



CITY OF
Panama City
FLORIDA

Development Services Department

STAFF REPORT

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:

3100 Airport Road – CPMA2314	
Staff Report Date	November 4, 2022
Planning Board Meeting Date	Public Hearing: November 14, 2022
City Commission Meeting Date(s)	First Reading: December 13, 2022 Second and Final Reading/Public Hearing: January 10, 2023
Meeting Type	Public Hearing
Staff Information	Savannah Brown, Planner II, Planning Division, Development Services Department
Action Necessary	Yes
Staff Recommendation	APPROVE
Attachment (s) Included	Adopted Map Series

Application and Location Summary:

Case Number	CPMA2314
Application Type	Small Scale Land Use Amendment and Rezoning
Owner	Murphy Bromlow Rental, LLC
Applicant	McNeil Carrol Engineering, Inc.
Application Request/Proposed Use	Small Scale Land Use Amendment and Rezoning
Address and Parcel ID Number (s)	3100 AIRPORT ROAD (PARCEL ID# 13036-000-000)
Location	Southeast of the Airport Road and W 31 st Court intersection
City Commission Ward Impacted	Ward 3
Community Redevelopment Agency Area	N/A
Neighborhood Plan Boundary	The subject property is not located within the boundary of a Neighborhood Plan.

Land Use and Site Summary:

Property Size (acres approx.) (Source: Bay County Property Appraiser)	4.359
Existing Land Use Classification (Source: Bay County Property Appraiser)	Single Family
Existing Future Land Use	Residential (Panama City) and Mixed Use (Panama City)
Proposed Future Land Use	Mixed Use (Panama City)
Existing Zoning District (s)	Residential-1, R-1 and Mixed Use-3, MU-3 (Panama City)
Proposed Zoning District	Mixed Use-3, MU-3 (Panama City)

Flood and Coastal Summary:

Wetlands	SW portion of the subject parcel
Flood Zone	AE 12 located in southwest portion of the subject parcel
Coastal Hazard Area	N/A

Department and Agency Comments:

Public Works	
Other Considerations	

Comprehensive Plan Goals, Objectives and Policies:

Future Land Use Element

Goal 1A: Establish a defined pattern of land use intended to guide the provision of public facilities and provide predictability in managing development

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.)

8. Mixed Use Land Use Category

Intent	This category is intended to provide areas for high-density residential development, in combination with high intensity non-residential such as professional offices, educational, and commercial uses. The mixed-use concept is specifically intended to provide flexibility in the planning and permitting process by allowing a range of land uses within one district. Emphasis is on performance mitigation such as landscaping, fencing, lighting, noise standards, etc. to promote compatibility among land uses while also providing property owners with a range of options for use of their property.
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Density	Maximum density shall be no more than 20 dwelling units per acre
Intensity	The floor area ratio for non-residential uses shall not exceed 0.75
Impervious Surface Area	No more than 0.65 lot coverage
Allowable Uses	Residential uses, including multi-family apartments and condominium units; commercial; neighborhood commercial; office; and educational uses; houses of worship; public or private recreation. Commercial private recreation shall not exceed one (1) acre. To promote a functional mix of development within this category, city-wide no more than 70% of the category shall be used for commercial land use, and 50% for low-density residential land uses. Individual projects that contain a mix of 2 or more uses shall be exempt from these percentages.
Development Restrictions	Non-residential uses cannot individually exceed 20,000 square feet in size when located in this category.

Utilities Element

Goal 4A: 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.

Goal 4B: 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.

Goal 4D: 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.

Unified Land Development Code Regulations:

Sec. 104-32. Mixed Use-3 (MU-3) zoning district.

The purpose of this zoning district is to provide areas for high-density residential development, in combination with high intensity non-residential such as professional offices, educational, and commercial uses.

- A. The following bulk regulations shall apply to property zoned as MU-3:
 1. The impervious surface ratio (ISR) shall be no greater than 0.65 of the total parcel area.
 2. The floor area ratio (FAR) shall not exceed 0.75.
 3. Have a density no greater than 20 dwelling units to the acre.
 4. All structures shall have a maximum height limitation of 65 feet above base flood elevation (BFE) or the crown of the adjacent roadway, whichever is higher.
 5. Minimum setbacks shall be:
 - i. 15 feet from the front parcel line.
 - ii. 20 feet from the rear parcel line.
 - iii. 5 feet from the side parcel line.
 - iv. Side setbacks may be decreased to zero feet only when there is a common wall between units.
 6. Properties adjacent to an R-1 or R-2 zoning district shall be setback a minimum of:
 - i. 15 feet from the front parcel line.
 - ii. 30 feet from the rear parcel lines.
 - iii. 12 feet from the side parcel lines.

- B. The following uses are allowed in the MU-3 zoning district; all other uses are prohibited;
1. Single-family detached dwellings on individual parcels;
 2. Community residential homes shall be allowed when six 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 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 F.S. § 125.0109.
 8. Bed and breakfast inns;
 9. Attached dwellings, up to five units attached;
 10. Multi-family structures up to 20 dwelling units per acre;
 11. Neighborhood-scale commercial uses, not to exceed 20,000 square feet of heated and cooled space in size per parcel. Such uses may include:
 - i. Professional office and personal services.
 - ii. Private childcare or day care for children.
 - iii. Commercial recreational facilities.
 - iv. Grocery and convenience retail including but not limited to beauty parlor, barber shop, laundromat, dry cleaner, and other retail establishments meant to serve the immediate vicinity.
 - v. Athletic clubs, dance or music studios.
 - vi. Food establishments without a drive-thru window.
 - vii. Other similar uses serving the neighborhood area.
 12. Uses with drive-thru structural component, except for those uses associated with a restaurant business.
 13. Retail business.
- C. Additional requirements:
1. No more than 70 percent of this zoning district, in combination with the MU-3 zoning districts, may be used for commercial, and 50 percent for low-density residential uses. This analysis shall be made on a continuous basis and shall be assessed district wide. Individual projects that contain a mix of two or more uses shall be exempt from the percentages.
 2. Locate ingress and egress to minimize traffic impacts to adjacent neighborhoods.
 3. Provide off-street parking as specified in chapter 108.
 4. Conform to the landscaping and buffering requirements as specified in chapter 107.

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

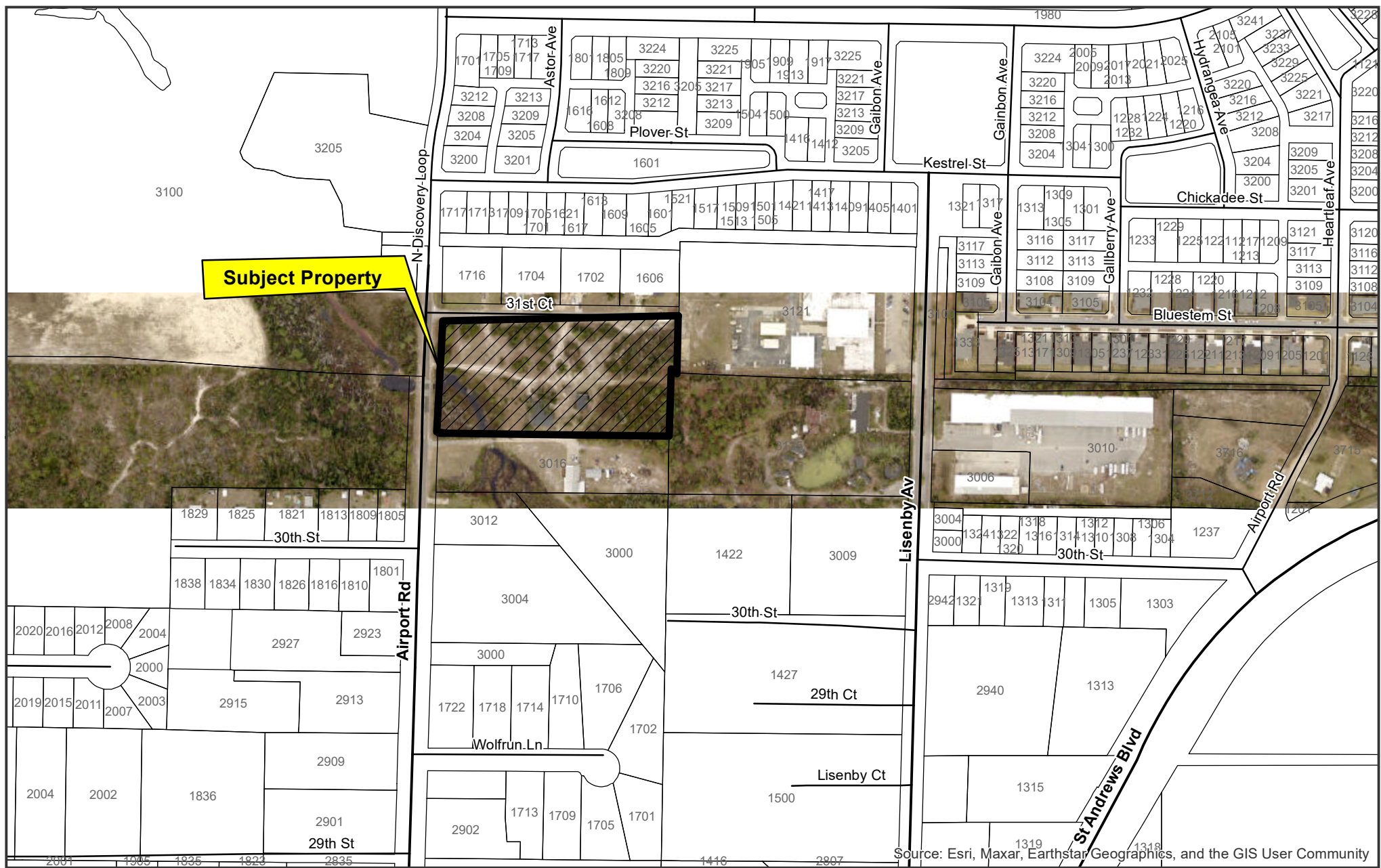
Sec. 102-41(E)

Section 102-41(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. 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 four (4) criteria:

<i>1. Not degrade the established level of services in the Comprehensive Plan or the minimum concurrency requirements.</i>	
Staff Response:	This impact is de minimis, which is not subject to concurrency review.

<i>2. In harmony with the general intent of the Comprehensive Plan. (Goals listed as applicable.)</i>	
Staff Response:	No level of service standards will be exceeded by this Future Land Use map amendment.
<i>3. Not exceed traffic limitations, create a fire hazard, or a hazard to the public health, welfare and safety.</i>	
Staff Response:	This impact is de minimis, which is not subject to concurrency review
<i>4. Compatible with adjacent land uses and districts, and not create a potential nuisance.</i>	
Staff Response:	The proposed Land Use amendment/zoning change is compatible with surrounding land use categories and zoning districts.

Staff Findings:
<p>The intent of the Mixed-Use category is to provide areas for medium to high density residential development, in combination with commercial, office and educational uses. The mixed-use concept is specifically intended to provide flexibility in the planning and permitting process by allowing a range of land uses within one district. Emphasis is on performance mitigation such as landscaping, fencing, lighting, noise standards, etc. to promote compatibility among land uses while also providing property owners with a range of options for use of their property.</p> <p>Parcels to the east of the subject site are zoned Mixed Use-3. A parcel is zoned Light Industrial immediately to the northeast. Parcels directly north across W 31st Court are zoned Residential-1 on Panama City's zoning map. Parcels immediately to the south are zoned Residential-1 on Bay County's zoning map. The residentially zoned parcels located to the north and south of the subject site are designated as Residential on Bay County's and the City of Panama City's Future Land Use Map. Further north and west of the subject site is a Planned Unit Development (PUD). Mixed Use development on the subject property with mitigation measures would be compatible with the surrounding zoning and Future Land Use designations. The request meets all requirements of the Comprehensive Plan and the Land Development Regulations.</p> <p>Staff recommends the City of Panama City Commission approve the land use amendment request.</p>



Subject Property

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

Exhibit A

**Aerial Map
City of Panama City**

Legend
 Parcels



1 inch = 344 feet

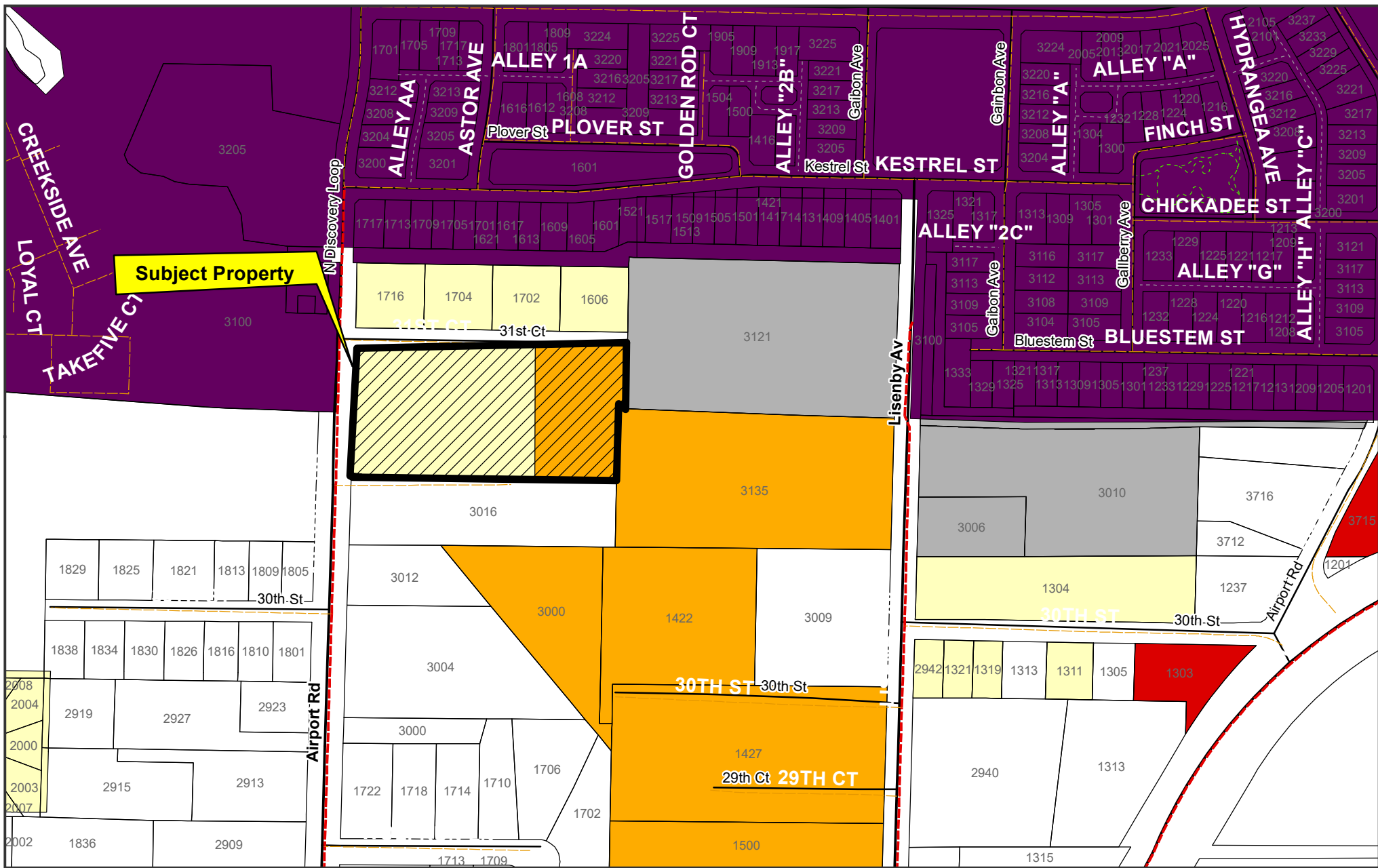


Exhibit A

Future Land Use Map City of Panama City

Legend

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



1 inch = 300 feet

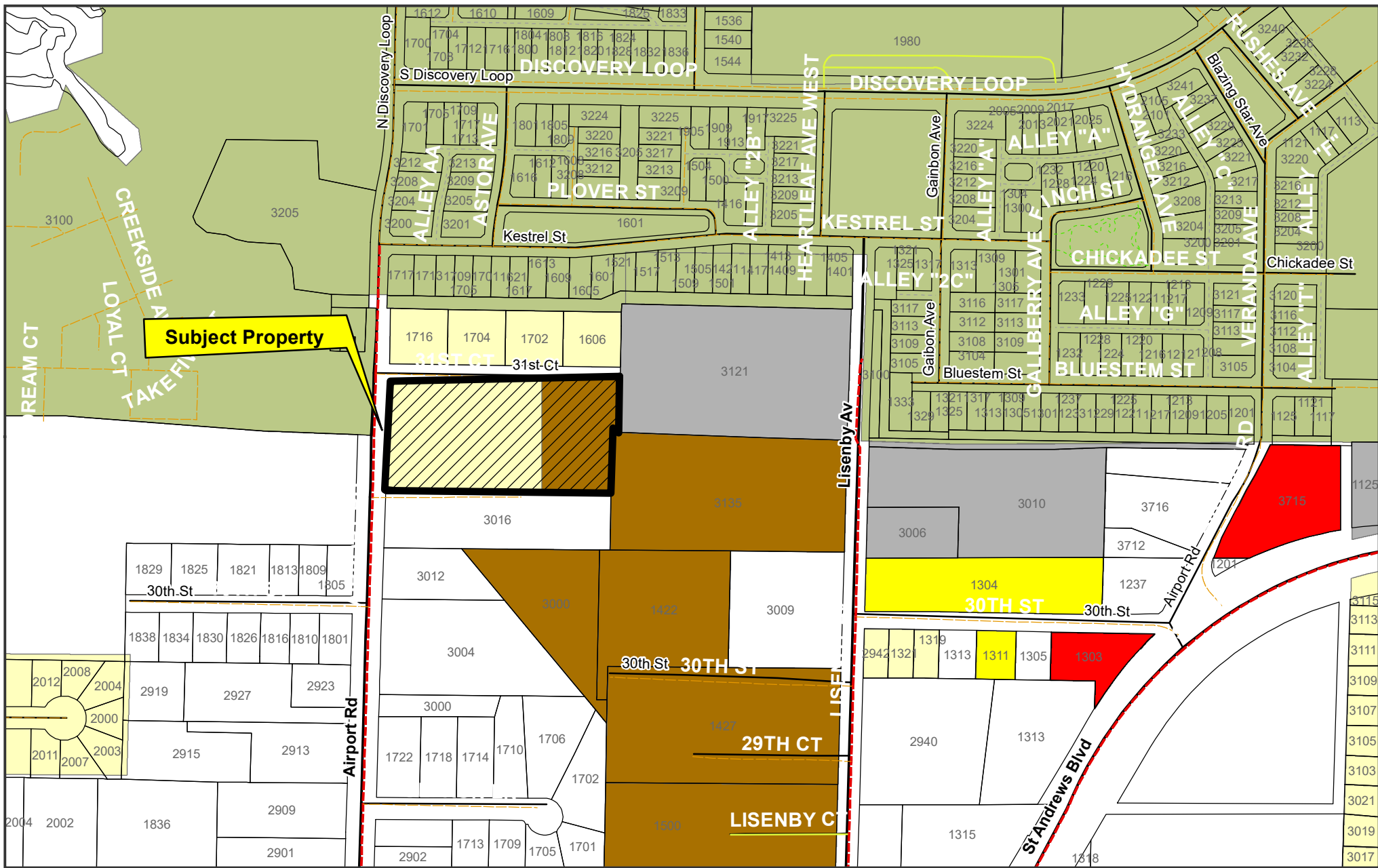


Exhibit A

Zoning Map City of Panama City



1 inch = 354 feet