City of Panama City, Florida
501 Harrison Avenue, Panama City, FL 32401
(850) 872-3000 | panamacity.gov

AGENDA ITEM REQUEST FORM

ITEM:

Second and final of two Public Hearings on Ordinance 3316.1, an ordinance amending the Future Land Use Map of the City to reflect a designation of Mixed Use for a property at 803 Oak Ave.

BACKGROUND INFORMATION:

The applicant has requested a future land use change to Mixed Use, and a rezoning to Mixed Use-2, MU-2 for a property located at 803 Oak Avenue (Parcel ID 13783-040-000). This item was previously reviewed by the Planning Board on September 14, 2026. The Planning Board recommended denial unanimously (4-0). Staff concurs. The following document(s) are enclosed:

a) Ordinance No. 3316.1
b) Memorandum - Rezoning Alternatives for 803 Oak Avenue
c) Staff Analysis, Report, Recommendation and Public Comments
d) Adopted Map Series (Aerial, Future Land Use and Zoning Maps)

DEPARTMENT HEAD RECOMMENDATION:

The Director of Development Services recommends the City Commission conduct the second and final of two public hearings and deny the ordinance.

Budget Impact

Total budgeted funds:

Source(s) of budgeted funds:

Total non-budgeted funds:

Source(s) of non-budgeted funds?

Is this a Capital improvement as defined in s. 163.3164? ☐

If so, what are the estimated future annual maintenance/operational costs:

☐ Personnel $

☐ Operating $

☐ Capital $

☐ Revenue $

Requested By: Jiwuan Haley, Planning Manager Date: 10/19/26

Prepared By: Jiwuan Haley, Planning Manager Date: 10/19/26

Reviewed By: Michael Fuller, Director of Development Srvs Date: 10/19/26

Reviewed By: Date:

Approved By: Date: