

**CITY OF PANAMA CITY BEACH  
PLANNING BOARD**

**MEETING DATE:** February 12, 2020  
**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. Wakstein**
  
- ITEM NO. 4**      **Approval of December 11, 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**      **2019 Concurrency Report Update**
  
- ITEM NO. 7**      **2019 City of Panama City Beach Public Schools Facilities Planning Update**
  
- ITEM NO. 8**      **Code Enforcement Update**
  
- ITEM NO. 9**      **Upcoming November 11, 2020 Meeting Date Discussion – Veteran’s Day**

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 South Arnold Road, Panama City Beach, Florida 32413, any time prior to the stated meeting time. All comments received will be considered before final action is taken. If a person decides to appeal a decision of the Planning Board, a record of the proceedings will be needed. Such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. Any person requiring a special accommodation at this meeting because of a

disability or physical impairment should contact the Mary Jan Bossert, City Clerk at City Hall, 17007 Panama City Beach Parkway, Panama City Beach, Florida 32413 or by phone at (850) 233-5100. If you are hearing impaired and you possess TDD equipment, you may contact the City Clerk using the Florida Dual Party Relay system which can be reached at (800) 955-8771 (TDD).

Notice is hereby provided that one or more members of the City Council or other City boards may attend and speak at the meeting.

**2019  
City of Panama City Beach  
Concurrency Report**



**Prepared by the City of Panama City Beach  
Building and Planning Department  
February 2020**

**Summary:**

This report is submitted per the requirements of Section 1, Policy 1.1 of the Concurrency Management System of the Comprehensive Plan. The report summarizes the status of the six facilities that have adopted level of service standards (LOS): potable water, sanitary sewer, drainage, solid waste, roadways and schools. Information from the Florida Natural Areas Inventory has also been included as required by the Comprehensive Plan *Policy 1.2, Conservation Element*.

Based on input from the City's Public Works and Utilities Department, the Building Division, FDOT, and Bay County the findings of this report indicate the City has the necessary capacity to handle current demands at or better than the minimum LOS standard for applicable County, State and City facilities or has funded or is in the process of collecting proportionate fair share contributions for improvements to provide such capacity.

One segment of the State Highway System, Panama City Beach Parkway (US 98) from Mandy Lane to Richard Jackson Boulevard has a traffic volume that is currently exceeding the adopted level of service.

One segment of Front Beach Road, Jackson Boulevard to North Thomas Drive currently exceeds the adopted level of service.

If committed trips are included, one segment of Front Beach Road, SR 79 to Hutchison Boulevard and one segment of PCB Parkway from Jackson Boulevard to Front Beach Road will exceed the adopted level of service.

Another roadway within the City limits that also exceeds the adopted level of service is North Thomas Drive from Front Beach Road to Thomas Drive. When committed trips are added, Hill road from Front Beach Road to PCB Parkway will also exceed the adopted level of service.

All of these road segments are located in the Front Beach Road Transportation Concurrency Exception area "TCEA". Although not required, the City chooses to maintain the Front Beach Road TCEA designation in order to implement policies of the Front Beach Road CRA.

**Drainage:**

The City, through its prior stormwater engineering consultant CDM Smith, has developed a stormwater master plan, which was finalized in late 2007. This process involved identifying and correcting existing deficiencies, establishing priorities for drainage facilities and replacement based on an adopted level of service standard. Currently the City regulates the review of drainage plans for new developments and redevelopments. The City adopted a stormwater ordinance in 1994, which regulates the quantity and quality of runoff. The ordinance was updated in 2007 to clarify and strengthen certain

sections, though the core principles are unchanged. The level of service for stormwater quantity is: Peak post development runoff shall not exceed peak pre-development runoff rates based upon the 25-year critical duration storm if the development provides a positive direct discharge into either a public stormwater system with sufficient capacity or into estuarine water bodies. It must be proven that the public stormwater system has sufficient capacity in excess of a 25-year critical storm event. Otherwise, attenuation of the 100-year critical duration storm must be taken into account. Most new projects fall within the requirement to attenuate the 100-year critical storm. In addition, many new projects are now located within the Federal Emergency Management Agency (FEMA) Special Flood Hazard Area. As part of being a community within the National Flood Insurance Program (NFIP) all projects within the City limits that are located in these flood zones must analyze the 100-year storm and establish base flood elevations per their regulations. The City ensures compliance with these regulations. The level of service standard for water quality is: The stormwater treatment systems must provide a level of treatment within 72 hours for the stormwater runoff from the first 1 inch of rainfall for projects and drainage basins of 100 acres or more, or as an option for projects with drainage basins less than 100 acres, the first ½ inch of runoff. The City also falls within the regulation of the Northwest Florida Water Management District (NFWFMD) and therefore is subject to the rules of the Environmental Resource Permit (ERP) process. The more restrictive policy for either process will apply.

July 27, 2006 a resolution was passed establishing a stormwater assessment, which aids in the delivery and funding of stormwater related essential services. The City's consultant Ennead, LLC was chosen to perform the initial analysis of each parcel within the City limits and calculate the assessment per parcel. Ennead, LLC also performs updates and preparation of the City's stormwater assessment roll to the property appraiser's office each year to be added to the Truth in Millage (TRIM) roll and paid through the property tax bill. This funding source allows the City to design and construct stormwater capital improvement projects to help alleviate localized flooding throughout the City limits. Property owners are able to apply for mitigation credit depending on improvements within their lot and or subdivision.

The City experiences on-going localized stormwater problems in several different locations scattered throughout Panama City Beach. These problems were identified during certain rainfall events and with the Stormwater Management Master Plan created in 2007. In January 2017 the City's contract with CDM Smith ended. The City advertised for statements of qualification for masterplan modeling, FEMA floodplain mapping, wetland evaluation and regulatory compliance evaluation, and design of major stormwater improvements. Staff negotiated a master services agreement with Dewberry as a consultant for these Professional Stormwater Engineering Services. September, 2017 the City teamed with Bay County staff to analyze the Glades/Laird basin that is a shared basin along the eastern City limits. The first Task Order was issued September, 2017 for Dewberry to convert the model from SWIM software to ICPR to serve as a planning tool that many consultant's and regulatory agencies utilize including FEMA. This effort

provides the ability for the City to accurately account for potential stormwater impacts from proposed developments within the City limits and provide an accurate model to serve as a future capital improvements planning tool to address existing and future stormwater issues within the City. As of December 2019, the final report was submitted for review to the City. Prior to the completion of the final report FDOT installed 3-36" storm pipes under Back Beach Road in front of the proposed North Glades/Breakfast Point ditch that was constructed in 2019. The existing 3-30" stormwater pipes were left in place to convey drainage to the north side of Back Beach Road from the Moylan Road and Allison Avenue area. That flow is then directed to the ditch which discharges by overland flow through the St. Joe Company mitigation bank and ultimately into West Bay. The North Glades/Breakfast Point ditch is 5,760 LF long and 50' to 68' wide depending on location along the ditch. Construction is complete and the City is in the process of closing that project out. Flooding has substantially diminished in this basin due to these improvements. The City acquired an easement for this ditch and will maintain it moving forward.

The City currently has a Master Services Agreement with Dewberry and McNeil Carroll for design on capital improvement projects. There are specific projects that were originally identified for engineering services, but the list is continually being updated and reprioritized.

Of the original projects identified in 2007, the City has completed the construction of seven stormwater improvement projects that included Lullwater Drive, Moonlight Bay, Coral Drive, South Glades Trail, Hombre Circle, Beth and Gardenia, and Caladium Circle. These projects mainly consisted of replacing old deteriorating stormdrain pipe and culvert crossings. The initial engineering analysis was completed for south San Souci Street August 2010 and at that time did not seem like a feasible project based on a cost/benefit analysis due to land acquisition being required. However, currently the City is working with FEMA through the Local Mitigation Strategy and Hazardous Mitigation Grant Program to try and find a solution for a buyout and possible stormwater pond construction in that area to help alleviate localized flooding. The City installed an exfiltration chimney and roadside swale on South Vestavia Street, which does help alleviate some of the runoff within this basin. Eagle Drive has been partially completed and construction plans for the next phase is anticipated for this year. The City routinely evaluates stormwater issues and has made some changes and additions to the original project list. The City planned to extend three beach outfalls as well as make repairs on one. Calypso outfall was extended, which incorporated an upstream exfiltration system and baffle box to allow trash and debris removal prior to making it to the beach. The City also extended the Ocean Reef outfall, which included installation of a baffle box upstream. The third outfall extension would most likely not be approved for permitting and therefore is not moving forward. The lining of the additional outfall pipe at Bonita Beach was completed and functioning well. The City also evaluated options to help alleviate flooding on Alf Coleman Road. April 11, 2019 the City Council passed a resolution for Dewberry under a Master Services contract to perform professional services for engineering design, surveying,

permitting and construction management services for a segment of Alf Coleman Road. Design included raising the roadway approximately 2.5 ft. between the vicinity of Emerald Beach Church of Christ driveway to north of CVS driveway (approximately 2,200 LF).

After an unseasonably high amount of rainfall in 2013, the City identified two additional areas of concern. The Glades Subdivision and surrounding areas along with the Gulf Highlands drainage area incurred a large amount of flooding during a large rainfall event in July 2013. CDM Smith was tasked to analyze different possible scenarios, for the Gulf Highlands stormwater basin was analyzed to see if proposed infrastructure improvements could help alleviate some of the flooding for 100-year rainfall events. The report concluded that adding 2-54" culverts at Front Beach Road near the Pompano Restaurant parcel, lowering a portion of the existing weir and re-establishing the downstream capacity would provide approximately 5" to 6" of relief to many Gulf Highlands residents during a 100 year storm event.

Dewberry, the City's stormwater consultant, assisted in submitting for FEMA Hazard Mitigation Grant Program (HMGP) Funds through the State Division of Emergency Management. This Grant was broken up into two phases. On January 8, 2015, the state sent the first phase of the subgrant agreement to the City for execution. The first and second phases are 100% complete as of 8/18/2018 and the City is currently in the process of filing for partial reimbursement through the HMGP grant program. CDM Smith was also tasked to analyze different possible scenarios for the Glades stormwater basin to see if proposed infrastructure improvements could help alleviate some of this flooding for 100-year rainfall events. The report suggested making a few different improvements, that when combined, would be able to drop flooding levels in the area approximately 0.6' where the most damage occurred to the residences. One of the recommendations is to widen the channel that the Glades discharges into on the north side of Back Beach Road, which then outfalls into West Bay. This ditch runs primarily through St. Joe land, which lies within their planned development Breakfast Point Subdivision. Along this ditch are many different land designations including conservation easements, mitigation banks, and wetlands (both high and low quality). Staff has received the Corps of Engineers permit to widen this channel. The task order to design and permit the channel widening was approved and Dewberry completed the plans. The project was bid out and construction is 100% complete. Currently staff is working on the close out of this project. Flooding levels were dropped significantly once this project was constructed. Staff continues to monitor flooding downstream and maintain the channel to flowing at full capacity.

The City is also moving forward with two additional task orders for the Glades Subdivision. This includes culvert cleaning and structure design for culverts beneath Hombre Circle as well as construction plans for a channel located south of St. Bernadette Church. Both of these projects were also submitted to the Local Mitigation Strategy for Hazardous Mitigation Grant funds. McNeil Carroll Engineering is working on the design and permitting for these projects and we plan to move to construction

of the Hombre Circle project in the beginning of next year. Sea Oats Phase 1 project was awarded and construction is 100% complete and is closed out. Sea Oats Phase 2 project was awarded and construction is 100% complete and we are working on the close out of this project. The construction of the remaining projects, currently identified as Sea Oats Drive Phase 2, Eagle Drive, and Henley Drive are anticipated to be completed as funding becomes available.

The City also conducted a Letter of Map Revision "LOMR" for the Colony Club Subdivision, Gulf Highlands Beach Resort area and the Alf Coleman stormwater basin. The LOMR process established base flood elevations in areas where they had not been established previously. The LOMR assisted residents in accurately determining the elevation of their homes to purchase adequate flood insurance coverage. The City also completed a Letter of Map Amendment "LOMA" for Colony Club and for Gulf Highlands. Negotiations have started with the St. Joe Company to conduct a LOMR for the Panama City Beach Commerce Park in its entirety to establish BFE's for each lot in the unnumbered Zone A in an attempt to provide better insurance costs for owners in this location. Staff plans to present a task order to City Council for the City's consultant to start the stormwater modeling data collection in this area for analysis.

**Potable Water:**

The City has a franchise from Bay County authorizing the City to provide water and sewer 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. It was originally granted in 1973 and has been amended several times in the past, with the most recent being titled the *First Amendment to Second Amended and Restated Franchise*, approved in 2012. The City utility system also purchases 100% of its potable water from Bay County via contract. The contract was initially entered into in 1992 and has been revised several times in the past, with the most recent being titled the *2002 Amendment To 1999 Amended And Restated Water Service Contract*. The term of the agreement is through 2042 and states that 26.4 million gallons per day (mgd) was 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.

Bay County and the City had begun negotiations on an updated water contract in late 2010. However, the parties could not come to agreement and negotiations terminated



several months later, with the current contract remaining in effect. County staff has informally indicated a desire to reopen negotiations, though no action was taken in 2016. No substantive changes are expected in the short term.

It is estimated the average citizen consumes 125 gallons per day. After a few years of declining sales due to the economic downturn, the City has experienced a rebound in its tourism economy. For 2020, consumption is expected to increase with the strong economy. Daily water demand for January 1, 2019 through December 31, 2019 ranged from 10.5 mgd to 17.79 mgd on a monthly average, with an annual average of 13.95 mgd. The maximum single-day demand was 19.99 mgd. The County's projected available capacity to supply potable water to the City in 2019 is 32.96 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 was 12.97 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.

**Sanitary 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, 2019 through December 31, 2019 ranged from 4.95 mgd to 9.35 mgd on a monthly average. The City's reclaimed water system referenced in the Potable Water section above has been in operation since 2006 and provided average flows between 0.755 and 4.00 mgd of irrigation water per month in the last calendar year, depending on the time of year and demands, to residential and commercial areas of the City.

The wastewater system has been growing at a faster rate than the water system since a significant portion of the City utility service area had municipal water service, but no sewer service for many years. The City has systematically constructed sewer collection systems in older neighborhoods, with eight being completed since 2003. 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. A site for a second wastewater treatment facility has been purchased and preliminary planning for development has begun. Once completed, the second facility will provide additional capacity and will be interconnected with the existing system for enhanced reliability and load sharing.

**Solid Waste:**

The majority of solid waste generated in Panama City Beach is normally incinerated at the Bay County Waste to Energy Facility (WTE), with all metals being recycled. The WTE facility processes about 63% of the waste generated in Bay County.

The Steelfield landfill operates primarily as a repository for ash residuals left over from the WTE combustion process, as a disposal method for non-burnable waste and acts as an overflow device when the WTE facility reaches maximum capacity. The landfill also recycles scrap metals, primarily appliances that are prohibited by law from being landfilled.

The 620 acre landfill, consisting of 155 acres permitted of which 47 acres are filled and 26.4 acres are in active use, has a life expectancy of 36 more years. On average Bay County processes 215,347 tons of material each year.

There are currently no plans to open a transfer station to replace the former Beach Transfer Station, which was closed. It is hoped that another solution will be found soon since the increased traffic to the landfill has caused State Road 79 to become littered with trash and debris and illegal dumping is expected to continue throughout the city.

**Transportation:**

The Bay County Transportation Planning Organization (TPO) annually adopts a Congestion Management System Plan that among other things provides information on current traffic volumes for major roads in Bay County. This report is used to assist local governments in their comprehensive planning and concurrency management activities. The information provided in this plan is based on traffic count data collected in 2019.

The above-mentioned TPO plan includes information and traffic data collected by FDOT and Bay County. Primary roadways located within the city limits and their corresponding capacities are listed in *Attachment I*. The roadway traffic volumes shown in *Attachment I* were determined using TPO data, City data and committed trips generated as a result of permitted development data. Information depicted in red indicates capacity failures.

Legislation has created a proportionate share payment system that is available once a roadway has exceeded the adopted level of service. This system enables developers to pay (pay-as-you-go) for their proportionate share cost of the impact the development will have on a particular roadway. FDOT has been amenable to working with developers by "pipelining" necessary improvements to the Parkway. Pipelining is the process by which a developer can aggregate the costs of all required traffic improvements, and construct one or more traffic improvements that will have the largest impact on mitigating traffic. The City and FDOT have entered into an agreement addressing the six-laning of the Parkway from Mandy Lane to Thomas Drive. The Parkway will continue to see significant capacity improvement projects as the proportionate share system is implemented through

pipelining. The FDOT 5-year Work Program includes funding for the Project Development and Environment Study phase of the 6-lanning of PCB Parkway.

The Front Beach Road Community Redevelopment Area was created to address the existing and future mobility of this roadway. Front Beach Road will be reconstructed with turn lanes, improved access management, landscaping, buried utilities, sidewalks, bicycle lanes, hardscaped areas, and a transit system on dedicated lanes. The design of Front Beach Road purposely limits the capacity improvements of vehicles in favor of significant improvements to the mobility of bicycles, pedestrians and transit. The success of the proposed transit system estimated to be constructed over the next 20 years will be directly related to the traffic congestion of the area. It is assumed that as traffic congestion increases, ridership of transit will also have a greater potential to increase. Therefore, the design of Front Beach Road is intended to result in increased traffic congestion so that alternative methods (bicycling, walking, transit ridership) will be preferred.

Construction along Front Beach Road west of the intersection of Hutchison Blvd and North Thomas Drive to the intersection of S. Thomas Dr. and along South Thomas Drive was completed in 2013. Segment 2 of Front Beach Road (South Thomas to Richard Jackson Boulevard is underway and nearing completion. Final design for SR 79 (Front Beach Road to PCB Parkway) and Front Beach Road segment 3 (SR 79 to Lullwater Drive) was completed in 2014. However, due to new stormwater regulations the design had to be reevaluated and redesigned to accommodate for those changes. Design should be completed in 2020. The design of Front Beach Road Segment 4.1 from Lullwater Drive to Hills Road is underway and should be complete in 2020. Construction of the southern portion of Powell Adams Road will begin in 2020 and is scheduled for completion in 2021.

Policies 1.5 and 1.6 of the Comprehensive Plan's Transportation Element addressed the need to pursue the creation of a Transportation Concurrency Exception Area (TCEA). These designations were created by the Florida Legislature as recognition that rating roadways by their LOS (ability to move traffic) often conflicts with other important programs such as community redevelopment. Since Front Beach Road will continue to experience high traffic demand, the City adopted a TCEA which encompasses the boundaries of the Front Beach Road Community Redevelopment Area. This will allow redevelopment within this corridor, which generates additional traffic over the established LOS standard. Although legislative changes have eliminated the TCEA designation statewide, the City will maintain the designation and continue to enforce policies as established in the TCEA report.

Existing and future traffic congestion of Front Beach Road and North Thomas Drive have and are being addressed through the use of the Front Beach Road Community Redevelopment Area funds. The capacity improvements to each of these road segments will be in excess of the current volume and committed trips. Permitting of additional development along these corridors and other roadways which will be over capacity will

also require developers to participate in proportionate share payments until such time as the additional roadway capacity is made available.

In an effort to alleviate congestion on Panama City Beach Parkway, Bay Parkway Phase I was constructed in 2016-2017. Its limits are from Hwy. 79 going east approximately 3,800 LF and then turns south to tie into North Pier Park Drive. Bay Parkway Phase 2 has been designed and construction will begin in 2020. It extends from Phase I approximately 36,500 LF east and then turns south to tie into Nautilus Street.

### **Schools:**

To insure adequate capacity for future and current students, City staff and Bay District School's personnel correspond to keep each other up to date on proposed developments, school expansions and student populations. According to Bay County School District publication "2019-2020 Five Year District Facilities Work Program", schools serving Panama City Beach students have the capacity to educate 5,775 students and a current enrollment of 4,493 students. With the inclusion of 223 new single family and 120 multifamily units permitted in 2019, it has been estimated using adopted student generation rates that the new units may add 56 new students to the Service Area. When these new students are added to the existing total enrollment, the Service Area will still have capacity for the additional students. Projections included in the Work Plan also projects a 77% school capacity for the 2023-2024 school year. According to Bay County School District staff, the Panama City Beach area may experience capacity issues; however, the district has the ability to transfer shortfalls to adjacent zones to offset this shortfall in capacity and the construction of additional educational facilities are in the planning stages. However, the district is currently recovering and adjusting as a result of the effects of the recent hurricane.

### **Natural Resources:**

Information regarding natural resources was supplied by The Florida Natural Areas Inventory "FNAI", which is a non-profit organization administered by Florida State University. This group is involved in gathering, interpreting, and disseminating information critical to the conservation of Florida's biological diversity. FNAI staff builds and maintains a comprehensive database of the biological resources of Florida, which include element occurrences of rare plants, rare animals, and high-quality natural communities. These occurrences are maintained in a GIS database for mapping and analysis. FNAI staff has expertise in botany, zoology, ecology, land management, environmental planning, GIS, and database management.

FNAI staff has indicated that the City is "located on or very near a significant region of scrub habitat, a natural community in decline that provides important habitat for several rare species within a small area." Special consideration should be taken to avoid and/or mitigate impacts to these natural resources, and to design land uses that are compatible with these resources. FNAI habitat models indicate areas which based on land cover type, offer suitable habitat for one or more rare species that is known to occur in the vicinity.

Habitat models have been developed for approximately 300 of the rarest species tracked by the Inventory, including all federally listed species. According to the most recent FNAI, data there is potential for several identified element occurrences of rare species located within the City limits.

Element Occurrences are areas of land and/or water in which a species or natural community is or was present. The Bureau has created files identifying those areas within or surrounding the city limits of Panama City Beach. This data is accessible on the City's GIS system and will be reviewed as a part of all annexation, rezoning and development order applications.

***ATTACHMENT I***

PANAMA CITY BEACH ROADWAYS  
EVALUATION OF EXISTING LEVEL OF SERVICE

**Notes:**

**Committed trips are calculated from approved traffic studies submitted as part of development order applications that have been approved and remain active.**

**Projected Volumes are from the City of Panama City Beach Building and Planning Department. A comparison was made in some cases with the traffic estimates of the Bay County TPO in order to validate the traffic projections.**

CITY OF PANAMA CITY BEACH 2017-2018

TRAFFIC DATA SUMMARY

Road Name	From/To	Existing AADT/ PH Volume	Approved Trips	De Minimis AADT/ PH Trips	Total Committed AADT/ PH Trips	LOS Standard	Total AADT/ PH Volume	Remaining Capacity AADT/ PH Trips	110% Service Volume	110% Service Volume Exceeded?	Hurr. Evac. Route?	Planned Improvements
N. Thomas Dr.	Front Beach Road to Thomas Dr.	16,500 1,568	1,936 184	0 0	1,936 184	14,850 1,411	18,436 1,751	-3,586 -341	16,335 1,552	Y Y	Y	90% Engineering design completed.
S. Thomas Dr.	Front Beach Rd. to Thomas Drive	12,500 1,188	1,956 186	0 0	1,956 186	22,200 2,109	14,456 1,373	7,744 736	24,420 2,320	N N	Y	Completed in 2013.
Jackson Blvd. (formerly Beckrich Road)	PCB Parkway to Hutchison Blvd. to Front Beach Rd.	13,600 1,292 8,700 827	172 16 172 16	0 0 0 0	172 16 172 16	31,100 2,955 25,239 2,398	13,772 1,308 8,872 843	17,328 1,646 16,367 1,555	34,210 3,250 27,763 2,637	N N N N	Y	4-laning completed in '09. A portion of 4-laning completed in '09
Air Coleman Rd.	PCB Parkway to Hutchison Blvd. to Front Beach Rd.	8,400 798 3,600 342	1,410 134 1,410 134	0 0 0 0	1,410 134 1,410 134	14,850 1,411 14,600 1,387	9,810 992 5,010 476	5,040 479 9,590 911	16,335 1,552 16,060 1,526	N N N N	Y	60% of Engineering design completed.
Lyndell Lane*	PCB Parkway to Hutchison Blvd. to Front Beach Rd.	1,500 143 1,000 95	1,315 125 1,315 125	0 0 0 0	1,315 125 1,315 125	10,000 950 10,000 950	2,815 267 2,315 220	7,185 683 7,685 730	11,000 1,045 11,000 1,045	N N N N	Y	60% of Engineering design completed.
Clara Avenue*	PCB Parkway to Hutchison Blvd. to Front Beach Rd.	4,000 380 1,700 162	3,589 341 3,589 341	0 0 0 0	3,589 341 3,589 341	10,000 950 10,000 950	7,589 721 5,289 502	2,411 229 4,711 448	11,000 1,045 11,000 1,045	N N N N	Y	Preliminary design completed. Preliminary design completed.

Road Name	From/To	Existing AADT/ PH Volume	Approved Trips	De Minimis AADT/ PH Trips	Total Committed AADT/ PH Trips	LOS Standard	Total AADT/ PH Volume	Remaining Capacity	110% Service Volume	110% Service Volume Exceeded?	Hurr. Evac. Route?	Planned Improvements
Hill Road*	Front Beach Road to the Parkway	4,300 409	9,138 868	0 0	9,138 868	13,320 1,265	13,438 1,277	-118 -11	14,652 1,392	N N	Y	Preliminary design completed.
Powell Adams Rd. *	Front Beach Road to the Parkway	11,500 1,093	5,845 555	0 0	5,845 555	17,700 1,682	17,345 1,648	355 34	19,470 1,850	N N	Y	Seg. 1 (Pkwy. To Hilton) completed in 2013. 100% design of remainder comp.
Cobb Road*	Front Beach Road to the Parkway	3,000 285	0 0	0 0	0 0	10,000 950	3,000 285	7,000 665	11,000 1,045	N N	Y	
Churchwell Road*	Front Beach Road to the Parkway	2,700 257	0 0	0 0	0 0	22,850 2,171	2,700 257	20,150 1,914	25,135 2,388	N N	Y	Improvements completed in 2007.
Clarence Ave. *	Hutch. Blvd. to Moylan Road	2,500 238	320 30	0 0	320 30	10,000 950	2,820 268	7,180 682	11,000 1,045	N N	Y	
Front Beach Road	US 98 to SR 79	6,600 627	3,692 351	0 0	3,692 351	14,800 1,406	10,292 978	4,508 428	16,280 1,547	N N	Y	
	SR 79 to Hutch. Boulevard	12,373 1,175	4,313 410	0 0	4,313 410	14,800 1,406	16,686 1,585	-1,886 -179	16,280 1,547	Y Y	Y	PD&E study comp. in 2012. Final design completed in 2014 from SR 79 to Lullwater Dr.
	Hutch. Blvd. to Jackson Blvd.	14,000 1,330	0 0	0 0	0 0	14,800 1,406	14,000 1,330	800 76	16,280 1,547	N N	Y	
	Jackson Blvd. to N. Thomas Drive	15,600 1,482	2,350 223	0 0	2,350 223	14,800 1,406	17,950 1,705	-3,150 -299	16,280 1,547	Y Y	Y	FBR Segment 2 construction is on-going
	N. Thomas Drive to PCB Parkway	20,700 1,967	400 38	0 0	400 38	32,400 3,078	21,100 2,005	11,300 1,074	35,640 3,386	N N	Y	



Road Name	From/To	Existing AADT/ PH Volume	Approved Trips	De Minimis AADT/ PH Trips	Total Committed AADT/ PH Trips	LOS Standard	Total AADT/ PH Volume	Remaining Capacity	110% Service Volume	110% Service Volume Exceeded?	Hurr. Evac. Route?	Planned Improvements
Hutchison Blvd.	Front Beach Road to Jackson Blvd.	13,350 1,268	1,242 118	0 0	1,242 118	33,200 3,154	14,592 1,386	18,608 1,768	36,520 3,469	N N	Y	Intersection improvements completed in 2013
	Jackson Blvd. to Front Beach Road	22,500 2,138	3,846 365	0 0	3,846 365	33,200 3,154	26,346 2,503	6,854 651	36,520 3,469	N N	Y	Int.imps. completed in 2009 for Jackson Blvd.
Panama City Beach Parkway	Front Beach Road to Cobb Road	29,750 2,826	100 10	368 35	468 44	39,800 3,781	30,218 2,871	9,582 910	43,780 4,159	N N	Y	
	Cobb Road to State Road 79	39,000 3,705	0 0	368 35	368 35	65,600 6,232	39,368 3,740	26,232 2,492	72,160 6,855	N N	Y	
	State Road 79 to Mandy Lane	46,500 4,418	5,000 475	150 14	5,150 489	98,300 9,339	51,650 4,907	46,650 4,432	108,130 10,272	N N	Y	ITS completed in 2013.
	Mandy Lane to Jackson Blvd.	49,333 4,687	6,000 570	721 68	6,721 638	39,800 3,781	56,054 5,325	-16,254 -1,544	43,780 4,159	Y Y	Y	PD&E began in 2016 for six-laning.
	Jackson Blvd. to Front Beach Road	39,500 3,753	150 14	382 36	532 51	39,800 3,781	40,032 3,803	-232 -22	43,780 4,159	N N	Y	PD&E began in 2016 for six-laning.
State Road 79	Front Beach Road to PCB Parkway	9,100 865	1,327 126	0 0	1,327 126	14,800 1,406	10,427 991	4,373 415	16,280 1,547	N N	Y	Eng. design completed in 2014.
	PCB Parkway to Bay Urb. Boundary	13,800 1,311	350 33	0 0	350 33	65,600 6,232	14,150 1,344	51,450 4,888	72,160 6,855	N N	Y	

**NOTES**

1. The Community Redevelopment Agency has created construction segments for Front Beach Road that differ from the segments of the Bay County TPO (as shown in this report). The CRA road segments for Front Beach Road are:
  - Segment 1 - S. Thomas Drive to Hutchison Boulevard/N. Thomas Drive;
  - Segment 2 - Jackson Boulevard to S. Thomas Drive;
  - Segment 3 - State Road 79 to Lullwater Drive; and,
  - Segment 4 - Lullwater Drive to Jackson Boulevard
  
2. \* denotes volume estimates based upon traffic studies submitted as part of development order applications.



February 1 , 2020

Ms. Sharron Smith  
Bay District Schools  
1311 Balboa Avenue  
Panama City, Florida 32412  
FAX 873-7153  
smithsa@bay.k12.fl.us

**Re: 2019 Public Schools Facilities Planning, Development Summary**

Ms. Smith:

As required by the Bay County Public Schools Facilities Planning Agreement, the City of Panama City Beach has gathered the necessary information addressing residential housing development and related information effecting future demand for educational facilities within the City limits of Panama City Beach. This report is designed to address the most recent development activity within the City limits and should be combined with previous summaries drafted for Bay County Schools for a complete picture of local development trends since 2003. This summary focuses on platted subdivisions, permitted dwelling units and approved annexations and rezonings occurring from January 2019 to December 2019.

**PERMITTED HOUSING UNITS:**

According to the City's Building Department, permits were issued for 223 single-family structures and 120 multi-family units. Of these permits, it has been estimated using adopted student generation rates that the permitted construction may generate 56 students.

The largest concentrations of newly permitted single-family units are located in the Breakfast Point subdivision (86 single-family units) which is generally located east of the northern end of Richard Jackson Boulevard and the Moonraker subdivision (59 single-family units) which is located on the north side of Hutchison Blvd east of Alf Coleman Road.

Of the multi-family units, The Crossings at Pier Park phase 2 was issued permits for 120 units and is located on the west side of North Pier Park Drive north of PCB Parkway.

**ANNEXATIONS:**

During this last calendar year, there was one annexation into the city limits, a 6.5-acre site located on the north side of Hutchison Boulevard between Alf Coleman Rd. and Richard Jackson Boulevard. The applicant is proposing to construct 292 multifamily units, which based on student generation rates may generate 44 students.

**REZONINGS:**

There were two rezonings within the City limits during 2019. The first was a 30-acre site located on the west side of Hill road and south of PCB Parkway, which the developer is proposing to construct 450 residential units and has the potential to generate 73 students. The second is an 82-acre site located on the west side of SR 79 just inside the city limits, which the developer is proposing to construct 244 residential units and has the potential to generate 39 future students.

**PLATTED SUBDIVISIONS:**

Within the City limits there were two noteworthy residential subdivisions Platted during 2019. These subdivisions include; Breakfast Point Phase 3C, 89 lots located east of N. Richard Jackson Blvd. and Tapestry Park Phase 3, 52 lots located north of Hutchison Blvd. and east of Lyndell Ln. Using student generation rates, these new subdivisions have the potential to house 24 future students.

**PROJECTS UNDER DEVELOPMENT ORDER REVIEW:**

Currently two Development Order applications under review have the potential to generate future students. Eventide apartments, a 221-unit development located on the north side of Panama City Beach Parkway west of North Glades Trail has the potential to generate 33 students. The other is Grand Panama Flats a 320-unit apartment complex which may generate 48 future students.

**SUMMARY:**

When all of the information is considered, it appears that there is a potential for **211 additional students** to enter Bay County schools as a result of recently permitted residential development and newly platted subdivisions within the City limits.

If you need additional information or have any questions, please give me a call.

Sincerely,



Charles T. Silky  
Senior Planner



# CODE ENFORCEMENT UPDATE

**DECEMBER 2019 & JANUARY 2020**  
(NOVEMBER 22, 2019 - JANUARY 25, 2020)

## DECEMBER CITATION REPORT

DATE	VIOLATION	CITATION AMOUNT	AMOUNT COLLECTED	OFFICER	GENERAL OR CRA
12/2/2019	Unsanitary Pool	\$250.00		JM	CRA
12/4/2019	Building Maintenance	\$25.00	\$25.00	JM	GF
12/4/2019	Abandoned Material	\$250.00	\$250.00	JM	CRA
12/5/2019	Trash Receptacles by Road	\$100.00	**\$10.00	JM	CRA
12/5/2019	Grass/ Weeds Overgrowth	\$100.00		JM	GF
12/5/2019	Accumulation of Trash, Junk, Debris	\$250.00		JM	GF
12/6/2019	Grass/ Weeds Overgrowth	\$100.00	**\$10.00	JM	CRA
12/6/2019	Accumulation of Trash, Junk, Debris	\$250.00	\$250.00	JM	CRA
12/6/2019	Trash Receptacles by Road	\$100.00		LS	CRA
12/11/2019	Grass/ Weeds Overgrowth	\$100.00	\$100.00	JM	CRA
12/12/2019	Dumpster Visible	\$100.00	\$100.00	JM	CRA
12/19/2019	Failure to Pay BTR 1%	\$200.00	\$200.00	LS	CRA
<b>Totals</b>		<b>\$1,825.00</b>	<b>\$945.00</b>		

\* All citations written by Code Enforcement Officers November 22, 2019 - December 25, 2019.

\*\*Citation Fee Mitigated

## JANUARY CITATION REPORT

DATE	VIOLATION	CITATION AMOUNT	AMOUNT COLLECTED	OFFICER	GENERAL OR CRA
12/26/2019	Wet Trash	\$250.00		JM	GF
1/2/2020	Building Maintenance	\$25.00		JM	GF
1/3/2020	Abandoned Material	\$250.00	**\$25.00	JM	GF
1/7/2020	Off-Street Parking	\$100.00		LS	CRA
1/8/2020	Building Maintenance	\$450.00		JM	GF
1/8/2020	Detrimental Conditions	\$250.00		JM	CRA
1/9/2020	Trash	\$250.00		JM	GF
1/14/2020	Litter	\$250.00	**\$25.00	JM	CRA
1/14/2020	Prohibited Sign	\$100.00		LS	CRA
1/15/2020	Off- Street Parking	\$100.00		LS	CRA
1/15/2020	Prohibited Sign	\$100.00		LS	CRA
1/20/2020	Prohibited Sign	\$200.00		LS	CRA
1/20/2020	Accumulation of Junk, Trash, Debris	\$100.00		JM	CRA
1/21/2020	Prohibited Sign	\$200.00		LS	CRA
1/22/2020	Prohibited Sign	\$200.00		LS	CRA
1/22/2020	Off-Street Parking	\$100.00		LS	CRA
1/23/2020	Trash	\$250.00		JM	GF
1/24/2020	Building Maintenance	\$25.00		JM	GF
1/24/2020	Attractive Nuisance	\$250.00		LS	CRA
<b>Totals</b>		<b>\$3,450.00</b>	<b>\$50.00</b>		

\* All citations written by Code Enforcement Officers December 26, 2019 - January 25, 2020)

\*\*Citation Fee Mitigated

## DECEMBER OUTSTANDING CITATIONS

(November 22, 2019 - December 25, 2019)

DATE	VIOLATION	VIOLATION DESCRIPTION	CITATION AMOUNT	AMOUNT DUE
12/2/2019	15-18, 15-17 (9)	Unsanitary Pool	\$250.00	\$250.00
12/5/2019	15-18,15-17 (6)	Grass/ Weeds Overgrowth	\$100.00	\$100.00
12/5/2019	15-18, 15-17 (3)	Accumulation of Trash, Junk, Debris	\$250.00	\$2,000.00
12/6/2019	12-4 (8)	Trash Receptacles by Road	\$100.00	\$100.00
<b>Totals</b>			<b>\$700.00</b>	<b>\$2,450.00</b>

## JANUARY OUTSTANDING CITATIONS

(December 26, 2019 - January 25, 2020)

DATE	VIOLATION	VIOLATION DESCRIPTION	CITATION AMOUNT	AMOUNT DUE
12/26/2019	12-4	Wet Trash	\$250.00	\$250.00
1/2/2020	8-7	Building Maintenance	\$25.00	\$25.00
1/7/2020	4.05.01 LDC	Off-Street Parking	\$100.00	\$100.00
1/8/2020	8-7	Building Maintenance	\$450.00	\$450.00
1/8/2020	15-18, 15-17 (3)	Detrimental Conditions	\$250.00	\$250.00
1/9/2020	12-4	Trash	\$250.00	\$250.00
1/14/2020	5.07.04 LDC	Prohibited Sign	\$100.00	\$100.00
1/15/2020	4.05.01 LDC	Off-Street Sign	\$100.00	\$100.00
1/15/2020	5.07.04 LDC	Prohibited Sign	\$100.00	\$100.00
1/20/2020	5.07.04 LDC	Prohibited Sign	\$200.00	\$200.00
1/20/2020	15-18, 15-17 (5)	Accumulation of Junk, Trash, Debris	\$100.00	\$100.00
1/21/2020	5.07.04 LDC	Prohibited Sign	\$200.00	\$200.00
1/22/2020	5.07.04 LDC	Prohibited Sign	\$200.00	\$200.00
1/22/2020	4.05.01 LDC	Off-Street Parking	\$100.00	\$100.00
1/23/2020	12-4	Trash	\$250.00	\$250.00
1/24/2020	8-7	Building Maintenance	\$25.00	\$25.00
1/24/2020	15-18, 15-17 (8)	Attractive Nuisance	\$250.00	\$250.00
<b>Totals</b>			<b>\$2,950.00</b>	<b>\$2,950.00</b>

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



## OUTSTANDING CITATION LIENS (2019- 2020)

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	10/24/2019	\$100.00
7/16/2019	15-18, 15-17(6)	Grass/ Weeds Overgrowth	\$200.00	10/24/2019	\$1,600.00
7/17/2019	15-18, 15-17(6)	Grass/ Weeds Overgrowth	\$100.00	10/24/2019	\$100.00
7/23/2017	12-2	Failure to Furnish Trash Receptacle	\$250.00	10/24/2019	\$250.00
7/22/2019	15-18, 15-17(6)	Grass/ Weeds Overgrowth	\$100.00	10/31/2019	\$2,000.00
8/6/2019	15-18, 15-17(6)	Grass/ Weeds Overgrowth	\$100.00	10/31/2019	\$100.00
8/14/2019	15-18, 15-17(6)	Grass/ Weeds Overgrowth	\$200.00	11/13/2019	\$200.00
8/20/2019	15-18, 15-17(12)	Fire Code	\$250.00	11/13/2019	\$250.00
<b>Totals</b>			<b>\$3,950.00</b>		<b>\$39,575.00</b>

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

## OUTSTANDING ABATEMENT LIENS

DATE	AMOUNT	FUND
7/11/2019	\$907.00	GF
<b>TOTAL:</b>	<b>\$907.00</b>	

\* 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 CITATIONS & LIENS (December)

CITATION DATE	VIOLATION	CITATION AMOUNT	AMOUNT COLLECTED	OFFICER	GENERAL OR CRA
9/17/2019	Unsanitary Pool	\$250.00	\$250.00	JT	GF
10/15/2019	Unsanitary Pool	\$250.00	\$250.00	JM	GF
11/6/2019	Unpermitted Temporary Structure	\$100.00	\$100.00	LS	GF
9/9/2019	Grass/ Weeds Overgrowth	\$400.00	\$400.00	JM	GF
10/18/2019	Unsanitary Pool	\$250.00	\$250.00	JM	GF
11/5/2019	Unsanitary Pool	\$250.00	\$250.00	JM	GF
11/19/2019	Litter/ Trash	\$250.00	\$250.00	JM	GF
10/23/2019	Failure to Pay BTR 1%	\$200.00	**\$20.00	LS	CRA
11/8/2019	Failure to Pay BTR 1%	\$200.00	**\$20.00	LS	CRA
10/23/2019	Failure to Pay BTR 1%	\$200.00	\$200.00	LS	CRA
10/31/2019	Unsanitary Pool	\$250.00	\$250.00	LS	GF
9/25/2019	Unsanitary Pool	\$250.00	\$250.00	LS	GF
10/24/2019	Failure to Pay BTR 1%	\$200.00	\$200.00	LS	CRA
12/5/2019	Trash Receptacles by Road	\$100.00	**\$10.00	JM	CRA
11/13/2019	Building Maintenance	\$25.00	\$25.00	JM	GF
12/12/2019	Dumpster Visible	\$100.00	\$100.00	JM	CRA
<b>Totals</b>		<b>\$3,275.00</b>	<b>\$2,825.00</b>		

\* Includes fees collected for all citations and liens November 22, 2019 - December 25, 2019.

\*\*Citation Fee Mitigated

## FEES COLLECTED CITATIONS & LIENS (January)

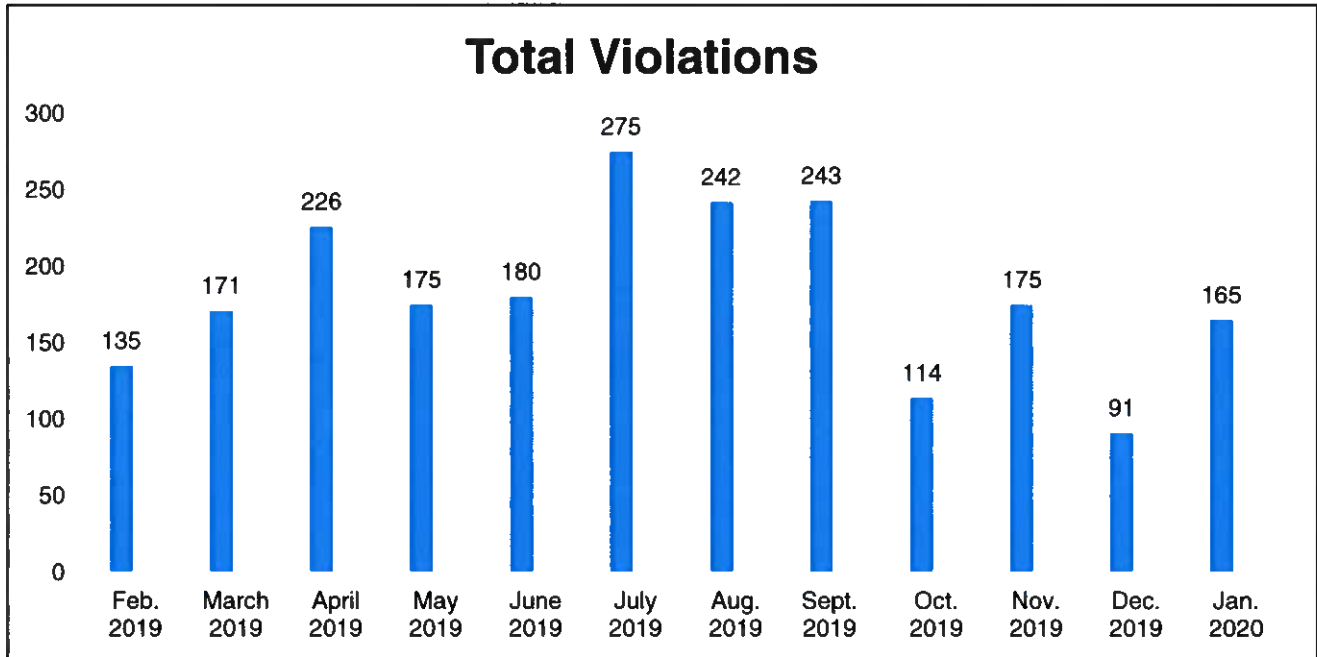
CITATION DATE	VIOLATION	CITATION AMOUNT	AMOUNT COLLECTED	OFFICER	GENERAL OR CRA
7/30/2015	Maintenance of Public Nuisance	\$250.00	\$4,595.26	JT	CRA
8/11/2015	Maintenance of Public Nuisance	\$250.00	\$334.75	JT	CRA
9/27/2016	Maintenance of Public Nuisance	\$250.00	\$3,215.86	JT	CRA
10/7/2016	Accumulation of Trash, Junk, Debris	\$250.00	\$6,104.61	JT	CRA
10/7/2016	Abandoned Material	\$100.00	\$1,306.51	JT	CRA
10/13/2016	Maintenance of Public Nuisance	\$250.00	\$2,452.28	JT	CRA
10/13/2016	Maintenance of Public Nuisance	\$100.00	\$6,104.61	JT	CRA
11/10/2016	Maintenance of Public Nuisance	\$250.00	\$4,629.67	JT	CRA
8/7/2018	Grass/ Weeds Overgrowth	\$100.00	\$1,514.13	MW	CRA
12/6/2019	Grass/ Weeds Overgrowth	\$100.00	**\$10.00	JM	CRA
12/11/2019	Grass/ Weeds Overgrowth	\$100.00	\$100.00	JM	CRA
12/4/2019	Building Maintenance	\$25.00	\$25.00	JM	GF
12/19/2019	Failure to Pay BTR 1%	\$200.00	\$200.00	LS	CRA
11/15/2019	Sign Standards	\$100.00	\$100.00	LS	CRA
1/3/2020	Abandoned Material	\$250.00	**\$25.00	JM	GF
12/6/2019	Accumulation of Trash, Junk, Debris	\$250.00	\$250.00	JM	CRA
10/18/2019	Unsanitary Pool	\$250.00	\$3,500.00	JM	GF
1/14/2020	Litter	\$250.00	**\$25.00	JM	CRA
12/4/2019	Abandoned Material	\$250.00	\$250.00	JM	CRA
<b>Totals</b>		<b>\$3,575.00</b>	<b>\$34,742.68</b>		

\* Includes fees collected for all citations and liens December 26, 2019 - January 25, 2020.

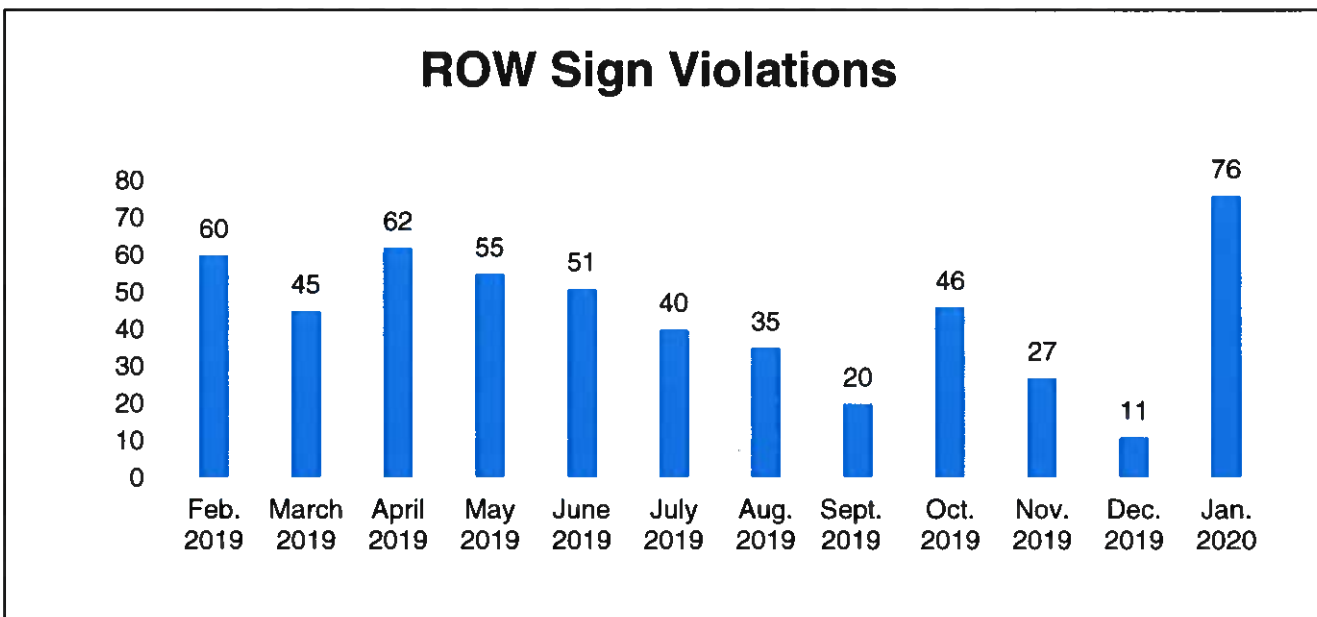
\*\*Citation Fee Mitigated

## Summary

In **December 2019** and **January 2020**, the Code Enforcement Division continued its efforts to maintain and improve the quality of life throughout the residential and business community. The Division issued 91 violations in December and 165 violations in January.

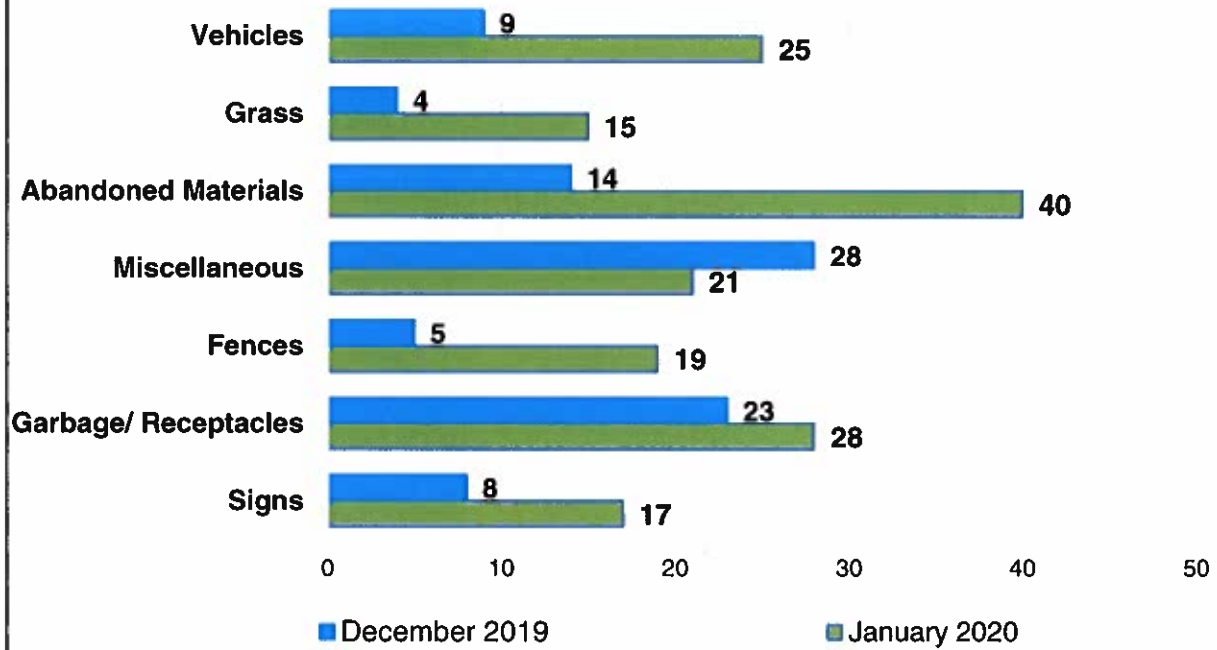


(Total Violations for December 2018 – 54 & January 2019 – 146)



(ROW Sign Violations for December 2018 – 80 & January 2019 – 50)

## Type of Violations



## December Violation Status

Violation	Closed	Open	Total
<b>8-6(D)</b> Scenic Corridor Landscape Requirement	1		1
<b>8-7</b> Building Maintenance Standards	2	3	5
<b>8-32(A)</b> Building Permit Required	1	1	2
<b>12-2</b> Duty to Furnish Receptacles	1		1
<b>12-4</b> Garbage and Trash: Prohibited Practices and Violations	13		13
<b>12-4(5)</b> Blocking Storm Drain	1		1
<b>12-4(8)</b> Trash Receptacles by Curb	3		3
<b>12-5</b> Visible Dumpster	4		4
<b>12-7</b> Requirement to Keep Property Free of Litter	2		2
<b>15-18, 15-17(2)</b> Junk Automobiles	2		2
<b>15-18, 15-17(3)</b> Abandoned Material Detrimental Conditions	11		11
<b>15-18, 15-17(5)</b> Abandoned Material Threat to Public Health/Safety	3		3
<b>15-18, 15-17(6)</b> Excessive Growth of Grass Weeds	4		4
<b>15-18, 15-17(7)</b> Stockpiling Construction Materials	1		1
<b>15-18, 15-17(8)</b> Attractive Nuisance	1		1
<b>19-152</b> ROW Permit Required	1		1
<b>22-47</b> Abandoned Vehicle	6	1	7
<b>2.03.02 LDC</b> Unpermitted Use of Land	1	1	2
<b>3.05.04(A) LDC</b> Horizontal Development		1	1
<b>3.05.07 LDC</b> Obstruction of Drainage		1	1
<b>3.05.08 LDC</b> Unlawful Stormwater Discharge		1	1
<b>3.05.11 LDC</b> Drainage and Stormwater Management Plan		1	1
<b>3.05.14 LDC</b> Erosion and Sedimentation Control		1	1
<b>4.04.01(B) LDC</b> Driveway Width		1	1
<b>4.04.01(B12) LDC</b> Driveway Connections		1	1
<b>4.05.03 LDC</b> Parking Requirements		1	1
<b>5.02.03 LDC</b> Fences	4	1	5
<b>5.03.01 LDC</b> Temporary Uses and Structures		1	1
<b>5.04.01(H) LDC</b> Sign & Appearance Requirements		1	1
<b>5.07.02(B) LDC</b> Unpermitted Sign		1	1
<b>5.07.04 LDC</b> Prohibited Signs	3		3
<b>5.07.04(D) LDC</b> Prohibited Sign	1		1
<b>5.07.05 LDC</b> Damaged Signs	1	1	2
<b>10.01.02 LDC</b> Use of Land Without a Permit Development Order		2	2
<b>10.14.02 LDC</b> Temporary Use Permit Required	1		1
<b>10.15.02 LDC</b> Exceeding Maximum Number of LSVs	1		1
<b>403.6 Building Code</b> Access to Public Facilities	1		1
<b>Total</b>	<b>70</b>	<b>21</b>	<b>91</b>

## January Violation Status

Violation Name	Closed	Open	Total
5-3 Livestock	1		1
8-6 Construction Site Management	1	1	2
8-6(D) Scenic Corridor Landscape Requirement		2	2
8-7 Building Maintenance Standards		3	3
12-4 Garbage and Trash: Prohibited Practices and Violations	12	3	15
12-4(8) Trash Receptacles by Curb	1		1
12-5 Visible Dumpster	2		2
12-6 Littering	2	2	4
12-7 Requirement to Keep Property Free of Litter	4		4
12-8 Failure to Provide Trash Service	1	1	2
14-28 Failure to Pay BTR 1%	3	1	4
15-18, 15-17(2) Junk Automobiles	5	6	11
15-18, 15-17(3) Abandoned Material Detrimental Conditions	8	16	24
15-18, 15-17(5) Abandoned Material Threat to Public Health/Safety	4	5	9
15-18, 15-17(6) Excessive Growth of Grass/ Weeds	6	9	15
15-18, 15-17(7) Stockpiling Construction Materials	4	1	5
15-18, 15-17(8) Attractive Nuisance	1		1
15-18, 15-17(9) Physical or Unsanitary Conditions		1	1
15-18, 15-17(12) Fire Hazards		1	1
19-152 ROW Permit Required		1	1
22-47 Abandoned Vehicle	10	4	14
4.02.02(D1) LDC Setback Requirement		1	1
4.02.03(F) LDC Screening Utility Devices		1	1
4.02.04 LDC Illegal Short-Term Rental		2	2
5.02.03 LDC Fences	2	17	19
5.02.04 LDC Dumpster Screening Required		2	2
5.03.01 LDC Temporary Uses and Structures		1	1
5.07.02(B) LDC Unpermitted Sign		1	1
5.07.03 LDC Signs Exempt from Permitting		2	2
5.07.04(D) LDC Prohibited Sign	8	3	11
5.07.05 LDC Damaged Signs		2	2
5.07.09 LDC Enlargement of Illegal Sign		1	1
<b>Total</b>	<b>75</b>	<b>90</b>	<b>165</b>