

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 AND SIZE OF REAL ESTATE SIGNS 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 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, 5.07.03 and 5.07.04 of the City's Sign Code related to Real Estate Signs and Transient Residential Rentals is amended to read as follows (new text **bold and underlined**, deleted text ~~struck through~~):

5.07.00 SIGN CODE

5.07.01 Definitions and Short Title.

This section 0 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.

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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.

...

5.07.03 Signs Exempt from Permitting.

The following types of *Signs* may be *Erected* and displayed without a *Sign Permit*, if the required conditions stated are met. Each such *Sign* is subject to the prohibitions and general *Sign* standards (Sections 0 and **Error! Reference source not found.** of this *Sign Code*) applicable to all *Signs* within the *City*.

- K. One (1) *Back-to-Back* or single *Face Real Estate Sign* per *Premises* not exceeding four and one-half (4.5) square feet per *Sign Face* and three (3) feet in *Sign Height* ~~in any Residential district, and sixteen (16) square feet per Face and six (6) feet in Sign Height in a Business District.~~ The *Real Estate Sign* shall be allowed only at the *Premises* available for sale or lease and must be removed immediately upon the rental, lease or sale of the subject property.

...

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. A Real Estate Sign existing in a Business District on the effective date of this Ordinance which was erected pursuant to a valid permit from the City, if a

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permit was required, and which complies in all respects with City ordinances in effect prior to the adoption of this Ordinance, is hereby deemed to be a Legal Sign. After the effective date of this Ordinance, these Legal Signs will become Legal, Nonconforming Signs and shall, on or before June 15, 2019, conform to the requirements of this Ordinance or be removed.

SECTION 4. All ordinances or parts of ordinances in conflict herewith are repealed to the extent of such conflict.

SECTION 5. 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 6. 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 14th day of June, 2018.

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MAYOR

ATTEST:


CITY CLERK

EXAMINED AND APPROVED by me this 14th day of June, 2018.


MAYOR

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