



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 Six

Type of Application: SSLUA/Rezone

Case Number: PB 22-27

Applicant/ Owner: City of Panama City

Background/Summary of Findings: During the November Planning Board Meeting regarding the proposed Neighborhood Zoning Maps, there were several individuals who complained to the board that they were not made aware of the proposed neighborhood zoning districts which the City Commission adopted. Our neighborhood planning consultants, Dover-Kohl were watching the meeting and prepared some additional changes to the ULDC for your consideration.

Within this proposal, there are clarifications regarding the current zoning maps and the zoning map that is still under consideration by the City Commission. In addition, the proposal briefly offers clarification regarding the Transition Overlay Areas and proposes a new overlay for the St. Andrews area (entitled the Height Overlay Area).

A handwritten signature in black ink, appearing to read "Mike Lane", with a long horizontal flourish extending to the right.

Mike Lane, AICP
Development Services Director

December 20, 2021

Date

EXHIBIT B | PROPOSED CHANGES TO THE UNIFIED LAND DEVELOPMENT CODE (ULDC) TO IMPLEMENT THE NEIGHBORHOOD PLANS: ZONING MAP CHANGES

Replace in Chapter 104, Article I:

Sec 104-5. - Neighborhood Districts. The Neighborhood Districts (Sec 104-36.1, 104-36.2 and 104-36.3) establish zoning districts for Panama City's traditional neighborhood areas, encouraging a mixture of uses in a walkable form, and maintaining existing residential neighborhood areas. The Neighborhood Districts implement key provisions of the Strategic Vision for Glenwood, Millville, and St Andrews as adopted by City Commission in 2021.

A. The Neighborhood Districts (ND, NG, and NR) replace the existing zoning districts for the parcels shown on zoning district maps for the Glenwood, Millville and St. Andrews neighborhoods on **(insert date of adoption)**.

B. Zoning district maps include site-specific **Building Setback Zones** for select parcels, in areas where greater specificity for future building placement is desired to fit surrounding context and the vision of the Neighborhood Plans.

C. Zoning district maps include **Transition Overlay Areas** where the previously existing zoning districts (those in place on **insert date of adoption**) could be optionally utilized, if desired.

1. The proposed districts within the Transition Overlay areas represent the future vision for Highway 98, 15th Street, and northern portions of the MLK Jr. Boulevard corridor. If an applicant in the Transition Overlay area uses the Neighborhood District zoning, all standards of that district (including permitted uses, setbacks, parking, as well as building design standards) shall apply. Otherwise, the previously existing zoning district standards apply.

2. At the time of implementation of a street design for Highway 98, 15th Street, or MLK Jr. Boulevard that incorporates a Complete Street approach (which may include wider sidewalks, protected bike facilities, street trees, and other multi-modal improvements), the City may elect to amend the zoning map and remove the Transition Overlay option from all properties within 400' of the street right-of-way.

D. D. The St. Andrews district map includes a **Height Overlay Area**. New development on parcels within the overlay boundary may be constructed up to the height limit from the previous St. Andrews Downtown District (**StAD**) of 100 feet from the preconstruction ground elevation of the site, plus 25 feet for roof and mechanical, provided that the ground elevation is above the base flood elevation as determined by a Florida registered land surveyor. Where the site has various elevations, the height as structured shall be measured from the base flood elevation of the site or the averaged site elevation, whichever is greater.

New development that utilizes the **Height Overlay Area** provision shall meet the following standards:

1. Where a parcel is across the street from or is adjacent to a **Neighborhood Residential (NR)** or **Neighborhood General (NG)** zoning district, the vertical height of new development shall be limited to 40 feet within 140 feet of the property line shared with or facing the NR or NG district.

2. New development that utilizes the **Height Overlay Area** provision shall be subject to parking requirements found in Chapter 108 and not permitted the **Neighborhood Districts** parking exceptions.

3. New development that utilizes the **Height Overlay Area** provision shall be subject to a floor area ratio that shall not exceed 5.0 or 500%.

4. New development that utilizes the **Height Overlay Area** provision shall have a density no greater than 35 dwelling units to the acre."