

**CITY OF PANAMA CITY BEACH  
PLANNING BOARD**

**MEETING DATE:** March 11, 2020  
**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 – Mr. Caron**
- ITEM NO. 4      Approval of February 12, 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      Naval Support Activity Panama City Military Influence Overlay District – Discussion of Changes to Land Development Code and Comprehensive Plan**
- ITEM NO. 7      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 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 Mary Jan Bossert, 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.

- 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 Naval Support Activity Panama City. To implement this provision, the County shall ensure that all existing and future commercial and industrial development located inside the NSA-PC Frequency Military Influence Area (Map 3.6) shall register with the Planning and Zoning Department and specifically describe any frequency spectrum that is generated or emitted by the proposal.
  - d. Whether such proposal is compatible with the Naval Support Activity Panama City's water based activities. To implement this provision, the County shall ensure that all applications for development orders, including docks, piers, boat slips, boat launches, and marinas located within the unincorporated areas and within the NSA-PC Land Use Water Interface Military Influence Area (Map 3.5) shall be submitted to the Bay County Planning and Zoning Department to review for compliance with this provision.
  - e. Whether such proposal is compatible with the mission of the NSA-PC based on the NSA-PC Land Use and Anti Terrorism Force Protection Military Influence Area (Map 3.4).
- (3) Joint Review. All development applications which, if approved, would affect the intensity, density, or use of land and/or would affect height of construction within the portion of the unincorporated area that lies within the established NSA-PC AT/FP MIA Zone shall be jointly reviewed by the Bay County Planning and Zoning Division and NSA-PC prior to final action.
- (4) Transfer of Development Rights. The transfer of development rights program described in Chapter 6 will not be applicable to increase building heights over allowable standards prescribed in the NSA-PC Anti-Terrorism/Force Protection Military Influence Area (MIA) Zone.
- (5) Microwave Tower Corridors Sub-Area. The Microwave Tower Corridors Sub-Area is established to prevent vertical obstructions and ensure non-interference with signal pathways, critical communication lines, and radar system sites. The Microwave Tower Corridors Sub-Area is geographically depicted on Map 3.4 and consists of the following three Microwave Tower Corridors: West Microwave Tower Corridor, Center Microwave Tower Corridor, and East Microwave Tower Corridor.
- a. **West and East Microwave Tower Corridors.**
    - i. **Height limitation. 230-foot height limitation for 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.

- b. Center Microwave Tower Corridor.
  - i. Height limitation. Any new 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 that exceeds a height of 30 feet will be required to submit detail site plans. The detail site plan must show the location and height of all proposed building or structure exceeding 30 feet in height and undergo additional review prior to the granting of any development approval. The detail site plan review will be conducted jointly with the Bay County Planning and Zoning Division and NSA-PC to determine if the placement of any proposed building or structure within the Corridor will have negative signal interference. If a determination is made during the joint review that the proposed placement of the building or structure would result in signal interference the proposed site plan will be required to be modified and re-submitted for review.
  - ii. Line of Sight Security Zones Sub-Area. The Line of Sight Security Zones Sub-Area is established to prevent direct line-of-sight into the NSA-PC military installation. The following three Security Zones have been created surrounding the installation and represent height restrictions that correspond to the heights at which line-of-sight is considered a threat to national security. This Sub-Area is geographically depicted on Map 3.7 and consists of the following three Security Zones: (i) 60-foot Security Zone, (ii) 160-foot Security Zone, and (iii) 230-foot Security Zone.

(6) 60-Foot Security Zone.

- a. Height. 60-foot building height limitation shall be applied within this Security Zone as identified on Map 3.7.
- b. Intensity. To offset the development restriction within the R-5, C-3, and C-4 zoning districts caused by the 60-foot building height limitation, the following increase in development intensity shall be granted only to parcels located within the R-5, C-3, and C-4 zoning districts located within the 60 foot security zone:

Floor Area Ratio	300%
Impervious Surface Ratio	85%

## 7.02.06 Naval Support Activity Panama City Military Influence Overlay District

### A. Purpose

The Naval Support Activity Panama City Military Influence Overlay District (NSA-PC MIOD) is 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 (NSA-PC) so that the facilities remain viable and able to fulfill their missions. The district and the three (3) Military Influence Areas are established to encourage compatible land use patterns, protect the public health, safety and general welfare, and help prevent encroachment from incompatible development.

### B. Boundaries

The NSA-PC Military Influence Overlay District (NSA-PC MIOD): The NSA-PC Military Influence Overlay District which corresponds with the area located on Exhibit 16 of the Comprehensive Plan and as shown on the *Zoning Map*. The NSA-PC MIOD includes the following Military Influence Areas as shown in the referenced exhibits of the Comprehensive Plan: The NSA-PC Land Use and Anti-Terrorism Force Protection Military Influence Area, depicted on Exhibit 17; the NSA-PC Land Use Water Interface Military Influence Area, depicted on Exhibit 18; and the NSA-PC Frequency Military Influence Area depicted on Exhibit 19.

### C. Application Coordination

1. The *City* shall notify the commanding officer (or their appointed representatives) of NSA-PC of any proposed Comprehensive Plan amendments (map or text), amendments to this *LDC* or applications for *Development Orders* that are proposed in or affect any area found to be in the NSA-PC MIOD.
2. The *City* shall consider NSA-PC's input and concerns during its review of such planning, regulatory and development proposals. The *City* also shall assess the compatibility of any 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 NSA-PC. To implement this provision, the City shall ensure that all future commercial and industrial development located inside the NSA-PC Frequency Military Influence Area 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 NSA-PC 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 NSA-PC Land Use Water Interface Military Influence Area 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 NSA-PC based on the NSA-PC 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 230 ~~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 230 ~~250~~ feet in height.

3. Nothing herein shall be construed to limit the ability of NSA-PC to request a review of an application for a **Development Order**, when such application may, in the opinion of NSA-PC, present a potential conflict in compatibility.

(Ord. # 1247, 12-13-12)

## SECTION 3

### FUTURE LAND USE ELEMENT

#### 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 ~~230~~ 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 230 ~~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)*





# CODE ENFORCEMENT

**February 2020**

(January 26- February 25, 2020)



# February Citation Report

DATE	VIOLATION	CITATION AMOUNT	AMOUNT COLLECTED	OFFICER	GENERAL OR CRA
1/27/2020	Prohibited Sign	\$200.00		LS	CRA
1/30/2020	Off-Street Parking	\$100.00		LS	CRA
1/30/2020	Prohibited Sign	\$200.00		LS	CRA
2/3/2020	Litter	\$100.00		LS	CRA
2/7/2020	Accumulation of Junk, Trash, Debris	\$250.00	**\$25.00	LS	CRA
2/7/2020	Requirement for Residential Collection	\$50.00		LS	GF
2/7/2020	Detrimental Conditions	\$250.00		JM	GF
2/7/2020	Visible Dumpster/ Litter	\$100.00		JM	CRA
2/7/2020	Abandoned Material	\$250.00		JM	GF
2/24/2020	Failure to Pay BTR 1%	\$200.00		LS	CRA
<b>Totals</b>		<b>\$1,700.00</b>	<b>\$25.00</b>		

\* All citations written by Code Enforcement Officers January 26- February 25, 2020.

\*\*Citation Fee Mitigated



# February Outstanding Citations

DATE	VIOLATION DESCRIPTION	AMOUNT	AMOUNT DUE	OFFICER	GENERAL OR CRA
12/2/2019	Unsanitary Pool	\$250.00	\$250.00	JM	CRA
12/26/2019	Wet Trash	\$250.00	\$250.00	JM	GF
1/2/2020	Building Maintenance	\$25.00	\$25.00	JM	GF
1/7/2020	Off-Street Parking	\$100.00	\$2,000.00	LS	CRA
1/8/2020	Building Maintenance	\$450.00	\$450.00	JM	GF
1/8/2020	Detrimental Conditions	\$250.00	\$250.00	JM	CRA
1/9/2020	Trash	\$250.00	\$250.00	JM	GF
1/14/2020	Prohibited Sign	\$100.00	\$100.00	LS	CRA
1/15/2020	Off-Street Parking	\$100.00	\$2,000.00	LS	CRA
1/15/2020	Prohibited Sign	\$100.00	\$100.00	LS	CRA
1/20/2020	Prohibited Sign	\$200.00	\$200.00	LS	CRA
1/21/2020	Prohibited Sign	\$200.00	\$200.00	LS	CRA
1/22/2020	Prohibited Sign	\$200.00	\$200.00	LS	CRA
1/22/2020	Off-Street Parking	\$100.00	\$100.00	LS	CRA
1/23/2019	Trash	\$250.00	\$250.00	JM	GF
1/24/2020	Building Maintenance	\$25.00	\$25.00	JM	GF
1/27/2020	Prohibited Sign	\$200.00	\$200.00	LS	CRA
1/30/2020	Off-Street Parking	\$100.00	\$100.00	LS	CRA
1/30/2020	Prohibited Sign	\$200.00	\$200.00	LS	CRA
2/3/2020	Litter	\$100.00	\$100.00	LS	CRA
2/7/2020	Requirement for Residential Collection	\$50.00	\$50.00	LS	GF
2/7/2020	Detrimental Conditions	\$250.00	\$250.00	JM	GF
2/7/2020	Visible Dumpster/ Litter	\$100.00	\$100.00	JM	CRA
2/7/2020	Abandoned Material	\$250.00	\$250.00	JM	GF
2/24/2020	Failure to Pay BTR 1%	\$200.00	\$200.00	LS	CRA
<b>Totals</b>		<b>\$4,300.00</b>	<b>\$8,100.00</b>		

\* All citations that are unpaid or uncorrected (After 70 days a lien is filed)



# Outstanding Citation Liens (2019-2020)

DATE	VIOLATION	VIOLATION DESCRIPTION	LIEN FILED	CITATION AMOUNT	LIEN AMOUNT
1/10/2019	15-18, 15-17 (1)(3)	Abandon Material-Driveway	6/20/2019	\$250.00	\$125.00
2/7/2019	15-18, 15-17 (2)(3)	Junk Vehicle & Litter	6/20/2019	\$250.00	\$250.00
2/19/2019	5.02.03 LDC	Damaged Fence	6/20/2019	\$100.00	\$2,000.00
3/4/2019	5.02.03 LDC	Damaged Fence	7/11/2019	\$100.00	\$2,000.00
3/4/2019	15-18, 15-17 (1)(3)(5)	Grass & Abandoned Material	7/11/2019	\$100.00	\$2,000.00
3/11/2019	5.02.03 LDC, 5.02.08 (A2) LDC	Failure to Secure Pool	7/11/2019	\$200.00	\$4,000.00
3/28/2019	15-18, 15-17 (6)	Grass/ Weeds Overgrowth	7/11/2019	\$100.00	\$2,000.00
4/10/2019	5.02.03 LDC	Damaged Fence	7/11/2019	\$100.00	\$5,000.00
5/3/2019	15-18, 15-17(3), 12-7	Accumulation of Abandoned Material & Litter	7/11/2019	\$250.00	\$250.00
5/9/2019	15-18, 15-17 (3)	Accumulation of Abandoned Material	7/11/2019	\$250.00	\$250.00
5/15/2019	15-18, 15-17 (1)(3)	Accumulation of Junk	7/31/2019	\$250.00	\$5,000.00
6/3/2019	15-18, 15-17 (6)	Grass/ Weeds Overgrowth	8/27/2019	\$100.00	\$100.00
6/5/2019	15-18, 15-17 (3)	Accumulation of Trash, Junk, Debris	9/12/2019	\$250.00	\$5,000.00
6/13/2019	15-18, 15-17 (3)(6)	Accumulation of Trash, Junk, Debris	9/12/2019	\$250.00	\$5,000.00
6/27/2019	15-18, 15-17 (6)	Grass/ Weed Overgrowth	9/23/2019	\$100.00	\$2,000.00
7/2/2019	15-18, 15-17 (6)	Grass/ Weed Overgrowth	10/24/2019	\$100.00	\$100.00
7/16/2019	15-18, 15-17 (6)	Grass/ Weeds Overgrowth	10/24/2019	\$200.00	\$1,600.00
7/17/2019	15-18, 15-17 (6)	Grass/ Weeds Overgrowth	10/24/2019	\$100.00	\$100.00
7/23/2019	12-2	Failure to Furnish Trash Receptacle	10/24/2019	\$250.00	\$250.00
7/22/2019	15-18, 15-17 (6)	Grass/ Weeds Overgrowth	10/31/2019	\$100.00	\$2,000.00
8/6/2019	15-18, 15-17 (6)	Grass/ Weeds Overgrowth	10/31/2019	\$100.00	\$100.00
8/14/2019	15-18, 15-17 (6)	Grass/ Weeds Overgrowth	11/13/2019	\$200.00	\$200.00
8/20/2019	15-18, 15-17 (12)	Fire Code	11/13/2019	\$250.00	\$250.00
9/4/2019	15-18, 15-17 (6)	Grass/ Weeds Overgrowth	1/22/2020	\$100.00	\$100.00
9/16/2019	5.02.03 LDC	Fence Without a Permit	1/22/2020	\$100.00	\$100.00
9/25/2019	15-18, 15-17 (6)	Grass/ Weeds Overgrowth	1/22/2020	\$100.00	\$100.00
9/25/2019	23-12 (B)	Use of Public Sewers Required	1/22/2020	\$100.00	\$100.00
9/25/2019	5.02.03 LDC	Failure to Maintain Fence	1/22/2020	\$100.00	\$100.00
9/25/2019	15-18, 15-17 (9)	Unsanitary Pool	1/22/2020	\$250.00	\$4,750.00
<b>Totals</b>				<b>\$4,700.00</b>	<b>\$44,825.00</b>



# Outstanding Abatement Liens

DATE	AMOUNT	FUND
7/11/2019	\$907.00	GF
<b>TOTAL:</b>	<b>\$907.00</b>	



# Fees Collected: Citations & Liens

CITATION DATE	VIOLATION	CITATION AMOUNT	AMOUNT COLLECTED	OFFICER	GENERAL OR CRA
1/20/2020	Accumulation of Junk, Trash, Debris	\$100.00	\$100.00	LS	CRA
12/6/2019	Trash Receptacles by Road	\$100.00	\$100.00	LS	CRA
12/5/2019	Grass/ Weeds Overgrowth	\$100.00	\$100.00	JM	GF
2/7/2020	Accumulation of Junk, Trash, Debris	\$250.00	**\$25.00	LS	CRA
1/24/2020	Attractive Nuisance	\$250.00	\$250.00	LS	CRA
12/5/2019	Accumulation of Junk, Trash, Debris	\$250.00	\$2,000.00	JM	GF
<b>Totals</b>		<b>\$1,050.00</b>	<b>\$2,575.00</b>		

\* Includes fees collected for all citations and liens January 26- February 25, 2020.

\*\* Citation Fee Mitigated



# February Violation Status

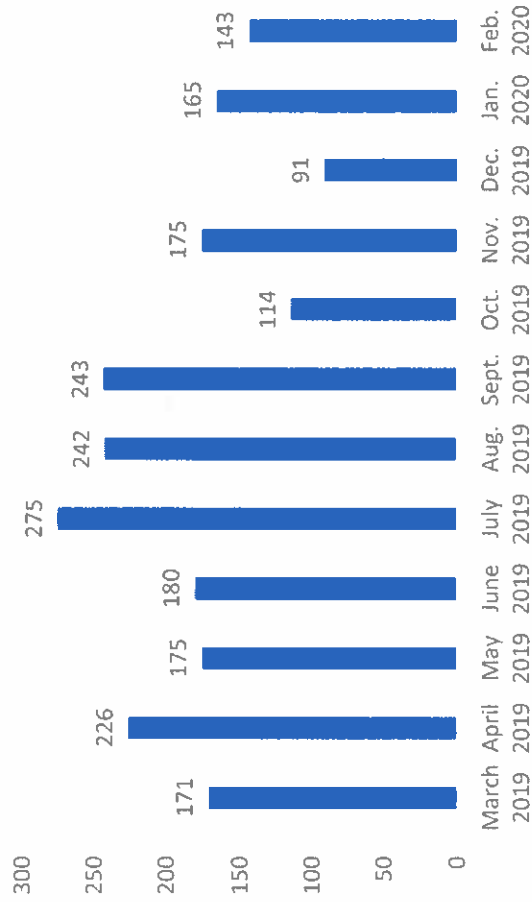
Code	Description	Closed	Open	Grand Total
8-6 (D)	Scenic Corridor Landscape Requirement	1		1
8-7	Building Maintenance Standards	1	7	8
8-32 (A)	Building Permit Required	2		2
12-2	Duty to Furnish Receptacles	1		1
12-4	Garbage and Trash: Prohibited Practices and Violations	9	8	17
12-6	Littering	2	1	3
12-7	Requirement to Keep Property Free of Litter	1	6	7
12-8	Residential Collection Service Required		3	3
14-28	Failure to Pay BTR 1%	11	1	12
22-47	Abandoned Vehicle	4	2	6
15-18, 15-17 (2)	Junk Automobiles		1	1
15-18, 15-17 (3)	Abandoned Material Detrimental Conditions	9	9	18
15-18, 15-17 (4)	Unfit or Unsafe Dwelling or Structure		1	1
15-18, 15-17 (5)	Abandoned Material Threat to Public Health/ Safety		2	2
15-18, 15-17 (6)	Excessive Growth of Grass/ Weeds	3	15	18
15-18, 15-17 (7)	Stockpiling Construction Materials		1	1
2.03.02 LDC	Unpermitted Use of Land	2	1	3
4.02.03 (D) LDC	Toilets Visible from Scenic Corridors Prohibited	1	3	4
4.05.01	Off-Street Parking		1	1
5.02.03 LDC	Fences	4	12	16
5.02.04 LDC	Dumpster Screening Required	1	3	4
5.02.08 (A2) LDC	Failure to Secure Pool		1	1
5.03.01 LDC	Temporary Uses and Structures		2	2
5.04.01 (G) LDC	Sign and Appearance Requirements- Sexually Oriented Businesses		1	1
5.04.01 (H) LDC	Sign and Appearance Requirements- Body Altering Businesses		4	4
5.04.06 (F) LDC	Commercial Use of Front Yards- Building Frontage		1	1
5.07.04 LDC	Prohibited Signs		3	3
5.07.05 LDC	Damaged Signs		1	1
<b>Totals</b>		<b>55</b>	<b>88</b>	<b>143</b>



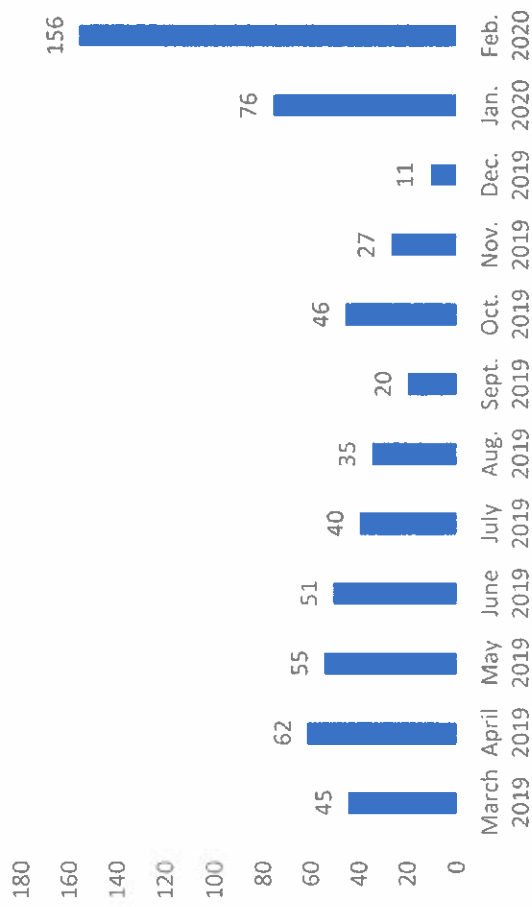
# Violation Summary

In February 2020, 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 Division issued 143 violations.

Total Violations



ROW Sign Violations







# Violation Summary

