

**ORDINANCE NO. 2667.1**

**AN ORDINANCE OF THE CITY APPROVING THE VOLUNTARY ANNEXATION OF 0.64 ACRES OF UNINCORPORATED PROPERTY LOCATED AT 1303 W 30<sup>TH</sup> ST, BAY COUNTY, FLORIDA, INTO THE CITY, AS FURTHER DEFINED HEREINAFTER, AMENDING THE WARDS AND BOUNDARIES OF THE CITY TO INCLUDE SAID LAND AND PROVIDING FOR AN EFFECTIVE DATE.**

**BE IT ENACTED BY THE PEOPLE OF THE CITY OF PANAMA CITY, FLORIDA:**

**SECTION 1.** The City of Panama City, Florida, does hereby annex the following described unincorporated property into the municipal limits of the City of Panama City, Florida, to wit:

Beginning at the SE Corner of Lot 13 according to St. Andrews Bay Development Company's Platting of Section 30, Township 3 South, Range 14 West, as on file in the Office of the Clerk of the Circuit Court in and for Bay County, Florida; thence North along the East line of said Lot 13, 132 feet; thence West parallel to the South line of said Lot 13, 28.7 feet; thence South 132 feet; thence East along the South line of said Lot 13, 29.1 feet to the Point of Beginning. Being in and a part of said lot 13 of said St. Andrews Bay Development Company's Plat.

Beginning at the Southwest Corner of Lot 14, Section 30, Township 3 South, Range 14 West according to Subdivision of said Section 30, according to St. Andrews Bay Development Company's plat on file in the Public Records of Bay County, Florida; thence run North 132 feet; thence East 136 feet to the Northeast right-of-way of State Road 390; thence run in a Southwesterly along the Northeast right-of-way of State Road 390, 146 feet; thence West 68 feet to the Point of Beginning.

Beginning at the Northwest Corner of Lot 19, St. Andrews Bay Development Company's Plat, Section 30, Township 3 South, Range 14 West, thence run 91.53 feet; thence run in a Northeasterly direction along the Northwesterly right-of-way line of State Road 390 a distance of 104.53 feet to the North line of Lot 19; thence run West 62.58 feet to the Point of Beginning, Bay County, Florida.

Beginning at a point which is 500 feet East of the intersection of the South line of Lot 13, as per St. Andrews Bay Development Company's plat in Section 30, Township 3 South, Range 14 West as on file in the Office of the Clerk of the Circuit Court, Bay County,

Florida; and East Right of way line of Lisenby Avenue; thence run East 100 feet; thence North 132 feet; thence West 100 feet; thence South 132 feet to the point of beginning. Being in and a part of the South ½ of lot 13 of said platting and also known as Lot 1 of an unrecorded plat of Wylvacs Heights.

PARCEL IDENTIFICATION NUMBER: 13052-000-000

**SECTION 2.** The boundaries of the City of Panama City, Florida are hereby amended and redefined so as to include the above-described property.

**SECTION 3.** Ward Three (3) is hereby amended to reflect the inclusion of the above-described property in the aforesaid ward.

**SECTION 4.** All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.


**SECTION 5.** This ordinance shall become effective upon its passage.

**PASSED, APPROVED, AND ADOPTED** at the regular meeting of the Mayor and City Commission of the City of Panama City, Florida the 8th day of January, 2019.

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

By   
Greg Brudnicki, Mayor

ATTEST:

  
T.D. Hachmeister, City Clerk-Treasurer



City of Panama City Planning and Economic Development Department

# STAFF REPORT

## Planning Board Applications for November 5, 2018

Staff findings of consistency with the pertinent Florida Statutes, the Community Planning and Land Development Regulations (hereafter referred to as the LDRs) and the Comprehensive Plan (hereafter referred to as the Comp Plan) along with the staff recommendations are as follows:

### Request One

**Type of Application:** Annexation/SSLUA/Rezone

**Case Number:** PB 19-01

**Applicant/ Owner:** Dexter & Flora Sowell, owner and applicant

**Location of Property:** 1303 W 30<sup>th</sup> St

**Parcel ID Numbers:** 13052-000-000

**Background:** The applicant has requested annexation into the City in order to utilize City services and potentially sell for a commercial use. The property currently has a split commercial/residential zoning in the County. The applicant would like the parcel to be a uniform zoning district.

**Special Treatment Zone:** Not in any special treatment zones.

**Wetlands:** No wetlands on site.

**Coastal High Hazard Area / Hurricane Vulnerability Zone:** Evacuation Zone D

**Flood Zone:** X (*Source: 2009 FEMA maps*).

**Area of Subject Property:** 0.64 +/- acres (*Source: Bay County Property Appraiser*).

	Land Use	Zoning
Change From:	Residential/General Commercial (Bay County)	Residential R-1/General Commercial C-3 (Bay County)
Change To:	General Commercial (Panama City)	General Commercial -2, GC-2 (Panama City)

**Current use of the property:** The property currently has two manufactured homes. The owner has advised he will remove the manufactured homes before sale of the property.

**Proposed Use of the property:** The applicant has requested annexation into the City in order to utilize City services and potentially sell for a commercial use.