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Bill Kinsaul, Clerk, Bay County, FL
Deputy Clerk GB Trans # 2095649

ORDINANCE NO. 3314

AN ORDINANCE OF BOARD OF CITY COMMISSIONERS OF PANAMA CITY, FLORIDA, AMENDING ORDINANCE NO. 3305, REGARDING THE PANAMA CITY NORTH COMMUNITY DEVELOPMENT DISTRICT TO CORRECT A SCRIVENER'S ERROR IN EXHIBIT A THERETO; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on June 9, 2026, the Board of City Commissioners (hereinafter the "Board"), adopted Ordinance No. 3305 (the "Ordinance"), effective June 9, 2026, establishing the Panama City North Community Development District (the "District"), located entirely within the City of Panama City (the "City"), pursuant to the "Uniform Community Development District Act of 1980," Chapter 190, *Florida Statutes*; and

WHEREAS, Exhibit A to the Ordinance contained scrivener's errors in the legal description of the external boundaries of the District, specifically discrepancies appear to be from attempts to use optical character recognition modules without re-typing or verifying the description matched the original exactly, which errors did not reflect the boundaries intended to be established by the Ordinance; and

WHEREAS, Section Nine of the Ordinance provides for administrative correction of scrivener's errors without need of public hearing, by filing a corrected or re-codified copy of an amended ordinance with the City Clerk.

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

SECTION ONE. AMENDMENT TO ORDINANCE. Exhibit A to the Ordinance is hereby replaced in its entirety with Exhibit A attached hereto and incorporated herein by reference, and such replacement shall be deemed effective as of June 9, 2026, the original effective date of the Ordinance, nunc pro tunc. The external boundaries of the District encompass 1219.450 acres, more or less.

SECTION TWO. SEVERABILITY. If any provision of this ordinance, or the application thereof, is determined by a court of competent jurisdiction to be illegal, invalid, or unenforceable, such provision shall be deemed severable and the remaining provisions shall continue to remain in full force and effect provided that the invalid, illegal or unenforceable provision is not material to the logical and intended interpretation of this ordinance.

SECTION THREE. EFFECTIVE DATE. This ordinance shall be effective ten (10) days after passage, unless otherwise permitted by law.

Duly passed and adopted by the City Commission this 8th day of September, 2026.

See Attached Signature Page

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

DESCRIPTION: A parcel of land lying in Section 5, 6, 7, and 8, Township 3 South, Range 12 West, Bay County, Florida, and being more particularly described as follows:

BEGIN at the Southwest Corner of Section 6, Township 3 South, Range 12 West; thence along the West Boundary of said Section 6, N.01°29'01"E., a distance of 2678.04 feet; thence N.01°21'09"E., a distance of 2679.28 feet to the Northwest Corner of said Section 6; thence along said North Boundary thereof, S.89°15'24"E., a distance of 5389.18 feet to the Northeast Corner of said Section 6, also being the Northwest Corner of Section 5; thence along the North Boundary of said Section 5, S.89°15'15"E., a distance of 160.37 feet; thence leaving said Boundary, S.02°09'54"W., a distance of 509.09 feet; thence S.31°01'01"W., a distance of 998.01 feet; thence S.01°35'00"W., a distance of 1155.58 feet; thence Southeasterly, 116.99 feet along the arc of a non-tangent curve to the left having a radius of 104.96 feet and a central angle of 63°51'46" (chord bearing S.30°25'37"E., 111.02 feet); thence S.62°21'56"E., a distance of 388.53 feet; thence Southeasterly, 172.04 feet along the arc of a non-tangent curve to the right having a radius of 122.87 feet and a central angle of 80°13'37" (chord bearing S.22°14'56"E., 158.33 feet); thence S.17°49'38"W., a distance of 231.04 feet; thence S.01°53'33"W., a distance of 475.40 feet; thence Southeasterly, 106.30 feet along the arc of a tangent curve to the left having a radius of 113.22 feet and a central angle of 53°47'40" (chord bearing S.25°00'15"E., 102.44 feet); thence S.51°54'05"E., a distance of 382.85 feet; thence Southerly, 352.52 feet along the arc of a non-tangent curve to the right having a radius of 185.99 feet and a central angle of 108°35'46" (chord bearing S.02°23'18"W., 302.07 feet); thence S.56°40'58"W., a distance of 854.71 feet; thence Southwesterly, 103.57 feet along the arc of a non-tangent curve to the left having a radius of 106.42 feet and a central angle of 55°45'43" (chord bearing S.28°47'14"W., 99.53 feet); thence S.00°55'03"W., a distance of 380.81 feet; thence Southwesterly, 119.84 feet along the arc of a non-tangent curve to the right having a radius of 100.33 feet and a central angle of 68°26'15" (chord bearing S.35°07'12"W., 112.84 feet); thence S.69°22'14"W., a distance of 388.99 feet; thence Southwesterly, 80.77 feet along the arc of a non-tangent curve to the left having a radius of 175.76 feet and a central angle of 26°19'48" (chord bearing S.56°16'37"W., 80.06 feet); thence Southwesterly, 508.67 feet along the arc of a non-tangent curve to the left having a radius of 1298.99 feet and a central angle of 22°26'11" (chord bearing S.31°45'17"W., 505.43 feet); thence S.68°52'28"E., a distance of 484.27 feet; thence S.54°26'36"E., a distance of 1681.56 feet; thence S.79°40'31"E., a distance of 774.94 feet to the Northwest Corner of the Lands described in Official Records Book 2905, Page 589, inclusive of the public records of Bay County, Florida; thence along said West Boundary, S.55°09'05"W., a distance of 620.89 feet to the Southwest Corner of said lands; thence along said South Boundary, S.80°43'06"E., a distance of 810.61 feet to the Southeast Corner thereof; thence along said East Boundary, N.09°16'54"E., a distance of 428.69 feet to the Northeast Corner thereof; thence leaving said Boundary, S.80°21'56"E., a distance of 576.03 feet; thence Southerly, 243.78 feet along the arc of a non-tangent curve to the left having a radius of 436.62 feet and a central angle of

31°59'27" (chord bearing S.15°57'00"W., 240.63 feet); thence S.00°07'54"W., a distance of 529.94 feet; thence S.65°02'35"W., a distance of 735.13 feet; thence S.75°23'03"W., a distance of 940.26 feet; thence S.64°04'04"W., a distance of 700.04 feet; thence Southwesterly, 381.05 feet along the arc of a non-tangent curve to the left having a radius of 859.47 feet and a central angle of 25°24'09" (chord bearing S.52°36'20"W., 377.94 feet); thence S.41°08'37"W., a distance of 607.37 feet; thence Southwesterly, 1018.97 feet along the arc of a non-tangent curve to the right having a radius of 1137.27 feet and a central angle of 51°20'09" (chord bearing S.66°48'23"W., 985.23 feet); thence N.87°32'22"W., a distance of 116.86 feet to the Southerly extension of the lands described in Official Records Book 1559, Page 834, inclusive of the public records of Bay County, Florida; thence along said Southerly extension and Boundary thereof, N.01°52'47"W., a distance of 82.89 feet; thence N.23°41'17"W., a distance of 91.16 feet; thence N.54°02'59"W., a distance of 56.95 feet; thence S.75°03'03"W., a distance of 34.02 feet; thence N.08°07'32"W., a distance of 31.06 feet; thence N.26°49'54"W., a distance of 63.40 feet; thence N.16°53'02"W., a distance of 51.92 feet; thence N.37°17'30"W., a distance of 114.50 feet; thence N.67°23'32"W., a distance of 72.42 feet; thence N.22°20'18"W., a distance of 160.72 feet; thence N.54°27'53"W., a distance of 65.24 feet; thence N.59°39'42"W., a distance of 56.75 feet; thence N.83°07'18"W., a distance of 20.28 feet; thence S.71°15'00"W., a distance of 52.90 feet; thence N.71°55'25"W., a distance of 52.70 feet; thence N.60°56'50"W., a distance of 51.28 feet; thence N.48°33'23"W., a distance of 48.47 feet; thence N.01°06'38"W., a distance of 39.48 feet; thence N.17°46'23"W., a distance of 38.01 feet; thence S.73°29'39"W., a distance of 58.76 feet; thence N.47°01'42"W., a distance of 28.30 feet; thence N.04°35'11"W., a distance of 52.38 feet; thence N.87°27'20"W., a distance of 39.54 feet; thence S.33°39'17"W., a distance of 75.21 feet; thence S.78°46'24"W., a distance of 5.95 feet; thence S.03°37'14"W., a distance of 437.57 feet; thence leaving said Boundary of the lands described in Official Records Book 1559, Page 834, N.89°22'58"W., a distance of 31.95 feet;, S.00°37'02"W., a distance of 104.65 feet; thence N.43°36'13"W., a distance of 250.84 feet; thence Northwesterly, 334.49 feet along the arc of a tangent curve to the left having a radius of 528.65 feet and a central angle of 36°15'10" (chord bearing N.61°43'50"W., 328.94 feet); thence N.79°51'21"W., a distance of 796.67 feet; thence N.73°13'02"W., a distance of 1747.14 feet to the West Boundary of Section 7, Township 3 South, Range 12 West; thence along said West Boundary, N.00°21'06"E., a distance of 3529.34 feet to the **POINT OF BEGINNING.**

Containing 1219.450 acres, more or less.