

ORDINANCE NO. 1457

AN ORDINANCE OF THE CITY OF PANAMA CITY BEACH, FLORIDA, AMENDING SECTION 4.06.04 OF THE CITY'S LAND DEVELOPMENT CODE RELATED TO LANDSCAPING STANDARDS; RELAXING THE LANDSCAPING REQUIREMENTS FOR VEHICULAR USE AREAS OF NON-CONFORMING DEVELOPMENT AS MORE SPECIFICALLY PROVIDED IN THE BODY OF THE ORDINANCE; AUTHORIZING PLANNING STAFF TO MAKE LIMITED ADMINISTRATIVE MODIFICATIONS TO THE LANDSCAPING STANDARDS FOR NON-CONFORMING USES WHEN CERTAIN STANDARDS ARE MET; PROVIDING FOR CODIFICATION AND PROVIDING AN IMMEDIATELY EFFECTIVE DATE.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PANAMA CITY BEACH:

SECTION 1. From and after the effective date of this ordinance, Section 4.06.04 of the Land Development Code of the City of Panama City Beach related to Landscaping Standards for Vehicular Use Areas, is amended to read as follows (new text **bold and underlined**, deleted text ~~struckthrough~~):

**4.06.04 Landscaping Standards for Vehicular Use Areas**

**A. Applicability**

All off-**Street Parking Lots** and **Vehicular Use Areas** associated with **New Development, Redevelopment** or any addition to an off-**Street Parking Lot** or **Vehicular Use Area** on parcels abutting a Scenic Corridor are required to include landscaping.

**B. Perimeter landscaping**

A minimum buffer width of ten (10) feet shall be required between all **Parking Lots** and public rights-of-way. The buffer shall contain one (1) large or medium tree for each twenty (20) linear feet of buffer. All hedges shall be planted with no more than a six (6) inch spacing between the edges of each plant. (See Figure 4.06.04.A) This section shall not apply to those **Vehicular Use**

*Areas* along Front Beach Road, Thomas Drive, or S. Thomas Drive.

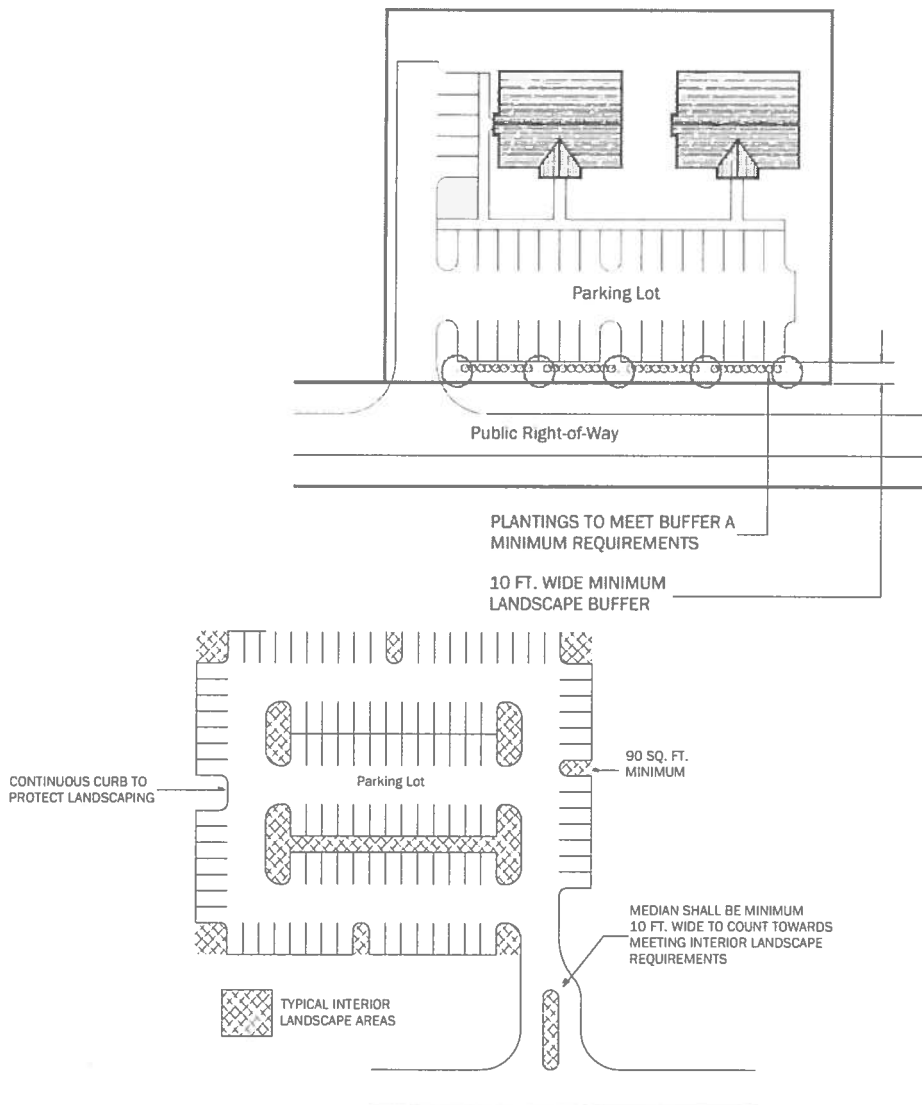
(a) C. Interior landscaping (See

Figure 4.06.04.B for an illustration of typical interior landscaping.)

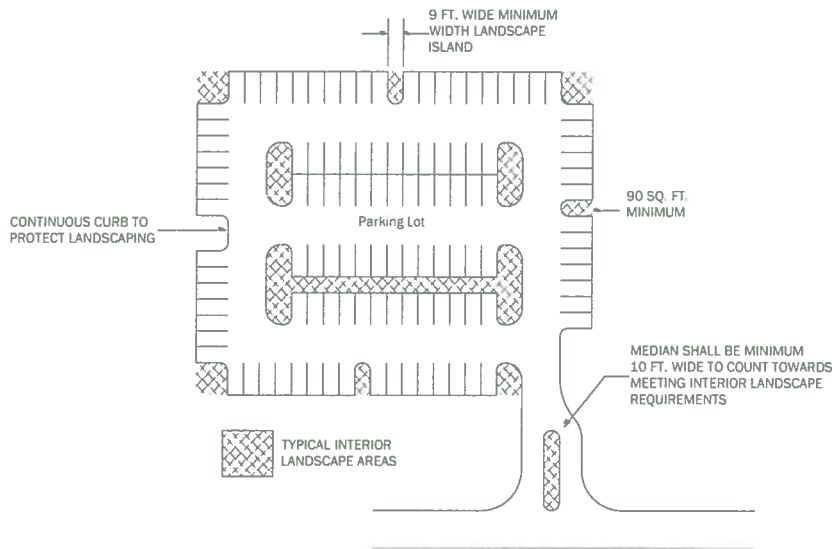
1. **Except for existing Non-Conforming Development, planting areas within Vehicular Use Areas shall equal not less than twenty (20) percent of the gross area devoted to vehicular Use. Planting areas within Vehicular Use Areas of existing Non-Conforming Development shall equal not less than ten (10) percent of the gross area devoted to vehicular Use.** The perimeter landscaping shall not count toward meeting the required interior landscaping, **provided, however, the perimeter landscaping requirement may count toward the required interior landscaping requirement for existing Non-Conforming Development.**
2. Interior planting areas may be located in tree islands, at the end of parking bays, or between rows of *Parking Spaces*. There shall not be more fifteen (15) contiguous *Parking Spaces* between planting areas. Trees and other landscaping planted in the planter island areas shall be credited toward the landscaping requirements of the *Vehicular Use Area*. Planting areas may also be located within *Driveway* medians, provided the median is a minimum of ten (10) feet wide.
3. Interior planting areas may be located to effectively accommodate stormwater runoff, as well as to provide shade in large expanses of paved areas.
4. Individual planting areas shall not be less than four hundred (400) square feet for medium and large trees. Individual planting areas for all other trees shall not be less than one hundred eighty (180) square feet.
5. A continuous curb or other means of protection shall be provided to prevent injury to vegetation within the planting areas. Where existing trees are preserved, tree wells, tree islands, or a continuous curb shall be installed to protect the trunk and root system from damage. One (1) large or medium tree shall be installed for each four hundred (400) square feet of planting area. Three (3) small trees may be substituted for one (1) medium or large tree, at the discretion of the property owner.
6. Five (5) *Shrubs* shall be installed for each fifty (50) square feet of planting area.
7. One (1) square foot of *Ground Cover* shall be installed for each five (5) square feet of planting area. At the owner's option, grassed areas may be substituted for up to fifty (50) percent of the square footage of *Ground Cover* required.
8. A fractional tree or *Shrub* shall be rounded up to the next highest whole number.

**D. The regulations of section C may be modified by the Building and Planning Department by up to 10% as a Type I approval for existing Non-Conforming Development which are located outside the Front Beach Overlay District. In order for an application for an administrative modification to be approved or approved with conditions, the Building and Planning Department must find, based on the application submitted, that the applicant is eligible for the modification; that the modification is needed due to the physical shape, configuration, topographical condition, or existing development of the lot; that the modification is compatible with adjacent and nearby Development; and the modification will not have a detrimental effect on the community health, safety or welfare.**

**Figure 4.06.04.A: Illustration of Parking Lot Landscaping**



**Figure 4.06.04.B: Illustration of Typical Interior Landscaping**



SECTION 2. All ordinances or parts of ordinances in conflict herewith are repealed to the extent of such conflict.

SECTION 3. This Ordinance shall take effect immediately upon passage.

PASSED, APPROVED AND ADOPTED at the regular meeting of the City Council of the City of Panama City Beach, Florida, this 14<sup>th</sup> day of June, 2018.

  
MAYOR

ATTEST:

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

EXAMINED AND APPROVED by me this 14<sup>th</sup> day of June, 2018.

  
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MAYOR

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