



MEMORANDUM

TO: Jonathan H. Hayes, City Manager

FR: Michael Fuller, Director of Development Services

CC: Brandy L. Waldron, Interim City Clerk-Treasurer
Nevin J. Zimmerman, Esq., City Attorney
Jared Jones, Assistant City Manager

DT: October 19, 2026

RE: Additional Backup Information for Agenda Item – Gateway Overlay Special Exception for 1023 E 15th Street (Parcel ID 14450-000-000).

SUMMARY:

First and only Public Hearing on the Approval of the proposed Gateway Overlay Special Exception for 1023 E 15th Street (Parcel ID 14450-000-000).

BACKGROUND:

The applicant requests the City Commission grant a special exception per Sec. 104-66 of the Unified Land Development Code (ULDC) to allow for a recycling center in the Gateway Overlay.

The subject property is zoned Light Industrial (LI) and designated Industrial (I) on the Future Land Use Map. The applicant is currently requesting to rezone the property from LI to Heavy Industrial (HI). The Industrial Future Land Use category is intended to provide opportunities for various industrial operations which do not cause excessive noise, smoke, pollutants, storage of chemical or petroleum products, excessive traffic by trucks or other similar characteristics normally associated with a heavy industrial operation.

While the request is consistent with the provisions of the Industrial Future Land Use category, a text amendment to the LI zoning district will be required for the consideration of a recycling center in Light Industrial. Staff recommends the City Commission approve the exception. The following document(s) are enclosed:

- a) Industrial Future Land Use Category

- b) Sec. 104-66. - Gateway Overlay (GO)
- c) Sec. 104-39. - Light Industrial (LI) zoning district.
- d) Sec. 104-40. - Heavy Industrial (HI) zoning district
- e) Adopted Map Series (Aerial, Future Land Use, Zoning, Gateway Overlay and maps).

RECOMMENDATION:

The Director of Development Services recommends the City Commission conduct the first and only public hearing and approve this exception.



11. Industrial (I)

- a) Intent: This category is intended to provide opportunities for various industrial operations which do not cause excessive noise, smoke, pollutants, storage of chemical or petroleum products, excessive traffic by trucks or other similar characteristics normally associated with a heavy industrial operation.
- b) Impervious Surface Area: No more than 0.90 lot coverage.
- c) Density: None.
- d) Intensity: The floor area ratio shall not exceed 0.70.
- e) Allowable Uses: Manufacturing; distribution; warehousing; rail, air, and water ports; and other similar uses.
- f) Development Restrictions: Industrial performance standards that pertain to noise, smoke, glare, and other compatibility issues shall be set forth in the Land Development Regulations.

Sec. 104-66. Gateway Overlay (GO) (formerly known as the Tourist Corridor Overlay).

A. *Purpose.* The purpose of the Gateway Overlay (GO) is to promote the general health, safety and welfare of the community; to create a sense of place that is aesthetically appealing for those traveling through the city; to encourage innovative development projects that set standards for landscaping, community design and aesthetics; to establish consistent and harmonious design standards for public improvements and private property development along important gateway corridors so as to unify the distinctive visual quality of the corridor.

B. *District defined.* The Gateway Overlay (GO) district applies to non-residential land parcels of record within 400 feet of the roadway on each side of the road within the city along the following major roadways:

1. U.S. Highway 98/15th Street;
2. Harrison Avenue, from 15th Street (U.S. Highway 98) to the Panama City Marina;
3. Highway 368/23rd Street;
4. Business U.S. Highway 98;
5. Highway 390;
6. Highway 77;
7. U.S. Highway 231, from 23rd Street to 15th Street; and
8. 11th Street, from Lisenby Avenue to Beck Avenue

No certificate of occupancy regarding any building permit or development order shall be granted prior to assurance that the requirements of this chapter have been met.

C. *Design requirements.* Refer to chapter 105 for design requirements in the GO.

D. *Prohibited uses:*

1. The following uses are prohibited in the GO:
 - i. Sale and use of mobile/manufactured homes;
 - ii. Flea markets; bazaars, yard sales, or similar sales;
 - iii. Any business commonly known as "check cashing," or any business which, as a material part of its services, provides future employment wages or other compensation (often known as "payday loans," or "payday advances");
 - iv. Dating services, escort services, valet services;
 - v. Pawnshops, as defined by F.S. § 539.001(2);
 - vi. Bail bond agencies, as defined by F.S. § 648.25(1);
 - vii. Palm readers, fortune tellers, tarot card readers, psychics, and similar businesses;
 - viii. Bottle clubs;
 - ix. Any business which, as a material part of its services, provides loans secured by vehicle titles (often known as "car-title loans");
 - x. Impound yards; automobile wrecking; recycling yards; and similar uses;
 - xi. Recreational vehicle (RV) sales, storage, repair (except for projects approved by the city commission);

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- xii. Stand-alone car wash facilities (excluding the express and conveyorized, automated tunnel car washes);
 - xiii. Mobile home parks;
 - xiv. Heavy equipment sales, service, and storage;
 - xv. Self-service storage facilities;
 - xvi. Dispatch office and vehicle fleet parking, storage and maintenance;
 - xvii. Labor pools;
 - xviii. Adult entertainment; sexually orientated businesses (section 7-83);
 - xix. Manufacturing of chemical products;
 - xx. Contractor storage or salvage yard;
 - xxi. Towing service;
 - xxii. Window tinting;
 - xxiii. Gas stations;
 - xxiv. Vape shops;
 - xxv. Pharmacies and dispensaries.

- 2. Special exceptions to prohibited uses: The city commission may by a super majority, on a case-by-case basis, grant a special exception to a prohibited use upon finding that the use is not prohibited by the underlying zoning district. Conditions of approval and safeguards may be imposed by the city commission in order to mitigate potential adverse impacts and to ensure that the intent and purpose of the Gateway Overlay District is maintained. However, under no circumstances will a sexually oriented business be provided a special exception due to the adverse impacts identified in Ordinance 1704 and amended by Ordinance 3058.

E. *Transit facilities:*

- 1. Developments greater than 100,000 square feet shall designate a minimum 100 square foot area on the site plan as a transit stop if requested by the Bayway Transit System.

F. *Seasonal sales:*

- 1. Seasonal sales items shall not occupy any required parking spaces, parking lot aisles, or required landscaping buffers or areas.

(Ord. No. 2675, § 1(Exh. A), 3-12-2019; Ord. No. 3016, § 1(Exh. A), 8-24-2021; Ord. No. 3171, § 1, 9-26-2023; Ord. No. 3294, § 1, 4-14-2026)

Sec. 104-39. Light Industrial (LI) zoning district.

The purpose of the light industry zoning district is to provide areas for light industrial operations which have minimum nuisance attributes and do not cause excessive noise, smoke, pollutants, traffic by trucks or other similar characteristics normally associated with a heavy industrial operation, or invite the storage of chemical or petroleum products.

- A. The following bulk regulations shall apply to property zoned as LI:
 - 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 1.0.
 - 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 104-39.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 LI zoning districts; all other uses are prohibited:
 - 1. Manufacturing and assembly.
 - 2. Private and commercial marinas and marine facilities.
 - 3. Business park.
 - 4. Vocational trade and industrial education.
 - 5. Public utilities.
 - 6. Towing establishments and yards.
- 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.

(Ord. No. 2675, § 1(Exh. A), 3-12-2019)

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.

(Ord. No. 2675, § 1(Exh. A), 3-12-2019)

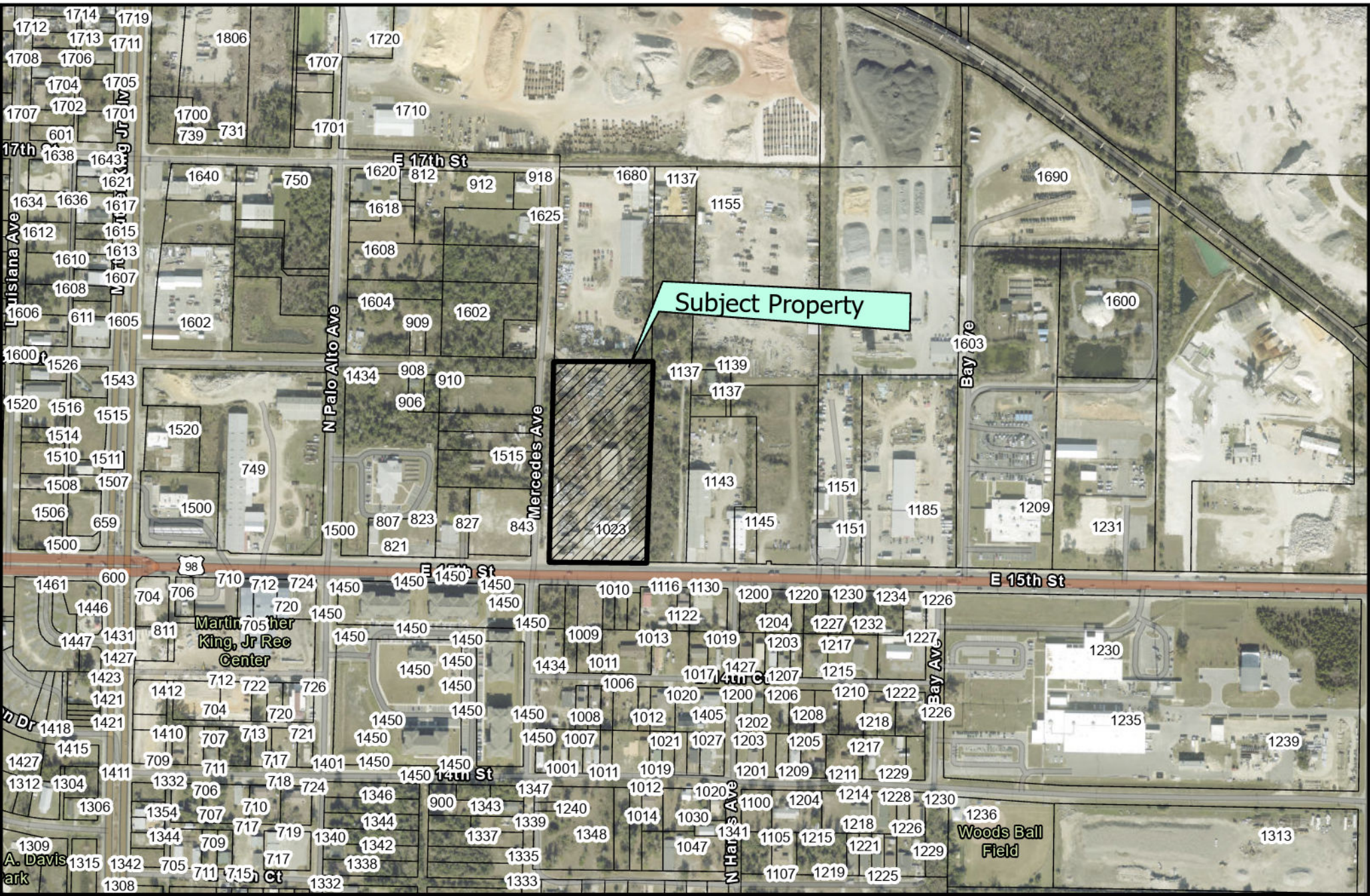


Exhibit A
Aerial Map
City of Panama City

1 INCH = 409 FEET



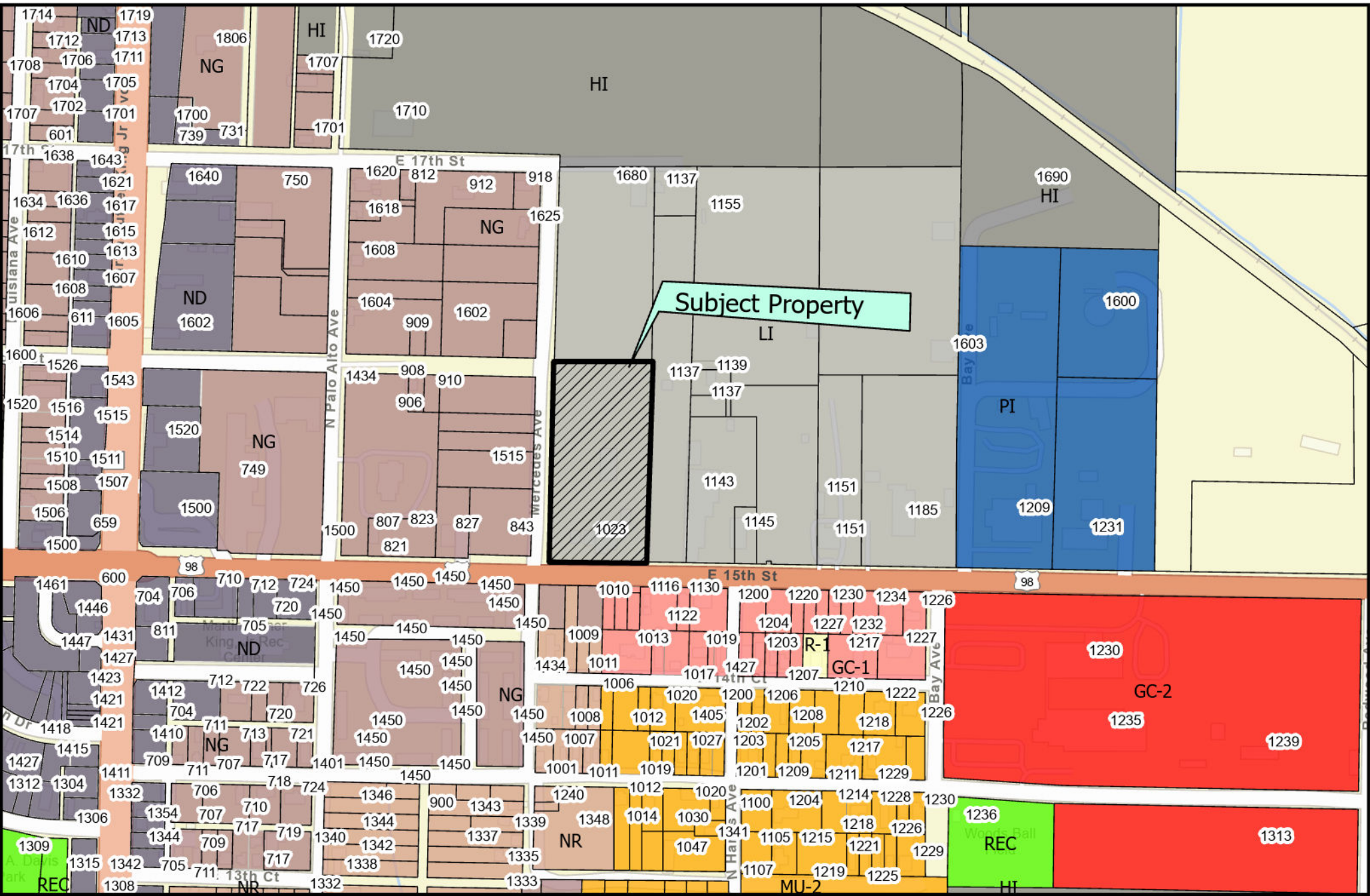


Exhibit A
Zoning Map
City of Panama City

1 INCH = 409 FEET

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