ORDINANCE NO. 1446

AN ORDINANCE OF THE CITY OF PANAMA CITY BEACH, FLORIDA, AMENDING THE CITY'S LAND DEVELOPMENT CODE; REPLACING USES OF THE UNDEFINED TERM "LOW DENSITY RESIDENTIAL" WITH THE DEFINED TERM "SINGLE FAMILY RESIDENTIAL"; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT; PROVIDING FOR CODIFICATION AND PROVIDING AN IMMEDIATELY EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PANAMA CITY BEACH:

SECTION 1. From and after the effective date of this ordinance, Sections 7.02.03C, E and H of the Land Development Code of the City of Panama City Beach related to the Front Beach Road Overlay District, is amended to replace the undefined term "Low Density Residential" with the defined term "Single Family Residential" as follows (new text bold and underlined, deleted text struck through):

...

C. Overlay Districts Established
To carry out the purposes and intent of this subsection, the following Overlay Districts are established as shown on the corresponding areas of the Official Zoning Map:
1. FBO-1 — the intent of this district is to establish appropriate standards for low intensity, predominantly Residential areas with relatively low Building Heights.
2. FBO-2 — the intent of this district is to establish appropriate standards for transitional areas between high-rise tourist-based Development and abutting Single Family Low-Density Residential districts. These areas have relatively low Building Heights in proximity to Single Family Low-Density Residential districts and FBO-1 districts, but allow for greater heights as distance increases.
3. FBO-3 — the intent of this district is to establish appropriate standards for areas where high-rise tourist Development is allowed on the north side of Front Beach Road and the north side of South Thomas Drive.
4. FBO-4 — the intent of this district is to establish appropriate standards for areas where high-rise tourist Development is allowed on the south side of Front Beach Road and the south side of South...
E. Density/Intensity
Maximum density of Residential Dwelling Units as measured in Dwelling Units per acre and maximum intensity for non-residential Development as measured by Floor Area Ratio shall be determined by the standards of the underlying zoning district except as modified herein. Maximum densities may not be achievable on sites abutting Single Family Low-Density-Residential districts or due to other site constraints. Where maximum densities are not achievable, the City has no obligation to provide density or intensity bonuses or deviate from any standards to provide the maximum density or intensity. Density or height bonuses provided herein are intended to promote better Building and site designs that will achieve the purposes of these districts.

H. Building Height and Podium Standards
1. Table 7.02.03.H establishes the minimum and maximum Heights for Buildings in each of the FBO districts in terms of feet.
2. In each of the districts, additional height may be achieved through incentives established in Section 4.02.02E.
3. Table 7.02.03.I establishes standards for upper Stories that are built on top of the Building podium or base Stories, which are defined in terms of maximum feet (Stories). Illustrations following the exhibit are conceptual only and are not intended to mandate the position of upper Stories on the podium, provided, however that in the FBO-3 and FBO-4 districts, the side Setbacks shall be increased by at least fifteen (15) feet above the lesser height of one hundred twenty (120) feet or ten (10) Stories. The City Manager is authorized to modify the Setback and podium standards for Buildings receiving height incentives to provide architectural flexibility while achieving the purposes of the FBO-3 and FBO-4 districts and retaining the net impact of reducing the average floor area of all Stories above the required podium by twenty-five (25) percent of the ground floor area.
4. In a FBO-2 or FBO-3 district, Buildings thirty-five (35) feet tall or taller shall be set back from an FBO-1 or Single Family Low-Density-Residential district at least one hundred (100) feet. Starting at a distance of one hundred (100) feet from the applicable district boundary, Building Height may be increased to forty-five (45) feet. Beyond two hundred (200) feet, Building Height may be increased from forty-five (45) feet by one (1) foot for every one (1) foot increase in Setback. See Figure 7.02.03.A.

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

SECTION 3. The appropriate officers and agents of the City are authorized
and directed to codify, include and publish in electronic format the provisions of this Ordinance within the Panama City Beach Land Development Code, and unless a contrary ordinance is adopted within ninety (90) days following such publication, the codification of this Ordinance shall become the final and official record of the matters herein ordained. Section numbers may be assigned and changed whenever necessary or convenient.

SECTION 4. This Ordinance shall take effect immediately upon passage.

PASSED, APPROVED AND ADOPTED at the regular meeting of the City Council of the City of Panama City Beach, Florida, this 240th day of February, 2018.

Mike Thomas, MAYOR

ATTEST:

Jo Smith, CITY CLERK

EXAMINED AND APPROVED by me this 22nd day of February, 2018.

Mike Thomas, MAYOR

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