City of Panama City Planning Board
Agenda

Monday, November 13, 2017, 4:00 PM
City Commission Room, City Hall
9 Harrison Avenue, Panama City, FL

Note: These requests will be presented at the City Commission meeting for the first reading on Tuesday, December 12, 2017, at 8:00 AM and public comment will be heard at the final reading on Tuesday, January 9, 2018 at 8:00 AM in the City Commission Chambers at City Hall, 9 Harrison Avenue, Panama City, Florida.

1. Call Public Meeting To Order / Roll Call
2. Changes / Deletions To Agenda
3. Approval Of Minutes
4. Announcements – Disclosures (As Applicable)
5. Adjourn
   5.a. Request For Annexation, Land Use Change And Rezoning Of 0.6 Acres From Residential, R-1 (Bay County) To Residential-1, R-1 (Panama City), 1319 W 30th St, 1321 W 30th St & 2942 Lisenby Ave, Emmerson, LLC, Owner And Chad Bruce, Applicant.
       Documents:
       STAFF REPORT EMERSON LLC 18-03.PDF
   5.b. Approval Of Plat For Sweet Bay Phase 1B, 3127 Lisenby Avenue, St. Andrews Bay Land Company, LLC, Owner And Dewberry | Preble-Rish, Applicant.
       Documents:
       STAFF REPORT SWEET BAY PHASE 1B PLAT 18-04.PDF
   5.c. Request For Annexation, Land Use Change And Rezoning Of 0.61 Acres From Residential, R-1 (Bay County) To Residential-1, R-1 (Panama City), 3011 W 30th Ct., Milinda Stephenson, Owner And Applicant.
       Documents:
       STAFF REPORT STEPHENSON 18-05.PDF
6. Requests
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:

Request One

**Type of Application:** Annexation/SSLUA/ Rezone  
**Case Number:** PB 18-03

**Applicant/ Owner:** Emmerson, LLC, owner and Chad Bruce, applicant

**Location of Property:** 1319 W 30th St, 1321 W 30th St & 2942 Lisenby Ave

**Parcel ID Numbers:** 13057-010-000, 13057-005-000 & 13057-000-000

**Background:** The applicant has requested annexation into the City in order to utilize City services.

**Special Treatment Zone:** Not in any special treatment zones.

**Wetlands:** No wetlands on the property.

**Coastal High Hazard Area / Hurricane Vulnerability Zone:** N/A

**Flood Zone:** X (Source: 2009 FEMA maps).

**Area of Subject Property:** 0.6 +/- acres (Source: Bay County Property Appraiser).

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<tr>
<th>Land Use</th>
<th>Zoning</th>
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<td><strong>Change From:</strong></td>
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**Current use of the property:** The properties are vacant.

**Proposed Use of the property:** The owner would like to develop each of the properties into single family homes.

**Directors’ Report:** Water and sanitary sewer are available from Lisenby Avenue. Annexation is required.
Comprehensive Plan Objectives and Policies:

Future Land Use Element

Policy 1.1.1: The City shall regulate land use through designation of land use districts on a Future Land Use Map. The Future Land Use Map shall be used to determine the location and extent of development within the City consistent with conservation of natural resources, availability of public facilities and services, and compatibility of adjacent land uses. Land Use districts depicted on the Future Land Use Map shall be described as follows. (In the following descriptions of Future Land Use categories, density standards shall apply to residential development and intensity standards shall apply to non-residential development.)

Sec. 104-27 – Residential-1 (R-1) zoning district

The purpose of this zoning district is to provide areas for the preservation or development of residential neighborhoods consisting of detached single-family dwelling units on individual lots.

(a) Development on parcels designated as Residential-1 (R-1) on the zoning map shall:
   (1) Have a density no greater than five dwelling units to the acre.
   (2) Have a minimum lot size of 8,000 square feet.
   (3) Provide off-street parking as specified in chapter 105, article V.
   (4) Have a minimum lot frontage of:
       Square or rectangular lot: 80 feet
       Corner: 100 feet
       Cul-de-sac or corner: 20 feet

(b) The following bulk regulations shall apply to property zoned as R-1:
   (1) All structures shall have a maximum height limitation of 35 feet above base flood elevation (BFE) or the crown of the adjacent roadway, whichever is higher.
   (2) The impervious surface ratio shall be no greater than 0.40 of the total parcel area.
   (3) Minimum setbacks shall be:
       Twenty feet from the front parcel line.
       Thirty feet from the rear parcel line.
       Seven feet from the side parcel lines.

(c) The following uses are allowed in the R-1 zoning district; all other uses are prohibited:
   (1) Single-family detached dwellings on individual parcels;
   (2) Community residential homes shall be allowed when six (6) or fewer residents are located in a single-family, residential dwelling provided that such homes are not located within 1,000 feet of one another and when the location of such homes does not substantially alter the nature and character of the area. Such use must be licensed by a state agency as listed in F.S. § 419.001(1)(b).
   (3) Public and private schools grades K—12.
   (4) Public or non-commercial private recreation.
   (5) Accessory uses or structures as set forth in chapter 104, articles IV and V.
   (6) Public utilities customarily found in residential areas.
Land Development Regulations:

Section 102-82(e)

Stipulates that a land use change requires the Planning Board to determine a positive finding for the proposed Comprehensive Plan Amendment and/or rezoning request on the following four (4) criteria:

1. Not degrade the established level of services in the Comprehensive Plan or the minimum concurrency requirements.
   
   This impact is de minimis, which is not subject to concurrency review.

2. In harmony with the general intent of the Comprehensive Plan. (Goals listed as applicable.)
   
   The goal of the Future Land Use Element of the Comprehensive Plan (Goal 1A) is to establish a defined pattern of land use guiding the provisions of public facilities and providing predictability in managing development. This request fits within the general intent of this Element.

   The goal of the Utilities Element, Sanitary Sewer Sub-Element (Goal 4A) is to provide adequate sewage capacity and collection facilities to accommodate anticipated population demand.

   The goal of the Utilities Element, Solid Waste Sub-Element (Goal 4B) is to ensure that adequate and efficient solid waste collection is available for the City.

   The goal of the Utilities Element, Potable Water Sub-Element (Goal 4D) is to provide adequate, safe and sanitary water distribution capability to accommodate existing and future demand.

   No level of service standards will be exceeded by this Future Land Use map amendment.

3. Not exceed traffic limitations, create a fire hazard, or a hazard to the public health, welfare and safety.
   
   This impact is de minimis, which is not subject to concurrency review.

4. Compatible with adjacent land uses and districts, and not create a potential nuisance.
   
   The properties are vacant lots in a residential neighborhood. Other properties in the area have Future Land Use and Zoning designations of Residential (Bay County). General Commercial Zoning and Land Use designations (Bay County) are adjacent to the south. The proposed Land Use amendment will not create a nuisance.

Pursuant to Section 102-82(e):

The Planning Board shall not recommend approval of a plan amendment unless it makes a positive finding, based on competent evidence, on each of the following:

(1) The proposed plan amendment will not degrade level of service standards established in the comprehensive plan, or minimum concurrency requirements;

(2) The proposed plan amendment is in harmony with the general intent of the comprehensive plan;
(3) The proposed plan amendment will not exceed traffic limitations, cause a fire hazard, or create a hazard to the public health, welfare and safety;
(4) Changes in land use designations or districts must be compatible with adjacent land uses and districts, and one that will not become a potential nuisance.

**Summary of Findings:**
The request will not result in any deficiencies in concurrency standards. Existing development on the site is compatible with the development standards pertinent to the proposed Land Use and zoning designations. The request meets all requirements of the Comprehensive Plan and the Land Development Regulations.

Jennifer Majka  
Planner II  

October 4, 2017  
Date
Exhibit A:

Ordinance No. Annexation City of Panama City

Legend

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<tr>
<th>Color</th>
<th>Description</th>
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<tr>
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<td>Panama city Limits</td>
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<td>Parcels</td>
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1 inch = 125 feet
Request Two

Type of Application: Plat Approval – SweetBay – Phase 1B  
Case Number: 18-04

Applicant/ Owner: St. Andrews Bay Land Company, LLC, owner and Dewberry | Preble-Rish, applicant

Location: 3127 Lisenby Avenue (former airport site)

Background Information: In February 2014, the City of Panama City approved a preliminary plat and development order to install infrastructure for this subdivision. St. Andrew Bay Land Company now submits the plat for Phase 1B of the SweetBay subdivision for approval and acceptance by the City. City staff has reviewed the plat. Comments from City departments are below.

Staff Recommendation: Staff recommends acceptance of the plat, minor technical comments from staff are currently being addressed by applicant.

Jennifer Majka  
Planner II  
October 4, 2017  
Date
Request Three

Type of Application: Annexation/SSLUA/ Rezone

Applicant/ Owner: Milinda Stephenson, owner and applicant

Location of Property: 3011 W 30th Ct.

Parcel ID Numbers: 26785-020-000

Background: The applicant has requested annexation into the City in order to utilize City services.

Special Treatment Zone: Not in any special treatment zones.

Wetlands: Portion of the property contains wetlands.

Coastal High Hazard Area / Hurricane Vulnerability Zone: Coastal High Hazard Area & Hurricane Evacuation Zone: A

Flood Zone: Portion of property is in AE 7 (Source: 2009 FEMA maps).

Area of Subject Property: 0.61 +/- acres (Source: Bay County Property Appraiser).

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Current use of the property: The property currently has a single family home.

Proposed Use of the property: The owner would like continue to use of the property for a residential use.

Directors’ Report:

Utilities Director: Water and sanitary sewer are available to this property. There is currently a construction assessment of $4,750.00 per lot. Annexation is required.
Comprehensive Plan Objectives and Policies:

Future Land Use Element

Policy 1.1.1: The City shall regulate land use through designation of land use districts on a Future Land Use Map. The Future Land Use Map shall be used to determine the location and extent of development within the City consistent with conservation of natural resources, availability of public facilities and services, and compatibility of adjacent land uses. Land Use districts depicted on the Future Land Use Map shall be described as follows. (In the following descriptions of Future Land Use categories, density standards shall apply to residential development and intensity standards shall apply to non-residential development.)

Sec. 104-27 – Residential-1 (R-1) zoning district

The purpose of this zoning district is to provide areas for the preservation or development of residential neighborhoods consisting of detached single-family dwelling units on individual lots.

(a) Development on parcels designated as Residential-1 (R-1) on the zoning map shall:
   (1) Have a density no greater than five dwelling units to the acre.
   (2) Have a minimum lot size of 8,000 square feet.
   (3) Provide off-street parking as specified in chapter 105, article V.
   (4) Have a minimum lot frontage of:
       Square or rectangular lot: 80 feet
       Corner: 100 feet
       Cul-de-sac or corner: 20 feet

(b) The following bulk regulations shall apply to property zoned as R-1:
   (1) All structures shall have a maximum height limitation of 35 feet above base flood elevation (BFE) or the crown of the adjacent roadway, whichever is higher.
   (2) The impervious surface ratio shall be no greater than 0.40 of the total parcel area.
   (3) Minimum setbacks shall be:
       Twenty feet from the front parcel line.
       Thirty feet from the rear parcel line.
       Seven feet from the side parcel lines.

(c) The following uses are allowed in the R-1 zoning district; all other uses are prohibited:
   (1) Single-family detached dwellings on individual parcels;
   (2) Community residential homes shall be allowed when six (6) or fewer residents are located in a single-family, residential dwelling provided that such homes are not located within 1,000 feet of one another and when the location of such homes does not substantially alter the nature and character of the area. Such use must be licensed by a state agency as listed in F.S. § 419.001(1)(b).
   (3) Public and private schools grades K—12.
   (4) Public or non-commercial private recreation.
(5) Accessory uses or structures as set forth in chapter 104, articles IV and V.
(6) Public utilities customarily found in residential areas.
(7) Family day care homes pursuant to F.S. § 125.0109.

Land Development Regulations:

Section 102-82(e)

Stipulates that a land use change requires the Planning Board to determine a positive finding for the proposed Comprehensive Plan Amendment and/or rezoning request on the following four (4) criteria:

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   This impact is de minimis, which is not subject to concurrency review.

2. In harmony with the general intent of the Comprehensive Plan. (Goals listed as applicable.)

   The goal of the Future Land Use Element of the Comprehensive Plan (Goal 1A) is to establish a defined pattern of land use guiding the provisions of public facilities and providing predictability in managing development. This request fits within the general intent of this Element.

   The goal of the Utilities Element, Sanitary Sewer Sub-Element (Goal 4A) is to provide adequate sewage capacity and collection facilities to accommodate anticipated population demand.

   The goal of the Utilities Element, Solid Waste Sub-Element (Goal 4B) is to ensure that adequate and efficient solid waste collection is available for the City.

   The goal of the Utilities Element, Potable Water Sub-Element (Goal 4D) is to provide adequate, safe and sanitary water distribution capability to accommodate existing and future demand.

   No level of service standards will be exceeded by this Future Land Use map amendment.

3. Not exceed traffic limitations, create a fire hazard, or a hazard to the public health, welfare and safety.

   This impact is de minimis, which is not subject to concurrency review.

4. Compatible with adjacent land uses and districts, and not create a potential nuisance.

   This is a single family home in a residential neighborhood. Other properties in the area have Future Land Use and Zoning designations of Residential (Bay County and Panama City). The proposed Land Use amendment will not create a nuisance.

Pursuant to Section 102-82(e):

The Planning Board shall not recommend approval of a plan amendment unless it makes a positive finding, based on competent evidence, on each of the following:

(1) The proposed plan amendment will not degrade level of service standards established in the comprehensive plan, or minimum concurrency requirements;
(2) The proposed plan amendment is in harmony with the general intent of the comprehensive plan;
3) The proposed plan amendment will not exceed traffic limitations, cause a fire hazard, or create a hazard to the public health, welfare and safety;
4) Changes in land use designations or districts must be compatible with adjacent land uses and districts, and one that will not become a potential nuisance.

Summary of Findings:
The request will not result in any deficiencies in concurrency standards. Existing development on the site is compatible with the development standards pertinent to the proposed Land Use and zoning designations. The request meets all requirements of the Comprehensive Plan and the Land Development Regulations.

Jennifer Majka
Planner II

October 24, 2017
Date
Exhibit A:

Ordinance No.
Annexation
City of Panama City

Legend

Panama City Limits
Parcels

1 inch = 104 feet
Exhibit A

Ordinance No.
Land Use Change
City of Panama City

Legend

Future Landuse
- Downtown District
- Residential
- General Commercial
- Mixed Use
- Preservation
- Public/Institutional
- Recreation
- Industry
- Residential Vested
- Silviculture
- Urban Community
- Urban Residential
- Bay
- Ditch
- Lake
- Water
- Parcels

1 inch = 167 feet
Subject Parcel

Exhibit A

Ordinance No. Zoning Change City of Panama City

Legend

Zoning Districts
- Downtown District
- General Commercial - 1
- General Commercial - 2
- Heavy Industry
- Light Industry
- Mixed Use - 1
- Mixed Use - 2
- Mixed Use - 3
- Mixed Use - 4
- Planned Unit Development (PUD)
- Public/Institutional
- Recreation
- Residential - 1
- Residential - 2
- Residential - 3
- Silviculture
- Shoreline
- Water
- NOT ZONED
- Parcels

1 inch = 167 feet