

**CITY OF PANAMA CITY BEACH
PLANNING BOARD**

MEETING DATE: November 13, 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 – Mr. Hodges**
- ITEM NO. 4** **Approval of October 9, 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** **Request approval for a Large Site Development Modification. The property is located at 10292 Front Beach Road. The Planning Board will hold a public hearing to consider the request. Continued.**
- ITEM NO. 7** **Request approval for a Large Site Development. The property is located at 11826 Front Beach Road. The Planning Board will hold a public hearing to consider the request.**
- ITEM NO. 8** **Request for an Annexation, a Small-Scale Future Land Use Map Amendment to Tourist and a Zoning designation of CH (Commercial High Intensity) for approximately 6.5 acres located on the north side of Hutchison Boulevard west of the intersection of Richard Jackson Boulevard and Hutchison Boulevard. The site has a current County Future Land Use designation of Commercial and a Zoning designation of C2 (Plaza Commercial). The Planning**

Board will hold a public hearing to consider the request.

- ITEM NO. 9 Proposed Ordinance Inflatable Amusements on the Sandy Beach – Continued Discussion**
- ITEM NO. 10 Continued Discussion of Land Development Code Application Requirements for Neighborhood Meetings**
- ITEM NO. 11 Proposed Ordinance Codify Small Cells Right-of-Way Permitting – Continued Discussion**
- ITEM NO. 12 Comprehensive Plan – Section 6 – Recommended Changes**
- ITEM NO. 13 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.

ITEM NO. 6





Destin
Tallahassee
Pensacola
Panama City

APPLICANT: Long Beach Lagoon
PROJECT ADDRESS: 10292 Front Beach Road
ZONING DISTRICT: CH, FBO2

October 22, 2019

To: PCB Building and Planning Department
Attn: Charles Silky

The following document corresponds to the callouts on the attached plan. The purpose of this document is to provide the intent of the development and to add clarity to the requested modification to the approved Large Site Development. This is for staff review and may be distributed as needed.

| Summary | Previously Approved | Currently Proposed |
|---|---|--|
| Amusement Package | 1. Tower 2. Carousel 3. Amusement 4. Amusement 5. Amusement | 1. Roller Coaster 2. Starflyer Tower 3. Carousel 4. Windstarz 5. Paddle Boats |
| Total Count of Short-Term Lodging Units | 310 Units Stand-alone Hotel Height 110' | 75 units Above Retail in Mixed use A, B, C – Height of 4 stories |
| Total Retail SF | 83,787 Retail 1, 2, Under Garage | 114,800 Mixed use A, B, C, Retail 1, Retail 2/Arcade, Under Garage *This number accounts for the additional building requested to modification of LSD. |
| Total Hospitality SF (Restaurant) | 36,500 Restaurant 1, Restaurant 2 | 41,500 Tiki, Sunliner, Hangout *This number accounts for the additional building requested to modification of LSD. |
| Total Parking Count | 640 garage + 30 surface | 800 garage + 70 surface |

LARGE SITE DEVELOPMENT SUMMARY -

1. AMPHITHEATER

- a. A new landscaping feature added to the development plan.
- b. A sloped berm wall with views into lake and the development.
- c. The entry and approach from the East are improved by landscaping and architectural structure to beautify and celebrate the lake. This area will feature a lighted fountain-display show in the lake and/or community events on the lawn.

2. TIKI BAR

- a. New programming element added to the plan which complements the other approved uses of the Long Beach Lagoon Large Site Development.
- b. This is a placeholder for a soft impact Tiki Bar.
- c. The proposed footprint is 6,000 SF to include deck and remote bar. Height to comply with Ch. 7 of PCB Land Development Code.
- d. The whole project hopes to capture the nostalgia, history, and place of what "used to be." The project would like the opportunity to explore a reimagining of the "Kona Kai."



- i.
- e. The Tiki Bar was included in the plans submitted to the FWD and ACOE for review and approval.

3. ENTRIES

- a. 3.0 – Entry at Thomas Drive/Front Beach Road Intersection
 - i. This entrance is included in original development approval.
 - ii. The only signalized intersection into the park.
 - iii. Civil to coordinate the details with their submission.
- b. 3.1 – Entry from Front Beach
 - i. This entrance is included in original development approval.
 - ii. Civil to coordinate the details with their submission.
- c. 3.2 - Entry from Front Beach at First Court
 - i. This is a new entry to the development.
 - ii. The additional connection addresses concerns about potential traffic impacts to the neighboring properties on Henley Circle, etc.

- iii. It will add another option for both pedestrian and vehicular ingress and egress directly to Front Beach Road. In addition, it provides another north-south connection from Hutchinson Boulevard to Front Beach Road.
- iv. Civil to coordinate the details with their submission.
- d. 3.3 – Entry from Churchwell
 - i. This entrance is included in original development approval.
 - ii. Civil to coordinate the details with their submission.
- e. 3.4 – Entry from Hutchinson
 - i. This entrance is included in original development approval.
 - ii. It is required as part of phase 1
 - iii. Civil to coordinate the details with their submission.

4. BRIDGE 1

- a. The bridge is included in original development approval.
- b. A faux bridge with weir to manage the stormwater and lake water connection.
- c. It is shorter than previously noted. Civil to coordinate final details in their submission.

5. PARKING GARAGE AND RETAIL COMPONENT

- a. The Mixed-Use garage and retail are included in original development approval.
- b. The placement and extents of the garage/retail remain relatively unchanged.
- c. Increase in parking is a noted benefit to the area where public parking is short.
 - i. Previously proposed 640 spots. Now showing 800.
 - ii. This was accomplished by relocating the entrance into the garage to the North side and adding a speed ramp.
 - iii. Previously the ramp was located along the West elevation. We believe that this created a cueing issue with traffic turning right off of Front Beach and with those using the traffic circle within the development. We expect the new entry location to provide a more successful traffic pattern.
- d. Beneath the parking level is a 50,000-sf store. Previously, foot print on plan showed 61,240SF. Net Decrease of 11,240.
- e. Maintaining the 85' height variance noted in previous plan approval. As well as the removal of the podium requirement for retail/parking garage structure.
- f. In response to LDC Comment
 - i. Final design and code compliance will occur at time of permitting.

- ii. Conceptual elevation attached – what is shown need not be built.



6. PROMENADE

- a. The Waterfront walkway (promenade) is included in original development approval.
- b. Continuous for more than 2,400 feet its location at the water's edge serves as an important pedestrian connection from Front Beach Road to Churchwell Drive.

7. PADDLE BOATS

- i. Dock for paddle boats was included on previously approved development plan and in conceptual renderings. We find no record for or against in the previous approval. We do not consider this a new item.
- ii. As stated previously, the ownership intends to restore the lake quality to improve its biological functioning, aesthetic value to promote its use as an amenity by the community and for recreational activities such as the paddle boats. Additionally, there is historical evidence of paddle boats on the lake.
- iii. Historical photo of Lake and Petti Coat Junction



8. ROLLER COASTER

a. Amusement #1 – is included in original development approval. Previously noted as general amusement. As the project has progressed owners have selected the following:

i. Rollercoaster | Euro Fighter 320+ by Gerstlauer <https://www.gerstlauer-rides.de/products/roller-coasters/euro-fighter-en-US/>

ii. 2 cars with 8 passengers. 320 M(1000') of track. Max height approx. 22 M (75').

b. In response to concerns of "roller coaster over water." We have contacted the Manufacturer and our Wetland Scientist to investigate and report on potential dangers to the environment, impacts to the water body, and long-term maintenance/prevention.

i. Example projects showing rides over water environments.



- ii. Additionally, Custom lighting package for wildlife available



iii.

9. CAROUSEL

- a. Amusement #2 – is included in original development approval. Previously noted as carousel and discussed with imagery:

- i. Carousel | Concept 1900

[Http://www.concept1900.com/en/carrouseles/carrouseles-1900/carrousel-10m-etage](http://www.concept1900.com/en/carrouseles/carrouseles-1900/carrousel-10m-etage)

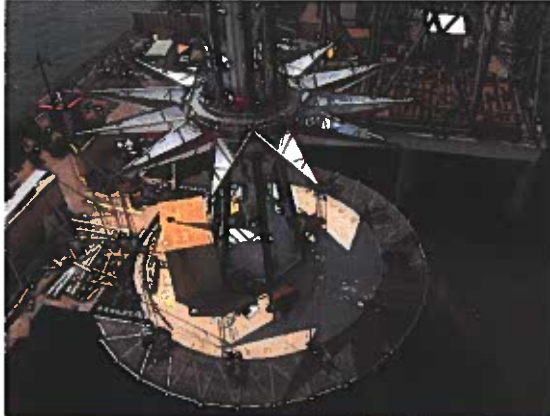
- ii. Approx 32' in diameter and 32 feet tall.



iii.

10. TOWER SWING

- a. Amusement #3 – is included in original development approval. Previously noted as tower swing and discussed with imagery:
- b. Tower Ride | StarFlyer™ by Funtime| 240' Height | 24 or 32 seat options
http://www.funtime.com.au/data/Star_main_page.htm
 - i. Tower to be designed to meet all applicable windloads.



ii.



iii.

iv. Additionally, custom lighting package for wildlife available

11. WIND STARZ

- i. Amusement #4 – is included in original development approval.
- ii. Windstarz by Zamperia | 24 seats
- iii. <https://www.zamperia.com/products/windstarz/>



iv.

12. BRIDGE 2

- a. The bridge is included in original development approval.
- b. The bridge length has extended in order to span over wetland area. This has been submitted to the appropriate AHJ for review.
- c. Bridge will be completed in Phase 1 as part of Long Beach Road connection to Hutchinson.

13. NORTH PARCELS

- a. Not considered in this development approval

14. WEST PARCELS

- a. Not considered in this development approval

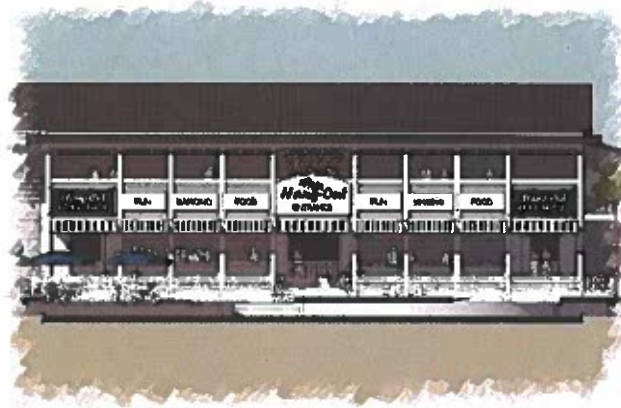
15. PROPOSED PEDESTRIAN CONNECTION TO PUBLIC BEACH ACCESS

16. RESTAURANT 1

- a. The Restaurant and supporting yard area are included in original development approval.
- b. The placement and extents of the restaurant remain relatively unchanged.
- c. The owners have selected the Hangout Restaurant - <https://www.thehangout.com/>
- d. Previous footprint of 26,200SF. Now showing Footprint of 25,200Sf. Net decrease of 1000SF. Height to comply with Ch. 7 of PCB Land Development Code.
- e. For clarification of the plan.
 - i. To the North is the children's area and a service yard. See picture of existing Hangout.
 - ii. Schematic imagery is included – what is shown need not be built. Final design and code compliance will occur at time of permitting.



f.



- i. The owners are hoping to enjoy the rebirth of the once loved Hangout in PCB with the successful and proven brand of the Hangout from Gulf Shores.



g.



h.

17. STAGE

- a. The Stage and Event lawn area is included in original development approval.
- b. The placement and extents have reversed to better serve the audience, the site, and the restaurant.
- c. The stage will be operated by Hangout Group. They have a strong representation of music and venue management.

18. OUTDOOR SALES AND SERVICES

- a. The allowance of outdoor sales and services is included in the original development approval.
- b. This area is shown reflect clusters of outdoor programming in the pedestrian friendly yard area.

19. RETAIL 2/Arcade

- a. Retail and building placement are included in original development approval.
 - i. The shape of this commercial building has adapted to fit an arcade programming.
 - ii. The previous approval footprint was 8,500SF it increased to 9,000SF. Increase of 500SF. Height to comply with Ch. 7 of PCB Land Development Code.

20. RESTAURANT 2 -

- a. The restaurant is included in the original development approval.
- b. The placement and extents have remained relatively the same. The previous footprint was 10,300SF it is still 10,300SF. Height to comply with Ch. 7 of PCB Land Development Code.
- c. The owners have selected the Sunliner Diner to occupy this location.



d.

21. MAINSTREET

- a. The "mainstreet" was included in the original development approval.
- b. This was previously a drivable street. In the interest of the project, we have elected to use one vehicular street at the South of the project and to transition this street to a pedestrian friendly zone.
- c. The intent is to provide traffic rating for all surfaces to maintain ambulatory access and future flexibility.

22. LAGOON LOOP

- a. The south street was included in the original development approval.
- b. Previously it ran into a dead end behind the hotel and represented an issue with coordination, deliveries and access. It now becomes the primary east-west connection on the development.

23. MIXED USE C

- a. A retail building in this location was included in the original development approval
- b. The removal of the hotel has accounted for the opportunity of short-term lodging over retail. Estimated 4 stories per Ch. 7 of PCB Land Development Code.
- c. The previous foot print area was 16,590SF it has been increased to 17'000SF. Net increase of 410 SF.

24. MIXED USE B

- a. A Hotel building in this location was included in the original development approval.

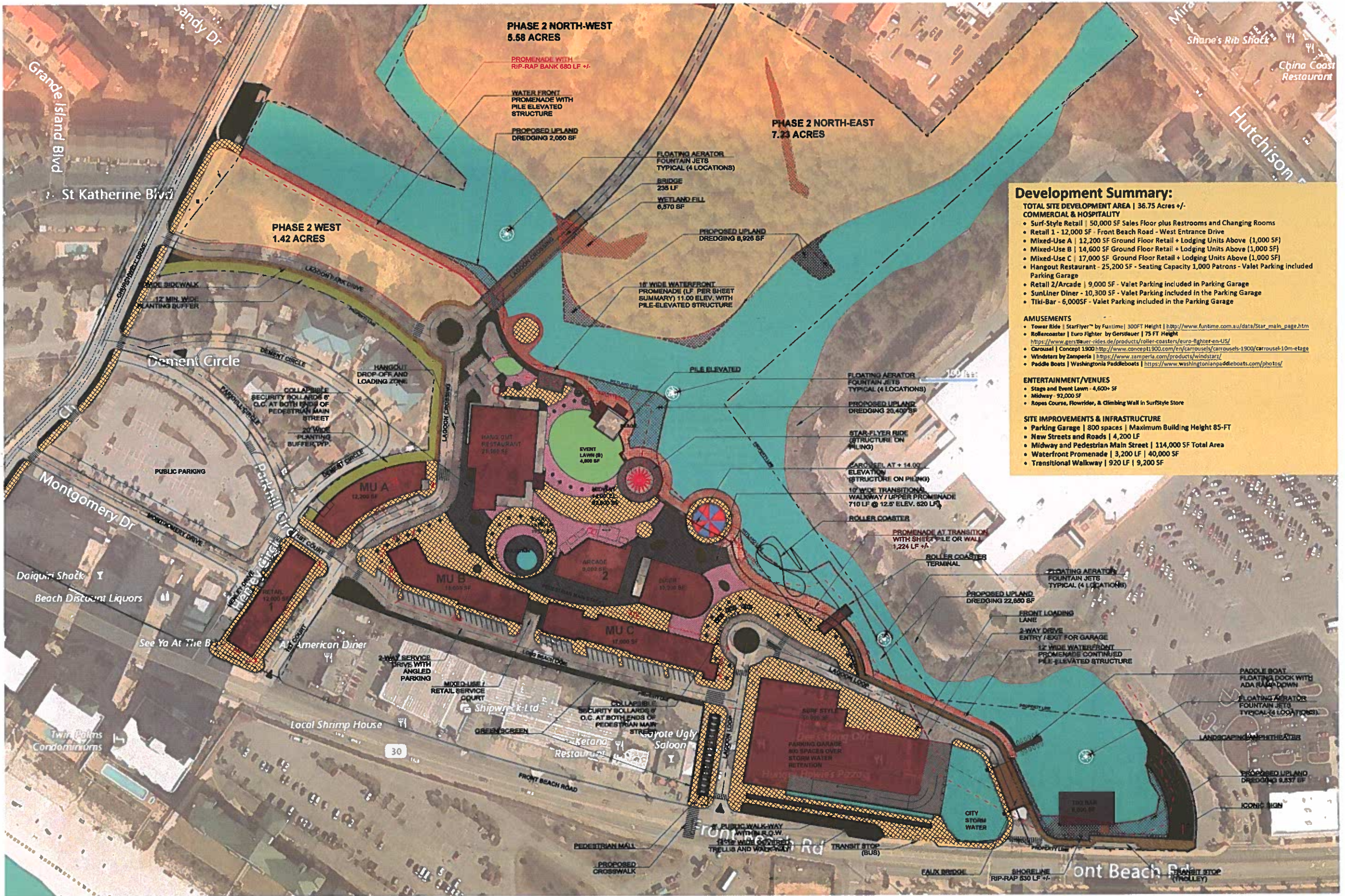
- b. The removal of the hotel has accounted for the opportunity of short-term lodging over retail.
- c. The previous foot print area attributed to the Hotel was 19,975SF it has been decreased to 14,600SF. Net Decrease of 5,375 SF. Estimated 4 stories per Ch. 7 of PCB Land Development Code.

25. MIXED USE A

- a. A Hotel building was included in this location in the original development approval.
- b. The removal of the hotel has accounted for the opportunity of short-term lodging over retail. Estimated 4 stories per Ch. 7 of PCB Land Development Code.
- c. The original footprint area has been attributed to mixed use B. The footprint area shown is 12,00SF

26. RETAIL 1

- a. This is new programming added to the plan, however, it matches the existing use of the parcel.
- b. This is the reason for modification to the development order. The proposal is to incorporate two parcels into the Large Site Development. (ID#34887-000-000) (ID#34881-200-000)
- c. The proposed use of this parcel is a single-story retail building of approx. 12,000SF.



Development Summary:

TOTAL SITE DEVELOPMENT AREA | 36.75 Acres +/-

COMMERCIAL & HOSPITALITY

- Surf-Style Retail | 50,000 SF Sales Floor plus Restrooms and Changing Rooms
- Retail 1 - 12,000 SF - Front Beach Road - West Entrance Drive
- Mixed-Use A | 12,200 SF Ground Floor Retail + Lodging Units Above (1,000 SF)
- Mixed-Use B | 14,600 SF Ground Floor Retail + Lodging Units Above (1,000 SF)
- Mixed-Use C | 17,000 SF Ground Floor Retail + Lodging Units Above (1,000 SF)
- Hangout Restaurant - 25,200 SF - Seating Capacity 1,000 Patrons - Valet Parking included Parking Garage
- Retail 2/Arcade | 9,000 SF - Valet Parking included in Parking Garage
- SunLiner Diner - 10,300 SF - Valet Parking included in the Parking Garage
- Tiki-Bar - 6,000SF - Valet Parking included in the Parking Garage

AMUSEMENTS

- Tower Ride | StarFlyer™ by Funtime | 300FT Height | http://www.funtime.com.au/data/Star_main_page.htm
- Rollercoaster | Euro Fighter by Gerstlauer | 75 FT Height | <https://www.gerstlauer.com/products/roller-coasters/euro-fighter-en-US/>
- Carousel | Concept 1900 | <http://www.concept1900.com/en/carousels/carousels-1900/carousel-10m-etage>
- Windstars by Zamperla | <https://www.zamperla.com/products/windstars/>
- Paddle Boats | Washington Paddleboats | <https://www.washingtonpaddleboats.com/photos/>

ENTERTAINMENT/VENUES

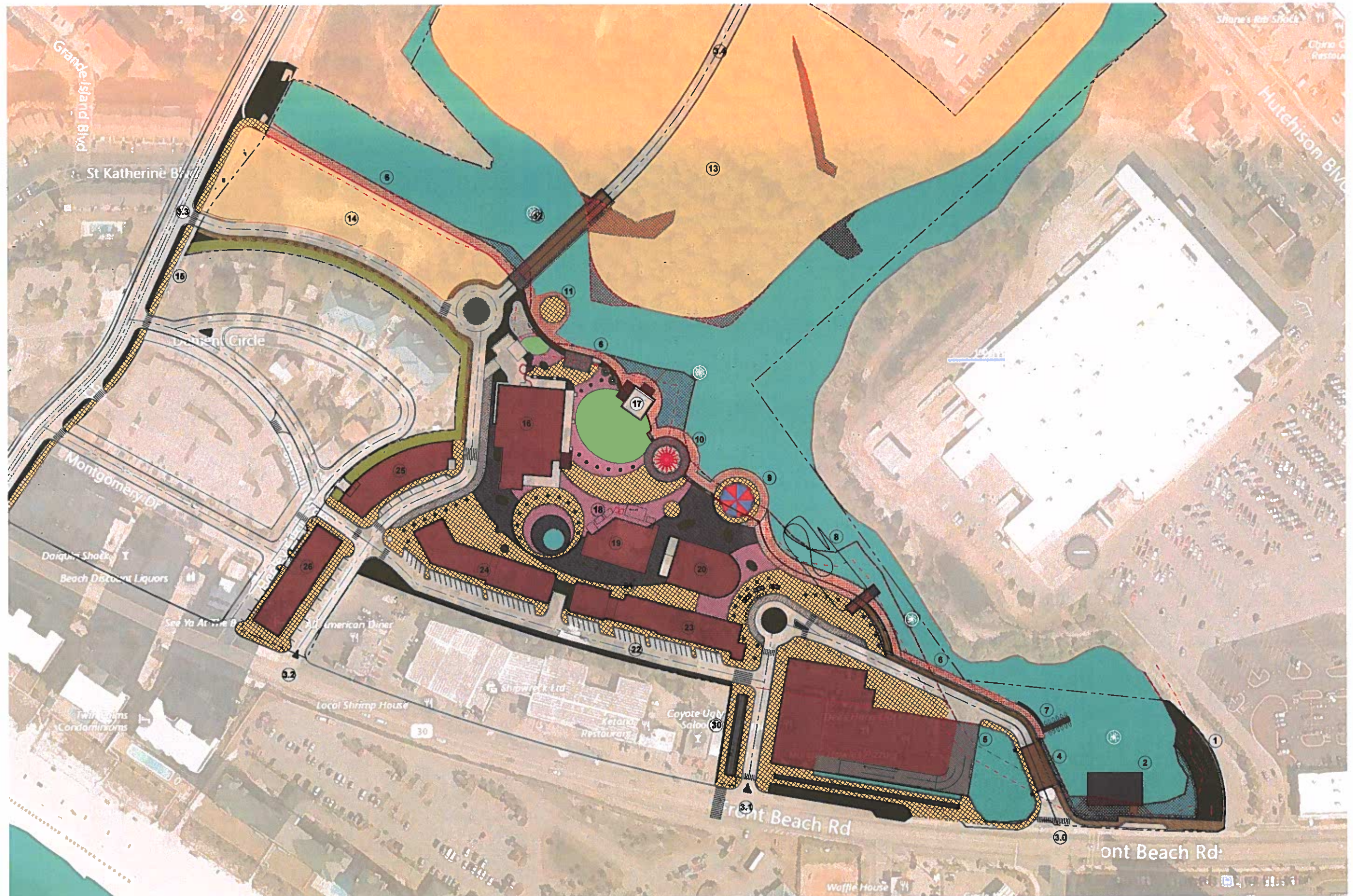
- Stage and Event Lawn - 4,600+ SF
- Midway - 92,000 SF
- Ropes Course, Flowrider, & Climbing Wall in SurfStyle Store

SITE IMPROVEMENTS & INFRASTRUCTURE

- Parking Garage | 800 spaces | Maximum Building Height 85-FT
- New Streets and Roads | 4,200 LF
- Midway and Pedestrian Main Street | 114,000 SF Total Area
- Waterfront Promenade | 3,200 LF | 40,000 SF
- Transitional Walkway | 920 LF | 9,200 SF

| | | | | | | | | | |
|---|--|---|--|--|---|--|---|--|--|
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|---|--|---|--|--|---|--|---|--|--|

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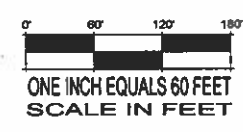
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PROJECT TITLE:
LONG BEACH LAGOON
 FRONT BEACH ROAD
 PANAMA CITY BEACH, FLORIDA

SHEET TITLE:
KEY PLAN FOR PROJECT DEVELOPMENT
 OCTOBER 16, 2019

DESIGNED BY: PHL
DRAWN BY: GRS/LW
REVIEWED BY: PHL
DRAWING DATE: October 3, 2019

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ITEM NO. 7

Panama Flats

APPLICANT: 360 Residential

PROJECT ADDRESS: 11826 Front Beach Road

ZONING DISTRICT: CH (FBO-2 and FBO-3)

REQUESTED ACTION: Approval of a Large Site Development

REASON FOR REQUEST: LDC Section 7.02.03 "establishes standards for the Development of large sites located in one or more FBO districts to encourage Development that achieves the following objectives":

Staff comments in red

1.(a) Improving connectivity between adjacent Developments and reducing reliance on Front Beach Road to carry all east-west traffic;

The development has an access to Front Beach Road with the main connection being to Hutchison Boulevard reducing the reliance on Front Beach Road.

Will the access be limited to emergency vehicles only?

(b) Accommodating parking on internal Local Streets;

The proposed 320 unit multifamily development is required to have 544 parking spaces and 14 overflow spaces on site per the land development code. We are proposing to construct 609 parking spaces and 14 overflow spaces, providing more than adequate parking.

(c) Supporting bicycling, walking and transit Use;

The development will have walking amenities on site and connect to both Front Beach Road and Hutchison Boulevard encouraging walking, trolley riding and bicycle use.

(d) Minimizing traffic speeds;

The development is a gated community and requires all residents to stop prior to entering the project. Therefore, traffic speeds will be minimized.

(e) Maintaining a sense of enclosure along the Streets;

The development contains in excess of 3 acres of onsite amenities within the courtyard area that is open space and is gated at both access points. The project is located behind an existing commercial development along Hutchison Boulevard and behind the existing Grand Panama Condominium development and various commercial developments along Front Beach Road.

(f) Ensuring compatibility through design and gradual transitions in height and Development intensity;

The proposed multifamily buildings are 4 stories high adjacent to 2 story multifamily to the east, 22 story condominium to the south and 4 story commercial office building to the north. Therefore, the transition in height is acceptable. Per the FBO district, any structure higher than 35' must be setback 100' from residential zoned parcels. The proposed project is not adjacent to any residential zoned parcel but does have more than 10' of buffering to all adjacent parcels. The plan allows lots of open space for outdoor amenities and landscaping.

(g) Promoting a compatible mix of Uses that results in greater internal trip capture;

The proposed multifamily development is within walking distance of restaurants, commercial developments and beaches encouraging the use of bicycles and walking for greater internal trip capture.

(h) Providing a variety of common areas and outdoor spaces within the Development;

The development contains in excess of 3 acres of internal courtyard amenities that include a pool, clubhouse and green spaces for various outdoor activities.

2. Section 7.02.03.P applies to any Parcel or combination of contiguous Parcels under Common Ownership or Control that encompass five (5) or more acres and located within one or more FBO districts;

The development contains four (4) parcels that are all zoned CH and are within the FBO-2 and FBO 3 districts and contains 21.7 total acres.

3. Procedures for Large Site Development. Applications for large site Development shall follow the procedures in section 7.02.03Q.1(b). (Approval of a Master Plan following Type V Master Plan procedures);

We have submitted for the Large Site Development approval and will immediately submit a development order application for the project to be approved.

4. Street Types and Specifications. Front Beach Road, South Thomas Drive and Arnold Road Street design shall be consistent with the standards established by the CRA in the Front Beach Road Streetscape Design Guidelines Manual. Internal Streets on Parcels abutting Front Beach Road shall be designed and constructed to connect to adjacent properties unless the City finds that the benefits of improved traffic flow, emergency Access and public safety are outweighed by resulting environmental damage or neighborhood disruption. Internal Streets shall comply with section 4.04.04;

The project does not contain any streets and will utilize the existing Grand Boulevard access to Hutchison Boulevard as the primary ingress/egress.

5. On-Street Parking. Parking Spaces shall be provided on Streets that are internal to large developments;

The residents of Panama Flats will have 609 internal parking spaces and 14 overflow spaces to utilize with 544 spaces being required by code at a rate of 1.7 spaces per unit.

6. A property owner has the burden of proof to demonstrate that the Master Plan complies with the FBO district standards;

The proposed development complies with all setbacks and buffer requirements within the FBO district and we are not requesting any deviations or variances from the City of Panama City Beach Land Development Code.

7. The applicant shall demonstrate that the proposed development conforms to the standards established in section 7.02.03 in addition to all applicable requirements;

The proposed development complies with the requirements within the FBO district and we are not requesting any deviations or variances from the City of Panama City Beach Land Development Code

8. The applicant shall submit a Progress Report to the Planning Board no later than the dates as stated in the Master Plan. The Progress Report shall give a summary of the development to date including number of dwelling units, square footage of non-residential development, protection of natural resources, unanticipated events that have taken place and other benchmarks that measure progress in completing the approved Master Plan.

The owner is ready to commence with construction as soon as all regulatory approvals are received. The project is anticipated to commence with construction in the Spring of 2020.

ADDITIONAL SUBMITTAL REQUIREMENTS FOR LARGE SITE DEVELOPMENTS REQUIRED BY LDC 10.02.05:

A. All information required pursuant to section 10.02.02;

The project will comply with LDC 10.02.05 and will not require any deviations.

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 project consists of constructing the following:

- Five (5) 4 story multifamily buildings with each containing 64 units.
- Single story clubhouse building
- Maintenance building and mail kiosk
- 8 space detached garage building (3)
- 16 space detached garage building (2)
- Pool area
- Parking facilities for 609 cars and 14 overflow spaces

C. A boundary survey;

A current boundary survey has been submitted as part of the development.

D. Perimeter buffering and landscaping;

A buffer is not required between this development and the adjacent parcels. However, a minimum of 10' buffer area is proposed around the entire development and will contain excessive landscaping throughout the project exceeding the requirements of the Land Development Code.

E. General location and size of Land Uses;

The subject parcel and surrounding parcels all have land uses of commercial.

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

The parcels surrounding the development are all zoned CH. The eastern side contains Edgewater and consists of 2 story rental units. The properties to the north contain retail and office developments that are single story and four stories. The parcels to the west are currently vacant. The parcels to the south contain Grand Panama Condominium at 22 stories and various single story commercial buildings.

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.

Panama Flats is a proposed 320 unit multifamily development that will comply with the land development code. The use is allowed and we are not requesting any deviations to allow the proposed expansion.

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

There are no deviations that are being asked to enhance this facility.

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

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

- (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.**

The developer is anxious to begin construction and will commence immediately upon receipt of all regulatory permits required. It is anticipated to commence with construction immediately after a development order is issued in spring 2020.

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.

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.

4. Proposed dates for the submittal of progress reports.

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.

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.

It is the intent to submit a development order immediately upon approval from the Planning Commission and commence construction.

Conclusion: Staff has no objections to the proposed Large Site Development; the applicant has agreed to meet all aspects of City's Land Development Code. However, staff would like clarification on the access point to Front Beach Road; will the access point be limited to emergency vehicles only?



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: SF Grand Panama, LLC

Property Address: 11826 Front Beach Road

City: Panama City Beach State: FL Telephone: 770-975-2804 Fax: _____

Email: thawke@360res.com

Property Owner(s) Signature: _____


Name of Acting Agent: McNeil Carroll Engineering - 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: \$800.00 Application Type: Large Site Plan Date Collected: 10/24/2019

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, Inc.

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

City: Panama City Beach State: FL Telephone: 850-234-1730 Fax: _____

Date of Preparation: 24 October 2019 Date(s) of any modifications: _____

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

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

Zoning designation for the property: CH - FBO-2 and FBO-3

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.



RAA
A
RAA DESIGN, LLC
 Landscape Architects / Land Planners
 8500 Old Forest Rd
 Alpharetta, Georgia 30009
 Phone (770) 285-2200
 Email: raa@raa-design.com

REVISIONS

| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
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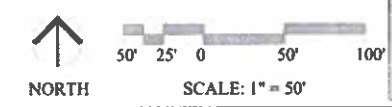
LANDSCAPE PLAN

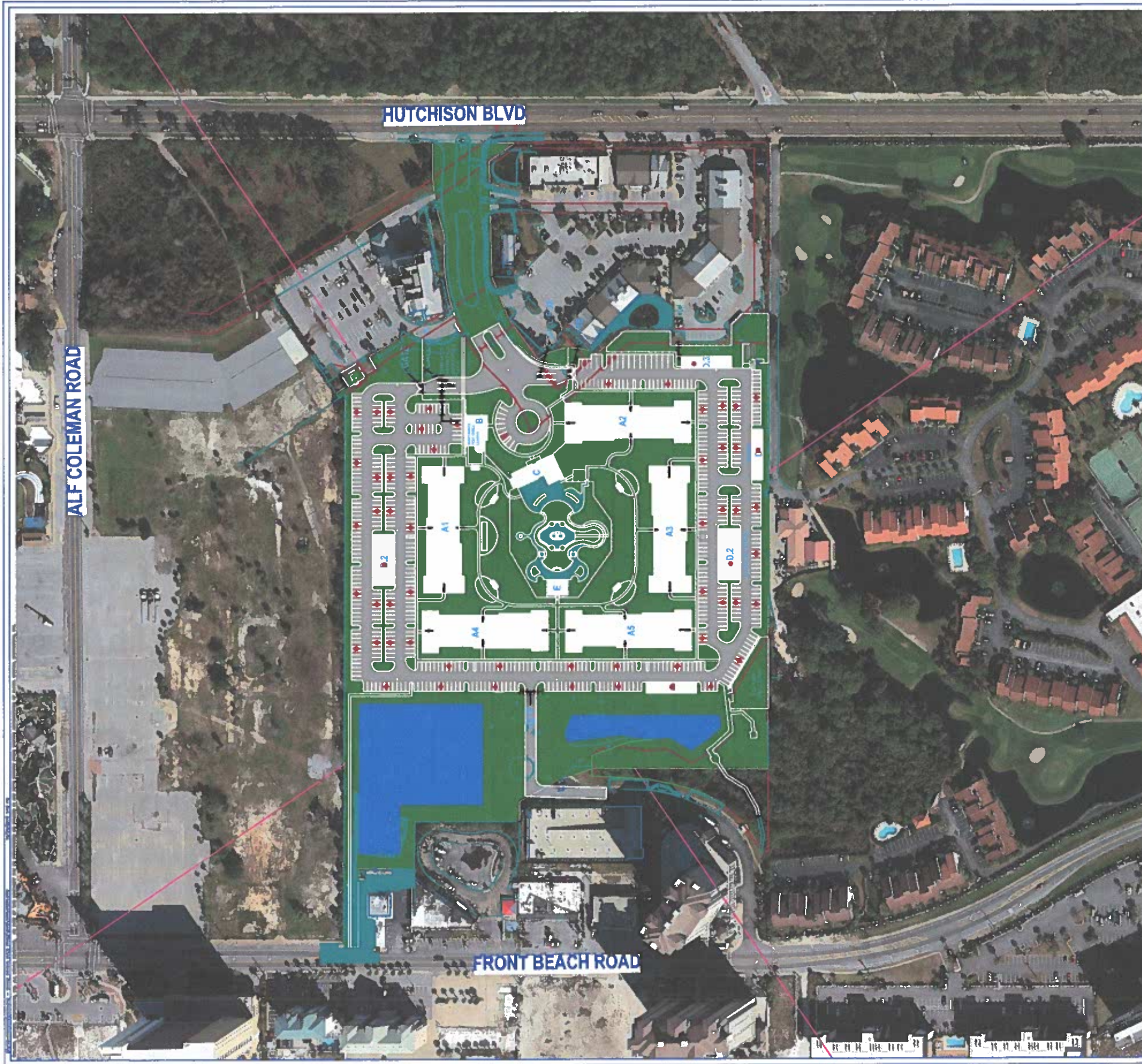
GRAND PANAMA FLATS
 PANAMA CITY BEACH, FLORIDA

DATE 10-11-2019
 JOB NO 2019031
 SCALE
 DRAWN BY RM
 CHECK BY RM

DISCLAIMER
 THIS DRAWING IS THE PROPERTY
 OF RAA DESIGN, LLC
 AND MAY NOT BE REPRODUCED WITHOUT
 WRITTEN CONSENT.
 RAA DESIGN

SHEET
LS-1
 4 OF 5





PERMIT PURPOSES ONLY

SITE LAYOUT PLAN
PANAMA FLATS
HUTCHISON BLVD
 PANAMA CITY BEACH, FLORIDA

McNEIL
CARROLL
ENGINEERING, INC.
Professional Engineering Consultants
MEMBER OF THE CARROLL GROUP OF PROFESSIONAL FIRM GROUP

3200 Panama City Beach Parkway
 Panama City Beach, Florida 32413
 Phone: 904-234-5700
 Fax: 904-234-5701

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1 OF 1



ITEM NO. 8

DATA AND ANALYSIS

- I. **APPLICANT:** William Carr and Deborah Carr
- II. **PROJECT LOCATION:** Approximately 6.5 acres located on the north side of Hutchison Boulevard west of the intersection of Richard Jackson Boulevard and Hutchison Boulevard.
- III. **REQUEST:** This request is for an Annexation, a Small-Scale Comprehensive Plan Amendment to the Future Land Use Map to a "Tourist" district and a zoning designation to CH (Commercial – High Intensity) for approximately 6.5 acres. The site currently has a County Future Land Use Map designation of Commercial and a zoning designation of C2 (Plaza Commercial).
- IV. **REASON FOR REQUEST:** The City Council requested the City Manager to work with the City attorney and City staff to reduce enclaves and pockets around the City where possible. There are some unincorporated areas of the County that are completely or mostly surrounded by the City but are not part of the City limits. This parcel is the first to request annexation under this initiative. Annexing into the City requires the property to follow the City's Comprehensive Plan and Land Development Code rather than the County's.
- V. **ANNEXATION REQUIREMENTS:**

- A. **GOAL:**

The Fundamental goal of annexations is the efficient provision of urban services to urban places. Annexations are governed by the provisions of Florida's Municipal Annexation and Contraction Act, Chapter 171, F.S. The Act does the following:

- Ensure sound urban development and accommodation to growth;
- Establishes uniform legislative standards throughout the state for the adjustment of municipal boundaries;
- Ensures the efficient provision of urban services to areas that become urban in character; and,
- Ensures that areas are not annexed unless municipal services can be provided to those areas.

B. CONTIGIOUS AND COMPACT:

For an annexation to be consistent with Chapter 171, F.S. it must be contiguous and reasonably compact. A parcel is contiguous if a substantial part of a boundary touches the municipality. The definition of "contiguous" in Ch. 171, F.S. states that nothing herein shall be construed to allow local right-of-ways, utility easements, railroad right-of-ways, or like entities to be annexed in a corridor fashion to gain contiguity. The presence of these entities in this manner could be an indication that "contiguity" is not met.

Staff has reviewed the proposed annexation and finds the request is contiguous. The subject site touches the existing City limits on its northern, southern and eastern boundaries.

A parcel is reasonably compact if it does not create an enclave, pocket, or finger area in a serpentine pattern. Staff has reviewed the proposed annexation and finds the request does not create an enclave.

C. EFFICIENT PROVISION OF URBAN SERVICES TO AN URBANIZING AREA:

The subject site is adjacent to water, sewer and reclaimed water lines.

VI. SITE EVALUATION:

A. IMPACT ON PUBLIC FACILITIES:

1. Transportation Facilities:

Hutchison Boulevard: According to the Panama City Metropolitan Planning Organization's Congestion Management System Plan, this segment of Hutchison Boulevard has an annual average daily traffic volume of 13,350 trips with a maximum allowable volume of 33,200 trips. Committed trips on this segment of Hutchison Boulevard total 1,242 therefore this segment has a remaining capacity of 18,608 trips.

The site is planned to be improved with 5-story apartment buildings and surface parking. If the site is designated CH, the 6.5 acre site could contain approximately 150-180 apartment units which have the potential to generate 59-70 peak hour trips. Approximately 97 apartments would be permissible if the site remains in the County which would result in about 38 peak hour trips.

The applicant will be required to carry out a detailed traffic impact analysis as part of the Development Order review process and any impacts to failing segments of other roadways as a result of development on the subject site will require a financial contribution to fund future capacity improvements to those impacted roadway segments.

2. Sewer:

The City wastewater treatment plant (WWTP) provides Advanced Wastewater Treatment (AWT) quality effluent, with an accompanying wetlands effluent discharge system in a 2,900 acre facility containing 2,000 acres of receiving wetlands. Currently, the operating permit allows 14 mgd maximum monthly average (10 mgd annual average) treatment and disposal capacity. Monthly average plant flows for January 1, 2018 through December 31, 2018 ranged from 4.4 mgd to 10.3 mgd on a monthly average. In addition, the City's reclaimed water system has been in operation since 2006 and provided between 1.5 and 3.3 mgd of irrigation water per month in the last fiscal year, depending on the time of year and demands, to residential and commercial areas of the City.

Based on previous historic growth rates of wastewater generation, it is anticipated that there will be a 4% yearly growth in wastewater generation within the City's service area (from the Hathaway Bridge to the West Bay Bridge to the Phillips Inlet Bridge). Accordingly, the City has planned for facilities to be upgraded to coincide with the increased demand.

According to the City's Utility Department, the City has the capacity to handle the potential of 150-180 new units on the subject site.

3. Potable Water:

The City has a franchise from Bay County authorizing the City to provide water service to the incorporated City limits and unincorporated Bay County west of St Andrew Bay, and south of West Bay and the contiguous Intracoastal Waterway. The City utility system also purchases 100% of its potable water from Bay County via contract. The term of the agreement is through 2042 and states that 26.4 million gallons per day (mgd) will be available to the City in 2011 with best efforts by the County to be able to provide increasing amounts each year up to 33.79 mgd in the year 2020. The City receives the treated County water via two delivery points at bridges crossing St. Andrew Bay and West Bay. That water is stored and re-pumped on demand to meet the City's water needs. The City's current available pumping and transmission capacity is approximately 37.8 mgd. The contract with the County has been designed to increase capacity by

approximately 4% per year in order to continue to have capacity available for growth. Additionally, the City has two (2) - 7 million gallon storage tanks at its West Bay storage and pumping facility, and 2, 4 and 5 million gallon storage tanks at its McElvey Road storage and pumping facility near the St. Andrew Bay delivery point, which gives the City an additional 25 million gallons of working reserve for peak season and fire flow demand.

Daily water demand for January 1, 2018 through December 31, 2018 ranged from 9.2 mgd to 15.7 mgd on a monthly average, with an annual average of 12.1 mgd. The maximum single-day demand was 18.5 mgd. The County's projected available capacity to supply potable water to the City in 2018 was to be 28.4 mgd, which leaves an excess monthly average capacity ranging from 19.2 mgd to 12.7 mgd with an annual average excess of 16.3 mgd. The excess on the single-day maximum is expected to be 10.8 mgd.

The City has also implemented a reclaimed water system that makes highly-treated effluent from the wastewater system available for irrigation to new subdivisions and commercial developments. With the implementation of this reclaim system, it is estimated that the 20% of total potable water consumption previously used by similar developments will be replaced by reclaimed water in these new subdivisions.

According to the City's Utility Department, the City has the capacity to handle the potential of 150-180 new units on the subject site.

B. SITE SUITABILITY:

1. Wetlands: According to information supplied by Bay County GIS there are no wetlands located on the subject site.
2. Plant and Wildlife Resources: Information regarding natural resources is based on information from the Florida Natural Areas Inventory "FNAI", which is a non-profit organization administered by The Florida State University. This group is involved in gathering, interpreting, and disseminating information critical to the conservation of Florida's biological diversity.

According to information supplied by FNAI, there are no rare, threatened or endangered species located on the subject site.

3. Flood Zones:

According to information supplied by FEMA, the site is located in Flood Zone X, which is defined as an area determined to be located outside of the 100 and 500 year floodplains.

C. COMPATABILITY WITH SURROUNDING LAND USES:

Compatibility is generally defined as a condition in which land uses or conditions can coexist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted directly or indirectly by another use or condition.

Surrounding parcels are zoned County Single Family Residential, Conservation and Commercial High Intensity. The proposed zoning assignment of Commercial High Intensity will require additional setbacks, buffering and lighting controls for those areas adjacent to the Single Family zoning district to the north.

CONCLUSION:

City Staff has routinely attempted to limit increases in density and intensity because of traffic congestion and crowding of the sandy beach. If approved, the site may contain approximately 53-83 more units resulting in about 125-195 more people than if it remained in the County. However, this application includes an annexation which will give the City regulatory authority over the property rather than Bay County. The City's code enforcement efforts are most often more active than that of the County and will allow the City to have better control over signage, landscaping, lighting, special events, stormwater, etc... Annexation of the site will also allow the City to collect impact fees for police, fire, library and recreation which will all be utilized by the residents whether they are in the City or not. The municipal impact fees that will be required if the property is annexed are the following:

| | |
|-------------|----------------|
| Police: | \$144 per unit |
| Fire: | \$249 per unit |
| Library: | \$72 per unit |
| Recreation: | \$867 per unit |

The Planning Board should weigh the advantages and disadvantages to allowing an increase in density but gaining better land use controls and having growth more closely pay for itself. Staff has no objection to the requests.



Prepared by The
City of Panama City Beach
Planning Department



- Legend**
- Major Road
 - Minor Road



CITY OF PANAMA CITY BEACH

Building and Planning Department

116 S. Arnold Road, Panama City Beach, FL 32413

850-233-5054, ext. 2313

Fax: 850-233-5049

Email: achester@pcb.gov

REQUEST FOR ZONING or REZONING – Section 10.02.10

Applicant:

Name(s): William H. Carr and Deborah K. Carr, husband and wife

Address: c/o Burke Blue, 16215 Panama City Beach Parkway

City: Panama City Beach State: FL Telephone: 850-236-4444 Fax: 850-236-1313

Email: mburke@burkeblue.com

Name of Acting Agent: Michael S. Burke

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.

Parcel Number of Property for Zoning or Rezoning: 34781-000-000 & 34781-010-000

(Information from Property Appraiser's Office)

Address/Location of Property for Zoning or Rezoning: 11220 Hutchison Blvd., Panama City Beach, FL

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. Please submit a total of ten (10) copies.

Small Scale Amendment: \$1500.00 Large Scale Amendment: \$2100.00 Date Collected _____

If a plan amendment is necessary, please provide an analysis of the consistency of the proposed amendment with all requirements of the Comprehensive Plan and LDC.

The procedure for review of application is found in Sections 10.02.01 and 10.02.10 of the LDC.

Basic Submittal Requirements - LDC Section 10.02.02

Name: William H. Carr and Deborah K. Carr, husband and wife

Address: 11220 Hutchison Blvd. Email Address: mburke@burkeblue.com

City: Panama City Beach State: FL Telephone: (850)236-4444 Fax: (850)236-1313

Date of Preparation: May 21, 2019 Date(s) of any modifications: n/a

Legal Description: (Consistent with the Required Survey) See attached survey.

A vicinity map showing the location of the property.

Present Zoning Designation: None Requested Zoning Designation: CH Future Land Use Map: C

Deed Restrictions or Private Covenants apply to this property: Yes (Please submit a copy) X No

Applicant's Signature(s):

William H. Carr
Print Name of Applicant


Signature

Date: October, 2019

Deborah K Carr
Print Name of Applicant


Signature

Date: October, 2019

FEES:

Rezoning Application Fee: \$900.00

Small Scale Amendment Fee: \$1500.00 x Includes the rezoning fee.

Large Scale Amendment Fee: \$2100.00 Includes the rezoning fee.

Date Collected: 10/10/19



LES W. BURKE °
ROB BLUE, JR.
EDWARD A. HUTCHISON, JR.
DOUGLAS L. SMITH +
NEVIN J. ZIMMERMAN
MICHAEL S. BURKE
WILLIAM S. HENRY *
JOY MARLER MASTERS ++
GRAHAM CLARKE **+++♦
CLARK T. ROGERS
NATALIE A. MCSWANE
WILLIAM C. HENRY ***
SANDRA A. WILSON °

October 7, 2019

Mario Gisbert, City Manager
City of Panama City Beach
104 S. Arnold Drive
Panama City Beach, FL 32413

Re: Voluntary Annexation of 11220 Hutchison Boulevard, Panama City Beach
Parcel Id. No.: 34781-000-000 and 34781-010-000

Dear Mr. Gisbert:

I have been retained by Bill and Deborah Carr ("Carr") to process the enclosed voluntary annexation of the above referenced parcel into the City of the Panama City Beach ("City").

By way of landmark reference this parcel is located on Hutchison Boulevard between the entrance to the Palm Cove subdivision on the west and the Beef O'Brady's/ Just Jump center to the east. The property is a compact quadrilateral of approximately 6.5 acres that is contiguous to the City on its southern and eastern boundaries and meets the criteria for annexation pursuant to §171.044, Florida Statutes.

Enclosed with this letter please find:

- 1) Petition of Annexation;
- 2) Acknowledgement and Consent;
- 3) Title Evidence in the form a First American Title Policy;
- 4) Boundary Survey (10 copies);
- 5) Legal description;
- 6) Zoning Map (and map from the Property Appraiser's website); and,
- 7) a check for \$800

The Carr's request that this property be zoned Commercial High Intensity, just as the surrounding properties are zoned and would appreciate the City's favorable consideration for annexation of their property. If you have any questions regarding the property or other matters related to this annexation request, please do not hesitate to contact me.

Sincerely,

Michael S. Burke



CITY OF PANAMA CITY BEACH
Building and Planning Department
116 S. Arnold Road, Panama City Beach, FL 32413
850-233-5054, ext. 2313 Fax: 850-233-5049
Email: achester@pcb.gov

PETITION OF ANNEXATION

Date: 10/3/19

Payment Fee: \$800 Annexation

Property Owner(s)

Name(s): William H. Carr and Deborah K. Carr, husband and wife

Property Address: 11220 Hutchison Blvd.

City: Panama City Beach State: FL Telephone: 850-236-4444 Fax: 850-236-1313

Email: mburke@burkeblue.com

Name of Acting Agent: Michael S. Burke

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.

Telephone: 850-236-4444 Fax: 850-236-1313 Email: mburke@burkeblue.com

Please provide a property 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. **All Site Plans and Plats shall be drawn to scale.** (The procedure for review of the application is found in Section 10.02.09 of the LDC.)

REQUIREMENTS

1. The applicant shall submit an analysis of the annexation criteria set forth in Chapter 171, Florida Statutes.
2. Petition of Annexation signed by all owners of the property proposed to be annexed. Petition must be witnessed and notarized.
3. Title evidence demonstrating that the Petition of Voluntary Annexation bears the signatures of all owners of the property proposed to be annexed.
4. A boundary survey of the property proposed to be annexed. (10 Copies)
5. A complete legal description of the property proposed to be annexed.
6. An excerpt of the City's Official Zoning Map, with the property proposed to be annexed depicted.
7. Stormwater acknowledgement consent.



PETITION OF ANNEXATION

This Petition is presented under the provisions of Section 171.044 Florida Statutes for the purpose of requesting that the real property described below be annexed to the City of Panama City Beach:

(SEE ATTACHED EXHIBIT "A")

The property described above is contiguous to the municipal boundaries of the City of Panama City Beach.

The property is owned in its entirety by:
William H. Carr and Deborah K. Carr, husband and wife

which, by his/her execution of this Petition, consents to this proposed annexation.

Dated this 4 day of October, 2019.

Signed, sealed and delivered in the presence of:

Bill
WITNESS

Smuwood
WITNESS

B. Carr
WITNESS

Smuwood
WITNESS

BY: [Signature]
William H. Carr

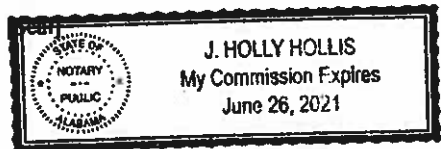
BY: [Signature]
Deborah K. Carr

STATE OF ~~FLORIDA~~ ALABAMA
COUNTY OF ~~BAY~~ COFFEE

The foregoing instrument was acknowledged before me this 4TH day of October, 2019, by William H. Carr and Deborah K. Carr

who is personally known to me.
 who produced _____ as identification.

J. Holly Hollis
Signature of Notary Public



ACKNOWLEDGMENT AND CONSENT

The William H. Carr and Deborah K. Carr ("Owner") represents unto the City of Panama City Beach, Florida, (i) that it owns all of the property described below, (ii) that the property is or should be assessed in its name upon the latest ad valorem tax rolls of Bay County, Florida, and (iii) that it has requested that the property be annexed into the City of Panama City Beach, to wit,

SEE ATTACHED LEGAL DESCRIPTION

FURTHER, Owner consents and agrees that, upon annexation into the City, Owner's Property will be subject to all of the same non ad valorem assessments, including recurring assessments, as have been previously levied or will be levied on other similarly situated/benefited property in the City and waives notice and opportunity of hearing upon the levy of such previous assessments against Owner's property being annexed.

This consent is authorized by and is given pursuant to Section 197.3632(4)(a) Florida Statutes in order to preclude a public hearing necessitated solely by the annexation of Owner's property.

DATED THIS 4TH DAY OF October, 2019.

WITNESSES

B-R-L
DmWood

B-R-L
DmWood

OWNER

Name: William H. Carr

By: n/a

It's n/a

Name: Deborah K. Carr
Deborah K. Carr

Exhibit "A"

The land referred to herein below is situated in the County of BAY, State of Florida, and described as follows:

Northwest quarter of the Northeast quarter and the Northeast quarter of the Northwest quarter lying northeasterly of State Road No. 392-A, Section 35, Township 3 South, Range 16 West, Bay County Florida, less and except the right of way of State Road No. C-30-D and that portion East of the East right of way of State Road No. C-30-D.

LESS AND EXCEPT:

Commence at the Northeast corner of Section 35, Township 3 South, Range 16 West, Bay County Florida; thence North 89 degrees 36 minutes 42 seconds West along the North line of said Section 35 for 1321.15 feet to the Northwest corner of the Northeast 1/4 of the Northeast 1/4 of said Section 35; thence South 00 degrees 34 minutes 40 seconds West along the West line of the Northeast 1/4 of said Section 35; thence South 00 degrees 34 minutes 40 seconds West along the West line of the Northeast 1/4 of the Northeast 1/4 of said Section 35 for 482.38 feet to the West right-of-way line of County Road No. 3033 and the Point of Beginning; thence South 27 degrees 58 minutes 34 seconds West along said West right-of-way line for 568.88 feet to the North right-of-way line of County Road 392A; thence North 55 degrees 39 minutes 43 seconds West along said North right of way line for 640.00 feet; thence leaving said North right-of-way line North 27 degrees 58 minutes 34 seconds East parallel with said West right-of-way line for 650.00 feet; thence South 55 degrees 39 minutes 43 seconds East parallel with said North right-of-way line for 595.10 feet to the West line of the Northeast 1/4 of the Northeast 1/4 of said Section 35; thence South 00 degrees 34 minutes 40 seconds West along said West line for 96.97 feet to the Point of Beginning.

ALSO LESS AND EXCEPT:

Commence at the Northeast corner of Section 35, Township 3 South, Range 16 West, Bay County, Florida and run North 89°36'15" West, along the North boundary line of said Section 35, 1320.98 feet to the Northeast corner of the Northwest Quarter of the Northeast Quarter of said Section 35 and also being the Southeast corner of Lot 217 of Palm Cove Phase Three, as per map or plat thereof; as recorded in Plat Book 20, Pages 76 and 77 of the Public Records of Bay County, Florida for the POINT OF BEGINNING; thence from said Point of Beginning run South 00°34'58" West, along the East boundary line of the Northwest Quarter of the Northeast Quarter of said Section 35, 385.50 feet to the Northeast corner of the Equity One (Middle Beach) Inc. property as described in Official Record Book 2384, Page 1420 of the Public Records of said Bay County; thence run North 55°39'31" West 595.25 feet to the Northwest corner of said Equity One (Middle Beach) Inc. property; thence run South 27°59'14" West, along the Westerly boundary line of said Equity One (Middle Beach) Inc. property, 330.20 feet to a point; thence departing said Westerly boundary line run North 56°06'50" West 626.74 feet to a point on the Southerly boundary line of Palm Cove Phase Two, as per map or plat thereof, as recorded in Plat Book 19, Pages 55 and 56 of the Public Records of said Bay County; thence run South 89°36'20" East, along the Southerly boundary line of said Palm Cove Phase Two and its extension onto the Southerly boundary of Palm Cove Phase Three, as per map or plat thereof as recorded Plat Book 20, Pages 76 and 77 of said Public Records, 437.13 feet to a permanent reference monument for said Palm Cove Phase three; thence run South 89°35'50" East, along the South boundary line of said subdivision, 733.54 feet to the Point of Beginning.

Find address or place



County of Bay, Esri, HERE, Garmin, INCREMENT P, NGA, USGS

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 | 34781-000-000 | Owner | CARR, WILLIAM H. ETAL | Last 2 Sales | | | |
| Class Code | VACANT | | 901 BOLL WEEVIL | Date | Price | Reason | Qual |
| | COMMERCIAL | | CIRCLE | 7/26/2019 | \$100 | UNQUAL/CORRECTIVE/QCD,TD U | |
| Taxing | 56 | | SUITE 200 | 7/19/2019 | \$1550000 | QUAL/DEED EXAMINATION | Q |
| District | PANAMA CITY BEACH | | ENTERPRISE, AL 36330 | MLS | | | |
| Acres | 6.57 | Physical Address | 11220 HUTCHISON BLVD | | | | |
| | | Just Value | Value \$1182600 | | | | |

(Note: Not to be used on legal documents)

Date created: 10/3/2019

Last Data Uploaded: 10/3/2019 6:02:21 AM

Developed by  Schneider
GEOSPATIAL

ITEM NO. 9

ORDINANCE []

AN ORDINANCE OF THE CITY OF PANAMA CITY BEACH, FLORIDA, AMENDING THE CITY'S LAND DEVELOPMENT CODE RELATING TO TEMPORARY USES AND STRUCTURES; ESTABLISHING CRITERIA FOR THE PLACEMENT OF INFLATABLE AMUSEMENTS ON THE SANDY GULF BEACH; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

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

SECTION 1. From and after the effective date of this ordinance, Section 5.03.07 of the Land Development Code of the City of Panama City Beach related to temporary uses and structures, is amended to read as follows (new text **bold and underlined**, deleted text ~~struckthrough~~):

5.03.00 TEMPORARY USES AND STRUCTURES

5.03.01 Generally

- A. Certain temporary *Uses* and structures meeting the conditions of this Chapter may be permitted to accommodate outdoor sales, festivals and entertainment, *Portable Storage Units* and temporary structures during construction activities – but only to the extent authorized in this section. All other temporary *Uses* and structures are prohibited.
- B. A temporary *Use* permit issued pursuant to section 10.14.02 is required prior to the establishment of a temporary *Use* or structure. Unless otherwise specified in this Code, a temporary *Use* permit shall be valid for a maximum of thirty (30) days and, unless otherwise specified in this *LDC*, may be renewed for one (1) consecutive thirty (30) day period.

(Ord. # 1250, 12-13-12; Ord. # 1268, 2-28-13)

5.03.07 Inflatable amusements on sandy Gulf Beach.

- A. Inflatable amusements may be permitted on the sandy gulf beach seaward of the seaward most Building, structure, toe of the dune, dune line or Building/structure line, subject to the provisions of this section.
- B. Inflatable amusements require a temporary use permit as provided in section 10.14.02. The City may require the applicant's submission of additional information as necessary to confirm the issuance of the permit will not be contrary to the health, safety and welfare of the public.
- C. The fee for such permit is \$250per day. No single parcel shall be issued more than one Inflatable amusement permit within any thirty day period. Permits issued shall be valid for no longer than four consecutive days.
- D. Inflatable amusements shall not be erected or maintained within 200 feet of a turtle nest.
- E. The applicant shall provide the City with proof of insurance no later than 72 hours prior to set up of the inflatable amusement. Unless approved in writing by the City Manager or his/her designee, coverages shall include general commercial liability in the minimum amount of \$5,000,000.
- F. The applicant shall inspect or cause to be inspected the inflatable amusement upon its installation, and thereafter maintain or cause to be maintained, and safely preserve for at least one year a daily log upon which are recorded daily inspections of the inflatable amusement, by whom inspected and when. The forms for each such log shall be approved by the Chief of Police.
- G. The inflatable amusement shall be immediately deflated if winds exceed [15] mph or if lightning conditions exist within 5 miles of the location of the amusement. The amusement may not be operated on days where sustained winds are projected to exceed [15] mph between sunrise and sunset.

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

SECTION 3. 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 Land Development Code, 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 4. This Ordinance shall take effect [immediately] upon passage.

PASSED, APPROVED AND ADOPTED at the regular meeting of the
the
City Council of the City of Panama City Beach, Florida, this ____ day of
_____, 2019.

MAYOR

ATTEST:

CITY CLERK

EXAMINED AND APPROVED by me this ____ day of _____,
2019.

MAYOR

Published in the _____ on the ____ day of _____, 2019.

Posted on pcbgov.com on the ____ day of _____, 2019.

ITEM NO. 10

ORDINANCE NO.

AN ORDINANCE OF THE CITY OF PANAMA CITY BEACH, FLORIDA, AMENDING THE CITY'S LAND DEVELOPMENT CODE RELATED TO APPLICATIONS FOR MASTER PLANS; REQUIRING APPLICANTS TO SUBMIT EVIDENCE OF A COMMUNITY MEETING REGARDING THE PROPOSED APPLICATION; ESTABLISHING CRITERIA FOR THE TIME, PLACE, AND CONTENT OF THE MEETING; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT; PROVIDING FOR CODIFICATION; AND PROVIDING AN IMMEDIATELY EFFECTIVE DATE.

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

SECTION 1. From and after the effective date of this ordinance, Section 10.02.05 of the Land Development Code of the City of Panama City Beach related to Additional Submittal Requirements for Large Site Development Plans, TNOD and PUD Master Plans, is amended to read as follows (new text **bold and underlined**, deleted text ~~struckthrough~~):

10.02.00 APPLICATION REQUIREMENTS

...

10.05.02 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.

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- B. A statement of objectives describing the general purpose and character of the proposed **Development**, including type of structures, **Uses**, **Lot** sizes and **Setbacks**.
- C. A boundary survey.
- D. Perimeter buffering and landscaping.
- E. General location and size of **Land Uses**.
- F. Type of zoning districts and existing **Uses** abutting the proposed **Development** boundaries.
- 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.
- H. A detailed explanation of the public benefit which justifies allowing the property owner to deviate from otherwise applicable minimum requirements of the **LDC**.
- I. A timeline for the **Development**, which addresses the following items:
 - 1. **Development** phases, if applicable and benchmarks for monitoring the progress of construction of each phase. Wherever applicable, the benchmarks shall include:
 - (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.

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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.
 4. Proposed dates for the submittal of progress reports.
- 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**.
- 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)

- L. **The applicant must provide evidence of its hosting of a community meeting regarding the proposed application, in the form of notice and meeting summary, which meeting and documentation shall conform to the requirements of this section. Evidence of a meeting held more than five months prior to the applicant's submission of an application shall be deemed insufficient to meet this requirement.**
1. **Reasonable Time and Place. The meeting shall commence between the hours of 9am and 6pm, within the corporate City limits, in a facility that will accommodate the attendance and participation of all noticed parties.**
 2. **Notice. Notice of the meeting shall be provided by the applicant as required by Section 10.03.02 to all owners of surrounding property lying in whole or in part within 300 feet of the boundary of the subject property. The Developer may include notice of the community meeting in the same Neighborhood Notice of the public hearing before the Planning Board required by Section 10.10.01.B.**
 3. **Agenda. Topics covered in the community meeting shall include, but are not limited to: scale, density, intensity, building heights, setbacks, potential traffic**

impacts, environmental impacts, stormwater management, lighting, hours of operation and noise.

4. Summary. The applicant shall prepare or cause to be prepared a written summary of the meeting, which summary shall memorialize the names and interests of persons participating in/speaking at the meeting; the length of the meeting; the concerns raised by the noticed persons; and any assurances made by the applicant or his agents in that meeting regarding the proposed application or development.

5. Physical attendance by the applicant mandatory. The applicant or applicant's agent of record must be physically present at the meeting to facilitate the presentation of the proposed application and discussion of its impacts. This shall not be construed to prohibit the telephonic or electronic attendance by any person or entity retained by the applicant.

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

SECTION 3. 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 Land Development Code, 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 4. This Ordinance shall take effect immediately upon passage.

PASSED, APPROVED AND ADOPTED at the regular meeting of the

20191031

City Council of the City of Panama City Beach, Florida, this ____ day of _____, 2020.

MAYOR

ATTEST:

CITY CLERK

EXAMINED AND APPROVED by me this ____ day of _____, 2020.

MAYOR

Published in the _____ on the ____ day of _____, 2020.

Posted on pcbgov.com on the ____ day of _____, 2020.

ITEM NO. 11

Information not provided at this time.

ITEM NO. 12

SECTION 6

RECREATION AND OPEN SPACES

1. INTRODUCTION

This section assesses current opportunities, analyzes future needs and contains goals, objective and policy statements which shall be used by Panama City Beach to further the system of public and private recreation and open space sites available to the public. Currently, most of the area's recreational opportunities are centered around the coastal shores along the Gulf of Mexico. In order to provide the necessary recreational opportunities and keep pace with demands generated by continual growth, Panama City Beach must plan for the development of new recreational facilities. Valuable open spaces, such as the coastline, wetlands, forests and parks are situated on privately and publicly owned properties. Adequate planning must be taken to ensure the protection and proper use of these resources in the future.

2. INVENTORY: EXISTING RECREATION AND OPEN SPACE FACILITIES

The City provides an array of public recreational facilities for its residents and guests. These public facilities are mainly in the form of passive neighborhood parks, outdoor recreational and athletic facilities, and greenways and trails. The City is essentially an island isolated from Bay County by St. Andrews Bay and the Intercostal Waterway. These natural resources, in conjunction with the 23.9 miles of beaches, provide many recreational activities. Recreational facilities are reflected on Exhibit Number 5.

Recreational facilities may be classified into two categories: resource-based or activity-based. Resource-based sites and facilities are defined as those centered around particular natural resources. They provide opportunities for picnicking, hiking, hunting, water sports, fishing or simply enjoying nature.

Activity-based recreational sites and facilities may be defined as those developed for the enjoyment of particular commercial and non-commercial activities. They include things such as facilities for basketball, baseball, softball, football, soccer, tennis, golf, miniature golf, amusement parks, arcades, water parks, senior citizen activities and so forth.

A. Recreational Facility Inventory

1. Public Recreation Facilities.

There are three (3) suppliers of recreational facilities in Panama City Beach and the surrounding adjacent area. These suppliers include Panama City Beach, Bay County, and the private sector. Table 1 provides a breakdown of these facilities by supplier.

**TABLE 1
RECREATION FACILITIES
BY SUPPLIER, 2008 2019**

| <u>SUPPLIER</u> | <u>NUMBER OF FACILITIES</u> | <u>ACREAGE</u> |
|---------------------------|-----------------------------|----------------|
| City of Panama City Beach | 7 | 259 |
| Bay County | 1 | 11 |
| Private | 5 | 394272 |
| TOTAL | 13 | 664 542 |

Source: Panama City Beach Public Utilities Department; Bay County Planning Department, City of Panama City Beach Building & Planning Department, Panama City Beach Parks and Recreation Department

Table 2 identifies the location and brief description of each recreational facility.

**TABLE 2
RECREATIONAL FACILITY INVENTORY
PANAMA CITY BEACH AREA, 2007 2019**

| <u>NAME</u> | <u>LOCATION</u> | <u>ACREAGE</u> | <u>FACILITIES</u> |
|---|--|----------------|---|
| Dan Russell - <u>Fields</u> Municipal Pier & <u>City Beach</u> | Alternate Hwy 98 (Front Beach Road) | N/A | Saltwater fishing pier <u>11-sand volleyball courts</u> <u>Dog friendly beach</u> |
| Frank Brown Park | 16200 PCB Parkway | 164 | Facilities include: 9- softball/baseball fields 2 <u>1</u> - t-ball fields 1-Miracle League ballfield 3- soccer fields 4-multi-purpose football fields 4-tennis courts 4 <u>2</u> -outdoor basketball courts 2 <u>1</u> indoor basketball courts 1-sand volleyball court 1-shuffle board court 1-indoor gymnasium <u>± 3-Childrens playgrounds -</u> <u>Under the Palms</u> <u>1</u> - Imagination playground <u>±2</u> -large group picnic pavilion |

| | | | |
|----------------------------------|------------------------------|------|--|
| | | | <p>20-small picnic shelters 1-20 acre festival site 1-freshwater youth fishing pond 4.5 miles of paved greenways and trails (Gayle's Trails) 1 fenced dog play area 3 concession stands</p> |
| Panama City Beach Aquatic Center | 16200 PCB Parkway | 5 | <p>1-50 meter heated pool 1-5,000 sq. ft. kid's activity pool Classrooms, locker rooms, concessions</p> |
| Aaron Bessant Park | | 55 | <p>Amphitheater with <u>stage</u>, 1.5 miles of paved walking Trails, Picnic tables, Freshwater lake, Benches, Veteran's Memorial</p> |
| M.B. Miller Park | 12217 U.S. 98 | 11.0 | <p>Picnic tables - 6, Saltwater beach-equipped play area 100,000 sq ft, saltwater pier-586 feet</p> |
| Panama City Beach Senior Center | 423 Lyndell Lane | 30.0 | <p>Lydnell Senior Center 1-picnic area with lawn games</p> |
| Scott's Field Park | Palm Circle and Azalea Drive | 3.0 | <p>1-picnic shelter, 4-tables, and 1-outdoor basketball court, 1-childrens playground</p> |
| Steeill (Maggie) | Lantana and Petunia St. | 2.0 | <p>2-Picnic Shelters, 4- picnic</p> |

Park

tables and grills,
1-shuffleboard court,
1-children's playground

Lyndell Senior Center

2-Pickle Ball Courts

Source: Florida Department of Environmental Protection; "Florida; Bay County Public Works Department; Panama City Beach Public Utilities Department, Panama City Beach Parks and Recreation Department.

2. Private Sector Recreation Facilities.

Another provider of recreational facilities in Panama City Beach and the surrounding area is the private sector. ~~While most of the facilities~~ **identified in Table 3** ~~provided by this sector~~ are offered on a "for profit" basis, ~~the facilities identified in Table 3 include facilities offered by nonprofit organizations as well.~~ It is important to note that the private sector provides virtually all of the specialized recreational facilities, including golf courses, amusements ~~marina slips~~, and other recreational facilities.

TABLE 3
PRIVATE SECTOR
RECREATIONAL FACILITY INVENTORY
PANAMA CITY BEACH AREA, 200719

| <u>NAME</u> | <u>LOCATION</u> | <u>ACREAGE</u> | <u>FACILITIES</u> |
|---------------------------------|---------------------------------|------------------|---|
| Holiday Golf Course | Fairway Blvd. | 100 | 27 hole course |
| Hombre Golf Course | Back Beach Road | 135 | 27 hole course |
| Campers Inn | 8800 Thomas Drive | 14 | Campsites(developed)-206, picnic tables-110,saltwater jetty-50 feet, swimming pool-1, basketball goals-2, shuffleboard courts-2, equipped play area. |
| Signal Hill Golf Course | 9615 N. Thomas Drive | 125 | Golf course-18 holes |
| Shipwreck Island Water Fun Park | Middle Beach Road | 20.0 | Water Recreation Park |
| <u>Swampy Jack's</u> | <u>Powell Adams Road</u> | <u>13</u> | <u>Amusement Park</u> |

Source: Panama City Beach Public Utilities Department.

The private sector also provides other types of recreational facilities that are not identified in Table 3. These facilities include miniature golf courses, go-cart tracks, ~~amusement parks~~, parasail rides, and jet ski rentals.

B. Existing Open Space.

Tracts of land that are not developed are deemed suitable for passive resource-based recreation or conservation uses and are classified as open space. In order to establish and maintain the required recreational facilities for present and future populations, it is necessary to inventory and evaluate the existing open spaces that would be suitable.

Three different types of open space are recognized in Panama City Beach: pastoral, utilitarian and corridor. Pastoral space is defined as land preserved for the management, protection and utilization of natural resources on the land. Conservation Park ~~the Pines and Ponds~~ 3,000 acre reclaimed water discharge area/recreation area west of State Road 79 and Pine Log State Forest are examples of pastoral open space. Utilitarian space is that land which is not suitable for development because of hazardous conditions. Corridor spaces may be found along areas through which people travel, such as road right-of-ways. There are 1,040 acres of right of way, 4,844 acres of conservation and 679 acres of recreational land ~~is more than 190,000 acres of pastoral and utilitarian open spaces in and adjacent to Panama City Beach.~~

**TABLE 4
OPEN SPACE INVENTORY
PANAMA CITY BEACH AREA, 1999 2019**

| <u>NAME-PROVIDER</u> | <u>LOCATION</u> | <u>ACREAGE</u> |
|---|--|------------------------|
| PCB discharge/recreation area <u>Conservation Park</u> | Northwest of Panama City Beach | 3,000 acres |
| St. Andrew Bay-Gulf of Mexico | North, South and East of Panama City Beach | 70,000 acres |
| Saltwater beaches | Gulf of Mexico | 420 acres |
| Right of Way | City | 615 <u>1,040</u> acres |

Source: Panama City Beach Public Utilities Department and the Building and Planning Department. Bay County GIS

3. RECREATION AND OPEN SPACE NEEDS ANALYSIS.

A. The Recreational Needs Survey.

The existing need for recreation forms the foundation upon which the plan for future recreation and open spaces is designed. Factors influencing recreation demand are the demographic characteristics of the population, popularity of various kinds of recreation, the amount of leisure time available, and the amount of demand for recreation created by the non-resident population.

Assessment of the demand for recreation is most effectively measured through the use of recreational surveys measuring the participation by and demand on facilities.

GOALS, OBJECTIVES, AND POLICIES

GOAL: Ensure provision of sufficient recreational facilities and open space for all citizens and visitors of Panama City Beach through the provision or encouragement of facilities.

OBJECTIVE 1: Provide public access to recreation facilities and open spaces.

POLICY 1.1: Publicize public access for the public to recreational parks and available facilities.

POLICY 1.2: Erect signs to identify City parks to direct the public to its recreational opportunities. Maintain signs for all City maintained easements with beach access.

OBJECTIVE 2: Maintain or improve existing public beach access and add additional access sites and facilities where deemed necessary.

POLICY 2.1: Maintain and update annually an inventory of public saltwater access facilities in the City and periodically survey and record conditions at those sites.

POLICY 2.2: Coordinate the need for public beach access and facilities with the Coastal Management element.

OBJECTIVE 3: Establish and promote coordination to provide and encourage recreational opportunities.

POLICY 3.1: Establish communication with appropriate government agencies and private entities regarding recreation and beach access.

POLICY 3.2: Promote coordination and cooperation through interlocal agreements which would enhance public access and recreational sites and facilities.

OBJECTIVE 4: Provide open space and recreational facilities in a cost effective manner.

POLICY 4.1: Use private resources such as volunteers, agreements with groups and organizations and donations in the development and maintenance of appropriate furnishings in recreational areas, including both public art and recreational equipment.

POLICY 4.2: Reduce maintenance costs in developing new facilities and improving existing facilities, by including the installation of low maintenance landscaping, facilities and site design.

POLICY 4.3: All acquisitions of and physical improvements to park and recreational facilities shall be consistent with the Capital Improvement element of this Plan.

OBJECTIVE 5: Provide or encourage private development of active recreational opportunities, in accordance with adopted City standards for level of service.

| | Standard | Currently Available |
|-------------|-----------------------|------------------------------|
| Category | Acre/1,000 population | Acre/1,000 Population (2006) |
| Local Parks | 5.0 | 35 |

| | Standard | Currently Available |
|------------------------|---------------------------|---------------------------|
| Category | Facility/1,000 population | Facility/1,000 Population |
| Golf course (holes) | .35 | 5.40 |
| Tennis courts | .25 | 0.30 |
| Basketball courts | .04 | 0.44 |
| Baseball fields | .03 | 1.10 |
| Football/soccer fields | .01 | 0.70 |
| Shuffleboard courts | .03 | 0.30 |
| Racquetball courts | .02 | 0.00 |
| Disc Golf Course | NA | 0.00 |

POLICY 5.2: Utilize the results of recreation participation/ demand surveys conducted by the Florida Department of Environmental Protection to identify recreational needs and to determine if the City is meeting the needs.

POLICY 5.3: Develop guidelines for expenditures for acquisition of new facilities and development and maintenance of existing City facilities.

POLICY 5.4: In selecting sites for future parks, give high priority to sites that concern multiple uses such as recreation, wildlife habitat, water conservation and unique natural systems or communities, shorelines, open spaces within urban areas and historic sites.

POLICY 5.5: Inventory all open space and recreational lands and facilities annually.

POLICY 5.6: Encourage the maintenance and development of existing and additional privately owned recreational facilities open to the public by making adequate provision for such uses in the Future Land Use element and providing necessary public infrastructure and services.

POLICY 5.7: The City shall require all new residential subdivisions of three acres or more to provide dedicated land for neighborhood parks.

OBJECTIVE 6: Lands designated as open space will be protected from incompatible land uses.

POLICY 6.1: Develop a formal open space plan to include classifications for open space areas.

POLICY 6.2: Adopt Land Development Regulations which include specific open space definitions and standards addressing protection of open space, natural vegetation, landscaping, and signs, as well as the provision of use of open space for buffering.

OBJECTIVE 7: Provide for new or enhanced greenways or recreational trail systems.

POLICY 7.1: The City shall establish by acquisition and development of facilities, unpaved recreational trails along water bodies, and other areas that link environmentally significant natural areas and other uses to provide safe and pleasant public access for all citizens, including seniors, children, and the disabled.

POLICY 7.2: The City will maintain and update the Gayles' Trails master plan as appropriate, including conceptual greenway maps, that includes existing and proposed new recreational trail systems and conservation greenways to link existing and new open space, conservation and/or outdoor recreation areas. Land acquisition efforts will focus on establishing these new links and enhancing existing greenways and recreational trail systems, including the acquisition of areas for destination areas and trail heads, including parking areas.

ITEM NO. 13



CODE ENFORCEMENT UPDATE

OCTOBER 2019
(SEPTEMBER 26- OCTOBER 25, 2019)

MONTHLY CITATION REPORT

| DATE | VIOLATION | CITATION AMOUNT | AMOUNT COLLECTED | OFFICER | GENERAL OR CRA |
|---------------|-------------------------|-------------------|------------------|---------|----------------|
| 9/26/2019 | Grass/ Weeds Overgrowth | \$100.00 | \$100.00 | LS | GF |
| 10/4/2019 | Grass/ Weeds Overgrowth | \$100.00 | \$100.00 | LS | CRA |
| 10/15/2019 | Unsanitary Pool | \$250.00 | | JM | GF |
| 10/18/2019 | Unsanitary Pool | \$250.00 | | JM | GF |
| 10/18/2019 | Unsanitary Pool | \$250.00 | | LS | CRA |
| 10/23/2019 | Failure to Pay BTR 1% | \$200.00 | | LS | CRA |
| 10/23/2019 | Failure to Pay BTR 1% | \$200.00 | | LS | CRA |
| 10/24/2019 | Failure to Pay BTR 1% | \$200.00 | | LS | CRA |
| Totals | | \$1,550.00 | \$200.00 | | |

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

OUTSTANDING CITATIONS

| DATE | VIOLATION | VIOLATION DESCRIPTION | CITATION AMOUNT | AMOUNT DUE |
|---------------|-------------------|----------------------------------|-------------------|-------------------|
| 8/13/2019 | 15-18, 15-17 (6) | Grass/ Weeds Overgrowth | \$100.00 | \$100.00 |
| 8/14/2019 | 15-18, 15-17 (6) | Grass/ Weeds Overgrowth | \$200.00 | \$200.00 |
| 8/20/2019 | 15-18, 15-17 (12) | Fire Code | \$250.00 | \$250.00 |
| 8/23/2019 | 15-18, 15-17 (5) | Accumulation of Junk, Trash etc. | \$200.00 | \$4,000.00 |
| 8/23/2019 | 15-18, 15-17 (6) | Grass/ Weeds Overgrowth | \$200.00 | \$200.00 |
| 9/4/2019 | 15-18, 15-17 (6) | Grass/ Weeds Overgrowth | \$100.00 | \$200.00 |
| 9/9/2019 | 15-18, 15-17 (6) | Grass/ Weeds Overgrowth | \$400.00 | \$400.00 |
| 9/16/2019 | 5.02.03 LDC | Fence Without a Permit | \$100.00 | \$100.00 |
| 9/17/2019 | 15-18, 15-17 (9) | Unsanitary Pool | \$250.00 | \$250.00 |
| 9/25/2019 | 15-18, 15-17 (6) | Grass/ Weeds Overgrowth | \$100.00 | \$100.00 |
| 9/25/2019 | 23-12(b) | Use of Public Sewers Required | \$100.00 | \$100.00 |
| 9/25/2019 | 5.07.03 LDC | Failure to Maintain Fence | \$100.00 | \$100.00 |
| 9/25/2019 | 15-18, 15-17 (9) | Unsanitary Pool | \$250.00 | \$250.00 |
| 10/15/2019 | 15-18, 15-17 (9) | Unsanitary Pool | \$250.00 | \$250.00 |
| 10/18/2019 | 15-18, 15-17 (9) | Unsanitary Pool | \$250.00 | \$250.00 |
| 10/18/2019 | 15-18, 15-17 (9) | Unsanitary Pool | \$250.00 | \$250.00 |
| 10/23/2019 | 14-28 | Failure to Pay BTR 1% | \$200.00 | \$200.00 |
| 10/23/2019 | 14-28 | Failure to Pay BTR 1% | \$200.00 | \$200.00 |
| 10/24/2019 | 14-28 | Failure to Pay BTR 1% | \$200.00 | \$200.00 |
| Totals | | | \$3,700.00 | \$7,600.00 |

* 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 |
| 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 |
| 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 |
| 3/28/2019 | 15-18, 15-17 (6) | Grass/ Weeds Overgrowth | \$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 |
| 5/3/2019 | 15-18, 15-17(3) 12- 7 | Accumulation of Abandoned Material & 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 |
| 5/15/2019 | 15-18, 15-17 (1)(3) | Accumulation of Junk | \$250.00 | 7/31/2019 | \$5,000.00 |
| 6/3/2019 | 15-18, 15-17 (6) | Grass/ Weeds Overgrowth | \$100.00 | 8/27/2019 | \$100.00 |
| 6/5/2019 | 15-18, 15-17 (3) | Accumulation of Trash, Junk, Debris | \$250.00 | 9/12/2019 | \$5,000.00 |
| 6/13/2019 | 15-18, 15-17 (3)(6) | Accumulation of Trash, Junk, Debris & Grass/ Weeds Overgrowth | \$250.00 | 9/12/2019 | \$5,000.00 |
| 6/27/2019 | 15-18, 15-17 (6) | Grass/ Weeds Overgrowth | \$100.00 | 9/23/2019 | \$2,000.00 |
| 7/2/2019 | 15-18, 15-17 (6) | Grass/ Weeds Overgrowth | \$100.00 | PENDING | \$100.00 |
| 7/16/2019 | 15-18, 15-17 (6) | Grass/ Weeds Overgrowth | \$200.00 | PENDING | \$1,600.00 |
| 7/17/2019 | 15-18, 15-17 (6) | Grass/ Weeds Overgrowth | \$100.00 | PENDING | \$100.00 |
| 7/23/2017 | 12-2 | Failure to Furnish Trash Receptacle | \$250.00 | PENDING | \$250.00 |
| Totals | | | \$3,300.00 | | \$37,025.00 |

* 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.

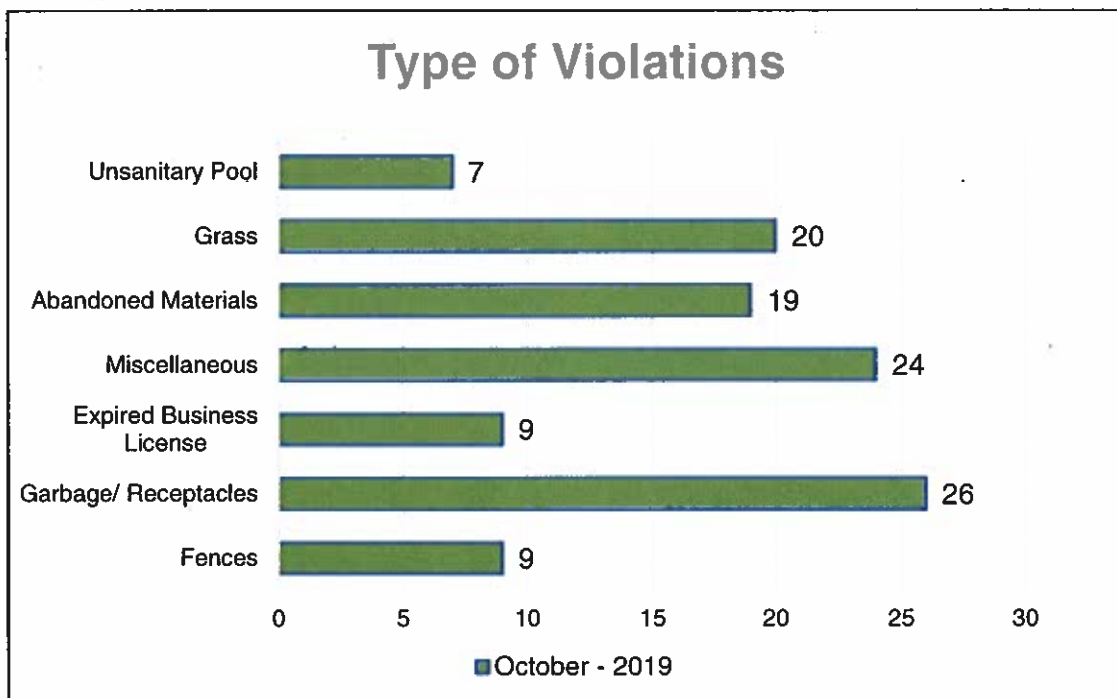
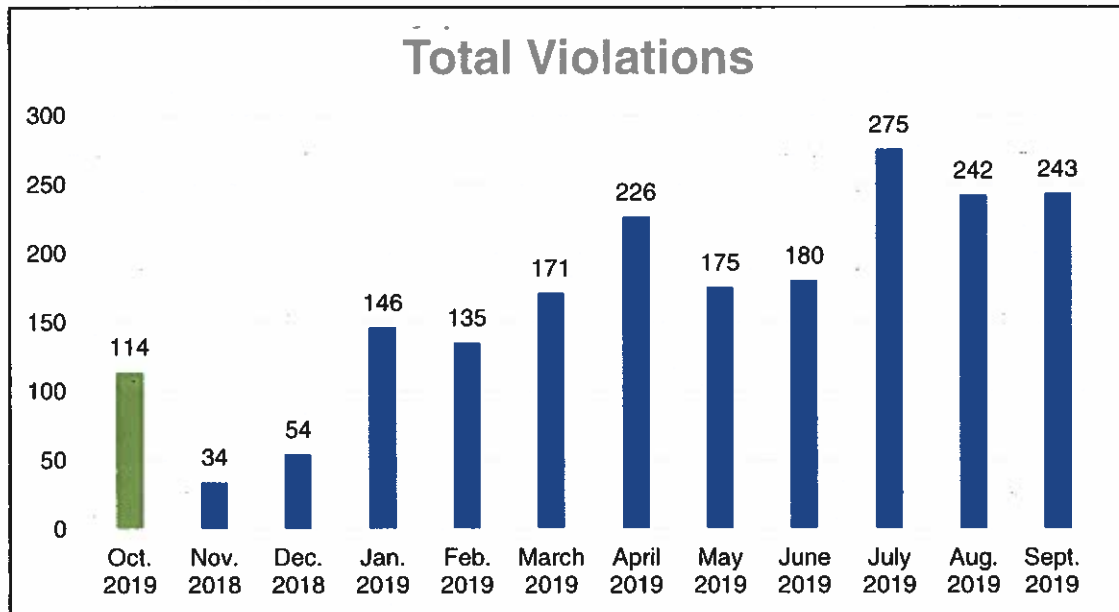
FEES COLLECTED THIS PERIOD FOR CITATIONS

| CITATION DATE | VIOLATION | CITATION AMOUNT | AMOUNT COLLECTED | OFFICER | GENERAL OR CRA |
|---------------|-------------------------|-----------------|------------------|---------|----------------|
| 9/10/2019 | Grass/ Weeds Overgrowth | \$100.00 | \$100.00 | LS | GF |
| 9/26/2019 | Grass/ Weeds Overgrowth | \$100.00 | \$100.00 | LS | GF |
| 8/12/2019 | Litter/ Trash | \$250.00 | \$250.00 | JM | CRA |
| 10/4/2019 | Grass/ Weeds Overgrowth | \$100.00 | \$100.00 | LS | CRA |
| 8/16/2019 | Grass/ Weeds Overgrowth | \$100.00 | \$100.00 | JM | GF |
| Totals | | \$650.00 | \$650.00 | | |

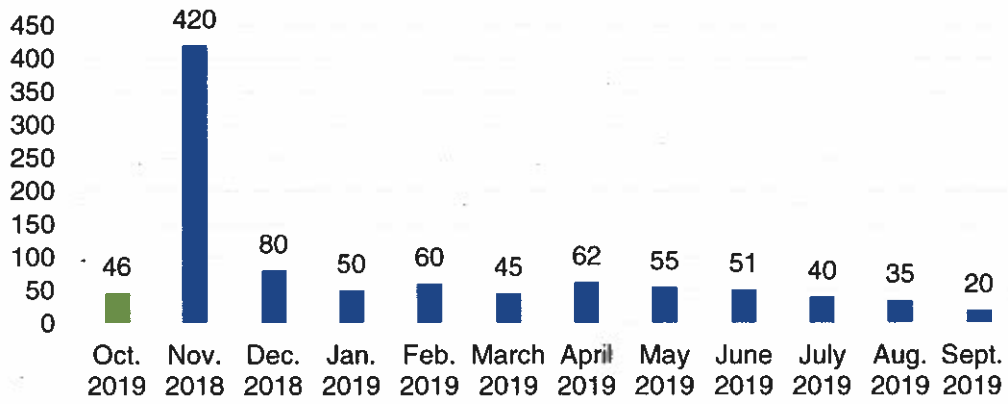
* Includes fees collected for all citations and liens since the September Report

Summary

In **October 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 114 violations. (Report Date 10/25/2019)



ROW Sign Violations



OCTOBER VIOLATION STATUS

| VIOLATION | OPEN | CLOSED | TOTAL |
|--|-----------|-----------|------------|
| 8-6(a)(3) Construction Dumpster Required | 0 | 1 | 1 |
| 8-7 Building Maintenance Standards | 4 | 0 | 4 |
| 12-2 Duty to Furnish Receptacles | 1 | 3 | 4 |
| 12-4 Garbage and Trash: Prohibited Practices and Violations | 4 | 7 | 11 |
| 12-4(8) Trash Receptacles by Curb | 0 | 3 | 3 |
| 12-5 Visible Dumpster | 1 | 3 | 4 |
| 12-6 Littering | 2 | 2 | 4 |
| 12-7 Requirement to Keep Property Free of Litter | 1 | 0 | 1 |
| 14-28 Expired Business License | 3 | 6 | 9 |
| 19-152 ROW Permit Required | 1 | 0 | 1 |
| 22-47 Abandoned Vehicle | 3 | 0 | 3 |
| 4.02.04(I) LDC Indoor Furniture Stored Outside | 1 | 1 | 2 |
| 5.02.03 LDC Fences | 4 | 3 | 7 |
| 5.02.04 LDC Dumpster Screening Required | 1 | 0 | 1 |
| 5.02.08(A2) LDC Pool Without a Fence | 1 | 1 | 2 |
| 5.03.01 LDC Temporary Uses and Structures | 2 | 0 | 2 |
| 5.07.04 LDC Prohibited Signs | 3 | 2 | 5 |
| 5.07.05 LDC Damaged Signs | 1 | 0 | 1 |
| 15-18,15-17(3) Abandoned Material- Detrimental Conditions | 5 | 3 | 8 |
| 15-18, 15-17(4) Unfit or Unsafe Dwelling or Structure | 2 | 0 | 2 |
| 15-18,15-17(5) Abandoned Material- Threat to Public Health/Safety | 7 | 3 | 10 |
| 15-18,15-17(6) Excessive Growth Grass | 12 | 8 | 20 |
| 15-18, 15-17 (7) Stockpiling Construction Material | 1 | 0 | 1 |
| 15-18, 15-17 (8) Attractive Nuisance | 0 | 1 | 1 |
| 15-18,15-17(9) Unsanitary Pool | 6 | 1 | 7 |
| Totals | 66 | 48 | 114 |

DEMOED PROPERTIES

| DEMOED PROPERTIES | |
|-------------------|----|
| 2017 | 8 |
| 2018 | 1 |
| 2019 | 8 |
| Total | 17 |

TARPED ROOFS

| TARPED ROOFS | |
|-----------------------|----|
| Courtesy Letters Sent | 36 |
| Repaired | 1 |
| Pending Repair | 10 |
| No Response | 25 |

*Courtesy letters were sent to homes with tarped roofs requesting the status of repairs.