

## ORDINANCE NO. 1621

**AN ORDINANCE OF THE CITY OF PANAMA CITY BEACH, FLORIDA, AMENDING THE CITY'S LAND DEVELOPMENT CODE RELATED TO OVERLAY DISTRICTS; CREATING A MEDICAL CAMPUS OVERLAY DISTRICT; PROVIDING FOR DEVELOPMENT STANDARDS FOR THE MEDICAL CAMPUS OVERLAY DISTRICT RELATED TO SITE DESIGN STANDARDS AND SIGNS; 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 2.02.02 of the Land Development Code of the City of Panama City Beach related to Overlay Districts, is amended to read as follows (new text **bold and underlined**, deleted text ~~struckthrough~~):

### **2.02.02 Establishment of Overlay Districts**

The following overlay districts are established. The *Uses* allowable by the underlying zoning district shall apply, except as limited by the *Use* requirements of the overlay district provisions established in Chapter 7 of the *LDC*.

- A. Pier Park Overlay District
- B. Traditional Neighborhood Overlay District
- C. Front Beach Road Overlay Districts
- D. Coastal High Hazard Overlay District
- E. Lake Powell Overlay District
- F. Naval Support Activity Panama City Military Influence Overlay District
- G. Breakfast Point Overlay District

**H. Medical Campus Overlay District**

SECTION 2. From and after the effective date of this ordinance, Section 7.02.08 of the Land Development Code of the City of Panama City Beach related to the Medical Campus Overlay District, is hereby created to read as follows:

**7.02.08 Medical Campus Overlay District**

- A. **Applicability.** The provisions of this section shall apply to all property described upon the attached Exhibit A.
- B. **Site Design Requirements.** In addition to all other requirements of the Land Development Code, new development in the Medical Campus Overlay District must meet the following lot and building requirements. In the event of an inconsistency between the provisions of this Section 7.02.08 and the other requirements of the LDC or the City of Panama City Beach Code of Ordinances, the provisions of this Section 7.02.08 shall control.
  - 1. **Permitted Uses.** Notwithstanding the provisions of the zoning district, Land Uses within the Medical Campus Overlay District shall be limited to Clinics, Hospitals, Medical Offices, Research and Development Centers. Accessory Uses which serve solely to support the **Principal Uses** shall be limited to commercial uses consistent with those which support the permitted **Principal Uses, Parking Lots and Garages** and other accessory uses which serve as component elements of the **Principal Uses**. All other **Uses** shall be prohibited.
    - a. Clinic and Medical Services shall comply with the provision of 5.02.11 except subsection (c).
    - b. Hospitals shall comply with the provision of section 5.04.15 except where inconsistent with this section.
    - c. Helipads shall be permitted as part of a Hospital **Building** and may be on the non-occupied elevated portion of the Hospital **Building** or placed on grade.

**Height.** For the purposes of this section the term "Building Height" means the vertical distance between the highest point of the ceiling of the highest story and the lowest floor elevation with minimum elevation established by FBC 449.4.2.2.1. In the Overlay, subject to the setback requirements in this section, the minimum Building Height shall be fourteen (14) feet in height and the maximum building height shall be eighty (80) feet. Medical Office Buildings and Hospitals may have a maximum of five (5) occupied floors not exceeding eighty (80) feet to the top of the occupied structure. Building Height of a **Building** may be extended only for accessory space in Medical Office Buildings or Hospitals above occupied floors up to an additional twenty (20) feet beyond the total maximum height allowed in this section provided that such accessory space shall be limited to helipads, parapets, mechanical penthouses, screenwalls, elevator overruns and architectural features. All **Accessory Uses** to the Medical Office Buildings and Hospitals shall be limited to the maximum height of the underlying zoning district.

- 2. **Height Setbacks.** **Buildings** sixty-five (65) feet tall or taller shall be set back from property zoned **Single Family Residential** 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 seventy-five (75) feet. Beyond two hundred (200) feet, Building Height may be increased from seventy-five (75) feet by one (1) foot for every one (1) foot increase in **Setback**.

3. **Buffering.** A minimum buffer width of fifteen (15) feet shall be required between all **Parking Lots** and public rights-of-way. The buffer shall be bordered by a **Vegetative Fence** with a minimum height of three (3) feet and a maximum height of four (4) feet.
  4. **Lighting.** Lighting which is used to illuminate any **Parking Lots or Garages** shall be adequate to illuminate the entire space, but lighting sources shall be hooded or directed so that they are not visible to pedestrians on the sidewalk. No illumination from any **Building**, including lighted **Signs**, shall be illuminated so that that the light intensity shall not be greater than .5 foot candles when measured from the property line of any property zoned or used for **Residential** purposes.
- C. **Signs.** In addition to all other applicable requirements of this **LDC**, the following sign regulations shall apply to **New Development** in the Medical Campus Overlay District. In the event of an inconsistency between the provisions of this subsection and the other requirements of this **LDC** or the City of Panama City Beach **Code of Ordinances**, the provisions of this subsection shall control.
1. **Purpose.** The purpose of this section is to establish a graphic standard that provides for destination direction and identification to ensure that residents, tenants and visitors can quickly and easily make their way through the Panama City Beach community and in emergent conditions, do so safely. Signage installed within Medical Campus Overlay District boundaries shall be designed appropriately to contribute to the overall identity and wayfinding system of the community.
  2. **Directional Signs: *Directional Signs*** in the Medical Campus Overlay District may be free-standing or wall-mounted which is mounted to a wall or awning/canopy that is not-connected to the building and is issued to identify a hospital and/or health service on the premises where such a sign is located and provides direction to key areas within the property (a "**Free-Standing Directional Sign**") subject to the following conditions.
    - (a) The sign shall be no more than 90% of the wall area and no more than 72" in height. A **Directional Sign** may be erected in the Medical Campus Overlay District for each entrance to the property from a public right- of-way.
    - (b) A **Directional Sign** shall not exceed a maximum sign area of two hundred (200) square feet per sign face with the signage structure not exceeding five hundred (500) square feet per side or twenty five (25) feet in height from grade to top of sign.
    - (c) Directional signs may be located on collector and arterial roadways.
  3. **Secondary Directional Signs:** A "**Secondary Directional Sign**" in the Medical Campus Overlay District is any **Sign**, which directs the public to various locations, for instance, but not limited to, the emergency department, main entrance or parking areas and is internal to loop roads and internal decision points after the primary directional sign.
    - (a) **Secondary Directional Signage** setbacks shall be a minimum of two (2) feet.

- (b) Secondary Wall-Mounted Directional Signs shall be permitted for each decision point following access from the public-right of way and the face shall not exceed a maximum area of seventy-five (75) square feet per side and the structure shall not exceed two hundred (200) square feet per side. The width of a secondary freestanding directional sign shall not exceed twelve (12) feet wide, as measured perpendicular from the vertical.
- (c) Secondary Freestanding Directional Signs shall be permitted and shall not exceed a maximum area of forty (40) square feet per side and the structure shall not exceed one hundred (100) square feet per side. The width of a freestanding secondary directional sign shall not exceed five (5) feet wide, as measured perpendicular from the vertical.

4. **Free-Standing Signs:**

- (a) The maximum total copy area allowed for a **Free-Standing Sign** which is not directional shall be ninety percent (90%) of the sign area, allowing for proportional margins on all sides.
- (b) Any **Free-Standing Sign** may be illuminated externally, internally, and by individual halo illuminated letters. Internally illuminated signs may not have translucent faces. Fluorescent lighting shall not be allowed.
- (c) A **Free-Standing Sign** may be installed outside of the plane of the property line to promote public safety and shall be perpendicular to the main arterial roads providing access.

5. **Wall Signs:** A Wall Sign in the Medical Campus Overlay district may be erected parallel to and not more than twenty-four (24) inches from the wall or **Façade** of any **Building** subject to the following conditions:

- (a) **Wall Signs** may be mounted on a building or parking deck.
- (b) **Wall Signs** may be horizontal (landscape orientation, read from left to right) or vertical (vertical orientation, read from top to bottom) in direction.
- (c) **Wall Signs** may be illuminated externally, internally, and by individual halo illuminated letters. Internally illuminated signs may not have translucent faces. LED lighting is allowed.
- (d) **Wall Signs** shall not exceed twenty-five percent (25%) of the total wall area on the building elevation where the sign occurs (example: a sign on the north face of the building can be up to 25% of the total north side of the building, even if sections of wall are on different planes or are separated).
- (e) The size of a horizontal wall sign shall not exceed six (6) feet high, as measured perpendicular from the horizontal. The width of a vertical wall sign shall not exceed twelve (12) feet wide, as measured perpendicular from the vertical.

6. **Temporary Signs.** **Temporary Signs** may be placed on property located in the Medical Campus Overlay District without issuance of a permit under the following conditions:

(a) Special Event Signs.

- (1) Signs announcing an event occurring on sites in the Medical Campus Overlay District only.

- (2) One single-sided sign per major entrance and secondary directional location as required for event is allowed.
  - (3) A special event sign shall not exceed thirty-two (32) square feet in area or twelve (12) feet in height from grade to top of sign.
  - (4) The display period shall not exceed ten (10) days
- (b) Project Announcement Signs.
- (1) A project announcement sign shall measure no more than 24' wide x 12' high and can be single or double faced. Alternatively, a graphic banner mounted to a construction fence no more than 10' high may extend the boundary of the property.
  - (2) One (1) sign per street front per site.
  - (3) Bottom height above grade shall not exceed twelve (12) feet.
  - (4) Copy may contain name of the project and logos of the health system and entities involved in the development of the project, rendering of the project and anticipated opening date.
  - (5) Project announcement signs may be installed at commencement of construction and must be removed no later than date of certificate of occupancy.
- (c) Construction Directional Signs are for the purpose of identifying construction entrance and traffic routing which may be placed under the following conditions:
- (1) Signs shall measure a maximum of 4' high x 8' wide and may be single or double faced.
  - (2) Height above grade to top of a sign shall not exceed four (4) feet unless mounted on construction fence or barricade. In the case of a fence mounted construction directional sign, no portion of the sign shall extend above the fence edge.
  - (3) Construction directional signs may be installed at commencement of construction and must be removed no later than date of certificate of occupancy
- (d) Up to four (4) **Flags** subject to the provisions of section 5.07.03 (T) may be erected in the Medical Campus Overlay District which shall represent governmental or corporate entities.

SECTION 3. All ordinances or parts of ordinances in conflict herewith are repealed to the extent of such conflict.

SECTION 4. 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 5. 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 25<sup>th</sup> day of May, 2023.

  
MARK SHELDON, MAYOR

ATTEST:

  
LYNNE FASONE, CITY CLERK

EXAMINED AND APPROVED by me this 25<sup>th</sup> day of May, 2023.

  
MARK SHELDON, MAYOR

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