

ORDINANCE NO. 1458

AN ORDINANCE OF THE CITY OF PANAMA CITY BEACH, FLORIDA, AMENDING THE LAND DEVELOPMENT CODE RELATED TO TRANSIENT RESIDENTIAL RENTALS; AMENDING THE DEFINITIONS OF DWELLING, LODGING ACCOMMODATION, AND TRANSIENT RESIDENTIAL RENTAL FOR CONSISTENCY; AMENDING THE CITY'S SIGN CODE TO AMEND THE DEFINITION OF REAL ESTATE SIGN AND TO PROHIBIT SIGNAGE FOR TRANSIENT RESIDENTIAL RENTALS OUTSIDE OF AN FBO DISTRICT; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT; PROVIDING FOR CODIFICATION; AND PROVIDING AN IMMEDIATELY EFFECTIVE DATE.

NOW THEREFORE, 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, Section 1.07.02 of the Land Development Code of the City of Panama City Beach related to Definitions, is amended to read as follows (new text **bold and underlined**, deleted text ~~struckthrough~~):

1.07.02 Definitions

As used in the *LDC*, the following terms shall have the meanings assigned to them. When one or more defined terms are used together, their meanings shall also be combined as the context shall require or permit. All terms not specifically defined shall carry their usual and customary meanings. Undefined terms indigenous to a trade, industry or profession shall be defined when used in such context in accordance with their usual and customary understanding in the trade, industry or profession to which they apply.

...

Dwelling (also called Dwelling Unit) – Any ***Building*** or part thereof, constituting a separate, independent housekeeping establishment for no more than one (1) ***Family*** and physically separated

from any other rooms or housekeeping establishments which may be in the same structure. A **Dwelling Unit** contains sleeping facilities, sanitary facilities and a kitchen. A **Dwelling Unit** rented for periods of less than six (6) months each shall be presumed to be a **Transient Residential Rental Lodging Accommodation Unit**. **Lodging Accommodation Units** shall not be considered **Dwelling Units** for purposes of density requirements. **Lock-Out Units** shall be considered a **Dwelling Unit** when not located in a **Lodging Accommodation**.

...

Lodging Accommodation – An establishment under unified control, provided for temporary rental to transient individuals or groups. Examples of **Lodging Accommodations** include, but are not limited to, hotels, motels, tourist courts, motor courts, motor inns, motor lodges, **Public Lodging Establishments** and inns, but not **Dwelling Units** located outside of a FBO District located between the sandy beach of the Gulf and Front Beach Road or South Thomas Drive that are used as **Transient Residential Rentals**. Any establishment containing one (1) or more rental units for transients or tourists shall be deemed a **Lodging Accommodation**.

...

Transient Residential Rental – A dwelling unit located outside of a FBO-4 District located between the sandy beach of the Gulf and Front Beach Road or South Thomas Drive that is provided for temporary rental to transient individuals or groups for a duration of less than six (6) months.

SECTION 2. From and after the effective date of this ordinance, Sections 5.07.01 and 5.07.04 of the City's Sign Code related to Transient Residential Rentals is amended to read as follows (new text **bold and underlined**, deleted text ~~struckthrough~~):

5.07.00 SIGN CODE

5.07.01 Definitions and Short Title.

This section 5.07.00 shall be known as the "***City of Panama City Beach Sign Code.***" (Ord. #1254, 11/14/13)

As used in this section, the following additional, defined terms have the meanings assigned to them. When one or more defined terms are used together, their meanings shall also be combined as the context requires or **Permits**.

...

Real Estate Sign: a ~~Temporary~~ **Sign Erected** by the owner or his agent, advertising the real property upon which the **Sign** is located for rent, lease or sale.

...

5.07.04 Prohibited Signs.

It shall be unlawful for any person to **Erect**, display, or allow to be **Erected** or displayed within the **City** any of the following types of **Signs**:

...

MM. Outside of an FBO district, Signs on *Transient Residential Rentals* or the property where *Transient Residential Rentals* are located that advertise the existence or availability of the property as a *Transient Residential Rental*.

...

SECTION 3. All ordinances or parts of ordinances in conflict herewith are repealed to the extent of such conflict.

SECTION 4. 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 5. 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 ____day of _____, 2018.

MAYOR

ATTEST:

CITY CLERK

EXAMINED AND APPROVED by me this ____ day of _____, 2018.

MAYOR

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