

**CITY OF PANAMA CITY BEACH
PLANNING BOARD**

MEETING DATE: May 10, 2023
MEETING TIME: 1:00 P. M.
PLACE: City of Panama City Beach City Hall

AGENDA

- ITEM NO. 1 Call to Order and Roll Call**
- ITEM NO. 2 Pledge of Allegiance – Mr. Houk**
- ITEM NO. 3 Approval of April 12, 2023, Planning Board Meeting Minutes**
- ITEM NO. 4 Public Comments-Non-Agenda Items Limited to Three Minutes**
- ITEM NO. 5 Proposed Changes to Stormwater Requirements**
- ITEM NO. 6 Code Enforcement Update**

All interested persons are invited to attend and to present information for the Board's consideration. Further information may be obtained from the Building & Planning Department at 233-5100. Anyone not appearing in person may submit written comments to the Building & Planning Department at 116 South Arnold Road, Panama City Beach, Florida 32413, any time prior to the stated meeting time. All comments received will be considered before final action is taken. If a person decides to appeal a decision of the Planning Board, a record of the proceedings will be needed. Such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. Any person requiring a special accommodation at this meeting because of a disability or physical impairment should contact the Lynne Fasone, City Clerk at City Hall, 17007 Panama City Beach Parkway, Panama City Beach, Florida 32413 or by phone at (850) 233-5100. If you are hearing impaired and you possess TDD equipment, you may contact the City Clerk using the Florida Dual Party Relay system which can be reached at (800) 955-8771 (TDD). Notice is hereby provided that one or more members of the City Council or other City boards may attend and speak at the meeting.

ITEM NO. 5



CITY OF PANAMA CITY BEACH AGENDA ITEM SUMMARY

1. DEPARTMENT MAKING REQUEST/NAME:

Building and Planning Department

2. MEETING DATE:

May 10, 2023

3. REQUESTED MOTION/ACTION:

It is requested that the Planning Board consider the proposed revision to Section 4.02.02.D.7 of the Land Development Code and approve with any needed changes.

4. AGENDA

PRESENTATION	<input type="checkbox"/>
PUBLIC HEARING	<input checked="" type="checkbox"/>
CONSENT	<input type="checkbox"/>
REGULAR	<input type="checkbox"/>

5. IS THIS ITEM BUDGETED (IF APPLICABLE)? YES NO

N/A

BUDGET AMENDMENT OR N/A

DETAILED BUDGET AMENDMENT ATTACHED YES NO

N/A

6. BACKGROUND: (WHY IS THE ACTION NECESSARY, WHAT GOAL WILL BE ACHIEVED)

The City Manager recently consulted with the Public Works staff on how effective Section 4.02.02.D.7 of the Land Development Code has been in managing stormwater run-off from development of vacant lots in older subdivisions. The Public Works staff recommended requiring stem wall construction on such lots to reduce the amount of fill needed. The current regulation states stem wall construction "may" be required. The proposed change will require stem walls for construction of vacant residential lots located in older subdivisions without an approved stormwater master plan.

4. Site Design and Development Standards

incapable of being moved without specialized heavy equipment and professional expertise, and which building and foundation meet the requirements of the latest version of the Florida Building Code, including but not limited to, general design, wind load and exposure category requirements for structures located within the Wind-borne Debris Region. A structure originally designed to be mobile may not be altered (by removal of tongue, axel, wheels or all such features and subsequent anchoring to permanent foundation) to become a **Building** intended to contain a permanent **Use** involving human occupancy. Notwithstanding the forgoing, a permanent **Use** in a structure which is securely tied to the earth and meets the requirements of the latest version of the Florida Building Code, including but not limited to, general design, wind load and exposure category requirements for structures located within the Wind-borne Debris Region, shall be exempt from the forgoing foundation requirement if all of the following conditions are met:

1. Neither the structure nor any sign directing attention to the structure or the business therein is visible by a pedestrian upon the sidewalk or paved right of way of a public street;
2. The structure is one of at least two, co-located and similar structures which comprise part of a themed amusement park not less than seven (7) contiguous acres in size and under unified ownership or control; and
3. Access to the structure and the business located therein is limited to a common gate providing access to the entire amusement park.

(Ord. # 1300, 2-27-14; Ord. # 1406, 3-9-17)

4.02.02 Dimensional Standards for Zoning Districts

A. Minimum Residential Area

1. The minimum living space as defined in the building code of a **Single Family Dwelling** shall be not less than 750 square feet or the FHA minimum, whichever is greater.
2. The minimum living space as defined in the building code of a **Multi-Family Dwelling** shall be not less than 450 square feet or the FHA minimum, whichever is greater.

B. Minimum Non-residential Area

The minimum commercial floor area for a non-residential **Building** or structure shall be not less than 750 square feet.

C. Setback Requirements

The **Setback** of a given zoning district shall be increased for applicable **Lots** pursuant to section 4.04.02 (Visibility at **Intersections**).

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

4. Site Design and Development Standards

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.
7. A vacant lot located within a subdivision without an approved stormwater management plan must additionally comply with the following standards:
 - (a) No impervious surface is permitted within five (5) feet of a property line;
 - (b) A swale shall be constructed within the entire limits of the adjacent right-of-way consisting of grass seed or sod and a minimum depth of six (6) inches;
 - (c) The roof shall be designed to drain toward swales (roof drains may be required when necessary);
 - (d) Lot grading shall not be directed towards adjacent properties;
 - (e) Stem wall construction ~~may~~**shall** be required by the Public Works Department in Special Flood Hazard Areas and/or on lots where adjacent property elevations differentiate by six (6) inches or more;
 - (f) The City may approve a pool deck to be installed up to the rear property line subject to additional requirements to adequately mitigate stormwater runoff. Grading away from adjacent lots and a combination of deck drains or catch basins installed to control runoff may be required.

4. Site Design and Development Standards

A retaining wall may be required for elevation changes of six (6) inches or more with an adjacent property.

(Ord. #1560, 8/26/21)

Table 4.02.02.A: Building Height and Setback Standards

Zoning District	Maximum Building Height (in feet) ^{6/}	Minimum Setbacks from Property Lines (in feet)					
		Front	Side		Side Adjacent to Street	Rear	
			General	Adjacent Residential Districts Above ⁵		General	Adjacent Residential Districts Above ⁵
AR	35	25		50 ¹	50 ¹		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 ^{1,2}	10 ¹		20
RTH	35	25		7.5	15		20
R-2	35	25		5 ¹	15		25
R-3	55	25	5 ¹	15	15 ⁴	15 ³	25
CL	35	25	5 ¹	15	15	10	15
CM	55	25	5 ¹	15	15 ⁴	10 ³	15
CH	65	25	5 ¹	15	15 ⁴	10 ³	15
M-1	55	25	5 ¹	15	5 ¹	5 ³	15
C	10	25	5 ¹	15	15	10	15
R	55	25	5 ¹	15	15 ⁴	10 ³	15
PF	55	25	5 ¹	15	15 ⁴	10 ³	15

¹ 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.

² 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.

³ 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**.

⁴ 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.

⁵ 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.

⁶ Maximum height may be affected by **Setback** or overlay district requirements.

ITEM NO. 6



CODE ENFORCEMENT

March 16th – April 15th

March 16th – April 15th

262 cases opened

97 total citations issued

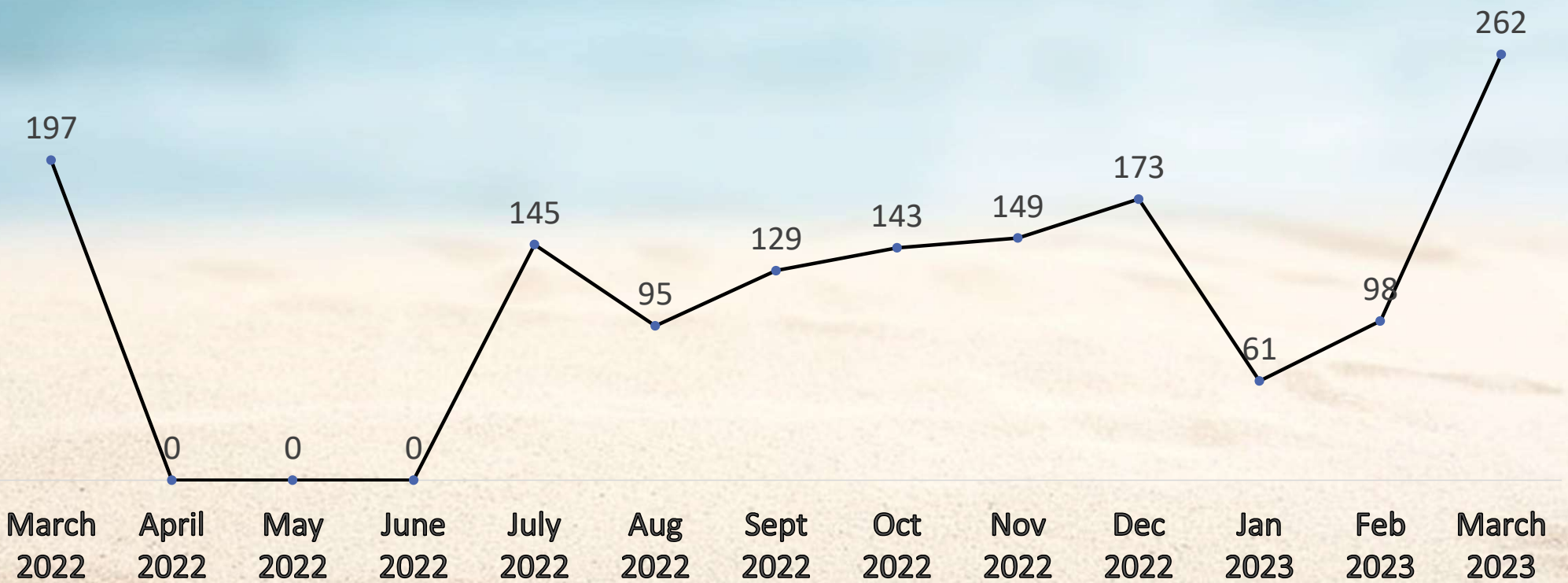
10 upland properties

87 sandy beach

\$11,082 in fines collected

\$9,600 in fines not collected

Total cases



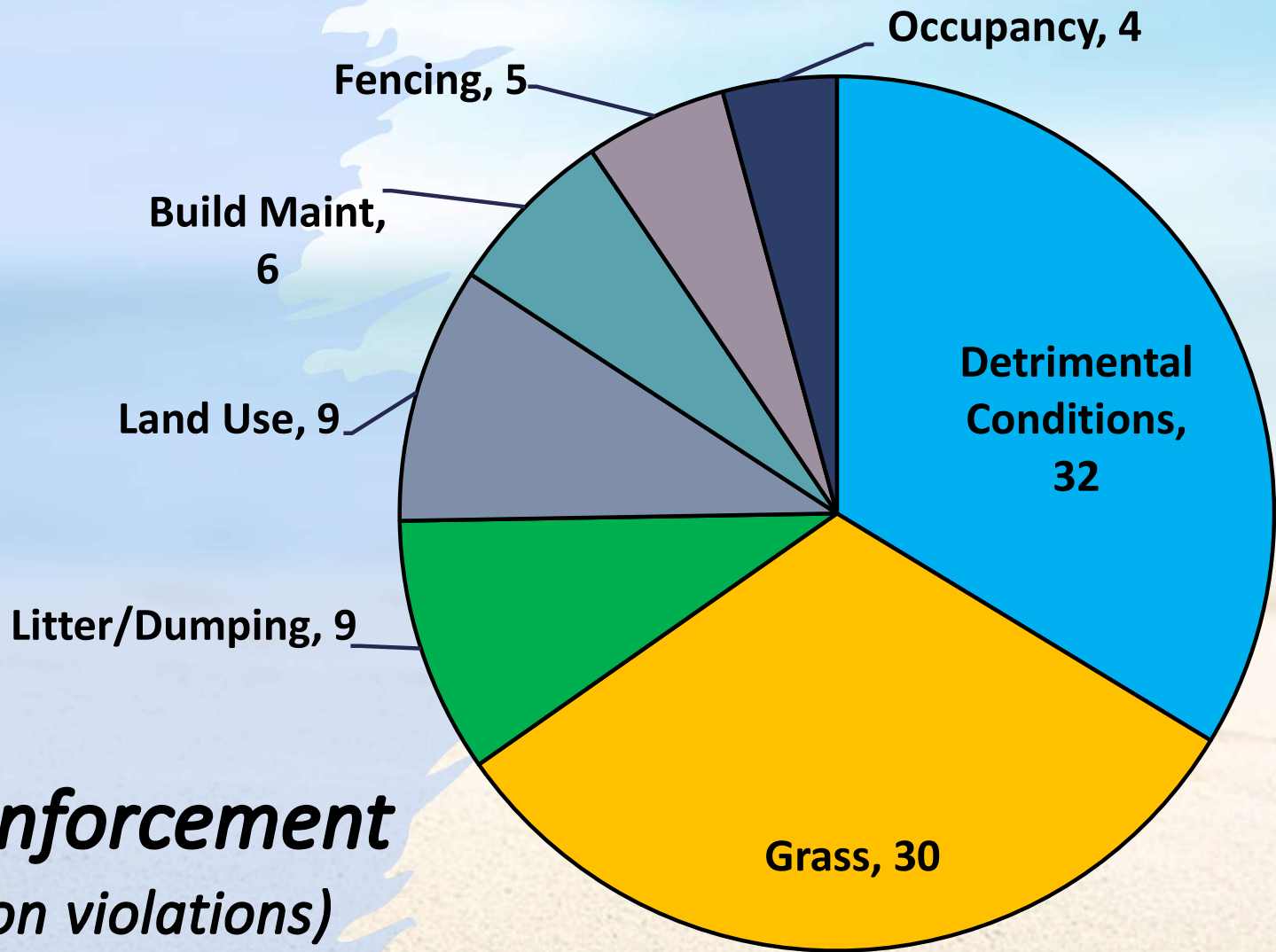
First year to work closely with the PD on the beach during Spring Break

General Enforcement (most common violations)

Ordinance / Code	Description	Opened	Citation
Code 15-18, 15-17 (3)	Detrimental Conditions	32	5
Code 15-18, 15-17 (6)	Tall grass	30	1
Code 12-4,6,7	Littering & Dumping	9	0
LDC 2.03.02	Unpermitted use of land	9	0
Code 8-7	Building Maint	6	0

General Enforcement (most common violations)

Ordinance / Code	Description	Opened	Citation
Code 5.02.03	Fence issues	5	0
LDC 4.02.04	Over occupied location	4	0
Code 12-2	No trash service	1	1
LDC 5.02.03	Fence without permit	1	1

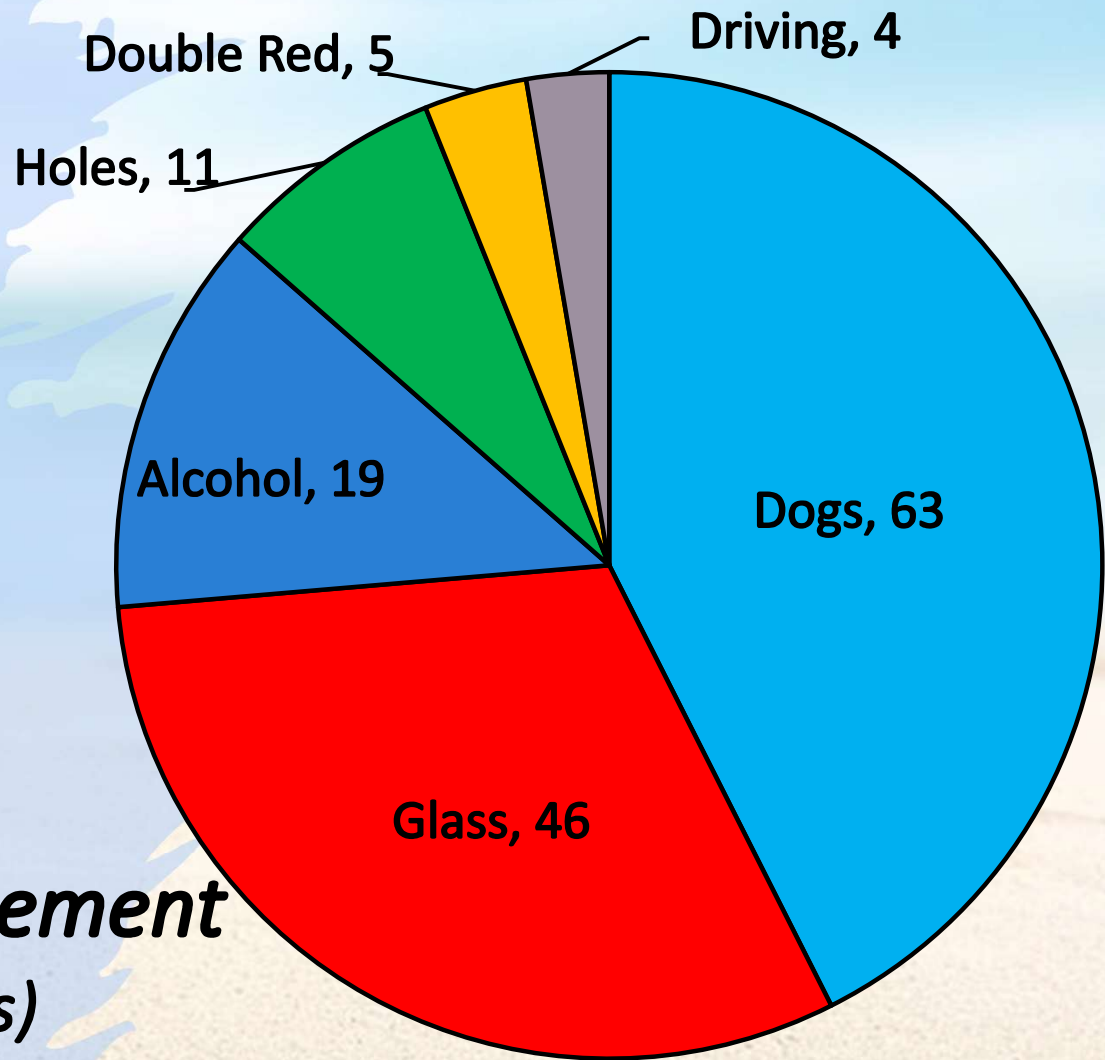


General Enforcement
(most common violations)

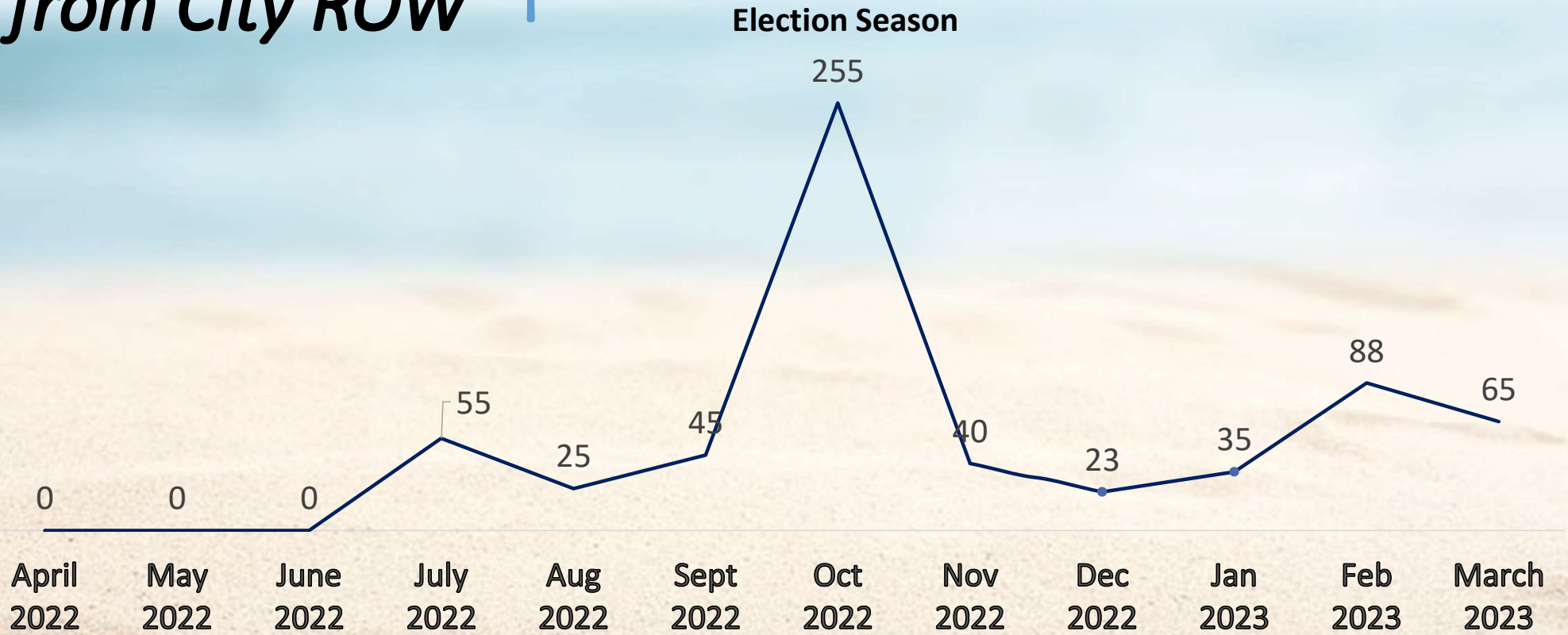
Sandy Beach Enforcement

Ordinance / Code	Description	Opened	Citation
Code 7-9	Dog on beach	63	21
Code 7-2	Glass on beach	46	35
Ord 3-2.1	Alcohol during March (1 Weekend)	19	18
Code 7-101	Holes on beach	11	5
Ord 7-12	Double Red Flag	5	4
Code 7-101	Driving on beach	4	3
Ord 4-17	No Special Event Permit	1	1

Sandy Beach Enforcement
(most common violations)



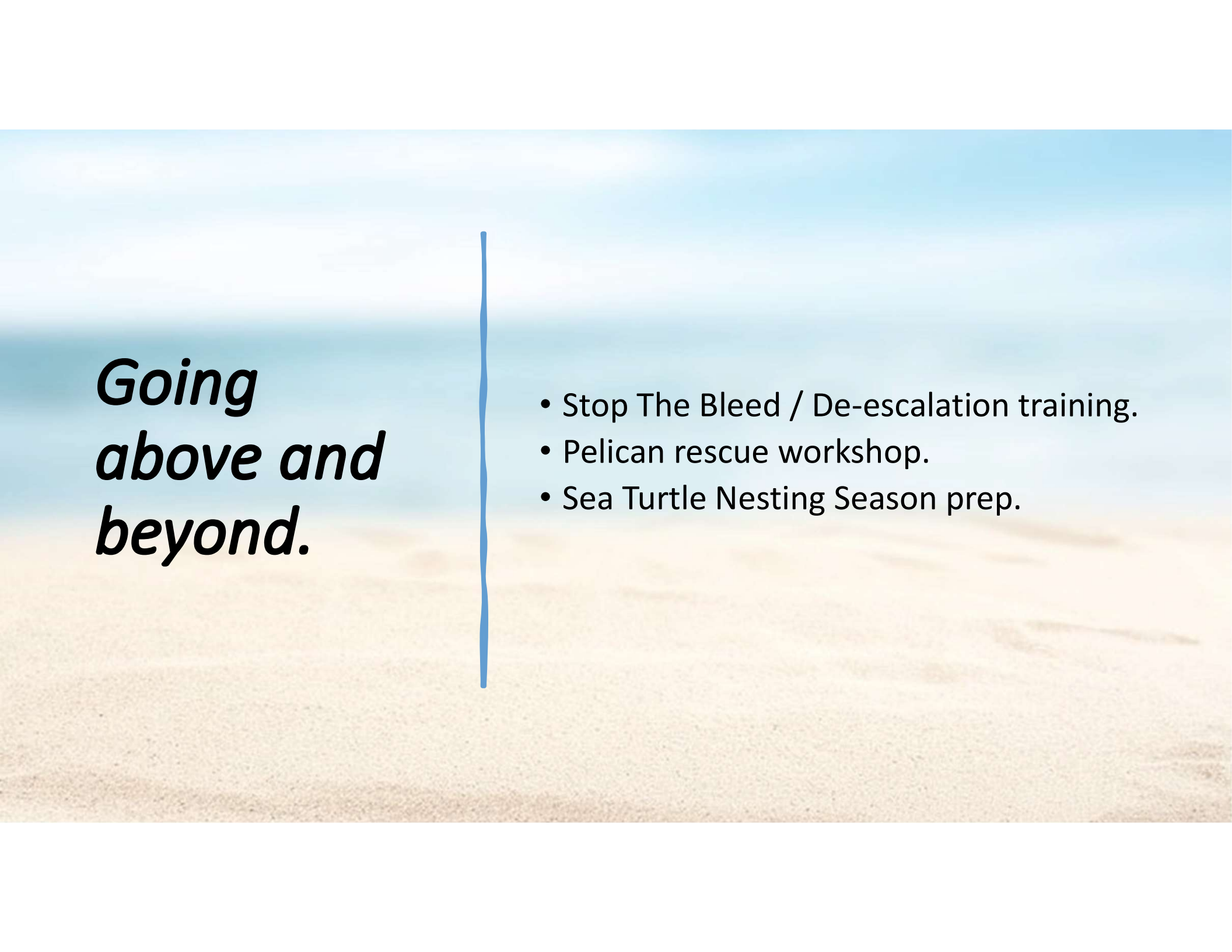
Signs & Flags removed from City ROW





***Serving the
community
better by.***

- Worked closely with the police on the beach, addressing Spring Break and Takeover Weekend concerns.
- Assisted in locating lost persons.
- Doggie Dinning



***Going
above and
beyond.***

- Stop The Bleed / De-escalation training.
- Pelican rescue workshop.
- Sea Turtle Nesting Season prep.



CODE ENFORCEMENT

*Questions?
Concerns?
Complaints?*

