

ORDINANCE NO 1509

AN ORDINANCE AMENDING ORDINANCE 1143, KNOWN AS THE "2009 AMENDED AND RESTATED PANAMA CITY BEACH COMPREHENSIVE GROWTH DEVELOPMENT PLAN;" ACTING UPON THE APPLICATION OF THE ST. JOE COMPANY TO CHANGE THE FUTURE LAND USE DESIGNATION OF A PARCEL OF LAND FROM MULTI-FAMILY RESIDENTIAL TO TOURIST; DESIGNATING FOR TOURIST LAND USE A CERTAIN PARCEL OF LAND LYING WITHIN THE CITY OF PANAMA CITY BEACH, FLORIDA, CONSISTING OF APPROXIMATELY 28.074 ACRES; SAID PARCEL LOCATED ON THE WEST SIDE OF HILL ROAD, SOUTH OF PANAMA CITY BEACH PARKWAY, PARCEL ID 33750-020-000; AS MORE PARTICULARLY DESCRIBED IN THE BODY OF THE ORDINANCE; AMENDING THE CITY'S FUTURE LAND USE MAP TO DESIGNATE THE PARCEL FOR TOURIST LAND USE; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT; AND PROVIDING THAT THIS ORDINANCE SHALL TAKE EFFECT AS PROVIDED BY LAW.

WHEREAS, the City of Panama City Beach City Council adopted the "2009 Amended and Restated Panama City Beach Comprehensive Growth Development Plan" (the Comprehensive Plan") on December 10, 2009, by Ordinance No. 1143; and

WHEREAS, The St. Joe Company (the "Applicant") submitted an application requesting an amendment to the Comprehensive Plan; and

WHEREAS, the Panama City Beach Planning Board reviewed the land use request, conducted a public hearing on December 11, 2019, and recommended approval of the request; and

WHEREAS, on January 9, 2020, the City Council conducted a properly noticed transmittal hearing as required by Section 163.3184, Florida Statutes, and on March 12, 2020, transmitted the proposed amendment to the Florida Department of Economic Opportunity; and

WHEREAS, on March 12, 2020, as required by Section 163.3184, Florida Statutes, the City Council conducted a properly noticed adoption hearing and adopted this Ordinance in the course of that hearing; and

WHEREAS, all conditions required for the enactment of this Ordinance to amend the City of Panama City Beach Comprehensive Growth Development Plan to make the respective FLUM designation for the subject parcel has been met.

NOW, THEREFORE, BE IT ENACTED BY THE PEOPLE OF THE CITY OF PANAMA CITY BEACH, FLORIDA:


SECTION 1. The following described parcel of real property situated within the municipal limits of the City of Panama City Beach, Florida, is designated for Tourist land use under the Comprehensive Plan, to wit,

SEE ATTACHED AND INCORPORATED EXHIBIT "A" and the City's Future Land Use Map is amended accordingly.

SECTION 2. All ordinances or parts of ordinances in conflict herewith are repealed to the extent of such conflict.

SECTION 3. This ordinance shall take effect as provided by law.

PASSED, APPROVED and ADOPTED at the regular meeting of the City Council of the City of Panama City Beach, Florida, this 12th day of March, 2020.



Mike Thomas, Mayor

ATTEST:

Mary Jan Bossert
Mary Jan Bossert, City Clerk

EXAMINED AND APPROVED by me this 12th day of march, 2020.

Mike Thomas
Mike Thomas, Mayor

PUBLISHED in the Panama City News-Herald on the 23rd day of December, 2019, and the 5th day of March, 2020.

POSTED on pcbgov.com on the 13th day of march, 201920.

Mary Jan Bossert
Mary Jan Bossert, City Clerk

EXHIBIT A

DESCRIPTION: (PARCEL "A")

A PARCEL LYING IN SECTION 20, TOWNSHIP 3 SOUTH, RANGE 16 WEST, BAY COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A NAIL AND DISK (NO. 3961) MARKING THE NORTHEAST CORNER OF WALMART AT PIER PARK EAST SUBDIVISION, AS RECORDED IN PLAT BOOK 24, PAGE 65, OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA; SAID POINT ALSO BEING A POINT ON THE SOUTH RIGHT OF WAY LINE OF U.S. HIGHWAY 98 (STATE ROAD 30-A, 200' R/W); THENCE PROCEED ALONG THE EAST LINE OF SAID SUBDIVISION AS FOLLOWS: THENCE SOUTH 35 DEGREES 23 MINUTES 26 SECONDS WEST, FOR A DISTANCE OF 243.41 FEET; THENCE NORTH 57 DEGREES 37 MINUTES 44 SECONDS WEST, FOR A DISTANCE OF 32.36 FEET; THENCE SOUTH 32 DEGREES 18 MINUTES 25 SECONDS WEST, FOR A DISTANCE OF 858.97 FEET TO THE SOUTHEAST CORNER OF SAID SUBDIVISION AND THE POINT OF BEGINNING; THENCE LEAVING SAID EAST LINE, PROCEED SOUTH 86 DEGREES 00 MINUTES 43 SECONDS EAST, FOR A DISTANCE OF 1,103.64 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF HILL ROAD (66' R/W); THENCE SOUTH 27 DEGREES 18 MINUTES 43 SECONDS WEST, ON SAID WEST RIGHT OF WAY LINE, FOR A DISTANCE OF 1,353.69 FEET; THENCE SOUTH 31 DEGREES 43 MINUTES 13 SECONDS WEST, ON SAID WEST RIGHT OF WAY LINE, FOR A DISTANCE OF 16.41 FEET TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 20; THENCE LEAVING SAID WEST RIGHT OF WAY, PROCEED NORTH 86 DEGREES 13 MINUTES 56 SECONDS WEST, ON SAID SOUTH LINE, FOR A DISTANCE OF 667.00 FEET; THENCE LEAVING SAID SOUTH LINE, PROCEED NORTH 01 DEGREE 03 MINUTES 44 SECONDS EAST, FOR A DISTANCE OF 1,261.81 FEET TO A POINT ON THE SOUTH LINE OF WALMART AT PIER PARK EAST SUBDIVISION; THENCE SOUTH 86 DEGREES 00 MINUTES 43 SECONDS EAST, ON SAID SOUTH LINE, FOR A DISTANCE OF 171.36 FEET TO THE POINT OF BEGINNING.

CONTAINING 28.074 ACRES, MORE OR LESS.

City of Panama City Beach
Rezoning Application

St. Joe Company
Pier Park Rezoning Application

November 2019

Site Description	1
Existing Zoning	1
Proposed Zoning	1

Appendix A: Maps

Appendix B: Application

Appendix C: Survey

Appendix D: Notice

Appendix E: Agent Affidavit

Site Description

The subject site is a 30-acre parcel (#33750-020-000) located along Hill Road, south of Panama City Beach Parkway. Please see appendix A: Maps for a location map depicting the site's location. The site is bordered on the north, west, and south by vacant land with a zoning designation of Commercial High (CH). The site is bordered on the east by Hill Road, across which is a developed neighborhood zoned Single Family, High Density (R-1c). The site contains a small area of floodplain and wetlands in the northwest corner. The site is currently vacant and has frontage on Hill Road.

This rezoning is requested to allow the site's owner, St. Joe Company, to develop the subject site with both residential and non-residential uses.

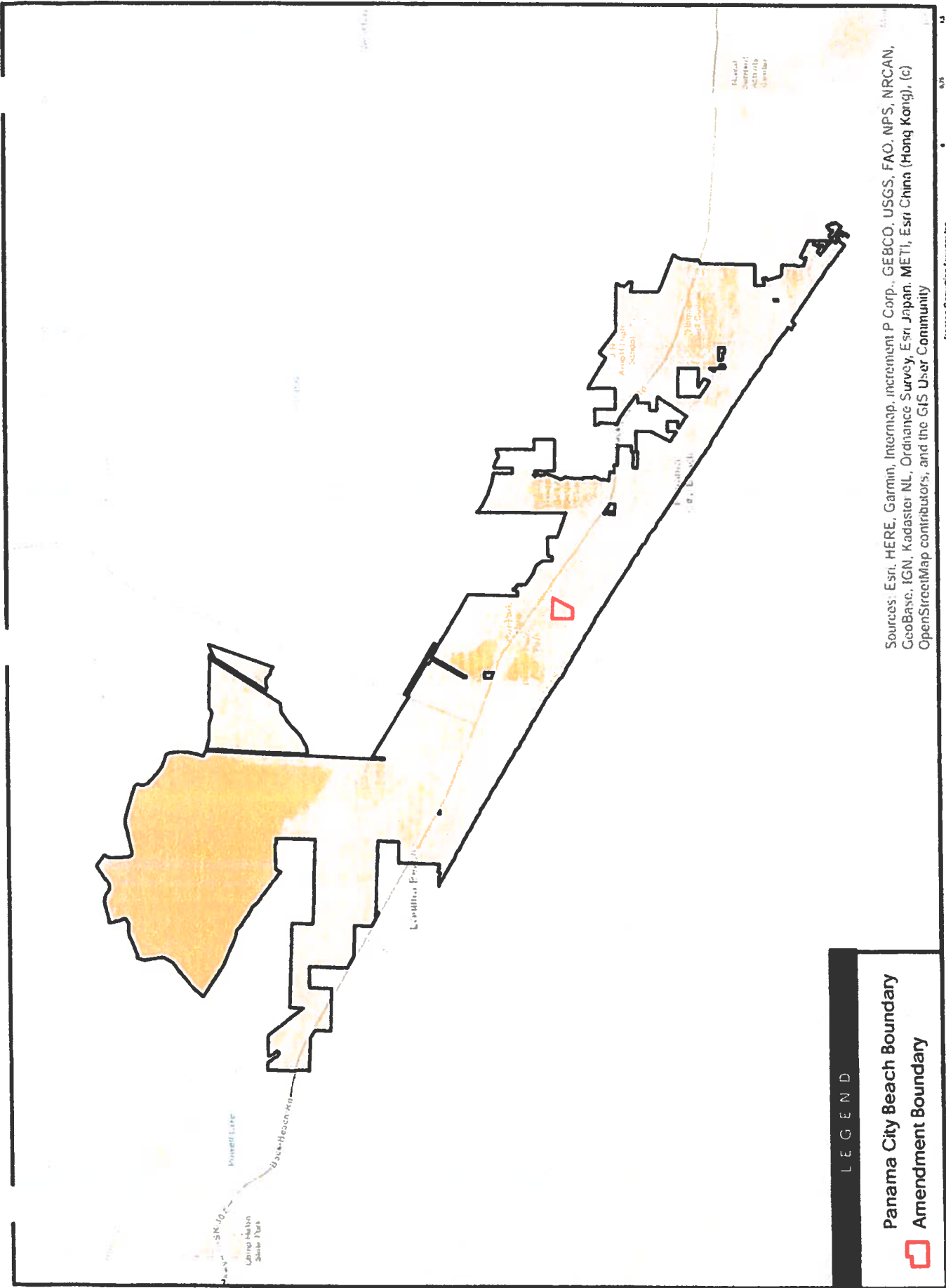
Existing Zoning

The entirety of the 30-acre parcel is zoned Townhouse (RTH). The RTH Zoning District allows for 12.0 residential dwelling units per acre and does not have a Floor Area Ratio (FAR) standard for non-residential development. This Zoning District allows for single- and multi-family residential dwelling units and accessory uses, parks, and some recreation facilities; uses such as schools, churches, hotels, and transient residential rentals are allowed conditionally. Other non-residential uses are not permitted.

Proposed Zoning

The proposed zoning for the parcel is Commercial High (CH). This Zoning District allows for up to 45 dwelling units per acre and has a FAR of 100% for non-residential development. The CH zoning district allows a variety of non-residential and residential uses to be located in close proximity to each other.

Appendix A:
Maps



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBasc, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

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Pier Park East
 Location Map
 November 2019

LEGEND


-  Panama City Beach Boundary
-  Amendment Boundary



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LEGEND

 Boundary

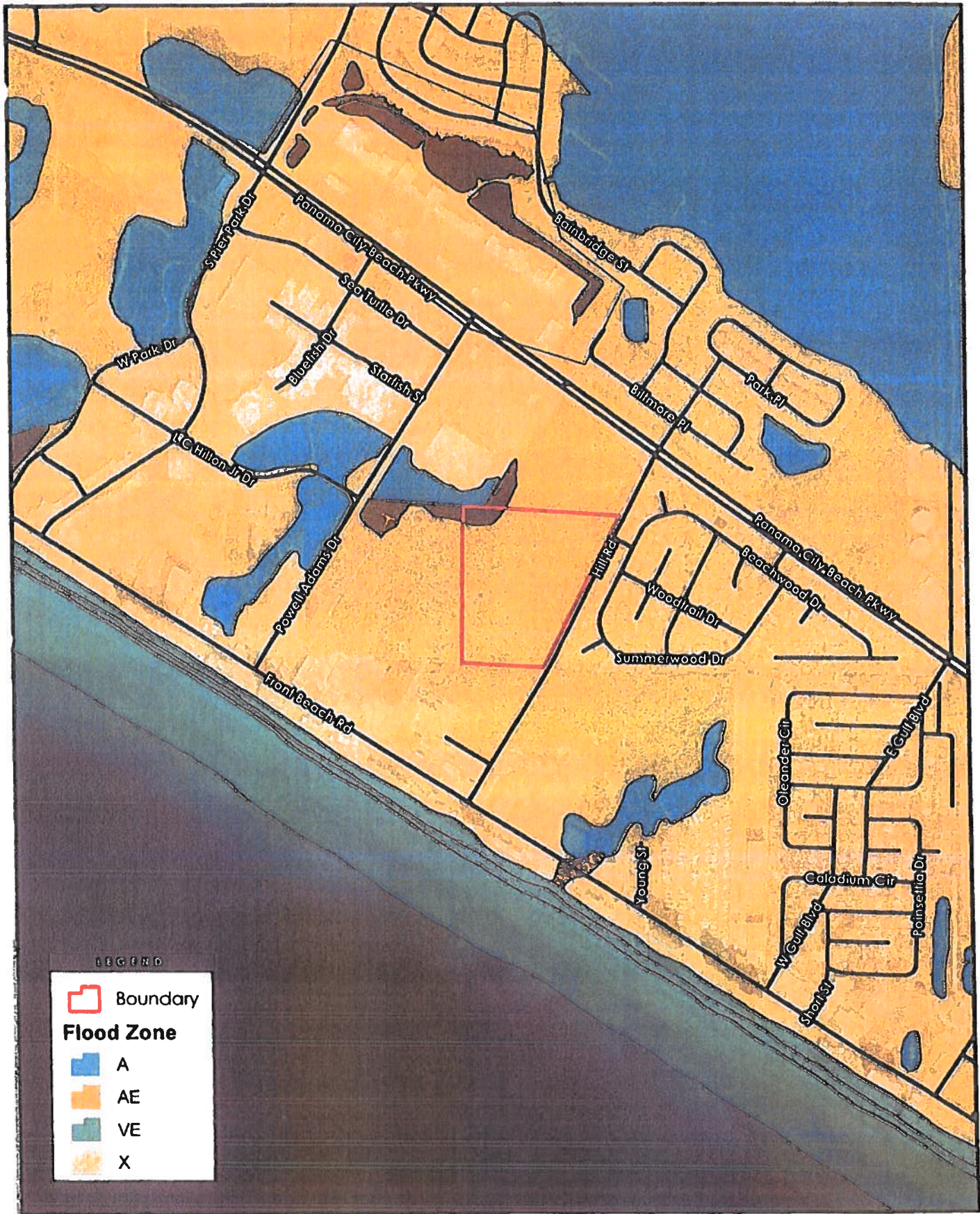


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**Pier Park East
Aerial Map
November 2019**

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LEGEND

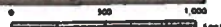
-  Boundary
- Flood Zone**
-  A
-  AE
-  VE
-  X

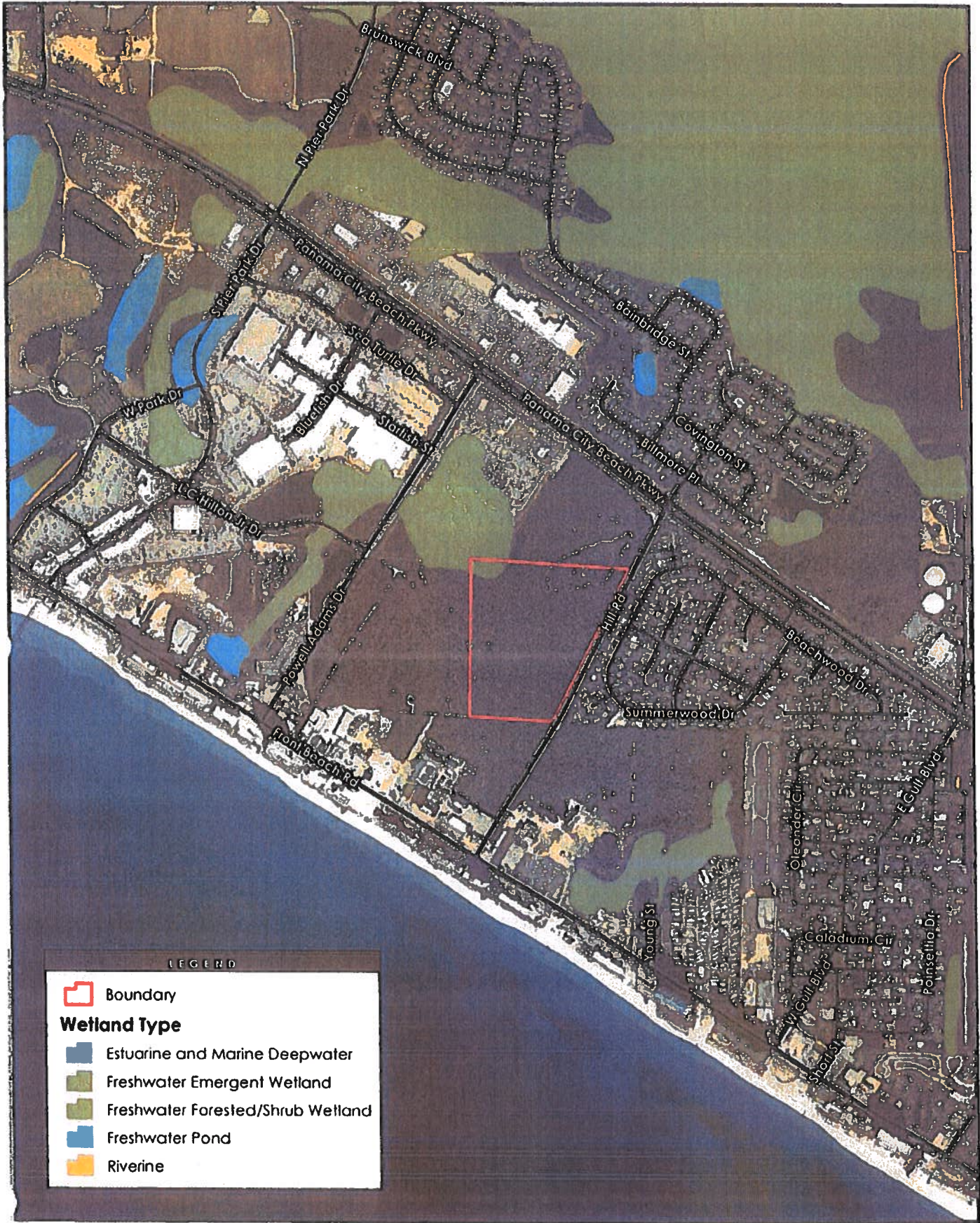


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Pier Park East
FEMA Flood Zone Map
 November 2019

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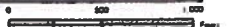


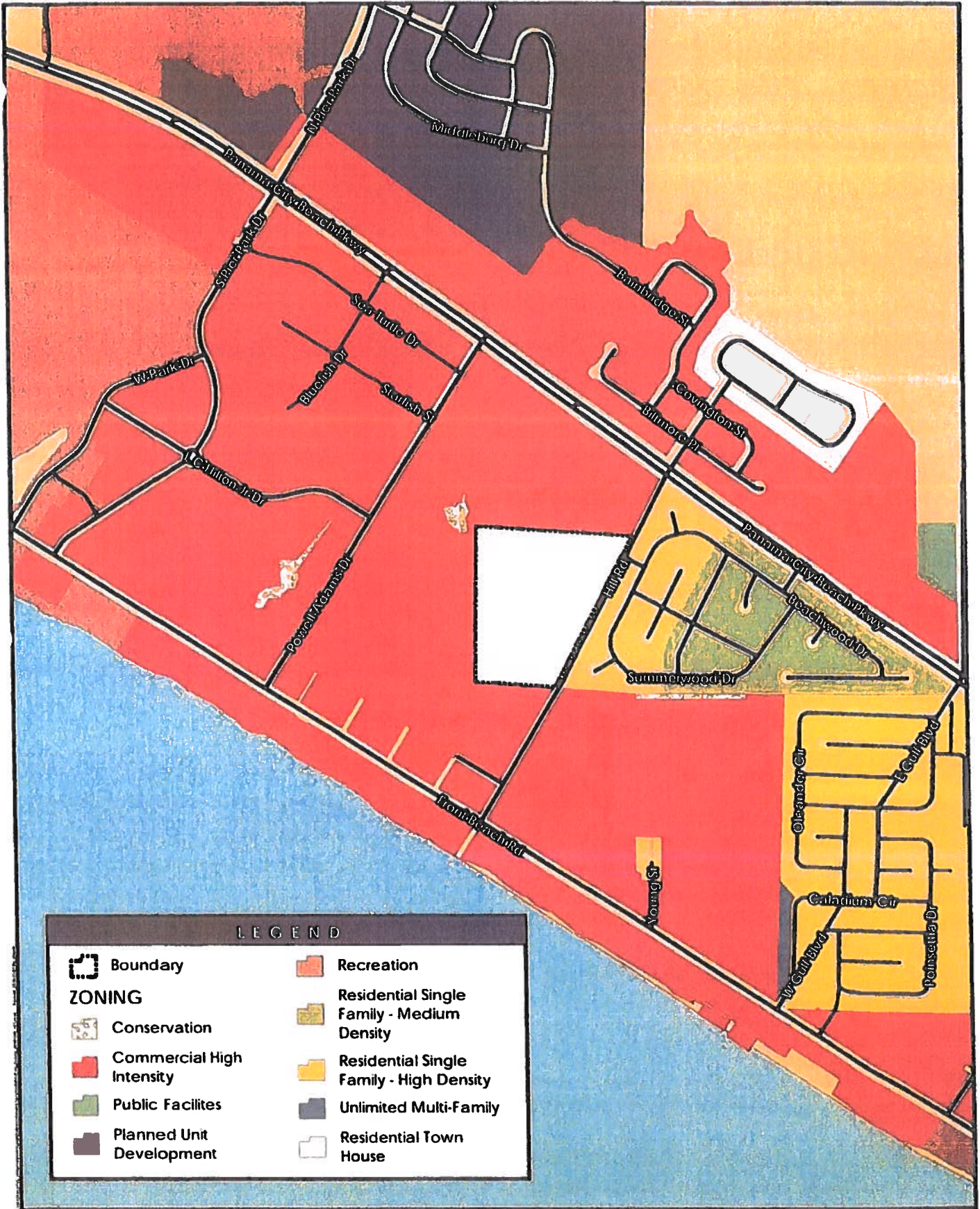


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**Pler Park East
Wetland Map**
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**Pier Park East
Existing Zoning Map
November 2019**

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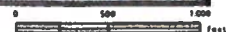
LEGEND	
	Boundary
PROPOSED	
	Conservation
	Commercial High Intensity
	Public Facilities
	Planned Unit Development
	Recreation
	Residential Single Family - Medium Density
	Residential Single Family - High Density
	Unlimited Multi-Family
	Residential Town House



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**Pier Park East
Proposed Zoning Map**
November 2019

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PANAMA CITY BEACH
BUILDING AND PLANNING DEPARTMENT

110 S. Arnold Road, Panama City Beach, FL 32413
850-233-5100 Fax: 850-233-5049

DATA AND ANALYSIS

- I. APPLICANT:** St. Joe Company
- II. PROJECT LOCATION:** Approximately 30 Acres
- III. REQUEST:** This request is for a Large Scale Plan Amendment and Rezoning. The applicant is requesting a change from Multi Family Residential Future Land Use designation to Tourist and a Rezoning from R-TH (Townhomes) to CH (Commercial High Intensity).
- IV. REASON FOR REQUEST:** The subject property is bordered on the north and west (approximately 50 acres) by property also owned by the applicant. The applicant wishes to unify the properties under one Future Land Use and Zoning designation so that a master plan can be created and implemented providing for a mixture of land uses. Townhomes do not appear to be one of the desired uses for this portion of the future development.

VI. SITE EVALUATION:

A. IMPACT ON PUBLIC FACILITIES:

1. Transportation Facilities:

Hill Road: According to the Panama City Metropolitan Planning Organization's Congestion Management System Plan, the adjacent segment of Hill Road has an annual average daily traffic volume of 4,300 trips with a maximum allowable volume of 13,320 trips. Committed trips on this segment total 9,138, therefore this segment will be over capacity by 118 trips as a result of approved future developments.

Panama City Beach Parkway: According to the Panama City Metropolitan Planning Organization's Congestion Management System Plan, the adjacent segment of Panama City Beach Parkway has an annual average daily traffic volume of 49,333 trips with a maximum allowable volume of 39,800 trips. Committed trips on this segment total 6,721; therefore, this segment is over capacity by 16,254 trips.

Front Beach Road: According to the Panama City Metropolitan Planning Organization's Congestion Management System Plan, the adjacent segment of Front Beach Road has an annual average daily traffic volume of 12,373 trips with a maximum allowable volume of 14,800 trips. Committed trips on this segment total 4,313, therefore this segment will be over capacity by 1,886 trips as a result of approved future developments.

The applicant will be required to submit a revised traffic impact analysis as part of the Development Order review process, which depicts the number of peak hour trips impacting PCB Parkway, SR79, Hill Road and Front Beach Road. Impacts to failing segments of these roadways as a result of development on the subject site will require a financial contribution to fund future capacity improvements to those impacted roadway segments. It is anticipated that future development on the subject site will add traffic to failing sections of Front Beach Road, Hill Road and PCB Parkway.

2. Sewer:

The City wastewater treatment plant (WWTP) provides Advanced Wastewater Treatment (AWT) quality effluent, with an accompanying wetlands effluent discharge system in a 2,900-acre facility containing 2,000 acres of receiving wetlands. Currently, the operating permit allows 14 mgd maximum monthly average (10 mgd annual average) treatment and disposal capacity. Monthly average plant flows for January 1, 2018 through December 31, 2018 ranged from 4.4 mgd to 10.3 mgd on a monthly average. In addition, the City's reclaimed water system has been in operation since 2006 and provided between 1.5 and 3.3 mgd of irrigation water per month in the last fiscal year, depending on the time of year and demands, to residential and commercial areas of the City.

Based on previous historic growth rates of wastewater generation, it is anticipated that there will be a 4% yearly growth in wastewater generation within the City's service area (from the Hathaway Bridge to the West Bay Bridge to the Phillips Inlet Bridge). Accordingly, the City has planned for facilities to be upgraded to coincide with the increased demand.

According to the City's Utility Department, the City has the capacity to handle the potential of 450 residential units and 150,000 sq. ft. of commercial space on the subject site.

3. Potable Water:

The City has a franchise from Bay County authorizing the City to provide water service to the incorporated City limits and unincorporated Bay County

west of St Andrew Bay, and south of West Bay and the contiguous Intracoastal Waterway. The City utility system also purchases 100% of its potable water from Bay County via contract. The term of the agreement is through 2042 and states that 26.4 million gallons per day (mgd) will be available to the City in 2011 with best efforts by the County to be able to provide increasing amounts each year up to 33.79 mgd in the year 2020. The City receives the treated County water via two delivery points at bridges crossing St. Andrew Bay and West Bay. That water is stored and re-pumped on demand to meet the City's water needs. The City's current available pumping and transmission capacity is approximately 37.8 mgd. The contract with the County has been designed to increase capacity by approximately 4% per year in order to continue to have capacity available for growth. Additionally, the City has two (2) - 7 million gallon storage tanks at its West Bay storage and pumping facility, and 2, 4 and 5 million gallon storage tanks at its McElvey Road storage and pumping facility near the St. Andrew Bay delivery point, which gives the City an additional 25 million gallons of working reserve for peak season and fire flow demand.

Daily water demand for January 1, 2018 through December 31, 2018 ranged from 9.2 mgd to 15.7 mgd on a monthly average, with an annual average of 12.1 mgd. The maximum single-day demand was 18.5 mgd. The County's projected available capacity to supply potable water to the City in 2018 was to be 28.4 mgd, which leaves an excess monthly average capacity ranging from 19.2 mgd to 12.7 mgd with an annual average excess of 16.3 mgd. The excess on the single-day maximum is expected to be 10.8 mgd.

The City has also implemented a reclaimed water system that makes highly treated effluent from the wastewater system available for irrigation to new subdivisions and commercial developments. With the implementation of this reclaim system, it is estimated that the 20% of total potable water consumption previously used by similar developments will be replaced by reclaimed water in these new subdivisions.

According to the City's Utility Department, the City has the capacity to handle the potential of 450 residential units and 150,000 sq. ft. of commercial space on the subject site.

B. SITE SUITABILITY:

1. Wetlands: According to information supplied by Bay County GIS there appears to be a small amount of wetlands located on the subject site. Therefore, as part of the Final Development Plan approval process and among other requirements, future development will be required to meet

the standards of Chapter 3 of the Land Development Code (Floodplain Management and Resource Protection) along with required FDEP permitting.

2. Plant and Wildlife Resources: Information regarding natural resources is based on information from the Florida Natural Areas Inventory "FNAI", which is a non-profit organization administered by The Florida State University. This group is involved in gathering, interpreting, and disseminating information critical to the conservation of Florida's biological diversity.

According to information supplied by FNAI, there is a potential for, threatened or endangered species to be located on the subject site. Therefore, an environmental study will be required prior to the issuance of a Development Order.

3. Flood Zones:

According to information supplied by FEMA, the site is located almost entirely in Flood Zone X, which is defined as an area determined to be located outside of the 100 and 500-year floodplains.

C. COMPATABILITY WITH SURROUNDING LAND USES:

Compatibility is generally defined as a condition in which land uses or conditions can coexist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted directly or indirectly by another use or condition.

Surrounding parcels to the north, west and south are zoned CH and parcels to the east are zoned R-1c. The proposed rezoning will require additional setbacks, lighting controls for those areas adjacent to Single Family zoning districts.

CONCLUSION:

The applicant wishes to begin master planning the subject property along with the adjacent owned-properties as a development that is compatible with Pier Park. The applicant wishes to unify the zoning of the properties so that all elements of development (roads, landscaping, stormwater, utilities, etc...) can be placed where needed within the development. The townhome zoning would prohibit any improvements not directly related to townhomes from being placed in the current zoning district.

The CH zoning will still allow for townhomes, if the applicant wishes, but will also allow for the development and its improvements to be unified rather than requiring two separate developments. The applicant will be required to pay proportionate fair share for its impact to the transportation system and such monies will then be spent on capacity improvements as part of the City's ongoing transportation improvement program.

Staff has no objection to the requests.