



City of Panama City Planning and Economic Development Department
STAFF REPORT
Planning Board Applications for November 4, 2019

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 Five

Type of Application: Annexation/SSLUA/Rezone

Case Number: PB 20-11

Applicant/ Owner: Leland Gaines, owners and applicant

Location of Property: 1124 Bay Ave

Parcel ID Numbers: 16040-000-000

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 site.

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

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

Area of Subject Property: 0.172 +/- acres (*Source: Bay County Property Appraiser*).

	Land Use	Zoning
Change From:	Residential (Bay County)	Residential R-1 (Bay County)
Change To:	Residential (Panama City)	Residential-1, R-1 (Panama City)

Current use of the property: The property is currently vacant.

Proposed Use of the property: The owner would like to build a single family residence.

Directors' Report:

Utilities Director: Water and sanitary sewer is available to this property.

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.

(Ord. No. 2421, § 1(Exh. A), 12-13-2011)

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 development is located in a residential area with surrounding land uses and zoning that match the Residential land use. The proposed Land Use amendment/zoning change 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.



Tina Scibelli
Planner I

October 4, 2019
Date

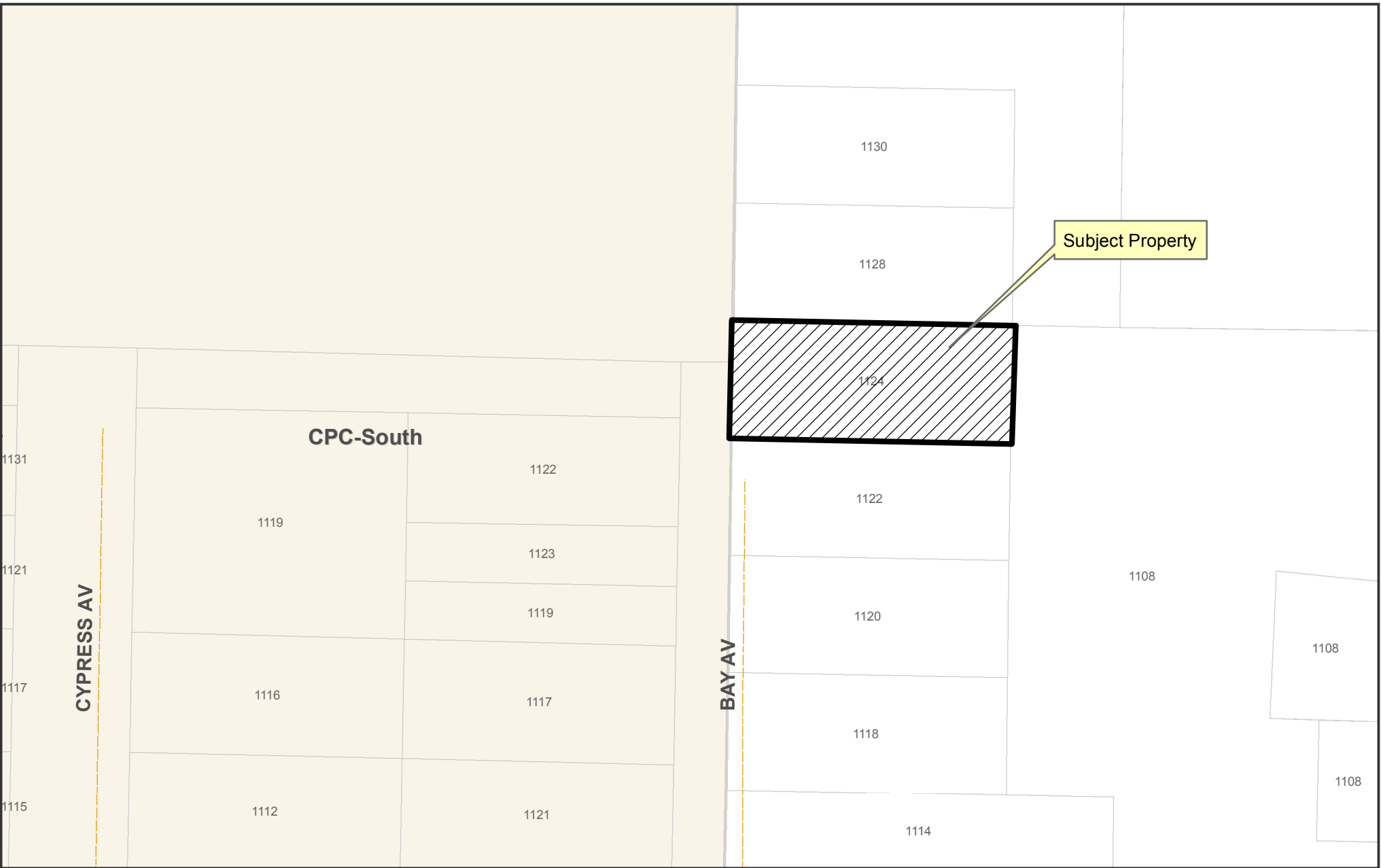


Exhibit A

**Annexation
City of Panama City**

Legend

 Parcels



1 inch = 67 feet

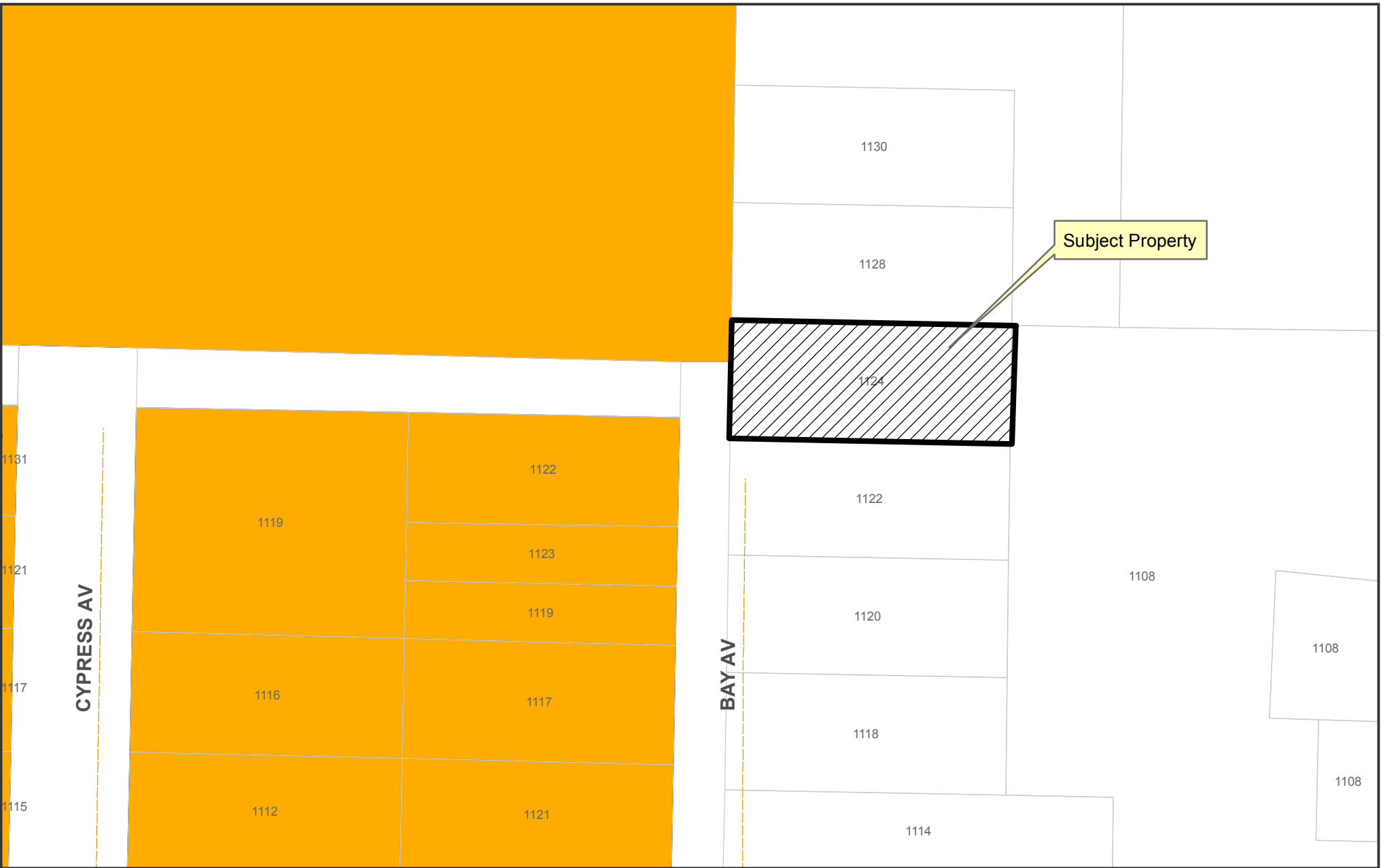


Exhibit A

FLUM City of Panama City

Legend

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



1 inch = 67 feet





Exhibit A

Zoning Change
City of Panama City

Legend

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



N


1 inch = 67 feet