

ORDINANCE NO. 568

AN ORDINANCE AMENDING ORDINANCE 484, KNOWN AS THE CITY OF SPRINGFIELD 2025 COMPREHENSIVE PLAN; ACTING UPON THE APPLICATION OF SILBE PROPERTIES, INC.; DESIGNATING FOR MIXED LAND USE A PORTION OF THAT CERTAIN PARCEL OF LAND LYING WITHIN THE CITY OF SPRINGFIELD, FLORIDA, SAID PARCEL LOCATED AT 1023 NORTH TYNDALL PARKWAY, PARCEL ID 14999-000-000; SAID PARCEL AS MORE PARTICULARLY DESCRIBED IN THE BODY OF THE ORDINANCE; AMENDING THE CITY'S FUTURE LAND USE MAP FOR MIXED USE 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 Silbe Properties, Inc., (the "Applicant"), has requested that the City Commission amend the Future Land Use Map (the FLUM) contained within the City of Springfield Comprehensive Growth Development Plan to change a land use designation for a certain parcel of land in the City; and

WHEREAS, the Applicant, has requested that the parcel be designated Mixed Use; and

WHEREAS, the City Commission conducted public hearings and two separate readings of the Applicant's request; and

WHEREAS, on November 2, 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 Mixed Use land use under the City's
Comprehensive Plan, to-wit,

[See Exhibit "A" attached hereto and incorporated herein]


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 All ordinances or parts of ordinances in conflict herewith are repealed to the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.

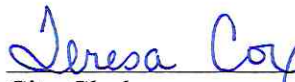
PASSED, APPROVED AND ADOPTED at the regular meeting of the City Commission
of the City of Springfield, Florida, this 2nd of November, 2020.

CITY OF SPRINGFIELD, FLORIDA



Mayor

ATTEST:



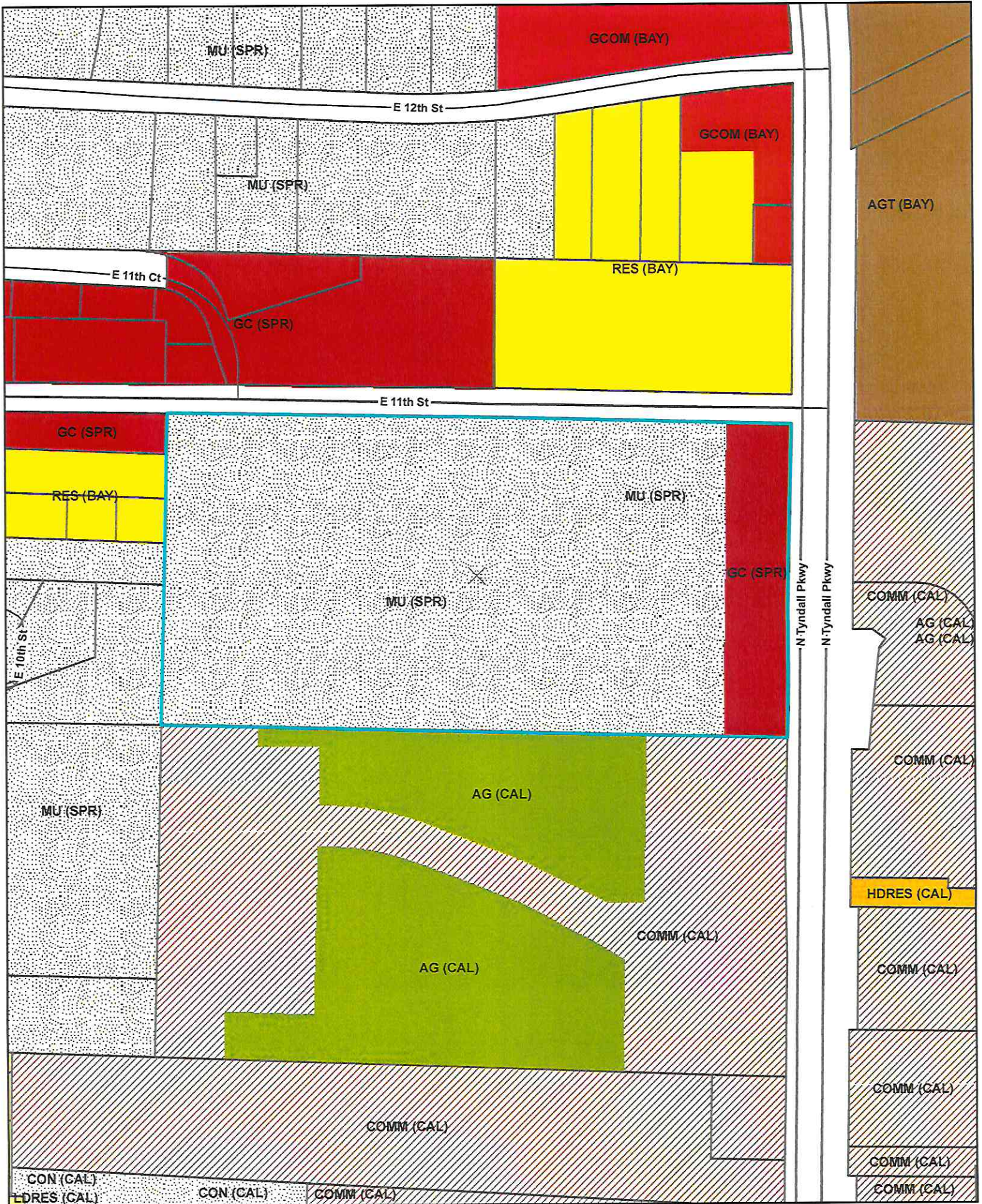
City Clerk

PUBLISHED in the Panama City News-Herald on the 22nd day of October, 2020.

EXHIBIT A

A MIXED USE DISTRICT BEING A PORTION OF LAND LYING IN THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 4 SOUTH, RANGE 14 WEST, BAY COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT AN EXISTING RAILROAD SPIKE MARKING THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 4 SOUTH, RANGE 14 WEST, BAY COUNTY, FLORIDA; THENCE SOUTH 00°43'31" WEST ALONG THE EAST LINE OF SAID SOUTHEAST 1/4 OF SECTION 1 A DISTANCE OF 571.82 FEET; THENCE DEPARTING SAID EAST LINE NORTH 89°02'21" WEST, 301.92 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°02'21" WEST, 990.60 FEET; THENCE NORTH 16°37'03" WEST, 4.45 FEET; THENCE NORTH 16°36'59" WEST, 5.75 FEET; THENCE NORTH 01°23'11" EAST, 15.24 FEET; THENCE NORTH 01°23'10" EAST, 21.81 FEET; THENCE NORTH 04°12'33" WEST, 34.35 FEET; THENCE NORTH 08°58'57" EAST, 25.34 FEET; THENCE NORTH 17°58'37" EAST, 72.73 FEET; THENCE NORTH 23°57'43" EAST, 35.30 FEET; THENCE NORTH 33°11'46" EAST, 28.12 FEET; THENCE NORTH 41°16'34" EAST, 29.41 FEET; THENCE NORTH 33°13'48" EAST, 37.24 FEET; THENCE NORTH 14°02'10" EAST, 45.50 FEET; THENCE NORTH 09°43'40" WEST, 65.30 FEET; THENCE NORTH 40°21'52" WEST, 48.27 FEET; THENCE NORTH 03°34'34" WEST, 29.48 FEET; THENCE NORTH 00°00'00" EAST, 22.07 FEET; THENCE SOUTH 87°31'39" EAST, 25.67 FEET; THENCE SOUTH 87°31'46" EAST, 41.33 FEET; THENCE SOUTH 87°31'42" EAST, 62.43 FEET; THENCE SOUTH 88°38'25" EAST, 49.48 FEET; THENCE SOUTH 89°19'05" EAST, 390.21 FEET; THENCE SOUTH 89°19'08" EAST, 25.42 FEET; THENCE SOUTH 89°19'04" EAST, 78.29 FEET; THENCE SOUTH 88°54'37" EAST, 67.46 FEET; THENCE SOUTH 88°31'01" EAST, 32.55 FEET; THENCE SOUTH 79°41'37" EAST, 16.05 FEET; THENCE SOUTH 79°41'39" EAST, 26.80 FEET; THENCE SOUTH 79°41'49" EAST, 12.31 FEET; THENCE SOUTH 45°47'17" EAST, 19.47 FEET; THENCE SOUTH 19°23'50" EAST, 24.84 FEET; THENCE SOUTH 09°21'27" WEST, 138.35 FEET; THENCE SOUTH 39°28'20" EAST, 115.74 FEET; THENCE SOUTH 39°28'22" EAST, 61.50 FEET; THENCE SOUTH 04°16'34" EAST, 104.87 FEET; THENCE SOUTH 14°24'34" WEST, 60.09 FEET TO THE POINT OF BEGINNING, CONTAINING 9.88 ACRES, MORE OR LESS.



Ron DeSantis
GOVERNOR



Dane Eagle
EXECUTIVE DIRECTOR

November 16, 2020

Ms. Susan J. Moore
Municipal Paralegal
City of Springfield
Hand Arendall Harrison Sale, LLC
304 Magnolia Avenue
Panama City, Florida 32401

RE: Silbe Properties, Inc.

Dear Ms. Moore:

Thank you for submitting copies of the Small-Scale Development Plan Amendment for Springfield adopted by Ordinance No(s). 568 on November 2, 2020 for our records. The reference number for this amendment package is 20S02.

The Department of Economic Opportunity **will not** conduct a compliance review or issue a Notice of Intent regarding the adopted small-scale development plan amendment in accordance with procedures contained in Section 163.3187(1), Florida Statutes.

If you have any questions, please feel free to contact Donna Harris of my staff by phone at 850.717.8491 or by e-mail at donna.harris@deo.myflorida.com.

Sincerely,

D. Ray Eubanks, Administrator
Plan and DRI Processing Unit

DRE/dh

Florida Department of Economic Opportunity | Caldwell Building | 107 E. Madison Street | Tallahassee, FL 32399
850.245.7105 | www.FloridaJobs.org
www.twitter.com/FLDEO | www.facebook.com/FLDEO

An equal opportunity employer/program. Auxiliary aids and service are available upon request to individuals with disabilities. All voice telephone numbers on this document may be reached by persons using TTY/TTD equipment via the Florida Relay Service at 711.

NEWS HERALD

Published Daily

Panama City, Florida

Distributed in Bay, Calhoun, Franklin, Gulf,
Holmes, Jackson, Liberty, Walton & Washington
Counties

STATE OF FLORIDA
COUNTY OF BAY

Before the undersigned authorized personally appeared Toni Brown, who on oath says that she is an employee of Gatehouse Media Group, owner of the Panama City News Herald, a daily newspaper published at Panama City, in Bay County, Florida; that the attached copy of advertisement, being a

PUBLIC NOTICE

the matter of

PUBLIC HEARING

in the Bay County Court, was published in said newspaper in the issues of

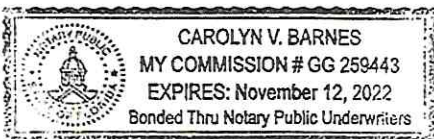
10/22/2020

Affiant further says that the said Panama City News Herald is a newspaper published at Panama City, in said Bay County, Florida, and that the said newspaper has heretofore been continuously published in said Bay County, Florida, each day, and has been entered as periodicals matter at the post office in Panama City, in said Bay County, Florida, for a period of 1 year next preceding the first publication of the attached copy of advertisement; and affiant further says that she 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 the said newspaper.



(Signature of Applicant)

Sworn to and subscribed before me this 22nd day of OCTOBER, 2018, by Toni Brown, X who is personally known to me or who has produced ✓ as identification.



Notary Public

27916

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the following entitled ordinance shall be presented to the City Commission of the City of Springfield, Florida, for a public hearing and final adoption at its regular meeting to be conducted at 5:30 P.M. on Monday, November 2, 2020, or as soon thereafter as the matter may be heard, at the Commission Chambers of City Hall, 408 School Avenue, Springfield Florida, to-wit,
ORDINANCE NO. 568
AN ORDINANCE
AMENDING ORDI-

NANCE 484, KNOWN AS THE CITY OF SPRINGFIELD 2025 COMPREHENSIVE PLAN; ACTING UPON THE APPLICATION OF SILBE PROPERTIES, INC.; DESIGNATING FOR MIXED LAND USE A PORTION OF THAT CERTAIN PARCEL OF LAND LYING WITHIN THE CITY OF SPRINGFIELD, FLORIDA, SAID PARCEL LOCATED AT 1023 NORTH TYNDALL PARKWAY, PARCEL ID 14999-000-000; SAID PARCEL AS MORE PARTICULARLY DESCRIBED IN THE BODY OF THE ORDINANCE; AMENDING THE CITY'S FUTURE LAND USE MAP FOR MIXED USE 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.
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 Teresa Cox, 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). ALL INTERESTED PERSONS desiring to be heard on the adoption of the aforesaid ordinance are invited to be present at the meeting. Copies of the ordinance may be obtained or inspected at the office of the City Clerk, Springfield, Florida, at the City Hall, CITY OF SPRINGFIELD, FL

Pub: Oct. 22, 2020