



# CITY COMMISSION MEETING 10-8-19

## Agenda Item

## Request Form

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**ITEM:** First reading of Ordinance 2705.2 amending the Future Land Use Map of the City to reflect a land use designation of Residential for the property located at 2804 Airport Rd.

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

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

## ORDINANCE NO. 2705.2

AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN FUTURE LAND USE MAP OF THE CITY TO REFLECT A LAND USE DESIGNATION OF RESIDENTIAL FOR A PARCEL OF PROPERTY LOCATED AT 2804 AIRPORT RD, 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 19-38 on September 9, 2019, 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 October 8, 2019, and a Public Hearing and second reading on October 22, 2019, to adopt Comprehensive Plan Amendment PB 19-38, 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 19-38, 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 Residential as described in Small Scale Amendment PB 19-38, with said property having the following legal description:

*COMMENCE AT THE SOUTHWEST CORNER OF LOT 54, ST. ANDREWS BAY DEVELOPMENT COMPANY'S SUBDIVISION OF SECTION 30,*

*TOWNSHIP 3 SOUTH, RANGE 14 WEST ACCORDING TO THE PLAT RECORDED*

*IN PLAT BOOK 6, PAGE 20 IN THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA; THENCE EAST FOR 33 FEET; THENCE NORTH 293.75 FEET TO THE POINT OF BEGINNING. THENCE NORTH FOR 136.25 FEET; THENCE NORTH 89 DEGREES 51'27" EAST FOR 627 FEET TO THE EAST LINE OF LOT 43; THENCE SOUTH 00 DEGREES 02'56" WEST ALONG THE EAST LINE OF LOTS 43 AND 54 FOR 262.54 FEET; THENCE SOUTH 89 DEGREES 26'12" WEST FOR 400 FEET; THENCE NORTH 00 DEGREES 11'18" EAST FOR 130 FEET; THENCE SOUTH 89 DEGREES 26'12" WEST FOR 227 FEET TO THE POINT OF BEGINNING.*

*LESS AND EXCEPT:*

*COMMENCE AT THE SOUTHWEST CORNER OF LOT 54, ST. ANDREWS BAY DEVELOPMENT COMPANY'S SUBDIVISION OF SECTION 30, TOWNSHIP 3 SOUTH, RANGE 14 WEST, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 6, PAGE 20, IN THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA; THENCE N89 DEGREES 51'27"E, 33 FEET TO A ROUND CONCRETE MONUMENT ON THE EXISTING EAST RIGHT OF WAY LINE OF AIRPORT ROAD; THENCE N00 DEGREES 01'09"E, ALONG SAID RIGHT OF WAY LINE FOR A DISTANCE OF 320.07 FEET TO THE POINT OF BEGINNING; THENCE N00 DEGREES 07'05"E, ALONG SAID RIGHT OF WAY LINE FOR A DISTANCE OF 110.00 FEET; THENCE N89 DEGREES 51'27"E, FOR A DISTANCE OF 220.00 FEET; THENCE S00 DEGREES 07'05"W, FOR A DISTANCE OF 110.00 FEET; THENCE S89 DEGREES 51'27"W; A DISTANCE OF 220.00 FEET TO THE POINT OF BEGINNING.*

Parcel Identification Number: 13100-000-000

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 22nd day of October, 2019.

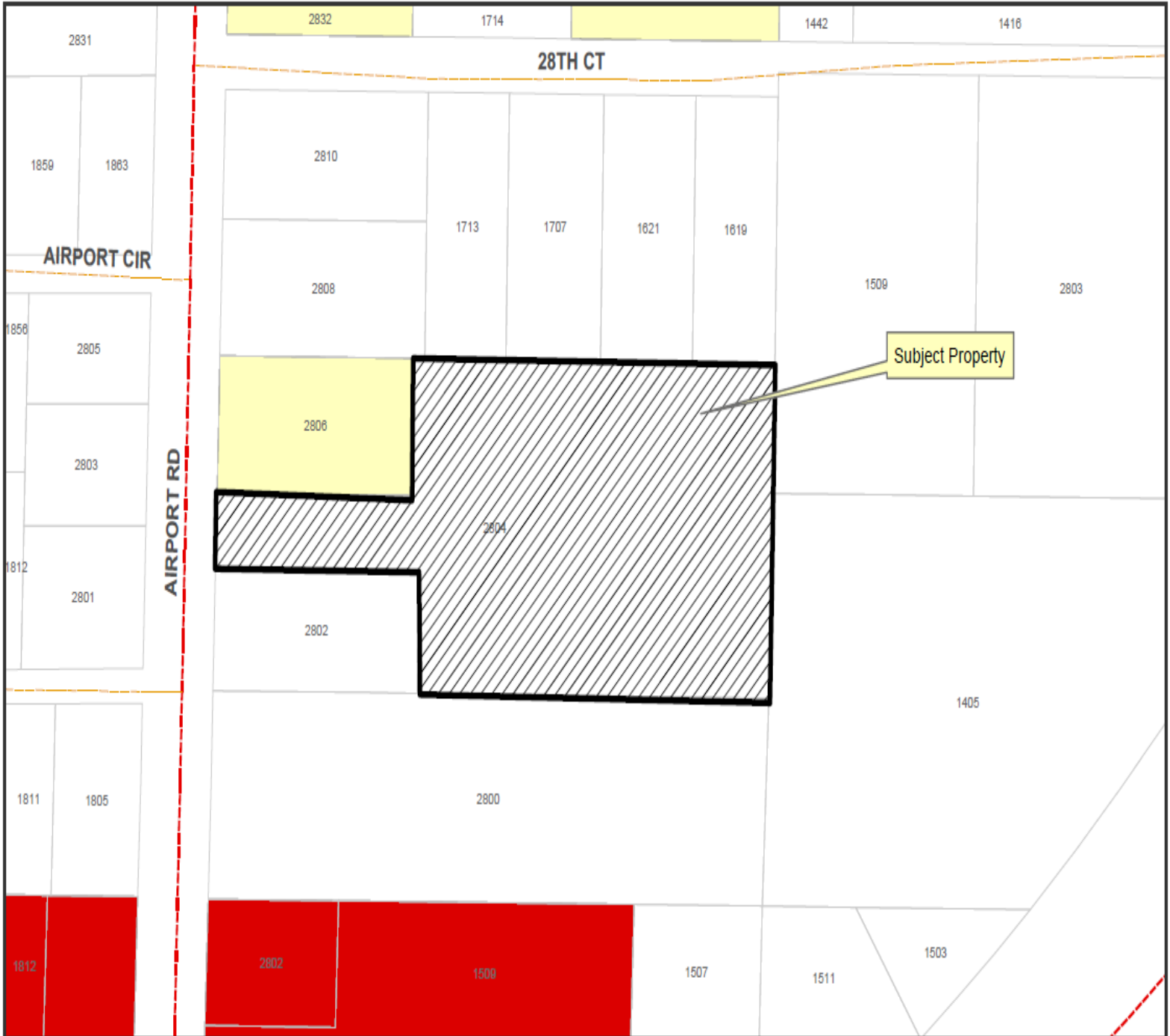
**CITY OF PANAMA CITY, FLORIDA  
A Municipal Corporation,**

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

**ATTEST:**

\_\_\_\_\_  
T.D. Hachmeister, City Clerk-Treasurer

**Exhibit A: Petition to Amend the Comprehensive Plan Future Land Use Map**



**Exhibit A**  
**FLUM**  
**City of Panama City**

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



1 inch = 124 feet