

ORDINANCE NO. 589

AN ORDINANCE AMENDING ORDINANCE 484, KNOWN AS THE CITY OF SPRINGFIELD 2025 COMPREHENSIVE PLAN; ACTING UPON THE APPLICATION OF 850 CAPITAL ADVISORS LLC; TO CHANGE THE FUTURE LAND USE DESIGNATION OF PORTIONS OF CERTAIN PARCELS OF LAND FROM LOW DENSITY RESIDENTIAL TO MIXED USE, AND PORTIONS OF CERTAIN PARCELS OF LAND FROM LOW DENSITY RESIDENTIAL TO GENERAL COMMERCIAL; THOSE CERTAIN PARCELS OF LAND LYING WITHIN THE CITY OF SPRINGFIELD, FLORIDA, SAID PARCELS LOCATED AT 2621 AND 2627 TRANSMITTER ROAD, SAID PARCELS ID 12479-000-000 AND 12481-000-000; AMENDING THE CITY'S FUTURE LAND USE MAP DESIGNATIONS 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, 850 Capital Advisors LLC, (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 land use designations within portions of certain parcels of land in the City; and

WHEREAS, the Applicant has requested that portions of the parcels be changed from low density residential to mixed use and general commercial, shown as follows; and

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

WHEREAS, the subject property involves 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 December 5th, 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 designation for portions of 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 portion of parcels of real property situated within the municipal limits of the City of Springfield, Florida, is designated for Mixed Land use under the City's Comprehensive Plan, to-wit,

COMMENCING AT THE NORTHEAST CORNER OF LOT 16, BLOCK 21, PLAT OF HIGHLAND CITY, FLORIDA, THENCE WEST, A DISTANCE OF 50 FEET TO THE WEST RIGHT OF WAY LINE OF TRANSMITTER ROAD; THENCE CONTINUE WEST, A DISTANCE OF 200 FEET TO THE POINT OF BEGINNING: THENCE SOUTH 01 DEGREES 27 MINUTES 48 SECONDS EAST, DISTANCE OF 100 FEET; THENCE SOUTH 00 DEGREES 29 MINUTES 38 SECONDS WEST, DISTANCE OF 307.13 FEET; THENCE SOUTH 00 DEGREES 31 MINUTES 36 SECONDS EAST, A DISTANCE OF 22.52 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES 36 SECONDS WEST, A DISTANCE OF 199.63 FEET TO THE EAST LINE OF LOT 15, BLOCK 21, THENCE NORTH 01 DEGREES 31 MINUTES 53 SECONDS WEST ALONG THE EAST LINE OF LOT 15, BLOCK 21, A DISTANCE OF 429.71 FEET TO THE NORTH LINE OF LOT 16, BLOCK 21, THENCE NORTH 89 DEGREES 57 MINUTES 50 SECONDS EAST ALONG THE NORTH LINE OF LOT 16, BLOCK 21, A DISTANCE OF 211 FEET TO THE POINT OF BEGINNING.

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

SECTION 2. The following described portion of parcels of real property situated within the municipal limits of the City of Springfield, Florida, is designated for General Commercial Land

use under the City's Comprehensive Plan, to-wit

COMMENCING AT THE NORTHEAST CORNER OF LOT 16, BLOCK 21, PLAT OF HIGHLAND CITY, FLORIDA, THENCE WEST, A DISTANCE OF 50 FEET TO THE WEST RIGHT OF WAY LINE OF TRANSMITTER ROAD; THENCE CONTINUE WEST, A DISTANCE OF 200 FEET; THENCE SOUTH 01 DEGREES 27 MINUTES 48 SECONDS EAST, DISTANCE OF 100 FEET TO THE POINT OF BEGINNING: THENCE NORTH 89 DEGREES 57 MINUTES 52 SECONDS EAST, DISTANCE OF 74 FEET; THENCE SOUTH 01 DEGREES 20 MINUTES 37 SECONDS WEST, A DISTANCE OF 304.90 FEET; THENCE SOUTH 89 DEGREES 20 MINUTES 12 SECONDS WEST, A DISTANCE OF 83.50 FEET; THENCE NORTH 00 DEGREES 29 MINUTES 38 SECONDS WEST, DISTANCE OF 307.13 FEET TO THE POINT OF BEGINNING.

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.

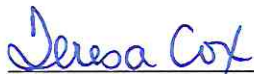
PASSED, APPROVED AND ADOPTED at the regular meeting of the City Commission of the City of Springfield, Florida, this 5th of December, 2022.

CITY OF SPRINGFIELD, FLORIDA



Ralph Hammond, Mayor

ATTEST:



Teresa Cox, City Clerk

EXAMINED AND APPROVED by me this 5th day of DECEMBER, 2022.



Ralph Hammond, Mayor

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