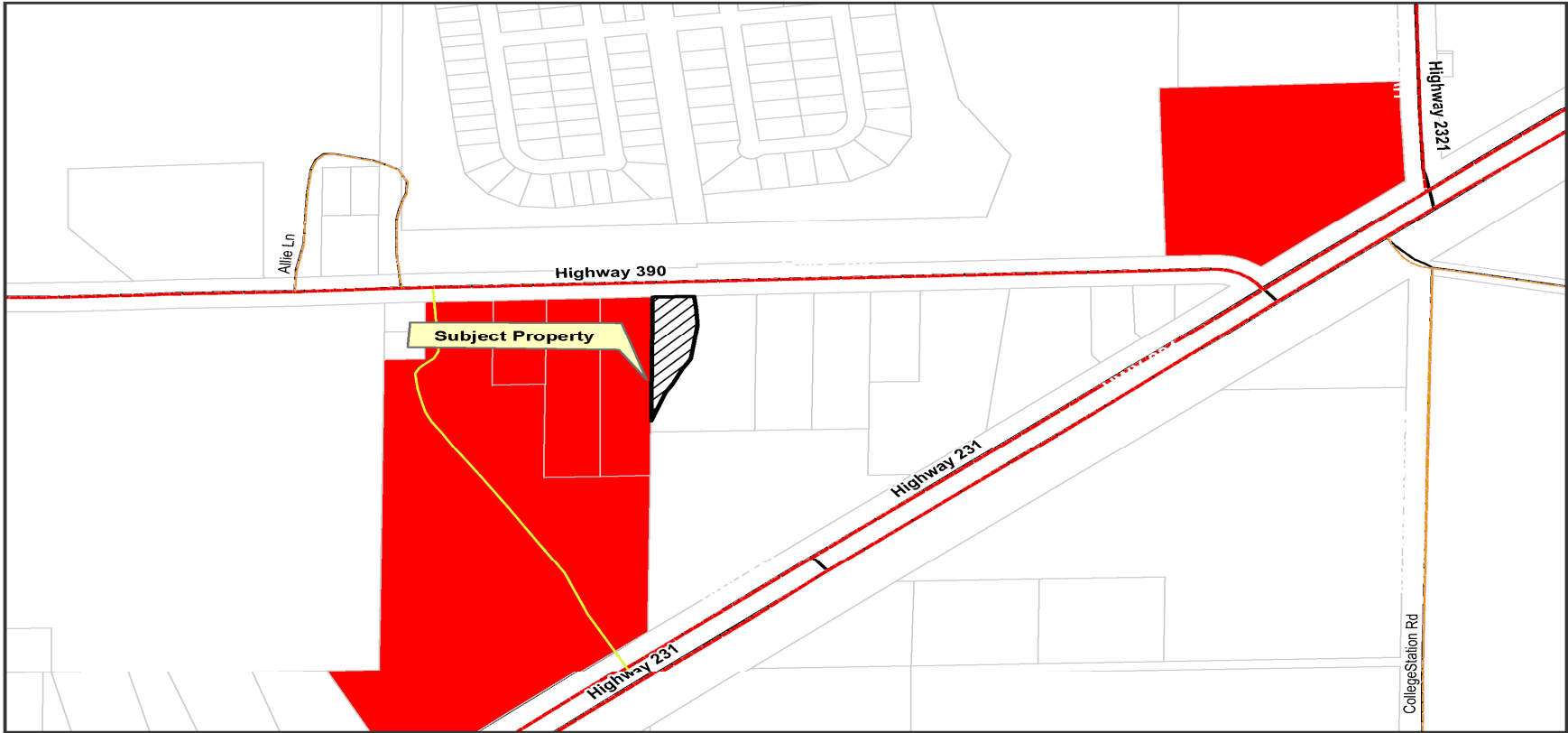
**CITY OF PANAMA CITY, FLORIDA  
A Municipal Corporation,**

By \_\_\_\_\_  
Greg Brudnicki, Mayor

**ATTEST:**

\_\_\_\_\_  
Jan Smith, City Clerk-Treasurer

## Exhibit A: Petition to Rezone



### Exhibit A

### Zoning Map City of Panama City

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



1 inch = 389 feet