



## AGENDA ITEM REQUEST FORM

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**ITEM:** Final reading of Ordinance 2716.1, consideration of the Future Land Use Map for the Millville Downtown District.

**BACKGROUND INFORMATION:** On March 26, 2019, the City of Panama City Commission approved Ordinance No. 2675, which amended the Land Development Regulations and included standards for the Millville Downtown District (MDTD). The MDTD text was incorporated into the City's Land Development Code as Section 104-35. However, the associated Future Land Use and Zoning maps were not adopted at that time.

The Planning Board considered this item at its regularly-scheduled meeting on December 9, 2019. A motion was made to recommend approval. All Board members voted in favor of the motion to recommend approval of the request.

**DEPARTMENT HEAD RECOMMENDATION:** Conduct a final reading of Ordinance 2716.1, consideration of the Future Land Use Map for the Millville Downtown District.

**ORDINANCE NO. 2716.1**

**AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN FUTURE LAND USE MAP OF THE CITY OF PANAMA CITY, FLORIDA; TO INCLUDE THE MILLVILLE DOWNTOWN DISTRICT CATEGORY TO THE MILLVILLE COMMUNITY REDEVELOPMENT AREA; TO PROVIDE FOR SEVERABILITY; TO PROVIDE FOR A REPEALER; AND TO PROVIDE FOR AN EFFECTIVE DATE.**

**WHEREAS**, the City has requested that the parcels as hereinafter described be designated Millville Downtown District; and

**WHEREAS**, the Panama City Planning Board held a public hearing to consider the Millville Downtown District Future Land Use Map designation for a portion of the Millville Community Redevelopment Area on December 9, 2019, and made a recommendation that the amendment be approved by the City of Panama City Commission for adoption, a copy of which is attached as Exhibit “A” and incorporated by reference; and,

**WHEREAS**, the City Commission of the City of Panama City held a first reading on January 14, 2020, and a public hearing and final reading on January 28, 2020, with due public notice having been provided, and having reviewed and considered all comments received during the public hearing, and having provided for necessary revisions; and,

**WHEREAS**, in exercise of its authority, the City Commission of the City of Panama City, Florida, finds it necessary and desirable to adopt and does hereby adopt a Millville Downtown District Future Land Use Map designation for a portion of the Millville Community Redevelopment Area, in order to encourage the most appropriate use and development of land within the City of Panama City, as follows;

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

**Section 1: Purpose and Intent.**

The land use designation of the identified parcels shall be and hereby is changed to Millville Downtown District:

For a Map of Properties see “Exhibit A.”

**Section 2: Comprehensive Plan Amendment.**

The City of Panama City Comprehensive Plan is hereby amended as set forth in and incorporated herein by reference, and consists of a Future Land Use Map Amendment.

**Section 3: Severability.**

If any provision or portion of this Ordinance is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and portions of this Ordinance and the City of Panama City Comprehensive Plan shall remain in full force and effect.

**Section 4. Copy on File.**

An official, true and correct copy of all elements of the Panama City Comprehensive Plan as adopted and amended from time to time shall be maintained by the City Manager or his designee.

**Section 5: Effective Date of Amendment.**

The ordinance shall become effective as provided by law.

**PASSED, APPROVED, AND ADOPTED** at the regular meeting of the Mayor and City Commission of the City of Panama City, Florida, the 28<sup>th</sup> day of January, 2020.

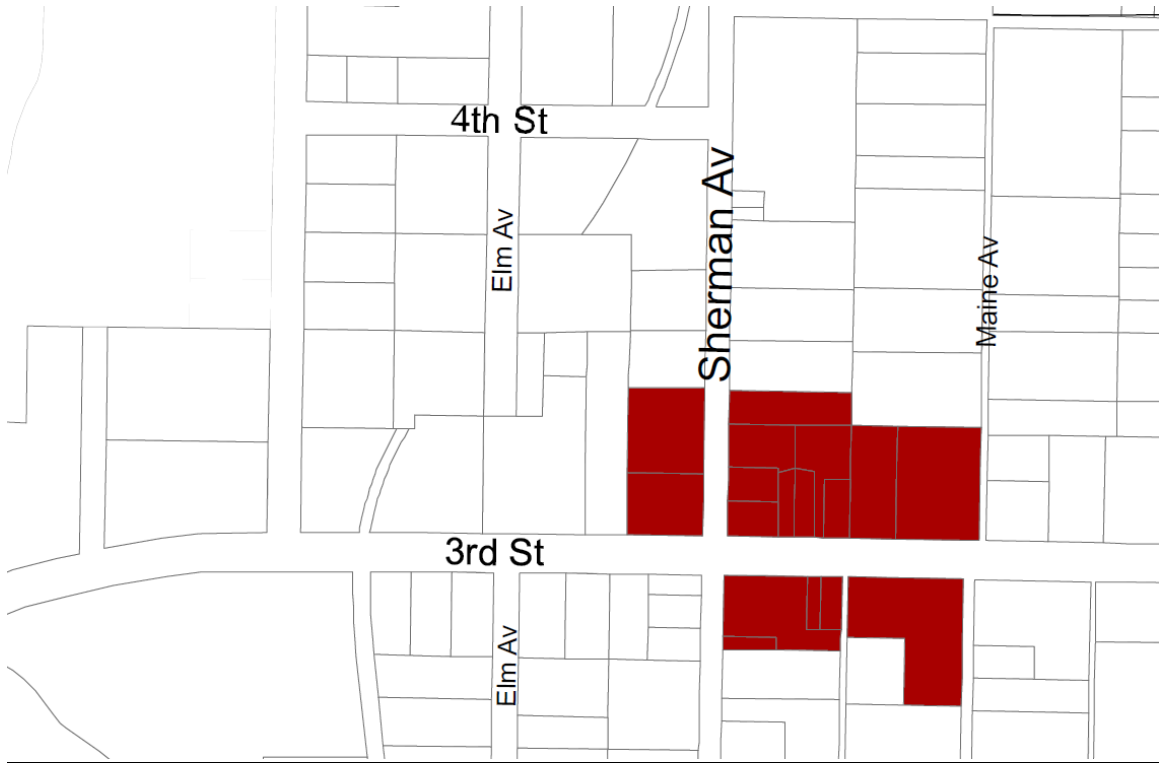
**CITY OF PANAMA CITY, FLORIDA  
A Municipal Corporation,**

**By** \_\_\_\_\_  
Greg Brudnicki, Mayor

ATTEST:

\_\_\_\_\_  
Brandy Waldron, Interim City Clerk-Treasurer

**Exhibit A: Petition to Amend the Future Land Use Map**





City of Panama City Planning and Land Use Division  
**STAFF REPORT**  
Planning Board Applications for December 9, 2019

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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:

## Agenda Item Five

**Type of Application:** Creation of a New Zoning and Land Use District Map

**Case Number:** PB 20-17

**Applicant/ Owner:** City of Panama City

**Background:** The purpose of this zoning district is to preserve the eclectic nature of Millville's 3rd Street Commercial Area. Redevelopment of the area is encouraged which includes business, residential, commercial, cultural, and entertainment uses.

**Summary of Findings:**

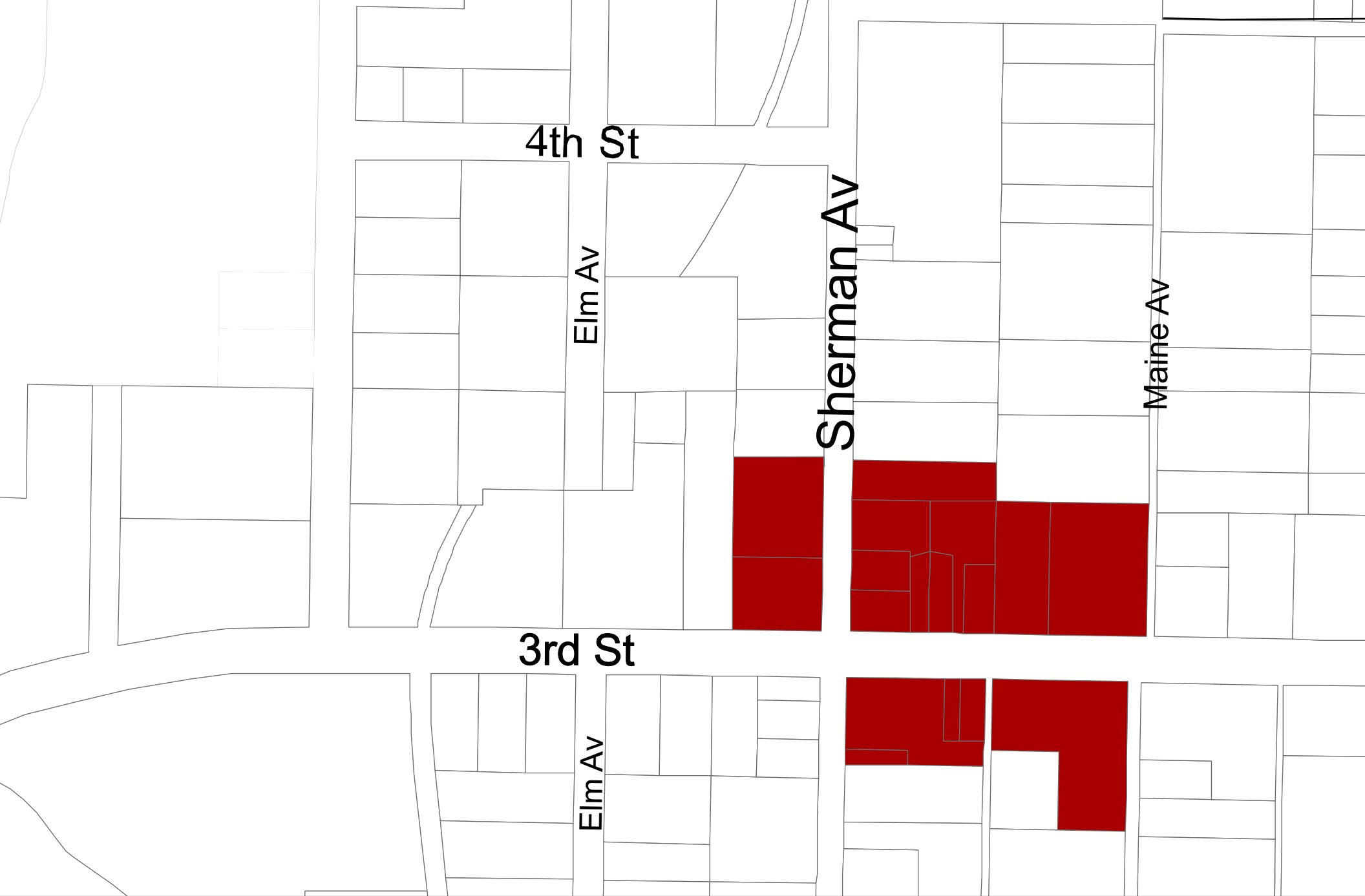
The proposed map and language will establish a Millville Downtown District and district boundaries. We have included the language and a map of the proposed area to show the affected area.

A handwritten signature in blue ink, appearing to read "Tina Scibelli".

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Tina Scibelli  
Planner I

Date November 12, 2019



4th St

Elm Av

Sherman Av

Maine Av

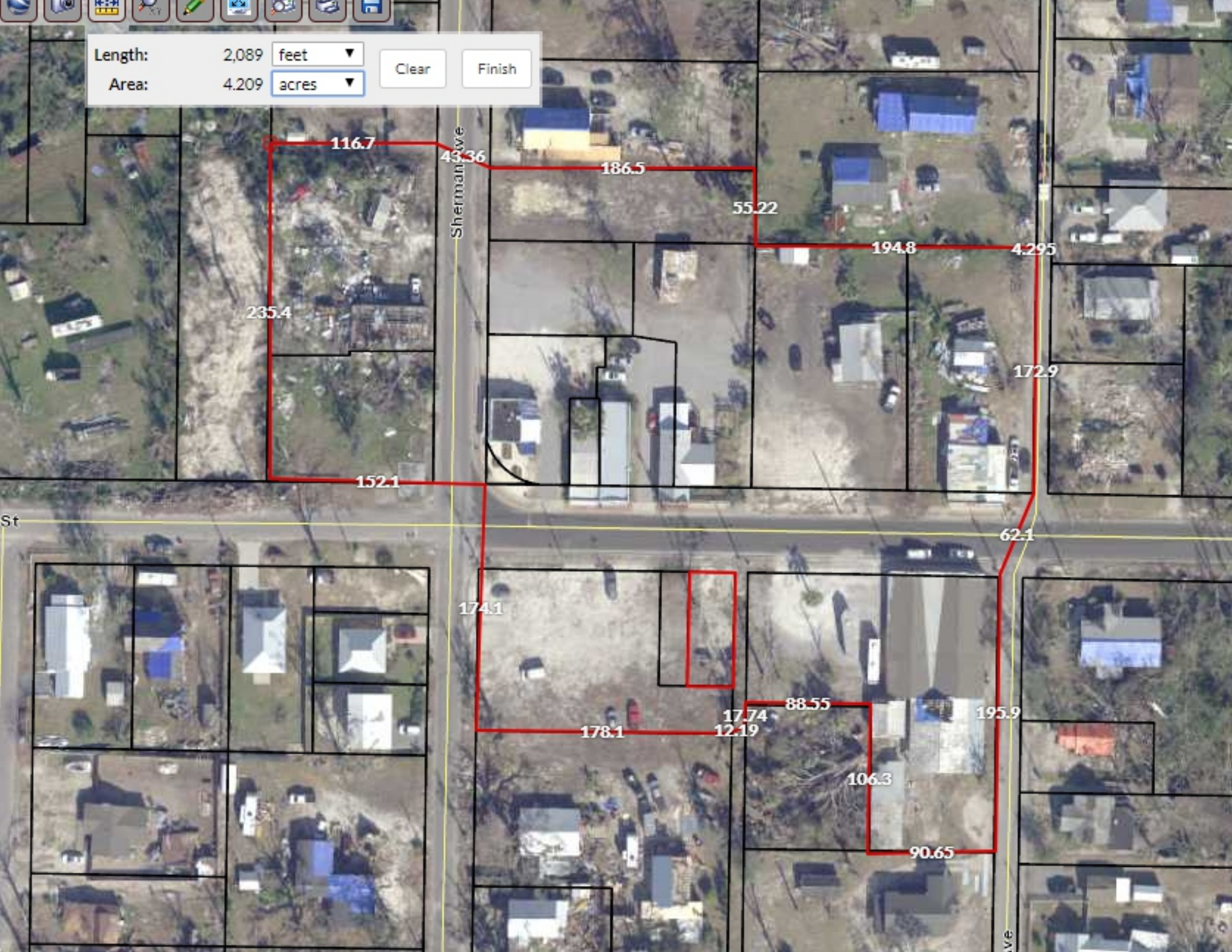
3rd St

Elm Av

**PROPOSED AREA TO BE DESIGNATED  
MILLVILLE DOWNTOWN (ZONING) DISTRICT (MDTD)**



Length: 2,089 feet  
Area: 4.209 acres  
Clear Finish



116.7  
43.36  
186.5  
55.22  
194.8  
4.295  
235.4  
172.9  
152.1  
174.1  
62.1  
178.1  
17.74  
88.55  
12.19  
195.9  
106.3  
90.65

**Sec. 104-35. - Millville Downtown District (MDTD) zoning district.**

section

- 1 general
- 2 admin. processes
- 3 review authority
- 4 zoning districts
- 5 design standards
- 6 environment protection
- 7 landscaping & buffering
- 8 parking & loading
- 9 public improvements
- 10 supplemental standards
- 11 subdivision of land
- 12 sign standards
- 13 concurrency management
- 14 nonconformities
- 15 enforcement
- 16 definitions

The purpose of this zoning district is to preserve the eclectic nature of Millville’s 3rd Street Commercial Area. Redevelopment of the area is encouraged which includes business, residential, commercial, cultural, and entertainment uses.



A. The following bulk regulations shall apply to property zoned as MDTD:

1. The impervious surface ratio (ISR) shall be no greater than 1.0 (or 100%) of the total parcel area.
2. The floor area ratio shall be not to exceed 5.0 or 500%.
3. Have a density no greater than 25 dwelling units to the acre.
4. Height:  
No structure or any part thereof shall exceed a vertical height of 60 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.

Where the block is across the street from a residential zoning district, the vertical height along the side of the new development shall be limited to 40 feet.

5. Minimum setbacks:  
No minimum setbacks

B. The following uses are allowed in the MDTD zoning district. All other uses are prohibited:

1. Civic uses such as meeting halls, libraries, religious buildings, museums, cultural societies, and similar uses.
2. Professional office uses such as accountants,

- attorneys, engineers, doctors, realtors and the like.
3. Hotels, Inns, and Bed and Breakfasts.
4. Artisan Production Establishment including wood working shops.
5. Restaurants (no drive-thru) including sidewalk cafes, Dinner Clubs, Lounges and Coffee Shops.
6. Bars, Breweries, Microbreweries, Taprooms, Taverns, Pubs, and Sports Clubs.
7. Specialty Retail Uses such as Bait and Tackle Shops, Garden Supply Shops, and Dress Shops.
8. Dance and Martial Arts Studios or Schools and Fine Arts Centers, Theaters and Auditoriums.
9. Specialty Food Stores such as Meat Markets, Delicatessens and Bakeries.
10. Passive Recreational Establishments.
11. Residential uses including single and multi-family .

C. Additional Requirements.

1. At least 75% of all visible walls and roofs shall be made of wood, brick, non-mirrored glass, terracotta, stucco over masonry, or similar materials.
2. Provide off-street parking per Chapter 108.