



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 Four

**Type of Application:** SSLUA/Rezone

**Case Number:** PB 22-25

**Applicant/ Owner:** Upland Properties, Inc., owner and William E. Shaw, Jr., applicant.

**Location of Property:** 1806 Martin Luther King, Jr. Blvd.

**Parcel ID Numbers:** 14516-000-000; 14518-000-000

**Background:** The applicant wishes to use the property for industrial purposes.

**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:** +/- 5.5 acres (*Source: Bay County Property Appraiser*).

	Land Use	Zoning
<b>Change From:</b>	General Commercial	General Commercial -2 (GC-2)
<b>Change To:</b>	Industrial	Heavy Industrial (HI)

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

**Proposed Use of the property:** The applicant desires to use the property for industrial purposes.

**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.

### **Land Development Regulations:**

#### **Sec. 104-40. - Heavy Industrial (HI) zoning district.**

The purpose of this zoning district is to provide areas for heavy industrial operations to isolate them from other land uses.

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

1. The impervious surface ratio (ISR) shall be no greater than 0.80 of the total parcel area.
2. The floor area ratio shall not exceed 0.85.
3. No maximum height.
4. Minimum setbacks shall be:
  - i. No less than 25 feet from any property line at the perimeter of the zoning category boundary, except as described in section 104-40.A.4.ii.
  - ii. Industrial uses adjacent to lands designated as Industrial on the Future Land Use Map (FLUM) shall have a setback requirement of five feet from the property line.

B. The following uses are allowed in HI zoning districts; all other uses are prohibited.

1. All uses allowed in the LI zoning category.
2. Scrap processing.
3. Recycling centers.
4. Any industrial, manufacturing, distribution, storage or warehousing use which is otherwise prohibited in any other zoning district.

C. Additional requirements:

1. Conform to the industrial performance standards as specified in [chapter 12](#), article V of the Municipal Code.
2. Provide off-street parking as specified in [chapter 108](#).
3. Landscaping and buffering is required as specified in [chapter 107](#).

4. Complete a compatibility analysis of the proposed use with the existing adjacent uses and the allowable uses as specified by the Future Land Use Map, as part of the development order application process.

5. Heavy industrial uses shall not be located adjacent to any zoning category that allows for residential uses.

**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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Mike Lane, AICP  
Development Services Director

December 20, 2021  
Date

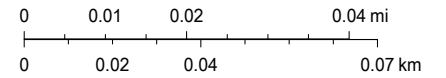
# Aerial Map 1806 MLK Jr. Boulevard



December 20, 2021

Parcels

1:1,128



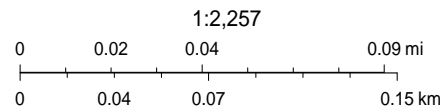
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# 1806 MLK Jr. Blvd. - Future Land Use Map



December 20, 2021

- Parcels
- Urban Residential
- Industry
- FutureLandUse\_CPC Mixed Use
- Public/Institutional
- Residential
- General Commercial

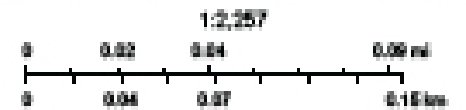


# 1806 MLK Jr. Blvd. - Zoning Map



December 30, 2021

- |                   |                        |                      |
|-------------------|------------------------|----------------------|
| Parcels           | Mixed Use - 3          | Heavy Industry       |
| <b>Zoning_GPC</b> | General Commercial - 2 | Public/Institutional |
| Residential - 1   | Light Industry         | Urban Residential 1  |
| Residential - 2   |                        |                      |



County of Bay, Inc. HERE, GARDNER, INCORPORATED, WGA, USGS