

ORDINANCE NO. 3319

AN ORDINANCE VACATING AND ABANDONING A PORTION OF GRACE AVENUE NORTH OF W 6TH STREET AND SOUTH OF W 7TH STREET, LOCATED IMMEDIATELY WEST OF PARCEL ID 19835-000-000 PANAMA CITY, FLORIDA, AS MORE PARTICULARLY HEREINAFTER DESCRIBED; REPEALING ALL ORDINANCES IN CONFLICT HERewith; PROVIDING FOR THE SEVERABILITY OF ANY PART OF THIS ORDINANCE DECLARED INVALID; AND PROVIDING FOR AN EFFECTIVE DATE.

BE IT ENACTED BY THE PEOPLE OF THE CITY OF PANAMA CITY, FLORIDA:

SECTION 1. The City of Panama City, Florida ("City") hereby vacates and abandons an alleyway and easement being more particularly described as follows:

THE PORTION OF GRACE AVENUE (60 FOOT *RIGHT OF WAY*) LYING BETWEEN BLOCK 29 AND BLOCK 30, GULF COAST DEVELOPMENT COMPANY FIRST ADDITION, AS RECORDED IN PLAT BOOK 4, PAGE 2. OF THE PUBLIC RECORDS OF BAY COUNTY FLORIDA. LYING IN SECTION B. TOWNSHIP 4 SOUTH, RANGE 14 WEST. AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT AN EX/STING IRON ROD MARKING THE NORTHWEST CORNER OF SAID BLOCK 29 AND BEING ON THE SOUTH RIGHT OF WAY OF SEVENTH STREET (60 FOOT RIGHT OF WAY); THENCE SOUTH 01'09'08" WEST ALONG THE EAST RIGHT OF WAY LINE OF SAID GRACE AVENUE AND THE WEST LINE OF SAID BLOCK 29 , FOR 600.26 FEET *TO* A NAIL AND DISK SET ON THE NORTH RIGHT OF WAY LINE OF WEST SIXTH STREET (60 FOOT RIGHT OF WAY) AND MARKING THE SOUTHWEST CORNER OF SAID BLOCK 29; THENCE DEPARTING SAID EAST RIGHT OF WAY LINE NORTH 88'43'48" WEST ALONG SAID NORTH RIGHT OF WAY LINE FOR 60.00 FEET *TO* A NAIL AND DISK MARKING THE SOUTHWEST CORNER OF BLOCK 30 AND SET ON THE WEST RIGHT OF WAY LINE OF AFORESAID GRACE AVENUE; THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE NORTH 01'09'08" EAST ALONG THE EAST RIGHT OF WAY OF SAID BLOCK 30 *AND* THE AFORE SAID WEST RIGHT OF WAY LINE OF GRACE AVENUE FOR 600.27 FEET *TO* AN EXISTING IRON ROD MARKING THE NORTHEAST CORNER OF SAID BLOCK 30 AND BEING ON THE AFORE SAID SOUTH RIGHT OF *WAY* LINE OF SEVENTH STREET; THENCE DEPARTING SAID WEST RIGHT OF WAY LINE SOUTH 88'43'12" EAST ALONG SAID SOUTH RIGHT OF WAY LINE FOR 60.00 FEET *TO* THE POINT OF BEGINNING.

For Map of Property see "Exhibit A"

SECTION 2. All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 3. This Ordinance shall become effective upon its adoption.

PASSED, APPROVED, AND ADOPTED at the regular meeting of the Mayor and City Commission of the City of Panama City, Florida this 27th day of October 2026.

See Attached Signature Page

CITY OF PANAMA CITY, FLORIDA
A Municipal Corporation,

Allan Branch, Mayor

ATTEST:

Leslie A. Glaze, City Clerk-Treasurer

APPROVED AS TO FORM AND CORRECTNESS:

Nevin J. Zimmerman, City Attorney

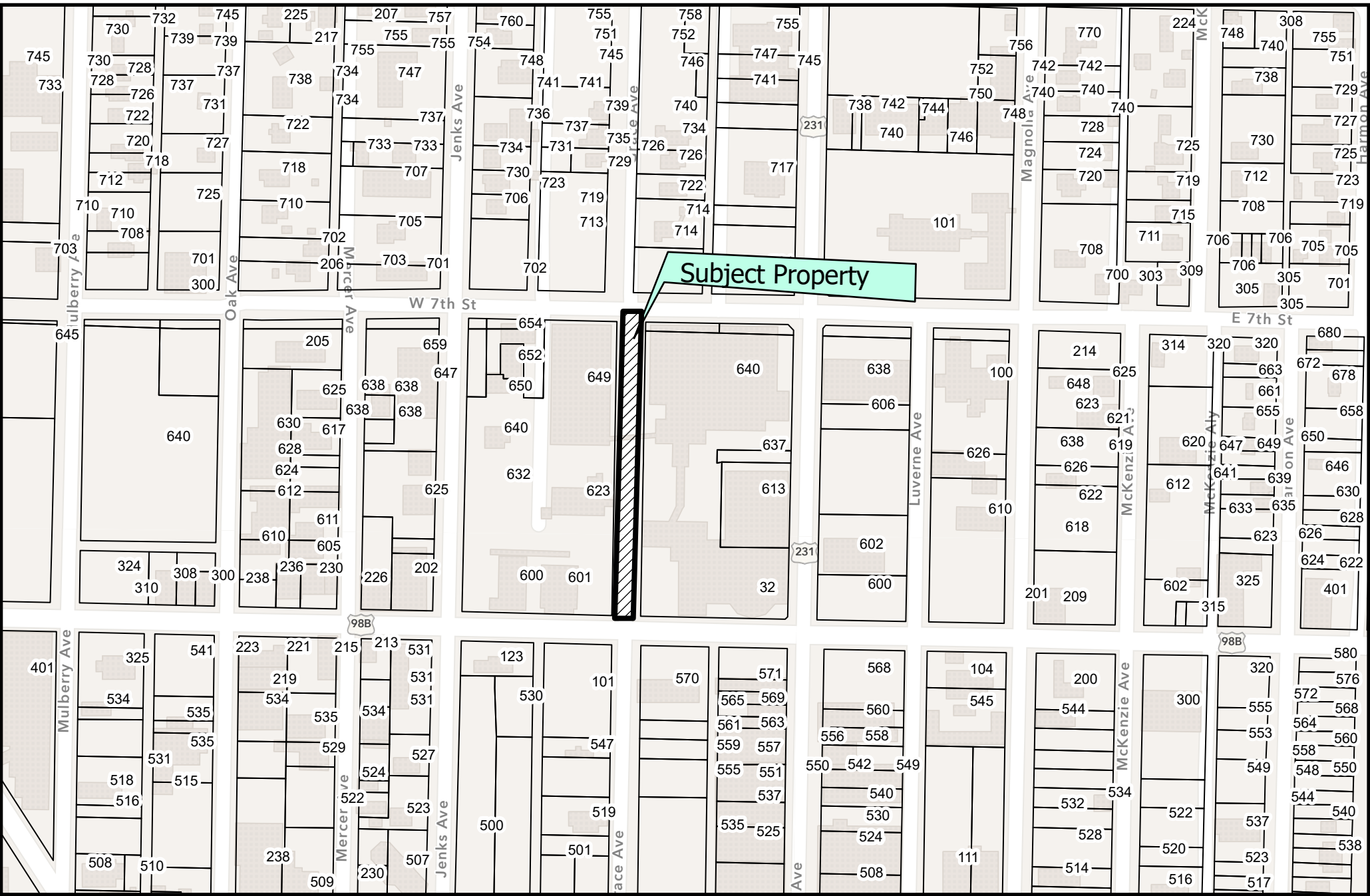


Exhibit A
Location Map
City of Panama City

1 INCH = 262 FEET



Development Services Department Staff Report

Staff findings of consistency with the pertinent Florida Statutes, the Community Planning and Land Development Regulations (hereafter referred to as the LDRs) and the Comprehensive Plan (hereafter referred to as the Comp Plan) along with the staff recommendations are as follows:

GRACE AVENUE ABANDONMENT OF ALLEYWAY/RIGHT OF WAY/EASEMENT CPC-PLN-2026-1634	
Staff Report Date	September 4, 2026
Planning Board Meeting Date	Public Hearing: September 14, 2026
City Commission Meeting Date(s)	First Public Hearing: October 13, 2026 Second and Final Public Hearing: October 27, 2026
Meeting Type	Public Hearing
Staff Information	Orlando Russ, Planner II, Planning & Zoning Division, Development Services Department
Action Necessary	Yes
Staff Recommendation	APPROVE
Attachment (s) Included	Vacation/Abandonment of Right of Way (ROW) or Easement Aerial Map and Location Map, Survey, Sec. 104-33. Downtown District (DTD) zoning district, First Baptist Church Campus Master Plan, Property Condition Report

Application, Location, Site and Land Use Summary:

Case Number	CPC-PLN-2026-1634
Application Type	Vacation/Abandonment of Right of Way (ROW) or Easement
Applicant (s)	Derek McDavid
Request	The applicant has requested to vacate a portion of Grace Avenue north of W. 6 th Street and south of W. 7 th Street, located immediately west of Parcel ID # 19835-000-000.
Location	Portion of Grace Avenue north of W. 6 th Street and south of W. 7 th Street, located immediately west of Parcel ID # 19835-000-000.
City Commission Ward Impacted	2
Community Redevelopment Agency Area	Downtown CRA
Property Size (acres approx.)	0.83

Neighborhood Plan Boundary	This location does not fall within the Neighborhood Plan boundary.
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Flood and Coastal Summary:

Wetlands	The subject property is not located in a Wetlands area.
Flood Zone	X
Coastal Hazard Area	The subject property is not located in a Coastal Hazard Area.

Department and Agency Comments:

Public Works	
<i>Underground Utilities Division:</i>	No comments.
<i>Engineering Division:</i>	No comments.
Other Considerations	

Private Utility Provider Comments:

AT&T – BellSouth Telecommunications, LLC	AT&T objects to this ROW vacation, CPC-PLN-2026-1634. They have multiple buried cables in the ROW of Grace Ave between 6 th and 7th.
Comcast	No Objection.
Florida Power & Light (FPL)	No Response.
TECO People's Gas	No Response.
WOW Cable	No Response.

Comprehensive Plan Goals, Objectives and Policies:

Future Land Use Element

Goal 1A: Establish a defined pattern of land use intended to guide the provision of public facilities and provide predictability in managing development

Objective 1.4: The City has adopted Land Development Regulations which contain specific provisions for implementation of this Plan. Such regulations will contain innovative land use management provisions such as for mixed use areas and planned unit developments.

Policy 1.4.1: The City will administer land development regulations for implementation of the Comprehensive Plan. At minimum, these regulations will:

- (f) Ensure safe and convenient on-site traffic flow and vehicle parking needs through provision of or reference to specific and detailed requirements which will include, but not be limited to, technical construction standards for roadways, roadway classifications, design standards, right-of-way protection and use, access control and vehicular connections, location of bicycle or pedestrianways, standards for off-street parking and loading, or other such relevant requirements;

Transportation Element

GOAL 2A: ESTABLISH AND MAINTAIN A SAFE, CONVENIENT, AND EFFICIENT MULTI-MODAL TRANSPORTATION SYSTEM TO MOVE PEOPLE AND GOODS THROUGHOUT THE CITY.

Objective 2.2: Reduce greenhouse gas emissions by reducing per capita vehicle miles traveled.

Policy 2.2.1: The City shall promote compact, multi-use, interconnected developments that provide pedestrian and bicycle modes of transportation.

Policy 2.2.2: The City shall require interconnectivity of uses through multi-modal cross-access within and between uses to reduce travel distances, encourage walking and bicycling, and reduce impact to collector and arterial roadways.

Unified Land Development Code Regulations:

Sec. 109-44. Rights-of-way.

D. *Vacations of rights-of-way.* Applications to vacate a right-of-way may be approved upon a finding that all of the following requirements are met:

<i>1. The requested vacation is consistent with the traffic circulation element of the city comprehensive plan.</i>	
Staff Response:	See staff findings.
<i>2. The right-of-way does not provide the sole access to any property and if the alternative access is not limited solely to a way of egress and ingress.</i>	
Staff Response:	See staff findings.
<i>3. The vacation would not jeopardize the current or future location of any utility.</i>	
Staff Response:	See staff findings.
<i>4. The vacation is not detrimental to the public interest.</i>	
Staff Response:	See staff findings.
<i>5. The proposed vacation does not eliminate a public accessway to the water, unless comparable or better public access is provided by the person requesting the vacation.</i>	
Staff Response:	See staff findings.

Staff Findings:

The applicant has requested to vacate a portion of Grace Avenue north of W. 6th Street and south of W. 7th Street, located immediately west of Parcel ID # 19835-000-000. Per Sec. 109-44 (applications to vacate a right-of-way may be approved upon finding that all of the following requirements are met:

1. The requested vacation is consistent with the traffic circulation element of the city comprehensive plan.
2. The right-of-way does not provide the sole access to any property and if the alternative access is not limited solely to a way of egress and ingress.
3. The vacation would not jeopardize the current or future location of any utility.
4. The proposed vacation is not detrimental to the public interest.
5. The proposed vacation does not eliminate a public accessway to the water, unless comparable or better public access is provided by the person requesting the vacation.

The requested vacation is consistent with the traffic circulation element of the city comprehensive plan. Vacating Grace Avenue between 6th and 7th Street does not impede the main traffic patterns for 6th Street (Business 98),

Harrison Avenue, or Jenks Avenue which are the main corridors for the Downtown District. The right of way does not provide sole access to any property. First Baptist Church of Panama City owns both sides of the road for the entire block that has been requested to be vacated. There are also alternative routes that can be used to access Grace Avenue north of 7th Street and Grace Avenue south 6th Street.

Per the local Comprehensive Plan's Transportation Element, the City is charged with establishing and maintaining a safe, convenient and efficient multi-modal transportation system to move people and goods through the City. The City is required to reduce greenhouse gas emissions by reducing per capita vehicle miles traveled through promoting compact, multi-use, interconnected developments that provide pedestrian and bicycle modes of transportation and require interconnectivity of uses through multi-modal cross access within and between uses to reduce travel distances, encourage walking and bicycling, and reduce impact to collector and arterial roadways (*Goal 2A, Objective 2.2, Policies 2.2.1 and 2.2.2, Transportation Element, COPC Comprehensive Plan*).

Currently there is a water and sewer line going through the portion of Grave Avenue that has been requested to be vacated. First Baptist Church of Panama City would allow a utility easement for any utilities that pass through the property, so that the vacation of right of way would not jeopardize the location of any utilities. The vacation of right of way would not be detrimental to the public interest. The abandonment will provide a safer environment for pedestrians by providing additional parking spaces on site to allow for lesser amount of pedestrians having to walk across 6th street to get to the church. It would also encourage safer speeds with the closure of through traffic. The proposed vacation does not eliminate a public accessway to water.

The purpose of the Downtown District zoning district zoning is to provide for the vitality of downtown Panama City as a safe walkable community of business, residential, commercial, cultural, government, public institutional, light industrial, and entertainment uses, including public green spaces and recreational access to the waterfront, while protecting the environment and enhancing the quality of life. These zoning standards implement key provisions of the strategic vision for downtown, established as part of the city's long term recovery plan. To encourage and promote economic growth and redevelopment downtown, higher residential density and non-residential intensities may be achievable within the Downtown District through development bonuses (*Sec. 104-33.A, Downtown District zoning district, COPC Unified Land Development Code*).

Staff recommends the City of Panama City Planning Board transmit a recommendation of approval to the City Commission, and the City Commission approve the request.

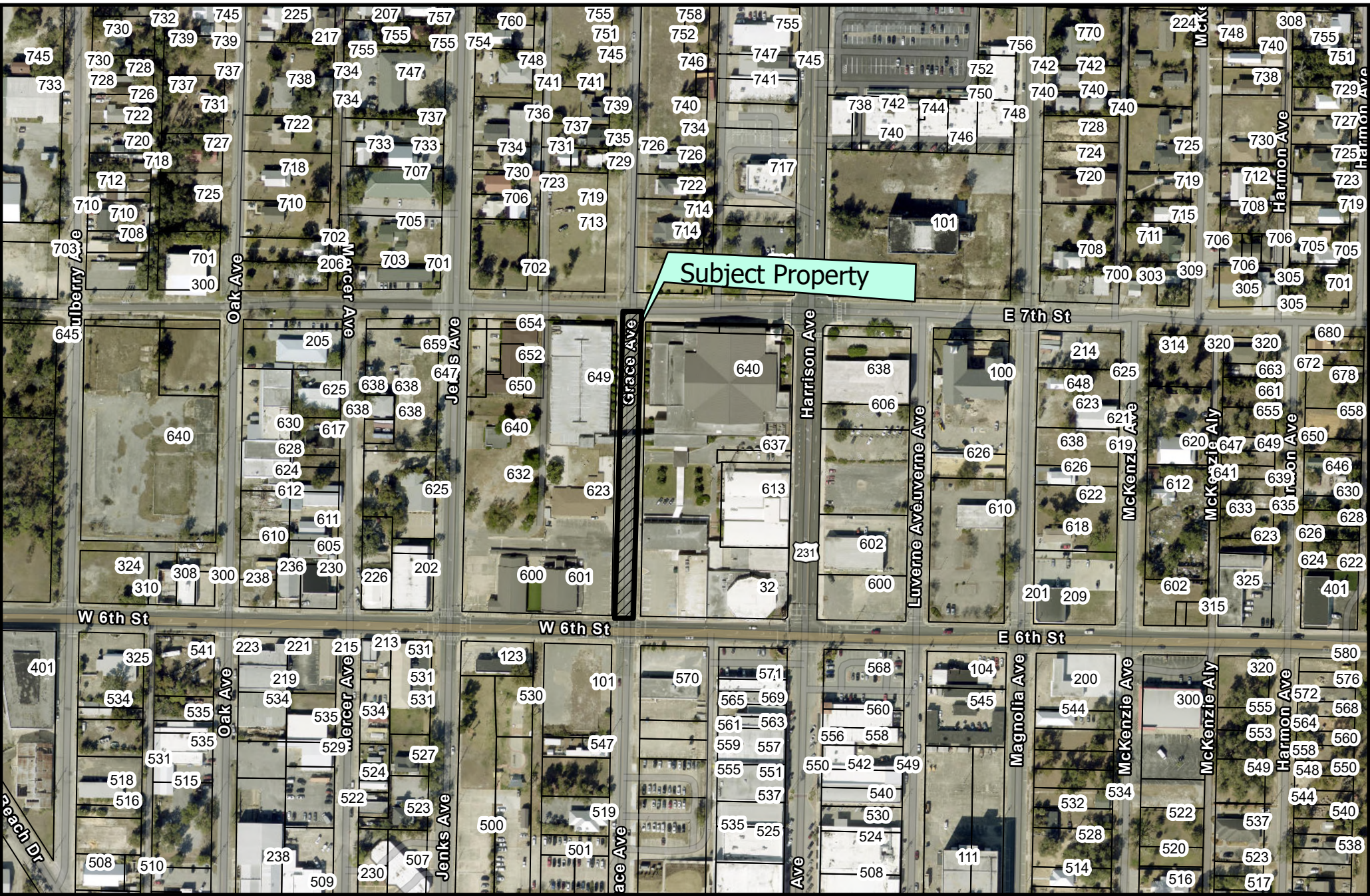
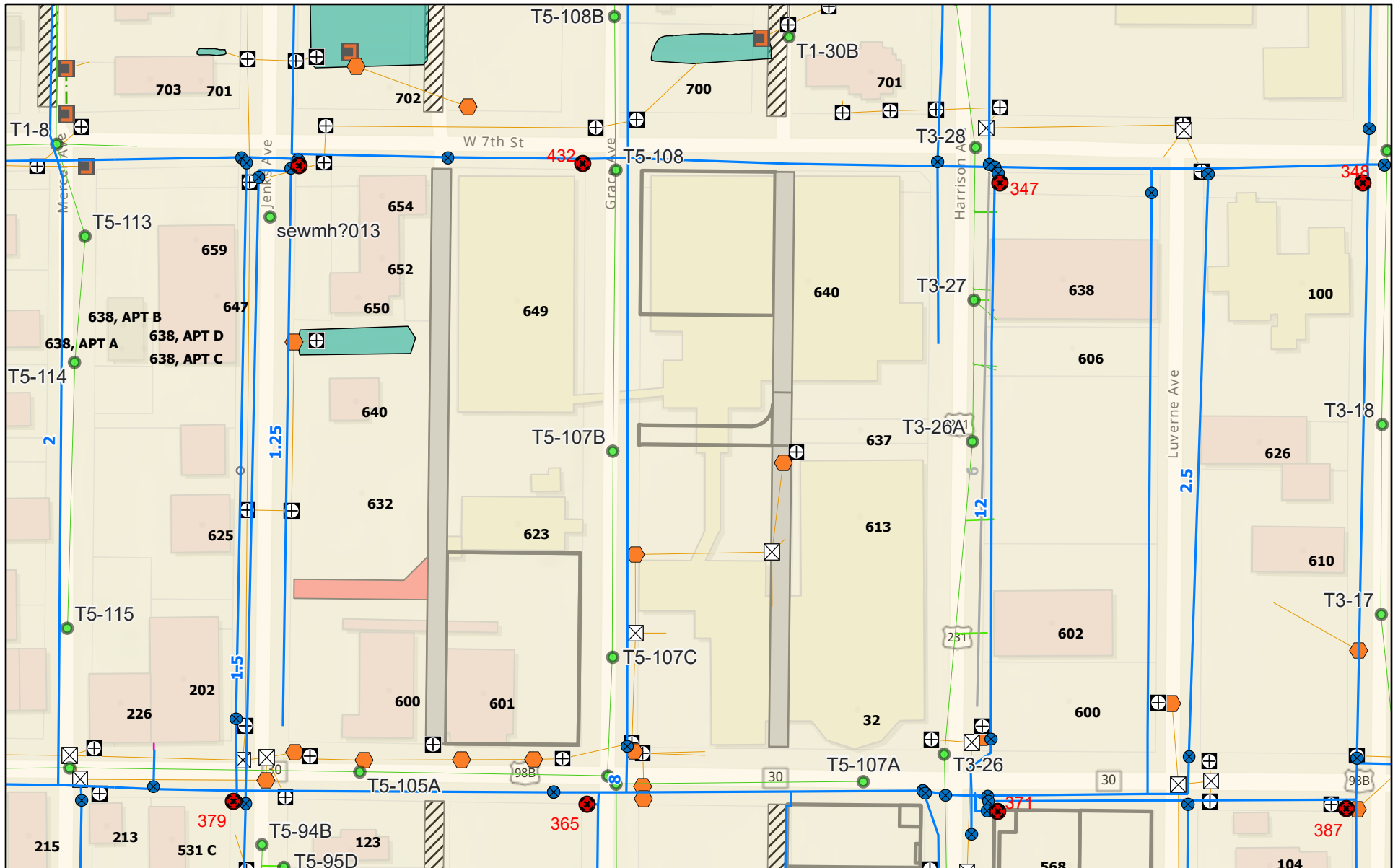


Exhibit A
Aerial Map
City of Panama City

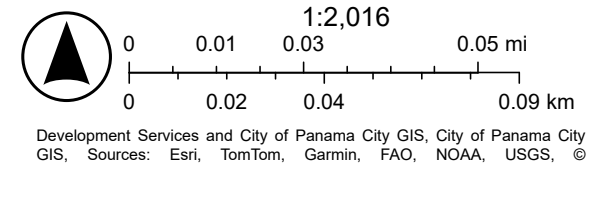
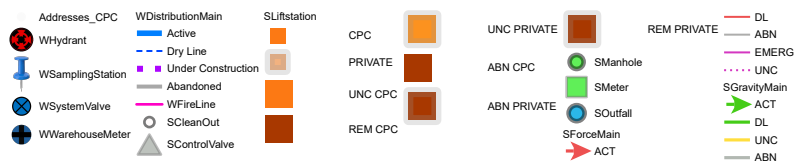
1 INCH = 262 FEET



ArcGIS Web Map



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○	= SET NAIL & DISK "SSMC LB 2108" UNLESS OTHERWISE NOTED	◇	= UTILITY POLE
●	= SET 5/8" IRON ROD "SSMC LB 2108" UNLESS OTHERWISE NOTED	⊗	= SANITARY MANHOLE
↗	= BACKFLOW PREVENTER	⚡	= NON-TRAFFIC SIGN
☎	= TELEPHONE PEDESTAL	⬆	= TRAFFIC SIGN
⊖	= CLEAN OUT	⊠	= WATER METER
⊙	= DRAINAGE MANHOLE	□	= WIRING PULL BOX
⊞	= ELECTRIC SERVICE METER	⚙	= WATER VALVE
⊠	= FLAT GRATE INLET	-X-	= FENCE
⚡	= FIRE HYDRANT	-OHL-	= OVERHEAD UTILITY LINE
↓	= GUY ANCHOR	(P)	= PLAT DIMENSION
		SSMC	= SOUTHEASTERN SURVEYING & MAPPING CORPORATION

TONY G. SYFRETT
PROFESSIONAL SURVEYOR & MAPPER
PSM NO. 5943

1 OF 1



Sec. 104-33. Downtown District (DTD) zoning district.

- A. The purpose of this zoning district is to provide for the vitality of downtown Panama City as a safe walkable community of business, residential, commercial, cultural, government, public institutional, light industrial, and entertainment uses, including public green spaces and recreational access to the waterfront, while protecting the environment and enhancing the quality of life. These zoning standards implement key provisions of the strategic vision for downtown, established as part of the city's long term recovery plan. To encourage and promote economic growth and redevelopment downtown, higher residential density and non-residential intensities may be achievable within the Downtown District through development bonuses. The zoning standards herein shall not apply to any owner of a property located in the DTD that has applied for or received a development order or development agreement prior to the adoption of this ordinance. These owners will remain subject to the requirements of such applied for or received development order or development agreement.
- B. The following bulk regulations shall apply to property zoned as DTD:
1. The impervious surface ratio (ISR) shall be no greater than 1.0 (or 100 percent) of the total parcel area.
 2. The floor area ratio shall be not to exceed 3.0 or 300 percent and shall only apply to nonresidential uses. If a project utilizes the bonuses identified in section 104-33.D, a floor area ratio of 5.0 may be achieved.
 3. Have a density no greater than 30 dwelling units to the acre. If a project utilizes the bonuses identified in section 104-33.D, then the maximum density may apply up to 60 units per acre.
 4. Height:
 - i. No structure or any part thereof shall exceed a vertical height of 120 feet from the preconstruction ground elevation of the site, plus 25 feet for roof and mechanical, provided that the ground elevation is above the base flood elevation as determined by a Florida registered land surveyor. Where the site has various elevations, the height as structured shall be measured from the base flood elevation of the site or the averaged site elevation, whichever is greater.
 - ii. The height limitation of 120 feet may be exceeded if certain building and construction criteria are met and approved by the city commission. Under no circumstances shall the height of the structure exceed 150 feet from the ground floor to the ceiling of the highest habitable unit, plus 25 feet for roof and mechanical appliances.
 - iii. Height enhancement criteria shall include the following:
 - a. Three feet of height for every foot of additional site lot setback.
 - b. Not to exceed ten feet of height for each public access lane having a minimum width of ten feet to the estuary, if applicable, plus five feet of height, if maintained by the developer and its successors in perpetuity.
 - c. Five feet of height for appropriate use of low water demand plants in all required buffer or landscaped areas.
 - d. Five feet of height for the use of drip irrigation or other low water use methods, i.e., wastewater or gray water irrigation.
 - e. Ten feet of height for projects designed so as to provide a varied skyline to provide for light and wind dynamics on adjacent properties and natural systems.

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- f. Not to exceed ten feet of height based on a combination of unusual and unique architectural features such as shoulder buildings below the maximum allowable height, public amenities associated with grounds or structures having public accessibility.
 - g. Not to exceed ten feet of height based on a combination of the following:
 - (1) Donation of environmentally sensitive lands to the city, subject to a conservation easement in perpetuity;
 - (2) Donation of land known as archeological or historic value to the city, subject to a conservation easement in perpetuity;
 - (3) Dedication of public space; and
 - (4) Public landscaping and maintenance offsite and saving champion or heritage trees or green area dedication to the public.

5. Setbacks:

	Downtown Center (Harrison Avenue south of 6th Street, see Figure X.2)	Downtown General (see Figure X.1)
<i>Building Location</i>		
Front Setback	0' min. and 5' max.	0' min. and 15' max.
Side and Rear Setbacks (minimum)	0' min.	0' min.
Frontage Occupancy	80% min.	50% min.
<i>Parking Location</i>		
Parking Setback (front and side/street)	25' min.	20' min.
Parking Setback (side or rear/mid-block)	0' min.	0' min.
Parking Setback (rear/alley)	5' min.	5' min.



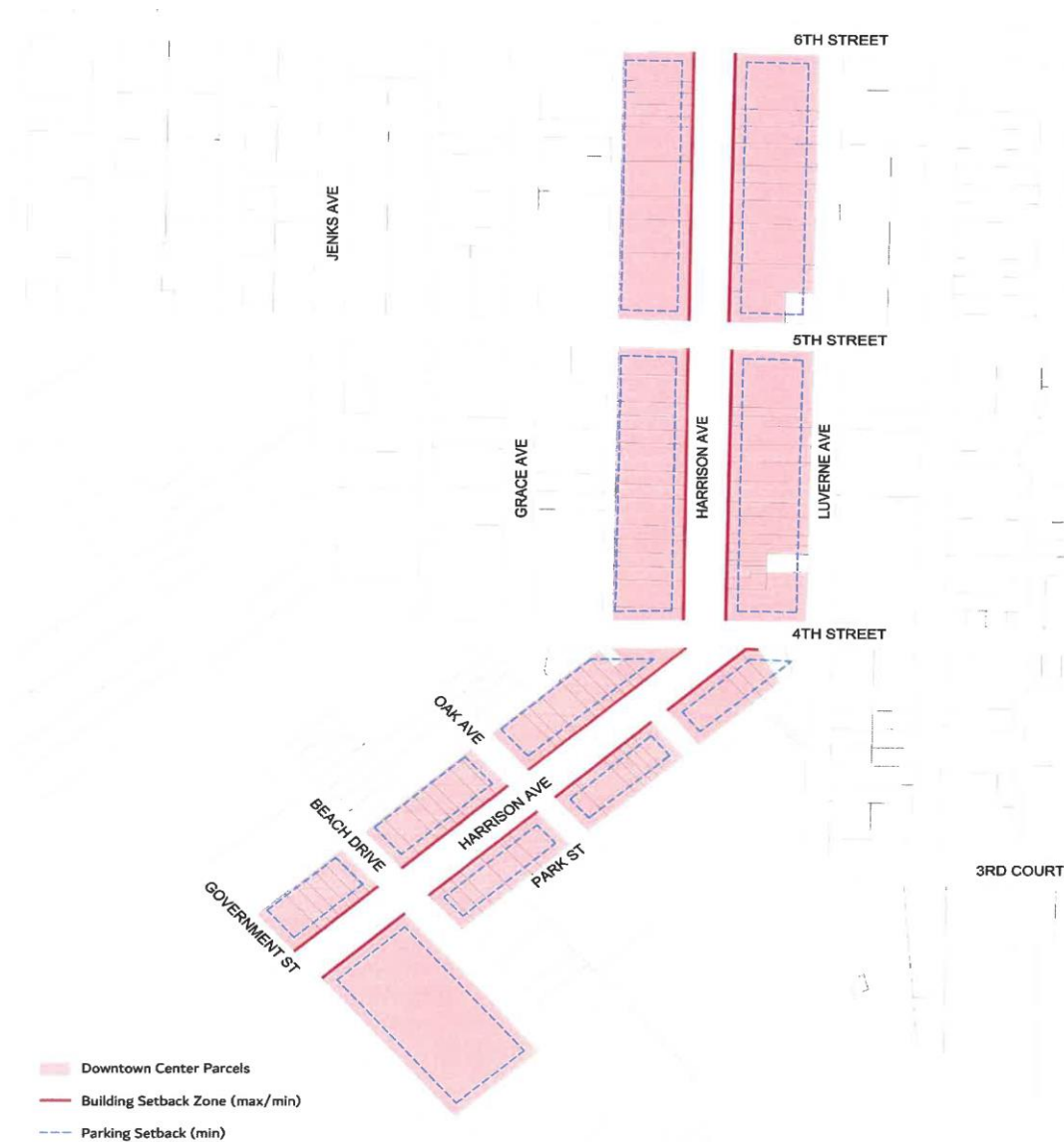


Figure X.2: Downtown Center

- C. The following uses are allowed in the DTD zoning district. All other uses are prohibited:
1. Civic uses such as meeting halls, libraries, post offices, schools, clubhouses, religious buildings, recreational facilities, higher education, museums, cultural societies, visual and performance arts buildings, municipal buildings, and substantially similar uses.
 2. Professional office uses such as accountants, architects, attorneys, engineers, doctors, dentists, insurance sales, realtors, technology companies, and the like.
 3. Open air retail such as farmers' markets, and temporary seasonal produce stands.
 4. Hotels, inns, and bed and breakfasts.
 5. Artisan production establishment including wood working shops and sign fabricators.

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6. Restaurants (no drive-thru) including sidewalk cafes, dinner clubs, lounges and coffee shops.
 7. Bars, breweries, microbreweries, taprooms, taverns, pubs, and sports clubs.
 8. Retail uses such as bait and tackle shops, garden supply shops, dress shops, jewelry stores, antique shops, hardware stores, grocery stores, and music stores.
 9. Dance and martial arts studios or schools and fine arts centers, theaters and auditoriums.
 10. Specialty food stores such as meat markets, delicatessens and bakeries.
 11. Commercial marinas, private and public.
 12. Parking garages and parking lots.
 13. Passive recreational establishments with activities such as picnicking, jogging, cycling, and hiking.
 14. Residential uses including single and multi-family.
 15. Service businesses such as watch repair, printing companies, financial institutions, and similar uses.
 16. Warehousing provided the buildings compliment the areas where they are located.
 17. Family community residences that comply with the standards specified in section 110-9.A.
 18. Transitional community residences that comply with the standards specified in section 110-9.A.
 19. Recovery communities that comply with the standards specified in section 110-10.A.
- D. The following uses are allowed as a conditional use in the DTD zoning district:
1. Family community residences that do not comply with the standards specified in section 110-9.A.
 2. Transitional community residences that do not comply with the standards specified in section 110-9.E.
 3. Recovery communities that do not comply with the standards specified in section 110-10.A.
- E. Additional requirements.
1. All projects within the DTD District which include a change to a higher intensity and/or density use will be subject to a review before the planning board.
Additionally, projects which exceed three stories (or 30 feet) in height shall require review before the planning board.
 2. Confine ground and building lighting to the property without causing direct light to protrude on adjacent properties.
 3. Credit shall be applied for existing impervious surface; provided the new development is built over the existing impervious surface. However, new development exceeding these areas or building in a different location on the property will be subject to the city's stormwater requirements.
 4. Parking: Development on lots less than or equal to 10,000 square feet, buildings constructed prior to 1945, or buildings less than five stories in height shall be exempt from the minimum parking requirements found in chapter 108 (parking and loading). Parking shall be provided as necessary to meet the requirements of the Americans with Disabilities Act, which may be provided on site or within public parking lots or on-street spaces.
 5. Facade transparency: All building facades which face onto a street or public space shall meet the minimum transparency requirements outlined below. The percentage of transparency per story shall be calculated within the area between finished floor and finished ceiling and shall be a total percentage of doors and windows along that portion of the facade.

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- i. Minimum building facade transparency for ground story (retail): 60 percent.
 - ii. Minimum building facade transparency for ground story (uses other than retail): 30 percent.
 - iii. Minimum building facade transparency for upper stories: 20 percent.
6. Liner buildings: The character of some uses of land, such as parking structures, may preclude their buildings from complying with the facade transparency requirements above. Such buildings may be constructed in a manner that they will be separated from adjacent streets (but not alleys) by liner buildings:
- i. Liner buildings must be at least two stories in height with no less than 15 feet in depth;
 - ii. Liner buildings may be detached from or attached to the primary building;
 - iii. Liner buildings may be used for any purpose allowed on the lot on which they are located except for parking; and
 - iv. Liner buildings must meet the facade transparency requirements in the preceding subsection.
7. Shopfronts:
- i. The top of all shopfront windowsills shall be between one and three feet above the adjacent sidewalk.
 - ii. Shopfront windows shall extend up from the sill at least eight feet above the adjacent sidewalk.
 - iii. Shopfronts shall have a cornice or expression line above, between the first and second story. Expression lines shall either be moldings extending a minimum of two inches, or jogs in the surface plane of the building wall greater than two inches.
 - iv. Shopfront windows may not be made opaque by window treatments (excepting operable sunscreen devices within the conditioned space). Reflective and frosted glass is prohibited on shopfronts.
 - v. Doors or entrances for public access shall be provided at intervals no greater than 50 feet, unless otherwise approved by the city commission. The intent is to maximize street activity, to provide pedestrians with frequent opportunities to enter buildings, and to minimize any expanses of inactive wall.
 - vi. Shopfront doors shall contain at least 60 percent transparent glass. Solid doors are prohibited.
 - vii. A minimum of 15 feet of depth of habitable space shall be provided behind each shopfront on the primary façade. This ensures that the area behind shopfronts is sufficient enough to be an actively used retail space.
8. Permitted encroachments: The following frontage elements may encroach forward of the building setback, and may encroach into the public right-of-way with city approval. Encroachments shall not project within 2' of the curb. Harrison Avenue frontages in the Downtown Center (see Figure X.2) are required to have an awning/canopy, gallery, or second-story balcony extending over at least 70 percent of the building façade, to provide shelter for pedestrians on the sidewalk.

Frontage Element	Conditions or Limits
Canopy/Awning	A canopy is a structural cantilevered shed roof; an awning is canvas or similar material and may be fixed or retractable. Awnings or canopies over ground-story doors or windows must have a depth of at least five feet and a clear height of at least eight feet above the sidewalk. Back-lit, high-gloss, or plasticized fabrics are prohibited.

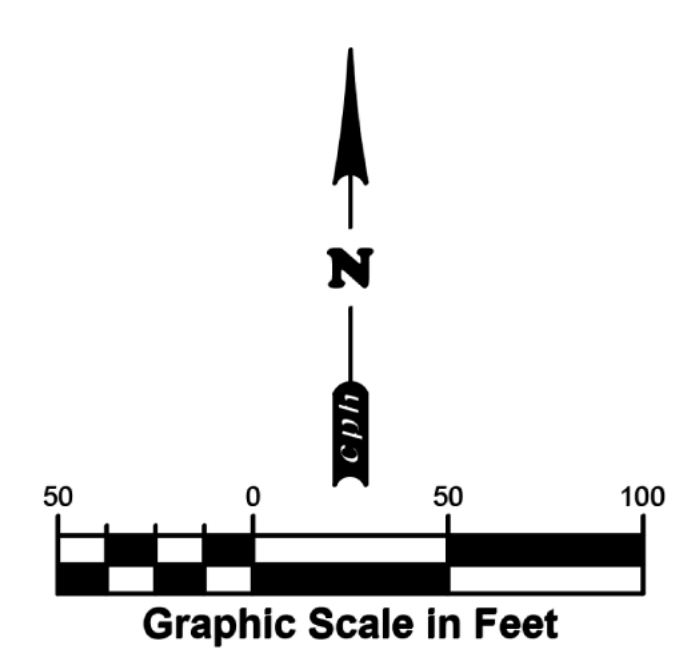
Gallery	A gallery must have a clear width from its support columns to the building's primary façade of at least eight feet and a clear height above the sidewalk of at least ten feet. Support columns can be spaced no farther apart than they are tall and must be placed to allow at least two feet and up to three feet from their outer face to the curb. When a gallery extends over a public sidewalk, the property owner may be required to enter into a right-of-way agreement in a form acceptable to the city.
Balconies	Second-story balconies must have a depth of at least six feet and a clear height below of at least ten feet above the sidewalk. Balconies may have roofs but must be open toward the primary street.
Stoops	Stoop stairs may be perpendicular or parallel to the building facade. Stoops extending into the right-of-way must maintain a six feet min. clear zone for pedestrians on the sidewalk.
Sidewalk café	Outdoor dining areas are permitted and may be located on the sidewalk or on-street parking spaces adjacent to the property, subject to section 105-14, sidewalk café—Flexible street cafe program.

9. Administrative exceptions: The development services director shall have authority to grant exceptions to certain specific standards of the DTD zoning district as follows:

- i. The maximum setback and frontage occupancy requirements of section 104-33.A.5 may be waived where development envisioned by the code is not feasible due to irregularly-shaped parcels or environmental constraints (such as flood plain or wetland areas).
- ii. In the Downtown General area (Figure X.1), the maximum front setback of section 104-33.A.5 may be increased to allow for a new public green or plaza in front of the building facade.
- iii. Exceptions to the standards of section 104-33.C.5-8 (Façade transparency, liner buildings, shopfronts, and permitted encroachments) may be granted on the basis of architectural merit or where the requirements create undue hardship, such as for building reuse or additions in which required elements are incompatible with the existing structure.

F. Downtown bonuses. Development may exceed the maximum base floor area ratio (F.A.R.) of 3.0 if the applicant proposes certain public benefits or development amenities. The city commission will make the determination of the maximum amount that may be earned for F.A.R. bonuses on a project-by-project basis. The public benefits and development amenity bonuses being proposed may include but not be limited to: urban open space, additional publicly available parking spaces, public plazas, pedestrian and bike linkages, and public rooftop activities.

(Ord. No. 2675, § 1(Exh. A), 3-12-2019; Ord. No. 2766, Exh. A, 11-24-2020; Ord. No. 3142, § 1, 4-11-2023)



 www.cphcorp.com	Plan Prepared By: CPH Consulting, LLC.	Date: 05/21/2026	CONCEPT PLAN	CONCEPT A
	Licenses: Eng. C.O.A. No. 3215 Survey L.B. No. 7143 Arch. Lic. No. AA2600926 Lndscp. Lic. No. LC0000298	Job No. C29XXXX		
		Scale: 1" = 100'	 FIRST BAPTIST CHURCH PANAMA CITY, FL 640 Grace Ave, Panama City, FL 32401	
		File: CONCEPT A		
500 W. Fulton St. ~ Sanford, Fl. 32771 ~ Ph: 407.322.6841		©2026		

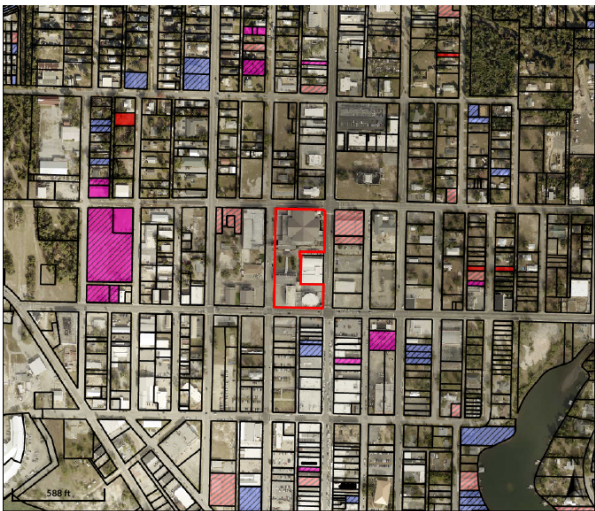
OBSERVED EXTERIOR CONDITION

The church buildings appear generally well maintained, with brick exterior walls, windows, walkways, landscaping, and parking areas in orderly condition. The adjoining roadway and shoulder show visible cracking, patching, and surface deterioration, while no significant exterior debris or overgrown vegetation is visible on the photographed property.

PROPERTY APPRAISER SHEET

SITE PHOTOGRAPHS

Bay County Property Appraiser - Dan Sowell, CFA
Main Office | 860 W. 11th St, Panama City, FL 32401 | 850-248-8401
Beach Office | 301 Richard Jackson Blvd, Panama City Beach, FL 32407 | 850-248-8470



Parcel ID	19835-000-000	Owner	FIRST BAPTIST CHURCH INC OF PC	Last 2 Sales
Class Code	CHURCHES		PO BOX 1200	Date
Taxing District	31		PANAMA CITY, FL 32402-1200	Price Reason Qual
	PANAMA CITY	Physical Address	601 HARRISON AVE	n/a 0 n/a n/a
Acres	3.475	Just Value	Value \$11774902	MLS

Maps have been compiled from the most authentic information available and are to be used for assessment purposes only. Bay County Property Appraiser's Office assumes NO responsibility for errors and/or omissions that may be contained herein. THIS MAP IS NOT A SURVEY

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