

ORDINANCE NO. 1475

AN ORDINANCE OF THE CITY OF PANAMA CITY BEACH, FLORIDA, AMENDING THE CITY'S LAND DEVELOPMENT CODE; REPEALING THE AVAILABILITY OF HEIGHT INCENTIVES; REQUIRING THE PROVISION OF LIGHTING, ENTRYWAY, SKYLINE AND BASE ARCHITECTURAL AMENITIES; AMENDING TABLES ESTABLISHING MAXIMUM HEIGHTS TO REMOVE REFERENCES TO HEIGHTS THAT MAY BE ACHIEVED THROUGH INCENTIVES; AMENDING SECTIONS WITH REFERENCES TO HEIGHT INCENTIVES; PROVIDING THAT MAXIMUM HEIGHT IN THE FRONT BEACH OVERLAY DISTRICT CANNOT BE MODIFIED; REPEALING ORDINANCE 1470 AND ALL OTHER ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR CODIFICATION; AND PROVIDING AN IMMEDIATELY EFFECTIVE DATE.

WHEREAS, in 2012, the City adopted a Land Development Code, which set maximum heights in all zoning categories, and also provided the opportunity for additional height to be pursued through a table of height incentives; and

WHEREAS, the Council finds and determines that the public benefit arising from the height incentive options no longer outweighs the benefits of strict compliance with the City's height design guidelines; and

WHEREAS, the Council finds and determines that the repeal of height incentives is in the best interest of the public health, safety, and welfare; and

WHEREAS, the Council finds that the architectural amenities contemplated in the City's height incentive schedule do in fact benefit the community by creating visually pleasing and interesting buildings and that such features should be made mandatory for development in the City's Front Beach Overlay District.

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 4.02.02E and Table 4.02.02B of the Land Development Code of the City of Panama City Beach related to Height Incentives are hereby repealed.

SECTION 2. From and after the effective date of this ordinance, Section 4.02.02E of the Land Development Code of the City of Panama City Beach related to Building Height, Setback and Coverage Requirements, is amended to read as follows (new text **bold and underlined**, deleted text ~~struckthrough~~):

#### **4.02.02 Dimensional Standards for Zoning Districts**

...

##### **D. Building Height, Setback and Coverage Requirements**

1. **Building** location is determined by the **Setback** standards from the property line on the front, sides and rear of the property. Table 4.02.02.A sets forth the **Setback** requirements, along with the maximum **Building Height** for each zoning district. These provisions are modified for FBO districts pursuant to Section 7.02.03.
  
2. Every part of the required **Setback area** shall be open from its lowest point to the sky, unobstructed except for the customary projection of sills, belts, courses, **Cornices**, ornamental features, and **Eaves** that do not extend more than three (3) feet into the setback area; approved **Accessory Buildings**; and fencing. Open or enclosed fire escapes, outside stairways, balconies, chimneys, flues, generators or other projections shall not extend into any required **Setback area**, except that uncovered steps may project not more than three (3) feet into any required **Setback area**. Air conditioner/heat pumps shall be located the lesser of the **Setback** for the principal **Building** or five (5) feet from the property line. Underground improvements are not subject to **Setback** requirements.

3. **Building Height** shall be measured from the highest crown (highest point in the vehicular area of the right of way) of an abutting street to the highest point of the ceiling in the highest habitable **Story**.
4. **Roof** pitches greater than 12:12 (twelve feet of rise for twelve horizontal feet), height are prohibited.
5. Nothing shall extend above the ridgeline except chimneys, cupolas, steeples, parapets, antennas, mechanical equipment and elevator equipment. Within the AR zoning district, height limitations shall not apply to silos.
6. Within commercial districts, there shall be no projection of sills, belts, courses ornamental features or **Eaves** over any public right-of-way.

**Table 4.02.02.A: Building Height and Setback Standards**

| Zoning District | Maximum Building Height (in feet) <sup>6/</sup> Without/ With Incentives | Minimum Setbacks from Property Lines (in feet) |                  |   |                 |                 |   |
|-----------------|--|--|------------------|---|-----------------|-----------------|---|
|                 |  | Front  | Side             | Side Adjacent to Street                           | Rear            | General         | Adjacent Residential Districts Above <sup>5</sup> |
| AR              | 35   | 25   | 50 <sup>1</sup>  | 50 <sup>1</sup>                                   | 50              |                 |   |
| R-1a            | 35   | 30   | 12               | 25  | 30              |                 |   |
| R-1b            | 35   | 25   | 7.5              | 20  | 25              |                 |   |
| R-1c            | 35   | 20   | 5                | 15  | 20              |                 |   |
| R-1cT           | 35   | 20   | 5                | 15  | 20              |                 |   |
| R-O             | 35   | 20   | 0 <sup>1,2</sup> | 10 <sup>1</sup>                                   | 20              |                 |   |
| RTH             | 35   | 25   | 7.5              | 15  | 20              |                 |   |
| R-2             | 35   | 25   | 5 <sup>1</sup>   | 15  | 25              |                 |   |
|                 |  |  | General          | Adjacent Residential Districts Above <sup>5</sup> |                 | General         | Adjacent Residential Districts Above <sup>5</sup> |
| R-3             | 55   | 25   | 5 <sup>1</sup>   | 15  | 15 <sup>4</sup> | 25 <sup>3</sup> | 15  |
| CL              | 35   | 25   | 5 <sup>1</sup>   | 15  | 15              | 10              | 15  |
| CM              | 55   | 25   | 5 <sup>1</sup>   | 15  | 15 <sup>4</sup> | 10 <sup>3</sup> | 15  |
| CH              | <del>65/85</del>   | 25   | 5 <sup>1</sup>   | 15  | 15 <sup>4</sup> | 10 <sup>3</sup> | 15  |
| M-1             | <del>55/85</del>   | 25   | 5 <sup>1</sup>   | 15  | 5 <sup>1</sup>  | 5 <sup>3</sup>  | 15  |
| C               | 10   | 25   | 5 <sup>1</sup>   | 15  | 15              | 10              | 15  |
| R               | <del>55/85</del>   | 25   | 5 <sup>1</sup>   | 15  | 15 <sup>4</sup> | 10 <sup>3</sup> | 15  |
| PF              | <del>55/85</del>   | 25   | 5 <sup>1</sup>   | 15  | 15 <sup>4</sup> | 10 <sup>3</sup> | 15  |

<sup>1</sup> The *Side Yard Setbacks* shown apply to one-story *Buildings*. For each story above the first story, the *Side Yard Setback* shall increase 2.5 feet.

<sup>2</sup> A zero *Side Yard Setback* is allowed, but shall apply to only one *Side Yard*. The second *Side Yard* shall have a *Setback* of eight (8) feet.

<sup>3</sup> The minimum *Rear Yard Setback* shall increase four (4) feet for each *Story* above the third story. In the M-1 district the *Rear Yard Setback* shall increase six and one-half (6.5) feet for every *Story* above the first *Story*.

<sup>4</sup> The minimum *Side Street Setback* shown applies to 1-3 story *Buildings*. For each *Story* above the third *Story*, the *Side Street Setback* shall increase 2.5 feet.

<sup>5</sup> The minimum *Setback* for a *Side* or *Rear Yard*, adjacent to an R-2 district or above (R-2 through AR), shall be as shown in the table. For each *Story* above the first, such *Side* and *Rear Yard Setback* shall increase by one (1) foot for every foot of height beginning at fifteen (15) feet from the side or rear property line as applicable.

<sup>6</sup> Maximum height may be affected by **Setback** or overlay district requirements. ~~Where two (2) numbers are listed the higher number is the maximum height that may be achieved through the use of height incentives.~~

7. Within the **Residential** subdivisions listed below that are located outside an FBO district, no permit shall be issued for a three (3) Story dwelling or a dwelling exceeding twenty (20) feet in **Building Height** until at least thirty (30) percent of the lots in the subdivision have been developed with two (2) story dwellings. This provision does not apply to the portions of the following subdivisions located within an FBO district:

Miramar Beach Area - All R-1C zoned areas in the following subdivisions:

- Miramar Heights Subdivision
- Wells Gulf Beach Estates
- Miramar Beach 1st Addition

Palmetto Trace - All phases.

Summerwood - All phases.

Summerbreeze Subdivision - All phases

Gulf Highlands, Unit 2 - All R-1B zoned areas.

Open Sands - All R-1C zoned areas including the Pura Vida unrecorded subdivision.

Gulf Highlands Subdivision - All R-1B or R-1C zoned areas.

El Centro Beach Area - All R-1C zoned areas in the following subdivisions:

- El Centro Beach
- Diamond Head Section of Lakeside By The Gulf
- Crown Point Section of Lakeside By The Gulf

Colony Club Area - All property zoned as R-1A in the following subdivisions:

- Greens West
- Bay West Estates Unit 1
- Colony Club Subdivision Phase 1
- Trieste Phase 2
- North Colony Club Estates Phase 1
- Trieste
- Colony Club Harbour Phases 1, 2, and 3
- All unrecorded lots in the Colony Club area.

The Glades Area - All property zoned as R-1B or R-O in the following subdivisions:

- The Glades and The Glades Phase II
- Tierra Verde and Tierra Verde Phase II
- Glades unrecorded addition

Bid-A-Wee Beach Area - All property zoned as R-1C or R-O in the following subdivisions:

- Seclusion Beach
- North Bid-A-Wee 1st Addition
- North Bid-A-Wee Beach
- Reflections
- Bid-A-Wee Beach 1st Addition
- Bahama Beach and Bahama Beach 1st Addition
- Daugeette Addition to Bahama Beach
- Fernwood Park
- Gardenia Beach
- Hearn's Addition to Bahama Beach
- Hutchison's 1st Addition and 2nd Addition
- Leary's 2nd Addition

(Ord. #1340, 4/9/15)

SECTION 3. From and after the effective date of this ordinance, Section 7.02.03H of the Land Development Code of the City of Panama City Beach related to Building Heights and Podium Standards in FBO Districts, is amended to read as

follows (new text **bold and underlined**, deleted text ~~struckthrough~~):

#### **7.02.03 H. Building Height and Podium Standards**

1. 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. **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**. ~~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. **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** 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. **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.
6. **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.

**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 7.02.03H.4.

SECTION 4. From and after the effective date of this ordinance, Section 7.02.03N of the Land Development Code of the City of Panama City Beach related to Building Design Standards in FBO Districts, is amended to read as follows (new text **bold and underlined**, deleted text ~~struckthrough~~):

**7.02.03 N. Building Design Standards**

1. *Building Materials.*

(a) In the FBO-1 and FBO-2 districts, no more than two (2) materials shall be visible on any exterior façade, not including windows, doors, foundation walls, columns, chimneys, soffits and trim. If two wall materials are used, heavier-weighted materials shall be located below lighter-weighted materials, as defined in 7.02.03.L and separated by a horizontal joint. Vertical changes in material shall not occur within two (2) feet of an exterior corner. When possible, vertical changes in materials shall occur at interior corners (see Figure 7.02.03.R). Allowed materials include wood, stone, brick, stucco, architectural block (split faced), and cementitious materials.

[Table 7.02.03.L omitted]

(b) **Building** exteriors in the FBO-3 and FBO-4 districts shall be clad in masonry materials only. Masonry materials include stone, brick or stucco. Cementitious materials that mimic wood lap siding are not an approved masonry material for any building that is

more than three (3) stories in **Height**. No more than two materials shall be visible on any exterior façade, not including windows, doors, foundation walls, soffit, columns and trim. If two wall materials are used, heavier-weighted materials shall be located below lighter-weighted materials, as defined in Table 7.02.03.L and separated by a horizontal joint. Changes in material along a horizontal plane shall not occur within two (2) feet of an exterior corner. When possible, these horizontal changes in materials shall occur at interior corners. (see Figure 7.02.03.R)

[Figure 7.02.03.R omitted]

2. Front Porches and Stoops. (See Figure 7.02.03.S and 7.02.03.T)
  - (a) Porches and stoops shall be raised a minimum of thirty (30) inches above the grade of the sidewalk.
  - (b) Front porches shall be a minimum of eight (8) feet deep. Porch beams shall be visible. Porch column width shall match the width of the porch beams. To the greatest practical extent, columns and piers should be evenly spaced.
  - (c) Handicapped ramps used in conjunction with a front porch or stoop shall be constructed of masonry, concrete, pressure treated lumber or composite lumber, and shall not be located on a **Street**-facing side of the porch.

[Figure 7.02.03.S omitted]

3. Stoops and covered stoops shall be constructed of stone, brick, concrete, pressure treated materials and composite materials, and shall be a minimum of three (3) feet deep and a minimum of five (5) feet wide. A covered stoop greater than eight (8) feet wide shall be considered a porch.
4. Covered stoops shall have a visible means of support for the **Roof** consisting of beams and columns, piers or brackets. Columns and piers shall have the same width and spacing requirements as columns and piers for porches. Stoops and covered stoops shall be accessed by stairs.

[Figure 7.02.03.T omitted]

5. **Balconies.** Balconies facing adjacent to and facing the sandy shore of the beach shall extend no further than three (3) feet beyond the **Building** wall without the use of brackets, hangers, piers or columns. Balconies extending from three (3) to five (5) feet from the **Building** wall shall incorporate the use of brackets, hangers, columns or piers as a visible



means of support. A balcony extending beyond five (5) feet from the **Building** wall shall use walls, columns or piers as a visible means of support. (see 7.02.03.U)

[Figure 7.02.03.U omitted]

6. **Mechanical Unit Location.** Mechanical equipment shall not be located at the front of a **Building**. Mechanical equipment shall be located in areas that are screened from the public streetscape or public **Access** ways by the sides and rears of **Buildings** or within mechanical areas inside the **Buildings**. **Roof-top** mechanical equipment shall be screened by a wall that is equal to the height of the equipment being screened.
7. **Utilities.** On-site utilities shall be screened or incorporated into building insets to the greatest practical extent.
8. **Modulation.** In the FBO-3 and FBO-4 districts, recesses and projections shall be used to create shadow lines to break up the massing of all **Buildings** taller than four (4) **Stories** that have more than seventy-five (75) feet of **Frontage** along Front Beach Road and South Thomas Drive for all **Stories** above the fourth **Story**. The minimum depth of modulation shall be two (2) feet. The minimum horizontal width shall be five (5) feet and the maximum horizontal width per module shall be fifty (50) feet. (see Figure 7.02.03.V)

[Figure 7.02.03.V omitted]

9. **Recognizable Top.** In the FBO-3 and FBO-4 districts, a recognizable "top" is required consisting of (but not limited to) (a) Cornice treatments, (b) roof overhangs with brackets, (c) stepped parapets, (d) richly textured materials (e.g. tile or masonry treatments), (e) differently colored materials; colored "stripes" are not acceptable as the only treatment, or (f) other non-habitable space that is under a pitched roof and above the top floor ceiling shall not be counted towards building height.
10. **Recognizable Base.** In the FBO-3 and FBO-4 districts, a recognizable "base" is required at ground level consisting of (but not limited to): (a) protruding walls; (b) richly textured materials (e.g., tile or masonry treatments); (c) special materials such as ceramic tile, granite and marble; (d) contrasting colored materials mullions, and/or panels.
11. **Entryways.** Enhanced landscaping, landscape planters or wing walls, structural or vegetative shading features and benches or other seating components shall be incorporated into entryways.

12. **Lighting. Architectural lighting highlighting building columns, Cornices or other distinguishing architectural features shall be required along the front façade of buildings. Designs shall not interfere with turtle nesting season protections.**

SECTION 5. From and after the effective date of this ordinance, Table 7.02.03N, in Section 7.02.03Q, of the Land Development Code of the City of Panama City Beach related to Building Design Standards in FBO Districts, is amended to read as follows (new text **bold and underlined**, deleted text ~~struckthrough~~):

**Q. FBO District Development Procedures**

1. Approvals Required. (see Table 7.02.03.M)
  - (a) Applications for ***Development*** approval within the FBO districts are processed in accordance with Chapter 10 of the ***LDC***, except as modified by this subsection.
  - (b) A Large Site Development (see section 7.02.03P) requires approval of a Master Plan that follows the Type V (Master Plan) review procedures established in Chapter 10.
  - (c) A ***Plat*** cannot be approved by the City Council until the Master Plan has been approved by the Planning Board through the Type V approval process. All ***Plats*** shall be consistent with the Master Plan.
  - (d) All other ***Development*** requires Type 1 approval.

**Table 7.02.03.M: Summary of Approval Requirements**

| Development Category   | I            | II           | V            | VI           |
|--|--------------|--------------|--------------|--------------|
|  | Type Process | Type Process | Type Process | Type Process |
| <b>Large Site Development or Conditional Use, no Subdivision</b>   | ✓            |              | ✓            |              |
| <b>Large Site Development or Conditional Use, with Subdivision</b> | ✓            | ✓            | ✓            |              |
| <b>All other Uses or Development</b>                               | ✓            |              |              |              |
| <b>Variance requests</b>   |              |              |              | ✓            |

2. Concept Plan. This section does not require detailed engineering or **Site Plan** drawings as a prerequisite to approval required by the Planning Board. An applicant may provide a concept plan showing the general types and locations of proposed **Development** and **Street** layouts (such as a bubble plan) before submitting a formal Type I, II or V application. The **Building** and Planning Department and the Engineering Department may submit informal comments on the Concept Plan. However, any comments relating to the Concept Plan are for the applicant's convenience and do not have any binding effect on subsequent approvals.
3. Master Plan. Master Plan approval is subject to section 10.10.00 of the **LDC**, except as provided below:
  - (a) The provisions of section 10.10.01E and section 10.10.02C.2 do not apply to the approval of a Master Plan in the FBO Districts and alternative procedures and standards are provided below.
  - (b) A property owner has the burden of proof to demonstrate that the Master Plan complies with the FBO district standards.
  - (c) In lieu of section 10.10.02C.2, the applicant shall demonstrate:
    - (1) For a Large Site **Development**, that the proposed **Development** conforms to the standards established in section 7.02.03 in addition to all applicable requirements of this subsection; or
    - (2) For a **Conditional Use** other than a Large Site **Development**, that the proposed **Development** conforms to all applicable requirements of this subsection and the conditions established in section 5.06.00.

4. **Changes to Master Plans.** Changes to master plans may be authorized subject to the provisions of section 10.15.00.
5. **Final Development Plan.** After final approval of a Master Plan, the applicant shall submit a final development plan for Type I Review (see section 10.06.00). An approved final development plan is required before issuance of a **Building Permit**.

(Ord. #1254, 11/14/13)

6. **Modification of FBO Standards**
  - (a) **Intent.** The **City** desires to maintain the design integrity and functionality of the FBO district, while providing flexibility and the ability to provide quality **Development** on the relatively small **Lots** that characterize the Front Beach Road corridor.
  - (b) **Categories of Standards.** Table 7.02.03.N establishes three (3) categories of standards:
    - (1) **Not Modifiable.** Those regulations that cannot be modified or varied are considered essential to the concept of reducing the number and length of automobile trips and to achieve the purposes of the FBO districts.
    - (2) **Administrative Modifications.** Those regulations that can be modified by: (1) the **Building** and Planning Department if only a Type I approval is required or (2) by the agency with final approval authority if a Class II or Class V approval is required. The approving agency can modify any standard listed as subject to an administrative modification in Table 7.02.03.N by up to 10%, subject to the standards set out below. Any modification that exceeds this threshold requires a **Variance**. In order for an application for an administrative modification to be approved or approved with conditions, the approving agency must make a positive finding, based on the evidence submitted, for each of the following:
      - i. The modification is needed due to the physical shape, configuration or topographical condition of the **Lot** and
      - ii. The modification is compatible with adjacent and nearby **Development** that conforms to the FBO district standards and
      - iii. The modification will not alter the essential character of the district or have a detrimental effect on the community health, safety or welfare.
    - (3) Those that can only be varied by the Planning Board through a Type VI process (see section 10.11.00).
      - i. The applicant must demonstrate that the requested **Variance** meets the standards established in section 9.03.03 and must proffer an alternative condition that meets the purpose and intent of the FBO standards to the extent possible.

- ii. If a standard is listed in Table 7.02.03.N, below as not modifiable or subject to an administrative modification, the standard is not subject to a **Variance**.
- iii. For Large Site Developments subject to Section 7.02.03P modifications authorized through ministerial or variance procedures by Table 7.02.03.N shall be considered and may be granted in conjunction with the Type V consideration of a Master Plan in accordance with sections 10.02.05G and 10.04.06.

(Ord. # 1443, 2/8/18)

Table 7.02.03.N: Standards

| Standard   | Reference (subsection of 7.02.03) | Not Modifiable | Ministerial Modification | Variance |
|--|-----------------------------------|----------------|--------------------------|----------|
| <b>Front Yards</b>   | G                                 |                | ✓                        |          |
| <b>Minimum Parking Requirements</b>  | I                                 |                | ✓                        |          |
| <b>Shared Parking</b>  | I                                 | ✓              |                          |          |
| <b>Parking Location</b>  | I                                 |                |                          | ✓        |
| <b>Parking Lot Landscaping</b>   | I                                 |                | ✓                        |          |
| <b>Parking Lot Design</b>  | I                                 |                | ✓                        |          |
| <b>Parking Mitigation</b>  | I                                 | ✓              |                          |          |
| <b>Parking Structure Location</b>  | K                                 | ✓              |                          |          |
| <b>Parking Structure Building Fronts</b>   | K                                 | ✓              |                          |          |
| <b>Parking Structure Building Materials</b>  | K                                 | ✓              |                          |          |
| <b>Parking Structures - Other Design Requirements</b>  | K                                 |                |                          | ✓        |
| <b>Location of Frontage Types</b>  | F                                 |                |                          | ✓        |
| <b>Front Setbacks (minimum)</b>  | F                                 |                |                          | ✓        |
| <b>Front Setbacks (maximum)</b>  | F                                 |                |                          | ✓        |
| <b>Side Setbacks (minimum)</b>   | F                                 |                | ✓                        |          |
| <b>Side Setbacks (maximum)</b>   | F                                 |                |                          | ✓        |
| <b>Rear Setbacks (minimum)</b>   | F                                 |                | ✓                        |          |
| <b>Rear Setbacks (maximum)</b>   | F                                 |                | ✓                        |          |
| <b>Gallery Setback (maximum)</b>   | F                                 |                | ✓                        |          |
| <b>Build-to ratio (80% Building Facade shall be located at the front setback line for first 4 Stories)</b> | F                                 |                | ✓                        |          |
| <b>Tower Rooms</b>   | F                                 |                | ✓                        |          |
| <b>Height in feet (maximum) and Building Stepbacks</b>   | H                                 | ✓              |                          | ✗        |
| <b>Podium Design</b>   | H                                 |                | ✓                        |          |
| <b>Driveways / Garages</b>   | J                                 |                |                          | ✓        |
| <b>Building Materials</b>  | N                                 |                |                          | ✓        |
| <b>Modulation</b>  | N                                 |                | ✓                        |          |
| <b>Mechanical Unit Locations / Design</b>  | N                                 |                | ✓                        |          |
| <b>Porches / Balconies</b>   | N                                 |                |                          | ✓        |
| <b>Drop-offs</b>   | L                                 |                | ✓                        |          |

SECTION 6. Ordinance 1470 establishing a temporary moratorium on the acceptance of applications for height incentives is hereby repealed. All other ordinances or parts of ordinances in conflict herewith are also repealed to the extent of such conflict.

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


SECTION 7. 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 8. 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 13<sup>th</sup> day of December, 2018.

  
MAYOR

ATTEST:

  
\_\_\_\_\_  
CITY CLERK

EXAMINED AND APPROVED by me this 13<sup>th</sup> day of December, 2018.

  
\_\_\_\_\_  
MAYOR

Published in the Parana City News Herald on the 7<sup>th</sup> day of December, 2018.

Posted on pcbgov.com on the 14<sup>th</sup> day of December, 2018.