

**ORDINANCE NO. 580**

AN ORDINANCE AMENDING ORDINANCE 484, KNOWN AS THE CITY OF SPRINGFIELD 2025 COMPREHENSIVE PLAN; ACTING UPON THE APPLICATION OF THE OWNER OF PROPERTY TO CHANGE THE FUTURE LAND USE DESIGNATION OF A CERTAIN PARCEL OF LAND FROM RESIDENTIAL TO COMMERCIAL LAND USE; THAT CERTAIN PARCEL OF LAND LYING WITHIN THE CITY OF SPRINGFIELD, FLORIDA, SAID PARCEL LOCATED AT 5005 EAST 14<sup>TH</sup> STREET; SAID PARCEL CONTAINING 0.321 ACRES MORE OR LESS; PARCEL ID NUMBER 14934-020-000; AND TO CHANGE THE FUTURE LAND USE DESIGNATION OF A PARCEL OF LAND LYING WITHIN THE CITY OF SPRINGFIELD, FLORIDA FROM UNDESIGNATED TO COMMERCIAL LAND USE; THAT CERTAIN PARCEL OF LAND LOCATED AT 3926 EAST 15<sup>TH</sup> STREET; SAID PARCEL CONTAINING 6.840 ACRES MORE OR LESS; PARCEL ID 14935-000-000; SAID PARCELS AS MORE PARTICULARLY DESCRIBED IN THE BODY OF THE ORDINANCE; AMENDING THE CITY'S FUTURE LAND USE MAP FOR COMMERCIAL DESIGNATION FOR THE PARCELS; 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, Jack O. Stewart and Karen L. Stewart, husband and wife, Co-Trustees of the Jack O. Stewart Trust, and for J&K Stewart Properties, LLC (the "Applicants"), have 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 land use designations for certain parcels of land in the City; and

WHEREAS, the Applicant has requested that the parcel designations be changed from

Residential to Commercial and from Undesignated to Commercial; and

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

WHEREAS, the subject properties involve a use of fifty (50) acres or less and the cumulative effect of the acreage for all small scale amendments adopted by the City this calendar year, including the subject parcel, does not exceed 120 acres, and the subject parcel otherwise qualifies for a small scale amendment pursuant to Section 163.3187(1), Florida Statutes; and

WHEREAS, on April 4, 2022, the City Commission conducted a properly noticed adoption hearing as required by Section 163.3187 (2), 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 designations for the subject parcels 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 changed from Residential to Commercial land use under the City's Comprehensive Plan, to-wit,

BEGINNING 490 FEET WEST OF THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 4 SOUTH, RANGE 14 WEST, BAY COUNTY, FLORIDA; THENCE WEST 100 FEET; THENCE NORTH 140 FEET; THENCE EAST 100 FEET; THENCE SOUTH 140 FEET TO THE POINT OF BEGINNING. LESS AND EXCEPT THAT PORTION LYING WITHIN THE RIGHT-OF-WAY OF 14<sup>TH</sup> STREET.

and the City's Future Land Use Map is amended accordingly.

SECTION 2. The following parcel of real property situated within the municipal limits of the City of Springfield, Florida, is changed from Undesignated to Commercial 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 4<sup>th</sup> of April, 2022.


CITY OF SPRINGFIELD, FLORIDA

  
Ralph Hammond, Mayor

ATTEST:

  
Teresa Cox, City Clerk

EXAMINED AND APPROVED by me this 4<sup>th</sup> day of April, 2022.

  
Ralph Hammond, Mayor

PUBLISHED in the Panama City News-Herald on the 21<sup>st</sup> day of March, 2022.

## EXHIBIT "A"

### Parcel I:

Commence at the Southeast Corner of the Northwest Quarter of the Northwest Quarter of the Northeast Quarter of Section 1, Township 4 South, Range 14 West, Bay County, Florida; thence North 140 feet to the Point of Beginning; thence N88°23'W, 385.9 feet; thence N03°22'E, 476.9 feet more or less to the South R/W line of Hwy. U.S. 98 (100 foot R/W); thence S89°18'E along said R/W line, 295.5 feet to the P.C. of a curve; thence Easterly along said curve in Highway R/W 63.3 feet; thence South 484.6 feet to the Point of Beginning. Less that part conveyed to the State of Florida by deed recorded in Official Records Book 349, Page 467 to the Public Records of Bay County, Florida. Less and Except any portion lying within road right-of-way.

### Parcel II:

Commence at the Southeast Corner of the Northwest Quarter of the Northwest Quarter of the Northeast Quarter of Section 1, Township 4 South, Range 14 West, Bay County, Florida; thence North 140 feet; thence N88°23'W, 385.9 feet to the Point of Beginning; thence continue along said bearing 200 feet; thence N03°22'E, 236.9 feet; thence S89°18'E, 200 feet; thence S03°22'W, 236.9 feet more or less to the Point of Beginning. Said lands lying in and being a part of the Northwest Quarter of the Northwest Quarter of the Northeast Quarter of Section 1, Township 4 South, Range 14 West. Less and Except any portion lying within road right-of-way.

And also:

FROM THE NORTHEAST CORNER OF SOUTHWEST QUARTER (SW 1/4) OF NORTHWEST QUARTER (NW 1/4) OF NORTHEAST QUARTER (NE 1/4) OF SECTION ONE (1), TOWNSHIP FOUR (4) SOUTH, RANGE FOURTEEN (14) WEST RUN NORTH 140 FEET, THEN NORTH 88°23' WEST 585.9 FEET; THEN NORTH 3°22' EAST 236.9 FEET TO POINT OF BEGINNING. FROM SAID POINT OF BEGINNING CONTINUE NORTH 3°22' EAST 240 FEET TO THE SOUTH RIGHT OF WAY LINE OF HIGHWAYS U.S. 98 (100 FOOT RIGHT OF WAY); THENCE WITH SAID RIGHT OF WAY SOUTH 89°18' EAST (NORTH 89°23' EAST) 200 FEET; THENCE SOUTH 3°22' WEST 240 FEET; THENCE NORTH 89°18' WEST 200 FEET TO SAID POINT TO BEGINNING, LYING AND BEING IN THE NORTHWEST QUARTER (NW 1/4) OF NORTHWEST QUARTER (NW 1/4) OF NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 1, TOWNSHIP 4 SOUTH, RANGE 14 WEST, BAY COUNTY, FLORIDA.

Parcel Identification Number: 14936-000-000