



City of Panama City Development Services Department

STAFF REPORT

Planning Board Application for January 10, 2022

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 Three

Type of Application: SSLUA/Rezone

Case Number: PB 22-24

Applicant/ Owner: Hubert Baker, owner and applicant.

Location of Property: 1417 Fortune Avenue

Parcel ID Numbers: 18728-000-000

Background: The applicant wishes build single family homes.

Special Treatment Zone: N/A.

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: +/- 1.125 acres (*Source: Bay County Property Appraiser*).

	Land Use	Zoning
Change From:	General Commercial	General Commercial -2 (GC-2)
Change To:	Residential	Residential-1 (R-1)

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

Proposed Use of the property: The applicant wishes build single family homes.

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.)

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.



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Planner II

Date December 9, 2021