



City of Panama City Development Services Department

# STAFF REPORT

Planning Board Application for January 11, 2021

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 Six

**Type of Application:** SSLUA/Rezone

**Case Number:** PB 21-26

**Applicant/ Owner:** Levoy Anderson, applicant, and First United Methodist of PC, FL, Inc., owner.

**Location of Property:** 400 N MacArthur Avenue

**Parcel ID Numbers:** 21096-000-000

**Background:** The applicant wishes to convert the church parsonage into a single-family residence and seek a variance for all the setbacks (which are nonconforming).

**Special Treatment Zone:** The property is located in the Downtown North CRA.

**Wetlands:** There are no wetlands on site.

**Coastal High Hazard Area / Hurricane Vulnerability Zone:** The property is not within the Coastal High Hazard Area.

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

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

	Land Use	Zoning
<b>Change From:</b>	Public/Institutional (P/I)	Public/Institutional (P/I)
<b>Change To:</b>	Residential	Residential-1 (R-1)

**Current use of the property:** The property is currently a church parsonage.

**Proposed Use of the property:** The applicant wishes to convert the property to a single-family house.

**Directors' Report:**

Utilities Director: Utilities has no comment.

## 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.)

#### 5. Residential (R)

- (a) **Intent** - This category is intended to provide areas for the preservation or development of neighborhoods consisting of primarily single-family dwelling units on individual lots.
- (b) **Density** – Maximum density shall be no more than 10 dwelling units per acre.
- (c) **Impervious Surface Area** – No more than 0.50 lot coverage.
- (d) **Allowable uses** – Residential single-family and multi-family up to 4 units attached, public and private schools grades K – 12, utilities, and public or non-commercial private recreation.

#### Land Development Regulations:

##### Sec. 104-26. - 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. The following bulk regulations shall apply to property zoned as R-1:

1. The impervious surface ratio (ISR) shall be no greater than 0.60 (60%) of the total parcel area.
2. Have a density no greater than 5 dwelling units to the acre.
3. All structures shall have a maximum height limitation of 35 feet above base flood elevation (BFE) or crown of the adjacent roadway, whichever is higher.
4. Minimum setbacks shall be:
  - i. 20 feet from the front parcel line
  - ii. 25 feet from the rear parcel line
  - iii. 7 feet from the side parcel lines
  - iv. 20 feet from roadside on corner lots
5. Have a minimum lot size of 6,000 square feet for newly created lots.
6. Have a minimum lot frontage of:
  - i. square or rectangular lot: 60 feet
  - ii. corner: 70 feet
  - iii. cul-de-sac or corner: 20 feet

B. 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 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 Section 419.001(1)(b) Florida Statutes.
3. Public and private schools grades K-12.
4. Public or noncommercial private recreation.
5. Accessory uses or structures as set forth in Chapter 110.
6. Public utilities customarily found in residential areas;
7. Family day care homes pursuant to Section 125.0109, Florida Statutes.

**Summary of Findings:**

The request will not result in any deficiencies in concurrency standards. Proposed 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.



Mike Lane, AICP  
Director

December 7, 2020  
Date





**Exhibit A**

**FLUM**  
City of Panama City

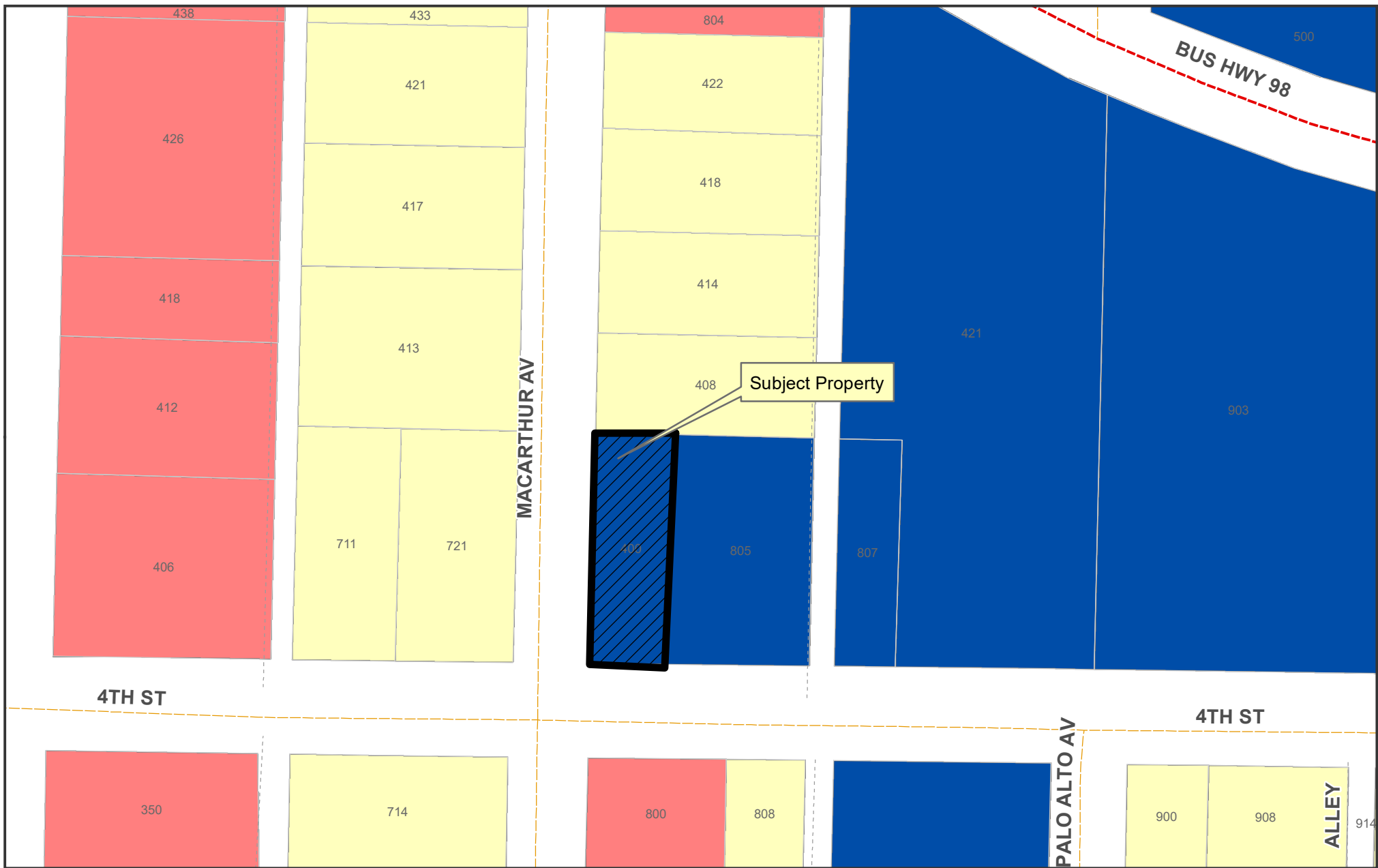
**Legend**

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

N

1 inch = 83 feet




# Exhibit A

## Zoning Map


### City of Panama City

**Legend**

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



N



1 inch = 83 feet