

ORDINANCE NO. 1426

AN ORDINANCE OF THE CITY OF PANAMA CITY BEACH, FLORIDA, AMENDING THE CITY'S LAND DEVELOPMENT CODE RELATED TO PODIUM STANDARDS; PROVIDING THAT THE PODIUM STANDARDS SHALL NOT APPLY TO LOTS IN THE FBO-1 DISTRICT HAVING A WIDTH LESS THAN 55 FEET; 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, Section 7.02.03 H 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. 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 **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.
5. 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.
6. In the FBO-1 district the width of the building above the second ~~third~~ **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 55 feet, as measured perpendicular to the lot's primary frontage road.

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

	FBO-1	FBO-2	FBO-3	FBO-4
Minimum	12	14	14	14
Maximum without Incentives	35	45	75	150
Maximum with Incentives	45	65	110	220

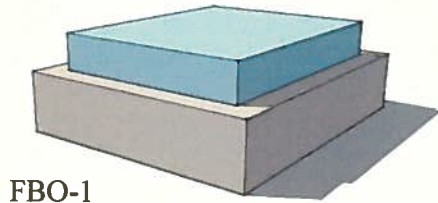
Notes:

- 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.4.

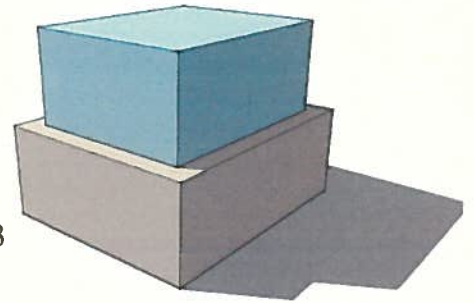
Table 7.02.03.I: Podium Standards

Zone	Building Can Occupy No More Than 75% of the Ground Floor Building Footprint Above the Lesser of:
FBO-1	25 feet or 2 Stories
FBO-2	45 feet or four Stories
FBO-3	120 feet or 10 Stories
FBO-4	120 feet or 10 Stories

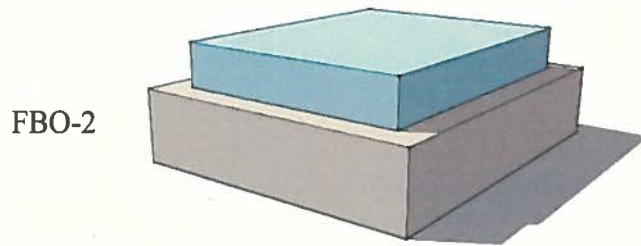
Podium and Upper Story Illustrations



FBO-1

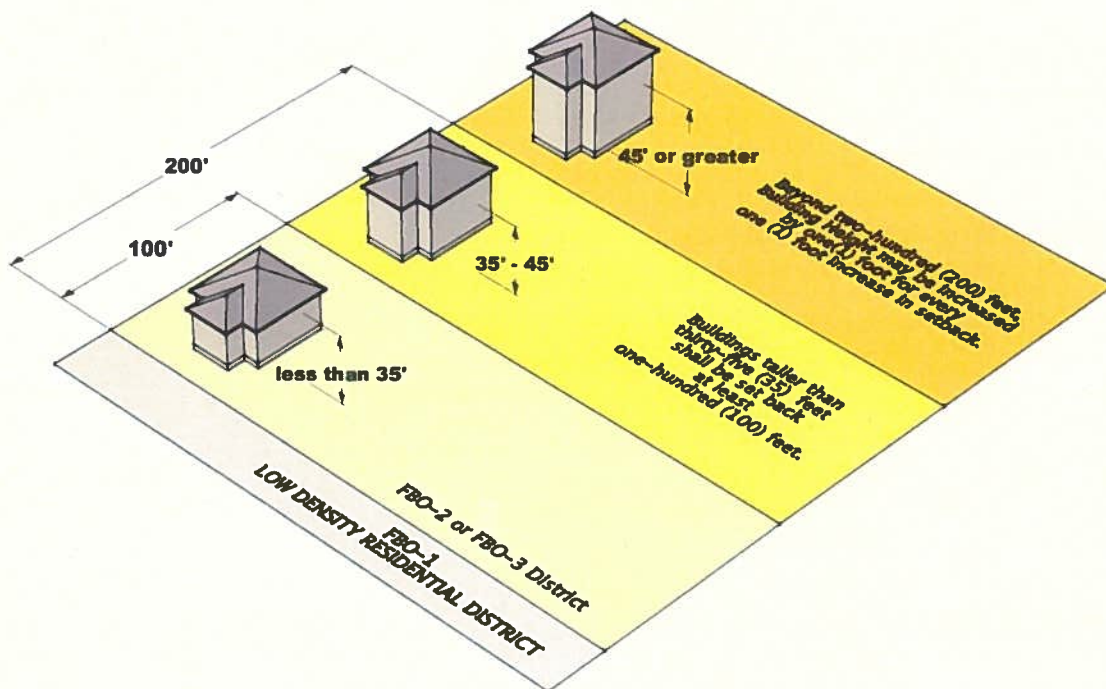


FBO-3



FBO-2

Figure 7.02.03.A: Setbacks for Buildings Taller Than 35 Feet



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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Posted on pcbgov.com on the 13th day of November, 2017.