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Bill Kinsaul, Clerk, Bay County, FL
Deputy Clerk GB Trans # 2077999

ORDINANCE NO. 3305

AN ORDINANCE OF THE BOARD OF CITY COMMISSIONERS OF PANAMA CITY, FLORIDA, ESTABLISHING PANAMA CITY NORTH COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES; PROVIDING A TITLE; PROVIDING FINDINGS; CREATING AND NAMING THE DISTRICT; DESCRIBING THE EXTERNAL BOUNDARIES OF THE DISTRICT; DESCRIBING THE FUNCTIONS AND SPECIAL POWERS OF THE DISTRICT; DESIGNATING FIVE PERSONS TO SERVE AS THE INITIAL MEMBERS OF THE DISTRICT'S BOARD OF SUPERVISORS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS OF LAW; PROVIDING FOR CODIFICATION, INCLUSION IN CODE, AND SCRIVENER'S ERROR; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Chapter 190, *Florida Statutes*, provides for the creation of community development districts to provide various local government services; and

WHEREAS, SE Land Dev, LLC ("Petitioner") has filed a petition to establish a community development district to be known as Panama City North Community Development District in Sections 5, 6, 7, and 8, Township 3 South Range 12 West in Panama City, Bay County, Florida; and

WHEREAS, The City Commission of Panama City ("City Commission"), has determined that the petition dated March 26, 2026, complies with the requirements of Florida law and should be granted.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF CITY COMMISSIONERS OF PANAMA CITY FLORIDA:

SECTION ONE. TITLE.

This Ordinance shall be known as the *Panama City North Community Development District establishment ordinance.*

SECTION TWO. FINDINGS.

The City Commission finds that the petition dated March 26, 2026, meets the requirements of Section 190.005, *Florida Statutes*, and that the Panama City North Community Development District should be created.

SECTION THREE. CREATING AND NAMING OF DISTRICT.

There is hereby created a community development district situated entirely within the City of Panama City, Florida, which shall be known as the "Panama City North Community Development District" (the "District").

SECTION FOUR. BOUNDARIES OF THE DISTRICT.

The boundaries of the District shall be as set forth in Exhibit "A" attached hereto.

SECTION FIVE. FUNCTIONS AND POWERS OF THE DISTRICT.

The general powers and functions of the District are set forth in Chapter 190, *Florida Statutes*. Consent is hereby given to the District's Board of Supervisors to exercise additional powers to finance, fund, plan, establish, acquire, construct, reconstruct, enlarge or extend, equip, operate and maintain systems and facilities for: parks and facilities for indoor and outdoor recreational, cultural, and educational uses as authorized and described in Section 190.012(2)(a), *Florida Statutes*; and security powers, including but not limited to walls, fences, and electronic intrusion detection, as authorized and described in Section 190.012(2)(d), *Florida Statutes*. The Petitioner and the District acknowledge that the City is not obligated at any time to accept the dedication or transfer of streets, roads, stormwater facilities or other infrastructure owned by the Petitioner or the District.

SECTION SIX. BOARD OF SUPERVISORS.

The persons designated to be the initial members of the District's Board of Supervisors shall

be:

Albert S. Cassidy
346 East Central Ave.
Winter Haven, Florida 33880

Robert Andrew Rhinehart
346 East Central Ave.
Winter Haven, Florida 33880

Nicholas Rhinehart
346 East Central Ave.
Winter Haven, Florida 33880

Matthew Cassidy
346 East Central Ave
Winter Haven, Florida 33880

Tristan Rafool
346 East Central Ave.
Winter Haven, Florida 33880

SECTION SEVEN. SEVERABILITY.

The provisions of this Ordinance are severable and it is the intention to confer the whole or any part of the powers herein provided for. If any provision of this Ordinance is held invalid or unconstitutional by any court of competent jurisdiction, that portion will be deemed a separate provision and will not affect any remaining provisions of the Ordinance. It is hereby declared to be the legislative intent that this Ordinance would have been adopted if such invalid or unconstitutional provision was not included.

SECTION EIGHT. CONFLICTS OF LAW.

Whenever the requirements or provisions of this Ordinance are in conflict with the requirements or provisions of any other lawfully adopted Panama City Ordinance, the provisions of this Ordinance shall control. In the event of a conflict with Florida Statutes, Florida Statutes shall control.

SECTION NINE. CODIFICATION, INCLUSION IN CODE, AND SCRIVENER'S ERRORS.

It is the intention of the Panama City Commission that the provisions of this Ordinance will become and be made part of the Panama City Code; and that the sections of this Ordinance

may be renumbered or re-lettered and that the word "Ordinance" may be changed to "section," "article," or such other appropriate word or phrase in order to accomplish such intention; and regardless of whether such inclusion in the code is accomplished, sections of this ordinance may be renumbered or re-lettered and typographical errors which do not affect the intent may be authorized by the City Clerk's designee, without a need of a public hearing, by filing a corrected or re-codified copy of same with the City Clerk.

SECTION TEN. EFFECTIVE DATE.

This Ordinance shall take effect immediately upon passage.

Duly passed and adopted by the City Commission this 9th day of June, 2026

CITY OF PANAMA CITY, FLORIDA
A Municipal Corporation,

Allan Branch, Mayor

ATTEST:

Brandy L. Waldron, Interim City Clerk-Treasurer

APPROVED AS TO FORM AND CORRECTNESS:

Nevin J. Zimmerman, City Attorney

EXHIBIT "A"
(Legal Description)

A PARCEL OF LAND LYING IN SECTIONS 5, 6, 7 AND 8, TOWNSHIP 3 SOUTH, RANGE 12 WEST, BAY COUNTY. FLORIDA AND BEING DESCRIBED AS FOLLOWS:

BEGIN AT A 4 INCH SQUARE CONCRETE MONUMENT (LB 2372) MARKING THE SOUTHWEST COMER OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 12 WEST, BAY COUNTY, FLORIDA AND RUN THENCE NORTH 01 DEGREE 26 MINUTES 23 SECONDS EAST ALONG THE WESTERLY BOUNDARY OF SAID SECTION 6 A DISTANCE OF 5357.89 FEET TO A 6 INCH SQUARE CONCRETE MONUMENT WITH A BRASS CAP FOR THE NORTHWEST COMER OF SAID SECTION 6; THENCE SOUTH 89 DEGREES 12 MINUTES 58 SECONDS EAST ALONG THE NORTHERLY BOUNDARY OF SAID SECTION 6 A DISTANCE OF 5389.71 FEET TO A 5/8 INCH IRON ROD FOR THE NORTHEAST COMER OF SAID SECTION 6; THENCE SOUTH 89 DEGREES 12 MINUTES 58 SECONDS EAST ALONG THE NORTHERLY BOUNDARY OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 12 WEST, A DISTANCE OF 160.37 FEET TO THE CENTERLINE OF A GRADED ROAD KNOWN AS ROAD Y-2 (40 FOOT RIGHT OF WAY; THENCE SOUTHERLY ALONG SAID CENTERLINE AS FOLLOWS: THENCE SOUTH 02 DEGREES 09 MINUTES 54 SECONDS WEST 509.09 FEET; THENCE SOUTH 31 DEGREES 01 MINUTE 01 SECOND WEST 998.01 FEET; THENCE SOUTH 01 DEGREE 35 MINUTES 00 SECONDS WEST 1055.58 FEET TO A POINT OF CURVE TO THE LEFT; THENCE ALONG SAID CURVE WITH A RADIUS OF 104.90 FEET THROUGH A CENTRAL ANGLE OF 63 DEGREES 56 MINUTES 57 SECONDS FOR AN ARC DISTANCE OF 107.08 FEET (THE CHORD OF SAID ARC BEING SOUTH 30 DEGREES 23 MINUTES 31 SECONDS EAST 101.10 FEET); THENCE SOUTH 62 DEGREES 21 MINUTES 56 SECONDS EAST 388.53 FEET TO A POINT OF CURVE TO THE RIGHT; THENCE ALONG SAID CURVE WITH A RADIUS OF 122.84 FEET THROUGH A CENTRAL ANGLE OF 80 DEGREES 10 MINUTES 35 SECONDS FOR AN ARC DISTANCE OF 171.93 FEET (THE CHORD OF SAID ARC BEING SOUTH 22 DEGREES 16 MINUTES 10 SECONDS EAST 158.24 FEET); THENCE SOUTH 17 DEGREES 49 MINUTES 38 SECONDS WEST 231.04 FEET; THENCE SOUTH 01 DEGREE 53 MINUTES 33 SECONDS WEST 475.40 FEET TO A POINT OF CURVE TO THE LEFT; THENCE ALONG SAID CURVE WITH A RADIUS OF 103.22 FEET THROUGH A CENTRAL ANGLE OF 53 DEGREES 47 MINUTES 37 SECONDS FOR AN ARC DISTANCE OF 106.30 FEET (THE CHORD OF SAID ARC BEING SOUTH 25 DEGREES 00 MINUTES 15 SECONDS EAST 102.44 FEET); THENCE SOUTH 51 DEGREES 54 MINUTES 05 SECONDS EAST 382.85 FEET TO A POINT OF CURVE TO THE RIGHT; THENCE ALONG SAID CURVE WITH A RADIUS OF 186.01 FEET THROUGH A CENTRAL ANGLE OF 108 DEGREES 34 MINUTES 44 SECONDS FOR AN ARC DISTANCE OF 352.50 FEET (THE CHORD OF SAID ARC BEING SOUTH 02 DEGREES 23 MINUTES 18 SECONDS WEST 302.07 FEET); THENCE SOUTH 56 DEGREES 40 MINUTES 40 SECONDS WEST 854.78 FEET TO A POINT OF CURVETO

THE LEFT; THENCE ALONG SAID CURVE WITH A RADIUS OF 106.34 FEET THROUGH A CENTRAL ANGLE OF 55 DEGREES 44 MINUTES 42 SECONDS FOR AN ARC DISTANCE OF 103.46 FEET (THE CHORD OF SAID ARC BEING SOUTH 28 DEGREES 48 MINUTES 19 SECONDS WEST 99.43 FEET); THENCE SOUTH 00 DEGREES 55 MINUTES 58 SECONDS WEST 380.82 FEET TO A POINT OF CURVE TO THE RIGHT; THENCE ALONG SAID CURVE WITH A RADIUS OF 100.33 FEET THROUGH A CENTRAL ANGLE OF 68 DEGREES 25 MINUTES 18 SECONDS FOR AN ARC DISTANCE OF 109.81 FEET (THE CHORD OF SAID ARC BEING SOUTH 35 DEGREES 08 MINUTES 37 SECONDS WEST 102.82 FEET); THENCE SOUTH 69 DEGREES 21 MINUTES 16 SECONDS WEST 388.86 FEET TO A POINT OF CURVE TO THE LEFT, THENCE ALONG SAID CURVE WITH A RADIUS OF 176.79 FEET THROUGH A CENTRAL ANGLE OF 26 DEGREES 12 MINUTES 16 SECONDS FOR AN ARC DISTANCE OF 80.86 FEET (THE CHORD OF SAID ARC BEING SOUTH 56 DEGREES 15 MINUTES 08 SECONDS WEST 80.15 FEET) TO A POINT OF COMPOUND CURVE; THENCE ALONG SAID CURVE WITH A RADIUS OF 1299.16 FEET THROUGH A CENTRAL ANGLE OF 22 DEGREES 26 MINUTES 04 SECONDS FOR AN ARC DISTANCE OF 508.69 FEET (THE CHORD OF SAID ARC BEING SOUTH 31 DEGREES 55 MINUTES 58 SECONDS WEST 505.45 FEET) TO THE INTERSECTION WITH THE CENTERLINE OF A GRADED ROAD KNOWN AS ROAD 102W (40 FOOT RIGHT OF WAY); THENCE LEAVING THE CENTERLINE OF THE AFORESAID ROAD Y-2, RUN ALONG THE CENTERLINE OF SAID ROAD 102W AS FOLLOWS: THENCE SOUTH 68 DEGREES 30 MINUTES 20 SECONDS EAST 484.20 FEET; THENCE SOUTH 54 DEGREES 26 MINUTES 50 SECONDS EAST 1681.59 FEET; THENCE SOUTH 79 DEGREES 49 MINUTES 00 SECONDS EAST 775.33 FEET TO THE NORTHEASTERLY PROJECTION OF THE WESTERLY BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 543, AT PAGE 60, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE LEAVING SAID CENTERLINE RUN THENCE SOUTH 55 DEGREES 03 MINUTES 12 SECONDS WEST ALONG SAID NORTHEASTERLY PROJECTION AND SAID WESTERLY BOUNDARY A DISTANCE OF 622.48 FEET TO THE MOST WESTERLY COMER OF SAID LANDS; THENCE SOUTH 80 DEGREES 43 MINUTES 06 SECONDS EAST ALONG THE SOUTHERLY BOUNDARY OF SAID LANDS A DISTANCE OF 810.61 FEET TO THE SOUTHEAST COMER OF SAID LANDS; THENCE NORTH 09 DEGREES 16 MINUTES 54 SECONDS EAST ALONG THE EASTERLY BOUNDARY OF SAID LANDS AND THE NORTHERLY PROJECTION THEREOF A DISTANCE OF 428.69 FEET TO THE AFORESAID CENTERLINE OF ROAD 102W; THENCE SOUTH 80 DEGREES 31 MINUTES 40 SECONDS EAST ALONG SAID CENTERLINE A DISTANCE OF 576.03 FEET TO THE CENTERLINE OF A GRADED ROAD KNOWN AS ROAD NO. 104 (40 FOOT RIGHT OF WAY) SAID POINT LYING ON A CURVE CONCAVE EASTERLY; THENCE SOUTHERLY COUNTERCLOCKWISE ALONG THE CENTERLINE OF SAID ROAD 104 AND SAID CURVE WITH A RADIUS OF 436.62 FEET THROUGH A CENTRAL ANGLE OF 31 DEGREES 59 MINUTES 25 SECONDS FOR AN ARC DISTANCE 243.78 FEET (THE CHORD OF SAID ARC BEING SOUTH 16 DEGREES 07 MINUTES 37 SECONDS WEST

240.63 FEET); THENCE SOUTH 00 DEGREES 07 MINUTES 54 SECONDS WEST ALONG SAID CENTERLINE A DISTANCE OF 529.94 FEET TO THE INTERSECTION WITH THE CENTERLINE OF A GRADED ROAD KNOWN AS ROAD 10 (40 FOOT RIGHT OF WAY); THENCE ALONG THE CENTERLINE OF SAID ROAD 10 AS FOLLOWS: THENCE SOUTH 65 DEGREES 00 MINUTES 47 SECONDS WEST 735.42 FEET; THENCE SOUTH 75 DEGREES 32 MINUTES 10 SECONDS WEST 940.09 FEET; THENCE SOUTH 64 DEGREES 04 MINUTES 04 SECONDS WEST 700.04 FEET TO A POINT OF CURVE TO THE LEFT; THENCE ALONG SAID CURVE WITH A RADIUS OF 950.92 FEET THROUGH A CENTRAL ANGLE OF22 DEGREES 55 MINUTES 28 SECONDS FOR AN ARC DISTANCE OF 380.47 FEET (THE CHORD OF SAID ARC BEING SOUTH 52 DEGREES 36 MINUTES 20 SECONDS WEST 377.94 FEET); THENCE SOUTH 41 DEGREES 08 MINUTES 37 SECONDS WEST 607.37 FEET TO A POINT OF CURVE TO THE RIGHT; THENCE ALONG SAID CURVE WITH A RADIUS OF 1037.69 FEET THROUGH A CENTRAL ANGLE OF 51 DEGREES 19 MINUTES 01 SECOND FOR AN ARC DISTANCE OF 1018.97 FEET (THE CHORD OF SAID ARC BEING SOUTH 66 DEGREES 48 MINUTES 07 SECONDS WEST 985.26 FEET); THENCE NORTH 87 DEGREES 32 MINUTES 22 SECONDS WEST 106.86 FEET; THENCE LEAVING SAID CENTERLINE RUN THENCE NORTH 01 DEGREE 52 MINUTES 47 SECONDS WEST 82.89 FEET; THENCE NORTH 23 DEGREES 41 MINUTES 17 SECONDS WEST 91.16 FEET; THENCE NORTH 54 DEGREES 02 MINUTES 59 SECONDS WEST 56.95 FEET; THENCE SOUTH 75 DEGREES 03 MINUTES 03 SECONDS WEST 34.02 FEET; THENCE NORTH 08 DEGREES 07 MINUTES 32 SECONDS WEST 31.06 FEET; THENCE NORTH 26 DEGREES 49 MINUTES 54 SECONDS WEST 63.40 FEET; THENCE NORTH 16 DEGREES 53 MINUTES 02 SECONDS WEST 51.92 FEET; THENCE NORTH 37 DEGREES 17 MINUTES 30 SECONDS WEST 104.50 FEET; THENCE NORTH 67 DEGREES 23 MINUTES 32 SECONDS WEST 72.42 FEET; THENCE NORTH 22 DEGREES 20 MINUTES 18 SECONDS WEST 160.72 FEET; THENCE NORTH 54 DEGREES 39 MINUTES 09 SECONDS WEST 63.67 FEET; THENCE NORTH 59 DEGREES 19 MINUTES 03 SECONDS WEST 58.30 FEET; THENCE NORTH 83 DEGREES 07 MINUTES 18 SECONDS WEST 20.28 FEET; THENCE SOUTH 71 DEGREES 15 MINUTES 00 SECONDS WEST 52.90 FEET; THENCE NORTH 71 DEGREES 55 MINUTES 25 SECONDS WEST 52.70 FEET; THENCE NORTH 60 DEGREES 57 MINUTES 10 SECONDS WEST 51.28 FEET; THENCE NORTH 48 DEGREES 33 MINUTES 23 SECONDS WEST 48.47 FEET; THENCE NORTH 01 DEGREE 06 MINUTES 38 SECONDS WEST 39.48 FEET; THENCE NORTH 17 DEGREES 46 MINUTES 23 SECONDS WEST 38.01 FEET; THENCE SOUTH 73 DEGREES 29 MINUTES 39 SECONDS WEST 58.76 FEET; THENCE NORTH 47 DEGREES 01 MINUTE 42 SECONDS WEST 28.30 FEET; THENCE NORTH 04 DEGREES 35 MINUTES 10 SECONDS WEST 52.38 FEET, THENCE NORTH 87 DEGREES 27 MINUTES 20 SECONDS WEST 39.54 FEET; THENCE SOUTH 33 DEGREES 39 MINUTES 17 SECONDS WEST 75.21 FEET; THENCE SOUTH 78 DEGREES 46 MINUTES 24 SECONDS WEST 5.95 FEET; THENCE SOUTH 03 DEGREES 37 MINUTES 14 SECONDS WEST 437.57 FEET; THENCE NORTH 89 DEGREES 22

MINUTES 58 SECONDS WEST 31.95 FEET; THENCE SOUTH 00 DEGREES 37 MINUTES 02 SECONDS WEST 104.65 FEET TO THE AFORESAID CENTERLINE OF ROAD 10; THENCE NORTHWESTERLY ALONG SAID CENTERLINE AS FOLLOWS: THENCE NORTH 43 DEGREES 36 MINUTES 12 SECONDS WEST 250.84 FEET TO A POINT OF CURVE TO THE LEFT; THENCE ALONG SAID CURVE WITH A RADIUS OF 528.65 FEET THROUGH A CENTRAL ANGLE OF 36 DEGREES 15 MINUTES 08 SECONDS FOR AN ARC DISTANCE OF 334.49 FEET (THE CHORD OF SAID ARC BEING NORTH 61 DEGREES 43 MINUTES 50 SECONDS WEST 328.94 FEET); THENCE NORTH 79 DEGREES 51 MINUTES 21 SECONDS WEST 796.67 FEET; THENCE NORTH 73 DEGREES 12 MINUTES 02 SECONDS WEST 1763.22 FEET TO THE WESTERLY BOUNDARY OF THE AFORESAID SECTION 7; THENCE LEAVING SAID CENTERLINE RUN THENCE NORTH 00 DEGREES 37 MINUTES 02 SECONDS EAST ALONG SAID WESTERLY BOUNDARY A DISTANCE OF 3524.94 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THOSE RIGHT OF WAY DEEDS AS SET FORTH IN INSTRUMENT RECORDED IN BOOK 1954, PAGE 734 AND CORRECTED IN BOOK 1993, PAGE 1553, OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA.

TOTAL OF 1,184.44 ACRES, MORE OR LESS