

**CITY OF PANAMA CITY BEACH
PLANNING BOARD**

MEETING DATE: September 11, 2019
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 – David Scruggs**
- ITEM NO. 4** **Approval of August 14, 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** **Tapestry Park PUD Master Plan Modification. Kehl Investments LLC, Joan Land LLC and 100 Tapestry Park Land Trust are requesting approval to modify the approved PUD to decrease the density by combining 36 parcels to create 18 new parcels to build detached single-family structures rather than the original multi-family structures. The Planning Board will hold a public meeting to consider the request.**
- ITEM NO. 7** **Kelly Street PUD Master Plan Modification. Westfourth Partnership, LP is requesting approval to modify the approved PUD to decrease the density from 165 units to 102 units and relocating the retail sales and service to Panama City Beach Parkway and replace with residential. The Planning Board will hold a public meeting to consider the request.**

ITEM NO. 8 REQUEST WITHDRAWN
Sunnyside Multi Family LLC is requesting approval for a rezoning of approximately 22 acres from Planned Unit Development (PUD) to R-2 (Limited Multi-Family) and a Large-Scale Amendment to change the Future Land Use Map Designation from Mixed Use to Multi-Family Residential. The Planning Board will hold a public meeting to consider the request.

ITEM NO. 9 CRA Discussion – David Campbell

ITEM NO. 10 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 S. 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, 110 S. Arnold Road, 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.

AGENDA ITEM NO. 6

TAPESTERY PARK PUD

REVISIONS TO THE APPROVED MASTER PLAN/FINAL DEVELOPMENT PLAN

I. Request:

The applicants are requesting to revise the PUD, specifically 36 25'X130' parcels located in blocks H, I and J. The request would combine every two adjacent parcels to create 18 new 50'X130' parcels. Additionally the applicant is requesting to build detached structures rather than attached structures and to change the current setbacks from 15' front, 0' side and 40' rear to 15' front, 5' side, 0' side adjacent to an easement and 20' rear.

II. Land Development Standards:

LDC Section 4.02.05.G Revisions to a PUD Master Plan:

Revisions to an approved PUD Master Plan shall be made in accordance with section 10.15.00 of this LDC. A substantial deviation may be approved only if the PUD Master Plan, as revised, could be approved as an original master plan. Notice of the application shall be mailed to each owners of property within the PUD as known by reference to the most recent, final ad valorem tax roll prepared by the Bay County Property Appraiser, unless such owner has signed or consented in writing to the application. Notwithstanding the requirements of Section 10.15.00, a substantial deviation may be approved without consent of all the owners of property within the PUD where:

- 1. All owners of the property to which the revisions will apply sign the application;*
- 2. The previously approved PUD Master Plan does not authorize a transfer of densities or intensities between the property to which the revisions will apply and any different parcel or property within the PUD, unless all the then current owners of that different parcel or property consent to the application; and*
- 3. The applicant demonstrates that the revision will not materially and adversely affect (i) the permitted Use or enjoyment of any parcel or property within the PUD to which the revisions will not apply, or (ii) the investment backed expectations of a reasonable man for that property.*

Staff findings:

- Notice of the application was mailed to each property owner within the PUD.
- All the owners of the property to which the revisions will apply have signed the application package.
- The revision does not transfer densities or intensities within the PUD.
- The revision will not materially or adversely affect the permitted Use, enjoyment or value of any parcel or property within the PUD.

LDC Section 10.15.00 Procedures and requirements to amend a PUD:

10.15.01 *An amendment to a Local Development Order may constitute either a non-substantial or a substantial deviation.*

LDC 10.15.02.B The following changes to a PUD are considered a substantial deviation:

1. *Any increase in the number of Dwelling Units on the site;*
2. *A change in the Use of the site or Building as specified in the Local Development Order;*
3. *Any reconfiguration of locations for Buildings, structures, parking areas, landscaped areas or stormwater control structures;*
4. *Any relocation or reconfiguration of Driveways or other vehicular Access;*
5. *Any change involving damage or destruction of natural resources including, but not limited to, Protected Trees, wetlands and shoreline buffers;*
6. *Any changes involving additional acreage or an increase in the dimensions or property boundaries of the site;*
7. *Any increase of 1,000 square feet or more of gross floor area or impervious area;*
8. *Any increase in structure height of more than five (5) feet;*
9. *Any increase in the number of stories;*
10. *Any change in the phasing schedule which affects the timing or the amount of improvements or the satisfaction of specific conditions;*
11. *Any reduction in Yards, Setbacks or Open Space of more than five (5) percent;*

*12. A change to any condition that was included in the Local Development Order;
or*

13. Any change that affects the compatibility of the proposed project.

Staff findings:

- The applicant at a minimum is requesting changes 3 and 11 from above to the PUD. Therefore, the request is considered a substantial deviation under LDC 10.15.04.
10.15.04 Substantial Deviations, All proposed changes to a Local Development Order other than those listed as non-substantial deviations shall be considered substantial deviations. Any substantial deviation from an approved Local Development Order will necessitate a formal amendment of such order. All such amendments shall be reviewed and processed in the same manner and procedure as was used to approve the original Development.
- Because the request is considered a substantial deviation, the request is required to go before the Planning Board for approval.

STAFF RECOMMENDATION:

The proposed changes are compatible with the surrounding parcels, decreases density and traffic, furthers the completion of the PUD through the development of vacant residential parcels and Tapestry Commons Park and is consistent with requirements of LDC 4.02.05 Planned Unit Development District Standards. Staff has no objections.



CITY OF PANAMA CITY BEACH
Building and Planning Department
116 S. Arnold Road, Panama City Beach, FL 32413

SUBMITTAL REQUIREMENTS FOR ALL APPLICATIONS - LDC Section 10.02.01

Property Owner(s)

Name: KEHL INVESTMENTS LLC, JOAN LAND LLC, AN 100 TAPESTRY PARK LAND TRUST

Property Address: SEE ATTACHED EXHIBIT A

City: PANAMA CITY BEACH State: FL Telephone: (850) 258-5484 Fax: _____

Email: BK0816@yahoo.com

Property Owner(s) Signature:

Name of Acting Agent: BRIAN KEHL

Statement acknowledged before a notary public authorizing the representative to act on behalf of the property owner with regard to the application and associated procedures. Attached to the application.

Please provide a survey obtained no more than two (2) years prior to the filing of the application containing legal description, land area and existing improvements located on the site. Written documentation the property owner has or will comply with all applicable notice requirements.

Payment Fee: \$ 800.⁰⁰ Application Type: PUD Modification Date Collected: 7/25/19

The procedure for review of application is found in Sections 10.02.00 and 10.17.00 of the LDC.

Basic Submittal Requirements - LDC Section 10.02.02

Plan or Plat Preparer

Name: KEHL INVESTMENTS LLC, JOAN LAND LLC, 100 TEPESTRY PARK LAND TRUST

Address: SEE ATTACHED EXHIBIT A Email Address: BK0816@yahoo.com

City: PANAMA CITY BEACH State: FL Telephone: (850) 258-5484 Fax: _____

Date of Preparation: JULY 23, 2019 Date(s) of any modifications: _____

Legal Description: (Consistent with the Required Survey) SEE ATTACHED

A vicinity map showing the location of the property and the Future Land Use Map designation for the property.

Zoning designation for the property: PUD

Additional plans, documents, and reports as deemed necessary by the City Manager. Information required for the specific type of application, as specified in sections 10.02.03 through 10.02.07 as applicable. All site plans and plats shall be drawn to a scale approved by the City Manager.

Exhibit A

Brian Kehl

Kehl Investments LLC

22818 Ann Miller Rd

Panama city Beach, FL 32413

Owner of Lot: J 1, J 2, J 3, J 4, J 5, J 6

% of request 16.68%

Cameron Skinner

100 Tapestry Park Land Trust

416 Lakefront Dr

Panama City Beach, FL 32413

Owner of lots: I 1, I 2, I 3, I 4, I 5, I 6, I 11, I 12, I 13, I 14, H 5, H 6, H 7, H 8

% of request 38.88%

Kirit Bhula

Joan Land LLC

106 Heron Turn

Panama City Beach, FL 32407

Owner of Lots: J 7, J 8, J 9, J 10, J 11, J 12, I 7, I 8, I 9, I 10, I 15, I 16, I 17, I 18, I 19, I 20

% of request 44.44%

10.02.05 Additional Submittal Requirements for Large Site Development, TNOD and PUD Master Plans

Each application for a large site development, TNOD or PUD master plan shall contain the following information:

- A. All information required pursuant to section 10.02.02.

LDC sections 10.02.10 and 10.02.02 have been provided on the Building Department supplied document.

- B. A statement of objectives describing the general purpose and character of the proposed Development, including type of structures, Uses, Lot sizes and Setbacks.

The Applicants own thirty-six vacant lots in Tapestry Park Phase II, blocks H, I, and J and would like to utilize two adjacent lots to build one single dwelling. This would reduce the approved density of these lots by half, to eighteen. We request a change to the Master Plan submitted for Tapestry Park dated April 17, 2002 to allow Residential building lots in blocks H, I, and J from "(Single Family Attached – Townhouse)" to "(Single Family Detached)".

- C. A boundary survey.

The Tapestry Park Master Plan as already recorded is attached. The plat and surveys will remain unchanged. Two adjacent lots will be transferred to the homeowner when title is transferred. The precedent for this has already been set in Tapestry Park by combining two adjacent lots and building one single dwelling. This has been done on lots D-9 & D-10 and again on lots F-3 & F-4.

- D. Perimeter buffering and landscaping.

No changes

- E. General location and size of Land Uses.

Tapestry Park Phase II Lots H5-8, I1-20, and J1-12 are currently 25' wide by 130' deep. The combined lots will measure 50' wide by 130' deep.

- F. Type of zoning districts and existing Uses abutting the proposed Development boundaries.

No changes

- G. A detailed, written list and complete explanation of how the proposed Development differs from any provision of the LDC, including a comparison with the Lot and Building standards of the underlying zoning district. If the master plan is approved, any such difference not listed or explained shall not be recognized or permitted and no such difference shall be implied or inferred.**

The Single Family detached homes will conform with the existing Phase I homes and be built to the same covenants, restrictions, and HOA approval process. We would like to adjust the Setbacks as described on page 4 of the Master Plan Submittal for Tapestry Park to allow the Detached homes to conform more with the Phase I setbacks. We request the following;

Front Setback – remains the same at 15' (these homes will face the park)

Side Setbacks – remains the same on any sides adjacent to an easement at 0'. Increase the setback requirement to 5' on the sides adjacent to other buildable lots.

Rear Setback – reduce the setback from 40' to 20'. Phase I rear setbacks are as little as 10'.

- H. A detailed explanation of the public benefit which justifies allowing the property owner to deviate from otherwise applicable minimum requirements of the LDC.**

Our requested change will benefit the public in multiple ways.

- a. Reducing Density by half. The existing PUD allows thirty-six units on these parcels. Our development plans would reduce the density to only eighteen units. Lower density reduces traffic on Clara Ave and within Tapestry Park (specifically street parking). Lower density also reduces the stresses on community facilities such as pool, sports courts, and common areas.
- b. The applicants will pay for and install the public park area known as "Tapestry Commons" as shown on the Tapestry Park Master Plan. Tapestry park was named and designed around this public area, which was designed as a grassy lawn roughly 600' long by 100' wide, lined with shade trees, and accessible by sidewalks. Section VI. (Timeline) of the Master Plan Submittal for Tapestry Park dated April 17, 2002 states "The projected build out for the Residential Neighborhood infrastructure is expected to be completed in less than five years." Seventeen years later and this core common area remains incomplete. It is time to make Tapestry Commons the meeting point of the neighborhood as it was originally intended to be. The applicants and HOA have discussed adding a fountain and/or fire feature to enhance the functionality of this common area.
- c. Completing the Neighborhood build out. The roads are under construction for Phase III and home construction is expected shortly after completion. If this request is approved, the applicants will work to build out Phase II. Then only the commercial mixed use will remain to complete the neighborhood.

I. A timeline for the Development, which addresses the following items:

No development of the lots is necessary, but construction on the common area would start immediately. Upon approval of the City of Panama City Beach, the applicants would like to start building the common area described as Tapestry Commons. Dwelling plans, permitting, and construction would start shortly after and as the market bears. I personally plan to build my family's homestead on one of these double lots and hope to be moved in by the start of school in 2020.

1. Development phases, if applicable and benchmarks for monitoring the progress of construction of each phase. Wherever applicable, the benchmarks shall include:

N/A

(a) Land clearing;

(b) Soil stabilization;

(c) Construction of each landscaping element of horizontal infrastructure, including, but not limited to, roads, utilities and drainage; and

(d) Vertical infrastructure and improvements.

2. The Final Development Plan shall be submitted within one (1) year of master plan approval. The timeline shall show that construction of the horizontal improvements will be commenced and substantially completed within one (1) year and two (2) years, respectively, after approval of the final development plan; provided that in the event the Development is divided into phases, the timeline shall show that construction of Phase I horizontal improvements will be commenced and substantially completed within one (1) year and two (2) years, respectively, after approval of the first final development plan and that the horizontal infrastructure for all remaining phases will be substantially completed within four (4) years after approval of the final development plan.

N/A – The Master Plan has already been approved

3. The timeline shall provide that ninety (90) percent of the land area of the Development, excluding horizontal infrastructure, will be built-out to its intended, final Use within ten (10) years of approval of the master plan.

N/A – The Master Plan has already been approved

4. Proposed dates for the submittal of progress reports.

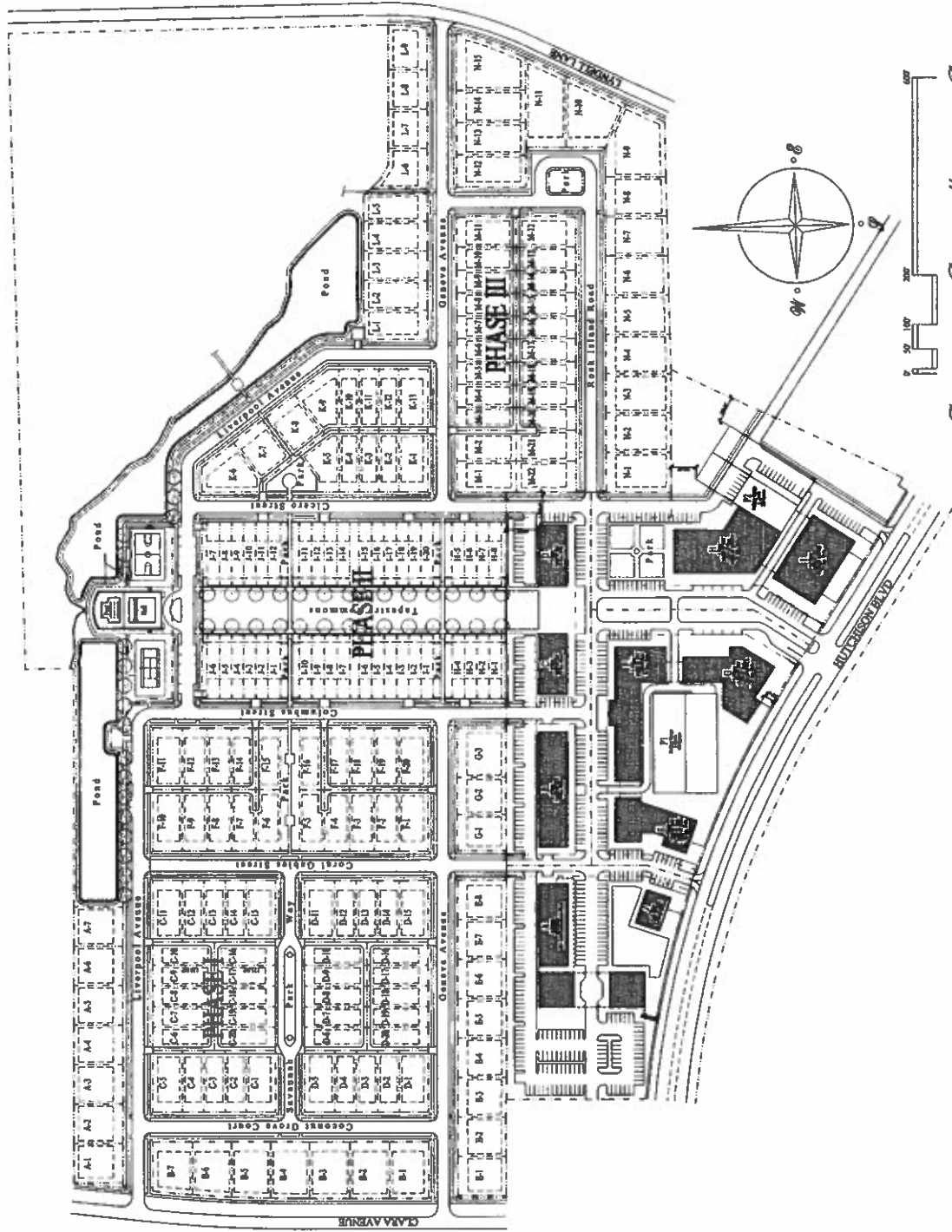
N/A – The Master Plan has already been approved

J. Other applicable information as required on the application for Development master plan or which the applicant may desire to submit to demonstrate satisfaction of the conditions set forth in this LDC.

A reduced copy of the Tapestry Park Master Plan is attached along with pages detailing these lots as recorded and the combined building lots as requested.

- K. This section shall not be construed so as to require detailed engineering or Site Plan drawings as a prerequisite to approval by the Planning Board. An applicant may provide a concept plan showing the general types and locations of proposed Development, Open Space, conservation areas, etc. (bubble plan); however, detailed drawings and information consistent with the approved master plan will be required prior to approval of a final development plan for any phase(s) of Development. In the event that the master plan contains no provision for a particular matter that is regulated in the underlying zoning district or the prior zoning district in the case of a PUD generally, then the final development plan approval shall be consistent with both the approved Master Plan and all regulations applicable within the underlying or prior zoning district. (Ord. #1254, 11/14/13)**

N/A – The Master Plan has already been approved



Tapesty Park Master Plan

Pond

Pond

Pool

Brunswick
Hall

-10

F-11

-9

F-12

-8

F-13

-7

F-14

-6

F-15

Park

-5

F-16

-4

F-17

-3

F-18

-2

F-19

-1

F-20

Columbus Street

J-6

J-5

J-4

J-3

J-2

J-1

Park

I-10

I-9

I-8

I-7

I-6

I-5

I-4

I-3

I-2

I-1

Park

H-4

H-3

H-2

H-1

Tapestry Commons

PHASE II

J-7

J-8

J-9

J-10

J-11

J-12

Park

I-11

I-12

I-13

I-14

I-15

I-16

I-17

I-18

I-19

I-20

Park

H-5

H-6

H-7

H-8

Cicero Street

K-6

K-7

K-8

Park

K-5

K-4

K-3

K-2

K-1

M-1

M-2

M-22

M-21

M

B

4 Story
13,000 SF RET
24 Res. Units

C

4 Story
7,000 SF RET
12 Res. Units

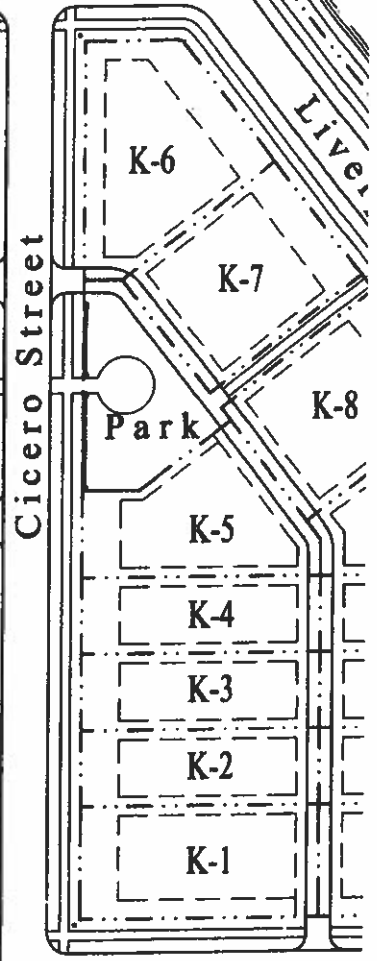
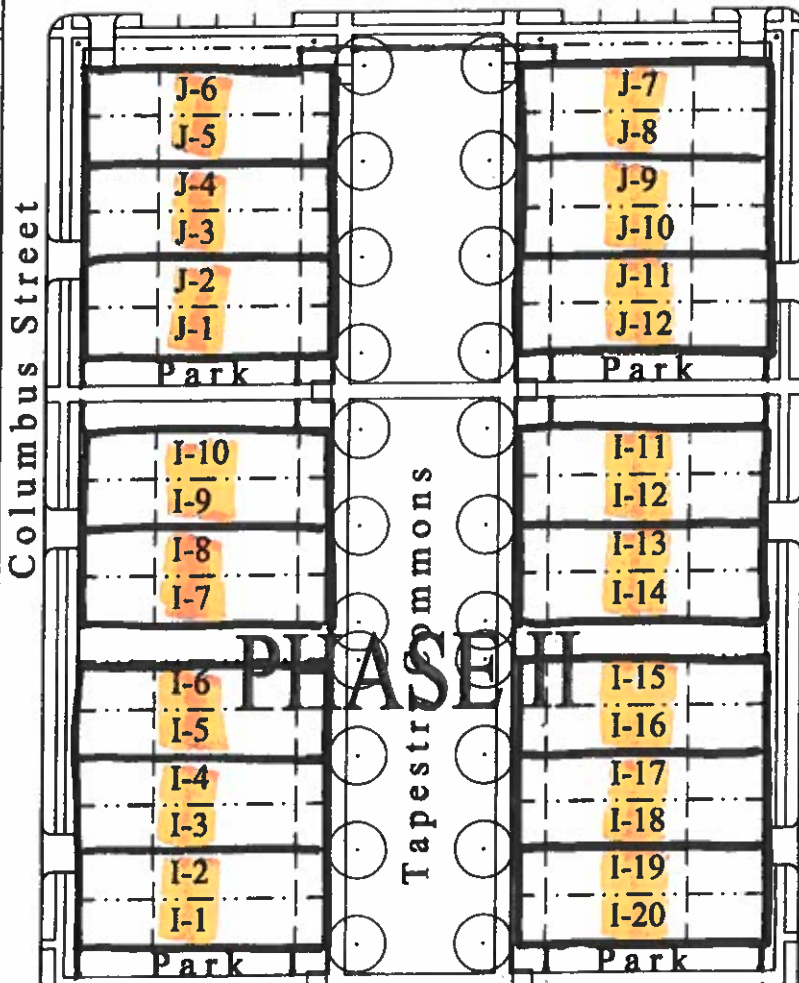
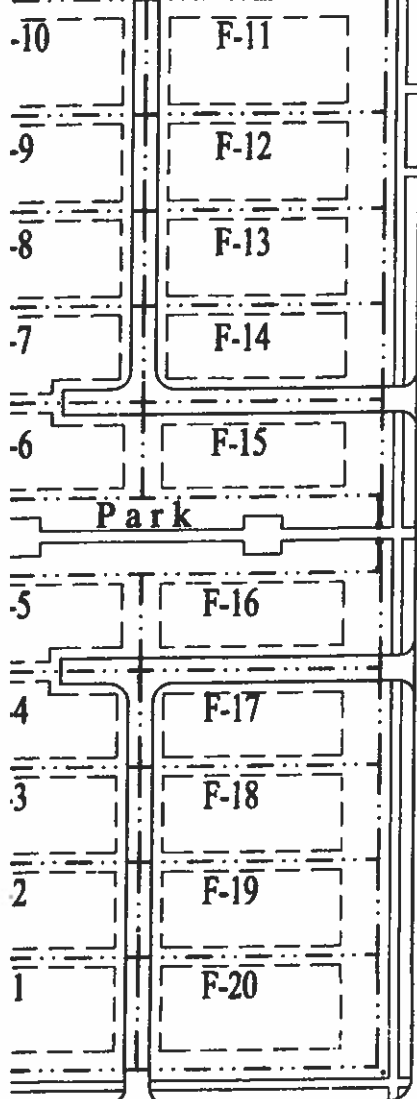
D

4 Story
7,000 SF RET
12 Res. Units

Pond

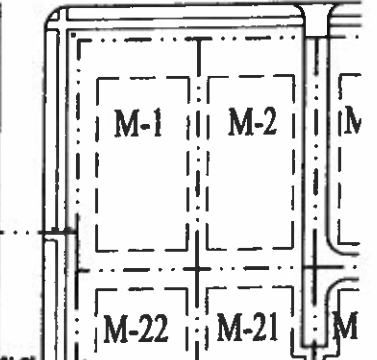
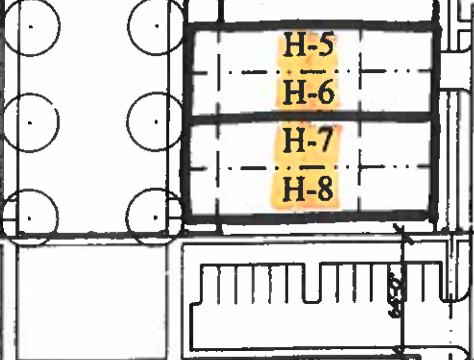
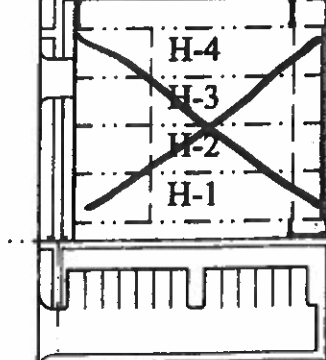
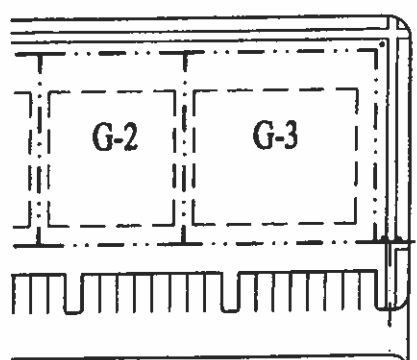
Pond

Pool
Brunswick
Hall



PHASE II

Tapestry Commons



B
4 Story
13,000 SF RET
24 Res. Units

C
4 Story
7,000 SF RET
12 Res. Units

D
4 Story
7,000 SF RET
12 Res. Units



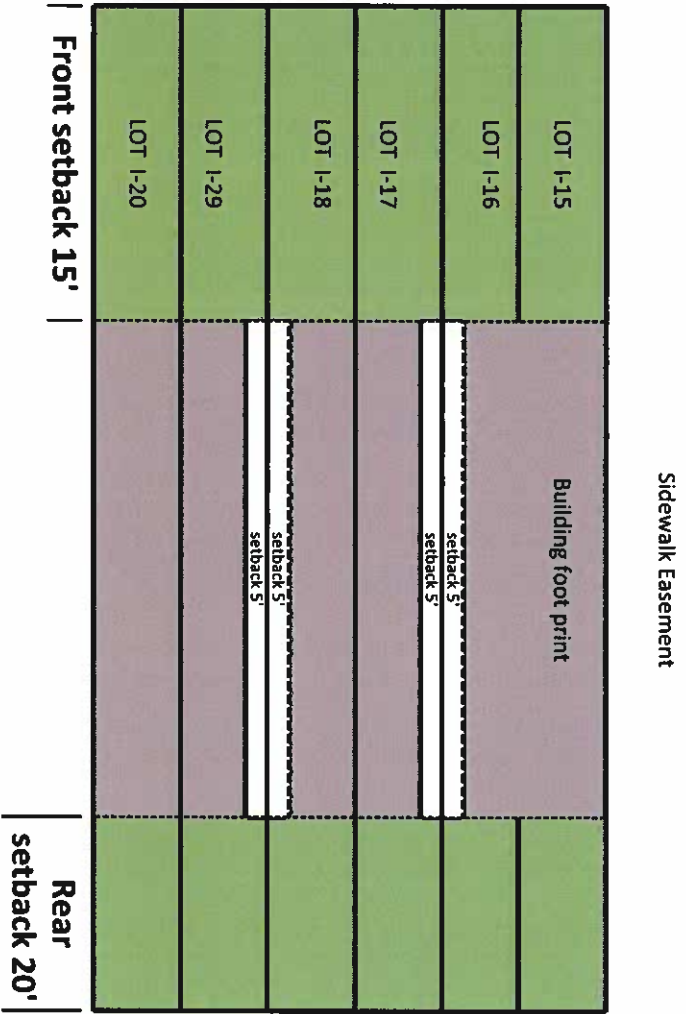
Proposed Setback and lot layout

Front 15'

Side 0' on the sides with easements

Side 5' on the side adjoining lots

Rear 20'



Not to scale

Cicero St



BENEFICIAL INTEREST AND DISCLOSURE AFFIDAVIT

**STATE OF FLORIDA
COUNTY OF BAY**

Before me, the undersigned authority, personally appeared, BRIAN KEHL, CAMARON SKINNER AND KIRIT BHULA, and ("Affiant") this 16 day of July, 2019, who, first being duly sworn, as required by law, subject to the penalties prescribed for perjury, deposes and says:

1) Affiant has read the contents of this Affidavit, has actual knowledge of the facts contained herein, and states that the facts contained herein are true, correct, and complete.

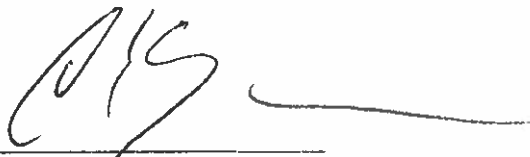
2) That KEHL INVESTMENTS LLC (A FLORIDA LLC) 100 TAPESTRY PARK LAND TRUST(A FLORIDA TRUST) AND JOAN LAND LLC (A FLORIDA LLC) whose address are listed below, are the record owner of the real property more particularly described in Exhibit "A" attached hereto and made a part hereof (hereinafter called the "Premises"). The following is a list of every person holding a beneficial interest in the disclosing entities.

Affiant:

Brian Kehl



Camron Skinner



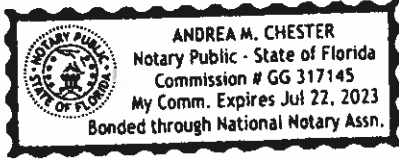
Kirit Bhula



SWORN TO and subscribed before me this 25 day of July, 2019 by
. Such person(s). (Notary Public must check applicable box):

- is/are personally known to me.
- produced a current driver license(s).
- produced FL as identification.

(NOTARY PUBLIC SEAL)



Notary Public

A handwritten signature in black ink, appearing to read 'Andrea M. Chester', written over the printed name.

(Print, Type or Stamp Name of Notary Public)

Exhibit A

Brian Kehl

Kehl Investments LLC

22818 Ann Miller Rd

Panama city Beach, FL 32413

Owner of Lot: J 1, J 2, J 3, J 4, J 5, J 6

% of request 16.68%

Cameron Skinner

100 Tapestry Park Land Trust

416 Lakefront Dr

Panama City Beach, FL 32413

Owner of lots: I 1, I 2, I 3, I 4, I 5, I 6, I 11, I 12, I 13, I 14, H 5, H 6, H 7, H 8

% of request 38.88%

Kirit Bhula

Joan Land LLC

106 Heron Turn

Panama City Beach, FL 32407

Owner of Lots: J 7, J 8, J 9, J 10, J 11, J 12, I 7, I 8, I 9, I 10, I 15, I 16, I 17, I 18, I 19, I 20

% of request 44.44%

AGENDA ITEM NO. 7

**PANAMA CITY BEACH
BUILDING AND PLANNING DEPARTMENT**

110 S. Arnold Road, Panama City Beach, FL 32413
850-233-5100 Fax: 850-233-5049

KELLY STREET PUD

REVISIONS TO THE APPROVED MASTER PLAN/FINAL DEVELOPMENT PLAN

I. Request:

The applicants are requesting to revise the PUD, specifically the 14.47-acre center parcel of the overall 18.7-acre PUD. The proposed changes include a reduction from a potential of 150 multifamily units (8 units per acre) to 102 townhomes (5.45 units per acre), which includes a reduction from 8.43 acres of residential land to 6.45 acres. The application also proposes the removal 1.18 acres of the recreational acreage. Additionally, the applicant is also relocating and modifying the (retail sales, personal services and multi-family mixed-use structure component (3.22 acres of land area) from the western portion of the subject parcel to the northern portion of the parcel, increasing it to 4.73 acres and removing the multi-family component. Other notable changes include an increase of open space from 2.79 acres to 3.2 acres.

Traffic generation; the proposed master plan revision is estimated to generate 161 total peak hour trips, 108 peak hour commercial trips and 53 peak hour townhome trips.

The original master plan is estimated to have produced 142 peak hour trips, 23 peak hour townhome trips, 82 peak hour condominium trips and 37 peak hour commercial (the originally approved commercial included a multi-family component).

Land Development Standards:

LDC Section 4.02.05.G Revisions to a PUD Master Plan:

Revisions to an approved PUD Master Plan shall be made in accordance with section 10.15.00 of this LDC. A substantial deviation may be approved only if the PUD Master Plan, as revised, could be approved as an original master plan. Notice of the application shall be mailed to each owners of property within the PUD as known by reference to the most recent, final ad valorem tax roll prepared by the Bay County Property Appraiser, unless such owner has signed or consented in writing to the application. Notwithstanding the requirements of Section 10.15.00,

a substantial deviation may be approved without consent of all the owners of property within the PUD where:

- 1. All owners of the property to which the revisions will apply sign the application;*
- 2. The previously approved PUD Master Plan does not authorize a transfer of densities or intensities between the property to which the revisions will apply and any different parcel or property within the PUD, unless all the then current owners of that different parcel or property consent to the application; and*
- 3. The applicant demonstrates that the revision will not materially and adversely affect (i) the permitted Use or enjoyment of any parcel or property within the PUD to which the revisions will not apply, or (ii) the investment backed expectations of a reasonable man for that property.*

Staff findings:

- Notice of the application was mailed to each property owner within the PUD.
- All the owners of the property to which the revisions will apply have signed the application package.
- The revision does not transfer densities or intensities between parcels within the PUD.
- The revision will not materially or adversely affect the permitted Use, enjoyment or value of any parcel or property within the PUD. However, the request eliminates the recreational land use.

LDC Section 10.15.00 Procedures and requirements to amend a PUD:

10.15.01 an amendment to a Local Development Order may constitute either a non-substantial or a substantial deviation.

LDC 10.15.02.B The following changes to a PUD are considered a substantial deviation:

- 1. Any increase in the number of Dwelling Units on the site;*
- 2. A change in the Use of the site or Building as specified in the Local Development Order;*
- 3. Any reconfiguration of locations for Buildings, structures, parking areas, landscaped areas or stormwater control structures;*
- 4. Any relocation or reconfiguration of Driveways or other vehicular Access;*

5. *Any change involving damage or destruction of natural resources including, but not limited to, Protected Trees, wetlands and shoreline buffers;*
6. *Any changes involving additional acreage or an increase in the dimensions or property boundaries of the site;*
7. *Any increase of 1,000 square feet or more of gross floor area or impervious area;*
8. *Any increase in structure height of more than five (5) feet;*
9. *Any increase in the number of stories;*
10. *Any change in the phasing schedule, which affects the timing or the amount of improvements or the satisfaction of specific conditions;*
11. *Any reduction in Yards, Setbacks or Open Space of more than five (5) percent;*
12. *A change to any condition that was included in the Local Development Order;*
or
13. *Any change that affects the compatibility of the proposed project.*

Staff findings:

- The applicant is requesting changes 2,3,4,12 and possibly 7 from above to the PUD. Therefore, the request is considered a substantial deviation under LDC 10.15.04.
- *10.15.04 Substantial Deviations, All proposed changes to a Local Development Order other than those listed as non-substantial deviations shall be considered substantial deviations. Any substantial deviation from an approved Local Development Order will necessitate a formal amendment of such order. All such amendments shall be reviewed and processed in the same manner and procedure as was used to approve the original Development.*
- Because the request is considered a substantial deviation, the request is required to go before the Planning Board for approval.

STAFF RECOMMENDATION:

The proposed changes include 3 land uses each of which is over 10% of the total land area, lower residential density from 169 potential units to 102 units,

implements lower heights of 35' maximum residential and 50' (previously approved 60'), increases open space from 2.79 acres to 3.2 acres, promotes a mixture of uses, promotes internal pedestrian and bicycle traffic and is compatible with surrounding parcels. Additionally the plan furthers the completion of the PUD through the development of a vacant parcel and is consistent with requirements of LDC 4.02.05 Planned Unit Development District Standards. However, staff recommends the applicant address the following Items:

- Supply more details addressing "extensive provisions for open space and passive recreation". The removal of 1.18 acres of recreational space appears contrary to this. This Item was also included as a public benefit in the original Master Plan.
- Depict locations of recreational areas and walking trails.

deemed to be the principal building on the lot on which the same is situated. An attached carport, shed, or garage or any other structure with one (1) or more walls being a part of the principal building and structurally dependent, totally or in part, on the principal building, shall comprise a part of the principal building and be subject to all regulations applicable to the principal building. A detached and structurally independent carport, garage or other structure shall conform to the requirements of an accessory building. A detached and structurally independent garage or carport, or other structure conforming as an accessory building may be attached to the principal building by an open breezeway not to exceed six (6) feet in width. A connecting breezeway in excess of six (6) feet in width. A connecting breezeway in excess of six (6) feet and/or enclosed on one (1) or both sides, including louvers, lattice or screening, shall cause the entire structures to be construed as the principal building and shall be subject to the regulations applicable to the principal building.

- (2) Accessory building shall mean a subordinate building, the use of which is incidental to that of the principal building on the same lot.

Building area shall mean that area within and bounded by the building lines established by required yards and setbacks.

Building line shall mean the line established by yard or setback requirements outside of which no principal building may be erected.

Building requirement shall not imply reference to building requirements as set forth in the building code of the City of Panama City Beach.

→ Business services shall mean any commercial activity primarily conducted in an office not involving the sale of goods or commodities available in the office and not dispensing personal services, including such businesses as insurance agencies and adjustors, real estate brokers, financial institutions and lending agencies, stock brokers, counselors, consultants, accountants, collection agencies, title and abstract companies, income tax services, travel agencies, advertising agencies, laboratories, studies of art, music, dancing and photography, business or stenographic schools and any similar office type use.

Change of use. Any change of the permitted use of a Premises determined by reference to the Zoning Ordinance of the City, as amended from time to time, which Change of use as a matter of law or practicality requires an increase of fifteen percent (15%) or more in the size of the Vehicle Use Areas associated with such Premises.

Compound uses shall consist of more than one (1) major use of a single parcel of land.

Corner lot shall mean any lot situated at the intersection of two (2) streets and abutting such streets on two (2) adjacent sides.

Council shall mean the city council of the City of Panama City Beach, Florida.

Crosswalk shall mean any portion of a roadway at an intersection or elsewhere distinctly indicated for pedestrian crossing by signals, lines or other markings on the road surface.

Day nursery shall mean a residence or building in which one (1) or more children under seventeen (17) years of age are received for full time or part-time care or training and for

association, organization and any legal public entity.

Personal service shall mean beauty parlor, shop or salon, barber shop, massage, reducing or slenderizing studio, steam or turkish baths, gymnasium or indoor athletic services or any similar use.

Planning board shall mean the Planning Board of the City of Panama City Beach, as provided for in section 17-16 et seq., of the Code of Panama City Beach, Florida.

Portable storage unit shall mean any container designed for the storage of personal property which is typically rented to owners or occupants of property for temporary use and which is delivered and removed by truck. Examples of portable storage units include, but are not limited to, moving and storage containers, road and storage trailers and steel shipping containers.

Premises. An improved area of land with its appurtenances and buildings which, because of its unity of current use, may be regarded as the smallest conveyable unit of real estate, including vehicular right-of-way easements where the Premises is the dominant parcel.

→ Professional services shall mean the conduct of business in any of the following or related categories: law, architecture, engineering, medicine, dentistry, osteopaths, chiropractors, opticians or consultants in these or related fields.

Public body shall mean any government or governmental agency of the City of Panama City Beach, Bay County, the State of Florida or of the United States Government.

Public use shall mean the use of any land, water or buildings by a municipality, public body or board, council or authority, county, state or federal government or any agency thereof for a public service or purpose.

Recreation shall mean uses devoted to public parks, playgrounds, golf courses, dedicated beaches, and similar uses.

Recreation and entertainment shall mean recreation and entertainment uses which include amusements, and in addition pool halls, bowling lanes, skating rinks, and miniature golf.

Redevelopment. One or more expansions to one or more existing Buildings on a premises which in the aggregate will equal or exceed the applicable threshold set forth below:

- (i) for a Premises containing one or more Buildings consisting of less than a total of 2,000 square feet, aggregate expansion equal to or exceeding fifty-one percent (51%) of the total Building square footage existing on April 26, 2001, or
- (ii) for a Premises containing one or more Buildings consisting of a total of 2,000 square feet or more, aggregate expansion equal to or exceeding thirty-five percent (35%) of the total Building square footage existing on April 26, 2001.

→ Retail sales and services shall mean and include those business activities customarily providing retail convenience goods. Any such uses shall include department stores, variety stores, drug and sundry stores, restaurants, delicatessens, cafeterias, grocery and markets, gift shops, wearing apparel, home and auto supply, furniture and appliances, hardware, package stores, cocktail lounges, taverns, news stands, book and stationery stores, shoe repair shops, luggage shops, bakeries and candy shops (provided that products made on the

premises are sold on the premises), camera and photo supply shops, radio and television sales and services, floor coverings, sporting goods, florists, jewelers, music and piano sales and service, art shops, pawn shops, electrical and lighting, laundry and dry cleaning pick-up stations (no persons on premises), coin-operated or self-service laundry, farm and garden supplies excluding farm machinery and equipment, trade stamp redemption stores, pet shops, pawn brokers and similar uses.

Salvage or junk yard shall mean any area, lot, land, parcel, building or structure or part thereof used for the storage, collection, processing, purchase, sale or abandonment of wastepaper, rags, scrap metal or other scrap or discarded or used goods, materials, machinery, parts, or boats, or two or more unregistered or inoperable motor vehicles, or other type of junk. This term includes auto wrecking yards and salvage yards and towing services where unregistered or inoperable vehicles are stored in excess of the thresholds established for motor vehicle storage or impound lots.

Scenic Corridor: Scenic Corridor shall be as defined in Section 17-52, Code of Ordinances.

Semi-public body shall mean and include churches and organizations operating as a non-profit activity serving a public purpose or service and includes such organizations as non-commercial clubs and lodges, theater groups, recreational and neighborhood associations and cultural activities.

Service station shall mean any business engaged primarily in the servicing of automotive vehicles including the sale and delivery of fuel, lubricants and other products necessary to the operation of automotive vehicles including the sale and installation of accessories, tires, batteries, seat covers, tire repair, cleaning facilities, minor engine tune-up and wheel balancing and aligning, brake service, but not including mechanical or body repair facilities, the sale or rental of vehicles or trailers.

Silviculture shall mean activities related to the harvesting of trees.

Single family residential use shall mean the improvement of land by one or more independent dwellings each designed exclusively for and occupied exclusively by one family. Single family residential uses include townhomes, zero lot line homes, mobile homes, and customary residential accessory uses.

Special uses shall mean and include public utilities, transportation terminals and facilities not owned and operated by a public body, but subject to regulations by a public body.

Street shall mean any public or private right-of-way set aside for public travel thirty (30) feet or more in width. The word "street" shall also include the words "road," "boulevard," "lane," "drive," "circle," "thoroughfare" and "highway."

Street centerline shall mean the line midway between the street right-of-way lines or the surveyed and platted centerline of a street which may or may not be the line midway between the existing right-of-way lines.

Street right-of-way line shall mean the line which bounds the right-of-way set aside for use as a street.

Story shall mean that portion of a building included between the upper surface of any floor and the upper surface of the floor next above; or any portion of a building used for human

association, organization and any legal public entity.

→ Personal service shall mean beauty parlor, shop or salon, barber shop, massage, reducing or slenderizing studio, steam or turkish baths, gymnasium or indoor athletic services or any similar use.

Planning board shall mean the Planning Board of the City of Panama City Beach, as provided for in section 17-16 et seq., of the Code of Panama City Beach, Florida.

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Retail sales and services shall mean and include those business activities customarily providing retail convenience goods. Any such uses shall include department stores, variety stores, drug and sundry stores, restaurants, delicatessens, cafeterias, grocery and markets, gift shops, wearing apparel, home and auto supply, furniture and appliances, hardware, package stores, cocktail lounges, taverns, news stands, book and stationery stores, shoe repair shops, luggage shops, bakeries and candy shops (provided that products made on the



CITY OF PANAMA CITY BEACH
Building and Planning Department
116 S. Arnold Road, Panama City Beach, FL 32413

SUBMITTAL REQUIREMENTS FOR ALL APPLICATIONS - LDC Section 10.02.01

Property Owner(s)

Name: Westfourth Partnership, LP

Property Address: 43 Baileysmill Road

City: Basking Ridge State: NJ Telephone: 212-486-5500 Fax: _____

Email: elevine@levset.com

Property Owner(s) Signature: [Signature]

Name of Acting Agent: Robert Carroll

Statement acknowledged before a notary public authorizing the representative to act on behalf of the property owner with regard to the application and associated procedures. Attached to the application.

Please provide a survey obtained no more than two (2) years prior to the filing of the application containing legal description, land area and existing improvements located on the site. Written documentation the property owner has or will comply with all applicable notice requirements.

Payment Fee: _____ Application Type: _____ Date Collected: _____

The procedure for review of application is found in Sections 10.02.00 and 10.17.00 of the LDC.

Basic Submittal Requirements - LDC Section 10.02.02

Plan or Plat Preparer

Name: McNeil Carroll Engineering

Address: 17800 PCB PKWY Email Address: rcarroll@mcneilcarroll.com

City: PCB State: FL Telephone: 234-1730 Fax: _____

Date of Preparation: 8/2/19 Date(s) of any modifications: _____

Legal Description: (Consistent with the Required Survey) See Attached Survey

A vicinity map showing the location of the property and the Future Land Use Map designation for the property.

Zoning designation for the property: PUD

Additional plans, documents, and reports as deemed necessary by the City Manager. Information required for the specific type of application, as specified in sections 10.02.03 through 10.02.07 as applicable. All site plans and plats shall be drawn to a scale approved by the City Manager.

August 21, 2019

City of Panama City Beach
110 S. Arnold Road
Panama City Beach, FL 32413

Re: Kelly Street PUD
Panama City Beach Parkway
Parcel ID 35351-090-030
MCEI File No. 1349.01

To Whom it May Concern:

On behalf of Westfourth Partnership, LP, I hereby authorize McNeil Carroll Engineering, Inc. to pursue permitting on my behalf for the Kelly Street PUD project in Panama City Beach, Florida.

Should you have any questions or require additional information, please do not hesitate to call.

Respectfully,

Westfourth Partnership, LP.



Elliot Levine

Master Plan Submittal
For
KELLY STREET PUD

A Planned Unit Development
Located in
Panama City Beach



August 2019

Submitted by:

MCNEIL
CARROLL
ENGINEERING, INC.

17800 Panama City Beach Parkway
Panama City Beach, Florida 32413
(850) 234-1730 FAX (850) 234-1731

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VII. MASTER PLAN

I. Overview

Westfourth Partnership, LP, Terra Global Investments, LLC and Alabama Landmark Corp of FL each own a parcel that are part of a 18.7 ± acre Planned Unit Development District (PUD) that was previously approved by the City of Panama City Beach Planning Board known as LaBorgata PUD. The parcel of land is triangular in shape and bound by Panama City Beach Parkway to the north, an existing residential subdivision to the south and Kelly Street to the west. The proposed development will utilize three components of the applicable land uses allowed under the PUD: Multi Family Residential, Retail Sales and Service or Personal Services and Open Space. The use of sidewalks and landscaping will bring these different uses together in a compatible and cohesive plan.

IA. Existing Site Characteristics

The existing site has been cleared for construction and some improvements added. There are three ingress and egress connections already constructed and permitted through the Florida Department of Transportation (FDOT) along Panama City Beach Parkway. One connection has already been made to Kelly Street and connects to the western most connection to the Parkway. Please see the submitted "Bubble Plan" for graphic details.

IB. The Proposed Master Plan

The Master Plan incorporates the residential component with the retail sales and service and personal services into a single development that is compatible and functional. The goal is to provide flexibility in design, and create an efficient place to work, live, and shop. This combining of land uses promotes a compatible and highly functional final development. The Kelly Street development will consist of 102 multi-family residential units along with retail/commercial development.

II. The Applicant

IIA. Agent/Developer

Name: Robert Carroll, P.E. (Agent)
McNeil Carroll Engineering, Inc.

Address: 17800 Panama City Beach Parkway
Panama City Beach, Florida 32413

Phone: (850) 234-1730

IIB. Property Owners

Westfourth Partnership LP
453 Bailey's Mill Road
Basking Ridge, NJ 07920

Alabama Landmark Corp of Florida
H.T. Tehrani
Joe Paul Stewart
109 Club Way
Enterprise, AL 36330

Terra Global Investments, LLC
133 S. Watersound Parkway
Watersound, FL 32461

IIC. Parcels

The 18.7-acre site is currently owned by three (3) parties listed in section IIB. These three parcels create the limits of the Master Plan with each parcel listed below.

Parcel Identification Number	Property Owner
35351-090-030	Westfourth Partnership, LP
35351-090-000	Alabama Landmark Corp of Florida H.T. Tehrani Joe Paul Stewart
35351-090-020	Terra Global Investments, LLC

III. Mixture of Land Uses

The Master Plan is made up of three (3) different land uses: multi family residential, retail sales and service and personal services and open space. The attached "Bubble Plan" gives the percentage of each land use as it applies to master plan and for this proposed development. At this time, development of the multi family is planned to occur as shown on the plan, but the commercial layout is conceptual and may be slightly modified in the future prior to submittal of a development order for that phase. These types of changes are generally accepted and quite common within mixed use developments. This may even be necessary to allow for a particular client to be able to use part of the development. This PUD will allow for creative design solutions which will let us change with market demand and client needs.

IIIA. Vehicular Circulation

At this time there are three ingress/egress connections to Panama City Parkway. These have been permitted through the FDOT and constructed. The western most point of entry off of the Parkway has been connected to Kelly Street which borders the property to the west.

A portion of the internal roadway network is already established that connects the Parkway and Kelly Street. When completed, the internal roads will convey traffic

throughout the project giving easy access to all the amenities. The roadways will be 24 feet wide with landscaping and sidewalks. The out-parcels located at the northeast corner and northwest corner will utilize the internal roadways for access connections in lieu of requesting additional connections to Panama City Beach Parkway

IIIB. Pedestrian Circulation

Pedestrian access will be routed throughout the project linking all the amenities and land uses together with sidewalks. Sidewalks with creative landscaping will generate more pedestrian traffic and add a nice feature within the PUD. Sidewalks will be constructed along the roadways, recreational areas and connect to the commercial segment of the development creating walking trails for pedestrians.

IIIC. Perimeter Buffering

All existing single family residential areas that are adjacent to our development will have a minimum 25' perimeter setback as well as 25' internal buffering. Visual screening will be provided by vegetation and fencing.

IV. Development Standards and Setbacks

All proposed land uses for the PUD will meet or exceed applicable Panama City Beach City Ordinances. Lot and building standards are devised to meet or exceed the CH and RTH zoning districts. The rear setbacks for the multifamily residential along the south property line will be 25 feet, 20 feet rear interior and front setback will be 20 feet from the interior roadway. The commercial setbacks will comply with the CH setbacks per the City of Panama City Beach land development code. The parking allocation within the retail and business areas will be 3.33 spaces per 1,000 square feet of gross building area and a minimum of 1.7 spaces per unit for the multi-family residential.

V. Public Benefit

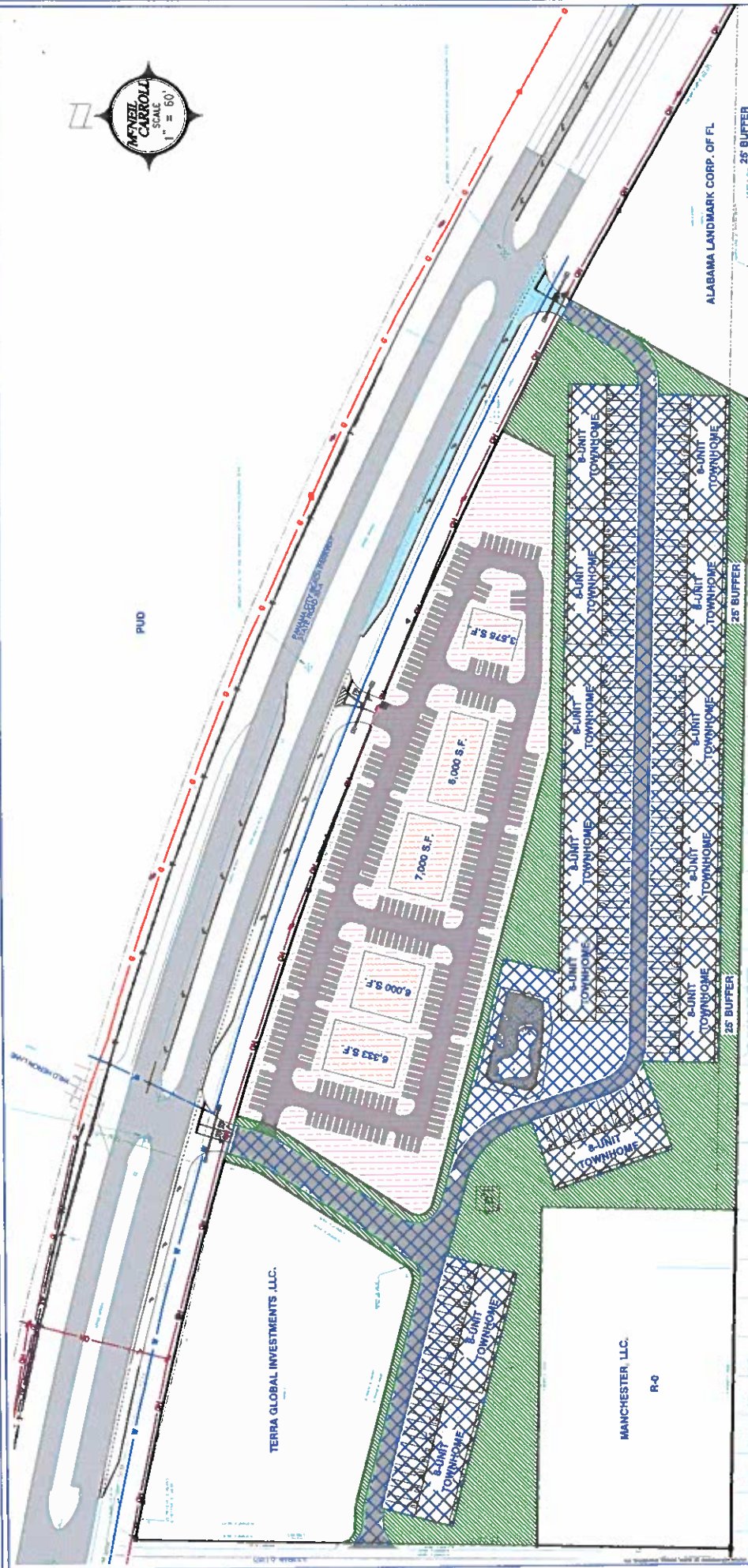
Public Benefit from the proposed Planned Unit Development include:

- Voluntary building height restriction of 35' maximum on residential buildings and 50' maximum on the commercial buildings, which prohibit high-rise construction.
- Enhanced buffering from roadways and perimeters. Landscaping plans shall be prepared by a licensed landscape architect for the development. The plans will address vegetative buffers along Panama City Beach Parkway and the rear of the property adjacent to the existing residential neighborhood.
- Supports the objective of the PUD ordinance, land use categories, and comprehensive plans.
- Will promote internal pedestrian traffic within the various land uses. Sidewalks will be 5 feet wide allowing for bike/pedestrian traffic to share facilities.
- 6' wide sidewalks will be installed along Panama City Beach Parkway and along Kelly Street for pedestrian traffic.
- Will provide effective internal circulation connecting all land uses.
- Extensive provisions for open space and passive recreation.

VI. Timeline for Development

With connections to Panama City Beach Parkway already in place and the site already being cleared, construction could begin immediately upon Development Order approval. The Development Order submittal will be ready to submit for staff review as soon as the PUD Master Plan is approved. With this construction, the sanitary sewer improvements would be installed as well.

Horizontal improvements will begin within one (1) year upon receipt of the development order with the majority of the development complete within two (2) years. If the project will be constructed in phases, all horizontal improvements will be substantially complete within four (4) years. Also, 90% of the PUD land area, excluding horizontal improvements, must be built-out to it's intended final use within ten (10) years.



PERMIT PURPOSES ONLY

PUD EXHIBIT 01
 KELLY STREET PUD
 PANAMA CITY BEACH PARKWAY
 PANAMA CITY BEACH, FLORIDA

MENEIL CARROLL ENGINEERING, INC.
 PROFESSIONAL ENGINEERS AND ARCHITECTS
 1000 W. 10TH STREET, SUITE 200
 PANAMA CITY BEACH, FLORIDA 32413
 TEL: 904.231.1111 FAX: 904.231.1112
 WWW.MENEILCARROLL.COM

DATE: 01/11/2011
 BY: [Signature]
 CHECKED BY: [Signature]
 TITLE: [Signature]

SCALE: AS SHOWN
 SHEET NO. 1 OF 1
 PROJECT NO. 11-001

R-1 (BC)

RESIDENTIAL/MULTI-FAMILY = 6.45 ACRES - 44.6%

RETAIL SALES/ SERVICE OR PERSONAL SERVICES = 4.73 ACRES - 32.7%

OPEN SPACE = 3.28 ACRES - 22.7%



SITE AREA = 14.47 ACRES

TERRA GLOBAL INVESTMENTS LLC.

MANCHESTER, LLC.

R-0

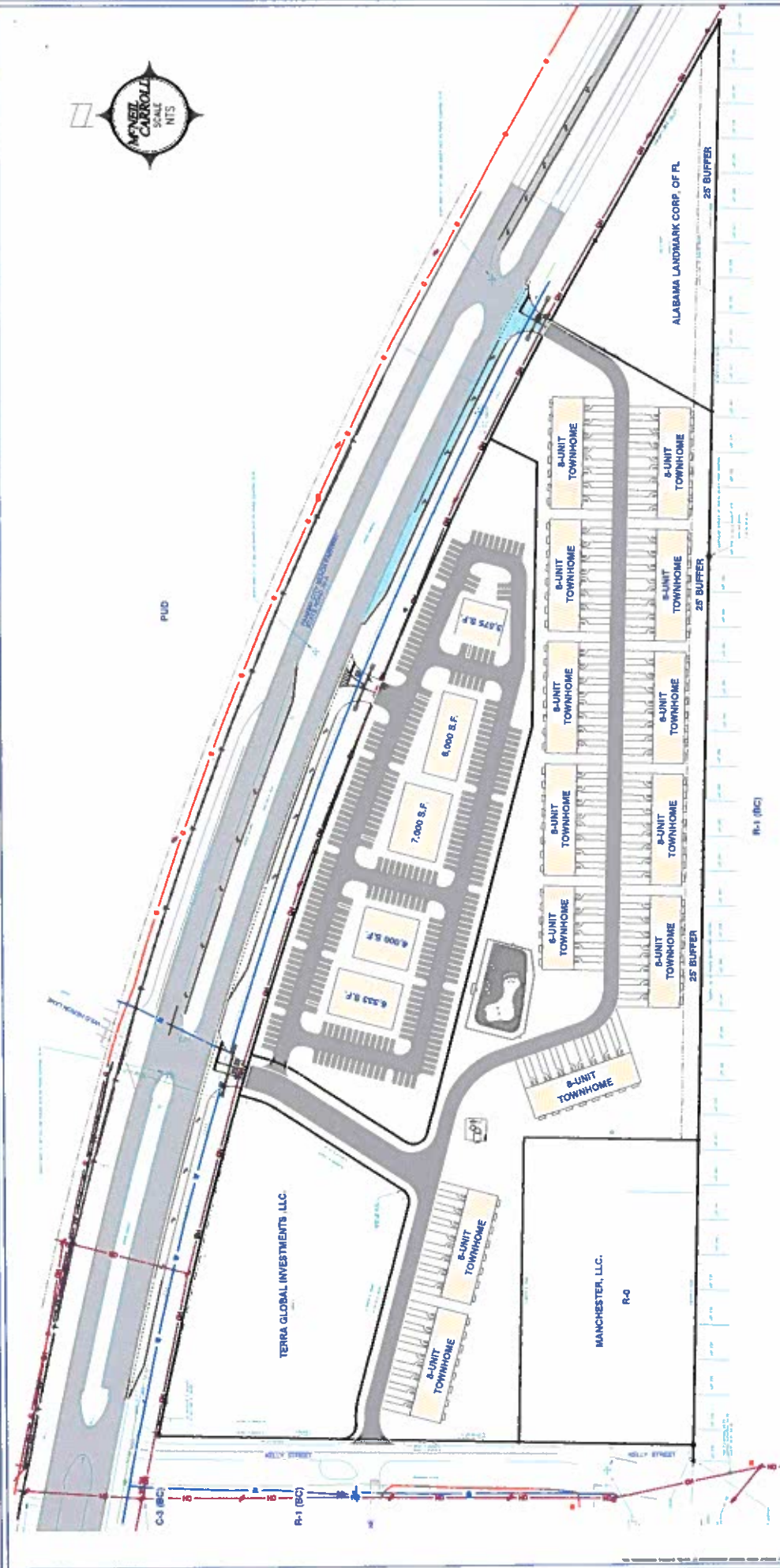
ALABAMA LANDMARK CORP. OF FL

25' BUFFER

25' BUFFER

25' BUFFER

25' BUFFER



PERMIT PURPOSES ONLY

PUD EXHIBIT 03
 KELLY STREET PUD
 PANAMA CITY BEACH PARKWAY
 PANAMA CITY BEACH, FLORIDA

MENEIL CARROLL ENGINEERING, INC.
 STATE OF FLORIDA REGISTERED PROFESSIONAL ENGINEER
 No. 12500
 Exp. 12/31/2011

DATE: 01/11/11
 DRAWN BY: J. CARROLL
 CHECKED BY: J. CARROLL
 PROJECT NO.: 11-001

1 OF 3
 SHEET NO. 136

DATE: 01/11/11
 TIME: 10:00 AM



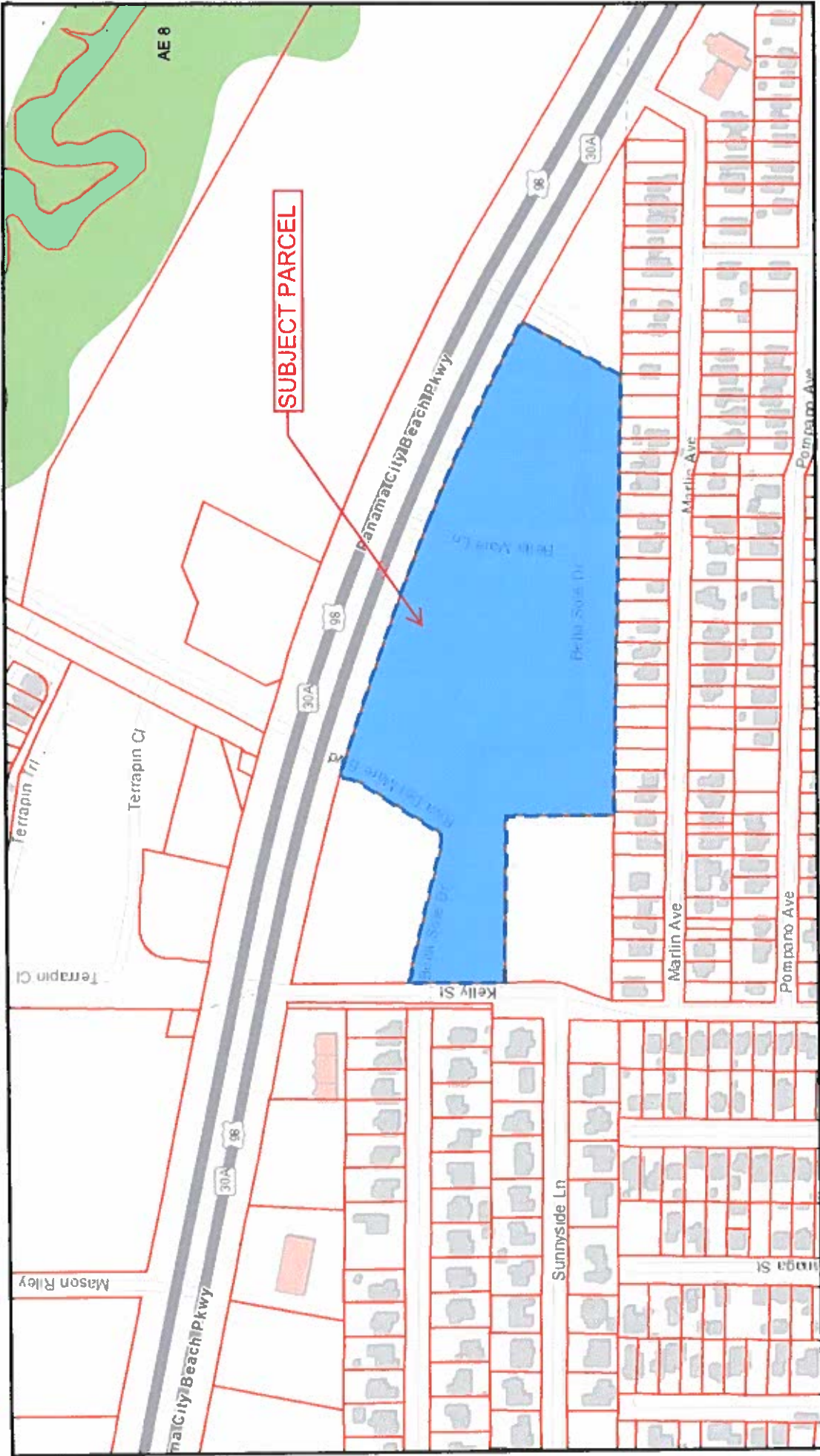
KELLY STREET PUD AERIAL



polygonLayer
 Override 1
 Parcels

This data is provided with understanding that the conditions drawn from such information are solely the responsibility of the user.
 The GIS data is not a legal representation of the features depicted, and any assumption of the legal status of this data is hereby disclaimed.

Printed: 8/22/2019



KELLY STREET PUD FLOOD ZONE MAP



polygonLayer

Override 1

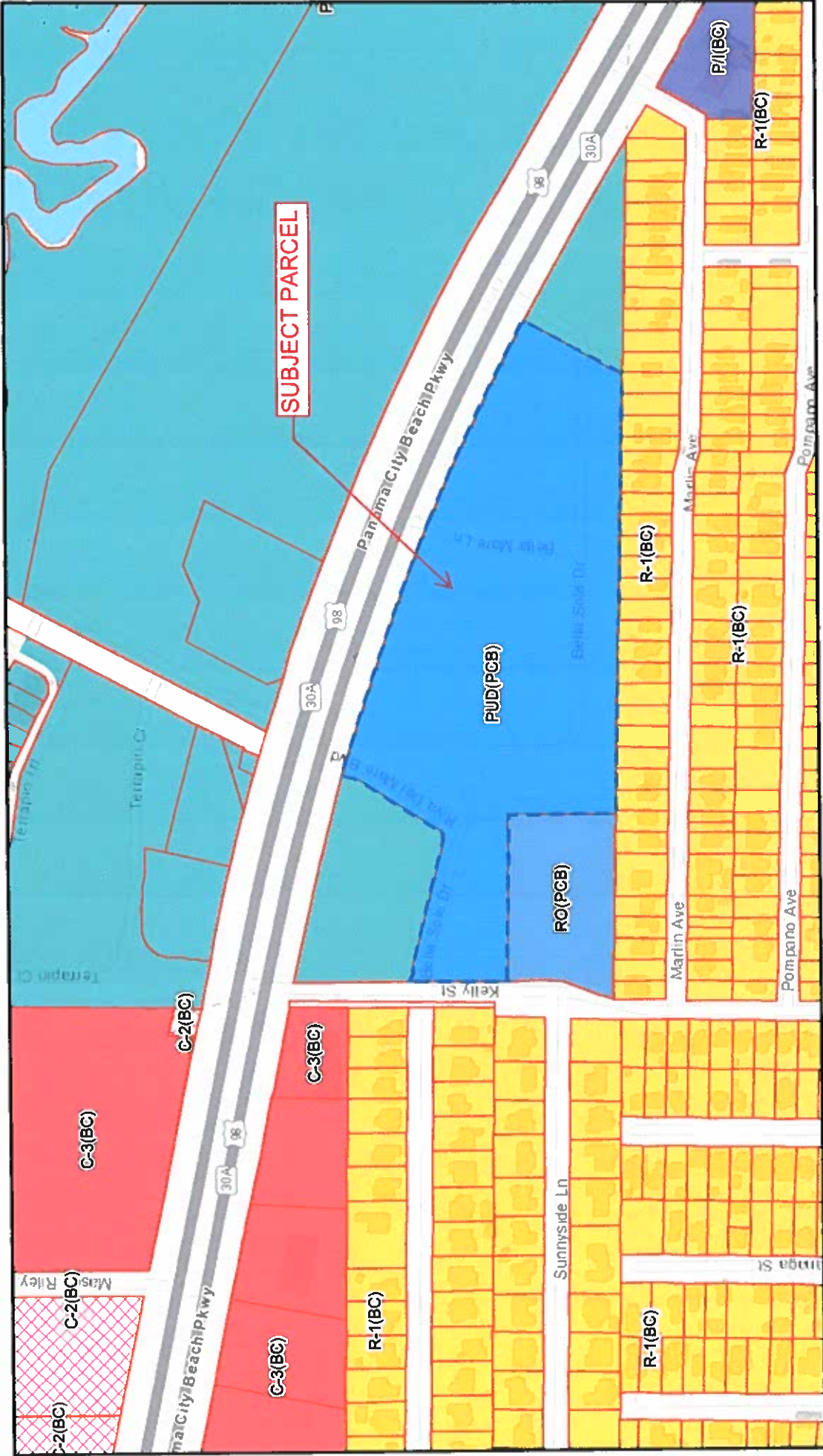
Parcels

FEMA flood zones

AE 1% Chance Annual Flood - BFE determined

This data is provided with understanding that the conclusions drawn from such information are solely the responsibility of the user. The GIS data is not a legal representation of the features depicted, and any assumption of the legal status of this data is hereby disclaimed.

Printed: 8/22/2019



KELLY STREET PUD ZONING



- | | |
|---|---|
| polygonLayer | ■ C-2 Plaza Commercial |
| ■ Override 1 | ■ C-3 General Commercial |
| Parcels | ■ P/I Public/Institutional |
| zoning | ■ Planned Unit Development (PUD) |
| ■ R-1 Single Family | ■ Residential - Zero Lot Line (RO) |

This data is provided with understanding that the conclusions drawn from such information are solely the responsibility of the user. The GIS data is not a legal representation of the features depicted, and any assumption of the legal status of this data is hereby disclaimed.

PREPARED BY:

MEADLAW & TITLE
24 Walter Martin Road NE
Fort Walton Beach, Florida 32548
File No: 36672TC

Property Appraiser's Parcel I.D. #

This **WARRANTY DEED** made the 15th day of March, A.D. 2019, by

SunSouth Florida Properties, LLC, a Florida limited liability company

whose post office address is: 500 Fifth Avenue, 37th Floor, New York, New York 10110
hereinafter called the grantor to

Westfourth Partnership, LP, a Florida Limited Partnership

whose post office address is: 43 Bailey's Mill Road, Basking Ridge, New Jersey 07920
hereinafter called the grantee

(wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and
the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth: That the grantor, for and in consideration of the sum of \$10.00 and other valuable
considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens,
remises, releases, conveys and confirms unto the grantee, all that certain land situate in Bay County,
Florida, viz:

SEE THE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"

Subject to:

Declaration of Covenants, Conditions and Restrictions, which contains provisions
for a private charge or assessments, and provides for a right of first refusal or the
prior approval of a future purchaser or occupant, recorded in OR Book 2253, Page 6
and Modified in OR Book 2551, Page 327, but deleting any covenant, condition or
restriction indicating a preference, limitation or discrimination based on race, color,
religion, sex, handicap, familial status or national origin to the extent such
covenants, conditions or restrictions violate 42 USC 3604(c).

Oil, gas and mineral reservations contained in instrument recorded in Deed Book
117, Page 232, and all other conveyances and/or assignments thereof.

Easement recorded in OR Book 2551, Page 334, and further described in Book
2597, Page 40.

Easement recorded in OR Book 2918, Page 1471.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise
appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said
land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that
the grantor hereby fully warrants the title to said land and will defend the same against the lawful
claims of all persons whomsoever, and that said land is free of all encumbrances, except taxes accruing
subsequent to December 31, 2018.

MWM FATICO SUB72C

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

SunSouth Florida Properties, LLC, a Florida limited liability company

Elizabeth Cole

- Witness

Elliott Levine

Elliott Levine, Manager - Seller

STATE OF FLORIDA
COUNTY OF OKALOOSA

The foregoing instrument was acknowledged before me this 15 day of March, 2019, by Elliott Levine as Manager of SunSouth Florida Properties, LLC, a Florida limited liability company, on behalf of said company,

DANIELLE MAY GILMAN
NOTARY PUBLIC-STATE OF NEW YORK
No. 01G16376838
Qualified in Kings County
(affix notary seal)
My Commission Expires 06-18-2022

Danielle May Gilman
Notary Public
Print Notary Name:
My Commission Expires:

Personally known to me _____

Produced _____ as identification

EXHIBIT "A"

COMMENCE AT THE NORTHWEST CORNER OF LOT 234, RIVIERA BEACH FIRST ADDITION, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 9, PAGE 28, IN THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA; THENCE S88°32'57"E ALONG THE NORTH LINE OF SAID RIVIERA BEACH FIRST ADDITION FOR 23.03 FEET TO THE POINT OF BEGINNING; THENCE N01°28'32"E ALONG THE EASTERLY EDGE OF MAINTAINED R/W OF KELLY STREET FOR 765.46 FEET TO THE SOUTHERLY R/W OF STATE ROAD NO. 30-A; THENCE S78°15'16"E ALONG SAID SOUTHERLY R/W LINE FOR 49.45 FEET TO A CURVE IN SAID R/W LINE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 5664.60 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVING R/W LINE FOR AN ARC DISTANCE OF 1778.34 FEET, THE CHORD OF SAID ARC BEARING S69°17'23"E FOR 1771.05 FEET; THENCE S60°17'46"E ALONG SAID R/W LINE FOR 362.37 FEET TO THE NORTH LINE OF RIVIERA BEACH, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 8, PAGE 59, IN THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA; THENCE N88°37'03"W ALONG SAID NORTH LINE FOR 768.08 FEET TO THE NORTHEAST CORNER OF SAID RIVIERA BEACH FIRST ADDITION; THENCE N88°32'57"W ALONG SAID NORTH LINE FOR 1272.04 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

COMMENCE AT THE NORTHWEST CORNER OF LOT 234, RIVIERA BEACH FIRST ADDITION, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 9, PAGE 28, IN THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA; THENCE S88°32'57"E ALONG THE NORTH LINE OF SAID RIVIERA BEACH FIRST ADDITION FOR 23.03 FEET TO THE POINT OF BEGINNING; THENCE N01°28'32"E ALONG THE EASTERLY EDGE OF MAINTAINED R/W OF KELLY STREET FOR 250.00 FEET; THENCE S88°32'57"E, 435.60 FEET; THENCE S01°28'32"W, 250.00 FEET TO THE NORTH LINE OF SAID RIVIERA BEACH FIRST ADDITION; THENCE N88°32'57"W ALONG SAID NORTH LINE FOR 435.60 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT:

COMMENCE AT THE NORTHWEST CORNER OF LOT 234, RIVIERA BEACH FIRST ADDITION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 9, PAGE 28, OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA; THENCE S88°32'57"E, ALONG THE NORTH LINE OF SAID RIVIERA BEACH FIRST ADDITION 23.03 FEET; THENCE N01°28'32"E ALONG THE EASTERLY EDGE OF THE MAINTAINED R/W OF KELLY STREET, 503.29 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N01°28'32"E ALONG SAID EASTERLY EDGE, 262.11 FEET TO THE SOUTHERLY R/W LINE OF PANAMA CITY PARKWAY (STATE ROAD 30) 200 FEET R/W; THENCE S78°17'04"E ALONG SAID R/W LINE, 49.45 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY 451.49 FEET ALONG SAID SOUTHERLY R/W LINE AND ALONG A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 5664.60 FEET (CHORD BEARING AND DISTANCE: S76°00'04"E, 451.37 FEET); THENCE DEPARTING SAID R/W LINE, S16°18'43"W, 26.19 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY 29.29 FEET ALONG A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 100.00 FEET (CHORD BEARING AND DISTANCE: S24°42'15"W, 29.19 FEET) TO A POINT OF TANGENCY; THENCE S33°05'48"W, 215.78 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY 25.10 FEET ALONG A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 20.00 FEET (CHORD BEARING AND DISTANCE: S69°02'38"W, 23.48 FEET) TO A POINT OF TANGENCY; THENCE N75°00'32"W, 285.86 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY 24.92 FEET ALONG A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 100.00 FEET (CHORD BEARING AND DISTANCE: N82°08'55"W, 24.86 FEET) TO A POINT OF TANGENCY; THENCE N89°17'17"W, 13.25 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY 31.68 FEET ALONG A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 20.00 FEET (CHORD BEARING AND DISTANCE N43°54'23"W, 28.47 FEET) TO THE POINT OF BEGINNING.

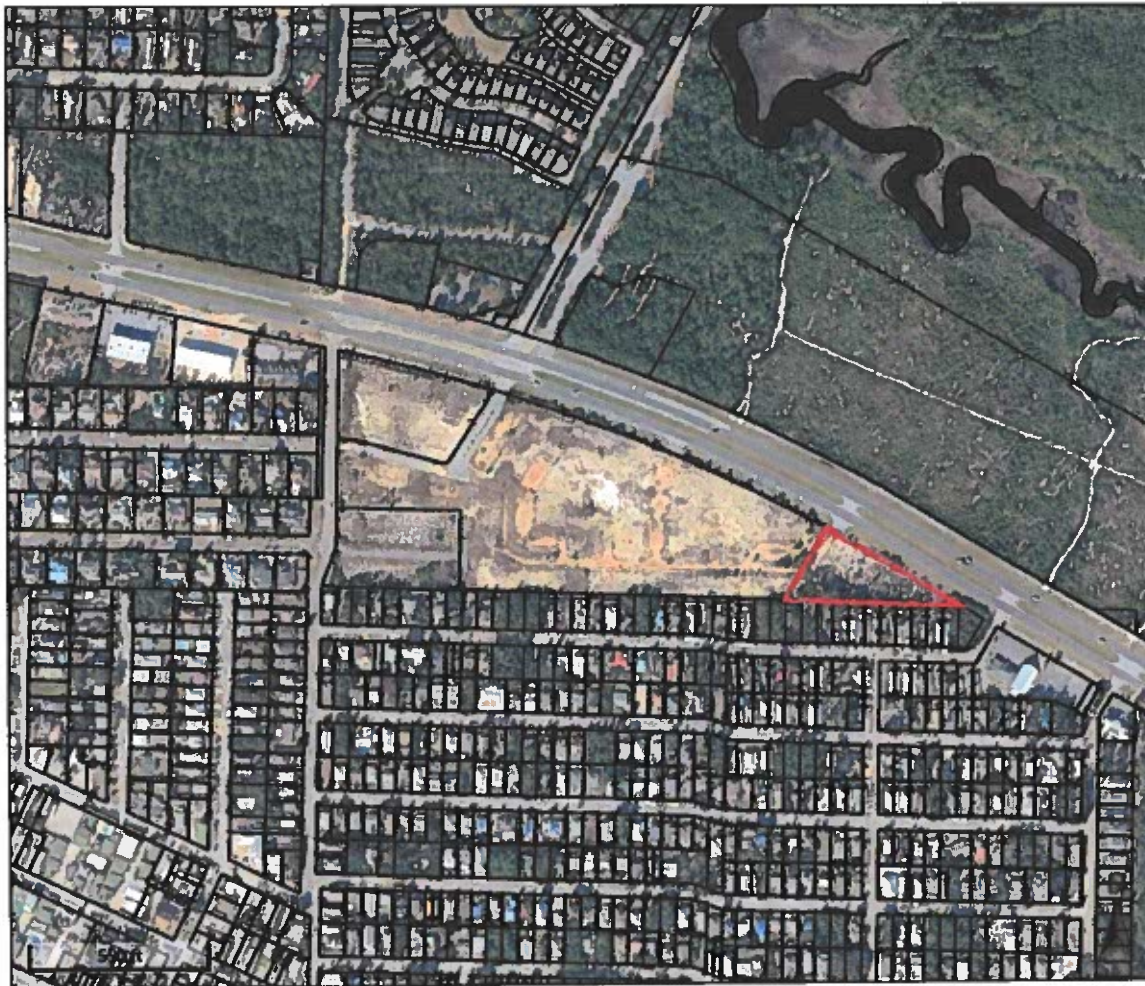
ALSO LESS AND EXCEPT:

COMMENCE AT THE NORTHWEST CORNER OF LOT 234, RIVIERA BEACH FIRST ADDITION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 9, PAGE 28, OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA; THENCE S88°32'57"E ALONG THE NORTH LINE OF RIVIERA BEACH FIRST ADDITION, 23.03 FEET; THENCE N01°28'32"E ALONG THE EASTERLY EDGE OF THE MAINTAINED R/W OF KELLY STREET, 765.40 FEET TO THE SOUTHERLY R/W LINE OF PANAMA CITY BEACH PARKWAY (STATE ROAD 30) (200 FOOT R/W); THENCE S78°15'16"E ALONG SAID SOUTHERLY R/W LINE, 49.45 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY 1647.36 FEET ALONG SAID R/W LINE AND ALONG A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 5664.60 FEET (CHORD BEARING AND DISTANCE: S69°57'15"E, 1641.56 FEET) TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTHEASTERLY ALONG SAID R/W AND CURVE HAVING A RADIUS OF 5664.60 FEET A DISTANCE OF 130.91 FEET (CHORD BEARING AND DISTANCE S60°57'39"E, 130.90 FEET) TO A POINT OF TANGENCY; THENCE S60°17'52"E, ALONG SAID SOUTHERLY R/W LINE 361.93 FEET TO THE NORTH LINE OF RIVIERA BEACH AS RECORDED IN PLAT BOOK 8, PAGE 59, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE N88°37'14"W ALONG THE NORTH LINE OF SAID RIVIERA BEACH SUBDIVISION 559.48 FEET; THENCE N29°38'01"E, 263.93 FEET TO THE POINT OF BEGINNING.

Bay County Property Appraiser - Dan Sowell, CFA

Main Office | 860 W. 11th St, Panama City, FL 32401 | 850-248-8401

Beach Office | 301 Richard Jackson Blvd, Panama City Beach, FL 32407 | 850-248-8470



Overview



Legend

Parcels

Parcel ID	35351-090-000	Owner	ALABAMA LANDMARK CORP	Last 2 Sales			Qual
Class Code	VACANT COMMERCIAL		OF FL TEHRANI, HT	Date	Price	Reason	U
Taxing District	13 PANAMA CITY BEACH		STEWART, JOE PAUL 109 CLUB WAY ENTERPRISE, AL 36330	2/20/2006	\$10200	QUAL/PHY PROP CHGD AFTER SALE	
Acres	1.5	Physical Address	P C BCH PKWY	8/19/2004	\$4700000	N/A	Q
		Just Value	Value \$135198	MLS			

(Note: Not to be used on legal documents)

Date created: 8/21/2019

Last Data Uploaded: 8/21/2019 6:02:06 AM

Developed by  Schneider
GEOSPATIAL

AGENDA ITEM NO. 8

REQUEST WITHDRAWN

AGENDA ITEM NO. 9

No Information Materials

AGENDA ITEM NO. 10



CODE ENFORCEMENT UPDATE

AUGUST 2019

MONTHLY CITATION REPORT

DATE	VIOLATION	CITATION AMOUNT	AMOUNT COLLECTED	OFFICER	GENERAL OR CRA
7/29/2019	Litter/ Trash	\$100.00	\$100.00	LS	CRA
7/29/2019	Grass/ Weeds Overgrowth	\$100.00	\$100.00	JM	GF
8/2/2019	Dumpster Visible from Scenic Corridor	\$100.00	\$100.00	JM	CRA
8/6/2019	Grass/ Weeds Overgrowth	\$200.00	\$0.00	JM	GF
8/6/2019	Grass/ Weeds Overgrowth	\$100.00	\$0.00	JM	GF
8/6/2019	Building Maintenance	\$250.00	\$0.00	JT	CRA
8/8/2019	Litter/ Trash	\$250.00	\$0.00	JM	CRA
8/12/2019	Litter/ Trash	\$250.00	\$0.00	JM	CRA
8/13/2019	Grass/ Weeds Overgrowth	\$100.00	\$0.00	JM	GF
8/14/2019	Failure to Pay BTR 1%	\$200.00	\$0.00	LS	GF
8/14/2019	Grass/ Weeds Overgrowth	\$200.00	\$0.00	LS	GF
8/16/2019	Grass/ Weeds Overgrowth	\$100.00	\$0.00	JM	GF
8/16/2019	Grass/ Weeds Overgrowth	\$100.00	\$5.00	JM	CRA
8/20/2019	Fire Code	\$250.00	\$0.00	JT	CRA
8/20/2019	Grass/ Weeds Overgrowth	\$100.00	\$0.00	JM	GF
8/23/2019	Accumulation of Junk, Trash, etc.	\$200.00	\$0.00	LS	GF
8/23/2019	Grass/ Weeds Overgrowth	\$200.00	\$0.00	JM	GF
Total		\$2,800.00	\$305.00		

* All citations written by Code Enforcement Officers since the July Report

OUTSTANDING CITATIONS

DATE	VIOLATION	VIOLATION DESCRIPTION	CITATION AMOUNT	AMOUNT DUE
6/3/2019	15-18, 15-17(6)	Grass/weeds overgrowth	\$ 100.00	\$ 100.00
6/5/2019	15-18, 15-17(3)	Accumulation of trash junk debris	\$ 250.00	\$ 5,000.00
6/13/2019	15-18, 15-17 (3)(6)	Accumulation of trash junk debris	\$ 250.00	\$ 5,000.00
6/17/2019	15-18, 15-17(6)	Grass/weeds overgrowth	\$ 100.00	\$ 100.00
6/20/2019	15-18, 15-17(6)	Grass/weeds overgrowth	\$ 100.00	\$ 100.00
6/27/2019	15-18, 15-17(6)	Grass/weeds overgrowth	\$ 100.00	\$ 2,000.00
7/2/2019	15-18, 15-17(6)	Grass/weeds overgrowth	\$ 100.00	\$ 100.00
7/10/2019	15-18, 15-17(6)	Grass/weeds overgrowth	\$ 100.00	\$ 100.00
7/16/2019	15-18, 15-17(6)	Grass/weeds overgrowth	\$ 200.00	\$ 200.00
7/17/2019	15-18, 15-17(6)	Grass/weeds overgrowth	\$ 100.00	\$ 100.00
7/22/2019	15-18, 15-17(6)	Grass/weeds overgrowth	\$ 100.00	\$ 100.00
7/23/2019	12-2	Failure to furnish trash receptacle	\$ 250.00	\$ 250.00
			\$200.00	
8/6/2019	15-18, 15-17 (6)	Grass/ Weeds Overgrowth		\$200.00
8/6/2019	15-18, 15-17 (6)	Grass/ Weeds Overgrowth	\$100.00	\$100.00
8/6/2019	8-7	Building Maintenance	\$250.00	\$250.00
8/8/2019	12-4	Litter/ Trash	\$250.00	\$250.00
8/12/2019	12-4	Litter/ Trash	\$250.00	\$250.00
8/13/2019	15-18, 15-17 (6)	Grass/ Weeds Overgrowth	\$100.00	\$100.00
8/14/2019	14-28	Failure to Pay BTR 1%	\$200.00	\$200.00
8/14/2019	15-18, 15-17 (6)	Grass/ Weeds Overgrowth	\$200.00	\$200.00
8/16/2019	15-18, 15-17 (6)	Grass/ Weeds Overgrowth	\$100.00	\$100.00
8/20/2019	15-18, 15-17 (12)	Fire Code	\$250.00	\$250.00
8/20/2019	15-18, 15-17 (6)	Grass/ Weeds Overgrowth	\$100.00	\$100.00
8/23/2019	15-18, 15-17 (5)	Accumulation of Junk, Trash, etc.	\$200.00	\$200.00
8/23/2019	15-18, 15-17 (6)	Grass/ Weeds Overgrowth	\$200.00	\$200.00
Totals			\$4,150.00	\$15,550.00

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

OUTSTANDING CITATION LIENS - FOR YEAR 2019

CITATION DATE	VIOLATION	VIOLATION DESCRIPTION	AMOUNT	LIEN FILED	LIEN AMOUNT
1/10/2019	15-18,15-17(1)(3)	Abandon Materials-Driveway	\$ 250.00	6/20/2019	\$ 125.00
1/11/2019	15-1(a)(b) 15-18,15-17(1)(3)	Unpainted Plywood & Tree Debris	\$ 250.00	6/20/2019	\$ 5,000.00
2/7/2019	15-18,15-17 (2)(3)	Junk Vehicle & Litter	\$ 250.00	6/20/2019	\$ 250.00
2/19/2019	5.02.03 LDC	Damaged fence	\$ 100.00	6/20/2019	\$ 2,000.00
2/27/2019	15-18,15-17(3)	Accumulation of junk	\$ 250.00	7/11/2019	\$ 5,000.00
3/4/2019	5.02.03 LDC	Damaged fence	\$ 100.00	7/11/2019	\$ 2,000.00
3/4/2019	15-18, 15-17, (1,3,5)	Grass & abandoned material	\$ 100.00	7/11/2019	\$ 2,000.00
3/11/2019	5.02.03 LDC 5.02.08 (A2) LDC	Failure to secure pool	\$ 200.00	7/11/2019	\$ 4,000.00
3/12/2019	15-18, 15-17 (3)	Accumulation of trash junk debris	\$ 250.00	7/11/2019	\$ 5,000.00
3/26/2019	15-18, 15-17(3)	Accumulation of trash junk debris	\$ 250.00	7/11/2019	\$ 5,000.00
3/28/2019	15-18, 15-17 (6)	Grass/weeds	\$ 100.00	7/11/2019	\$ 2,000.00
4/10/2019	5.02.03 LDC	Damaged fence	\$ 100.00	7/11/2019	\$ 5,000.00
4/10/2109	15-18,15-17(3)	Accumulation of trash junk debris	\$ 250.00	7/11/2019	\$ 5,000.00
5/3/2019	15-18, 15-17(3) 12-7	Accumulation of abandoned material and litter	\$ 250.00	7/11/2019	\$ 250.00
5/9/2019	15-18, 15-17 (3)	Accumulation of abandoned material	\$ 250.00	7/11/2019	\$ 250.00
4/23/2019	15-18,15-17(3)	Accumulation of trash junk debris	\$ 250.00	7/11/2019	\$ 5,000.00
5/15/2019	15-18, 15-17 (1 & 3)	Accumulation of junk	\$250.00	7/31/2019	\$5,000.00
6/5/2019	15-18, 15-17 (6)	Grass/ Weeds Overgrowth	\$100.00	8/7/2019	\$100.00
Totals			\$3,550.00		\$52,975.00

* Citations that remained unpaid after 70 days had liens filed on the property.

OUTSTANDING ABATEMENT LIENS

DATE	AMOUNT	FUND
12/19/2018	\$2,463.25	GF
7/11/2019	\$907.00	GF
TOTAL:	\$3,370.25	

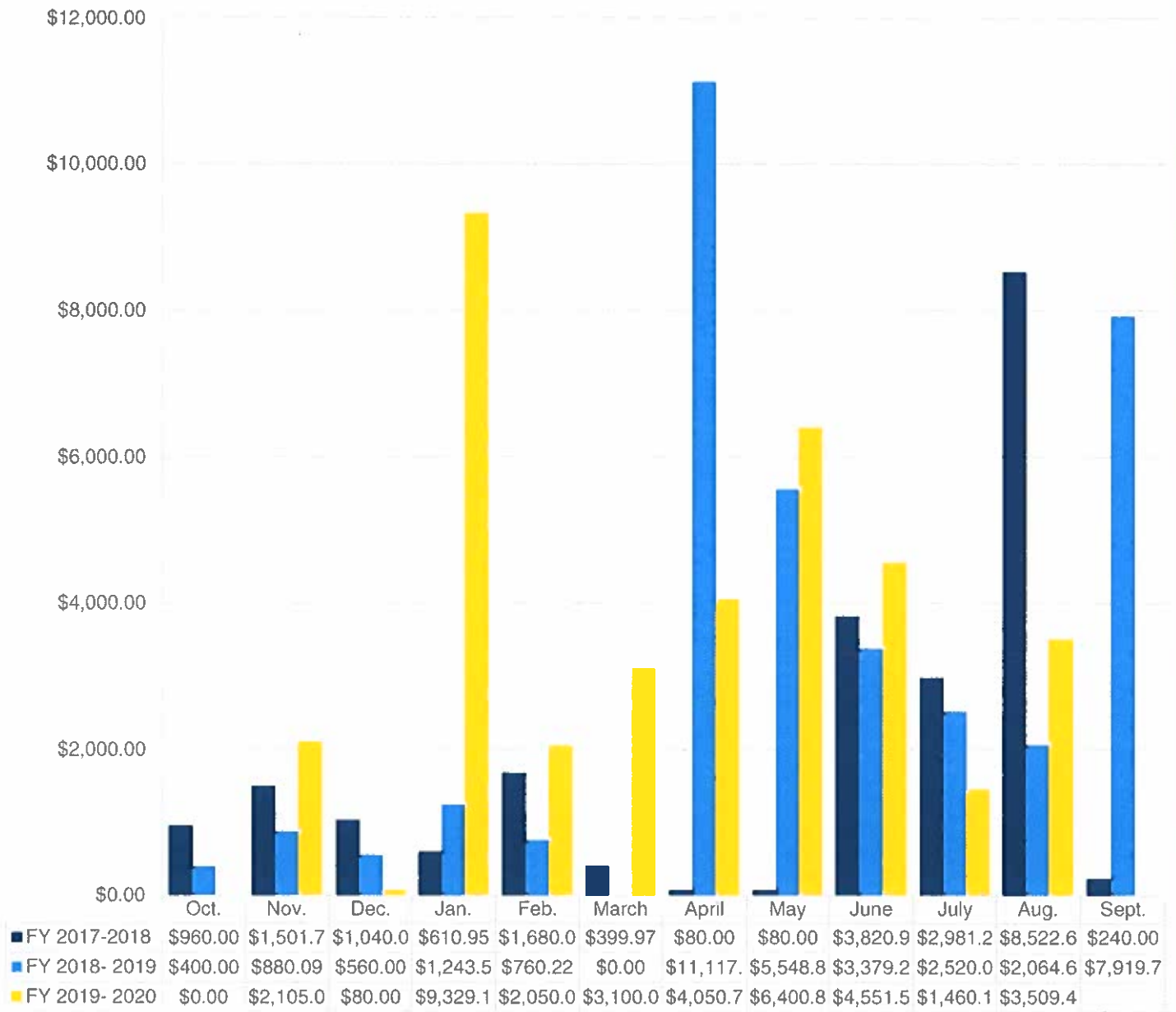
* Abatement liens are filed when a property owner fails to take care of his/her property and the City pays to correct the nuisance (ex. this includes failure to mow, trim, clean, remove debris). A lien is placed on the property, so the City can recoup fees paid to make the correction.

FEES COLLECTED THIS PERIOD FOR CITATIONS

CITATION DATE	VIOLATION	CITATION AMOUNT	AMOUNT COLLECTED	OFFICER	GENERAL OR CRA
6/14/2019	Failure to Maintain Fence	\$100.00	\$100.00	JM	CRA
7/10/2019	Grass/ Weeds Overgrowth	\$100.00	\$100.00	JM	CRA
7/8/2019	Accumulation of Trash, Junk, Debris	\$100.00	\$100.00	LS	GF
7/29/2019	Litter/ Trash	\$100.00	\$100.00	LS	CRA
6/28/2019	Dumpster Visible from Scenic Corridor	\$100.00	\$100.00	JM	CRA
5/29/2019	Grass/ Weeds Overgrowth	\$100.00	\$100.00	JM	CRA
5/31/2019	Grass/ Weeds Overgrowth	\$100.00	\$100.00	JM	GF
4/30/2019	Grass/ Weeds Overgrowth	\$100.00	\$2,004.45	JM	CRA
6/18/2019	Grass/ Weeds Overgrowth	\$100.00	\$100.00	JM	GF
7/22/2019	Short Term Rental	\$500.00	\$500.00	JT	GF
8/2/2019	Dumpster Visible from Scenic Corridor	\$100.00	\$100.00	JM	CRA
7/9/2019	Building Maintenance	\$300.00	\$300.00	LS	GF
7/29/2019	Grass/ Weeds Overgrowth	\$100.00	\$100.00	JM	GF
8/16/2019	Grass/ Weeds Overgrowth	\$100.00	\$5.00	JM	CRA
Total		\$2,000.00	\$3,809.45		

* Includes fees collected for all citations and liens since the July Report

CODE ENFORCEMENT FUNDS COLLECTED



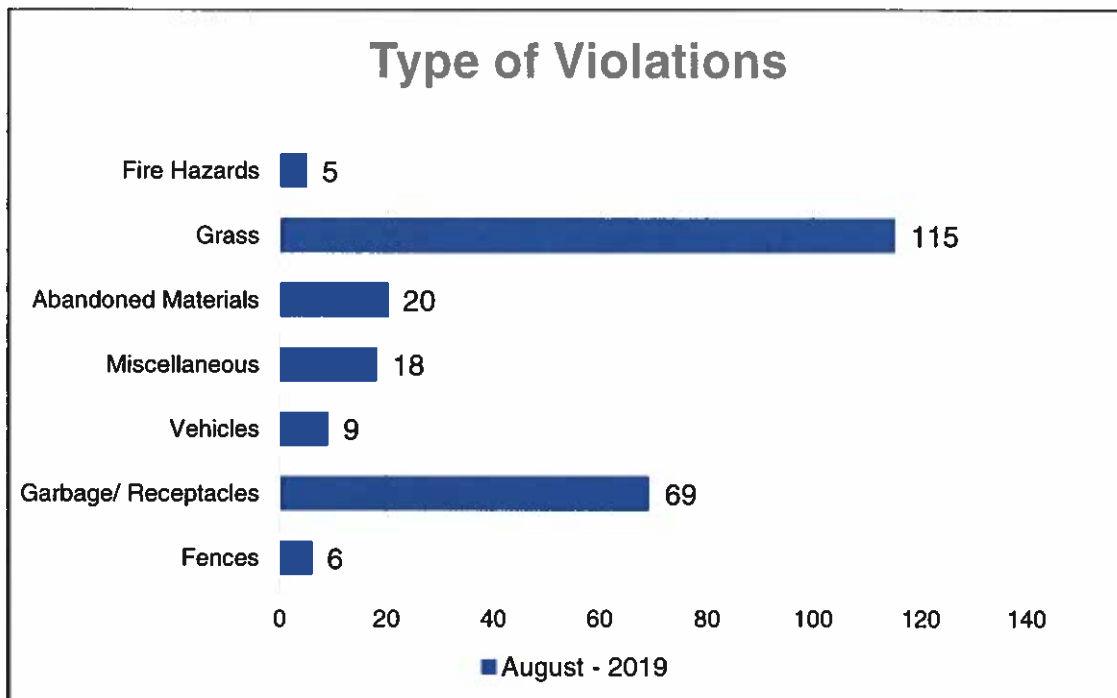
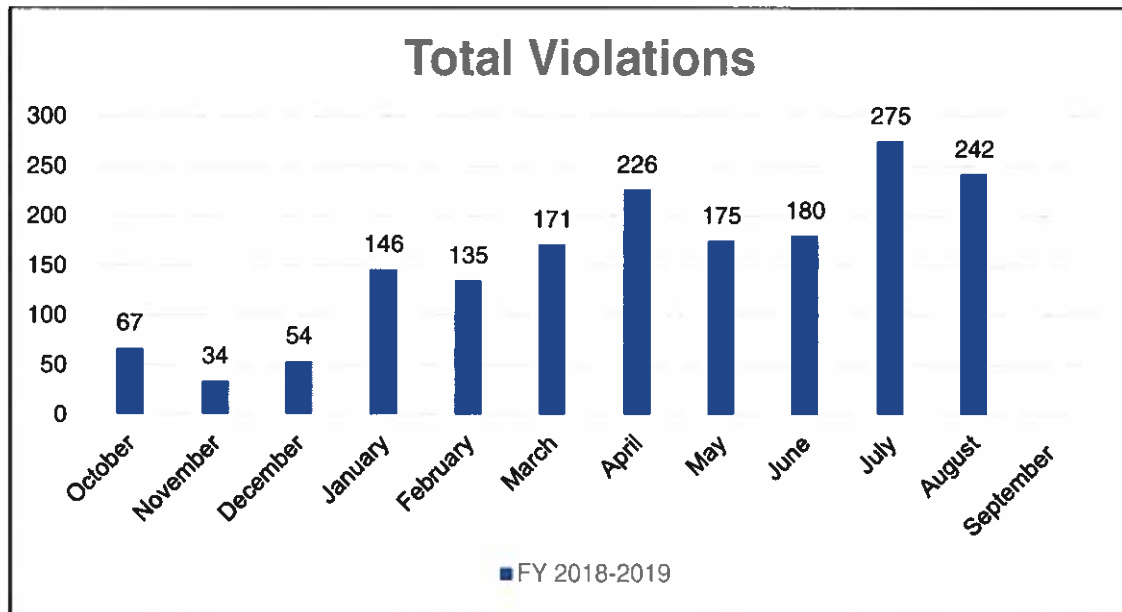
FY 2017 – 2018= \$21,917.43

FY 2018 – 2019= \$36,393.99

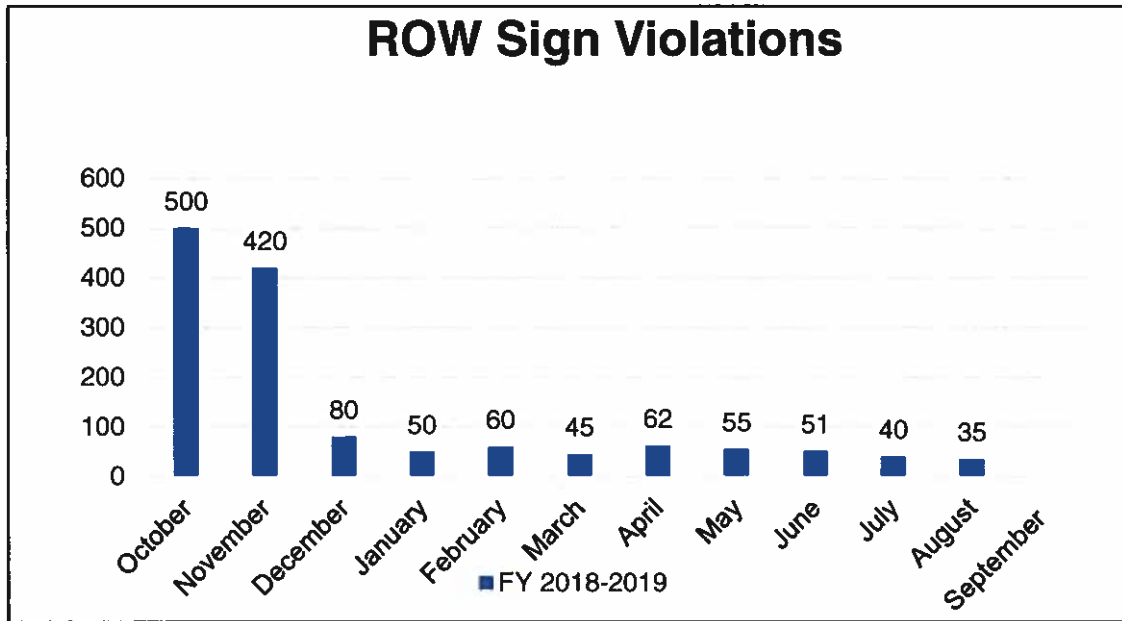
FY 2019 – 2020= \$36,636.88

Summary

In **August 2019**, 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 department issued 242 violations. (Report Date 8/25/2019)



ROW Sign Violations



AUGUST VIOLATION STATUS

VIOLATION	OPEN	CLOSED	TOTAL
8-7 Building Maintenance	1	0	1
12-2 Duty to Furnish Receptacles	7	4	11
12-4 Garbage and Trash: Prohibited Practices and Violations	18	17	35
12-4(8) Trash Receptacles by Curb	6	1	7
12-5 Visible Dumpster	6	2	8
12-6 Littering	2	1	3
12-7 Requirement to Keep Property Free of Litter	2	2	4
14-28 Expired Business License	1	0	1
19-152 ROW Permit Required	1	1	2
22-47 Abandoned Vehicle	2	5	7
23-15(H) Tampering with Water Meter	0	1	1
2.03.02 LDC Engaging in Unpermitted Use of Land	2	0	2
3.05.08 LDC Uncontrolled Stormwater Runoff and Grading	1	0	1
4.02.04(I) LDC Interior Furniture Stored Outside	0	1	1
4.04.01(B) LDC Driveway Standards	1	0	1
5.02.03 LDC Fences	2	4	6
5.02.04 LDC Dumpster Screening Required	1	0	1
5.02.08(A2) LDC Swimming Pools	1	0	1
5.07.04 LDC Display of Prohibited Sign	2	3	5
10.01.02 LDC Development Without a Permit	2	0	2
15-18, 15-17(2) Unlawful Storage of Junk Automobiles	1	1	2
15-18,15-17(3) Abandoned Material- Detrimental Conditions	5	9	14
15-18,15-17(5) Abandoned Material- Threat to Public Health/Safety	3	3	6
15-18,15-17(6) Excessive Growth Grass	40	75	115
15-18,15-17(12) Fire Hazards	5	0	5
Totals	112	130	242

NOTES

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3.