

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 ~~struckthrough~~):

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**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

Thomas Drive.

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#### **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.

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#### **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 22<sup>nd</sup> day of February, 2018.

  
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Mike Thomas, MAYOR

ATTEST:

  
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Jo Smith, CITY CLERK

EXAMINED AND APPROVED by me this 22<sup>nd</sup> day of February, 2018.

  
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MAYOR

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