

ORDINANCE NO. 1437

AN ORDINANCE OF THE CITY OF PANAMA CITY BEACH, FLORIDA, AMENDING THE CITY'S LAND DEVELOPMENT CODE RELATED TO SURFACE PARKING STANDARDS IN THE FRONT BEACH OVERLAY DISTRICT; PROVIDING THAT GULF FRONT LOTS IN FBO-4 MAY LOCATE THEIR PARKING AREAS IN SIDE AND FRONT YARDS PROVIDED THAT A DECORATIVE WALL OR HEDGE IS INSTALLED ALONG THE FRONT PROPERTY LINE; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT; PROVIDING FOR CODIFICATION AND PROVIDING AN IMMEDIATELY EFFECTIVE DATE.

WHEREAS, the City's Land Development Code requires surface parking areas in the Front Beach Overlay District be located in rear or side yards in order to minimize the parking of cars adjacent to the pedestrian and bicycle corridor; and

WHEREAS, on Gulf-front lots, placing parking in rear yards detracts from the scenic view of the water that many Gulf-front property owners wish to enhance; and

WHEREAS, the Council finds and determines that the interests of pedestrians and property owners may be balanced by requiring the installation of a fence or hedge along the front property line of any parking area located on in the front yard of a Gulf-front lot in the FBO-4.

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 7.02.03J of the Land Development Code of the City of Panama City Beach related to Surface Parking Standards, is amended to read as follows (new text **bold and underlined**, deleted text ~~struckthrough~~):

7.02.03 J. Surface Parking Standards

1. Surface parking shall comply with the standards in sections 4.05.00 and 4.06.00, except as otherwise provided herein.

2. Surface parking areas located on-site shall be located in the rear *Yard* or in a *Side Yard* location provided that the *Side Yard* width does not exceed 100 feet or fifty (50) percent of the width of the *Lot* or *Parcel*, whichever is less. On gulf-front lots in FBO-4, on-site surface parking areas may be located in a Front or Side Yard provided that a decorative wall or hedge, not exceeding 42 inches in height, is installed along the front property line.

3. As shown in Figure 7.02.03.B-E, surface or garage parking for *Single Family Residential* lots along Front Beach Road shall be accessed from a side *Street*, rear *Street* or *Alley*, if available. Where side or rear *Access* is not available, garages and *Parking Spaces* shall be located behind the front of the *Building* in accordance with the figures.

4. Parking for lots with direct access to Front Beach Road, South Thomas Drive or Arnold Road shall be designed to enable drivers to enter and leave the lots in a forward gear. Figure 7.02.03.E shows sample *Driveway* configurations that enable compliance with this provision.

[illustrations not amended or included]

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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 9th day of November, 2017.


MAYOR

ATTEST:


CITY CLERK

EXAMINED AND APPROVED by me this 9th day of November, 2017.


MAYOR

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