

Unified Land Development Code Text Amendment

Applicant's Development Guide

Development Services Department – Planning & Zoning Division

City of Panama City, City Hall, 501 Harrison Avenue, 2nd Floor, Room 217, Panama City, FL 32401
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Application Fee: \$1,500

Review Fee: N/A

Total Fee: \$1,500

All applications, materials, plans, documents and fees are required to be submitted electronically via the Development Services Department's online application portal. Submission via e-mail will not be considered. Ownership and Applicant Authorization Forms will need to be submitted electronically.

The Land Development Code is enacted pursuant to Section 163.3202 of the Florida Statutes and its purpose is to implement the Comprehensive Plan of the City of Panama City by establishing regulations, procedures, and standards for review and approval of all development and use of land within the City of Panama City. The Land Development Code compiles all land development regulations into a single code. This compilation includes a description of all zoning districts, as well as district development standards, property performance standards, use regulations, siting standards, Planned Development requirements, and Special Purpose District and Overlay Standards.

A Unified Land Development Code text amendment may be initiated by a private property owner, organization or by a local government through the City of Panama City, the Mayor or City Manager or designee for each (collectively, "local government") or by the Planning Board. The Planning Board is the Local Planning Agency for the City of Panama City. Text amendments can modify, add or delete the text of the local government's land development code.

The Unified Land Development Code is generally amended for the following reasons:

- A land owner desires to develop in a manner inconsistent with the Unified Land Development Code
- The local government needs to update the code to implement new or revised regulations.
- The local Comprehensive Plan was amended and the Unified Land Development Code's change must reflect those changes.

Before submitting an application for a Text Amendment, the applicant is required to have a Pre-Submittal Meeting with Development Services staff. The purpose of that Pre-Submittal Meeting is so the Development Services staff will begin a dialogue to understand the application and provide information that will help the applicant through the process. Staff will also help the applicant with issues that will need to be addressed, and supplemental documents that will need to be submitted with the application, including processing and advertising fees.

The Pre-Submittal Meeting must take place within 3 months and at least 15 days prior to the filing deadline for the Planning Board application deadline.

Based on information received from the applicant and the reviewing agencies, departments and divisions, staff reviews the text amendment for compliance and consistency with the Goals, Objectives and Policies, and other provisions of the Comprehensive Plan, regulations implementing the Plan, and with professional planning principles and standards. In its review, the Development Services staff will consider existing conditions and future plans, programs and anticipated conditions within any study area(s). Development Services staff may request information or comment from appropriate local government or other reviewing government agencies and departments. Development Services staff will recommend approval or denial to the Planning Board.

All amendments to the Unified Land Development Code require a Public Hearing before the Planning Board. A Public Hearing will be scheduled with due public notice for the Planning Board to consider the Text Amendment receive, public input, and take action. The Planning Board meetings are scheduled regularly and held at 4:00 PM every month on the 2nd Tuesday.

At the Public Hearing, Development Services staff will make a recommendation to deny or approve the proposed amendment to the Planning Board. The Planning Board may or may not agree with the staff recommendation.

Planning Board will make a recommendation based upon a finding that the Text Amendment to the Unified Land Development Code is either consistent or inconsistent with the Comprehensive Plan and recommend approval or denial to the City Commission.

Once the Planning Board has completed the Public Hearing for a Text Amendment, its recommendations, along with Development Services staff recommendations are transmitted to the City of Panama City Commission. The Commission vote to approve or deny the text amendment. The Unified Land Development Code amendment becomes effective immediately upon their passage via adoption of an ordinance. Challenges to adopted text amendments are subject to an administrative proceeding pursuant to Florida Statutes.

Unified Land Development Code Text Amendment Application Submittal Checklist

The checklist below includes items and information that must accompany all ULDC Text Amendment requests. The applicant must fill out the checklist by placing a checkmark in each box indicating the application is complete and signing below.

- All chapters, sections and subsections to be amended.
- Application Fee - Check made payable to the City of Panama City.
- Copy of Pre-Application Meeting
- Completed Affidavit to Authorize Agent, if applicable.
- Written Statement. At a minimum, the written statement must include the information below. Failure to address each item below may cause the application to be continued to the next Planning Board meeting.
 1. The reason why a regulation or requirement within the Unified Land Development Code should be amended, supplemented, or deleted;
 2. Any public purpose that the amendment would serve;
 3. How the proposed modification is applicable City-wide in lieu of addressing a singular parcel or incident;
 4. How the proposed amendment is consistent with the intent and purpose of the City of Panama City Comprehensive Plan. This shall include reference to specific goals, objectives, and policies of the Comprehensive Plan; and
 5. Statistics, studies, background data, and/or analysis in support of the modification as well as how the proposed regulation will be enforced by the City of Panama City.
- All required data/analysis as indicated on the Pre-Application Meeting form, if applicable.
- Proposed ULDC language (in required strike through / underline).
- Electronic Copy – A copy of the Written Statement and proposed revised language in electronic format (Microsoft Word only).
- If property owner is a corporation, submit the Sunbiz information indicating that you are authorized to sign the application and/or affidavit. This can be obtained at <http://sunbiz.org/>