

ORDINANCE NO. 1175

AN ORDINANCE PROVIDING FOR THE ADOPTION PURSUANT TO CHAPTER 163, FLORIDA STATUTES, OF A LAND USE CHANGE FROM TRADITIONAL NEIGHBORHOOD DEVELOPMENT TO COMMERCIAL FOR AN APPROXIMATE 9.993 +/- ACRES OF PROPERTY LOCATED ON THE WEST SIDE OF CR2321 NORTH OF DEERPOINT ELEMENTARY SCHOOL; IN THE CITY OF LYNN HAVEN, BAY COUNTY, FLORIDA; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH AND PROVIDING AN EFFECTIVE DATE.

An Ordinance relating to the incorporated areas of the City of Lynn Haven providing for the adoption pursuant to Section 163.3187(1)(c), Florida Statutes, of a Land Use Change to the Comprehensive Plan.

BE IT ENACTED BY THE PEOPLE OF THE CITY OF LYNN HAVEN:

SECTION 1. Adoption of Land Use Change.

This Ordinance shall be known as Ordinance 1175 amendment to the City of Lynn Haven Comprehensive Plan.

SECTION 2. Ordinance 1175 amendment to the City of Lynn Haven Comprehensive Plan does hereby repeal all portions of the Lynn Haven Comprehensive Plan adopted pursuant to Ordinance 1174 that are inconsistent or in conflict with this Ordinance 1175, and the City of Lynn Haven Comprehensive Plan is hereby amended and consists of the following:

A. Amendment to the Future Land Use element consisting of a land use amendment, as follows;

Parcel #: 08710-030-000

A parcel of land lying and being in Section 36, Township 2 south, Range 14 west and Section 1, Township 3 south, Range 14 west and being a portion of Lots 4, 5, 12 and 21, St. Andrews Bay Development Company's Subdivision of Section 1, Township 3 south, Range 14 west, Bay County, Florida as recorded in Plat Book 6, page 4 of the public records of Bay County, Florida and being more particularly described as follows:

Commence at the northeast corner of the northwest quarter of Section 1, Township 3 south, Range 14 west, Bay County, Florida and proceed north 88 degrees 46 minutes 37 seconds west, along the north boundary line of said Section 1, for a distance of 529.49 feet to the east boundary line of property recorded in Official Records Book 4564, page 1410 of the public records of Bay County, Florida for the point of beginning; thence leaving said north boundary line of Section 1, proceed north 01 degree 22 minutes 04 seconds east, along said east boundary line, for a distance of 375.68 feet to the southwesterly right of way line of County Road 2321 (100' Right-of-Way); thence leaving said east boundary line proceed south 54 degrees 56 minutes 18 seconds east, along said southwesterly right of way line, for a distance of 987.93 feet; thence leaving said right of way line proceed south 34 degrees 59 minutes 06 seconds west, for a distance of 213.83 feet; thence north 55 degrees 00 minutes 54 seconds west, for a distance of 261.77 feet; thence south 37 degrees 34 minutes 01 seconds west, for a distance of 776.60 feet to a point on the approximate mean high water line of North Bay; thence north 62 degrees 30 minutes 22 seconds west, along said approximate mean high water line, for a distance of 30.00 feet to the east boundary line of aforesaid property recorded in Official Records Book 5464, page 1410; thence leaving said approximate mean high water line proceed north 01 degree 22 minutes 04 seconds east, along said east boundary line for a distance of 819.00 feet to the point of beginning. Containing 9.993 acres, more or less.

Subject to a 60- foot easement for road, highway and utilities as recorded in Official Records Book 643, page 17 of the public records of Bay County, Florida; and a Gulf Coast Electric Cooperative right of way easement as recorded in Official Records Book 147, page 444 of the public records of Bay County, Florida.

With the future land use designation changing from Traditional Neighborhood Development to Commercial. An official, true and correct copy of all Elements of the Lynn Haven Comprehensive Plan as adopted and amended from time to time shall be maintained by the City Manager or his designee.

SECTION 3. The City Commission finds that the amendment as finally adopted by this Ordinance is in compliance with the Local Government Comprehensive Planning and Land Development Regulation Act, Chapter 163, Florida Statutes.

SECTION 4. If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, the invalidity shall not affect other provisions or applications of this Ordinance or the City of Lynn Haven's Comprehensive Plan which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are declared severable.

SECTION 5. Effective Date

Pursuant to Section 163.3187(3) (c), Florida Statutes, the effective date of this land use change shall be 31 days after adoption, unless the amendment is challenged. If challenged, the effective date of this amendment shall be the date a final order is issued by the Department of Economic Opportunity or the Administration Commission finding the amendment in compliance with Section 163.3184, Florida Statutes. No development orders, development permits or land uses dependent on this amendment may be issued before it has become effective. If a final order of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the Department of Economic Opportunity, Tallahassee, Florida.

INTRODUCED at the regular Commission meeting of the City Commission of the City of Lynn Haven in Bay County, Florida, on the 14th day of January 2025.

PASSED AND ADOPTED at the regular Commission meeting of the City Commission of the City of Lynn Haven, in Bay County, Florida, on the ____ day of _____, 2025.

CITY OF LYNN HAVEN

BY: 

Jesse Nelson, Mayor

First Reading: 14th JANUARY 2025

Second and Final Reading: 29th JANUARY 2025

ATTEST:



Vickie Gainer, City Manager-Clerk