



CITY COMMISSION MEETING

8-24-21 Agenda Item

Request Form

ITEM: Final Reading of Ordinance 3016 to Adopt Modification to the Panama City Unified Land Development Code Sec. 104-66 Gateway Overlay (GO) (Formerly known as the Tourist Corridor Overlay).

BACKGROUND INFORMATION:

Proposed Ordinance that revises and amends Sec. 104-66 Gateway Overlay (GO) (Formerly known as the Tourist Corridor Overlay) to update the text portion of **Recreational vehicle (RV) sales, storage, repair and Stand-alone car wash facilities** in the Prohibited uses list.

The Planning Board considered this item at its regularly scheduled meeting on July 19, 2021. A motion was made to recommend approval. The Board members voted unanimously to recommend approval.

DEPARTMENT HEAD RECOMMENDATION: Conduct a final reading of the request for annexation.

ORDINANCE NO. 3016

AN ORDINANCE AMENDING THE LAND DEVELOPMENT REGULATIONS OF THE CITY OF PANAMA CITY, FLORIDA; AMENDING SEC. 104-66 GATEWAY OVERLAY (GO) (FORMERLY KNOWN AS THE TOURIST CORRIDOR OVERLAY); PROVIDING FOR A REPEALER, PROVIDING FOR SEVERABILITY AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, the City of Panama City Commission has adopted the Panama City Comprehensive Plan within which are included goals, objectives, and policies related to the adoption of land development regulations; and

WHEREAS, Chapter 163, Part II, Section 3201, the Florida Statutes, requires the implementation of these goals, objectives, and policies through the adoption of consistent land development regulations; and

WHEREAS, Chapter 163, Part II, Section 3202, of the Florida Statutes requires each county and municipality to adopt or amend and enforce land development regulations that are consistent with and implement the adopted comprehensive plan within one (1) year after submission of the revised comprehensive plan for review to the state; and

WHEREAS, the Planning Board, in its capacity as the Local Planning Agency, considered this request, found it consistent with the goals, objectives and policies of the local Comprehensive Plan, and recommended approval at a properly advertised public hearing on June 8, 2020;

NOW THEREFORE, IT BE ORDAINED by the City Commission of Panama City, Florida, amends the Land Development Regulations as follows:

Section 1. The Land Development Regulations are to be amended to reflect the following changes:

(See Exhibit A)

Section 2. 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 shall remain in full force and effect.

Section 3. All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

Section 4: This ordinance shall become effective upon passage.

PASSED, APPROVED, AND ADOPTED at the regular meeting of the Mayor and City Commission of the City of Panama City, Florida the 24th day of August 2021.

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

By _____
Greg Brudnicki, Mayor

ATTEST:

Jan Smith, City Clerk-Treasurer

EXHIBIT A

(Text updates are in red and are underlined)

Sec. 104-66. - Gateway Overlay (GO) (formerly known as the Tourist Corridor Overlay).

A. *Purpose.* The purpose of the Gateway Overlay (GO) is to promote the general health, safety and welfare of the community; to create a sense of place that is aesthetically appealing for those traveling through the city; to encourage innovative development projects that set standards for landscaping, community design and aesthetics; to establish consistent and harmonious design standards for public improvements and private property development along Highway 98 and parts of Harrison Avenue so as to unify the distinctive visual quality of the corridor.

B. *District defined.* The GO applies to non-residential land parcels of record within the city having frontage along major roadways of U.S. Highway 98/15th Street; Harrison Avenue; Highway 368/23rd Street; Business U.S. Highway 98; Highway 390; and Highway 77. The district applies to property within 400 feet of the roadway (on each side of the road).

No certificate of occupancy regarding any building permit or development order shall be granted prior to assurance that requirements of this chapter have been met.

C. *Design requirements.* Refer to [chapter 105](#) for design requirements in the GO.

D. *Prohibited uses:*

1. The following uses are prohibited in the GO:

- i. Sale and use of mobile/manufactured homes;
- ii. Flea markets; bazaars, yard sales, or similar sales;
- iii. Any business commonly known as "check cashing," or any business which, as a material part of its services, provides future employment wages or other compensation (often known as "payday loans," or "payday advances");
- iv. Dating services, escort services, valet services;
- v. Pawnshops, as defined by F.S. § 539.001(2);
- vi. Bail bond agencies, as defined by F.S. § 648.25(1);
- vii. Palm readers, fortune tellers, tarot card readers, psychics, and similar businesses;
- viii. Bottle clubs;

ix. Any business which, as a material part of its services, provides loans secured by vehicle titles (often known as "car-title loans");

x. Impound yards; automobile wrecking; recycling yards; and similar uses;

xi. **Recreational vehicle (RV) sales, storage, repair (except for projects approved by the City Commission);**

xii. **Stand-alone car wash facilities (excluding the express and conveyORIZED, automated tunnel car washes);**

xiii. Mobile home parks;

xiv. Heavy equipment sales, service, and storage;

xv. Self-service storage facilities;

xvi. Dispatch office and vehicle fleet parking, storage and maintenance;

xvii. Labor pools;

xviii. Adult entertainment;

xix. Manufacturing of chemical products;

xx. Contractor storage or salvage yard;

xxi. Towing service and

xxii. Window tinting.

E. Transit facilities:

1. Developments greater than 100,000 square feet shall designate a minimum 100 square foot area on the site plan as a transit stop if requested by the Bay Town Trolley.

F. Seasonal sales:

1. Seasonal sales items shall not occupy any required parking spaces, parking lot aisles, or required landscaping buffers or areas.

([Ord. No. 2675](#), § 1(Exh. A), 3-12-2019)



City of Panama City Planning Division
STAFF REPORT
Planning Board Applications for July 12, 2021

Staff findings of consistency with the pertinent Florida Statutes, the Community Planning and Land Development Regulations (hereafter referred to as the ULDRs) 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: Modification to the Panama City Unified Land Development Code Sec. 104-66 Gateway Overlay (GO) (Formerly known as the Tourist Corridor Overlay)

Case Number: PB 21-67

Applicant/ Owner: City of Panama City

Background: Proposed Ordinance that revises and amends Sec. 104-66 Gateway Overlay (GO) (Formerly known as the Tourist Corridor Overlay) to update the text portion of **Recreational vehicle (RV) sales, storage, repair** and **Stand-alone car wash facilities** in the Prohibited uses list.

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

Tina Scibelli
Planner I

Date June 28, 2021

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