



CITY COMMISSION MEETING 11-12-19

Agenda Item

Request Form

ITEM: Final Adoption Hearing of Ordinance 2695.2 amending the Future Land Use Map of the City to reflect a land use designation of Mixed Use for the property located at 5441 Nehi Rd.

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

DEPARTMENT HEAD RECOMMENDATION: Conduct a final hearing to vote to adopt the Future Land Use Amendment.

ORDINANCE NO. 2695.2

AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN FUTURE LAND USE MAP OF THE CITY TO REFLECT A LAND USE DESIGNATION OF MIXED USE FOR A PARCEL OF PROPERTY LOCATED AT 5441 NEHI 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 19-31 on July 8, 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 August 13, 2019, and a Public Hearing and second reading on November 12, 2019, to adopt Comprehensive Plan Amendment PB 19-31, 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 19-31, 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 Mixed Use as described in Large Scale Amendment PB 19-31, with said property having the following legal description:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 13 WEST, BAY COUNTY, FLORIDA. THENCE NORTH 87°51'55" WEST ALONG THE NORTH LINE OF SAID SECTION 17 FOR

3266.20 FEET; THENCE SOUTH 00°46'32" EAST FOR 687.00 FEET; THENCE SOUTH 05°40'51" EAST FOR 605.165 FEET TO THE POINT OF BEGINNING. THENCE SOUTH 88°05'43" EAST FOR 1574.07 FEET; THENCE SOUTH 00°46'32" EAST FOR 600.53 FEET; THENCE NORTH 88°05'43" WEST FOR 1522.27 FEET TO THE EAST LINE OF NEHI ROAD, A COUNTY MAINTAINED ROADWAY; THENCE NORTH 05°40'51" WEST ALONG SAID EAST LINE FOR 605.165 FEET TO THE POINT OF BEGINNING.

Parcel Identification Number: 05906-040-000

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. Within ten (10) working days of final passage and adoption of this Ordinance, the City shall forward a copy hereof, and all supporting data and analysis, to the Florida Department of Economic Opportunity and any other agency or local government that provided timely comments to the City, as required by Section 163.3184(3)(c)2., *Florida Statutes*.

Section 6. The effective date of the plan amendment adopted by this Ordinance shall be thirty-one (31) days after the Florida Department of Economic Opportunity notifies the City that the plan amendment package is complete, or, if the plan amendment is timely challenged, the date on which the Florida Department of Economic Opportunity or the Administration Commission, whichever is applicable, enters a final order finding the amendment in compliance in accordance with Section 163.3184, *Florida Statutes*.

Section 7. This Ordinance shall take effect immediately upon its adoption.

PASSED, APPROVED AND ADOPTED at the regular meeting of the Mayor and City Commission of the City of Panama City, Florida, the 12th day of November, 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

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



1 inch = 250 feet