

ORDINANCE NO. 22-27

AN ORDINANCE AMENDING ORDINANCE NO. 09-36  
ENTITLED "AN ORDINANCE ADOPTING THE BAY  
COUNTY COMPREHENSIVE PLAN", AS AMENDED;  
PROVIDING FOR AUTHORITY; PROVIDING A SHORT  
TITLE; REVISING THE FUTURE LAND USE MAP;  
PROVIDING FOR SEVERABILITY; PROVIDING AN  
EFFECTIVE DATE.

WHEREAS, the Board of County Commissioners of Bay County, Florida (the "Board"), approved Ordinance No. 09-36 (the "Bay County Comprehensive Plan") on October 20, 2009;

WHEREAS, the Board has approved other ordinances amending the Bay County Comprehensive Plan;

WHEREAS, Lighthouse to the Nations, (the "applicant"), requested a small-scale amendment to the Bay County Comprehensive Plan (the "application");

WHEREAS, the requested amendment is to change the land described in Exhibit 1 on the Future Land Use Map;

WHEREAS, Staff conducted a technical analysis of the application resulting in findings and recommendations;

WHEREAS, the Planning Commission conducted a public hearing on June 21, 2022 to hear and consider comments from the public;

WHEREAS, the Board conducted a public hearing on July 19, 2022, to hear and consider comments from the public as well as the recommendations of the Planning Commission concerning the amendment requests;

WHEREAS, the Board found the proposed amendment to be generally consistent with the Bay County Comprehensive Plan.

NOW, THEREFORE, be it ordained by the Board of County Commissioners of Bay County:

Section 1. Authority and Purpose. This ordinance is adopted pursuant to the authority granted counties in Chapter 125 and is enacted to provide for the health, safety, and

welfare of the citizens of Bay County, Florida and to implement the Bay County Comprehensive Plan and the Bay County Land Development Regulations pursuant to Chapter 163, Part II, Florida Statutes.

Section 2. Short Title. This ordinance shall be known as "Bay County Small Scale Plan Amendment PZ 22-154 to the Bay County Comprehensive Plan".

Section 3. Change to the Comprehensive Plan. The Bay County Comprehensive Plan including the Future Land Use Map (FLUM) is hereby changed as follows, and described in Exhibit 1.

<u>Reference</u>	<u>Action Taken</u>	<u>Location</u>
PZ 22-154	7.8 ± acres from "Public Institutional" to "Residential" the FLUM.	See Exhibit 1

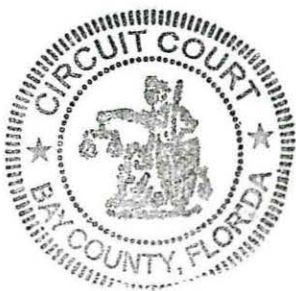
Section 4. Severability. If any section, subsection, sentence, clause or phrase of this ordinance is for any reason invalid or unconstitutional by the decision of any court or regulatory body of competent jurisdiction, such decisions shall not effect the validity of the remaining portions hereof. The Board hereby declares that it would have passed this ordinance and each section, subsection, sentence, clause and phrase hereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared illegal, invalid, or unconstitutional, and all ordinances and parts or ordinances in conflict with the provision of this ordinance are hereby repealed.

Section 5. Effective Date. The Small-Scale Amendment approved by this Ordinance shall not become effective until 31

days after adoption. If challenged within 30 days after adoption, the Small-Scale Amendment approved by this Ordinance shall not become effective until the state land planning agency or the Administration Commission, respectively, issues a final order that determines that this Small-Scale Amendment is "in compliance", as that term is defined by law. Any noncompliant plan amendment shall not delay or otherwise influence the effective date of any compliant amendments.


PASSED AND ADOPTED this 19<sup>th</sup> day of July, 2022 .

BOARD OF COUNTY COMMISSIONERS  
OF BAY COUNTY FLORIDA



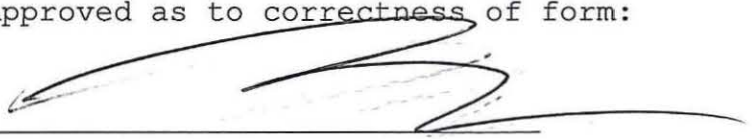
  
Robert Carroll, Chairman

ATTEST:

  
Clerk



Approved as to correctness of form:

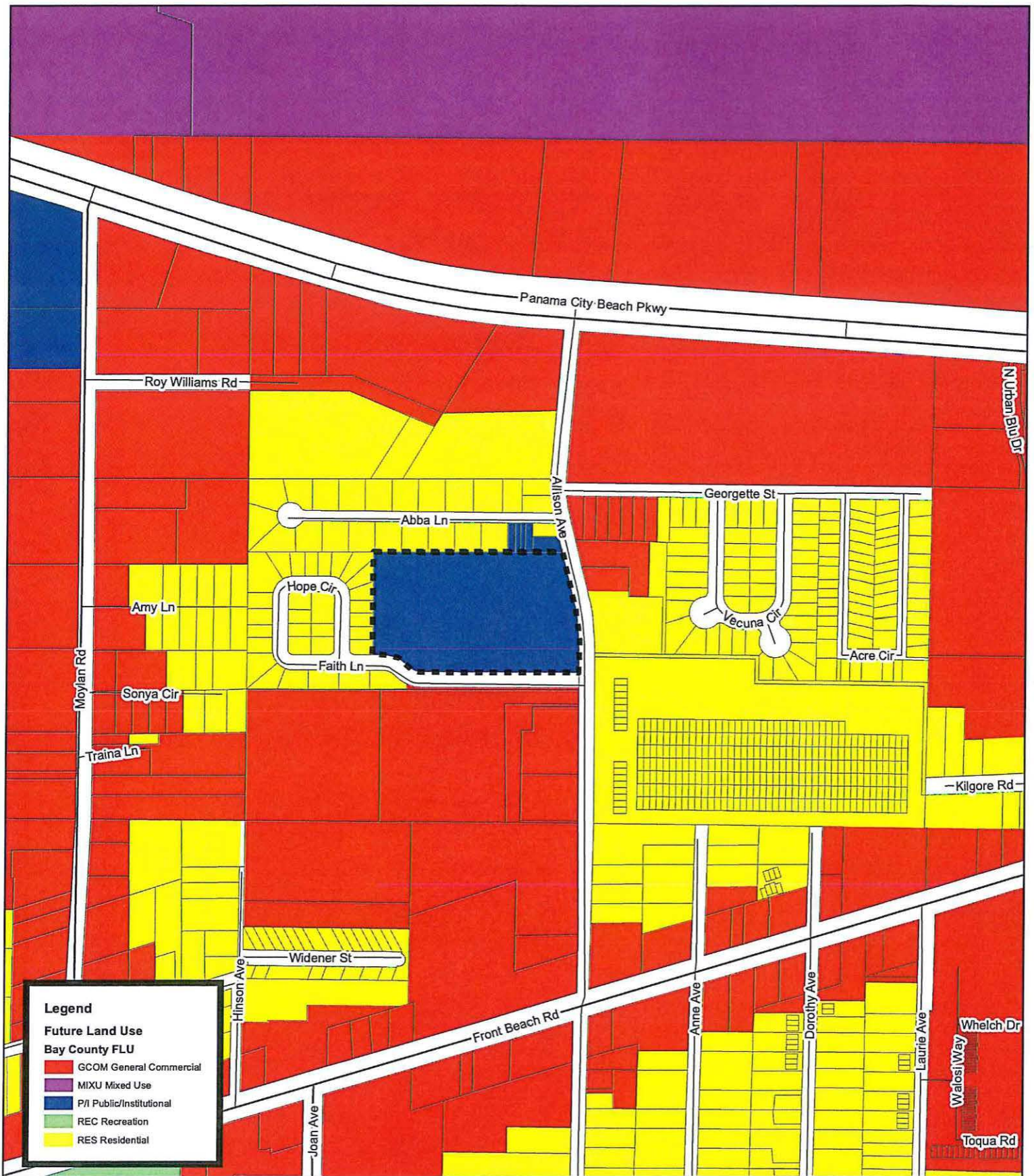
  
Office of the County Attorney

**Brian D. Leebrick**

cc: Bay County Property Appraiser



# Future Land Use Map



1 in = 0.00 miles

Prepared by  
 Bay County  
 Planning and Zoning





## Bay County Board of County Commissioners Agenda Item Summary

### PZ22-154 Small Scale Amendment - 1616 Alison Avenue

**DEPARTMENT MAKING REQUEST/NAME:**

Community Development Wayne Porter, AICP, Planning Manager

**MEETING DATE:** 7/19/2022

**REQUESTED MOTION/ACTION:**

Board to conduct a public hearing and approve a proposal of a Small-Scale Amendment to the Bay County Comprehensive Plan, Future Land Use Map, Application No. PZ 22-155. Located at 1616 Allison Avenue in Panama City Beach.

**AGENDA**

Community Development - Public Hearing

**BUDGETED ITEM?** N/A

**BUDGET ACTION:**

N/A

**FINANCIAL IMPACT SUMMARY STATEMENT:**

N/A

**BACKGROUND:**

On June 21, 2022, the Bay County Planning Commission conducted a public hearing to consider a request from applicant representative Raymond W. Greer to change the land use designation of approximately 7.8 acres from Public / Institutional to Residential (**Exhibit 1**). The subject property is located at 1616 Allison Avenue in the Panama City Beach area (**Exhibit 2**). At the conclusion of the public hearing, the Planning Commission voted 4-0 (Commissioner Hunnicutt was absent) to find the proposed land use change consistent with the Bay County Comprehensive Plan.

The Residential land use designation and accompanying "R-5A" zone district allows for single family, duplex, triplex, and multi-family housing.

Table 3A of the Comprehensive Plan allows the Residential land use category in the Urban Service Area. The purpose of the designation "Residential" is to "provide areas for a functional, compatible mix of residential land uses, and to protect property values in viable residential neighborhoods."

Historically, the property has been home to a church campus. The facilities were damaged in Hurricane Michael and have not been repaired. Land use to the north, east, and west is primarily single family. There is also multi-family land use across Allison Avenue to the east. Land use to the south is a RV park.

Given the mix of existing residential land use and zoning in the immediate area, staff feels that the desired change is consistent and compatible with surrounding land use designations.

Notice of this public hearing was published in a local newspaper in accordance with Section 206 of the Land Development Regulations.

Staff agrees with the Planning Commission and recommends the Board conduct a public hearing, approve the proposed amendment and adopt the attached ordinance (**Exhibit 3**).

**ATTACHMENTS:****Description**

[Exhibit 1 - Application](#)

[Exhibit 2 - Map](#)

[Exhibit 3 - Ordinance](#)

**Type**

Exhibit

Exhibit

Exhibit

**REVIEWERS:**

Department	Reviewer	Action	Date	Comments
Community Development	Crelling, Ian	Approved	7/11/2022 - 11:34 AM	AnswerNotes
Budget Office	Griffin, Maranda	Approved	7/11/2022 - 11:37 AM	AnswerNotes
Human Resources	Pierce, Terri	Approved	7/11/2022 - 10:48 AM	N/A
IT & GIS Department	Fox, Chris	Approved	7/11/2022 - 5:19 PM	AnswerNotes
Emergency Services	Morrison, David	Approved	7/11/2022 - 6:18 PM	AnswerNotes