



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



ITEM: Final reading of Ordinance 3044.3 amending the Zoning Map of the City to reflect a zoning designation of General Commercial 2, GC-2, for the property located at 4625 Highway 231.

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

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

ORDINANCE NO. 3044.3

AN ORDINANCE ZONING A PARCEL OF PROPERTY LOCATED AT 4625 HIGHWAY 231, PANAMA CITY, FLORIDA, HAVING APPROXIMATELY 0.312 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 BEARD PROPERTY

A PARCEL OF LAND LYING AND BEING IN SECTION 18, TOWNSHIP 3 SOUTH, RANGE 13 WEST AND BEING A PORTION OF LOTS 21 AND 28 OF THE ST. ANDREWS BAY DEVELOPMENT COMPANY'S PLAT OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 13 WEST AS RECORDED IN PLAT BOOK 5, PAGE 30 OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF LOT 21, ST. ANDREWS BAY DEVELOPMENT COMPANY'S PLAT OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 13 WEST AS RECORDED IN PLAT BOOK 5, PAGE 30 OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA AND PROCEED SOUTH 01 DEGREE 00 MINUTES 52 SECONDS WEST, ALONG THE WEST BOUNDARY LINE OF SAID LOT 21 AND LOT 28 OF SAID SUBDIVISION, FOR A DISTANCE OF 310.42 FEET TO THE POINT OF BEGINNING; THENCE LEAVING SAID WEST LINE PROCEED SOUTH 38 DEGREES 38 MINUTES 23 SECONDS EAST, FOR A DISTANCE OF 181.04 FEET TO THE NORTHWESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 231; THENCE SOUTH 51 DEGREES 23 MINUTES 09 SECONDS

WEST, ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE, FOR A DISTANCE OF 150.00 FEET TO THE AFORESAID WEST LINE OF LOT 28; THENCE NORTH 01 DEGREE 00 MINUTES 52 SECONDS EAST, ALONG SAID WEST LINE, FOR A DISTANCE OF 235.05 FEET TO THE POINT OF BEGINNING. CONTAINING 13, 577.70 SQUARE FEET OR 0.312 ACRES, MORE OR LESS.

Parcel ID #: 05917-010-000

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 22nd 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

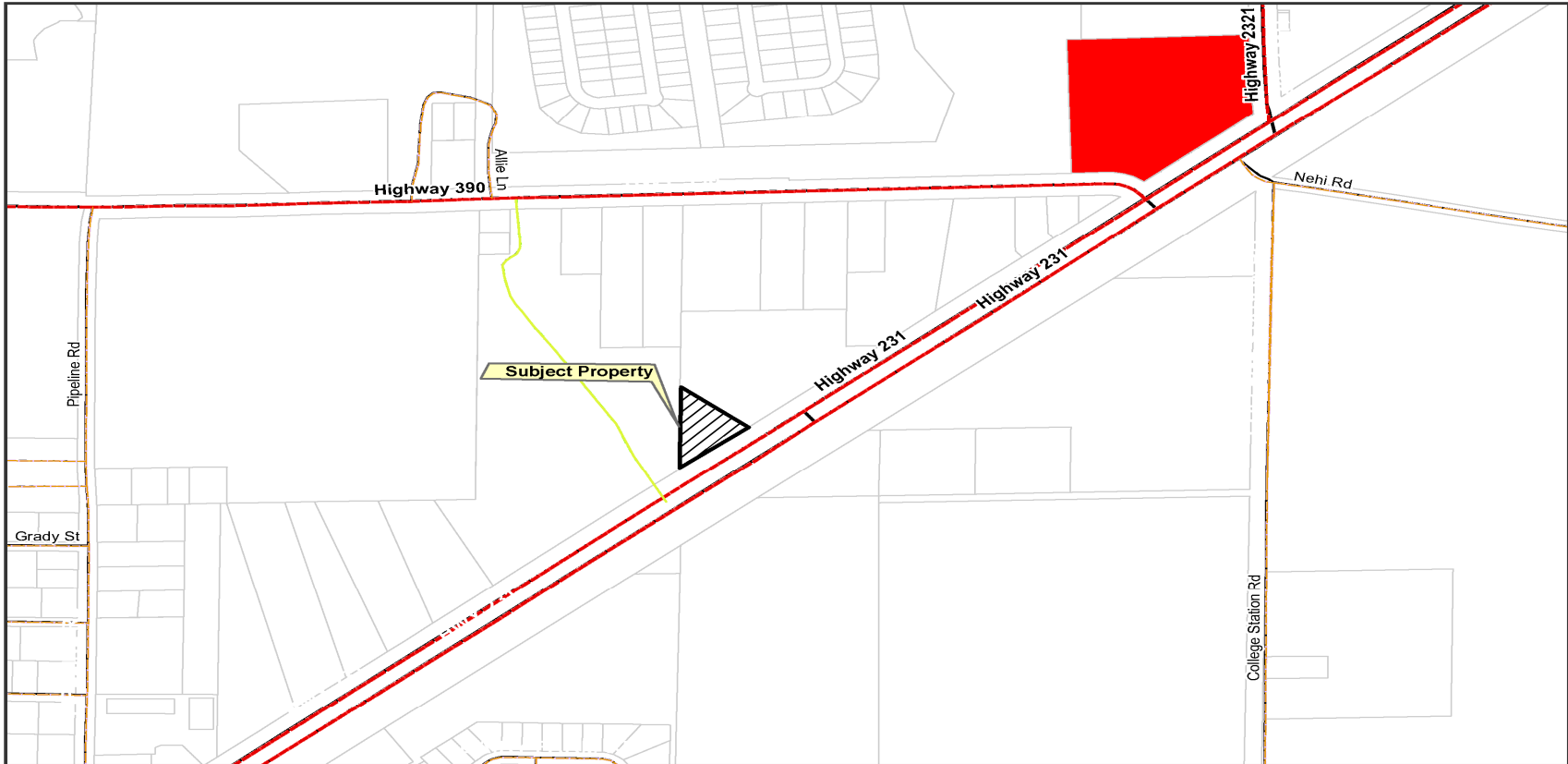


Exhibit A

Zoning Map City of Panama City

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



1 inch = 514 feet