

**CITY OF PANAMA CITY BEACH
PLANNING BOARD**

MEETING DATE: April 10, 2019
MEETING TIME: 1:00 P. M.
PLACE: City of Panama City Beach City Hall Annex

AGENDA

- ITEM NO. 1** **Call to Order and Roll Call**
- ITEM NO. 2** **Invocation**
- ITEM NO. 3** **Pledge of Allegiance**

- ITEM NO. 4** **Approval of March 13, 2019 Planning Board Meeting Minutes**

- ITEM NO. 5** **Public Comments-Agenda Items and Previous Agenda Items (Non-Public Hearings) Limited to Three Minutes**

- ITEM NO. 6** **Proposed LDC Changes – Section 1.07.02 Definitions and Table 7.02.03.I Podium Requirements**

- ITEM NO. 7** **Comprehensive Plan – Section 3 – Policies Recommended Changes**

- ITEM NO. 8** **Standards for a Healthcare Facility – Discussion Continued**

- ITEM NO. 9** **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 233-5054, extension 2313. Anyone not appearing in person may submit written comments to the Building & Planning Department at 116 S. 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 Jo Smith, City Clerk at City Hall, 110 S. Arnold Road, 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.

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Summary of Draft LDC Updates (March 19, 2019)

1. Section 1.07.02 (Definitions): The definition of “story” is amended to clarify that a story need not be above a habitable floor to be considered an additional story;
2. Table 7.02.03.I: The table is proposed to be revised to implement the podium requirements following a recent reduction in the maximum allowable building height. The reduction in building height and elimination of the height incentives has prompted a city resident to address the Council to consider allowing three (3) additional feet of height in the FBO-1 district but only when the ground floor is left open and available for parking underneath the structure.

Small Wireless Facility – Means equipment generally used for wireless communications that (1) is located in a public right-of-way and (2) meets the definition of “small wireless facility” under Florida Statute 337.401. The term Small Wireless Facility does not include the term Wireless Support Structure, as defined by Florida Statute 337.401, or the pole, structure, or improvement on which an Antennae and associated wireless equipment are mounted, supported, or Collocated.

(Ord. # 1430, 10/12/17)

Small Wireless Pole means (1) a Wireless Support Structure as defined by Florida Statute 373.401 that is located in a public right-of-way or (2) a utility pole in the public rights-of-way that was designed and constructed to support the Collocation of Small Wireless Facilities within nine months following the approval of an application to construct. A structure not originally intended to support a Small Wireless Facility or Antennae, but on which a Small Wireless Facility or Antennae is later collocated is not a Small Wireless Pole.

(Ord. # 1430, 10/12/17)

Solid Faced – A fence or wall that is at least ninety (90) percent opaque. Box style fences may be considered **Solid Faced** if the boards on opposite sides overlap and the spacing between boards on each side is no more than fifty (50) percent of the width of the boards.

Special Event – Any gathering of persons as defined in see Chapter 4, Article II of the *City Code of Ordinances*.

Stealth Facility – Any **Telecommunications Tower** that is designed to blend into the surrounding environment. Examples of **Stealth Facilities** include architecturally screened **Roof-mounted Antennas**, **Antennas** integrated into architectural elements and **Telecommunications Towers** designed to look like trees.

Story – A measure of height based on the number of **habitable** floors stacked vertically. For purposes of this LDC, a story is the area between the surface of any floor and the surface of the floor next above it, or if there is no floor above it, then the space between the floor and the ceiling next above it.

Street – Any public or private right-of-way, of thirty (30) feet in width or greater, set aside for public travel.

Street, Arterial – A high traffic volume **Street** that is designated as an **Arterial Street** in the Engineering Technical Manual.

Street, Collector – A moderate traffic volume **Street** that is designated as a **Collector Street** in the Engineering Technical Manual.

Street, Local – A low traffic volume **Street** that is designated as a **Local Street** in the Engineering Technical Manual.

Street Tree – A tree planted within or along public right-of-way meeting the standards of section 4.06.02.

Subdivision – The process and the result of any of the following:

7. Special Overlay Districts

Front Beach Overlay – H. Building Height and Podium Standards
 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.

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.
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.

(Ord. #1426, 11/9/17; Ord. #1446, 2/22/18)

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	35	45	75	150

Notes:

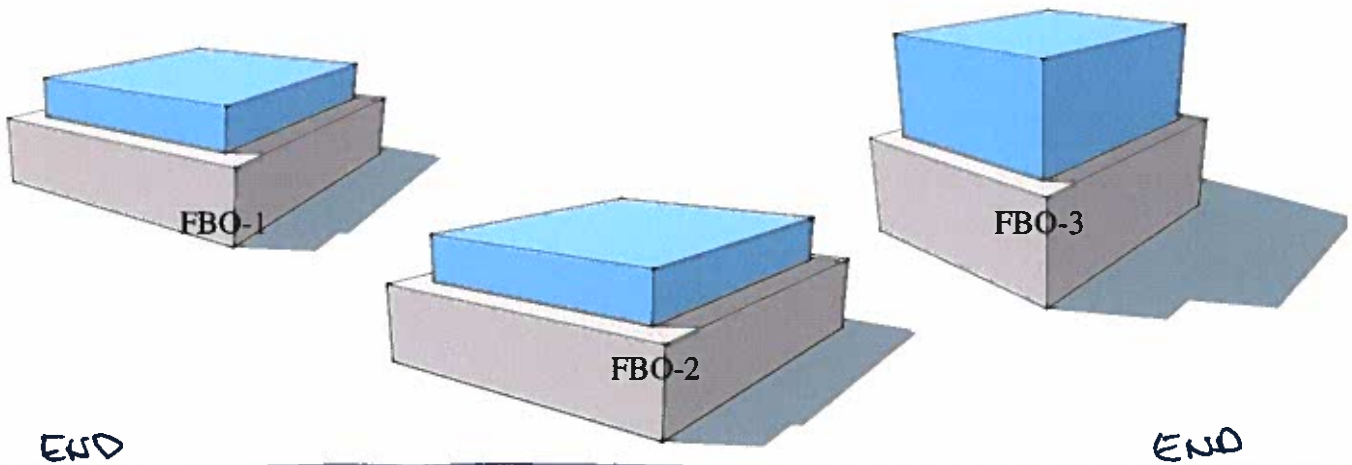
- 1: **Height** shall be measured in accordance with section 4.02.02.
- 2: The maximum height may be limited in the FBO-2 or FBO-3 district by the provisions of section 7.02.03H.3.

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 35 feet or four 3 Stories
FBO-3	120 55 feet or 10 5 Stories
FBO-4	120 feet or 10 Stories

(Ord. #1254, 11/14/13; Ord. # 1340, 4/9/15; Ord. #1475, 12/13/18)

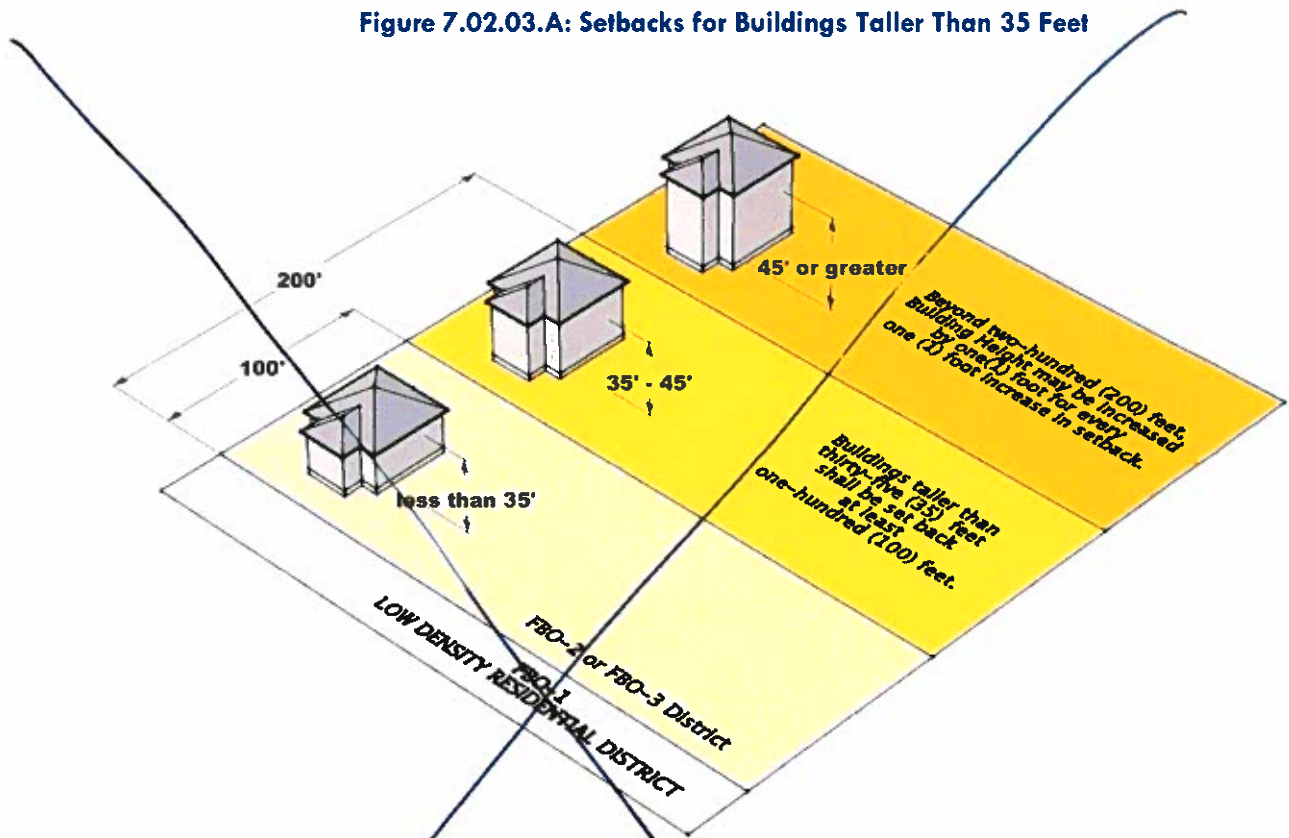
7. Special Overlay Districts
 Front Beach Overlay – H. Building Height and Podium Standards
 Podium and Upper Story Illustrations



END

END

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



I. General Parking Requirements

All *Uses* shall provide on-site and overflow parking as required in section 4.05.00 and the *City's* Beach access parking mitigation requirements, except as modified by sections 7.02.03I and 7.02.03J. Parking shall be landscaped as required in section 4.06.04. The *City* finds that adequate parking is important for the economic success of commercial corridors. At the same time, excessive parking degrades the corridor's urban design and impedes the *City's* objectives for walkability and multi-modal transportation alternatives. Accommodating required parking on many properties will be challenging due to small *Lot* sizes and the higher cost of structured parking.

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development of the area to the comprehensive plans of adjacent municipalities, the county, adjacent counties, or the region, as the case may require and as such adopted plans or plans in preparation may exist.

(b) When all or a portion of the land in a local government jurisdiction is or becomes part of a designated area of critical state concern, the local government shall clearly identify those portions of the local comprehensive plan that shall be applicable to the critical area and shall indicate the relationship of the proposed development of the area to the rules for the area of critical state concern.

(5)(a) Each local government comprehensive plan must include at least two planning periods, one covering at least the first 5-year period occurring after the plan's adoption and one covering at least a 10-year period. Additional planning periods for specific components, elements, land use amendments, or projects shall be permissible and accepted as part of the planning process.

(b) The comprehensive plan and its elements shall contain guidelines or policies for the implementation of the plan and its elements.

(6) In addition to the requirements of subsections (1)-(5), the comprehensive plan shall include the following elements:

(a) A future land use plan element designating proposed future general distribution, location, and extent of the uses of land for residential uses, commercial uses, industry, agriculture, recreation, conservation, education, public facilities, and other categories of the public and private uses of land. The approximate acreage and the general range of density or intensity of use shall be provided for the gross land area included in each existing land use category. The element shall establish the long-term end toward which land use programs and activities are ultimately directed.

1. Each future land use category must be defined in terms of uses included, and must include standards to be followed in the control and distribution of population densities and building and structure intensities. The proposed distribution, location, and extent of the various categories of land use shall be shown on a land use map or map series which shall be supplemented by goals, policies, and measurable objectives.

2. The future land use plan and plan amendments shall be based upon surveys, studies, and data regarding the area, as applicable, including:

- a. The amount of land required to accommodate anticipated growth.
- b. The projected permanent and seasonal population of the area.
- c. The character of undeveloped land.
- d. The availability of water supplies, public facilities, and services.
- e. The need for redevelopment, including the renewal of blighted areas and the elimination of nonconforming uses which are inconsistent with the character of the community.

f. The compatibility of uses on lands adjacent to or closely proximate to military installations.

g. The compatibility of uses on lands adjacent to an airport as defined in s. 330.35 and consistent with s. 333.02.

h. The discouragement of urban sprawl.

i. The need for job creation, capital investment, and economic development that will strengthen and diversify the community's economy.

j. The need to modify land uses and development patterns within antiquated subdivisions.

3. The future land use plan element shall include criteria to be used to:

a. Achieve the compatibility of lands adjacent or closely proximate to military installations, considering factors identified in s. 163.3175(5).

b. Achieve the compatibility of lands adjacent to an airport as defined in s. 330.35 and consistent with s. 333.02.

c. Encourage preservation of recreational and commercial working waterfronts for water-dependent uses in coastal communities.

d. Encourage the location of schools proximate to urban residential areas to the extent possible.

e. Coordinate future land uses with the topography and soil conditions, and the availability of facilities and services.

- f. Ensure the protection of natural and historic resources.
 - g. Provide for the compatibility of adjacent land uses.
 - h. Provide guidelines for the implementation of mixed-use development including the types of uses allowed, the percentage distribution among the mix of uses, or other standards, and the density and intensity of each use.
4. The amount of land designated for future planned uses shall provide a balance of uses that foster vibrant, viable communities and economic development opportunities and address outdated development patterns, such as antiquated subdivisions. The amount of land designated for future land uses should allow the operation of real estate markets to provide adequate choices for permanent and seasonal residents and business and may not be limited solely by the projected population. The element shall accommodate at least the minimum amount of land required to accommodate the medium projections as published by the Office of Economic and Demographic Research for at least a 10-year planning period unless otherwise limited under s. 380.05, including related rules of the Administration Commission.
5. The future land use plan of a county may designate areas for possible future municipal incorporation.
6. The land use maps or map series shall generally identify and depict historic district boundaries and shall designate historically significant properties meriting protection.
7. The future land use element must clearly identify the land use categories in which public schools are an allowable use. When delineating the land use categories in which public schools are an allowable use, a local government shall include in the categories sufficient land proximate to residential development to meet the projected needs for schools in coordination with public school boards and may establish differing criteria for schools of different type or size. Each local government shall include lands contiguous to existing school sites, to the maximum extent possible, within the land use categories in which public schools are an allowable use.
8. Future land use map amendments shall be based upon the following analyses:
- a. An analysis of the availability of facilities and services.
 - b. An analysis of the suitability of the plan amendment for its proposed use considering the character of the undeveloped land, soils, topography, natural resources, and historic resources on site.
 - c. An analysis of the minimum amount of land needed to achieve the goals and requirements of this section.
9. The future land use element and any amendment to the future land use element shall discourage the proliferation of urban sprawl.
- a. The primary indicators that a plan or plan amendment does not discourage the proliferation of urban sprawl are listed below. The evaluation of the presence of these indicators shall consist of an analysis of the plan or plan amendment within the context of features and characteristics unique to each locality in order to determine whether the plan or plan amendment:
 - (I) Promotes, allows, or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses.
 - (II) Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development.
 - (III) Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.
 - (IV) Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.
 - (V) Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils.
 - (VI) Fails to maximize use of existing public facilities and services.
 - (VII) Fails to maximize use of future public facilities and services.
 - (VIII) Allows for land use patterns or timing which disproportionately increase the cost in time, money, and energy of providing and maintaining facilities and services, including roads, potable water, sanitary sewer,

stormwater management, law enforcement, education, health care, fire and emergency response, and general government.

- (IX) Fails to provide a clear separation between rural and urban uses.
 - (X) Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.
 - (XI) Fails to encourage a functional mix of uses.
 - (XII) Results in poor accessibility among linked or related land uses.
 - (XIII) Results in the loss of significant amounts of functional open space.
- b. The future land use element or plan amendment shall be determined to discourage the proliferation of urban sprawl if it incorporates a development pattern or urban form that achieves four or more of the following:
- (I) Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.
 - (II) Promotes the efficient and cost-effective provision or extension of public infrastructure and services.
 - (III) Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available.
 - (IV) Promotes conservation of water and energy.
 - (V) Preserves agricultural areas and activities, including silviculture, and dormant, unique, and prime farmlands and soils.
 - (VI) Preserves open space and natural lands and provides for public open space and recreation needs.
 - (VII) Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area.
 - (VIII) Provides uses, densities, and intensities of use and urban form that would remediate an existing or planned development pattern in the vicinity that constitutes sprawl or if it provides for an innovative development pattern such as transit-oriented developments or new towns as defined in s. [163.3164](#).

10. The future land use element shall include a future land use map or map series.

a. The proposed distribution, extent, and location of the following uses shall be shown on the future land use map or map series:

- (I) Residential.
- (II) Commercial.
- (III) Industrial.
- (IV) Agricultural.
- (V) Recreational.
- (VI) Conservation.
- (VII) Educational.
- (VIII) Public.

b. The following areas shall also be shown on the future land use map or map series, if applicable:

- (I) Historic district boundaries and designated historically significant properties.
- (II) Transportation concurrency management area boundaries or transportation concurrency exception area boundaries.
- (III) Multimodal transportation district boundaries.
- (IV) Mixed-use categories.

c. The following natural resources or conditions shall be shown on the future land use map or map series, if applicable:

- (I) Existing and planned public potable waterwells, cones of influence, and wellhead protection areas.
- (II) Beaches and shores, including estuarine systems.
- (III) Rivers, bays, lakes, floodplains, and harbors.
- (IV) Wetlands.
- (V) Minerals and soils.

↑ (VI) Coastal high hazard areas.

(b) A transportation element addressing mobility issues in relationship to the size and character of the local government. The purpose of the transportation element shall be to plan for a multimodal transportation system that places emphasis on public transportation systems, where feasible. The element shall provide for a safe, convenient multimodal transportation system, coordinated with the future land use map or map series and designed to support all elements of the comprehensive plan. A local government that has all or part of its jurisdiction included within the metropolitan planning area of a metropolitan planning organization (M.P.O.) pursuant to s. 339.175 shall prepare and adopt a transportation element consistent with this subsection. Local governments that are not located within the metropolitan planning area of an M.P.O. shall address traffic circulation, mass transit, and ports, and aviation and related facilities consistent with this subsection, except that local governments with a population of 50,000 or less shall only be required to address transportation circulation. The element shall be coordinated with the plans and programs of any applicable metropolitan planning organization, transportation authority, Florida Transportation Plan, and Department of Transportation adopted work program.

1. Each local government's transportation element shall address traffic circulation, including the types, locations, and extent of existing and proposed major thoroughfares and transportation routes, including bicycle and pedestrian ways. Transportation corridors, as defined in s. 334.03, may be designated in the transportation element pursuant to s. 337.273. If the transportation corridors are designated, the local government may adopt a transportation corridor management ordinance. The element shall include a map or map series showing the general location of the existing and proposed transportation system features and shall be coordinated with the future land use map or map series. The element shall reflect the data, analysis, and associated principles and strategies relating to:

- a. The existing transportation system levels of service and system needs and the availability of transportation facilities and services.
- b. The growth trends and travel patterns and interactions between land use and transportation.
- c. Existing and projected intermodal deficiencies and needs.
- d. The projected transportation system levels of service and system needs based upon the future land use map and the projected integrated transportation system.
- e. How the local government will correct existing facility deficiencies, meet the identified needs of the projected transportation system, and advance the purpose of this paragraph and the other elements of the comprehensive plan.

2. Local governments within a metropolitan planning area designated as an M.P.O. pursuant to s. 339.175 shall also address:

- a. All alternative modes of travel, such as public transportation, pedestrian, and bicycle travel.
- b. Aviation, rail, seaport facilities, access to those facilities, and intermodal terminals.
- c. The capability to evacuate the coastal population before an impending natural disaster.
- d. Airports, projected airport and aviation development, and land use compatibility around airports, which includes areas defined in ss. 333.01 and 333.02.
- e. An identification of land use densities, building intensities, and transportation management programs to promote public transportation systems in designated public transportation corridors so as to encourage population densities sufficient to support such systems.

3. Municipalities having populations greater than 50,000, and counties having populations greater than 75,000, shall include mass-transit provisions showing proposed methods for the moving of people, rights-of-way, terminals, and related facilities and shall address:

- a. The provision of efficient public transit services based upon existing and proposed major trip generators and attractors, safe and convenient public transit terminals, land uses, and accommodation of the special needs of the transportation disadvantaged.
- b. Plans for port, aviation, and related facilities coordinated with the general circulation and transportation element.

N. PROJECTED DEVELOPMENT BY 20240

Approximately ~~4,286~~ acres will be needed for development by 20240. The soil characteristics are reflected on the General Soils Map Exhibit 11. Natural resource information is contained in the Conservation Element and shown on Exhibits 8 through 12.

The Future Land Use Map shows all of the lands within the City limits of Panama City Beach as falling into one of the following categories: single family residential, multi-family residential, tourist, mixed use, industrial, public buildings and grounds, educational, recreational, conservation, agriculture, historical, and open space. The total lands within the city when developed are projected to have the land use distribution as shown in Table 6.

6. AVAILABILITY OF FACILITIES AND SERVICES

Detailed analysis of the availability of facilities and services are provided in the Plan elements entitled: Traffic Circulation, Recreation and Open Space, Sanitary Sewer, Solid Waste, Drainage, Potable Water and Groundwater Aquifer Recharge.

→ **7. LAND USE GOALS, OBJECTIVES AND POLICIES**

GOAL: Provide the resources and regulations necessary to protect property rights, health, safety and welfare of the citizens of Panama City Beach while enabling continued growth through land use which has the necessary infrastructure.

OBJECTIVE 1: Future growth and development will be managed through the preparation, adoption, implementation and enforcement of Land Development Regulations.

POLICY 1.1: The terms, words, and categories used in this goal are intended to convey and be understood in their common and ordinary meanings, without reference to the definitions used for convenience in the inventory section of this element.

POLICY 1.2: The Future Land Use Map, Exhibit Number 2, is hereby adopted as an exhibit of the planning goals for Panama City Beach for 2020 40.

POLICY 1.3: Within one year of the adoption of the amended Comprehensive Plan, the City shall amend the land development regulations to contain specific and detailed provisions to implement the adopted Comprehensive Plan goals as amended, and which as a minimum include standards to be followed in the control and distribution of population densities and building and structure intensities.

POLICY 1.4: Land Development Regulations adopted to implement the Comprehensive Plan goals shall be based on and be consistent with the following specific standards for residential densities and intensities of each of the Future Land Use categories as indicated below. Some of the specific standards set forth in this and following policies are incorporated in to this planning document because these standards have already been adopted in the City's long-standing zoning ordinances. The following Future Land Use categories are created by this policy and allocated to specific areas as shown on the Future Land Use Map:

A. Single Family Residential: The single family residential land use category generally consists of ~~is limited to~~ single family residential uses including zero lot line, ~~mobile~~ **manufactured** homes, and customary accessory uses thereto. ~~Conditional Uses include churches, schools, and public uses~~ (Updated 05-05-06 to eliminate townhomes as a permitted land use).

Density: The maximum residential density shall be 6 residential units per gross acre and no zoning district shall permit more than a maximum density of 120.8 units per acre.

Intensity: The maximum lot coverage shall be 80% as determined by dividing the impervious areas, excluding parking, by the gross area of the site or lot.

B. Multi-Family Residential: The Multi-family Residential land use category generally consists of ~~is limited to~~ single and multi-family residential uses, townhomes, ~~churches, schools, business and professional services excluding the retail sale of goods and commodities,~~ and customary accessory buildings thereto (Updated 05-05-06 to include townhomes as a permissible land use).

Density: The maximum residential density shall be 40 units per gross acre.

Intensity: The maximum lot coverage shall be 40% as determined by dividing the impervious areas, excluding parking, by the gross area of the site or lot.

C. Tourist: The Tourist land use category is designed for a wide variety of nonresidential uses including retail, hotels, motels, hotel apartments, public lodging establishments, churches, parking lots, business and professional uses, personal services, ~~amusements,~~ recreational and entertainment, service stations, cleaners, car wash facilities, mini-warehouses, schools, public uses, ~~campgrounds, and travel trailer parks.~~ Additionally, single family and multi-family residential uses are permitted within the Tourist district.

Density: The maximum residential density shall be 15 residential units per gross acre and no zoning district shall permit more than a maximum density of 45 units per acre.

Intensity: The maximum lot coverage shall be 80% as determined by dividing the impervious areas, by the gross area of the site or lot, and the maximum floor area ratio shall be 8100%. Floor area ratio shall only apply to non-residential uses.

1. ~~Coastal Overlay District: The Coastal Overlay District~~ **Front Beach Overlay District: The Front Beach Overlay District** is a subdistrict of the Tourist land use category and is comprised of those properties **located on or near the Front Beach Road corridor**, ~~designated for tourist use that are for all practical purposes located adjacent to the waters or the sandy beach of the Gulf of Mexico.~~

Density: Density for dwelling uses in the ~~Coastal~~ **Front Beach Overlay District that lie between the sandy beach of the Gulf and the seaward most dedicated right-of-way** shall be limited to a maximum of forty-five (45) dwelling units per gross acre. Density (number of units) for lodging accommodation uses shall be determined by reference to ~~intensity limits,~~ **site design standards,** height limits, ~~and~~ off-street parking requirements ~~and~~ **other standards.**

Intensity: The maximum lot coverage shall be 80% as determined by dividing the impervious areas by the gross area of the site or lot.

Height: The standard height for all buildings in the ~~coastal~~ **Front Beach Overlay District range from 35' to 150'** shall ~~not exceed two hundred twenty (220')~~ from the prevailing grade of the lot to the ceiling of the highest story.

- D. Industrial:** The purpose of the Industrial land use category is to protect lands for production, and distribution, of goods, and other industrial activities. A wide range of light and heavy industrial activities are allowable in this category. Specific uses include warehousing, public uses, special uses, park and ride lots, motor vehicle impound lot, terminals, airports, industrial parks, manufacturing, repair, fabrication, assembly, packaging, processing, concrete and asphalt plants, and ~~borrow pits. Construction and Demolition Debris landfills are allowable with a buffer from adjacent properties that meets the requirements of FDEP or a minimum of 50 feet, whichever is greater.~~

Density: Residential land uses are ~~prohibited~~ **are limited to single family as an accessory use.**

Intensity: The maximum lot coverage shall be 70% as determined by dividing the impervious areas, by the gross area of the site or lot, and the maximum floor area ratio shall be 80%.

E. Public Buildings & Grounds: The purpose of the Public Buildings and Grounds land use category is intended for structures or lands that are owned, leased, or operated by a governmental entity, such as civic and community centers, hospitals and public health facilities, libraries, police and fire stations, airports, government administration buildings; and systems or facilities for transportation, communications, sewer, drainage, and potable water.

Density: Residential land uses are prohibited.

Intensity: The maximum lot coverage shall be 70% as determined by dividing the impervious areas, by the gross area of the site or lot.

F. Educational: The Educational land use category is intended for activities and facilities of public or private primary or secondary schools, vocational and technical schools, technology training facilities, and colleges and universities licensed by the Florida Department of Education. Pursuant to Objective 11 of the Future Land Use Element and Objective 2 of the Intergovernmental Coordination Element, public schools are permitted within all future land use categories except the Industrial and Conservation districts.

Density: Residential land uses are prohibited.

Intensity: The maximum lot coverage shall be 70% as determined by dividing the impervious areas, excluding parking, by the gross area of the site or lot, and a maximum height of no more than 50 feet.

G. Recreation: The Recreation land use category is intended for lands devoted to public parks, playgrounds, golf courses, dedicated beaches, and open spaces serving local, community, and regional needs. Lands set aside for the private use of residents/owners in planned unit developments are not necessarily designated for recreational land use.

Density: Residential land uses are prohibited.

Intensity: The maximum lot coverage shall be 40% as determined by dividing the impervious areas by the gross area of the site or lot, and the maximum a floor area ratio shall be 30% .

H. Conservation: The Conservation land use category shall be applied to public and private land areas that have been acquired or reserved by mutual agreement with the owner for the purpose of conserving, preserving, or managing environmentally sensitive lands. Passive recreational uses that are consistent and compatible

with the conservation purpose of the category may be permitted. Permitted uses allowed also consist of open space uses such as walkways, piers and docks elevated on pilings, and FDEP permitted wetland discharge areas with supporting structures. (Updated 05-05-06)

Density: Residential, commercial, and industrial land uses are prohibited.

Intensity: Impervious surface area will be limited to a maximum of 5%.

- I. Agriculture:** The Agriculture land use category is applied to land that is used for production of plants and animals useful to humans, including to a variable extent the preparation of these products for human use and their disposal by marketing or otherwise, and includes aquaculture, horticulture, floriculture, viticulture, silviculture, dairy, livestock, poultry, bees, and any and all forms of farm products and farm production. The land in this category is suited for the cultivation of crops, and livestock including cropland, pastureland, orchards, vineyards, nurseries, ornamental horticulture areas, groves, confined feeding operations specialty farms and silviculture activities.

Specific residential uses allowable in this category include single-family and manufactured/mobile homes.

Non-residential uses allowable in this category include farm buildings (barns, equipment, sheds, poultry houses, stables, other livestock houses, pole barns, corrals and similar structures), and private airstrips.

Allowable uses also include churches and places of worship, public or private primary or secondary schools, and recreational uses.

~~Construction and Demolition Debris landfills are allowable with a buffer from adjacent properties that meets the requirements of FDEP or a minimum of 50 feet, whichever is greater.~~

Density: The maximum density shall be one dwelling unit per ten acres.

Intensity: The maximum lot coverage shall be 30% as determined by dividing the impervious areas, by the gross area of the site and the maximum floor area ratio shall be 10%.

- J. Historical Resources:** The Historical Resources Future Land Use Map designation will, at a minimum, be those areas identified by the Department of State on its Master Site File.

Density: The maximum residential density shall be six (6) dwelling unit per acre.

Intensity: The maximum lot coverage shall be 30% as determined by dividing the impervious areas by the gross area of the site and the maximum floor area ratio shall be 30%.

K. Mixed Use:

1. **District Intent:** The general intent of the Mixed Use future land use category is to provide a flexible, alternative land use category to encourage imaginative and innovative design for the unified development of tracts of land, within overall density and use guidelines established herein. This category is characterized by a mixture of functionally integrated residential, commercial, office, open space, public facility, light industrial, and recreational land uses.

The Mixed Use future land use category is specifically intended to:

- a. Promote more efficient and economic uses of land.
- b. Provide design flexibility to meet changing needs, technologies, economics, and consumer preferences.
- c. Promote efficient and integrated networks of vehicular and pedestrian roadways, paths, and connections.
- d. Encourage retention of environmentally sensitive features by using techniques such as clustering development on the least environmentally sensitive portions of the site.
- e. Lower development and building costs by permitting smaller networks of utilities and streets and the use of more economical building types and shared facilities.
- f. Permit the combining and coordinating of land uses, residential types, building types, and building relationships within a planned development.
- g. Promote compatibility with surrounding residential

land uses.

- h. Coordinate the timing and sequencing of development with the availability of public services and facilities.
- i. Encourage the use of sound planning and design techniques to achieve overall coordinated development, eliminating the negative impacts of unplanned and piecemeal development.

2. Permitted Land Uses: Permitted land uses will consist of single-family residential, multi-family residential, commercial, recreation, silviculture, light industrial (only when subordinate to at least one other land use) , and public facilities.

3. Mixture of Land Uses: Properties in this category are required to be developed with at least three (3) of the land use categories listed in the Permitted Land Uses in this section. One land use shall be a residential use and one land use shall be a non-residential use neither of which may be less than 10% of the total land area. All of the land uses do not have to be developed at the same time, nor is one land use a prerequisite to another land use. For the purposes of this section, properties refers to the overall parent parcel of land that is assigned the Mixed Use future land use category and not individual lots within the parent parcel of land.

4. Density/Intensity:

- a. Density: Residential land use shall not exceed a gross density of 10 dwelling units per acre.
- b. Intensity: Non-residential land uses shall not exceed an impervious coverage of 80 percent nor a floor area ratio of 80 percent.

5. Development Standards and Techniques: The Mixed Use District is intended to permit variation in lot size, shape, width, depth, roadway standards, and building setbacks without an increase in overall density or intensity of development while ensuring, to the greatest extent possible, compatibility with adjoining development. Innovative development standards and principles are encouraged. At a minimum, development standards will include, but not be limited to the following:

- a. Access management controls, vehicular and pedestrian interconnections, and internal roadway systems that help maintain the capacity of existing and future roadways.
 - b. Functional buffering that ensures compatibility between land uses.
 - c. Adequate landscaping of commercial parking lots along arterial roadways.
 - d. Development near immediately surrounding existing residential areas shall be designed to reduce intrusive impact upon the existing residential uses.
 - e. Clustering development away from environmentally sensitive features onto less environmentally sensitive features and allowing gross densities to be calculated on the overall site.
6. **Unified Ownership:** A property must be under single ownership or under unified control at the time the Mixed Use future land use category is assigned.
7. **Zoning Implementation:** The Mixed Use future land use category will be implemented through a Planned Unit

Development zoning district or any other zoning district found consistent with the purpose and intent of the Mixed Use future land use category.

L. Naval Support Activity Panama City Military Influence Overlay District

The Naval Support Activity Panama City Military Influence Overlay District (NSAPC MIOD) shall be established to ensure that the continually changing missions of the local military installations are facilitated to the greatest extent possible. The City shall support the U.S. Navy in its operation of Naval Support Activity Panama City (NSAPC) so that the facilities remain viable and able to fulfill their missions. Three Military Influence Areas (MIAs) shall also be established to encourage compatible land use patterns, protect the public health, safety and general welfare, and help prevent encroachment from incompatible development.

1. **The NSAPC Military Influence Overlay District (NSAPC MIOD):** The NSAPC Military Influence

Overlay District shall be the area located on Exhibit 16. The NSAPC MIOD includes the following Military Influence Areas: The NSAPC Land Use and Anti-Terrorism Force Protection Military Influence Area, depicted on Exhibit 17; the NSAPC Land Use Water Interface Military Influence Area, depicted on Exhibit 18; and, the NSAPC Frequency Military Influence Area depicted on Exhibit 19.

2. **Application Coordination:** In order to ensure that the City's long range land use plans are consistent with the operation of NSAPC, the City shall create an ex officio non-voting member position on its Local Planning Agency (aka Planning Board) for NSAPC. The City shall notify the commanding officer (or their appointed representatives) of NSAPC of any proposed Comprehensive Plan amendments (map or text), re-zoning applications, variances, conditional use permits, applications for development orders, and amendments to the City's Land Development Code which are proposed in or affect any area found to be in the NSAPC MIOD on Exhibit 16. The City shall consider NSAPC's input and concerns during its review of such planning, regulatory and development proposals. The City shall also assess the compatibility of such planning, regulatory and development proposal as provided in the following criteria:
 - a. Whether such proposal is compatible with the findings of the Naval Support Activity Panama City Joint Land Use Study, November 2009;
 - b. Whether the military installation's mission will be adversely affected by the proposal;
 - c. Whether such proposal creates any frequency interferences that are incompatible with the current mission of NSAPC. To implement this provision, the City shall ensure that all future commercial and industrial development located inside the NSAPC

Frequency Military Influence Area (Exhibit 19) shall register with the Planning Department and specifically describe any frequency spectrum that is generated or emitted by the proposal.

- d. Whether such proposal is compatible with the NSAPC water based activities. To implement this provision, the City shall ensure that all applications for development orders, including docks, piers, boat slips, boat launches, and marinas located within the NSAPC Land Use Water Interface Military Influence Area (Exhibit 18) shall be submitted to the Planning Department to review for compliance with this provision.
- e. Whether such proposal is compatible with the mission of the NSAPC based on the NSAPC Land Use and Anti-Terrorism Force Protection Military Influence Area. A component of this Influence area is the West Microwave Tower Corridor. Within this corridor a 250-foot height limitation shall be enforced to prevent vertical obstructions and ensure noninterference with signal pathways and critical communication lines. Any building or structure, including chimneys; water, fire, radio, and television towers; smokestacks; flagpoles; and similar structures and their necessary mechanical appurtenances, such as elevator shafts, and ventilation equipment shall be limited to 250 feet in height. The NSAPC Land Use and Anti-Terrorism Force Protection Military Influence Area is geographically depicted on (Exhibit 17).
- f. Nothing herein shall be construed to limit the ability of NSAPC to request a review of an application, when such application may, in the opinion of NSAPC, present a potential conflict in compatibility. *(Updated April, 2012)*

OBJECTIVE 2: Coordinate with any appropriate resource planning and management plan prepared pursuant to Chapter 380, F.S.

POLICY 2.1: While implementing this plan through the Land Use Regulations, the City can coordinate with any appropriate resource planning and management plan prepared pursuant to Chapter 380, F.S. and approved by the Governor and the Florida Cabinet.

OBJECTIVE 3: Ensure the availability of suitable land for utility facilities necessary to support proposed development.

POLICY 3.1: The City shall coordinate with other service providers to establish criteria for facilities siting and planning for location of future sites.

POLICY 3.2: Provide in Land Use Regulations, provisions for adequate utilities within individual developments.

POLICY 3.3: The City reserves the right to place utility facilities in any land use designation.

OBJECTIVE 4: Provide flexibility in the on-going approval process so as to encourage the redevelopment or renewal of blighted or unsightly areas or those uses inconsistent with the community's character and future land uses.

POLICY 4.1: The City shall use Land Development Regulations to implement policies to reduce eye sores, junk, substandard housing or unsafe buildings.

POLICY 4.2: The City shall establish standards in the Land Development Regulations which encourage the elimination of blighted areas and uses inconsistent with the community's character and future land uses.

POLICY 4.3: The City may use incentives to encourage redevelopment or renewal of blighted or unsightly areas.

POLICY 4.4: Land Development Regulations shall be established which implement the goals contained in this Plan which include:

- A. Regulation of land use categories included on the future Land Use Map;
- B. Subdivision of land;
- C. Signs;

- D. Areas subject to seasonal or periodic flooding;
- E. Compatibility of adjacent land uses;
- F. Provisions that facilities and services meet the level of service standards adopted by the City of Panama City Beach, and that facilities and services are available concurrent with the impacts of development, or that Development Orders are conditioned on the availability of the facilities and services necessary to serve the proposed development; and that facilities that provide utility service to the various land uses are authorized at the same time the land uses are authorized;
- G. Provisions for drainage and stormwater management, open space, and safe and convenient on-site traffic flow, considering needed vehicle parking;
- H. Protection of potable water wellfields;
- I. Establishment of standards for densities or intensities of use for each future land use category;
- J. Identification, designation and protection of historically significant properties.

POLICY 4.5: The City may designate areas as urban infill, urban redevelopment, or downtown revitalization areas as deemed appropriate and as defined in Chapter 163.3164, F.S.

POLICY 4.6: The Front Beach Road Community Redevelopment Plan is hereby incorporated and adopted as part of this Comprehensive Plan (*updated, 2004*).

POLICY 4.7 The City will implement the strategies and objectives identified in the Front Beach Road Community Redevelopment Plan (*updated, 2004*).

OBJECTIVE 5: The City shall continue to implement procedures for evaluating historic resources and natural resources within the City.

POLICY 5.1: The City shall keep a current listing of historic resources and natural resources. Historic resources will be those identified by the Department of State on its Master Site File.

POLICY 5.2: The Land Development Regulations will implement regulations for development or redevelopment on each site to evaluate the possibility of historic resources.

OBJECTIVE 6: Coordinate coastal area population densities with the appropriate local hurricane evacuation plan, when applicable.

POLICY 6.1: The City shall coordinate coastal area population densities with the Bay County Peace Time Emergency Operation Plan, the Bay County Hazard Mitigation Strategy, and coordinate evacuation, as determined by the City Council, with the Bay County Emergency Operations Center.

POLICY 6.2: The City shall prohibit the location of hospitals, nursing homes, convalescent homes or other similar high density, low mobility institutions in the coastal high hazard area.

OBJECTIVE 7: Future development will be directed into urban service areas shown on Exhibit 7-A to discourage the proliferation of urban sprawl.

POLICY 7.1: The City shall maintain land use districts and densities as appropriate to promote infill of vacant areas.

POLICY 7.2: New and existing development shall be required to connect to central water and central sewer systems when such services are available. As used in this Policy, the term "available" shall mean that distribution or collection (including forcemains) lines are adjacent to or within usual and customary distances from the parcel under consideration. Availability shall not affect concurrency requirements.

POLICY 7.3: Development review procedures shall evaluate the compatibility of proposed developments with adjacent lands and require screening or buffers for all construction except single family and two-family residential uses on individually platted lots.

POLICY 7.4: The City will consider adopting standards for permitting reduced lot sizes when such reduction is specifically required to result in the protection of natural resources, construction of affordable housing or other factors determined by the City Council to be a public benefit.

OBJECTIVE 8: Coordinate future land uses with the appropriate topography, soil conditions, and the availability of facilities and services while ensuring energy-efficient land use patterns, pursuing greenhouse gas reduction strategies and promoting energy conservation.

POLICY 8.1: The Land Development Regulations shall implement policies which coordinate future land uses with the soil conditions, appropriate topography, and the availability of facilities and services required by the development.

POLICY 8.2: All new and existing land uses shall be adequately served by facilities and services at the level of service established in this Comprehensive Plan. All Development Orders and Development Permits shall be approved pursuant to the Concurrency Management System outlined in Section 1 of this Plan.

POLICY 8.3: The Future Land Use Map and Zoning Map shall be based upon energy-efficient land use patterns accounting for existing and future electric power generation.

POLICY 8.4: The City will pursue reasonable strategies to reduce greenhouse gases and promote energy conservation as opportunities occur.

OBJECTIVE 9: In Land Development Regulations, encourage the use of innovative Land Development Regulations which may include provisions for planned unit developments and other mixed land use development techniques.

POLICY 9.1: Innovative land use development patterns, including plan unit developments and cluster zoning may be permitted and encouraged in the implementation of the Land Development Regulations.

POLICY 9.2: Development of larger tracts of land may be planned as neighborhoods which may include non-residential uses such as schools, recreation or other public facilities and neighborhood commercial uses.

POLICY 9.3: Neighborhood commercial uses may be permitted within areas designated for residential development provided these activities are compatible with the adjacent land uses and adequately buffered.

POLICY 9.4: Land Development Regulations may provide for flexible land use management techniques, such as transfer of development rights.

POLICY 9.5: Future development and redevelopment activities will be required to conform to the Stormwater Master Plan developed in conjunction with the City's Land Development Regulations.

OBJECTIVE 10: Provide reasonable measures to protect the rights of property owners as guaranteed by law.

POLICY 10.1: Upon adoption of this plan, property owners' rights of development shall be vested when: (1) final development approval has been granted by the City; (2) a valid, unexpired building permit has been obtained from the City or the Bay County Building Department, as appropriate for development within the City; and (3) the development authorized by the building permit has commenced and continued in good faith prior to the adoption of this Plan.

POLICY 10.2: Land uses or structures which do not conform to the provisions of this Plan on the date of this Plan's adoption shall be considered as non-conforming. Such land uses for structures shall be allowed to remain in a non-conforming condition, including

ordinary repair and maintenance until any of the conditions identified in the adopted Land Development Code have been met.

~~A. The land use or structure is discontinued or abandoned for a period of six (6) months or more;~~

~~B. The land use is changed;~~

~~C. The structure is modified or expanded so that the burden of the nonconformance increases; or~~

~~D. The structure is damaged to the extent of fifty percent (50%) or more of its replacement cost.~~

POLICY 10.3: The City shall establish procedures for the consideration and granting or denying vested rights applications pursuant to the provisions of this Plan. Any order granting or denying such rights shall be considered a Development Order for purposes of 163.3215, Fla. Stat.

POLICY 10.4: Applications for vested rights permits must be made to the City within one year of the adoption of this Plan. After one year of that date, vested rights applications will not be accepted, nor will vested rights permits be issued on applications which are not timely filed.

OBJECTIVE 11: Coordinate with the Bay County School Board concerning facility siting plans and the impact of development on existing facilities. Coordination shall be consistent with the adopted interlocal agreement and with the requirements for school concurrency as implemented by the plan amendments to the Capital Improvements Element, the Intergovernmental Coordination Element, and the Public School Facilities Element.

OBJECTIVE 12: Coordinate with the ~~West Bay-Walton Area Vision Plan~~ (Sector Plan), and any applicable Detail Specific Area Plan (DSAP) thereunder, and any special character district containing specific natural resource protection and other standards that are applicable to property annexed into the City limits.

POLICY 12.1: For areas annexed into the City limits that are located within areas identified in Objective 12, the City shall apply all preexisting policies of the Vision Plan, the DSAP or the special character district when such policies are more restrictive on development and redevelopment than the City's Comprehensive Plan by appropriate amendment to its Comprehensive Plan unless it shall determine and declare a valid public purpose precluding or limiting such policies. Such plan amendment shall be considered concurrently with the requested annexation/future land use map amendment.

OBJECTIVE 13: The City may from time to time find that a particular land use plan amendment associated with newly annexed property would further community objectives

and goals but for the existence of a potentially adverse impact arising from the transition from the County to the City Comprehensive Plan. In such cases, the City may adopt site specific plan policies to mitigate the identifiable adverse impact.

POLICY 13.1: The property legally described in Ordinance 959 and consisting of approximately 130 acres shall be subject to all of the applicable regulations of the City of Panama City Beach, all other applicable governing agencies, and the following:

1. The area of the subject property located within the CHHA shall be permitted to be developed with non-residential land uses and/or public lodging establishments as defined in Chapter 509.242, F.S. Permanent residential land uses shall be prohibited within the CHHA.

POLICY 13.2: The property legally described in Ordinance 956 and consisting of approximately 22.86 acres shall be subject to all of the applicable regulations of the City of Panama City Beach, all other applicable governing agencies, and the following:

1. The subject property shall be limited to a maximum residential density of fifteen (15) dwelling units per acre.

POLICY 13.3: The property legally described in Ordinance 1076 and consisting of approximately 21.79 acres shall be subject to all of the applicable regulations of the City of Panama City Beach, all other applicable governing agencies, and the following:

1. The subject property shall be limited to a maximum residential density of ten (10) dwelling units per acre.

~~2. The subject property shall have height limitations as depicted on Exhibit C of the adopted Development Agreement;~~

~~3. The twenty five foot buffer along the full length of the easterly property line of the property, as shown on Exhibit C of the adopted Development Agreement, shall be designated as Conservation on the Future Land Use Map. The Future Land Use Map shall be amended to implement this section no later than at the time of EAR based amendments. (Updated 05-05-06, 10-30-07; 07-13-17)~~

POLICY 13.4: The property legally described in Ordinance 1128 and consisting of approximately .44 acres shall be subject to all of the applicable regulations of the City of Panama City Beach, all other applicable governing agencies, and the following:

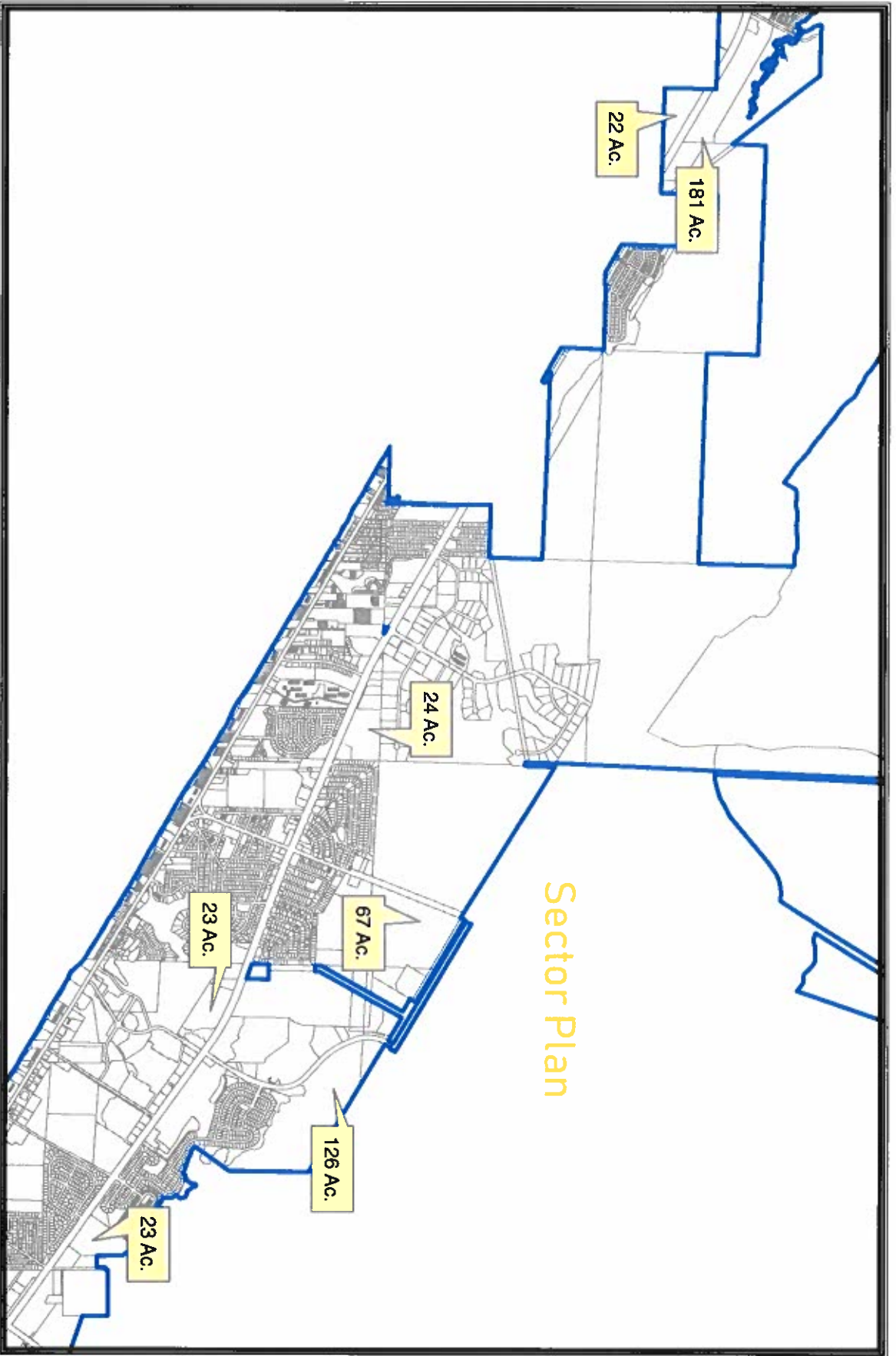
1. The subject property shall be limited to a maximum residential density of six (6) dwelling units per acre. (Updated 09-25-08)

POLICY 13.5: The property legally described in Ordinance 1230 and consisting of approximately 27.3 acres shall be subject to all of the applicable regulations of the City of Panama City Beach, all other applicable governing agencies, and the following:

1. The subject property shall be limited to a maximum residential density of ten (10) dwelling units per acre.
(Updated January, 2013)

AGENDA ITEM 8

Large Vacant Parcels Near Major Arterials



Prepared by The
City of Panama City Beach
Planning Department

Large Vacant Parcels Near Major Arterials



Sector Plan

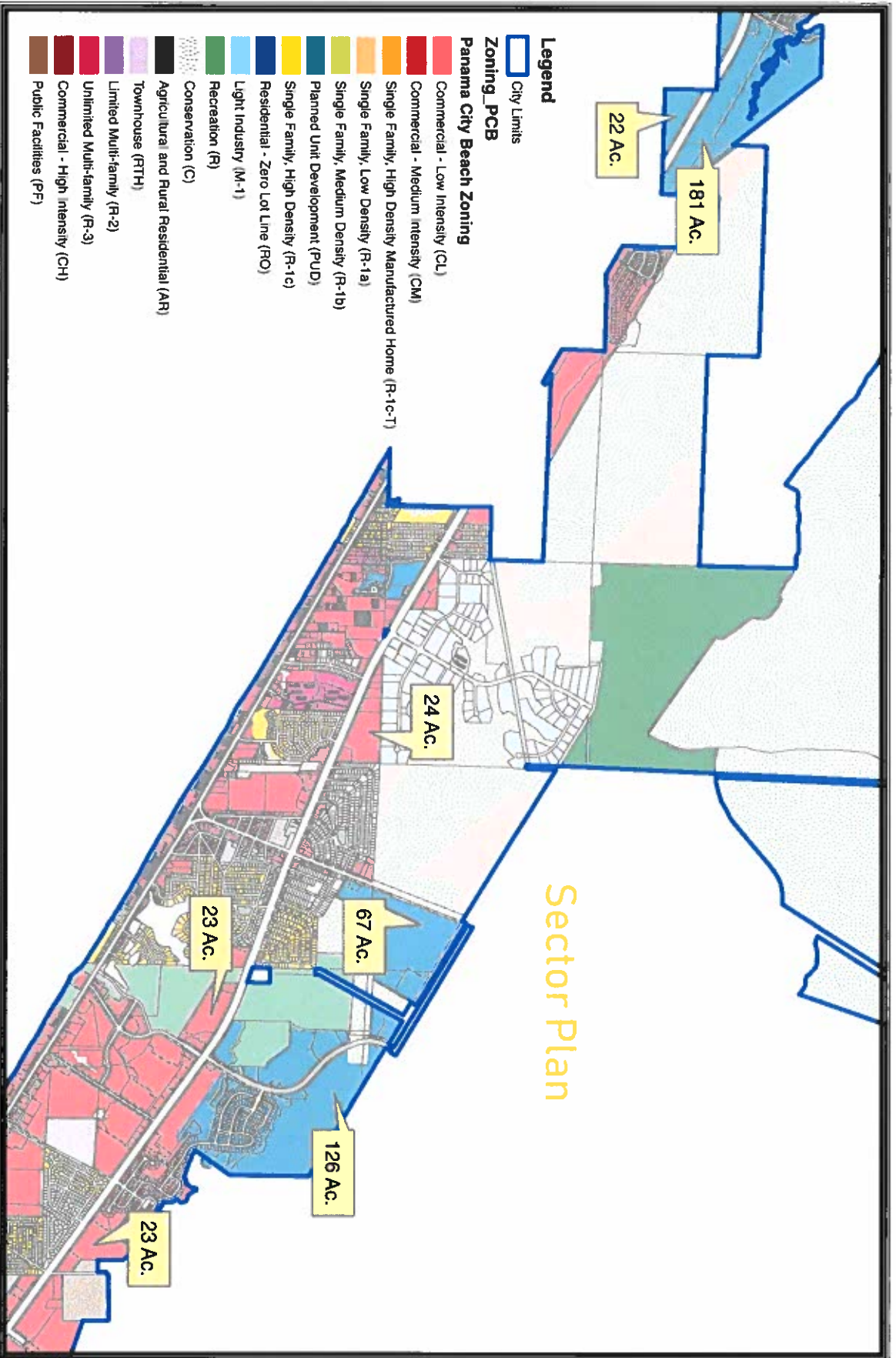
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PCB_Parcels

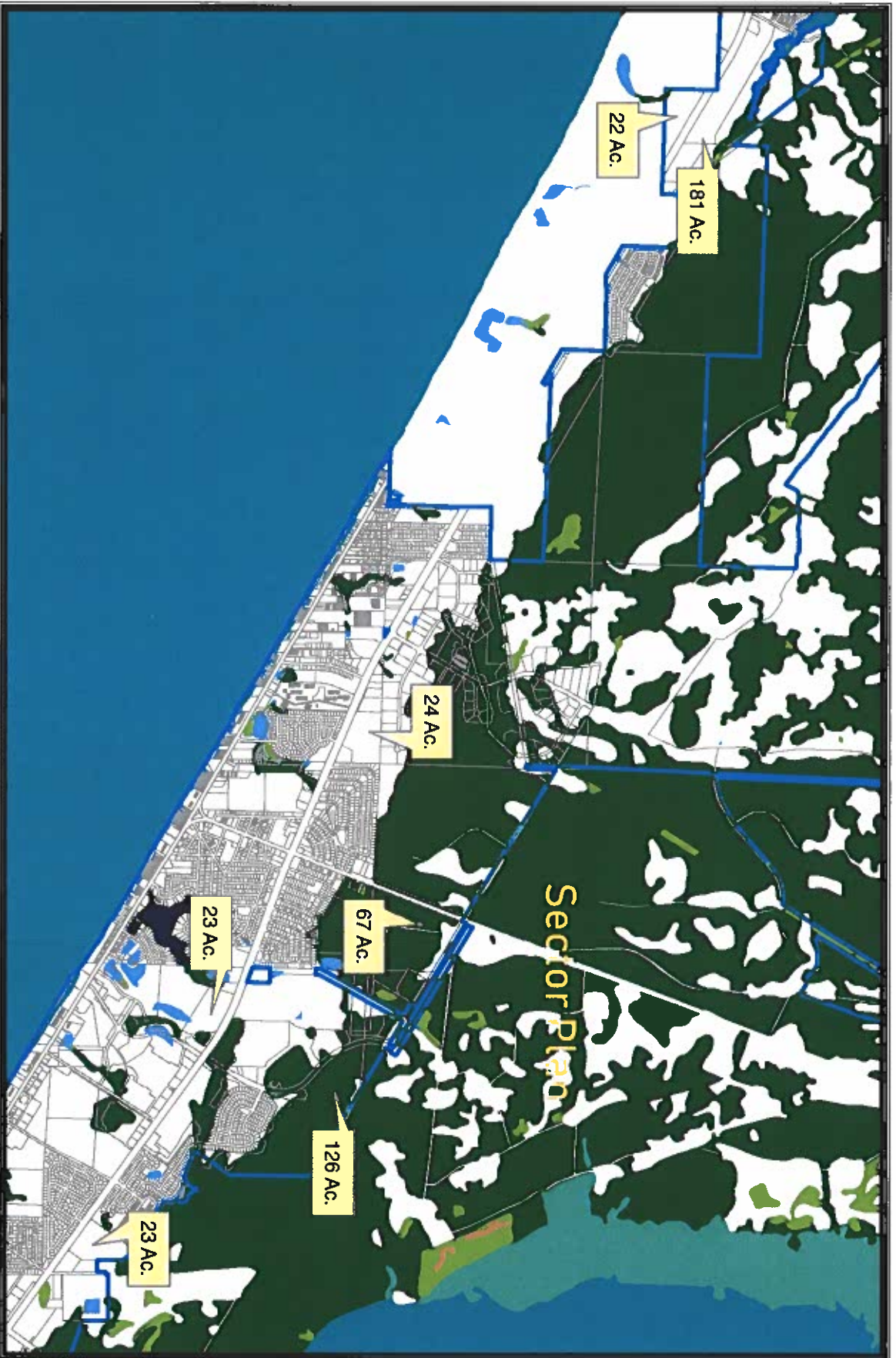


Prepared by The
City of Panama City Beach
Planning Department

Large Vacant Parcels Near Major Arterials



Large Vacant Parcels Near Major Arterials



Prepared by The
City of Panama City Beach
Planning Department

Hospital Development Standards:

Existing standards in the LDC addressing hospitals/public health facilities:

- Public Health Facilities appears to be the closest land use to a hospital defined in the City's LDC **Table 2.03.02 Land Uses in Base Zoning District**. Public health facilities are allowed in the CH, M1 and PF zones.

Table 2.03.02 Land Uses in Base Zoning District:

Land Uses	AR	R-1a	R-1b	R-1c	R-1cT	RO	RTH	R-2	R-3	CL	CM	CH	M1	C	R	PF
Police Stations	P										S 5.04. 12	P	P			P
Post Office (excludes Distribution Center)											P	P	P			P
Print and Copy Shops										P	P	P	P			
Private Airstrip	P															
Private Schools	P	C 5.06. 13	C 5.06. 13	C 5.06. 13	C 5.06. 13	C 5.06. 13	C 5.06. 13	C 5.06. 13	C 5.06. 13	C 5.06. 13	P	P			P	P
Public Health Facilities												P	P			P

- In LDC Section 5.04.00 Supplemental Standards For Specific Uses, hospitals are addressed, under the supplemental standards for Community Residential Homes and Licensed Facilities;

5.04.05.H Community Residential Homes and Licensed Facilities

H. Hospitals may be permitted as a supplemental use in the PF zoning district subject to the standards of this section. Hospitals are allowable in the CH, M-1 and PF zoning districts, subject to the standards of those zoning districts and the standards of this section

- Hospitals are prohibited in the Coastal High Hazard Overlay District.
- The buffer that is otherwise required for the hospital shall be increased by thirty (30) percent.

- Front Beach Overlay 7.02.03.D.3** Pursuant to the Comprehensive Plan-Future Land Use Element, the following Uses shall not be located within the Coastal High Hazard Overlay District:
 - Hospitals;

- **Coastal High Hazard Area Section 7.02.04.B.1** Pursuant to the Comprehensive Plan-Future Land Use Element, the following Uses shall not be located within the Coastal High Hazard Overlay District:
 1. Hospitals;
- **Table 4.05.02.A Parking Space Requirements**

Table 4.05.02.A: Parking Space Requirements

Hospitals and other medical facilities providing overnight accommodations	1 per patient bed.
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- **Table 4.05.03.B Maximum Distance from Principal Uses to Parking Lots serving the Use**

Table 4.05.03.B: Maximum Distance from Principal Uses to Parking Lots serving the Use:

Multi-family Development	500
Places of worship	500
Retail Sales and Services	300
Professional offices	300
Outdoor <i>Recreation</i> activities	500
Hotels, motels and hotel apartments	500
Hospital	300

Proposed Hospital Development Standards;

- The inclusion of a Hospital land use category in Table 2.03.02 Land Uses in Base Zoning District.
- A hospital would be listed as an allowable use with Supplemental Standards in the CH, M1 and the PF Zoning Districts.
- The supplemental standards may include;

Hospitals are allowable in the CH, M-1 and PF zoning districts, subject to the standards of those zoning districts and the standards of this section

 1. Hospitals are prohibited in the Coastal High Hazard Overlay District.
 2. The property shall be separated from properties zoned or used for residential purposes by a vegetative Fence; or A Solid Faced masonry or wooden wall or fence not less than six (6) feet and not more than eight (8) feet in height, the decorative side of the fence shall face outward.

3. The buffer that is otherwise required for the hospital shall be increased by thirty (30) percent.
4. The number of Shrubs, small trees and medium or large trees otherwise required in the buffer shall be increased by thirty (30) percent.
5. The primary access to the hospital shall be from an arterial or collector street. No access shall be permitted from local streets providing access to property zoned or used for residential purposes.
6. Emergency room access and receiving areas shall be located on the side of the structure not adjacent to property zoned or used for residential purposes.
7. Helicopter pads shall be located a minimum of 500' from a property zoned or used for residential purposes.
8. Minimum lot size shall be 30 acres.
9. The minimum setback from any property zoned or used for residential purposes is 100 feet.
- 10.

Table 4.05.02.A: Parking Space Requirements

Hospitals and other medical facilities providing overnight accommodations	2 per patient bed.
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AGENDA ITEM 9



CODE ENFORCEMENT UPDATE

MARCH 2019

CITATION REPORT

DATE	CITATION NUMBER	VIOLATION	CITATION AMOUNT	AMOUNT COLLECTED	OFFICER	GENERAL OR CRA
2/1/2019	6016	Abandon material, trash & debris	\$ 250.00	\$ 225.00	LS	CRA
2/7/2019	6019	Junk vehicle & litter	\$ 250.00		JM	GF
2/7/2019	3559 PD	Noise exceeds the limit	\$ 100.00	\$ 100.00	PD	CRA
2/12/2019	6051	Dilapidated fence	\$ 100.00	\$ 100.00	LS	CRA
2/13/2019	6052	Junk, debris, & trash	\$ 100.00	\$ 100.00	LS	CRA
2/14/2019	6053	Failure to furnish trash receptacle	\$ 100.00	\$ 100.00	LS	CRA
2/19/2019	6054	Debris, trash & graffiti	\$ 250.00	\$ 250.00	LS	CRA
2/19/2019	6020	Damaged fence	\$ 100.00		JM	GF
2/19/2019	6055	Unpermitted use of land	\$ 250.00		LS	CRA
2/20/2019	6021	Excessive growth grass/weeds	\$ 100.00	\$ 100.00	JM	GF
2/21/2019	6023	Abandon material	\$ 500.00	\$ 500.00	JM	GF
2/21/2019	6024	Development order needed	\$ 100.00	\$ 100.00	JM	GF
2/22/2019	6026	Failure to pay taxes	\$ 250.00	\$ 250.00	JM	CRA
2/22/2019	6027	Failure to secure pool	\$ 100.00		JM	GF
2/22/2019	6029	Unsanitary pool	\$ 250.00		JM	GF
2/25/2019	6030	Abandon material	\$ 250.00	\$ 250.00	JM	GF
2/27/2019	6057	Accumulation of junk	\$ 250.00	\$ 250.00	LS	CRA
2/27/2019	6058	Accumulation of junk	\$ 250.00		LS	GF
3/4/2019	6032	Damaged fence	\$ 100.00		JM	GF
3/4/2019	6033	Grass overgrowth & abandoned material	\$ 100.00		JM	GF
3/5/2019	6034	Dumpster visible	\$ 200.00		JM	CRA
3/5/2019	6035	Trash/abandoned material	\$ 250.00		JM	CRA
3/5/2019	6060	Tree debris	\$ 250.00		LS	CRA
3/8/2019	6062	Building maintenance	\$ 100.00		LS	GF
3/8/2019	6063	Accumulation of junk, trash, etc	\$ 250.00		LS	GF
3/8/2019	6036	Failure to enclose pool	\$ 100.00	\$ 100.00	JT	GF
3/11/2019	6037	Accumulation of abandoned material	\$ 250.00		JM	GF
3/11/2019	6038	Failure to secure pool	\$ 200.00		JM	GF
3/12/2019	6066	Accumulation of trash, junk & debris	\$ 250.00		LS	GF
3/18/2019	6039	Damaged fence	\$ 100.00		JM	CRA
3/18/2019	6068	Dumpster visible/litter	\$ 100.00		LS	CRA
3/19/2019	6040	Litter/ trash	\$ 250.00	\$ 250.00	JT	CRA
3/19/2019	6069	Unpermitted use of land	\$ 250.00		LS	CRA
3/21/2019	6041	Dumpster visible	\$ 100.00		LS	GF
3/26/2019	6067	Accumulation of trash, junk & debris	\$ 250.00		LS	GF
Total			\$ 6,650.00	\$ 2,675.00		

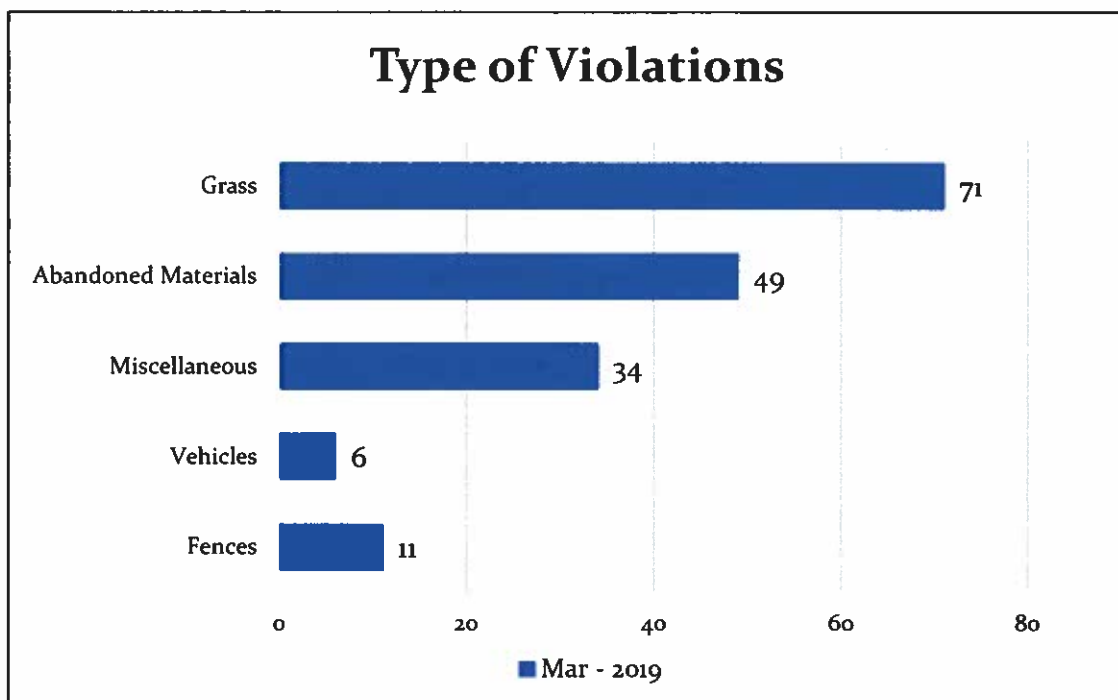
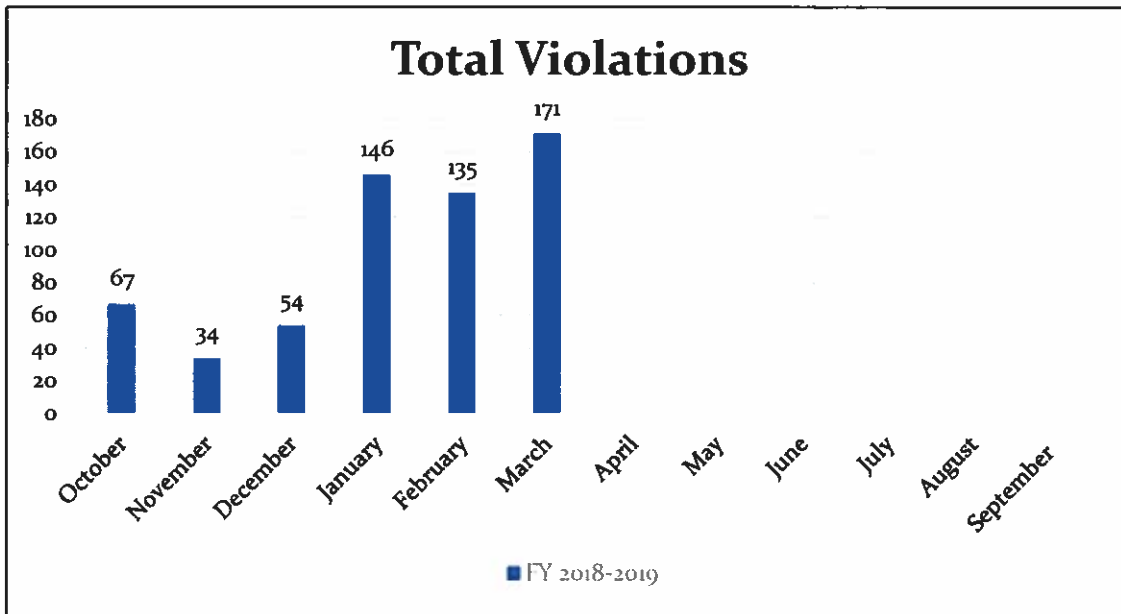
Previously issued citations collected in February & March

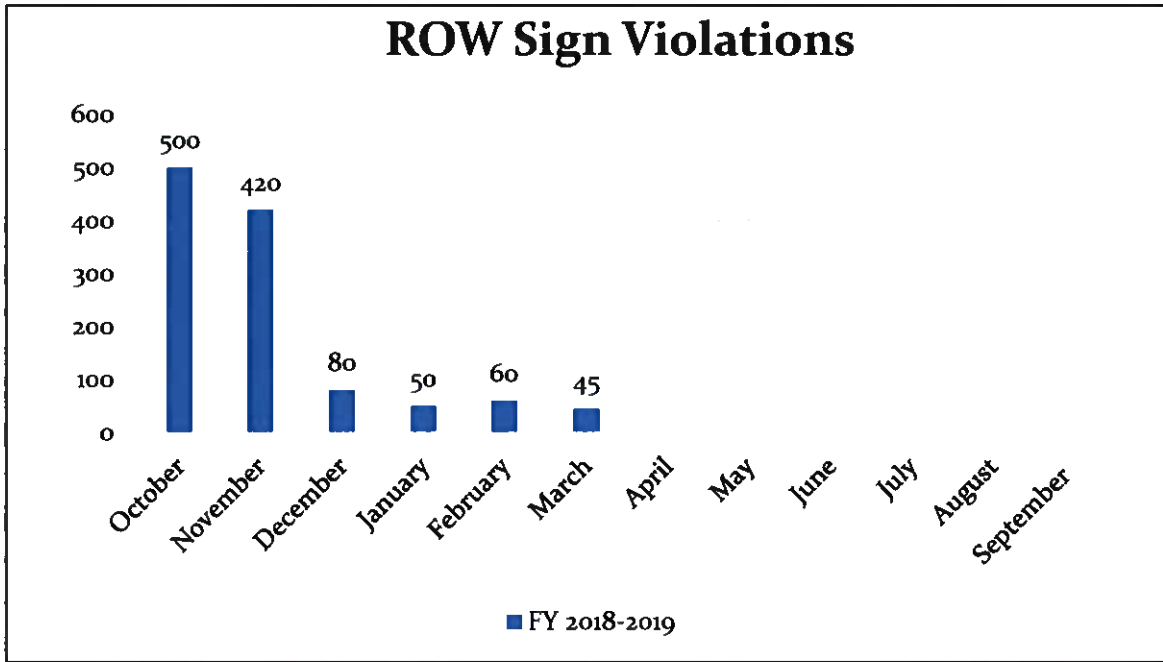
9/7/2018	5845	Grass	\$ 100.00	\$ 100.00	SE	CRA
9/7/2018	5846	Threat to public health	\$ 250.00	\$ 250.00	SE	CRA
1/3/2019	6001	Junk trailer & abandon material	\$ 250.00	\$ 25.00	JM	GF
1/10/2019	6004	Abandon materials-driveway	\$ 250.00	\$ 125.00	JM	GF
1/14/2019	6009	Business in R1b zoning	\$ 250.00	\$ 275.00	JT	GF
1/14/2019	6010	Short term rental	\$ 250.00	\$ 250.00	JT	GF
1/14/2019	6011	Unfit unsafe dwelling	\$ 250.00	\$ 250.00	LS	GF
1/25/2019	6014	Failure to furnish trash receptacle	\$ 100.00	\$ 600.00	JM	GF
1/31/2019	6015	Junk & abandon materials	\$ 250.00	\$ 250.00	LS	CRA
Total			\$ 1,950.00	\$ 2,125.00		

Total Collected- \$ 4,800.00

Summary

In **MARCH 2019**, the Code Enforcement Division continued its efforts to maintain and improve the quality of life throughout the residential and business community. Over the course of the month, the department issued 171 violations.





NOTES

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3.