



# CITY COMMISSION MEETING 11-12-19

## Agenda Item

## Request Form

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**ITEM:** Transmittal Hearing of Ordinance 2709.2 amending the Future Land Use Map of the City to reflect a land use designation of Urban Community for the property located at 4838 Fire Tower Rd.

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

**DEPARTMENT HEAD RECOMMENDATION:** Conduct a transmittal hearing to vote to transmit the Future Land Use Amendment to the Department of Economic Opportunity for review.

## **ORDINANCE NO. 2709.2**

**AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN FUTURE LAND USE MAP OF THE CITY TO REFLECT A LAND USE DESIGNATION OF URBAN COMMUNITY FOR A PARCEL OF PROPERTY LOCATED AT 4838 FIRE TOWER 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 20-4 on October 7, 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 November 12, 2019, and a Public Hearing and second reading on \_\_\_\_\_, 2019, to adopt Comprehensive Plan Amendment PB 20-4, 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 20-4, 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 Agriculture Timberland to City Urban Community as described in Large Scale Amendment PB 20-4, with said property having the following legal description:

*Begin at the southwest corner of the north ½ of the north ½ of Section 14,  
Township 3 South, Range 13 West, Bay County, Florida; thence North 00° 09'*

*45" East along the west line of said Section 14 for 530.00 feet; thence North 89° 44' 10" East for 1101.68 feet; thence South 00° 09' 45" West for 530.00 feet to the south line of the north ½ of the north ½ of said Section 14; thence South 89° 44' 10" West along the south line of the north ½ of the north ½ for 1101.68 feet to the Point of Beginning, containing 13.404 acres more or less.*

Parcel Identification Number: 05902-010-010

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 \_\_\_\_ day of \_\_\_\_\_, 2019.

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

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

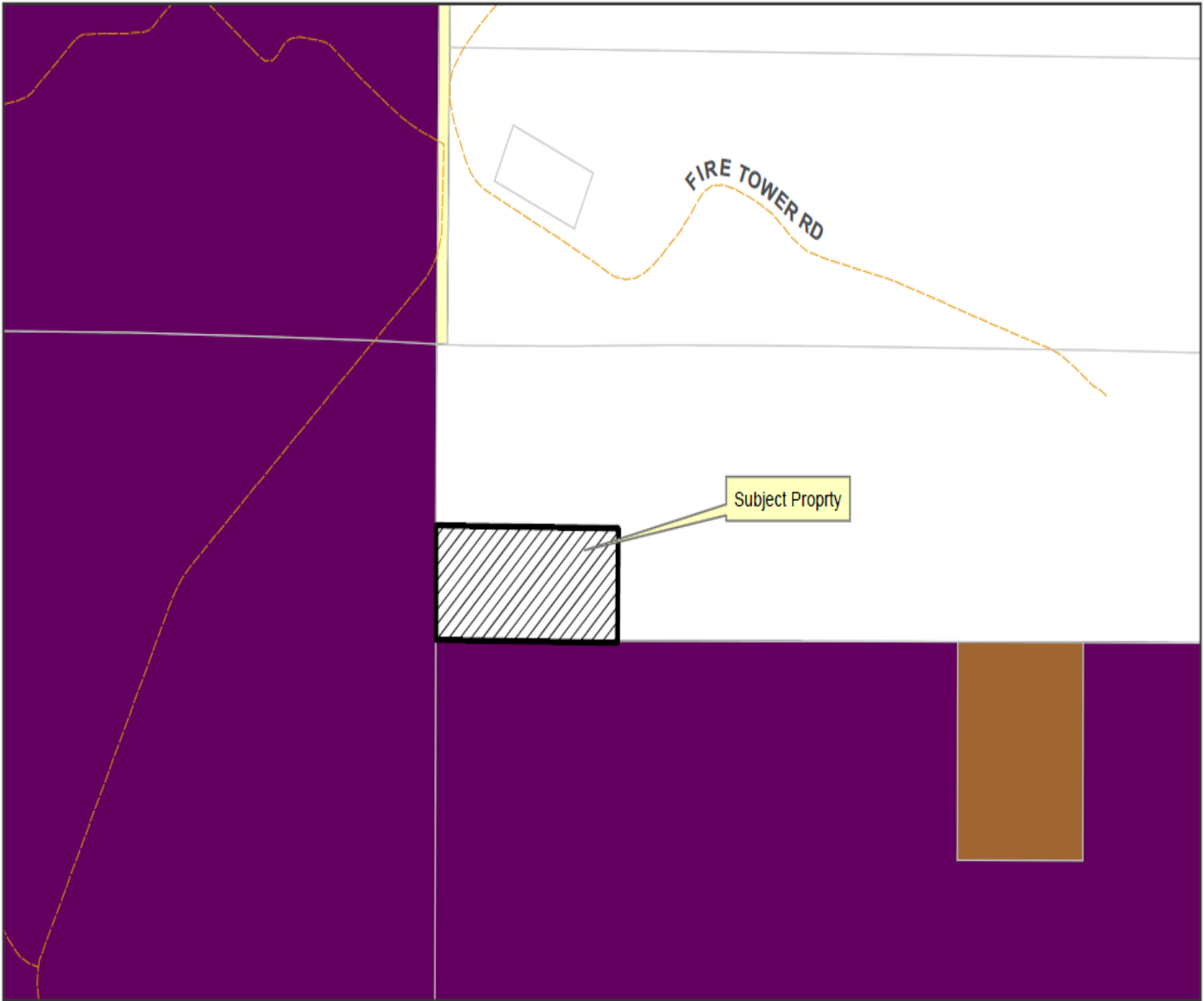
**ATTEST:**

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

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Nevin Zimmerman, City Attorney

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



**Exhibit A**

**FLUM**  
City of Panama City

**Legend**

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



1 inch = 691 feet