

ORDINANCE NO. 566

AN ORDINANCE AMENDING ORDINANCE 484, KNOWN AS THE CITY OF SPRINGFIELD 2025 COMPREHENSIVE PLAN; ACTING UPON THE APPLICATION OF SOUTHERN COASTAL HOMES, INC. TO CHANGE THE FUTURE LAND USE DESIGNATION OF A PARCEL OF LAND FROM AGRICULTURAL (AGT) TO RESIDENTIAL LOW DENSITY (RLD); DESIGNATING FOR RESIDENTIAL LOW DENSITY LAND USE THAT CERTAIN PARCEL OF LAND LYING WITHIN THE CITY OF SPRINGFIELD, FLORIDA, CONSISTING OF APPROXIMATELY 69.532 ACRES; SAID PARCEL LOCATED AT 3745 GAME FARM ROAD, PARCEL ID 11917-030-000 AND PARCEL ID 11920-000-000; SAID PARCEL AS MORE PARTICULARLY DESCRIBED IN THE BODY OF THE ORDINANCE; AMENDING THE CITY'S FUTURE LAND USE MAP FOR RESIDENTIAL LOW DENSITY DESIGNATION FOR THE PARCEL; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; AND PROVIDING THAT THIS ORDINANCE SHALL TAKE EFFECT AS PROVIDED BY LAW.

WHEREAS, the Springfield City Commission approved Ordinance No. 484 (The City of Springfield 2025 Comprehensive Plan) on August 2, 2010; and

WHEREAS, the City Commission desires to amend the Future Land Use Map (the FLUM) contained within the City of Springfield Comprehensive Growth Development Plan to make a land use designation for that certain parcel of land voluntarily annexed into the City; and

WHEREAS, Southern Coastal Homes, Inc., owner of the subject properties, (the "Applicant"), has requested that the parcel be designated Residential Low Density; and

WHEREAS, the Applicant and the City have agreed that the parcel should be designated as Residential Low Density; and

WHEREAS, on April 6, 2020, the City Commission conducted a properly noticed transmittal hearing as required by Section 163.3184, Florida Statutes, and on April 8, 2020, transmitted the proposed amendment to the Florida Department of Economic Opportunity; and

WHEREAS, on June 1st, 2020, 2020 the City Commission conducted a properly noticed adoption hearing as required by Section 163.3184(11), Florida Statutes, and adopted this Ordinance in the course of that hearing;

WHEREAS, all conditions required for the enactment of this Ordinance to amend the City of Springfield Comprehensive Growth Development Plan to make the respective FLUM designation for the subject parcel have been met;

NOW, THEREFORE, BE IT ENACTED BY THE PEOPLE OF THE CITY OF SPRINGFIELD, FLORIDA:

SECTION 1. The following described parcel of real property situated within the municipal limits of the City of Springfield, Florida, is designated for Residential Low Density Land Use under the City's Comprehensive Plan, to-wit,


SEE ATTACHED AND INCORPORATED EXHIBIT A
and the City's Future Land Use Map is amended accordingly.

SECTION 3. All ordinances or parts of ordinances in conflict herewith are repealed to the extent of such conflict.

SECTION 4. This ordinance shall take effect as provided by law.

PASSED, APPROVED AND ADOPTED at the regular meeting of the City

Commission of the City of Springfield, Florida, this 1st of June, 2020.



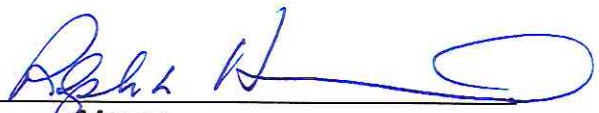
Mayor

ATTEST:



City Clerk

EXAMINED AND APPROVED by me this 1st day of June, 2020.



Mayor

PUBLISHED in the Panama City News-Herald on the 20th day of March, 2020,
and the 22nd day of May, 2020.

EXHIBIT A

LEGAL DESCRIPTION (AS WRITTEN)

A PARCEL OF LAND LYING AND BEING IN SECTION 25, TOWNSHIP 3 SOUTH, RANGE 14 WEST, BAY COUNTY, FLORIDA AND BEING ALL OF LOTS 4, 5, 12, 13, 20, 21, 28, 29, 36, 37 AND 44 AND A PORTION OF LOTS 3, 14, 19, 30 AND 35 OF THE ST. ANDREWS BAY DEVELOPMENT COMPANY'S SUBDIVISION OF SECTION 25, TOWNSHIP 3 SOUTH, RANGE 14 WEST, AS RECORDED IN PLAT BOOK 6, PAGE 17 OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF LOT 44 OF ST. ANDREWS BAY DEVELOPMENT COMPANY'S SUBDIVISION OF SECTION 25, TOWNSHIP 3 SOUTH, RANGE 14 WEST, AS RECORDED IN PLAT BOOK 6, PAGE 17 OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA AND PROCEED NORTH 00 DEGREES 58 MINUTES 59 SECONDS EAST, FOR A DISTANCE OF 330.04 FEET TO THE NORTHEAST CORNER OF LOT 43 OF SAID SUBDIVISION (ALSO THE NORTHEAST CORNER OF PROPERTY RECORDED IN OFFICIAL RECORDS BOOK 4029, PAGE 804 OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA); THENCE NORTH 01 DEGREE 07 MINUTES 28 SECONDS EAST, FOR A DISTANCE OF 1,711.90 FEET TO THE NORTHWEST CORNER OF LOT 5 OF SAID SUBDIVISION AND BEING 20.00' SOUTH OF THE NORTH BOUNDARY LINE OF SAID SECTION 25; THENCE SOUTH 88 DEGREES 51 MINUTES 33 SECONDS EAST, (20' SOUTH OF AND PARALLEL WITH SAID NORTH BOUNDARY LINE), FOR A DISTANCE OF 1,640.00 FEET; THENCE SOUTH 00 DEGREES 44 MINUTES 02 SECONDS WEST, FOR A DISTANCE OF 1,696.74 FEET TO A POINT ON THE SOUTH BOUNDARY LINE OF LOT 35 OF SAID SUBDIVISION; THENCE NORTH 89 DEGREES 46 MINUTES 52 SECONDS WEST, ALONG SAID SOUTH BOUNDARY AND THE SOUTH BOUNDARY LINE OF LOT 36 OF SAID SUBDIVISION AND A PROJECTION THEREOF, FOR A DISTANCE OF 991.02 FEET TO A POINT ON THE CENTERLINE OF A 40' PLATTED RIGHT OF WAY; THENCE SOUTH 00 DEGREES 40 MINUTES 50 SECONDS WEST, ALONG SAID CENTERLINE, FOR A DISTANCE OF 329.73 FEET; THENCE LEAVING SAID CENTERLINE PROCEED NORTH 88 DEGREES 49 MINUTES 25 SECONDS WEST, ALONG THE SOUTH BOUNDARY LINE OF AFORESAID LOT 44, FOR A DISTANCE OF 662.42 FEET TO THE POINT OF BEGINNING.
CONTAINING 69.532 ACRES, MORE OR LESS.

SUBJECT TO PLATTED RIGHT OF WAY AS SHOWN ON PLAT OF ST. ANDREWS BAY DEVELOPMENT COMPANY'S SUBDIVISION OF SECTION 25, TOWNSHIP 3 SOUTH, RANGE 14 WEST, AS RECORDED IN PLAT BOOK 6, PAGE 17 OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA.

The News Herald

501 W. 11th Street
P.O. Box 1940, Panama City, FL 32401
Published Daily
Panama City, Bay County, Florida

State of Florida County of Bay

Before the undersigned authority personally appeared Susan Collins, who on oath says that she is a Legal Advertising Representative of The News Herald, a newspaper published at Panama City in Bay County, Florida; that the attached copy of advertisement, being a Legal Advertisement #11091874 in the matter of **NOTICE OF COMPREHENSIVE PLAN AMENDMENT - ORD 566** in the Bay County Court, was published in said newspaper in the issue of **May 22, 2020**.

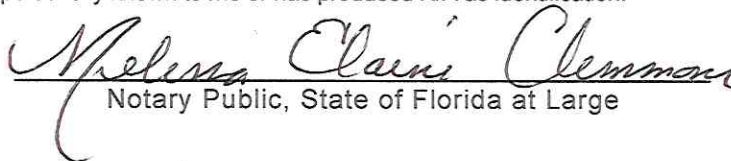
Affiant further says that the said The News Herald is a newspaper published at Panama City, in said Bay County, Florida, is a *direct successor of the Panama City News* and that the said newspaper, *together with its direct predecessor*, has heretofore been continuously published in said Bay County, Florida, each day (except that the predecessor, *Panama City News*, was not published on Sundays) and has been entered as periodicals matter at the post office in Panama City, in said Bay County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that (s)he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in said newspaper.



State of Florida

County of Bay

Sworn to and subscribed before me this **22nd** day of **May**, A.D., **2020**. By Susan Collins, Legal Advertising Representative of The News Herald, who is personally known to me or has produced N/A as identification.



Notary Public, State of Florida at Large



NOTICE OF COMPREHENSIVE PLAN AMENDMENT

NOTICE IS HEREBY GIVEN that the City Commission of the City of Springfield, Florida, will hold a public hearing to consider the following entitled proposed ordinance for adoption.

ORDINANCE NO. 566

AN ORDINANCE AMENDING ORDINANCE 484, KNOWN AS THE CITY OF SPRINGFIELD 2025 COMPREHENSIVE PLAN; ACTING UPON THE APPLICATION OF SOUTHERN COASTAL HOMES, INC. TO CHANGE THE FUTURE LAND USE DESIGNATION OF A PARCEL OF LAND FROM AGRICULTURAL (AGT) TO RESIDENTIAL LOW DENSITY (RLD); DESIGNATING FOR RESIDENTIAL LOW DENSITY LAND USE THAT CERTAIN PARCEL OF LAND LYING WITHIN THE CITY OF SPRINGFIELD, FLORIDA, CONSISTING OF APPROXIMATELY 69.532 ACRES; SAID PARCEL LOCATED AT 3745 GAME FARM ROAD, PARCEL ID 11917-030-000 AND PARCEL ID 11920-000-000; SAID PARCEL AS MORE PARTICULARLY DESCRIBED IN THE BODY OF THE ORDINANCE; AMENDING THE CITY'S FUTURE LAND USE MAP FOR RESIDENTIAL LOW DENSITY DESIGNATION FOR THE PARCEL; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; AND PROVIDING THAT THIS ORDINANCE SHALL TAKE EFFECT AS PROVIDED BY LAW.

A public hearing on the ordinance will be held on June 1, 2020, at 5:30 p.m. or as soon after as may be heard, at the City's regular meeting at the Springfield City Hall, located at 408 School Avenue. The June 1, 2020, 5:30 p.m., regular meeting of the City Commission of the City of Springfield, Florida will be held via Commissioners being both physically present and by electronic communications. The meeting will be available for attendance via telephone conference. The teleconference # and information for call in will be available on the City of Springfield website www.springfield.net at least 24 hours prior to the meeting. Comments will be limited to three (3) minutes per person, per topic. The number of persons available to attend in person will be extremely limited. Anonymous comments will not be accepted. Written comments may be submitted prior to the meeting. Each written comment must include the person's name and address. Comments received will be read into record on each agenda item in the order of the arrival of the written comments submitted as stated above. In addition, an individual's comments will be limited to three (3) minutes, which is approximately 400 words. Notice is hereby given that one or more City Commissioners of the City of Springfield, Florida may be participating electronically.

During the public hearing, the ordinance will be presented to the City Commission for adoption. The ordinance may be adopted during or following the public hearing.

The public is invited to view the proposal at City Hall between the hours of 9:00 a.m. and 4:00 p.m. Monday through Friday. Public comment will be received either verbally or in written form. Anyone not appearing in person may submit written comments to the City Clerk at 408 School Avenue, Springfield FL, any time prior to the stated meeting time. All comments received will be considered before final action is taken.

If a person decides to appeal any decision made by the City Commission with respect to any matter considered at the meeting, if an appeal is available, such person will need a record of the proceeding, and such person may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based.

Any person requiring a special accommodation to participate in this meeting because of a disability or physical impairment should contact the Springfield City Clerk at 408 School Avenue, Springfield, Florida 32401 or by phone at (850) 258-2766 at least five (5) calendar days prior to the meeting. If you are hearing or speech impaired, and you possess TDD equipment, you may contact the City Clerk using the Florida Dual Party Relay system which can be reached at (800) 955-8770 (Voice) or (800) 955-8771 (TDD).

CITY OF SPRINGFIELD, FL

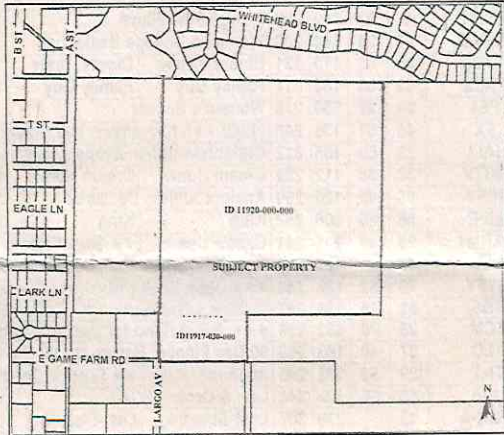


NOTICE OF COMPREHENSIVE PLAN AMENDMENT

NOTICE IS HEREBY GIVEN that the City Commission of the City of Springfield, Florida, will hold a public hearing to consider the following entitled proposed ordinance and to consider transmittal of the ordinance to the Department of Economic Opportunity.

ORDINANCE NO. 566

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A public hearing on the ordinance will be held on April 6, 2020, at 5:30 p.m. or as soon after as may be heard, at the City's regular meeting at the Springfield City Hall, located at 408 School Avenue. All interested persons are encouraged to attend and be heard. During the public hearing, the ordinance will be presented to the City Commission for first reading and, if approved, the ordinance will be transmitted to the State Land Planning Agency.

The public is invited to view the proposal at City Hall between the hours of 9:00 a.m. and 4:00 p.m. Monday through Friday. Public comment will be received either verbally or in written form. Anyone not appearing in person may submit written comments to the City Clerk at 408 School Avenue, Springfield FL, any time prior to the stated meeting time. All comments received will be considered before final action is taken.

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NF-11085560

CITY OF SPRINGFIELD, FL