

# Exceptions to the Requirement for a Development Order Guide

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## Applicability

Per the City of Panama City Unified Land Development Code (ULDC), with the exception of those activities described in Section 102-36, it shall be unlawful to commence the clearing of land, excavations for, or the construction of any building or other structure, including accessory structures, or to store building materials or erect temporary field offices, or to commence the moving, alteration, or repair of any structure, including accessory structures, until the director has issued a development order for such work.

The unlawful activity termed “clearing of land” shall not include general lot clearing, removal of underbrush, or clearing of unprotected trees, as long as neither protected trees nor their root systems are cut, removed, or damaged during said process. However, nothing contained in this definitional clarification shall authorize any other unlawful activities described above without a development order, e.g., introducing “fill” to a tract as provided in F.S. § 380.04(2); modification of the contours of the land so as to cause/increase erosion or untreated storm water runoff; or negatively impact native vegetation within a special treatment zone as provided in Section 104-63 of the ULDC. Additionally, “clearing of land,” as authorized herein shall not authorize the owner or developer to avoid the installation of a protective barrier around protected trees as required in Chapter 105 of the ULDC during the clearing process.

## Exceptions

All activities not requiring a development order shall comply with applicable zoning, building, and fire safety codes and standards, and applicable state and federal requirements, including but not limited to state and federal permitting. A development order shall not be required for the following activities or conditions:

1. A development order has been issued by the City prior to the adoption of this Unified Land Development Code and development has commenced and continued in good faith in reliance upon such order.
2. The development or redevelopment activity is included as part of a larger plan of development or a phased development for which a development order is issued, pursuant to this Unified Land Development Code.
3. Construction of non-habitable accessory structures less than 100 square feet, provided they comply with all applicable setback, height, and zoning requirements.
4. Renovation, repair, alteration or maintenance to the interior or exterior of an existing single-family home, duplex, triplex, quadraplex, manufactured home or mobile home on one lot or parcel which does not require a building permit, increase the square footage of a structure, or change its use as a residential unit.
5. Renovation, repair, alteration or maintenance to the interior or exterior of an existing single-family home, duplex, triplex, quadraplex, manufactured home or mobile home on one lot or parcel which requires a building permit for the following purposes:
  - i. Roof repair or replacement
  - ii. Repair of a chimney
  - iii. Repair of a stairway
  - iv. Repair or replacement of windows, doors, and/or siding
  - v. Repair or replacement of electrical, mechanical and/or HVAC equipment
  - vi. Repair or replacement of plumbing where there are no new utility connections
6. Maintenance, repair, or replacement of public or private utility lines and components, drainage facilities, and other infrastructure where there is no impact to environmentally sensitive lands or expansion of capacity of facilities.