

Potential Topics for the City Council-Planning Board Workshop

Commercial Property Topics:

1. Outdoor Displays in front of Commercial Buildings in the Scenic Corridors;
2. Parking lots in front of Gulf-front businesses;
3. Architectural Review Board for Scenic Corridors;
4. Prohibited Uses in Scenic Corridors;
5. Non-Conforming Structures/Uses;
6. Other Issues?

Neighborhood Topics:

1. Parking in right-of-ways and yards;
2. Parking of large Commercial Vehicles, RVs, Boats, Trailers, etc.;
3. Other Issues?

Planning Board Responsibilities/Attendance

Other Topics For Discussion?

SUMMARY OF THE CHANGES TO THE LAND DEVELOPMENT CODE

Late 2003: The Planning Board began discussing changing the land development regulations to encourage bicycle/pedestrian oriented development rather than the typical auto-oriented development found almost everywhere. They found that such changes would be more compatible with the planned improvements of the Front Beach Road CRA and would make Panama City Beach stand apart from the same type of development found most everywhere else.

January, 2004: The City Council was presented with ideas from the Planning Board but no action was taken.

May, 2004: The City Council was presented with more-detailed ideas from the Planning Board but the Council wanted more time to think about the issues.

February, 2005: The Planning Board presented another version of proposed changes to the Land Development Code for the Council to consider and direction was given to staff to see if there were opportunities for such changes to be used.

February, 2007: The Planning Board again requested the City Council to consider their ideas as "building height" issues again arose out of the hearings regarding the proposed Oak Grove Planned Unit Development (PUD) adjacent to the Colony Club area.

September, 2007: The Front Beach Road CRA Manager (Ben Faust-DRMP) worked with the City Council to hold a workshop to again discuss the Planning Board recommendations. The CRA Manager liked the ideas of the Planning Board because they would result in development that would be more compatible with the improvements of the Front Beach Road CRA. Two experts in the field of creating bicycle pedestrian oriented areas/communities attended the workshop and offered their advice about proceeding with code changes. They agreed there were many opportunities for the City to implement such recommendations resulting in a place that would set itself apart from looking like every other community.

October, 2007: The Front Beach Road CRA Manager forwarded information from the experts regarding a possible scope of work for the Council to consider.

December, 2007: The City Council held a workshop on all of the information that had been presented/discussed and recommended staff proceed with the ideas of the Planning Board and the Front Beach Road CRA Manager.

June, 2008: A joint workshop between the City Council and the Planning Board was held to discuss the progress.

September, 2009: A joint workshop between the City Council and the Planning Board was held to discuss the progress.

August, 2010: The first draft of the updated Land Development Code went to the Planning Board for review and comment.

June, 2011: After 10 months of weekly meetings consisting of review and changes, the Planning Board sent a recommended Land Development Code to the City Council for consideration.

July, 2012: 13 months after receiving the Land Development Code from the Planning Board, the City Council adopted the updated Land Development Code and has made necessary amendments to such Code from time to time since then.