City of
Panama City Beach

City Hall, 17007 Panama City Beach Parkway, Panama City Beach, FL 32413

PLANNING BOARD AGENDA

Meeting Date:	October 14, 2026
Meeting Time:	1:00 PM
Location:	17007 Panama City Beach Parkway

ITEM 1. Call to Order and Roll Call

ITEM 2. Pledge of Allegiance - Mr. Thomas

ITEM 3. Approval of the September 9, 2026 Planning Board Meeting Minutes

3.A Approval of the September 9, 2026 Planning Board Meeting Minutes
Item Memo
Planning Board Minutes September 9, 2026 - Draft.pdf

ITEM 4. Public Comments - Non Agenda Items
(Limited to Three Minutes)

ITEM 5. Code Enforcement Update

5.A Code Enforcement Update
Item Memo
Code Enforcement Report.pdf

ITEM 6. Regular Agenda Items

6.A Community Redevelopment Agency (CRA) Presentation by Jason Crenshaw, P.E., CRA Program Manager, Atlas Engineering Group
Item Memo
CRA Update Planning Board October 2026.pptx

6.B Ordinance No. 1691, Adopting a temporary six month moratorium on the acceptance, review, and approval of applications for Traditional Neighborhood Overlay Districts and related TNOD development approvals.
Item Memo
Ord. No. 1691 TNOD Moratorium.docx

ITEM 7. Adjournment

All interested persons are invited to attend and to present information for the Board's consideration. Further information may be obtained from the Building & Planning Department at 233-5100. Anyone not appearing in person may submit written comments to the Building & Planning Department at 17005 South Arnold Road, Panama City Beach, Florida 32413, any

time prior to the stated meeting time. All comments received will be considered before final action is taken. If a person decides to appeal a decision of the Planning Board, a record of the proceedings will be needed. Such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. Any person requiring a special accommodation at this meeting because of a disability or physical impairment should contact the Lynne Fasone, City Clerk at City Hall, 17007 Panama City Beach Parkway, Panama City Beach, Florida 32413 or by phone at (850) 233-5100. If you are hearing impaired and you possess TDD equipment, you may contact the City Clerk using the Florida Dual Party Relay system which can be reached at (800) 955-8771 (TDD). Notice is hereby provided that one or more members of the City Council or other City boards may attend and speak at the meeting.

CITY OF PANAMA CITY BEACH AGENDA ITEM SUMMARY

1. DEPARTMENT MAKING REQUEST/NAME: Melissa Deese, Building & Planning	***2. MEETING DATE:*** October 14, 2026

3. REQUESTED MOTION/ACTION:

Review and approve Planning Board's September 9, 2026 Regular meeting minutes.

4. AGENDA: Approval of the September 9, 2026 Planning Board Meeting Minutes	***5. IS THIS ITEM BUDGETED (IF APPLICABLE)?:*** N/A Detailed Budget Amendment Attached: N/A
	6. IDENTIFY STRATEGIC PRIORITY: N/A

7. BACKGROUND: WHY IS THE ACTION NECESSARY? WHAT GOAL WILL BE ACHIEVED?

The secretary to the Planning Board prepares minutes for each meeting.

Planning Board Minutes September 9, 2026 - Draft.pdf

City of
Panama City Beach

PCB City Hall
17007 PCB Parkway
PCB, FL. 32413
P: (850) 233-5100
F: (850) 233-5108
www.pcbfl.gov

CITY OF PANAMA CITY BEACH
PLANNING BOARD MEETING MINUTES
September 9, 2026
MINUTES TO THE REGULAR MEETING

The meeting was called to order by **Chairman Wakstein** at 1:00 p.m. and **Ms. Deese** was asked to call the roll. Members present were Mr. Painter, Mr. Thomas, Mr. Coleman, Mr. Morehouse, Mr. Wittstruck, Mr. Bishop, and Chairman Wakstein. Mr. Morehouse led the Pledge of Allegiance.

ITEM NO. 3 Approval of August 12, 2026, Planning Board Meeting Minutes

Chairman Wakstein asked if there were any comments or corrections to the meeting minutes. A motion to approve was made by **Mr. Coleman**, seconded by **Mr. Wittstruck**. **Ms. Deese** called the roll.

Mr. Morehouse	Yes	Mr. Bishop	Yes	Mr. Painter	Yes
Mr. Thomas	Yes	Mr. Wittstruck	Yes	Mr. Coleman	Yes
Chairman Wakstein	Yes				

The motion to approve passed with a vote of (7-0).

ITEM NO. 4 Public Comments – Non-Agenda Items

There were no public comments.

ITEM NO. 5 Code Enforcement Update

Mr. Smith provided an update covering mid-July through mid-August. He reported that the Division's neighborhood enforcement efforts primarily addressed business tax and registration issues, as well as tall grass violations. Enforcement efforts related to the sandy beach primarily focused on violations involving double red flags and glass on the beach. Mr. Smith reported an overall compliance rate of 70.1% for upland properties and the sandy beach.

ITEM NO. 6.A Capital Improvement Schedule

Mr. Leonard presented the Capital Improvement Schedule, discussing projects related to the CRA, Public Works, Utilities, Parks and Recreation, and system capacity.

Mr. Painter's inquired about project prioritization and reprioritization.

Mr. Leonard explained that projects are evaluated based on factors including grant availability, traffic volumes, coordination with City departments and City Council, and roadway connectivity. He clarified that the order of projects on the schedule does not necessarily indicate priority and noted that Florida Department of Transportation traffic counts are also considered.

Mr. Coleman recommended that Clara Avenue be prioritized.

Chairman Wakstein emphasized addressing the intersection of Clara Avenue and Panama City Beach Parkway, at a minimum.

Mr. Morehouse motioned to approve the Capital Improvement Schedule. It was seconded by **Mr. Wittstruck**.

Ms. Deese called the roll.

Mr. Morehouse	Yes	Mr. Bishop	Yes	Mr. Painter	Yes
Mr. Thomas	Yes	Mr. Wittstruck	Yes	Mr. Coleman	Yes
Chairman Wakstein	Yes				

The motion to approve passed with a vote of (7-0).

ITEM NO. 6.B Consideration of an ordinance amending the Land Development Code (LDC) to establish regulations for pickleball courts.

Mr. Davis presented the proposed ordinance establishing regulations for pickleball courts, including setback, zoning, lighting, and accessory-use provisions.

The Board discussed the appropriate setbacks and the potential impact of stringent requirements on residential properties, particularly smaller lots such as those in Breakfast Point. Discussion included the noise generated by pickleball courts, including the repetitive nature of play and the potential for sound to affect neighboring properties. Members considered various screening and sound-mitigation measures, including solid-faced fencing, masonry walls, and screened fencing, and discussed whether different standards should apply to private residential courts, residential common areas, and commercial facilities. Lot coverage and the treatment of pickleball courts as accessory uses were also discussed. The Board further discussed lighting, particularly nighttime lighting and potential buffer requirements, with consideration given to limiting or prohibiting certain types of lighting.

Mr. Thomas and **Mr. Morehouse** indicated that pickleball courts could be treated similarly to other recreational uses, such as basketball courts and swimming pools, while **Mr. Painter** suggested that regulations could focus primarily on common-area and commercial facilities unless issues arise with private residential courts.

Mr. Morehouse motioned to table the proposed ordinance. It was seconded by **Mr. Painter**.

Ms. Deese called the roll.

Mr. Morehouse	Yes	Mr. Bishop	Yes	Mr. Painter	Yes
Mr. Thomas	Yes	Mr. Wittstruck	Yes	Mr. Coleman	No
Chairman Wakstein	No				

The motion to table passed with a vote of (5-2).

ITEM NO. 6.C A potential amendment to the Land Development Code to eliminate the Traditional Neighborhood Overlay District (TNOD).

Continued from discussion at the August 12, 2026 meeting.

Chairman Wakstein opened the discussion by stating that, following conversations with staff and the City Attorney, he would like to provide an opportunity to strengthen the Traditional Neighborhood Overlay District (TNOD) provisions within the Land Development Code rather than proceed immediately with eliminating the district.

Mr. Leonard explained that the intent of the TNOD is to facilitate generational neighborhood living.

The Board discussed concerns regarding ambiguous language in the current code.

Mr. Morehouse motioned to table the TNOD discussion for 3 months. It was seconded by **Mr. Thomas**.

Ms. Deese called the roll.

Mr. Morehouse	Yes	Mr. Bishop	Yes	Mr. Painter	Yes
Mr. Thomas	Yes	Mr. Wittstruck	Yes	Mr. Coleman	Yes
Chairman Wakstein	Yes				

The motion to approve passed with a vote of (7-0).

ITEM NO. 7 Adjournment

The meeting adjourned at 1:44 p.m.

DATED this _____day of _____, 2026.

_____
Josh Wakstein, Chairman

ATTEST:

_____
Melissa Deese, Secretary

DRAFT

CITY OF PANAMA CITY BEACH AGENDA ITEM SUMMARY

1. DEPARTMENT MAKING REQUEST/NAME: Melissa Deese, Building & Planning	***2. MEETING DATE:*** October 14, 2026
3. REQUESTED MOTION/ACTION: Presentation	
4. AGENDA: Code Enforcement Update	***5. IS THIS ITEM BUDGETED (IF APPLICABLE)?:*** N/A Detailed Budget Amendment Attached: N/A
	6. IDENTIFY STRATEGIC PRIORITY: Quality of Life Attractive Community
7. BACKGROUND: WHY IS THE ACTION NECESSARY? WHAT GOAL WILL BE ACHIEVED? Code Enforcement Manager prepares and presents a monthly report for the Division.	
Code Enforcement Report.pdf	

CODE ENFORCEMENT

August 16 – September 15

2026

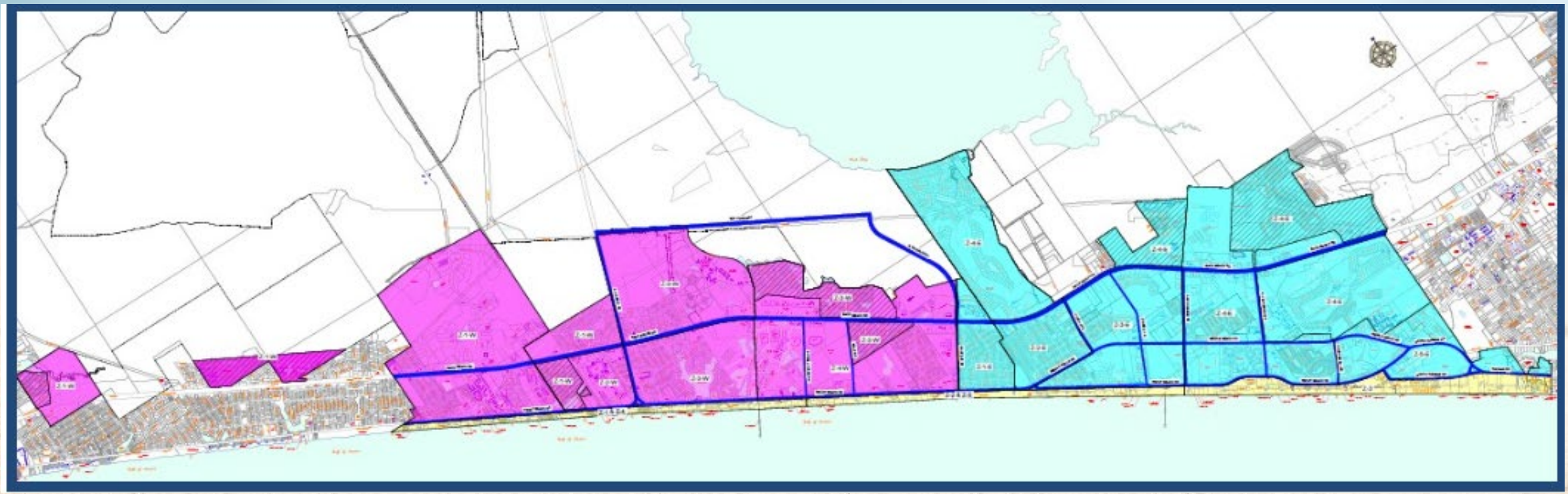
YOUR CODE ENFORCEMENT *Team*

Two officers are assigned to neighborhoods, retail, and commercial areas.

Three officers are assigned to the 9 miles of sandy beach.

One administrative support position.

One manager.



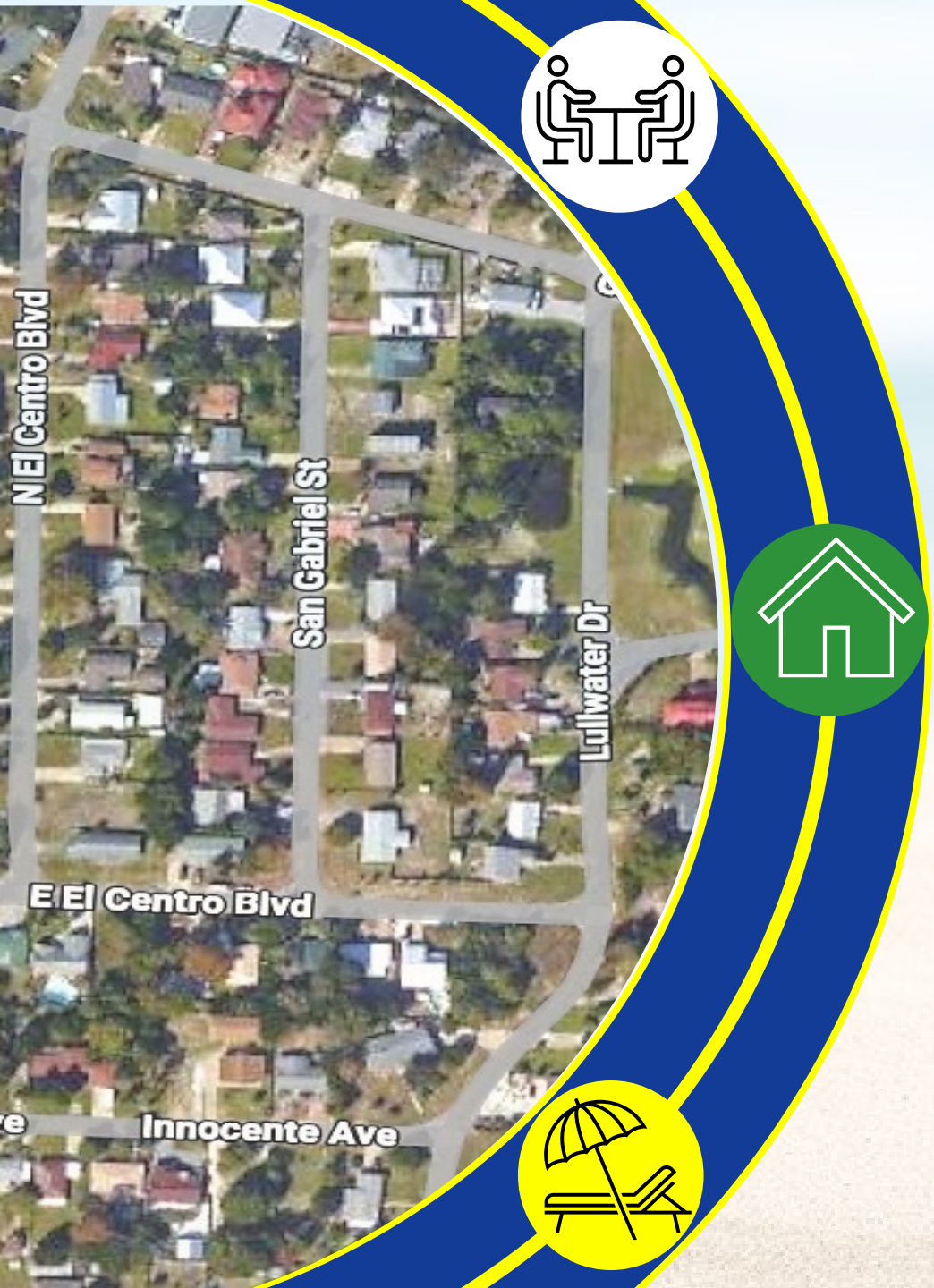


YOUR CODE ENFORCEMENT *Team*

ADMIN

Our Administrative Support Specialist ensures case paperwork is filed correctly, Open Records Requests are satisfied, cases are complete with proper legal documentation, and the public is given an avenue to ask staff about their case and to help them work through the correction process.

YOUR CODE ENFORCEMENT *Team*



NEIGHBORHOOD

Neighborhood, retail areas, and commercial zone violations often present complex cases. From tall grass and abandoned vehicles to unpermitted structures and prohibited signage, special events, and much more. These require more time to navigate effectively.



YOUR CODE ENFORCEMENT *Team*

SANDY BEACH

Sandy beach violations are typically addressed immediately in person, but they can be complicated. Violations may involve vendors, double red flag violations, environmental issues, wildlife concerns, public safety concerns, special events, and much more.

YOUR CODE ENFORCEMENT TEAM *Cases By Year*

1,977

CASES OPENED YTD

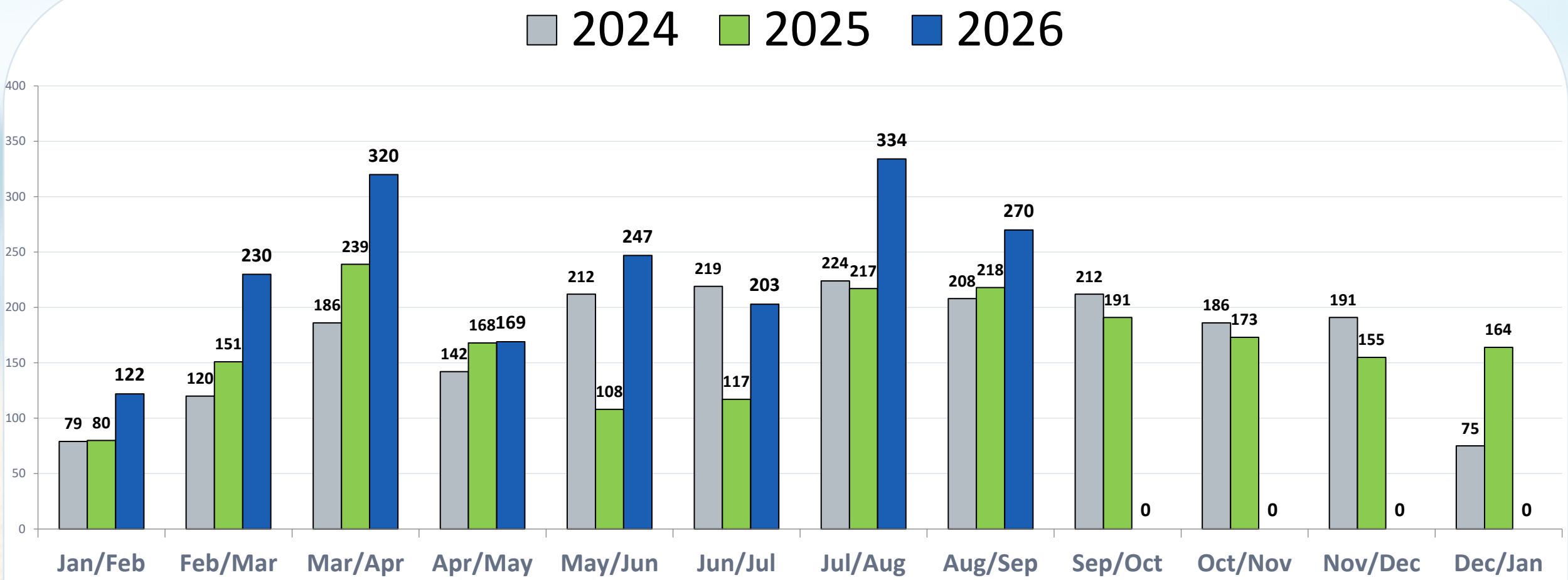
Each case is tied to a single location. Each location may have multiple violations.

270

CASES OPENED MTD (July 16 – August 15)

Each case is tied to a single location. Each location may have multiple violations.

YOUR CODE ENFORCEMENT TEAM *Cases By Year*



YTD OPENED
1,977

MTD OPENED
270

YOUR CODE ENFORCEMENT TEAM

Enforcement Snapshot

270	86	184 / 68.1%
TOTAL CASES	CITATIONS ISSUED	VOLUNTARY COMPLIANCE

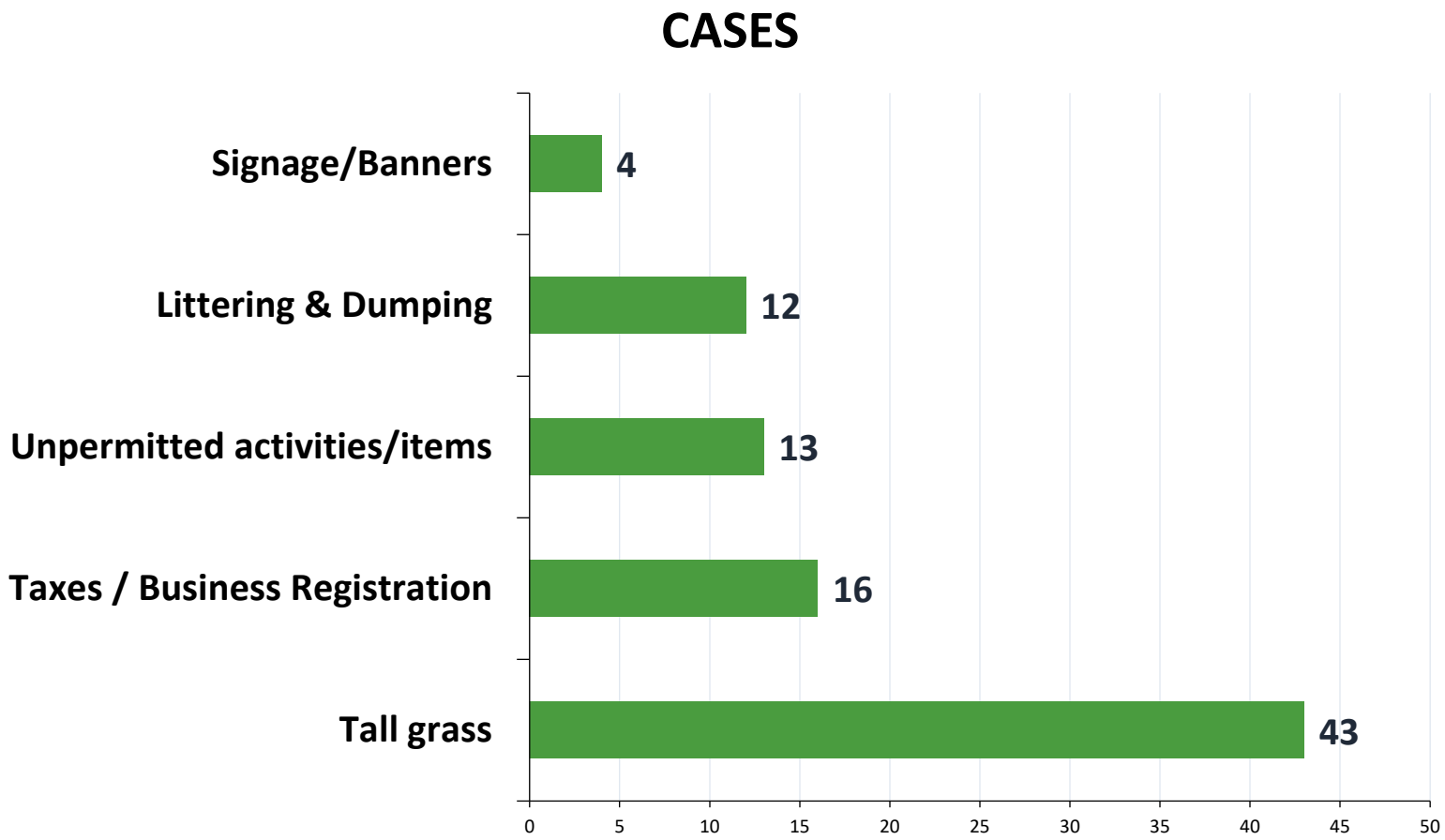
Most code enforcement cases are resolved through voluntary compliance without a citation.

9 10.5%	CITATIONS ISSUED TO UPLAND PROPERTIES	77 89.5%	CITAITONS ISSUED ON THE SANDY BEACH

FINES COLLECTED = $10,466 FINES NOT COLLECTED YET = $4,350

NEIGHBORHOOD VIOLATIONS

Most Common

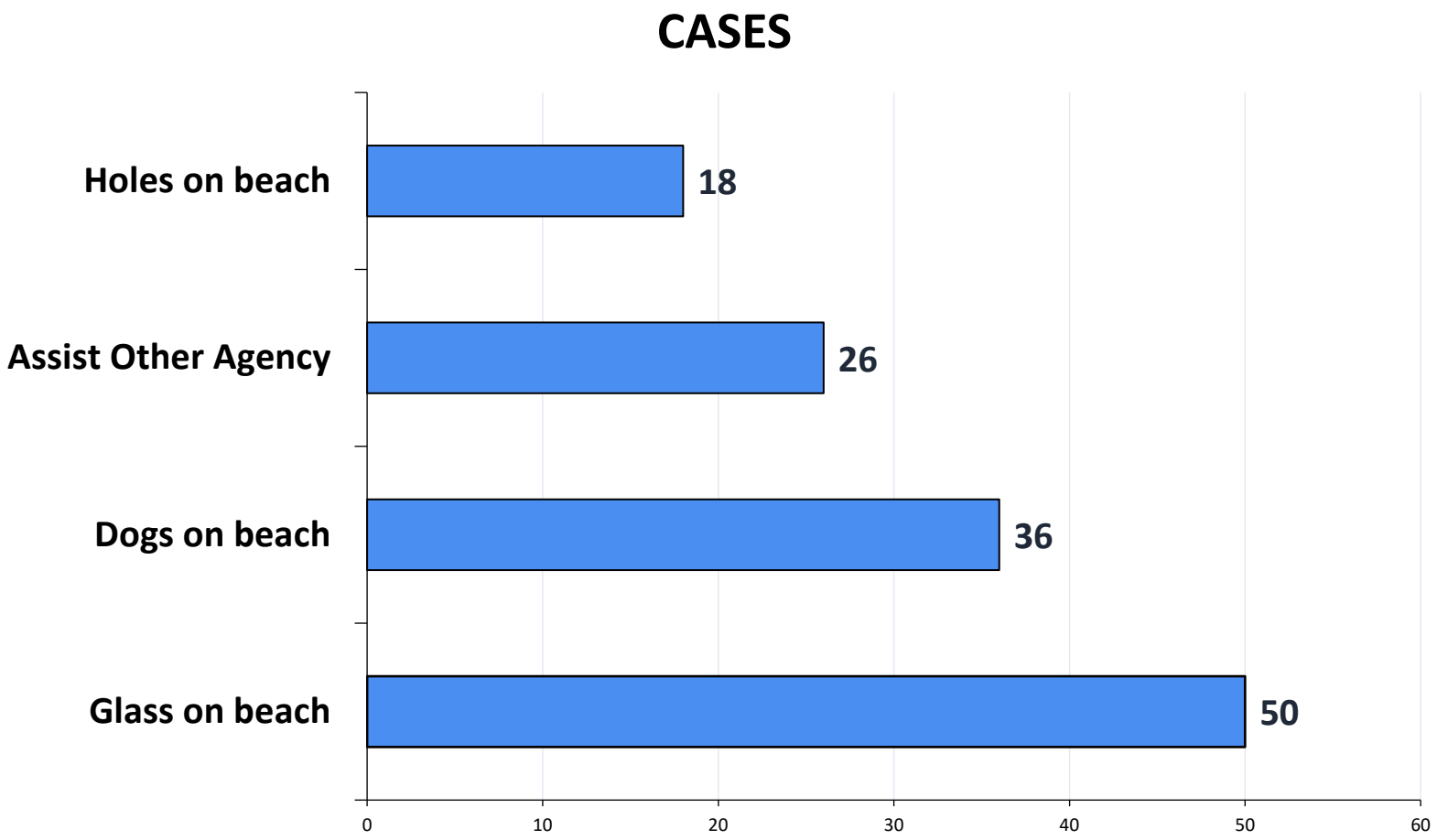


MOST COMMON

Grass over 12”

BEACH VIOLATIONS

Most Common



MOST COMMON

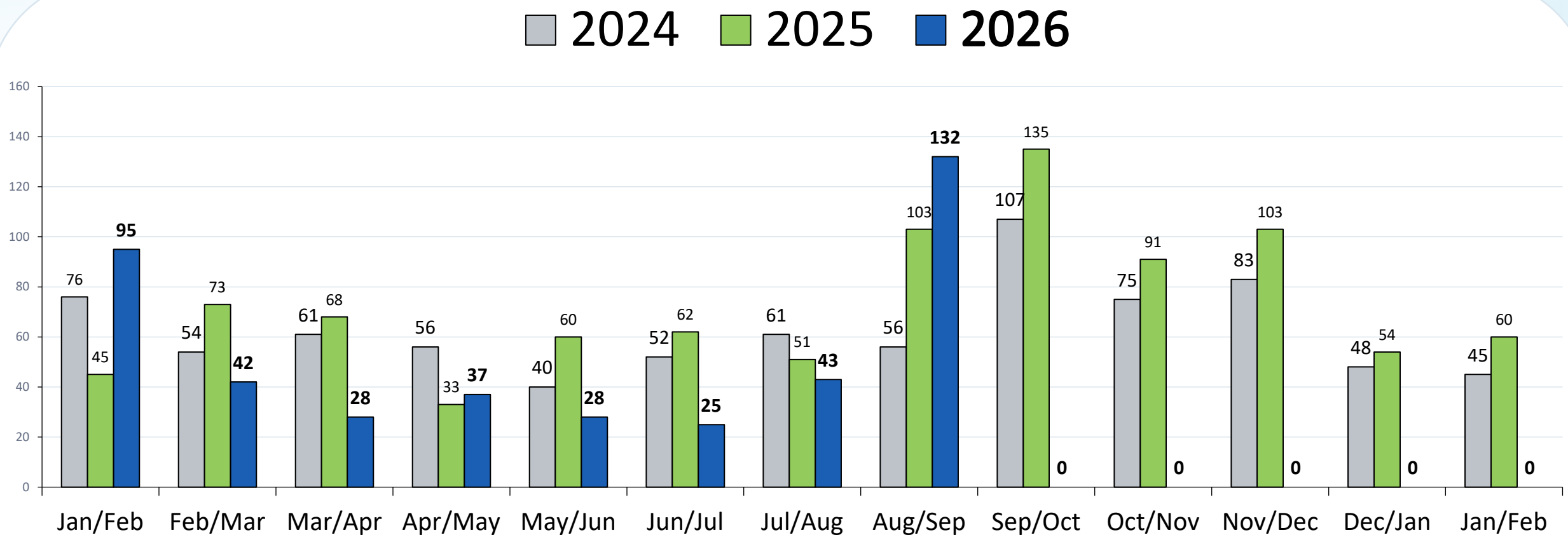
Glass on the beach

Assist Other Agency

- Bird/Turtle Rescue
- Medical
- Water Rescue
- Lost Persons

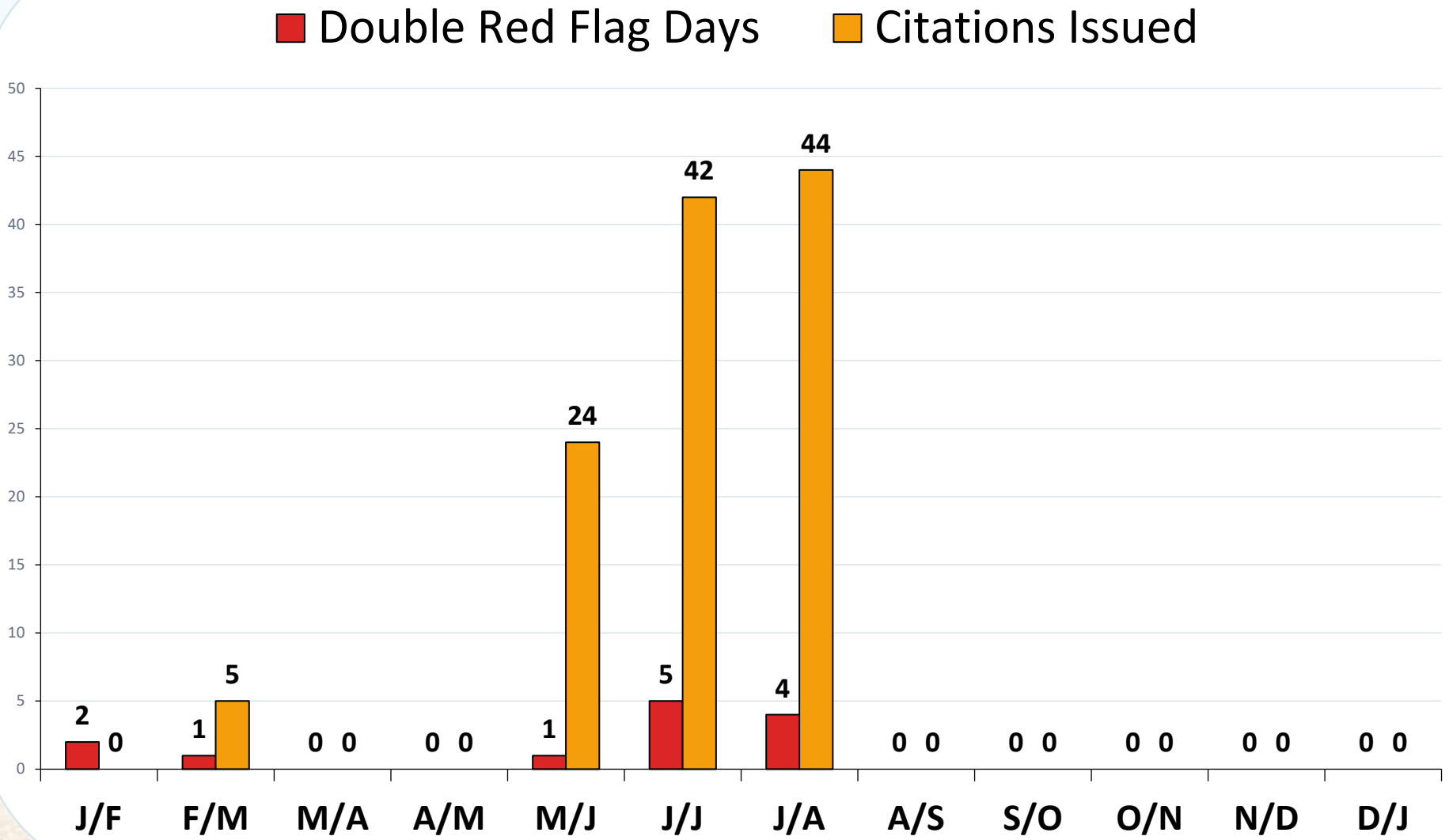
Unpermitted signs & flags

Removed from ROW



Clear rights-of-ways support public safety and a cleaner environment.

Double Red Flags





DRF FLAG DAYS

0

Education • Enforcement • Safety

CITATIONS ISSUED

0

YOUR CODE ENFORCEMENT *Team*

SERVING THE COMMUNITY BETTER BY:

- Another Code Enforcement Officer received the Florida Association of Code Enforcement Fundamentals Certification.
- Working with event promotors to create safe and compliant events.

QUESTIONS?

City of Panama City Beach Code Enforcement

CITY OF PANAMA CITY BEACH AGENDA ITEM SUMMARY

1. DEPARTMENT MAKING REQUEST/NAME: Melissa Deese, Community Redevelopment Agency	***2. MEETING DATE:*** October 14, 2026
3. REQUESTED MOTION/ACTION: Presentation - no action	
4. AGENDA: Regular Agenda Items	***5. IS THIS ITEM BUDGETED (IF APPLICABLE)?:*** N/A Detailed Budget Amendment Attached: N/A
	6. IDENTIFY STRATEGIC PRIORITY: Transportation Quality of Life
7. BACKGROUND: WHY IS THE ACTION NECESSARY? WHAT GOAL WILL BE ACHIEVED? The Front Beach Road CRA provides a framework for redevelopment of infrastructures within the CRA. The Plan was adopted by the City Council in August 2001. The Plan recommends the enhancement of approximately 19.8 miles of existing roadways within the Front Beach Road CRA.	
CRA Update Planning Board October 2026.pptx	

Front Beach Road Community Redevelopment Agency

Planning Board Update
October 2026

Presented by: Jason Crenshaw, P.E.
CRA Program Manager, Atlas Engineering Group



FRONT BEACH ROAD COMMUNITY REDEVELOPMENT AGENCY

ABOUT THE CRA

- The Front Beach Road CRA provides a framework for the redevelopment of infrastructures within the corridor. The Plan was adopted by the City Council in August 2001.
- It includes the enhancement of approximately 19.8 miles of existing roadways.
- In 2019, Council voted on an extension of the CRA through 2049 via Resolution 19-140.
- It receives funding through tax increment funds (TIF). The TIF funds vary based on the increased property values from the 2000 base year. Total TIF revenue received by the CRA in 2025 was $21,289,949.

THREE PRIMARY OBJECTIVES

1. Pedestrian, parking and transportation improvements.
2. Enhance beach access and related parking.
3. Plan funding and financing.

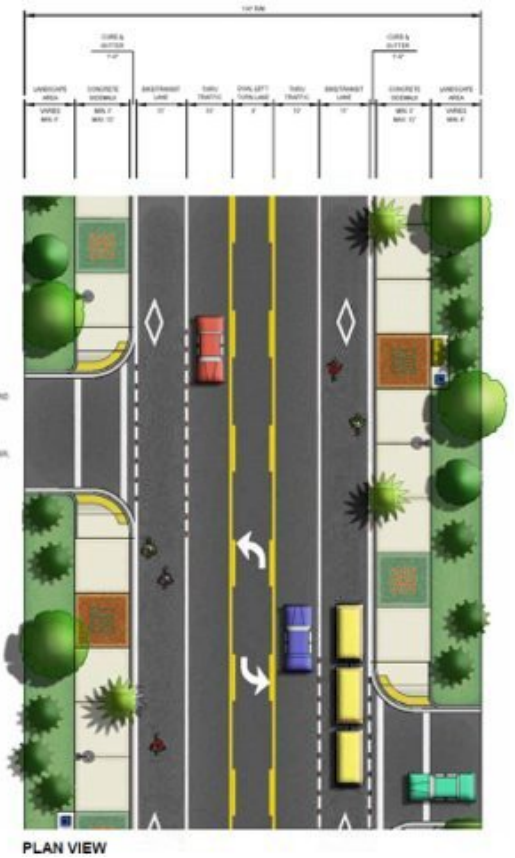
Components include undergrounding utilities, crosswalks and ADA-compliant sidewalks, medians, additional travel lanes, upgraded stormwater drainage, street lighting and landscaping.

FRONT BEACH ROAD COMMUNITY REDEVELOPMENT AGENCY

TYPICAL SECTION PER STREETSCAPE DESIGN MANUAL

Section 1 - Typical Roadways

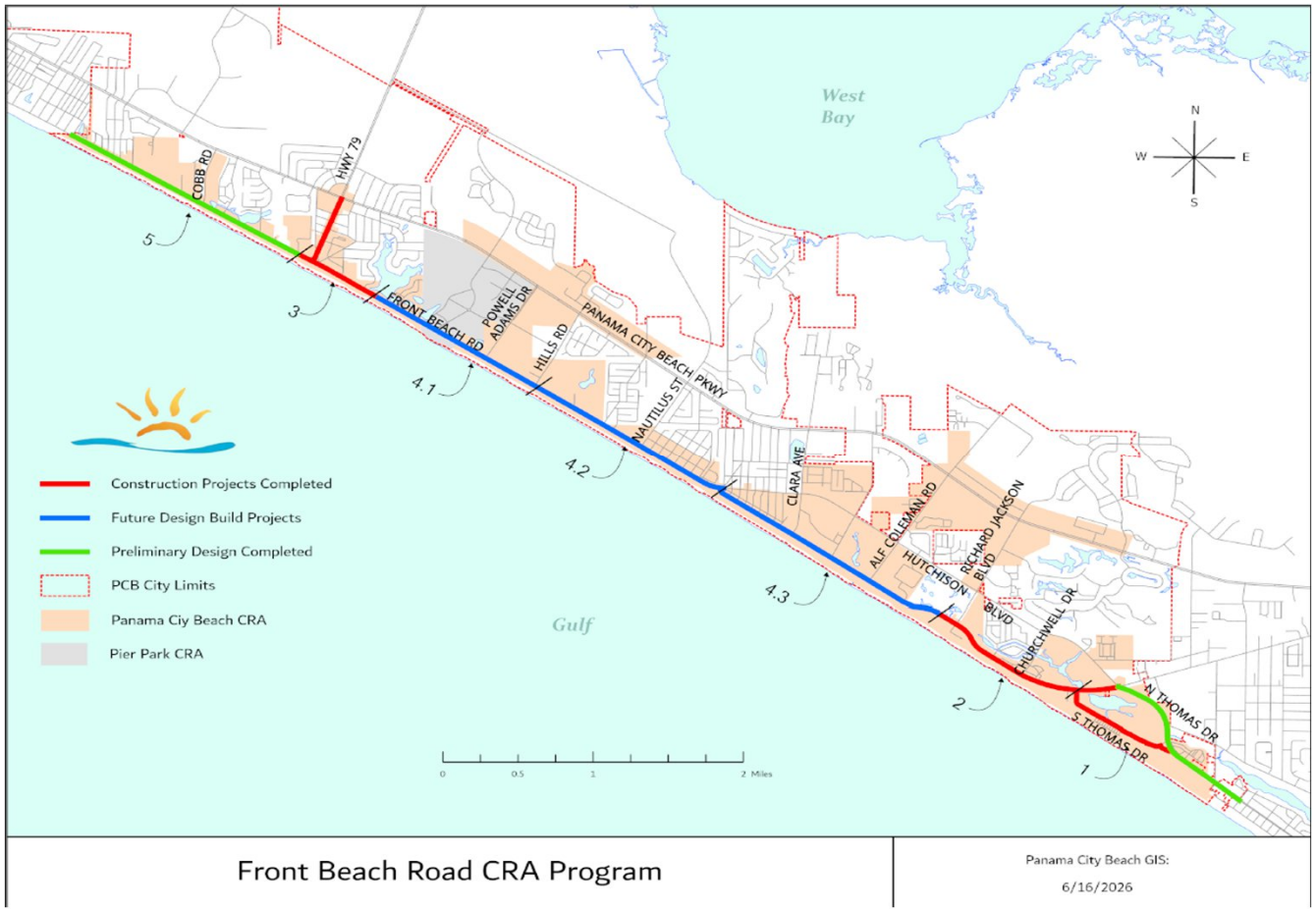




- 6' sidewalks
- 10' roadway lanes
- 11' shared tram/bike lane
- 22' landscaped median

FRONT BEACH ROAD COMMUNITY REDEVELOPMENT AGENCY

OVERVIEW AND UPDATES

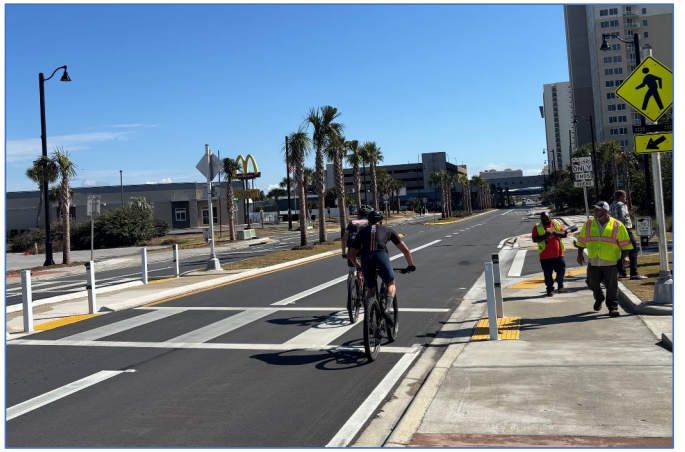


FRONT BEACH ROAD COMMUNITY REDEVELOPMENT AGENCY

SEGMENT 3

- Limits from South Arnold Road to Front Beach Road and Front Beach Road from Cabana Cay Circle to Lullwater Drive
- Completed in February 2026
- Key accomplishments include:
  - Undergrounding all utilities
  - Construction of a new roundabout
  - Installation of three mid-block crossings east of the roundabout that are controlled by Rectangular Rapid Flashing Beacons (RRFBs)
  - Addition of bike lanes and shared bike/tram lanes
  - Curb and gutter drainage and three stormwater ponds
  - Installation of more than 120 streetlights
  - Continuous ADA-compliant sidewalks, including ADA-compliant curb ramps
  - Enhanced landscaping and irrigation

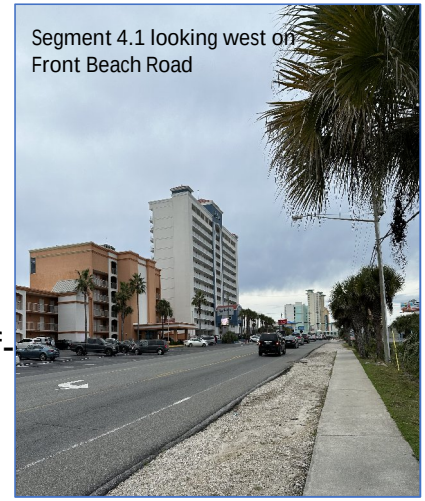


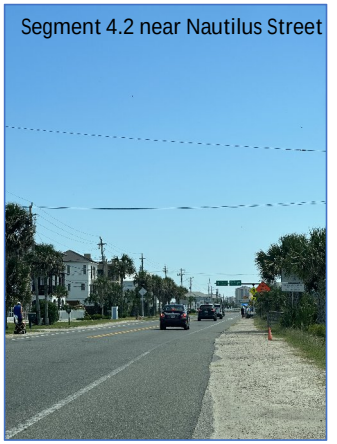


FRONT BEACH ROAD COMMUNITY REDEVELOPMENT AGENCY

PROJECTS DOWN THE ROAD

- Segment 4.1: Lullwater Drive to Hills Road
  - Accepting sealed proposals from qualified design-build firms through 9 a.m. on October 28
- Segment 4.2: Hills Road to the Hutchison Boulevard (392A) intersection
  - Right-of-way acquisition associated with the original project design has been completed. The City has identified the need for limited additional right-of-way to minimize utility conflicts with planned pedestrian improvements, landscaping, and future operation and maintenance of the corridor. Coordination and acquisition efforts for the additional right-of-way are ongoing.
  - 2-3 years following Segment 4.1
- Segment 4.3: Hutchison Boulevard (392A) to Richard Jackson Boulevard
  - Right-of-way acquisition is underway
  - 2-3 years following Segment 4.2
- Design-Build Approach:
  - Enables contractor to optimize design elements through value engineering prior to construction
  - Transfers responsibility to design-build firm
  - Allows re-design and construction phases to overlap, ideally shortening project schedule or limiting extensions for re-design approval


Segment 4.1 looking west on Front Beach Road

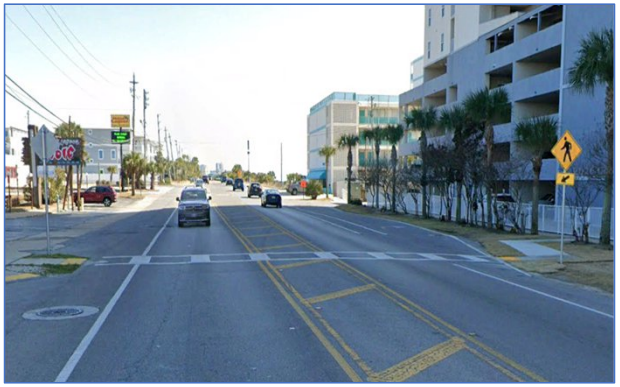

Segment 4.2 near Nautilus Street

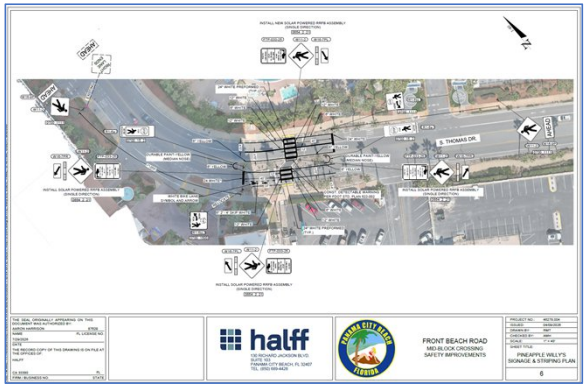
FRONT BEACH ROAD COMMUNITY REDEVELOPMENT AGENCY

NEAR TERM PROJECTS

- Front Beach Road Midblock Crosswalk Pedestrian Safety Improvements
  - Enhancing approximately 37 existing pedestrian midblock crossings on Front Beach Road and Thomas Drive
  - Safety improvements, including restriping, pedestrian islands, and the installation of rectangular rapid flashing beacons (RRFBs)
  - Recipients of the Safe Streets and Roads for All grant are anticipated to be announced by the U.S. Department of Transportation in December 2026, and the project will go to bid afterwards





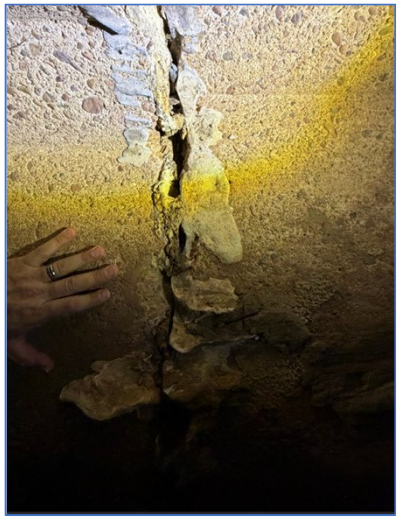


FRONT BEACH ROAD COMMUNITY REDEVELOPMENT AGENCY

NEAR TERM PROJECTS

- Segment 5 Box Culverts
  - Located at Bonita Beach Condominiums, Seagull Villas and Seachase Condominiums
  - Currently accessing the culverts and documenting existing conditions
  - Findings will determine whether we recommend repair, rehabilitation, or replacement
  - Construction is currently anticipated to begin in late summer or early fall 2027







FRONT BEACH ROAD COMMUNITY REDEVELOPMENT AGENCY

NEAR TERM PROJECTS

- Cobb Road Resurfacing and Sidewalk Improvements
  - Approximately 0.41 miles from Front Beach Road to U.S. 98/Panama City Beach Parkway
  - Mill and resurface the existing roadway to address pavement deterioration and improve ride quality
  - Construct a new 6-foot sidewalk along the west side of Cobb Road to improve pedestrian safety and connectivity
  - Upgrade drainage, pavement markings, signage and roadway safety features
  - Total estimated cost for engineering and construction: $1.01M

- Clara Avenue Resurfacing and Sidewalk Improvements
  - Approximately 0.78 miles from Front Beach Road to U.S. 98/Panama City Beach Parkway
  - Mill and resurface the existing roadway to address pavement deterioration and improve ride quality
  - Construct a new 6-foot sidewalk from Erin Lake Ln to Emerald Lake Dr to improve pedestrian safety and connectivity at Hutchison Beach Elementary School
  - Add turn lane improvements at Hutchison Beach Elementary School to improve traffic flow and school-related circulation
  - Upgrade drainage, pavement markings, signage and roadway safety features
  - Total estimated cost for engineering and construction: $1.59M

FRONT BEACH ROAD
COMMUNITY REDEVELOPMENT AGENCY

STAY CONNECTED

Jason Crenshaw, P.E.

Front Beach Road CRA Program Manager

Jason.crenshaw@atlaseng.org

John Adair, P.E.

Public Works Director

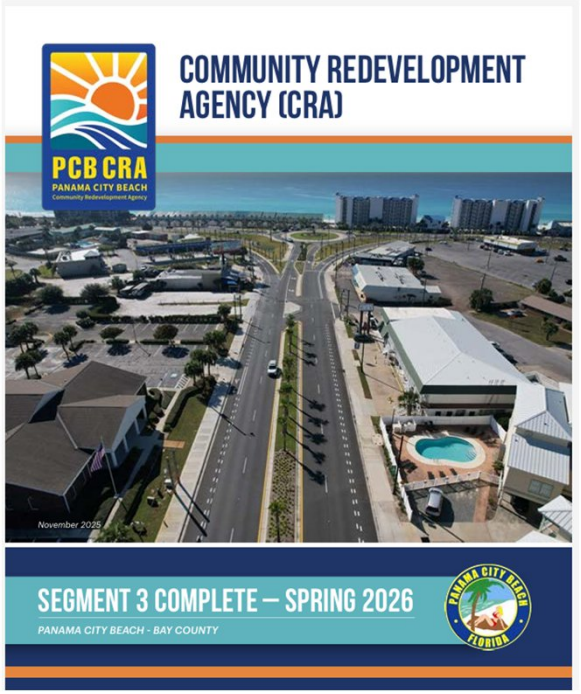
John.adair@pcbfl.gov

Donna Montgomery

Front Beach Road CRA Public Information Officer

850.708.4088 | donna.montgomery@pcbfl.gov

Public Record Requests – Monthly Newsletters – Project Updates



QUESTIONS?

CITY OF PANAMA CITY BEACH AGENDA ITEM SUMMARY

1. DEPARTMENT MAKING REQUEST/NAME: Melissa Deese, Legal	***2. MEETING DATE:*** October 14, 2026
3. REQUESTED MOTION/ACTION: Recommendation to the City Council	
4. AGENDA: Regular Agenda Items	***5. IS THIS ITEM BUDGETED (IF APPLICABLE)?:*** N/A Detailed Budget Amendment Attached: N/A
	6. IDENTIFY STRATEGIC PRIORITY: Economic Development Quality of Life

7. BACKGROUND: WHY IS THE ACTION NECESSARY? WHAT GOAL WILL BE ACHIEVED?

At its September 24, 2026 meeting, the Council directed Staff to develop an ordinance placing a moratorium on the consideration of new Traditional Neighborhood Overlay District ("TNOD") applications and approvals while the Planning Board completes its review of the City's TNOD regulations.

During the moratorium, the City will not accept, process, review, or approve any application to establish, expand, amend, or modify a TNOD, including any associated TNOD Master Plan. The moratorium applies throughout the City and begins when the ordinance is finally adopted on second reading.

The Land Development Code allows a property owner to seek approval of a TNOD, an overlay district with its own Master Plan and Final Development Plan procedures. The Planning Board is currently reviewing those regulations and considering whether they should be retained, revised, restructured, or repealed. The ordinance pauses new TNOD activity so the Planning Board can finish its work, and the Council can consider any recommended changes to the Code.

The ordinance does not amend the TNOD regulations, rezone any property, or change the Future Land Use Map. It does not affect applications for development approvals that do not involve a TNOD. Any change to the TNOD regulations resulting from the Planning Board's review would come to the Council as a separate ordinance with its own public hearings.

Ord. No. 1691 TNOD Moratorium.docx

ORDINANCE NO. 1691

AN ORDINANCE OF THE CITY OF PANAMA CITY BEACH, FLORIDA, ADOPTING A SIX-MONTH MORATORIUM ON THE APPROVAL OF TRADITIONAL NEIGHBORHOOD OVERLAY DISTRICTS AND RELATED DEVELOPMENT APPROVALS; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; SCRIVENER'S ERRORS; LIBERAL INTERPRETATION; MODIFICATIONS; CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City's Land Development Code currently provides for Traditional Neighborhood Overlay Districts ("TNODs"), including procedures for TNOD Master Plans and Final Development Plans; and

WHEREAS, the Planning Board is presently reviewing the City's existing TNOD regulations and considering whether those regulations should be retained, revised, restructured, or repealed; and

WHEREAS, the City Council finds that accepting or processing new TNOD applications while that review is ongoing could result in applications being considered under regulations that may soon be substantially amended or eliminated; and

WHEREAS, the City Council desires to temporarily pause the acceptance, review, and approval of new TNOD applications and related requests while the Planning Board completes its review and the City determines whether amendments to the TNOD regulations are appropriate; and

WHEREAS, the City Council therefore finds that a six (6) month moratorium is a reasonable period to allow the Planning Board to complete its review and for the City to consider and, if appropriate, adopt amendments to the Land Development Code.

NOW, THEREFORE BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF PANAMA CITY BEACH, FLORIDA, AS FOLLOWS:

SECTION 1. TEMPORARY MORATORIUM. Beginning on the effective date of this Ordinance and continuing for a period of six (6) months, the City shall not accept, process, review, approve, issue, or otherwise grant any application or approval for the establishment, expansion, amendment, or modification of a Traditional Neighborhood Overlay District ("TNOD"), including any associated TNOD Master Plan. This moratorium shall apply to all applications submitted on or after the effective date of this Ordinance and to any application that has not been determined complete by the City prior to the effective date of this Ordinance. This moratorium shall apply throughout the corporate limits of the City of Panama City Beach.

SECTION 2. CONFLICT WITH OTHER ORDINANCES OR CODES. All Ordinances or

parts of Ordinances of the Code of Ordinances of Panama City Beach, Florida, in conflict with the provisions of this Ordinance are hereby repealed to the extent of such conflict.

SECTION 3. SEVERABILITY. If any provision of this Ordinance is held to be illegal, invalid, or unconstitutional by a court of competent jurisdiction, the other provisions of this Ordinance shall remain in full force and effect.

SECTION 4. SCRIVENER'S ERRORS. It is the intention of the City, and it is hereby provided that the provisions of this Ordinance shall become and be made a part of the Code of Ordinances of Panama City Beach, Florida, and to that end, the sections of this Ordinance may be renumbered or re-lettered and the word "Ordinance" may be changed to "section" or "article" or other appropriate designation. Additionally, corrections of typographical errors which do not affect the intent of this Ordinance may be authorized by the City Attorney without public hearing, by filing a corrected or recodified copy with the City Clerk.

SECTION 5. ORDINANCE TO BE LIBERALLY CONSTRUED. This Ordinance shall be liberally construed to effectively carry out the purposes hereof which are deemed not to adversely affect public health, safety, or welfare.

SECTION 6. MODIFICATIONS. It is the intent of the City that the provisions of this Ordinance may be modified because of considerations that may arise during a public hearing. Such modifications shall be incorporated into the final version of the Ordinance adopted by the City.

SECTION 7. CODIFICATION. The appropriate officers and agents of the City are authorized and directed to codify, include, and publish in electronic format the provisions of this Ordinance within the Panama City Beach Code of Ordinances, and unless a contrary Ordinance is adopted within ninety (90) days following such publication, the codification of this Ordinance shall become the final and official record of the matters herein ordained. Section numbers may be assigned and changed whenever necessary or convenient.

SECTION 8. EFFECTIVE DATE. This Ordinance shall take effect immediately upon passage.

PASSED, APPROVED, and ADOPTED in regular session this day of 202___.

CITY OF PANAMA CITY BEACH, FL

By:_____
Stuart Tettemer, Mayor

ATTEST:

_____
Lynne Fasone, MMC, City Clerk

Posted on pcbfl.gov on the ___day of _____, 202_.
Posted on publicnoticesbaycountyfl.gov on the 25th day of September 2026,
and on the _____ day of _____2026.

EXAMINED AND APPROVED by me this _____ day of _____, 202_.

_____
Stuart Tettemer, Mayor