ORDINANCE NO. 1515

AN ORDINANCE OF THE CITY OF PANAMA CITY BEACH, FLORIDA, AMENDING THE CITY’S LAND DEVELOPMENT CODE RELATED TO PODIUM STANDARDS; REVISİNG THE HEIGHTS AT WHICH THE PODIUM SHALL BE REQUIRED; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT; PROVIDING FOR CODIFICATION AND PROVIDING AN IMMEDIATELY EFFECTIVE DATE.

WHEREAS, on December 14, 2018, the City adopted Ordinance 1475, which eliminated the availability of height incentives and confirmed maximum heights in the Front Beach Overlay Districts; and

WHEREAS, the City’s podium standards need to be modified to reflect the new height in which those standards are to be applicable.

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, Table 7.02.03 I of the Land Development Code of the City of Panama City Beach related to Building Height and Podium Standards in the Front Beach Overlay Districts, is amended to read as follows (new text **bold and underlined**, deleted text struckthrough):

7.02.03 Front Beach Overlay 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. 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.

3. 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 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 in an FBO-3 district 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.

4. In the FBO-1 district, Buildings may extend an additional ten (10) feet beyond the total height allowed in this section provided that the portion of the Building exceeding the total height includes a tower room only. Tower rooms are restricted to a maximum of one hundred (100) square feet in area, excluding stairwells.

5. In the FBO-1 district, the width of the building above the second Story shall be not be greater than seventy-five (75) percent of the width of the Ground Story. Width of each Story shall be measured at the widest part of the applicable Story parallel to the shoreline of the Gulf of Mexico. The provisions of this paragraph and Table 7.02.03.I shall not apply to lots that are narrower than fifty-five (55) feet, as measured perpendicular to the lot's primary frontage road.

(Ord. #1426, 11/9/17; Ord. #1446, 2/22/18)

Table 7.02.03.H: Minimum and Maximum Building Heights (in feet)

<table>
<thead>
<tr>
<th></th>
<th>FBO-1</th>
<th>FBO-2</th>
<th>FBO-3</th>
<th>FBO-4</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum</td>
<td>12</td>
<td>14</td>
<td>14</td>
<td>14</td>
</tr>
<tr>
<td>Maximum</td>
<td>35</td>
<td>45</td>
<td>75</td>
<td>150</td>
</tr>
</tbody>
</table>

Notes:
1: Height shall be measured in accordance with section 4.02.02.
2: The maximum height may be limited in the FBO-2 or FBO-3 district by the provisions of section 1.02.01A.3.

Table 7.02.03.I: Podium Standards

<table>
<thead>
<tr>
<th>Zone</th>
<th>Building Can Occupy No More Than 75% of the Ground Floor Building Footprint Above the Lesser of:</th>
</tr>
</thead>
<tbody>
<tr>
<td>FBO-1</td>
<td>25 feet or 2 Stories</td>
</tr>
<tr>
<td>FBO-2</td>
<td>35-45 feet or three story stories</td>
</tr>
<tr>
<td>FBO-3</td>
<td>55-120 feet or 5-10 stories</td>
</tr>
<tr>
<td>FBO-4</td>
<td>120 feet or 10 stories</td>
</tr>
</tbody>
</table>

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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 13th day of

ATTEST:

[Signature]
MAYOR

EXAMINED AND APPROVED by me this 13th day of

[Signature]
MAYOR
