

Memorandum

Date: Wednesday, May 26, 2010
To: Steering Committee Members
From: Shawn Kalbli
CC: Allara Mills-Gutcher Wade Reynolds Wendy Grey Lynn Cherry

Re: Town Hall Meeting – Citizen Survey Results

Project: Task Order 27 – Miscellaneous Services
Project No.: 02-09014

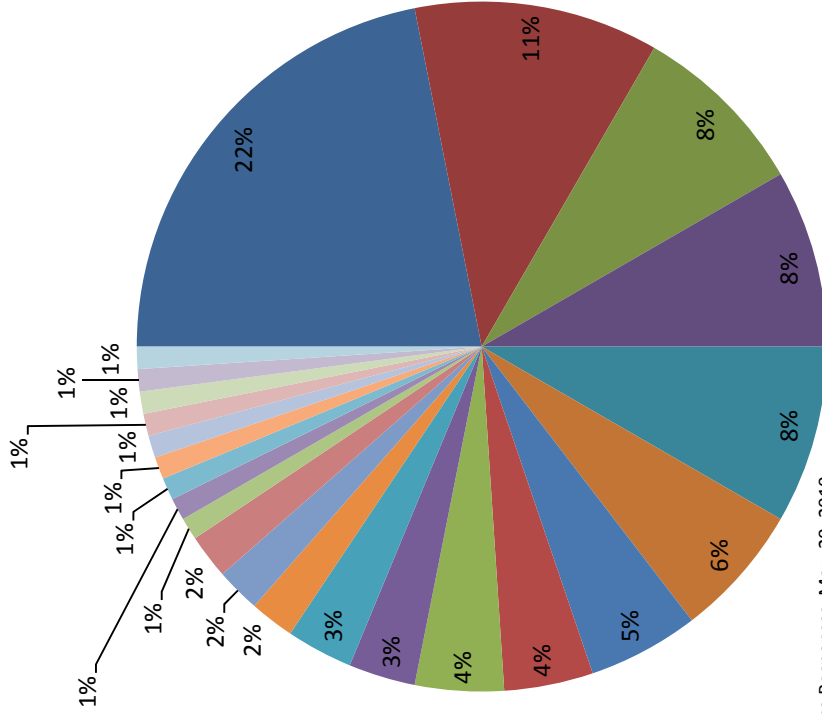
Dear Steering Committee Members,

Attached are the Town Hall Meeting survey results for your review. The Consultant Team has made an initial assessment of which comments appear to be most appropriate for the Comprehensive Plan, which appear to be most appropriate for the Land Development Code, and which are best addressed through some other mechanism. The purpose of this assessment is to help you sort through the large number of comments we received.

As a reminder, the Comprehensive Plan describes the broader vision for the Future Land Use Category, establishes density and intensity standards, and provides direction for how the Category should be implemented in the Land Development Code (e.g., the Code should use incentives to achieve mixed use developments.) As you review this document, please remember that the assessment is intended to assist you in your review. Feel free to recommend reclassifying any comments.

The Future Land Use Category Must:

City of Panama City - Downtown Mixed Use Land Use Category



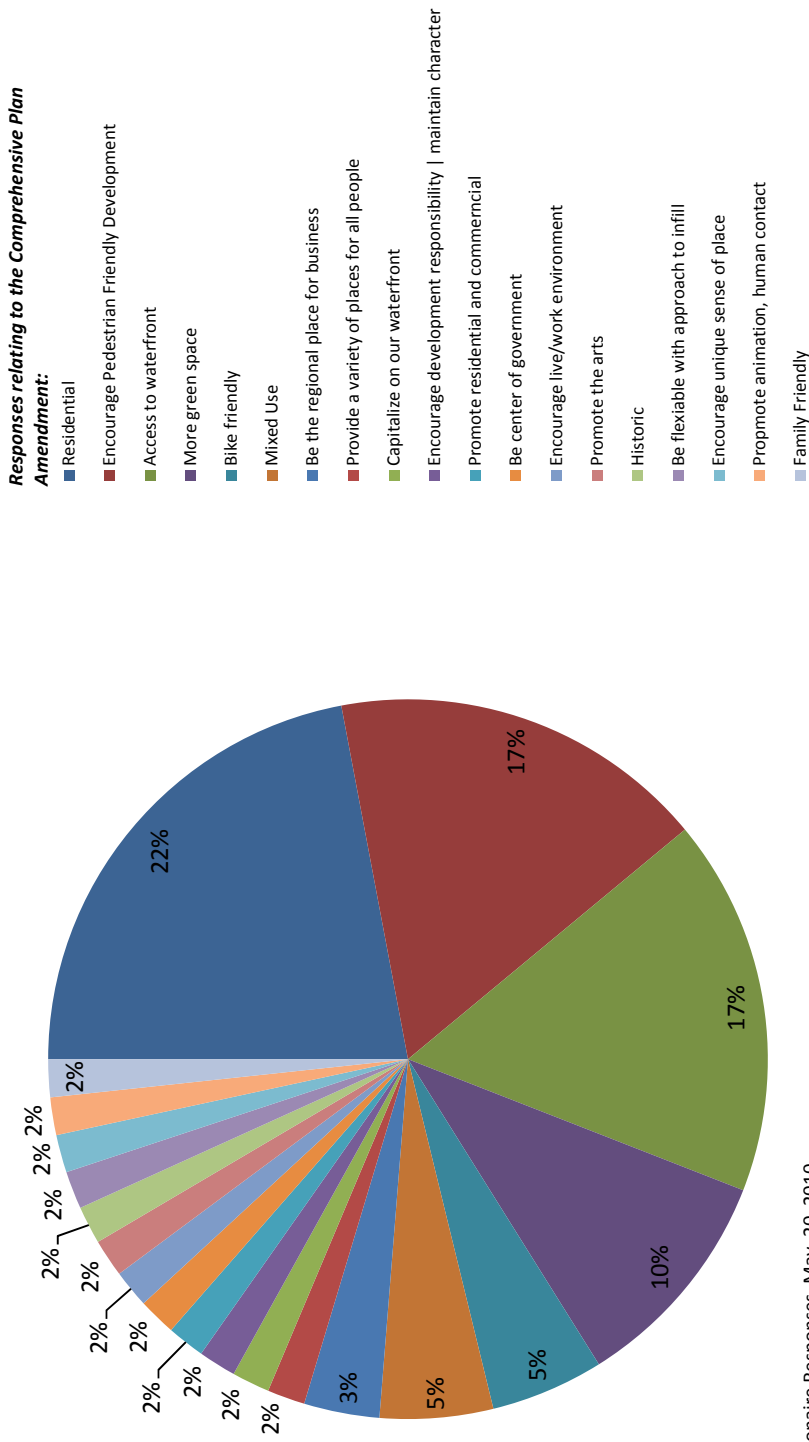
Town Hall Meeting Questionnaire Responses, May 20, 2010

Responses relating to the Comprehensive Plan Amendment:

- Include Residential (21)
- Pedestrian Friendly (11)
- Mixed Use (8)
- More Green Space (8)
- Result in Growth (Economic + Human) (8)
- Waterfront Access (6)
- Maintain Identity + Purpose (5)
- Allow Light Industry (4)
- More Commercial (4)
- Jobs (3)
- Protect Peoples Investments (3)
- Bike Paths (2)
- Consider Environmental Impact (2)
- Do not become Destin or the Beach (2)
- Facilitate Occupancy via Flexibility (1)
- Transit Friendly (1)
- Make Land Use Code Flexible (1)
- Cultural + Government Area (1)
- Vision for Night Time Activities (1)
- Protect Integrity + Allow Sensible Growth (1)
- Managed Development with a Theme (1)
- Be Urban (1)
- Low Density (1)

The Future Land Use Category Should:

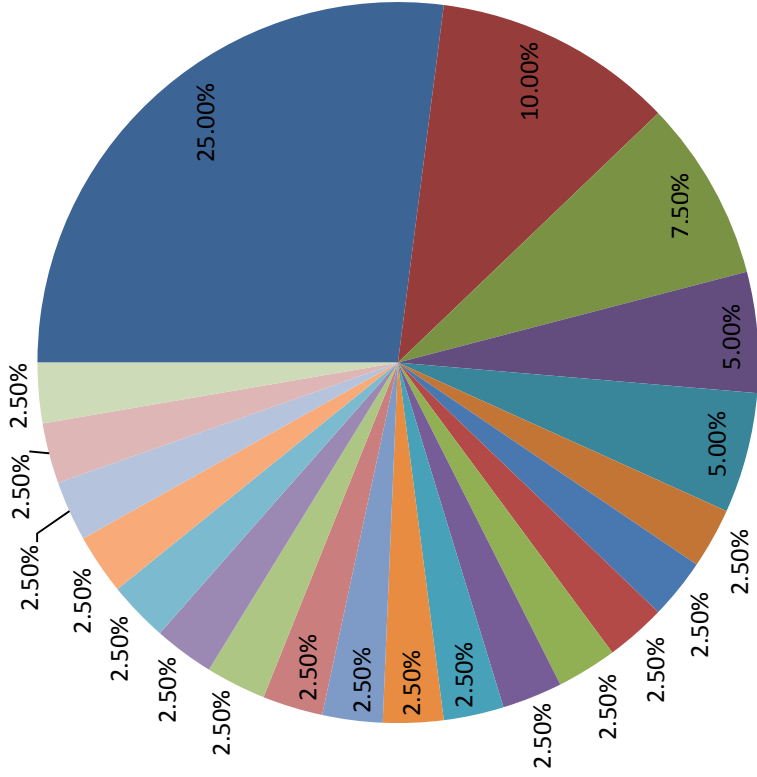
City of Panama City - Downtown Mixed Use Land Use Category



Town Hall Meeting Questionnaire Responses, May 20, 2010

The Future Land Use Category Should Not:

City of Panama City - Downtown Mixed Use Land Use Category



Responses relating to the Comprehensive Plan Amendment:

- No more Heavy Industry (10)
- Restrict land owners and development potential (4)
- Target downtown as a regional destination (3)
- Turn Downtown into 23rd Street (2)
- Harm existing thriving businesses (2)
- No more Government (1)
- Decrease the use and value of area (1)
- Deduct from what we already have (1)
- Become a Pier Park type composition (1)
- No new taxes (1)
- Include a no height limitation (1)
- Have oil tanks (1)
- Commercial - keep it special (1)
- Focus on any major retail development (1)
- Stick to multi-family, office, government, retail (1)
- Create a car oriented neighborhood (1)
- Allow unrestricted development (1)
- Reduce access to the waterfront (1)
- Allow it to become suburbanized - avoid sprawl (1)
- Allow it to be a beach destination but a historic one (1)
- Impede upon any natural resources (1)

- Allow vertical and horizontal development residential & commercial
- Transit friendly
- Pedestrian friendly (I I I I I I I I I I)
 - Become self contained where elderly (and others) can walk to get anything they need
 - Parking on the out skirts
 - Family friendly walkways
 - Shuttle bus around downtown
- Bike paths (I I)
- Mixed use (I I I I I I I I)
 - Incentivize residential
 - Allow a wide variety of development to encourage a wide variety of people to invest
 - Allow mixed use with incentives to build/remodel properties with trade offs that would allow creative development packages
 - Using the current existing _____ and allow for in-fill
 - With residential and light industrial
 - Destination/planned/Investment location
- Result in growth – economic and human activity (I I I I I I I I)
 - More entertainment
 - Promote robust growth & tax base
 - Encourage strong economic & physical development
 - Bring people to PC to live, work, and play
 - Provide entertainment & arts at any time of day (I I) – Partner with beach, airport, trolley to make downtown a destination to spend the day
 - Cultural & entertainment use
 - Add night life
- Consider impact on environment (no harm to existing standards) (I I)
 - Be environmentally friendly – emphasis on waterfront
 - Incorporate smart growth/ new urban principles
 - Preservation

- Maintain consistency of look and purpose (I I I I I)
 - Keep character of downtown & not destroy things like the old railroad station
 - Heavy over site of architectural design & style
 - With a sense of history and character
 - Preserve the history & character of our downtown
 - Protect historical character/integrity (I I I I)
 - Get a theme for future construction
- _____ - attractive – potential to bring investors to the downtown area
- More green space (I I I I I I I I)
 - Interactive water park
 - Small scale theme park
 - Park on the water I I
 - Preserve McKenzie Park
 - Outdoor theater at Marina
 - Amphitheater
 - Exercise facilities
- Make land use code categories flexible
- Not let PC become a Destin or PCB
- Very light industry allowed
- Bring people downtown (I I I I)
 - Do not cover our water front with condos (we should learn our lesson from PCB)
 - Develop waterfront for public use
 - Maintain “friendly” character
 - Be family friendly (not so much the late night life drain)
 - Advertise at the airport as “historic” downtown PC
 - Advertise our downtown
- Jobs (I I I)
 - Bring new business
 - Allow incentives for job creation

- More commercial (I I I I)
 - Small shops & businesses
 - In a structured way (create a balance of retail, commercial, office type business by designating areas of impact for each type of business)
 - Office (I I I)
 - Include more emphasis on streets east and west of Harrison to broaden commercial corridor to a commercial district
- Stick to the fact downtown is a cultural area & seat of government
- Water front access (I I I I I I)
 - Use water front as a main draw
 - Make the focal point the marina area
 - Access to water & views
 - Let the public use all the water front
 - Develop waterfront boardwalk
 - Utilize marina area which already exist
- Have a vision for night time activities
- Protect the integrity of the community while allowing sensible growth & development
- Support the art venues
- Encourage managed development with a theme (residential, art, dining, waterfront, parks, bikes, recreation)
- Be urban
- Low density
- Be very very diligent that PC not become a PCB

Related to the Land Development Regulations:

- Form based code (I I)
- Adopt the overlay district concept & performance standard zoning concept
- Create affordable housing options
- Adequate parking (I I I I I I)
- Attract investors by easing regulations
 - Give incentives for development through zoning encouragements

- Have no more than 3 or 4 stories on Harrison Ave. stepping back to add a 5th with balcony in front of 5th
- Height limit (I I I)
 - 5-8 story
 - Control height condominiums
 - Height restrictions must be present
- Include a master stormwater plan & stormwater fund (owners can pay & go)
- Allow for taller heights everywhere
- Aesthetically pleasing
- Design for aesthetics & to increase quality of life for residents & business owners (I I I I I)
 - Include landscaping (I I)
 - Allow for future growth with a sense of the community's character kept intact
 - Respect historical integrity
 - Develop character of the development (I I I)
 - Encourage public thoroughfares/art & pedestrian use of existing/new developments
 - Prevent 23rd Street effect
 - Retain the charm of the current PC

Other concepts and thoughts:

- Address vagrancy (I I I I I)
 - Must solve homeless problem
 - Move the Mission (I I I)
 - Quit making downtown a destination for the transients and drunks
 - Quit dropping of prisoners at the courthouse all night long
 - Get rid of under desirables-Rescue Mission, Bus Station-that attract transients, homeless
 - Relocate bus station
 - Makes downtown business location undesirable

- Be safe (I I I I I I I I)
 - Address crime
 - Take care of the security issue first and foremost i.e. the Mission & criminal drop off location
 - Add street lights
- Worry about cleaning up downtown first (I I)
 - Have business owners clean up store fronts – keep with fresh paint & awnings
 - Clean up/remove empty, old buildings
- Add lights on trees, keep quaint
- Fix empty buildings (I I)
 - Get rid of empty buildings – eye soars
- Remove all government buildings the marina & the civic center & make it an open – high green space with large play ground & outdoor amphitheater & large art structure that highlights the marina area
- The civic center too big & the events have such low turn out that it makes those who do attend feel like it's dying – there is no energy there...instead have smaller theater spaces
- Create a parking problem but include a parking fund that owners pay into as they develop today that funds parking garages for tomorrow (owners can pay & go)
- Be realistic down to exactly vision for our future
- Have a parallel component that combats blight – eye soars
- Be monitored to make sure land use regulations are followed & not taken advantage of
- Let community follow it's own direction
- Encourage new investment
- Attract mid to upper income commercial & retail customers
- We should not depend on the government. There are many things we can do to bring people downtown just by educating everyone we talk to

**City of Panama City Town Hall Meeting
May 20, 2010
Citizen Survey Results**

In response to the statement “The new future land use category should”

Related to the Comprehensive Plan Amendment:

- Encourage pedestrian friendly development (I I I I I I I I I I)
 - Sidewalks with landscaping, stationary plants
 - Close off 2 or 3 blocks to vehicular traffic (making a walkable mall)
 - Self contained enough to get groceries, etc.
- Access to waterfront (I I I I I I I I I I)
 - Boardwalks along the waterfront
 - For all to use it
 - Include incentives & restrictions for waterfront access
- Provide places of all types for all people. It should say “welcome” – glad you come
- Capitalize on our waterfront
- Bike friendly (I I I)
- More green space (I I I I I I)
 - Next to City Hall
 - Recreational park areas
 - Open vistas Open recreation areas I
 - Open air amphitheater for music and movies (like Seaside)
 - Areas for walking & picnicking, etc.
 - Ecological – green spaces
 - Promote accessibility of natural areas
- Encourage development responsibly while maintaining character

- Residential (I I I I I I I I I I I I I I)
 - Build smaller residential
 - Convert second floor of historic downtown buildings into loft type living spaces (I I)
 - Architectural plans focus on what we are as a neighborhood (ex-make our thing that we are green & that we are an art community)
 - Provide a 75% business to 25% residential mix
 - Encourage living and spending downtown
 - Add residential – higher density – without people there is no businesses
 - Incentivize planned development towards cohesive residential-retail-dining_____ enjoyment area
 - Encourage residents without hurting the businesses already invested downtown
- Promote commercial and residential which feature our greatest asset – St. Andrew Bay – at any cost including _____ of and/or relocation of Beach Drive, City Hall & old Library
- Be center of government
- Mixed Use (I I I)
 - Allow for a multitude of uses
 - Allow mixed density development
 - Helpful for new construction (new means demo of old properties-very costly)
- Encourage live/work environment
- Be the place to do business in the region (I I)
- Promote the arts
 - Encourage arts education
- Historic
 - Celebrate/respect our history
- Be flexible with its approach to infill and development – do not be restrictive
- Encourage uniqueness for sense of place
- Promote animation, human contact, sense of productivity and safety
- Family friendly

Related to the Land Development Regulations:

- Parking (11)
 - 3 story maximum garage
 - Good parking
- Create a safe environment (11111)
 - Family oriented
 - Safe area for retired & young families
 - Provide a safe & healthy living environment
 - Have well lighted
- Include an architectural review board
- Adequate family housing
- Make marina attractive – more things to do (11)
 - Encourage private retail commercial/office uses on the marina
 - Develop marina area with a focal point, restaurants, shops, things for kids to do (like Riverwalk in New Orleans)
- Start on the available land area now zoning & building and work its way to the center
 - Include looking at all existing vacant land and possible uses prior to rezoning someone out of possible growth
- Give incentives to improve downtown buildings (11)
 - Provide incentives for small companies/businesses to move or lease downtown
- Keep height limits relatively low
- Create incentives for restoring historical buildings/storefronts
- If property development cannot bring investors a reasonable rate of return it will not happen
 - Be development friendly
- Encourage environmentally friendly (11)
 - Low impact development
 - Encourage green building

- Make sure the infrastructure can manage the density (I I)
 - Provide infrastructure to help facilitate businesses to thrive
- Use the existing historic buildings & refurbish the old empty ones
- Encourage attractive landscaping
- Provide infrastructure to help facilitate businesses to thrive

Other concepts and thoughts:

- Less cars in central district
- More promotion of downtown offerings (I I I)
 - Advertise the special features of downtown – arts
 - Make a cultural center where people come for day trip from the beach
 - Create entertainment & cultural destinations
 - Family centered activities
 - Market as urban/cultural/destination/historic destination
- No condos that take away the view of Beach Drive
- Have some Bed & Breakfast (quaint)
- Enforce codes which may already exist that requires property owners to maintain and restructure blighted properties
- Not be limited to only Harrison Ave. as the main area for redevelopment
- Get rid of old dilapidated buildings along Hwy 77 & MLK – embarrassing to have visitors drive into Cove
- Support the Cove area for overflow living
- Help erase the wall of the Hathaway Bridge as a barrier
- Pass the “it’s all about the money test”
- Help with water retention
- Address the developers of Massalina Commons – will they return?
- Need a grocery store

**City of Panama City Town Hall Meeting
May 20, 2010
Citizen Survey Results**

In response to the statement “The new future land use category should not”

Related to the Comprehensive Plan Amendment:

- Turn downtown into a 23rd Street (I I)
- No more heavy industry (I I I I I I I I I I)
- No more government
- Decrease the use and value of the category area and the surrounding area
 - Depreciate my property by changing the use regardless of “grandfathering in” existing uses
- Detract from what we already have
- Become a Pier Park type composition
- No new taxes
- Include a no height limit situation
- Have oil tanks
 - Move the tank farm to the Port
 - Pretend that the tank farm is not an issue – it needs to be addressed ASAP
- Commercial – keep it special
- Focus on any major retail development
- ??? not sure they meant to put this statement here - Stick to multifamily, office, government and small retail
- Create a car oriented neighborhood
- Harm existing thriving businesses (I I)

- Put out any businesses that currently operates profitably downtown
- Allow unrestricted development (PCB lost its character)
- Reduce access to the waterfront
- Restrict land owners from developing their land to its full potential (I I I I)
 - Be a broad cut & dry policy, but should consider that as time change, the possibilities for different land uses can change as well
 - Regulate construction/revitalization to the point of killing business & driving residents out of downtown due to them not being able to realize their full potential financially & usability
 - Present significant _____ that inhibit our use of our property as we see as best use
 - Be limiting or restrictive
- Target downtown as a regional destination (I I I)
 - It will fail (goal should be residential, unique shops, great dining, waterfront views & access will attract people – can't compete with beaches
 - Rather a destination for families, like something to do on a day trip
 - Over do the touristy feeling with too many motels/hotels/condos or gimmicky tourist draws (people don't want to live in that) (make downtown feel like home-not a vacation destination)
- Allow it be become suburbanized – avoid sprawl
- Allow it be a beach destination, but a historic one
- Impede upon any natural resources

Related to the Land Development Regulations:

- Allow hap-hazard development (I I)
 - Give carte blanche to any development style or mode
- Turn into another PCB with high rise condos on the water (I I I I I I I I I I)
- Parking garage (I I)
 - Not safe for women
- Be too strict about adhering to a particular theme
- Dictate architectural tastes (ARB, land use code)

- Make unmanageable demand on implementing or set backs
- Build short term (rental) residential developments (I I)
 - Allow the development of temporary structures for housing purposes
- No tent cities
- Be lenient – stick to the rules
- Set backs
- Do not go for maximum restrictions but minimum
- Keep government from dictating

Other concepts and thoughts:

- Allow blighted, vacant buildings or lots
 - Ugly dormant buildings
- Allow a few to govern our town – to assist or help their agendas (I I)
 - Should not allow developers & lawyers to make all the decisions
- Allow recently released jail inmates to be dropped into downtown
 - (no one uses those to speak of & you feel like you are on someone's property-you can't stop sit down and watch the sunset)
 - With boardwalk on water
 - That destroys the character
 - That block views & access for public
 - Include condo development (didn't say on water) (I I I)
- Target the low income
- Make residential too expensive for middle class professionals & families
- None of this matters at all if you don't do something about the bus station & Rescue Mission