

**CITY OF PANAMA CITY BEACH
PLANNING BOARD**

MEETING DATE: April 8, 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 – David Scruggs**

- ITEM NO. 4** **Approval of March 11, 2020 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** **The St. Joe Company is requesting approval for a Planned Unit Development (PUD) Master Plan of Four Corners located south of Power Line Road and on the east and west sides of Highway 79/Arnold Road.**

- ITEM NO. 7** **Comprehensive Plan – Section 7 – Recommended Changes**

- ITEM NO. 8** **Transportation Concurrency Rates Discussion**

- ITEM NO. 9** **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 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

ITEM NO. 6

Staff Review: Four Corners PUD Master Plan

I. Basic Submittal Requirements Land Development Code 10.02.01

Name, Property Address, phone, email, property owner(s) signature or name of acting agent, plan preparer

Staff analysis: *The information is included in the submitted application.*

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

Staff analysis: *The information is included in the submitted application.*

II. Submittal Requirements for PUD Master Plans LDC 4.02.05

Each application for a PUD Master Plan shall contain the following information for Standards:

A. A planned unit development (PUD) is a zoning district intended to provide for flexible site design. The purpose and intent of establishing the PUD district are to provide procedures and standards that encourage a mixture of Uses anywhere in the City that are functionally integrated and that encourage innovation and imagination in the planning, design and Development or Redevelopment of tracts of land under Single Unified Ownership or Control.

B. A property owner has no legal right for approval of a Master Plan. Rather, the City shall approve a PUD Master Plan only when it has determined that the applicant has demonstrated, to the satisfaction of the City, that the PUD Master Plan provides a

sufficient public benefit to justify allowing the property owner to deviate from otherwise applicable minimum requirements of the LDC.

Staff analysis: *The applicants proposed mixture of uses include retail sales and service/personal services, open space, single family and multifamily. Some of the public benefits proposed are the protection of environmentally sensitive resources such as wetland protection, multi use trail system, which will connect to Gayle's Trails and the reservation of 16% of the site to open, space/buffering.*

C. A PUD shall include at least one (1) Residential Use and one (1) non-residential Use. At least three (3) Uses shall be included in the PUD. Each Use shall comprise at least ten (10) percent of the total land area of the PUD and shall be selected from the following list. Acreage dedicated to Streets, stormwater and other common spaces shall not be utilized in the calculation of the 10% percent lot minimum.

1. Single Family Residential;
2. Multi-family Residential;
3. Retail Sales or Services or Personal Services;
4. Silviculture;
5. Public Uses;
6. Recreation or Open Space; or
7. Light Industry, provided the Planning Board determines that the activity has a minimal impact and is subordinate in size and intensity to at least one (1) other land Use within the PUD.

Staff analysis: *The proposed uses include residential (37%), retail sales/service/personal service (47%) and open space (16%). Total acreage dedicated to roads, stormwater or other common space were not included nor appears to be factored in the calculation of the percentages.*

D. Development of each Use in a PUD shall comply with the provisions for the most restrictive zoning district classification in which that Use is allowed unless the City approves deviations from the strict application of requirements of the applicable zoning district classifications. The City may approve such deviations when it determines that the Development protects the public interest and provides a public benefit. For purposes of this section, examples of a public benefit include, but are not limited to dedication for parks and beach access; protection of environmentally sensitive resources; or the provision of extra Open Space, buffering and landscaping.

Staff analysis: Page 3-13 of the submittal addresses the requested deviations. Staff recommends the applicant be required to meet or exceed City Landscape/buffering, neighborhood parks and stormwater standards.

E. Deviations in design standards may be approved for the following:

1. Lot area and Lot dimensions, so long as the Development conforms to the maximum density and intensity established for the site. The maximum density and intensity of the site shall be that permitted by the underlying zoning district. The maximum density shall only be applicable to those areas designated as Residential on the approved Master Plan. Acreage designated as non-residential on the Master Plan may not be used in the calculation of Residential density. The maximum intensity shall only be applicable to those areas designated as non-residential on the approved Master Plan. Acreage designated as Residential on the Master Plan may not be Used in the calculation of non-residential intensity. Residential Uses may be permitted by the Planning Board within non-residential areas (as shown on an approved Master Plan) subject to a limitation of the intensity standard of the underlying zoning district. Density shall not apply to Residential Uses within non-residential area as shown on the Master Plan.

Staff analysis: Page 3 and 4 of the submittal addresses intensity and density standards which meet City standards. The applicant will be held to the standards addressed above during the Final Development Plan review process.

2. Parking requirements.

Staff analysis: Page 4 through 8 of the submittal addresses parking; staff has no objections to the proposed deviation.

3. Sign standards for the area, number and size of signs may be modified subject to the approval of a master signage plan that establishes a coordinated signage program within the PUD.

Staff analysis: Details addressing signage were included on page 8.

4. Roadway and Access standards. All sites within a Planned Unit Development shall provide at least one vehicular Access and at least one pedestrian and bicycle Access to at least one other portion of the Planned Unit Development.

Staff analysis: The submittal addresses these issues on the Conceptual Plan and on pages 8-10 and 13.

5. Setback requirements, provided that a minimum Setback of twenty-five (25) feet shall be required when non-residential Development, Multi-family Development or Townhomes

within the PUD is proposed to abut land zoned or Used for Single Family Residential Development outside of the PUD.

Staff analysis: *The requirement is addressed on page 12.*

F. A PUD district shall be established by Rezoning and simultaneous approval of a PUD Master Plan for the entire area Rezoned, both according to the procedures established in Chapter 10. In order to approve a PUD Master Plan or any revision thereto the City Council, after receiving the recommendation of the Planning Board, must determine that the following conditions (among others it deems appropriate) are met by the applicant:

1. The planned Development is consistent with the Comprehensive Plan;

Staff analysis: *The development is consistent and already zoned PUD;*

2. The planned Development is coordinated rather than an aggregation of individual and unrelated Buildings and Uses;

Staff analysis: *The proposed plan meets this requirement.*

3. The planned Development incorporates a compatible mix of Residential and non-residential Uses;

Staff analysis: *The proposed plan meets this requirement.*

4. The planned Development incorporates three Uses meeting the required minimum proportions;

Staff analysis: *The proposed plan meets this requirement.*

5. The applicant is providing sufficient public benefit to allow the applicant to deviate from the regulations for Development of the Uses in the city's base zoning districts; and

Staff analysis: *Staff recommends the applicant be required to meet or exceed City Landscape/buffering, neighborhood parks and stormwater standards.*

6. All land included for purpose of Rezoning to a PUD zoning district encompasses at least 5 acres and is owned or under the control of the applicant.

Staff analysis: *The subject 129-acre area is owned by the St. Joe Company.*

7. The planned Development is compatible with existing Development abutting the proposed PUD district as demonstrated by the following factors, considered from the point of view of the abutting Development:

- (a) Existing Development patterns;
- (b) Scale, mass, height and dimensions of existing Buildings;
- (c) Total density and density transitions;
- (d) Intensity, as measured by floor area ratio and transitions;
- (e) Extent and location of parking, Access points and points of connectivity to surrounding neighborhoods;
- (f) Amount, location and direction of outdoor lighting;
- (g) Extent and location of Open Space; and
- (h) The location of Accessory Structures such as dumpsters, recreational equipment, swimming pools or other structures likely to generate negative impacts such as noise, lights or odors;
- (i) Sufficiency of Setbacks to mitigated potential nuisances; and
- (j) Proximity and use of all areas that will be utilized for any purpose other than landscaping.

Staff analysis: *The planned development with adequate buffering is compatible with the surrounding parcels; details addressing all of the factors mentioned above will be required in the Final Development Plan,*

G. Revisions to an Approved PUD Master Plan: Revisions to an approved PUD Master Plan shall be made in accordance with section 10.15.00 of this LDC.

H. No development shall occur until a final development plan for the PUD has been approved.

Staff analysis: *The requirements of G and H will be followed.*

III. Submittal Requirements for Large Site Development, TNOD, and PUD Master Plans, Land Development Code Section 10.02.05

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.
- 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.

Staff analysis: *Requirements of A, B and C have been addressed in the submittal.*

- D. Perimeter buffering and landscaping.

Staff analysis: *Staff recommends the applicant be required to meet or exceed City Landscape/buffering standards.*

- E. General location and size of Land Uses.

Staff analysis: *Staff recommends the applicant recalculate percentage of uses after total acreage dedicated to roads, stormwater or other common space is removed.*

- F. Type of zoning districts and existing uses abutting the proposed development boundaries.

Staff analysis: *Information was supplied in the submitted document.*

- 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.

Staff analysis: *Information was supplied in the submitted document and discussed above.*

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

Staff analysis: *Information was supplied in the submitted document and discussed above.*

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.

Staff analysis: *Staff recommends the applicant submit a timeline and phasing schedule.*

VI. Final Development Plan To be submitted within one year.

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 1 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 constructed 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 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.

Staff analysis: These items to be submitted after approval of the Master Plan and within one year.

Staff Recommendation

Staff has reviewed the submitted Four Corners Master Plan and recognizes the benefits of a master planned development rather than the typical piecemealed approach to development. However, applying the requirements of LDC 10.02.01, 10.02.05 and 4.02.05 to the applicant's submittal, staff recommends the following additional details and commitments be addressed/included in a revised master plan before a Final Development Plan is submitted:

- *Total acreage dedicated to roads, stormwater or other common spaces were not included nor appear to be factored into the calculation of the size/percentages of the proposed land uses. Staff recommends these acreages and percentages be supplied.*
- *Staff recommends the applicant be required to meet or exceed City Landscape/buffering, neighborhood parks and stormwater standards.*
- *Staff recommends the applicant submit a timeline and phasing schedule meeting the City's PUD standards included on page 7 of this report.*

II. Submittal Requirements for PUD Master Plans LDC 4.02.05

C. A PUD shall include at least one (1) Residential Use and one (1) non-residential Use. At least three (3) Uses shall be included in the PUD. Each Use shall comprise at least ten (10) percent of the total land area of the PUD and shall be selected from the following list. Acreage dedicated to Streets, stormwater and other common spaces shall not be utilized in the calculation of the 10% percent lot minimum.

1. Single Family Residential;
2. Multi-family Residential;
3. Retail Sales or Services or Personal Services;
4. Silviculture;
5. Public Uses;
6. Recreation or Open Space; or
7. Light Industry, provided the Planning Board determines that the activity has a minimal impact and is subordinate in size and intensity to at least one (1) other land Use within the PUD.

Staff analysis: The proposed uses include residential (37%), retail sales/service/personal service (47%) and open space (16%). Total acreage dedicated to roads, stormwater or other common space were not included nor appears to be factored in the calculation of the percentages.

Applicant Response: *The applicant has not completed a detailed development plan and has not completed the engineering necessary to determine the acreage percentages regarding the road, stormwater and other common spaces. However, the applicant does acknowledge the requirement for each use to comprise of at least ten percent of the total area without acreage for roads, stormwater or other common space. The applicant will meet this requirement and or exceed the ten percent requirement in the final development.*

F. A PUD district shall be established by Rezoning and simultaneous approval of a PUD Master Plan for the entire area Rezoned, both according to the procedures established in Chapter 10. In order to approve a PUD Master Plan or any revision thereto the City Council, after receiving the recommendation of the Planning Board, must determine that the following conditions (among others it deems appropriate) are met by the applicant:

5. The applicant is providing sufficient public benefit to allow the applicant to deviate from the regulations for Development of the Uses in the city's base zoning districts; and

Staff analysis: Staff recommends the applicant be required to meet or exceed Landscape/buffering, neighborhood parks and stormwater standards.

Applicant Response: *The applicant is not requesting any deviations for landscape or neighborhood park requirements and will meet or exceed the standards. The applicant has proposed one stormwater deviation associated with LDC 3.05.11.B: Drainage and Stormwater*

Management Plan defined in the PUD Application as follows: As part of the master planning process, the developer will coordinate with a stormwater and watershed management consultant, as selected by the City. The developer will provide a site plan consisting of a master stormwater plan consisting of off-site flow, pond locations, discharge points, and outfall location and will use the Impervious Surface Ratio to update the floodplain model and determine if the proposed ISR maintains the floodplain standards. This plan will be finalized at the Final Development Plan stage.

III. Submittal Requirements for Large Site Development, TNOD, and PUD Master Plans, Land Development Code Section 10.02.05

Each application for a Large Site Development, TNOD, or PUD Master Plan shall contain the following information:

E. General location and size of Land Uses.

Staff analysis: Staff recommends the applicant recalculate percentage of uses after total acreage dedicated to roads, stormwater or other common space is removed.

Applicant Response: Same response as II. C above.

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.

Staff analysis: Staff recommends the applicant submit a time/me and phasing schedule.

Applicant Response: The applicant is proposing the Four Corners PUD to be developed in 4 Phases over a 10 year period subject to demand and market conditions.

VI. Final Development Plan To be submitted within one year.

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 1 horizontal improvements will be commenced and substantially completed within one (1)

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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 constructed 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 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.

Staff analysis: These items to be submitted after approval of the Master Plan and within one year.

Applicant Response: The applicant is requesting a deviation providing for the Development Plan submittal and associated documents be within five years of the Final PUD Development Plan.



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: The St. Joe Company

Property Address: 133 S. Watersound Parkway

City: Watersound State: FL Telephone: 850.231.7402 Fax: 850.231.6489

Email: Catherine.McCloy@joe.com

Property Owner(s) Signature: _____

Name of Acting Agent: Ray Greer

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

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

Payment Fee: _____ Application Type: PUD Master Plan Date Collected: _____

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

Basic Submittal Requirements - LDC Section 10.02.02

Plan or Plat Preparer

Name: Ray Greer, Stantec

Address: 2316 Killlearn Centre Boulevard Suite 102 Email Address: Ray.Greer@stantec.com

City: Tallahassee State: FL Telephone: 850.545.6503 Fax: n/a

Date of Preparation: February 25, 2020 Date(s) of any modifications: _____

Legal Description: (Consistent with the Required Survey) 7 3S 16W-1.1-28 THAT PART OF SEC

LYING S OF POWER LINE RD & W OF ARNOLD RD

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

Zoning designation for the property: PUD

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

**CITY OF PANAMA CITY BEACH
PUBLIC NOTICE OF REQUEST FOR APPROVAL
OF A PLANNED UNIT DEVELOPMENT MASTER PLAN**

The City of Panama City Beach Planning Board will consider the following request:

APPLICANT: The St. Joe Company

ADDRESS/LOCATION: A 129.26 -acre collection of four parcels located south of Power Line Road and on the east and west sides of Highway 79/Arnold Road

The PUD Master Plan is being requested because, to allow for a mix of residential, retail sales or services or personal services, and open space on the collective parcels (Parcel #3270-010--000, Parcel #32720-000-000, Parcel #32724-050-000, and Parcel #32740-000-000).

MEETING INFORMATION:

Date: April 8, 2020

Time: 1:00 p.m.

Place: City Council Meeting Room, 17007 Panama City Beach Pkwy., Panama City Beach

The applicant for this request is required by the City of Panama City Beach to send you this letter because, the tax rolls show you own property, in whole or in part, within three hundred (300) feet of the subject property.

Any questions you may have regarding this request please contact someone at the City of Panama City Beach Building and Planning Department at 850-233-5054, ext. 2313.

**City of Panama City Beach
Planned Unit Development Master Plan
Application**

**St. Joe Company
Four Corners Planned Unit Development Master Plan**

March 2020

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I. Project Description

The subject site is 129.26 acres and is composed of Parcel #32720-010-000 (81.98 acres), Parcel #32720-000-000 (67.84 acres), a portion of Parcel #32724-050-000 (8.08 acres), and Parcel #32740-000-000 (6.03 acres) located along both sides of Highway 79 (Arnold Avenue) at the northern City boundary. Please see Appendix A: PUD Conceptual Plan for a location map depicting the site’s location. The site is bordered on the north by vacant land in Bay County with a zoning designation of Agriculture/Timberland (AG-2) and Village Center Sector Plan (VC). The site is bordered on the east and a portion of the south by City of Panama City Beach City-owned municipal land; the remainder of the land to the south of the site is bordered by developed land with a zoning designation of Commercial High Intensity (CH) and Single Family Medium Density (R-1b). The site is bordered to the west by land zoned Panama City Beach Conservation (C). The site has large areas of floodplain and wetlands throughout. The site is currently vacant and has frontage on Highway 79.

The site has a Future Land Use Map designation of “Mixed Use.”

Table 1. Four Corners – Proposed PUD Mix of Uses

Proposed Land Uses	Acres	Percent of Development (Area)
Residential	60	37%
Retail Sales or Services or Personal Services	77	47%
Open Space	27	16%
Total	164	100%

II. Deviations Requested

Pursuant to Section 4.02.05(D) of the Land Development Code (LDC), development of each Use in a Planned Unit Development (PUD) is required to comply with the provisions for the most restrictive zoning district classification in which that Use is allowed unless the City approved deviations from the requirements. This approval is dependent upon the City determining that the Development protects the public interest and provides a public benefit. The following tables are a list of deviations from the LDC that are being requested as part of the PUD approval process for the Four Corners site.

Land Development Code Section	Existing Development Standards	Proposed Minimum Development Standards
A. Lot Area and Dimensions		
Table 2.04.01 Density and Intensity Standards for Zoning Districts	Commercial Low: 80% Floor to Area Ratio	No deviation requested from standard of 80% FAR

Land Development Code Section	Existing Development Standards	Proposed Minimum Development Standards
Table 4.02.02.C Site Design Standards for Lots Residential Town Home (RTH) (This standard is used because it most closely approximates the anticipated housing type)	Lot Area: 1,575 square feet Lot Width: 20' Lot Coverage: 80%	Lot Area: 1,575 Lot Width: 18' Lot Coverage: 80%
Table 4.02.02.C Site Design Standards for Lots Residential Single Family (Units within R-1a)	Lot Area: 10,000 square feet Lot Width: 100' Lot Coverage: 80%	Lot Area: 5,000 square feet Lot Width: 50' Lot Coverage: 80%
Table 4.02.02.C Site Design Standards for Lots Commercial Low Intensity	Lot Area: 5,000 square feet Lot Width: 50' Impervious Surface: 80%	No deviation requested from existing standard
Table 4.03.02.A Block Size Standards	Maximum Intersection Distance: 1,200 feet	No deviation requested from existing standard
B. Parking Requirements		
Table 4.04.04.C: Parking Lanes	9 ft minimum width for parallel on-street parking; 45° angled parking 18' minimum width (only allowed on roads whose speed is <30 mph)	No deviation requested from existing standard
Table 4.05.02.A: Parking Space Requirements	Multi-Family Dwellings: 1.7 per unit Single-Family Dwellings: 2 per unit Professional or Personal Service establishments and medical or dental offices or office buildings: 3.33 per 1,000 s.f. of floor area	Multi-Family Dwellings: 1.5 per unit No deviation requested from existing standard for Single Family, Professional or Personal Service establishments and medical or dental offices or office buildings parking space requirements
4.05.02.G: Overflow Parking Requirements	Single- and multi-family developments containing three or more units shall provide overflow parking; each overflow space shall be 12' by 30'	No deviation requested from existing standard

Land Development Code Section	Existing Development Standards	Proposed Minimum Development Standards
Table 4.05.02.G: Overflow Parking Requirements	> 30 lots or units: 4 spaces plus 1 space for every 30 lots or units in excess of 30 lots or units	No deviation requested from existing standard
4.05.03.H: Parking Area Illumination Requirements	All Parking Lots and Parking Garages shall be continuously lighted at night by a minimum of one (1) foot candle average illumination. All areas of a Parking Garage or Parking Lot accessible to pedestrians shall be lighted at night by a minimum of two (2) foot candles average illumination. Lights shall be directed and/or shielded to avoid direct illumination of adjacent properties. Light shall be measured from the closest boundary of a Parcel zoned or used for Residential purposes and shall not exceed one-half (0.5) foot candles illumination.	No deviation requested from existing standard

Land Development Code Section	Existing Development Standards	Proposed Minimum Development Standards
<p>4.05.03.I: Parking Area Setback Requirements</p>	<p>A Parking Garage located adjacent to land zoned or used for Single Family Residential purposes shall have minimum Side and Rear Setbacks equal to the greater of twenty (20) feet or the distance specified for principal Buildings in the district in which the Parking Garage is located. Parking Lots located on a Lot, lying in whole or in part within a Scenic Corridor (except within an FBO district) shall be Setback a minimum of five (5) feet from all property lines. Parking Lots abutting all other roads shall be Setback a minimum of ten (10) feet. In all other instances, the front, side, and rear setbacks shall conform to the requirements of the applicable zoning district.</p>	<p>No deviation requested from existing standard</p>
<p>Table 4.05.03.B: Distance between uses and parking facilities</p>	<p>Multi-Family Development: 500' Retail Sales and Services: 300'</p>	<p>No deviation requested from existing standard</p>

Land Development Code Section	Existing Development Standards	Proposed Minimum Development Standards
<p>4.05.03.N: Pedestrian Connections for Parking Lots</p>	<p>Parking facilities > 100 spaces:</p> <ol style="list-style-type: none"> 1. The connection shall be a continuous, pedestrian sidewalk not less than six (6) feet in width. 2. The sidewalk shall meet the design and construction standards of the Engineering Technical Manual. 3. The sidewalk shall be lighted at night by a minimum of two foot candles average illumination. The maximum illumination at an adjacent Residential Use is half (0.5) foot candle at the property line; however, if the lot or site restrictions is such that the sidewalk placement is adjacent to the Residential property line, the sidewalk illumination requirement shall be met for public safety purposes. The lights shall be located, directed and shielded to reduce glare visible from any property zoned or used for Residential, public, Recreation or conservation purposes. 4. If the Principal Use and Parking Lot are separated by any right-of-way, the sidewalk required by this section shall contain an at-grade marked Crosswalk across the right-of-way and lying as directly between the Principal Use and Parking Lot as may be necessary to leave no incentive to jaywalk. Markings shall be thermoplastic and meet FDOT standards. 	<p>No deviation requested from existing standard</p>

Land Development Code Section	Existing Development Standards	Proposed Minimum Development Standards
4.05.06: Bicycle Parking Requirements	Multifamily Development: 10% of automobile parking spaces Offices, Personal, or Professional Services: 10% of automobile parking spaces	No deviation requested from existing standard
Table 4.05.08: Minimum Off-Street Loading Requirements	Retail Sales and Services: 1 space; 30' long, 12' wide, and 14' high clearance; loading spaces shall not be located closer than 35' to Residential uses.	No deviation requested from existing standard
C. Sign Standards		
5.07.00: Sign Code	Requirements regarding the location and size of signs.	Design guidelines outlining the requirements for signage within the PUD will be finalized in the Final Development Plan.
D. Roadway and Access Standards		
4.02.02.B.8 Design Requirements – Park	A proposed Subdivision involving three or more acres of land, in which a majority of the lots are intended for the development of residential dwelling units, shall include 5% of land to be subdivided dedicated for a neighborhood park.	Recreational amenities will be finalized in the Final PUD Development Plan
4.04.01.B.3(a) Access Standards and Permitting	Access Class 3 Roads: 1 connection to the public road every 1,500 feet that the parcel abuts the road	This standard will be met within the developable portions of the PUD.
Table 4.04.01.A Maximum number of access points	<100 feet lot width – 1 access point 100 to 200 feet lot width – 2 access points >200 feet lot width – 2 plus 1 for each additional 200 feet or fraction thereof	No deviation requested from existing standard
4.04.01.B.4 Access Standards and Permitting	Minimum distance of 35 feet between any two openings onto the same street.	No deviation requested from existing standard

Land Development Code Section	Existing Development Standards	Proposed Minimum Development Standards
<p>4.04.01.B.8 Access Standards and Permitting</p>	<p>Drive-through lanes or loading spaces shall not be located any closer than 35 feet to the boundary of a property zoned or used for Residential purposes.</p>	<p>No deviation requested from existing standard</p>
<p>4.04.03.A Pedestrian and Bicycle Facilities Required</p>	<p>Every new and reconstructed street segment within the City shall contain sidewalks and bicycle lanes or paths, excepting those serving single family or townhome residential uses and whose posted speeds are less than 25 miles per hour.</p>	<p>No deviation requested from existing standard</p>
<p>4.02.03.A.5 Greenway Connection</p>	<p>Developments located adjacent to a funded public greenway or bike trail shall provide a connection, constructed to a standard equal or better, to such greenway or trail from all principal buildings and dwelling units.</p>	<p>No deviation requested from existing standard Connections to Gayle's Trails will be provided</p>
<p>4.04.03.B Sidewalk Standards</p>	<p>Sidewalks adjacent to a public road shall be no less than 5' wide.</p>	<p>No deviation requested from existing standard</p>
<p>Table 4.04.04.A and B: Street Specifications Summary</p>	<p>Boulevard (medium to high capacity street) Avenue (medium to high capacity street) Parkway (medium to high capacity street) Road (medium to low capacity street) Alley (low capacity street) See Appendix D for design standards.</p>	<p>No deviation requested from existing standard</p>
<p>4.04.04.D: Bike Lanes</p>	<p>Required on roadways whose speed limit is >35 mph (4' minimum, 6' maximum width), allowed on streets with lower speed limits (4' minimum, 5' maximum width); required on both sides of two-way streets, on right side on one-way streets</p>	<p>No deviation requested from existing standard</p>

Land Development Code Section	Existing Development Standards	Proposed Minimum Development Standards
<p>4.04.04.D.3(f): Sidewalks</p>	<p>Sidewalks are required along all street types and shall be provided along one side of roads and along the building side of parkways. Sidewalks are required along both sides of all other street types.</p>	<p>No deviation requested from existing standard</p>
<p>Table 4.04.04.F: Minimum Right-of-Way Width</p>	<p>Principal Arterial – 120' Minor Arterial – 100' Collector – 80' Local Street – 60' (15' beyond back of curb for cul-de-sac) Alley – 20' (at least 6' beyond pavement if utilities are buried in alley)</p>	<p>No deviation requested from existing standard</p>
<p>E. Setback Requirements</p>		
<p>Table 4.02.02.A Building Height and Setback Standards, Multi-Family Residential</p>	<p>Front: 25' setback, Side: 7.5' minimum side setback (15' plus 1' for each foot of elevation above the first floor when adjacent to R-2 or above) Street Side: 15' setback (plus 2.5 feet for each story above the 3rd story) Rear: 25' setback (15' if adjacent to R-2 or above, increase by 1' for each foot of elevation above the first floor; increase by 4' for each story above the third when not adjacent to R-2 or above)</p>	<p>Front: 20' setback, Side: 5' minimum side Street Side: 15' setback (plus 2.5 feet for each story above the 3rd story) Rear: 10'</p>
<p>Table 4.02.02.A Building Height and Setback Standards, Single-Family Residential</p>	<p>Front: 30' setback, Side: 12' setback Street Side: 25' setback Rear: 30' setback</p>	<p>Front: 20' setback, Side: 5' setback Street Side: 15' setback Rear: 10' setback</p>

Land Development Code Section	Existing Development Standards	Proposed Minimum Development Standards
<p>4.02.02.A Building Height and Setback Standards, Retail Sales and Services</p>	<p>Front: 25' setback, Side: 5' minimum side setback; (15' plus 1' for each foot of elevation above the first floor when adjacent to R-2 or above) Street Side: 15' setback (plus 2.5 feet for each story above the 3rd story) Rear: 10' setback (15' if adjacent to R-2 or above, increase by 1' for each foot of elevation above the first floor; increase by 4' for each story above the third when not adjacent to R-2 or above)</p>	<p>No deviation requested from existing standard</p>
<p>F. Other Standards</p>		
<p>3.05.11.B: Drainage and Stormwater Management Plan</p>	<p>Requirements for stormwater management assessment and documents.</p>	<p>As part of the master planning process, the developer will coordinate with a stormwater and watershed management consultant, as selected by the City. The developer will provide a site plan consisting of a master stormwater plan consisting of off-site flow, pond locations, discharge points, and outfall location and will use the Impervious Surface Ratio to update the floodplain model and determine if the proposed ISR maintains the floodplain standards. This plan will be finalized at the Final Development Plan stage.</p>

Land Development Code Section	Existing Development Standards	Proposed Minimum Development Standards
<p>4.02.04.G Performance Standards for Zoning Districts, Glare and Light</p>	<p>There shall be no direct glare visible from any property zoned or used for Residential, public, Recreation or conservation purposes caused by unshielded floodlights or other sources of high intensity lighting. Light shall be measured from the closest Setback line of a Parcel zoned or used for Residential, public, Recreation or conservation purposes and shall not exceed one-half (0.5) foot candles illumination unless required to meet minimum requirements for sidewalk lighting.</p>	<p>No deviation requested from existing standard</p>
<p>4.06.03: Buffer Requirements</p>	<p>Landscaped buffers and a Solid Faced masonry or wooden wall or fence shall be required to separate property zoned for commercial or industrial Use from adjacent property zoned or used for Residential purposes (Single Family or Multi-family) The minimum buffer width shall be twenty feet (20') and be planted with one (1) large or medium tree for each twenty (20) linear feet of property on the boundary separating the adjacent Uses. The wall or fence shall be at least six (6) feet and not more than eight (8) feet in height and be located no more than one (1) foot from the property line.</p>	<p>Landscape Master Plan will be submitted as part of the Final PUD Development Plan</p>
<p>5.04.10: Additional Standards for Multifamily Buildings</p>	<p>Multi-Family Developments > 150 units – buffers increased by 30%; six units per building; minimum lot area of 3,000 s.f. per dwelling unit.</p>	<p>Landscape Master Plan will be submitted as part of the Final PUD Development Plan</p>
<p>5.04.27: Additional Standards for Retail Sales and Services</p>	<p>Buffers increased by 30%</p>	<p>Landscape Master Plan will be submitted as part of the Final PUD Development Plan</p>

Land Development Code Section	Existing Development Standards	Proposed Minimum Development Standards
10.02.05.I.2 Final Development Plan Submittal	Requires that the Final Development Plan be submitted within one year of Master Plan approval.	Development Plan submittal within five years of Final PUD Development Plan.

III. Public Benefits

Pursuant to Section 4.02.05(D) of the Land Development Code (LDC), City approval of variances from the Land Development Code within the Master Plan for each Planned Unit Development (PUD) is required. This approval is dependent upon the City determining that the Development protects the public interest and provides a public benefit. These public benefits can be in the form of public parks, protection of environmentally sensitive resources, or opens space, buffering, and landscaping. The current Master Plan will include neighborhood parks and connections to the multi-use trail system located within the right of way of Highway 79. The public benefits of the proposed PUD are enumerated below.

A. Protection of Environmentally Sensitive Resources

The subject site for the proposed development contains some low-lying areas and some possible wetlands. These sensitive areas are protected by keeping the proposed development clustered on the upland areas of the site and leaving the bulk of the sensitive areas out of the development footprint. In addition to keeping approximately 16% of the site in Open Space. By developing the subject site as a PUD, access, buffering, and other requirements that would require different development types to be located separately from each other can be changed to provide for a more flexible development pattern. This flexibility allows the proposed development to be integrated and allows for a smaller development footprint, allowing the protection of environmentally sensitive resources.

B. Open Space, Buffering and Landscaping

Approximately 16% of the area covered by the Master Development Plan is devoted to Open Space. This Open Space serves several functions: it provides a buffer between the proposed development and the existing single-family development located to the south of the subject site. The Open space also provides an opportunity to develop a low-impact multi-use trail network that will connect to the Gayle’s Trails network of trails, connecting the development to two parks within the City.

IV. Consistency with Comprehensive Plan

The parcels of the subject site have a Future Land Use Map designation of Mixed Use.

The Mixed-Use Future Land Use Category is to provide a flexible, alternative land use category to encourage imaginative and innovative design for the unified development of tracts of land, within overall density and use guidelines established. The land uses within Mixed Use developments are functionally integrated residential, commercial, office, open space, public facilities, light industrial, and recreational land uses. The Mixed-Use category requires a mixture of three uses, one of which is required to be a residential use, and one of which is required to be a non-residential use. The maximum residential density allowed within the Mixed-Use Future Land Use Category is 10 dwelling units per acre, and the maximum intensity allowed is a Floor Area Ratio of 80%.

Development standards for the Mixed-Use development are intended to permit variations in lot size, shape, width, depth, roadway standards, and building setbacks without an increase in overall density and intensity of development. Development standards are required to contain access management controls, vehicular and pedestrian interconnections, functional buffering, adequate landscaping of commercial parking lots along arterial roadways, protection of neighboring residential developments, and protection of environmentally sensitive areas. Density is allowed to be calculated across the overall site. In addition, the property must be under unified ownership implemented through the Planned Unit Development zoning district.

The subject site is under common ownership, and a zoning district of PUD has been applied for. The proposed density will not exceed 10 units per acre gross density, and the intensity will not exceed 80% FAR. The proposed access management standards, vehicular and pedestrian connections, setbacks, and other development standards will be defined in detail within the site’s Master Plan. The Master Plan is subject to City approval before development can commence.

V. Consistency with Surrounding Development

The site is bordered on the north by vacant land in Bay County with a zoning designation of Agriculture/Timberland (AG-2) and Village Center Sector Plan (VC). The site is bordered on the east and a portion of the south by City of Panama City Beach City-owned municipal land; the remainder of the land to the south of the site is bordered by developed land with a zoning designation of Commercial High Intensity (CH) and Single Family Medium Density (R-1b). The site is bordered to the west by land zoned Panama City Beach Conservation (C).

Table 3: Four Corners PUD Surrounding Development

Direction	Land Use
North	Bay County Agriculture/Timberland and Village Center Sector Plan
East	City of Panama City Beach City-owned municipal land
South	Commercial High Intensity (CH) and Single-Family Medium Density (R-1b)
West	Panama City Beach Conservation

The proposed bubble plan includes large areas of open space that act as a buffer to surrounding development. On the western portion of the site, there are extensive areas of Conservation land that serve as a buffer to the single-family development to the south.

The proposed development will be functionally connected to the development around it through the street network and multi-use paths.

Appendix A:
PUD Conceptual Plan

FOUR CORNERS PLANNED UNIT DEVELOPMENT

ZONING DOCUMENTATION

PUD CONCEPTUAL PLAN

PANAMA CITY BEACH, FL 32413

DATE: 02-05-2020

SHEET INDEX

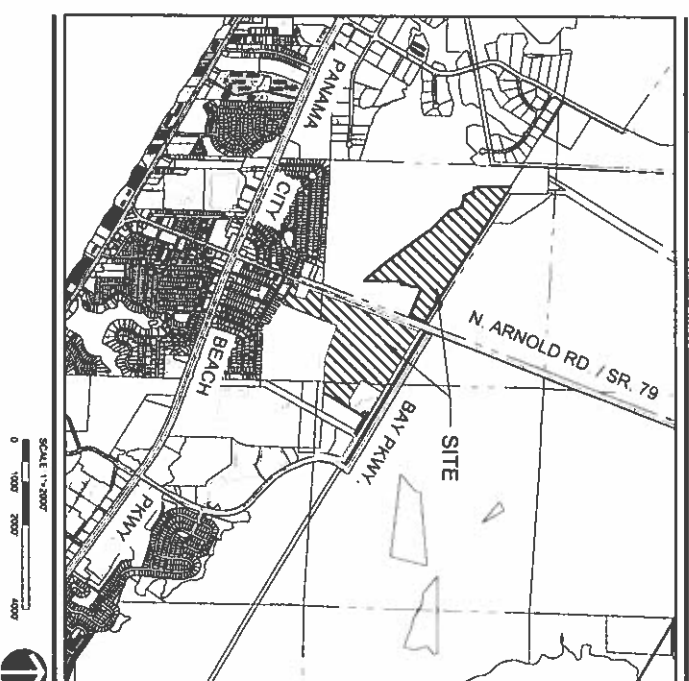
Sheet Number	Sheet Title
1	COVER SHEET
2	PARCEL MAP
3	CONCEPTUAL PLAN

NARRATIVE

THE PROJECT SITE IS BOUNDED BY BAY PARKWAY AND LAGUNA BEACH - LONG BEACH TRANSMISSION LINE TO THE EAST AND WEST BY CONSERVATION AREA, AND TO THE SOUTH BY SINGLE FAMILY MEDIUM DENSITY.

THIS PROJECT IS A PLANNED USE DEVELOPMENT, WITH A COMPLIMENTARY USE OF LAND USES THAT MAY INCLUDE THE FOLLOWING: RETAIL SERVICE, PERSONAL SERVICE, OFFICE, MEDICAL, OFFICE, LODGING ACCOMMODATION, INSTITUTIONAL USES, MEDICAL USES, TOWNHOUSES, AND MULTIFAMILY RESIDENTIAL. THESE USES ARE CONCEPTUALLY PLANNED WITHIN THE PUD CONCEPTUAL PLAN SUBMISSION.

VICINITY MAP



PROJECT TEAM

OWNER
 THE ST. JOE COMPANY
 133 SOUTH WATERSOUND PARKWAY
 WATERSOUND, FL 322461
 850.231.7402
 WWW.STJOE.COM
 CONTACT: CATHERINE MCCLOY



MASTER PLANNER
 LANDDESIGN
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 703.549.7784
 WWW.LANDDESIGN.COM
 CONTACT: PETER CROWLEY





THE ST. JOE COMPANY
 183 SOUTH WATERBURY PARKWAY
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LandDesign
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 PHONE: 904.234.7788
 WWW.LANDDESIGN.COM
 CONTACT: KATHY SHERMAN

**FOUR CORNERS
 PLANNED UNIT
 DEVELOPMENT**
 THE ST. JOE COMPANY
 N. ARNOLD ROAD
 PANAMA CITY BEACH, FL 32413

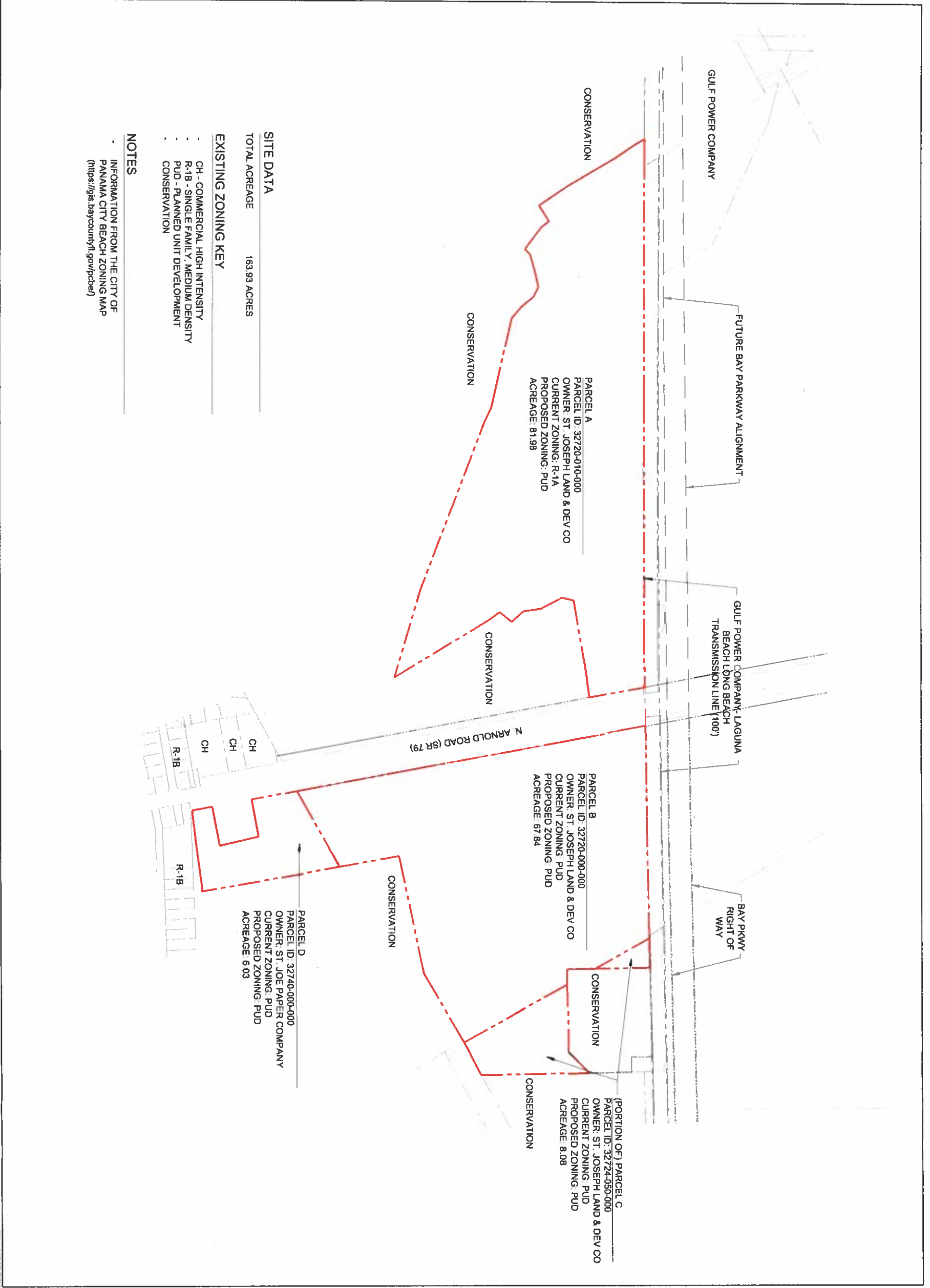
20220525-0001 20180920

NO.	REVISION / ISSUANCE	DATE
1	PLD CONCEPTUAL PLAN	01.15.20
2	PLD CONCEPTUAL PLAN	01.29.20
3	PLD CONCEPTUAL PLAN	02.03.20
4	PLD CONCEPTUAL PLAN	02.05.20

DESIGNED BY: JPC
 DRAWN BY: JBULT
 CHECKED BY: PC



PARCEL MAP



SITE DATA
 TOTAL ACREAGE 163.93 ACRES

EXISTING ZONING KEY

- CH - COMMERCIAL HIGH INTENSITY
- R-1B - SINGLE FAMILY, MEDIUM DENSITY
- PUD - PLANNED UNIT DEVELOPMENT
- CONSERVATION

NOTES

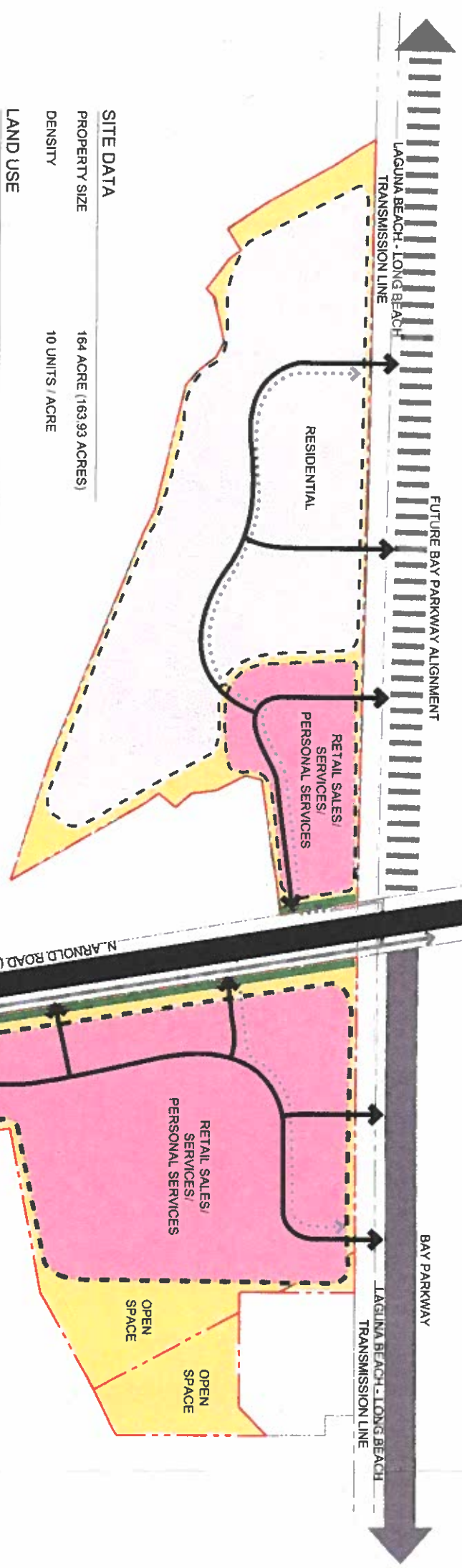
- INFORMATION FROM THE CITY OF PANAMA CITY BEACH ZONING MAP (<https://gis.baycountyfl.gov/pcbel>)



THE ST. JOE COMPANY
 133 SOUTH WATERSOUND PARKWAY
 WATERSOUND, FL 32461
 WWW.STJOE.COM
 CONTACT: CAMERON UCCLOY

LandDesign.

200 S. REYTON STREET
 ALEXANDRIA, VA 22314
 WWW.LANDDESIGN.COM
 CONTACT: PETER DROMEV



SITE DATA

PROPERTY SIZE	164 ACRE (163.93 ACRES)
DENSITY	10 UNITS / ACRE

LAND USE

	ACRES	% OF TOTAL AREA
RESIDENTIAL	60 AC	37%
RETAIL SALES or SERVICES or PERSONAL SERVICES	77 AC	47%
OPEN SPACE	27 AC	16%
TOTALS	164 ACRES	100%

- KEY**
- ← GAYLE'S TRAIL (EXISTING)
 - ←--- PROPOSED PEDESTRIAN/BICYCLE CONNECTION
 - LAGUNA BEACH - LONG BEACH TRANSMISSION LINE
 - ◀ FUTURE BAY PARKWAY ALIGNMENT
 - ▬ BAY PARKWAY (EXISTING)
 - ▬ 20' BUFFER

NOTES

- THIS IS A CONCEPTUAL PLAN AND IS SUBJECT TO CHANGE

FOUR CORNERS PLANNED UNIT DEVELOPMENT

THE ST. JOE COMPANY
 N. ARNOLD ROAD
 PANAMA CITY BEACH, FL 32413

2016070

NO.	REVISION / ISSUANCE	DATE
1	P.L.D. CONCEPTUAL PLAN	01.15.20
2	P.L.D. CONCEPTUAL PLAN	01.29.20
3	P.L.D. CONCEPTUAL PLAN	02.03.20
4	P.L.D. CONCEPTUAL PLAN	02.03.20

RESPONSIBILITY
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]

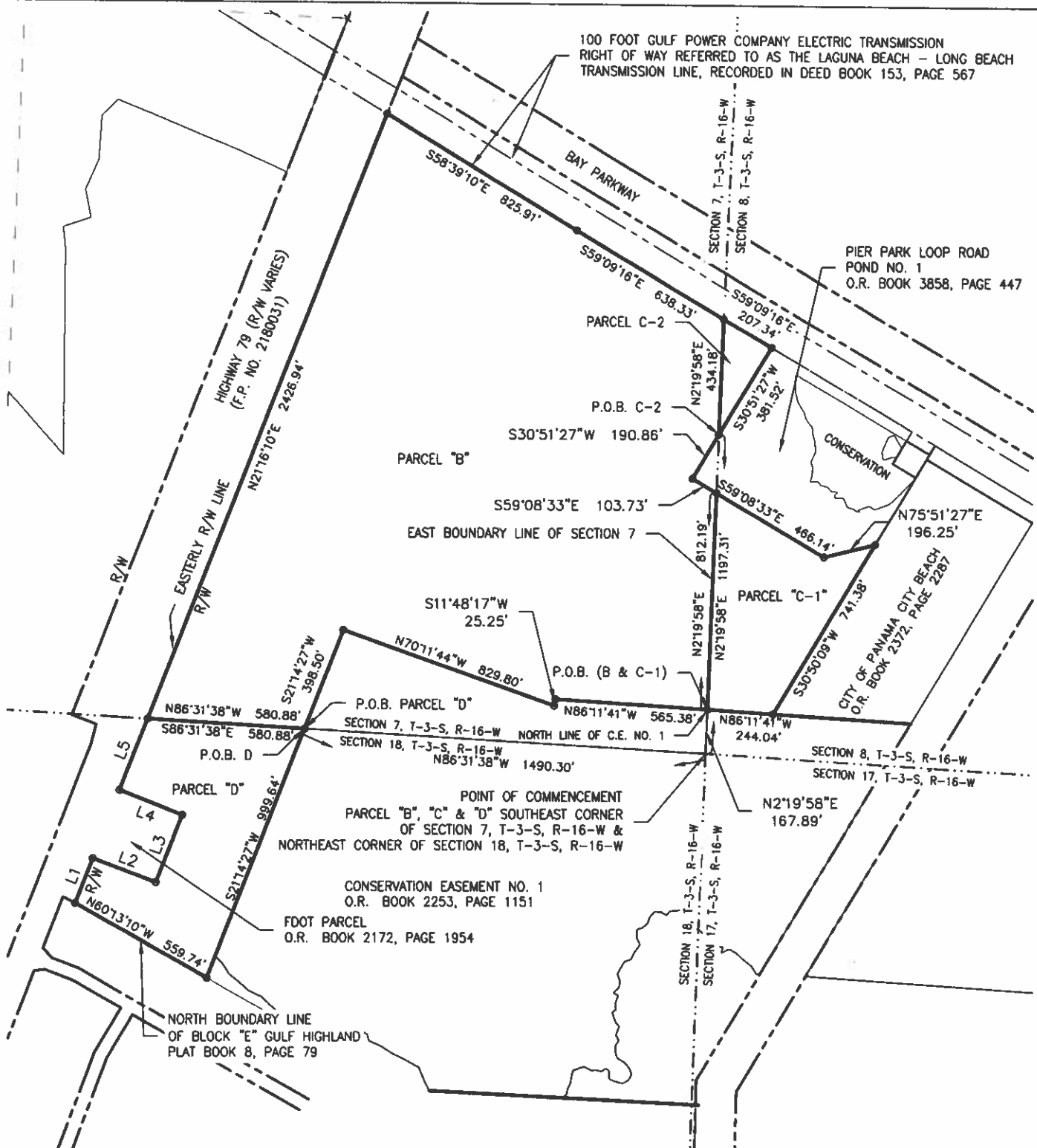
DATE: 01.15.2020

SCALE: 1" = 200'

0 100 200 300 400 500

Appendix B: Survey

Drawing name: M:\50119713_SJC_4_Corners - SE_Quefront_Survey.dwg, SJC_4_Corners - SE_Quefront_Survey.dwg, 8.5X14, Feb 27, 2020, 11:40am by dbartlett

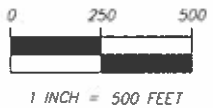


SURVEYOR'S NOTES:

1. BEARINGS SHOWN HEREON ARE REFERENCED TO FLORIDA STATE PLANE COORDINATES, NORTH ZONE, NAD 1983/2011, U.S. SURVEY FEET, ESTABLISHED WITH SPECTRA PRECISION EPOCH 80 GNSS RTK GPS SYSTEM, TOGETHER WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION PERMANENT REFERENCE NETWORK (FPRN).
2. THIS SKETCH, MAP, AND REPORT IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SKETCH MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
3. NO TITLE SEARCH, TITLE OPINION OR ABSTRACT WAS PERFORMED BY, NOR PROVIDED TO DEWBERRY FOR THE SUBJECT PROPERTY. THERE MAY BE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, ENCROACHMENTS, RIGHT-OF-WAYS, BUILDING SETBACKS, RESTRICTIVE COVENANTS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES OR USE OF THE SUBJECT PROPERTY.

Line Table		
Line #	Bearing	Length
L1	N21°16'10"E	182.18
L2	S68°43'50"E	248.81
L3	N21°16'10"E	270.96
L4	N68°43'50"W	248.81
L5	N21°16'10"E	286.12

LEGEND:
 R/W = RIGHT OF WAY
 T-3-S = TOWNSHIP 3 SOUTH
 R-16-W = RANGE 16 WEST
 P.O.B. = POINT OF BEGINNING
 O.R. = OFFICIAL RECORDS
 C.E. = CONSERVATION EASEMENT



"NOT VALID WITHOUT ATTACHED DESCRIPTION"

DAVID JON BARTLETT, P.S.M. DATE SIGNED
 PROFESSIONAL SURVEYOR & MAPPER No. LS4018

Dewberry
 DEWBERRY ENGINEERS INC.
 203 ABERDEEN PARKWAY
 PANAMA CITY, FLORIDA 32405
 PHONE: 850.522.0644 FAX: 850.522.1011
 WWW.DEWBERRY.COM
 CERTIFICATE OF AUTHORIZATION NO. LB 8011

SKETCH OF DESCRIPTION		
SECTION 7, 8 AND 18, T-3-S, R-16-W BAY COUNTY, FLORIDA		
FB/PG: N.A.	FLD DATE: N.A.	SCALE: 1"=500'

DRAWING DATE:	PROJECT NO.
02/26/2020	50119713
BY:	
DJB	
APPROVED BY:	
JG	S1

LEGAL DESCRIPTION PARCEL "B"

A PARCEL OF LAND LYING AND BEING IN THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 3 SOUTH, RANGE 16 WEST, BAY COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 7, TOWNSHIP 3 SOUTH, RANGE 16 WEST, BAY COUNTY, FLORIDA AND PROCEED NORTH 02 DEGREES 19 MINUTES 58 SECONDS EAST, ALONG THE EAST BOUNDARY LINE SAID SECTION 7, FOR A DISTANCE OF 167.89 FEET TO A POINT ON THE NORTH BOUNDARY LINE OF CONSERVATION EASEMENT NO. 1, AS RECORDED IN OFFICIAL RECORDS BOOK 2253, PAGE 1151 OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA FOR THE POINT OF BEGINNING; THENCE LEAVING SAID EAST BOUNDARY LINE PROCEED WESTERLY ALONG SAID CONSERVATION EASEMENT NO. 1 AS FOLLOWS: NORTH 86 DEGREES 11 MINUTES 41 SECONDS WEST, FOR A DISTANCE OF 565.38 FEET; THENCE SOUTH 11 DEGREES 48 MINUTES 17 SECONDS WEST, FOR A DISTANCE OF 25.25 FEET; THENCE NORTH 70 DEGREES 11 MINUTES 44 SECONDS WEST, FOR A DISTANCE OF 829.80 FEET; THENCE SOUTH 21 DEGREES 14 MINUTES 27 SECONDS WEST, FOR A DISTANCE OF 398.50 FEET TO THE INTERSECTION OF SAID CONSERVATION EASEMENT NO. 1 WITH THE SOUTH BOUNDARY LINE OF SAID SECTION 7; THENCE NORTH 86 DEGREES 31 MINUTES 38 SECONDS WEST, ALONG SAID SOUTH BOUNDARY LINE, FOR A DISTANCE OF 580.88 FEET TO THE EASTERLY RIGHT OF WAY LINE OF HIGHWAY 79 (RIGHT OF WAY VARIES); THENCE NORTH 21 DEGREES 16 MINUTES 10 SECONDS EAST, ALONG SAID EASTERLY RIGHT OF WAY LINE, FOR A DISTANCE OF 2,426.94 FEET TO THE INTERSECTION OF SAID EASTERLY RIGHT OF WAY LINE WITH THE SOUTHWESTERLY BOUNDARY LINE OF THE 100 FOOT GULF POWER COMPANY ELECTRIC TRANSMISSION RIGHT OF WAY REFERRED TO AS THE LAGUNA BEACH - LONG BEACH TRANSMISSION LINE AS RECORDED IN DEED BOOK 153, PAGE 567 OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA; THENCE LEAVING SAID EASTERLY RIGHT OF WAY LINE PROCEED ALONG SAID SOUTHWESTERLY BOUNDARY AS FOLLOWS: SOUTH 58 DEGREES 39 MINUTES 10 SECONDS EAST, FOR A DISTANCE OF 825.91; THENCE SOUTH 59 DEGREES 09 MINUTES 16 SECONDS EAST, FOR A DISTANCE OF 638.33 FEET TO THE INTERSECTION OF SAID SOUTHWESTERLY BOUNDARY LINE WITH THE EAST BOUNDARY LINE OF SAID SECTION 7; THENCE LEAVING SAID SOUTHWESTERLY BOUNDARY LINE PROCEED SOUTH 02 DEGREES 19 MINUTES 58 SECONDS WEST, ALONG SAID EAST BOUNDARY LINE, FOR A DISTANCE OF 434.18 FEET TO A POINT ON THE NORTHWESTERLY BOUNDARY OF PIER PARK LOOP ROAD POND NO. 1 AS RECORDED IN OFFICIAL RECORDS BOOK 3858, PAGE 447 OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA; THENCE ALONG SAID NORTHWESTERLY BOUNDARY AS FOLLOWS: SOUTH 30 DEGREES 51 MINUTES 27 SECONDS WEST, FOR A DISTANCE OF 190.86 FEET; THENCE SOUTH 59 DEGREES 08 MINUTES 33 SECONDS EAST, FOR A DISTANCE OF 103.73 FEET TO THE INTERSECTION OF SAID PIER PARK LOOP ROAD POND NO. 1 BOUNDARY AND THE AFORESAID EAST BOUNDARY LINE OF SECTION 7; THENCE SOUTH 02 DEGREES 19 MINUTES 58 SECONDS WEST, ALONG SAID EAST BOUNDARY LINE, FOR A DISTANCE OF 812.19 FEET TO THE POINT OF BEGINNING. CONTAINING 71.132 ACRES, MORE OR LESS.

LEGAL DESCRIPTION PARCEL "C-1"

A PARCEL OF LAND LYING AND BEING IN THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 16 WEST, BAY COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 7, TOWNSHIP 3 SOUTH, RANGE 16 WEST, BAY COUNTY, FLORIDA AND PROCEED NORTH 02 DEGREES 19 MINUTES 58 SECONDS EAST, ALONG THE EAST BOUNDARY LINE SAID SECTION 7, FOR A DISTANCE OF 167.89 FEET TO A POINT ON THE NORTH BOUNDARY LINE OF CONSERVATION EASEMENT NO. 1, AS RECORDED IN OFFICIAL RECORDS BOOK 2253, PAGE 1151 OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA FOR THE POINT OF BEGINNING; THENCE LEAVING SAID NORTH BOUNDARY LINE CONTINUE NORTH 02 DEGREES 19 MINUTES 58 SECONDS EAST, ALONG SAID EAST BOUNDARY LINE OF SECTION 7, FOR A DISTANCE OF 812.19 FEET TO THE SOUTHWESTERLY BOUNDARY LINE OF PIER PARK LOOP ROAD POND NO. 1, AS RECORDED IN OFFICIAL RECORDS BOOK 3858, PAGE 447 OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA; THENCE ALONG SAID SOUTHWESTERLY BOUNDARY LINE AS FOLLOWS: SOUTH 59 DEGREES 08 MINUTES 33 SECONDS EAST, FOR A DISTANCE OF 466.14 FEET; THENCE NORTH 75 DEGREES 51 MINUTES 27 SECONDS EAST, FOR A DISTANCE OF 196.25 FEET TO THE WESTERLY BOUNDARY LINE OF PROPERTY RECORDED IN OFFICIAL RECORDS BOOK 2372, PAGE 2287 OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA; THENCE LEAVING SAID SOUTHWESTERLY BOUNDARY PROCEED SOUTH 30 DEGREES 50 MINUTES 09 SECONDS WEST, ALONG SAID WESTERLY BOUNDARY LINE, FOR A DISTANCE OF 741.38 FEET TO A POINT ON THE NORTH BOUNDARY LINE OF AFORESAID CONSERVATION EASEMENT NO. 1; THENCE NORTH 86 DEGREES 11 MINUTES 41 SECONDS WEST, ALONG SAID NORTH BOUNDARY LINE, FOR A DISTANCE OF 244.04 FEET TO THE POINT OF BEGINNING. CONTAINING 6.680 ACRES, MORE OR LESS.

LEGAL DESCRIPTION PARCEL "C-2"

A PARCEL OF LAND LYING AND BEING IN THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 16 WEST, BAY COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 7, TOWNSHIP 3 SOUTH, RANGE 16 WEST, BAY COUNTY, FLORIDA AND PROCEED NORTH 02 DEGREES 19 MINUTES 58 SECONDS EAST, ALONG THE EAST BOUNDARY LINE SAID SECTION 7, FOR A DISTANCE OF 1197.31 FEET TO THE NORTHWESTERLY BOUNDARY LINE OF PIER PARK LOOP ROAD POND NO. 1, AS RECORDED IN OFFICIAL RECORDS BOOK 3858, PAGE 447 OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA, FOR THE POINT OF BEGINNING; THENCE CONTINUE NORTH 02 DEGREES 19 MINUTES 58 SECONDS EAST, ALONG SAID EAST BOUNDARY LINE, FOR A DISTANCE OF 434.18 FEET TO A POINT ON THE SOUTHWESTERLY BOUNDARY LINE OF THE 100 FOOT GULF POWER COMPANY ELECTRIC TRANSMISSION LINE REFERRED TO AS THE LAGUNA BEACH - LONG BEACH TRANSMISSION LINE AS RECORDED IN DEED BOOK 153, PAGE 567 OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA; THENCE SOUTH 59 DEGREES 09 MINUTES 16 SECONDS EAST, ALONG SAID SOUTHWESTERLY BOUNDARY LINE, FOR A DISTANCE OF 207.34 FEET TO THE WEST BOUNDARY OF AFORESAID PIER PARK LOOP ROAD POND NO. 1; THENCE LEAVING SAID SOUTHWESTERLY BOUNDARY LINE, PROCEED SOUTH 30 DEGREES 51 MINUTES 27 SECONDS WEST, ALONG THE NORTHWESTERLY BOUNDARY OF SAID PIER PARK LOOP ROAD POND NO.1, FOR A DISTANCE OF 381.52 FEET TO THE POINT OF BEGINNING. CONTAINING 0.908 ACRES, MORE OR LESS.


LEGAL DESCRIPTION PARCEL "D"

A PARCEL OF LAND LYING AND BEING IN THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 16 WEST BAY COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 16 WEST, BAY COUNTY, FLORIDA AND PROCEED NORTH 86 DEGREES 31 MINUTES 38 SECONDS WEST, ALONG THE NORTH BOUNDARY LINE OF SAID SECTION 18, FOR A DISTANCE OF 1,490.30 FEET TO THE INTERSECTION OF SAID NORTH BOUNDARY LINE WITH THE WEST BOUNDARY LINE OF CONSERVATION EASEMENT NO. 1, AS RECORDED IN OFFICIAL RECORDS BOOK 2253, PAGE 1151 OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA FOR THE POINT OF BEGINNING; THENCE LEAVING SAID NORTH BOUNDARY LINE PROCEED SOUTH 21 DEGREES 14 MINUTES 27 SECONDS WEST, ALONG SAID WEST BOUNDARY LINE, FOR A DISTANCE OF 999.64 FEET TO THE NORTH BOUNDARY LINE OF BLOCK E, GULF HIGHLANDS SUBDIVISION AS RECORDED IN PLAT BOOK 8, PAGE 79 OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA; THENCE NORTH 60 DEGREES 13 MINUTES 10 SECONDS WEST, ALONG SAID NORTH BOUNDARY LINE, FOR A DISTANCE OF 559.74 FEET TO THE EAST RIGHT OF WAY LINE OF HIGHWAY 79 (RIGHT OF WAY VARIES); THENCE ALONG SAID RIGHT OF WAY LINE AS FOLLOWS: NORTH 21 DEGREES 16 MINUTES 10 SECONDS EAST, FOR A DISTANCE OF 182.18 FEET; THENCE SOUTH 68 DEGREES 43 MINUTES 50 SECONDS EAST, FOR A DISTANCE OF 248.81 FEET; THENCE NORTH 21 DEGREES 16 MINUTES 10 SECONDS EAST, FOR A DISTANCE OF 270.96 FEET; THENCE NORTH 68 DEGREES 43 MINUTES 50 SECONDS WEST, FOR A DISTANCE OF 248.81 FEET; THENCE NORTH 21 DEGREES 16 MINUTES 10 SECONDS EAST, FOR A DISTANCE OF 286.12 FEET TO THE INTERSECTION OF SAID EAST RIGHT OF WAY LINE WITH THE AFORESAID NORTH BOUNDARY LINE OF SECTION 18; THENCE LEAVING SAID EAST RIGHT OF WAY LINE PROCEED SOUTH 86 DEGREES 31 MINUTES 38 SECONDS EAST, ALONG SAID NORTH BOUNDARY LINE, FOR A DISTANCE OF 580.88 FEET TO THE POINT OF BEGINNING. CONTAINING 9.497 ACRES, MORE OR LESS.

"NOT VALID WITHOUT ATTACHED SKETCH"

DAVID JON BARTLETT, P.S.M. DATE SIGNED
PROFESSIONAL SURVEYOR & MAPPER No. LS4018

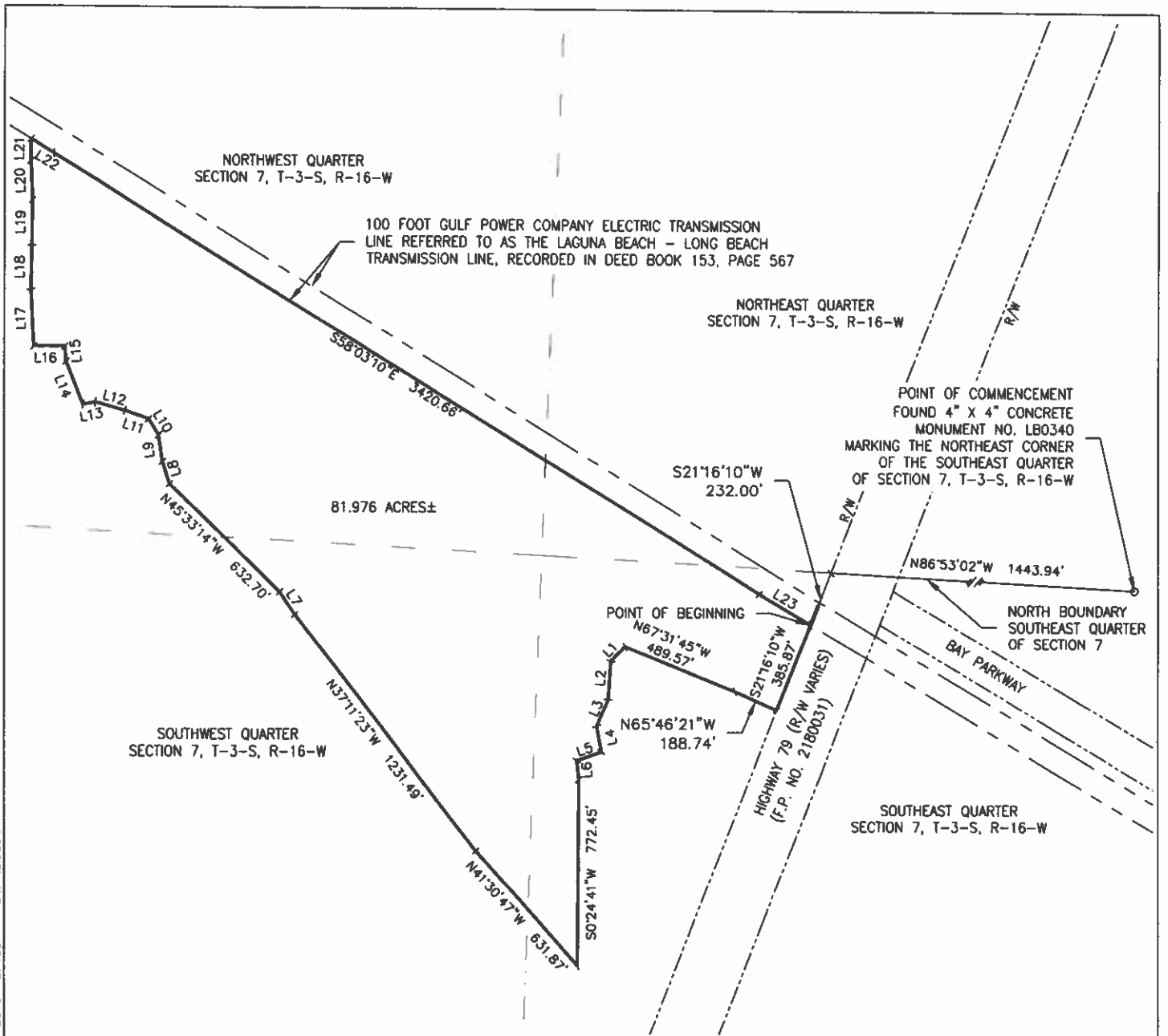


Dewberry
DEWBERRY ENGINEERS INC.
203 ABERDEEN PARKWAY
PANAMA CITY, FLORIDA 32405
PHONE 850.522.0644 FAX: 850.522.1011
WWW.DEWBERRY.COM
CERTIFICATE OF AUTHORIZATION NO. LB 8011

SKETCH OF DESCRIPTION		DRAWING DATE:	PROJECT NO.
SECTION 7, 8 AND 18, T-3-S, R-16-W BAY COUNTY, FLORIDA		02/26/2020	50119713
		BY:	
		DJB	
		APPROVED BY:	S2
FB/PG: N.A.	FLD DATE: N.A.	SCALE: 1"=500'	JG

Drawing name: M:\50119713_SJC_4_Corners - SE Quadrant_Survey.dwg 50119713_SJC_4_CORNERS E-C-D.dwg 5/14/20 Feb 27 2020 11:41am bv dbartlett

Drawing name: M_50119713_SJC_4_Corners - SE Quadrant Survey\Survey.dwg 50119713_SJC_4_Corners.dwg B.5X14 Nov 19, 2019 5:43pm by: jibson



Line Table		
Line #	Bearing	Length
L1	S44°22'45"W	83.64
L2	S3°46'40"W	163.29
L3	S23°34'36"W	120.52
L4	S10°50'35"E	107.82
L5	S71°31'44"W	107.82
L6	S6°13'49"E	78.30
L7	N33°05'31"W	113.40
L8	N18°01'25"W	97.71
L9	N7°59'25"W	111.20
L10	N31°45'35"W	78.04
L11	N70°58'01"W	103.44

Line Table		
Line #	Bearing	Length
L12	N73°41'36"W	125.46
L13	S78°31'22"W	51.72
L14	N21°34'06"W	190.73
L15	N4°28'07"W	63.25
L16	S89°41'32"W	127.33
L17	N2°48'15"W	237.44
L18	N0°57'03"E	183.10
L19	N0°57'02"E	184.77
L20	N2°44'31"W	159.79
L21	N0°18'11"E	91.61
L22	S58°03'10"E	111.66
L23	S58°39'10"E	247.24

LEGEND:
 R/W = RIGHT OF WAY
 = LINE NOT TO SCALE
 T-3-S = TOWNSHIP 3 SOUTH
 R-16-W = RANGE 16 WEST



"NOT VALID WITHOUT ATTACHED DESCRIPTION"

DAVID JON BARTLETT, P.S.M. DATE SIGNED
 PROFESSIONAL SURVEYOR & MAPPER No. LS4018

Dewberry
 DEWBERRY ENGINEERS INC.
 203 ABERDEEN PARKWAY
 PANAMA CITY, FLORIDA 32405
 PHONE: 850.522.0644 FAX: 850.522.1011
 WWW.DEWBERRY.COM
 CERTIFICATE OF AUTHORIZATION NO. LB 8011

SKETCH OF DESCRIPTION		
SECTION 7, T-3-S, R-16-W BAY COUNTY, FLORIDA		
FB/PG: N.A.	FLD DATE: N.A.	SCALE: 1"=600'

DRAWING DATE:	PROJECT NO.
11-19-2019	50119713
BY: DJB	
APPROVED BY: JG	S1

LEGAL DESCRIPTION

A PARCEL OF LAND LYING AND BEING IN SECTION 7, TOWNSHIP 3 SOUTH, RANGE 16 WEST, BAY COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

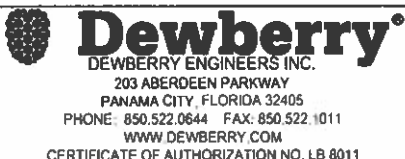
COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 3 SOUTH, RANGE 16 WEST, BAY COUNTY, FLORIDA AND PROCEED NORTH 86 DEGREES 53 MINUTES 02 SECONDS WEST, ALONG THE NORTH BOUNDARY LINE OF SAID SOUTHEAST QUARTER, FOR A DISTANCE OF 1,443.94 FEET TO THE WEST RIGHT OF WAY LINE OF HIGHWAY 79 AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION (F.D.O.T.) RIGHT OF WAY MAP F.P. NO. 2180031 (SAID MAP ON BEING ON FILE AT F.D.O.T. DISTRICT 3 OFFICE IN CHIPLEY FLORIDA); THENCE SOUTH 21 DEGREES 16 MINUTES 10 SECONDS WEST, ALONG SAID WEST RIGHT OF WAY LINE, FOR A DISTANCE OF 232.00 FEET TO A POINT THE SOUTHWESTERLY RIGHT OF WAY LINE OF A 100 FOOT GULF POWER COMPANY ELECTRIC TRANSMISSION LINE REFERRED TO AS THE LAGUNA BEACH - LONG BEACH TRANSMISSION LINE AS RECORDED IN DEED BOOK 153, PAGE 567 OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA FOR THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 21 DEGREES 16 MINUTES 10 SECONDS WEST, ALONG SAID WEST RIGHT OF WAY LINE, FOR A DISTANCE OF 385.87 FEET; THENCE LEAVING SAID WEST RIGHT OF WAY LINE PROCEED NORTH 65 DEGREES 46 MINUTES 21 SECONDS WEST, FOR A DISTANCE OF 188.74 FEET; THENCE NORTH 67 DEGREES 31 MINUTES 45 SECONDS WEST, FOR A DISTANCE OF 489.57 FEET; THENCE SOUTH 44 DEGREES 22 MINUTES 45 SECONDS WEST, FOR A DISTANCE OF 83.64 FEET; THENCE SOUTH 03 DEGREES 46 MINUTES 40 SECONDS WEST, FOR A DISTANCE OF 163.29 FEET; THENCE SOUTH 23 DEGREES 34 MINUTES 36 SECONDS WEST, FOR A DISTANCE OF 120.52 FEET; THENCE SOUTH 10 DEGREES 50 MINUTES 35 SECONDS EAST, FOR A DISTANCE OF 107.82 FEET; THENCE SOUTH 71 DEGREES 31 MINUTES 44 SECONDS WEST, FOR A DISTANCE OF 107.82 FEET; THENCE SOUTH 06 DEGREES 13 MINUTES 49 SECONDS EAST, FOR A DISTANCE OF 78.30 FEET; THENCE SOUTH 00 DEGREES 24 MINUTES 41 SECONDS WEST, FOR A DISTANCE OF 772.45 FEET; THENCE NORTH 41 DEGREES 30 MINUTES 47 SECONDS WEST, FOR A DISTANCE OF 631.87 FEET; THENCE NORTH 37 DEGREES 11 MINUTES 23 SECONDS WEST, FOR A DISTANCE OF 1,231.49 FEET; THENCE NORTH 33 DEGREES 05 MINUTES 31 SECONDS WEST, FOR A DISTANCE OF 113.40 FEET; THENCE NORTH 45 DEGREES 33 MINUTES 14 SECONDS WEST, FOR A DISTANCE OF 632.70 FEET; THENCE NORTH 18 DEGREES 01 MINUTE 25 SECONDS WEST, FOR A DISTANCE OF 97.71 FEET; THENCE NORTH 07 DEGREES 59 MINUTES 25 SECONDS WEST, FOR A DISTANCE OF 111.20 FEET; THENCE NORTH 31 DEGREES 45 MINUTES 35 SECONDS WEST, FOR A DISTANCE OF 78.04 FEET; THENCE NORTH 70 DEGREES 58 MINUTES 01 SECOND WEST, FOR A DISTANCE OF 125.46 FEET; THENCE NORTH 73 DEGREES 41 MINUTES 36 SECONDS WEST, FOR A DISTANCE OF 125.46 FEET; THENCE SOUTH 78 DEGREES 31 MINUTES 22 SECONDS WEST, FOR A DISTANCE OF 51.72 FEET; THENCE NORTH 21 DEGREES 34 MINUTES 06 SECONDS WEST, FOR A DISTANCE OF 190.73 FEET; THENCE NORTH 04 DEGREES 28 MINUTES 07 SECONDS WEST, FOR A DISTANCE OF 63.25 FEET; THENCE SOUTH 89 DEGREES 41 MINUTES 32 SECONDS WEST, FOR A DISTANCE OF 127.33 FEET; THENCE NORTH 02 DEGREES 48 MINUTES 15 SECONDS WEST, FOR A DISTANCE OF 237.44 FEET; THENCE NORTH 00 DEGREES 57 MINUTES 03 SECONDS EAST, FOR A DISTANCE OF 183.10 FEET; THENCE NORTH 00 DEGREES 57 MINUTES 02 SECONDS EAST, FOR A DISTANCE OF 184.77 FEET; THENCE NORTH 02 DEGREES 44 MINUTES 31 SECONDS WEST, FOR A DISTANCE OF 159.79 FEET; THENCE NORTH 00 DEGREES 18 MINUTES 11 SECONDS EAST, FOR A DISTANCE OF 91.61 FEET TO A POINT ON THE AFORESAID SOUTHWESTERLY RIGHT OF WAY LINE OF A 100 FOOT GULF POWER COMPANY ELECTRIC TRANSMISSION LINE; THENCE SOUTHEASTERLY ALONG SAID SOUTHWESTERLY RIGHT OF WAY AS FOLLOWS: SOUTH 58 DEGREES 03 MINUTES 10 SECONDS EAST, FOR A DISTANCE OF 111.66 FEET; THENCE CONTINUE SOUTH 58 DEGREES 03 MINUTES 10 SECONDS EAST, FOR A DISTANCE OF 3,420.66 FEET; THENCE SOUTH 58 DEGREES 39 MINUTES 10 SECONDS EAST, FOR A DISTANCE OF 247.24 FEET TO THE POINT OF BEGINNING. CONTAINING 81.976 ACRES, MORE OR LESS.

SURVEYOR'S NOTES:

1. BEARINGS SHOWN HEREON ARE REFERENCED TO FLORIDA STATE PLANE COORDINATES, NORTH ZONE, NAD 1983/2011, U.S. SURVEY FEET, ESTABLISHED WITH SPECTRA PRECISION EPOCH 80 GNSS RTK GPS SYSTEM, TOGETHER WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION PERMANENT REFERENCE NETWORK (FPRN).
2. THIS SKETCH, MAP, AND REPORT IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SKETCH MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
3. NO TITLE SEARCH, TITLE OPINION OR ABSTRACT WAS PERFORMED BY, NOR PROVIDED TO DEWBERRY FOR THE SUBJECT PROPERTY. THERE MAY BE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, ENCROACHMENTS, RIGHT-OF-WAYS, BUILDING SETBACKS, RESTRICTIVE COVENANTS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES OR USE OF THE SUBJECT PROPERTY.

"NOT VALID WITHOUT ATTACHED SKETCH"

DAVID JON BARTLETT, P.S.M. DATE SIGNED
PROFESSIONAL SURVEYOR & MAPPER No. LS4018



SKETCH OF DESCRIPTION		DRAWING DATE:	PROJECT NO.
SECTION 7, T-3-S, R-16-W BAY COUNTY, FLORIDA		11-19-2019	50119713
		BY:	
		DJB	
		APPROVED BY:	S2
		JG	
FB/PG: N.A.	FLD DATE: N.A.	SCALE: 1"=600'	

Drawing name: M:\50119713_SJC_4_Corners - SE Quadrant_Survey\Survey.dwg\50119713_SJC_4_Corners.dwg 6.5X4 (2) Nov. 19, 2019 5:43pm by: kbibson

Appendix C:
Agent Authorization Form

February 27, 2020

Mr. Mel Leonard, AICP
Director of Planning
City of Panama City Beach
116 S. Arnold Road
Panama City Beach, Florida 32413

Re: Four Corners PUD Master Plan Application

Dear Mr. Leonard,

I, Catherine McCloy, do hereby authorize Raymond W. Greer to act on behalf as agent for the Four Corners Planned Unit Development Master Plan. The property subject to the Master Plan is comprised of four parcels with Bay County Property Appraiser Parcel Identification Numbers #32720-010-000, #32720-000-000, #32724-050-000, and #32740-000-000. They are located along either side of Highway 79 (Arnold Avenue) at the norther City limits.

If you have any questions or need additional information, please do not hesitate to contact me at 850-231-7402 or at the address below.

Sincerely,

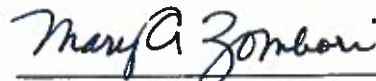
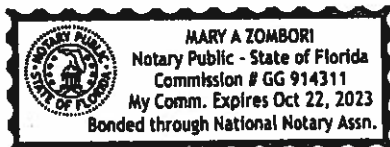


Catherine McCloy, AICP
Director of Planning and Development
St. Joe Company
Watersound, Florida 32461

cc: Raymond W. Greer, AICP

The foregoing instrument was acknowledged before me this 27th day of February, 2020,
by Catherine McCloy ^{by means of physical presence}

(Seal)



Signature of Notary Public
Personally Known:
OR Produced Identification: _____
Type of Identification Produced: _____

Appendix D:
Street Specifications Table

Table 4.04.04.A: Street Specifications Summary

Item	Boulevards	Avenues	Roads	Parkways	Alleys
Center Median	Required	Required	Prohibited	Prohibited	Prohibited
Side Median	Permitted	Prohibited	Prohibited	Prohibited	Prohibited
On-Street Parking	May be permitted along one or both sides of the <i>Street</i>	May be permitted along one or both sides of the <i>Street</i>	May be permitted along one or both sides of the <i>Street</i>	May be permitted along one or both sides of the <i>Street</i>	Prohibited
Bike Lanes	Permitted on all <i>Streets</i> and required on all <i>Streets</i> with speed limits greater than 35 mph. (see section 4.04.03)				
Sidewalks	Required along both sides of the <i>Street</i>	Required along both sides of the <i>Street</i>	Required along both sides of the <i>Street</i>	Required along the building side of the <i>Street</i>	Prohibited
Street Trees	Required between sidewalk and <i>Street</i> ; required in medians	Required between sidewalk and <i>Street</i> ; required in medians	Required between sidewalk and <i>Street</i>	Required between sidewalk and <i>Street</i>	Not Required
Curb Radius	See Table 4.04.04.E				
Drainage: stand-up curb and gutter	Required, except where swale/bio-retention is approved.				
Drainage: roll-over curb and gutter	Prohibited, except where swale/retention is approved or where located in a <i>Single Family Residential District</i> .				

Table 4.04.04.B: Median Widths

Street Type	Center Median Width	Side Median Width
Boulevard	8 foot minimum; 35 foot maximum	8 foot minimum; 35 foot maximum
Avenue	8 foot minimum; 35 foot maximum	N/A
Road	Prohibited	
Parkway		
Alley		

ITEM NO. 7

SECTION 7

SANITARY SEWER, SOLID WASTE, STORMWATER DRAINAGE, POTABLE WATER AND AQUIFER RECHARGE

1. PURPOSE.

The purpose of this section is to provide for analysis and review of present facilities which provide services for sanitary sewer, solid waste, stormwater drainage and potable water in order to plan for projected growth. The existing sewer system is shown on Exhibit 6; and Exhibit 7 shows the existing water system.

2. UTILITIES SUB-ELEMENTS.

A. Sanitary Sewer Sub-Element

Current and Future Conditions

Panama City Beach sanitary sewer facilities are comprised of three components which perform the basic functions of collection, treatment and disposal of sewage. The collection system is composed of a network of collection lines, **pumping stations and transmission mains** which transport wastewater to the treatment facility. The collection network is shown on Exhibit 6.

The treatment plants ~~is~~are the component of the sanitary sewer facility (**Wastewater Treatment Plant 1**) whose ~~is~~function **is** to remove solid and organic materials from the wastewater prior to disposal. **Treated wastewater or reclaimed water is reused in either of two means. One method is pumping into the City's reclaimed water system where it is used for irrigation of larger public properties, common landscaped areas along rights of way and commercial and residential lawns. The second means of reusing reclaimed water is rehydration of wetlands within the City's 2900 acre Conservation Park. Residuals or biosolids resulting from the treatment process are further treated and disposed of by land application on approved sites for soil enhancement. Although previously there were a few other private wastewater treatment facilities within the City's franchised service area, they have since been decommissioned and all of their tributary wastewater redirected to Wastewater Treatment Plant 1.**

~~Disposal of effluent from Wastewater Treatment Plant Number 1 is into the Class-III waters of West Bay. The 0.5 mgd Bay Pointe Wastewater Treatment Plant provides effluent disposal through reuse distribution to Bay Point Country Club golf courses. The accumulated solid residue is disposed at Bay County's Steelfield landfill.~~

~~In addition to the City's wastewater treatment plants, there are two private package~~

~~treatment plants within the service area. Package treatment plants are essentially small treatment systems which have a collection network, treatment plant and disposal system. Package plants can be designed to provide many levels of treatment, but plants providing secondary treatment are most commonly used.~~

~~The City currently has an engineering consultant that is designing and permitting a 4 mgd expansion to its existing 10 mgd wastewater treatment plant, which will enable the plant to treat 14 mgd on a maximum month basis. However the Department of Environmental Protection will only allow the discharge of 7 mgd of treated effluent into West Bay on an annual average basis. Annual average flows have historically been approximately 70% of the maximum month flows, which would indicate a limiting flow of approximately 10 mgd max month average for treatment plant operations. The new reclaimed water system has decreased effluent flows to West Bay by an average of 1.5 to 2.0 mgd per month which provides additional discharge capacity. The planned 4 mgd plant expansion is projected to give the City available capacity through the year 2020. Currently the City treats 2.7 to 5.5 mgd monthly average flows depending on the time of year, with the month of July being the highest due to the peak tourism season. Presently the City has the necessary capacity to handle the peak demand and the design and permitting of an 18 mgd capacity effluent disposal system via receiving wetlands is underway. Construction is expected to begin in mid-2008 and be completed by early 2010.~~ **Wastewater Treatment Plant 1 (WWTP 1) has a rated capacity of 14 million gallons per day (MGD) maximum monthly average and 10 MGD on an annual average basis. Given the seasonal nature of the City's sanitary sewer customer base, the monthly maximum average daily flow criteria is the most critical capacity parameter.**

Based on 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 **is in the planning phase for a second wastewater treatment plant and has acquired the site for this facility. Treatment capacity for this new facility will be developed in phases to coincide with growth. Both treatment facilities will be interconnected to allow for load sharing and system redundancy.** ~~has planned for facilities to be upgraded to coincide with the increased demand.~~

Septic tanks used to be a widely used method of wastewater disposal **within the in-the-City limits.** Six areas which used septic tanks as a means of wastewater disposal included: El Centro, Gulf Highlands I, Gulf Highlands II, Bid-A-Wee, Bahama Beach and Open Sands Subdivision. All of these subdivisions have been retrofitted by the City with sanitary sewer and reclaimed water. The improvements were funded by a grant from the State of Florida.

The City has the operational responsibility for the collection, treatment and disposal of wastewater generated in the City ~~which does not flow into privately owned package plants.~~ The geographic service area of the City wastewater treatment system serves areas predominantly populated with residential and commercial establishments. The predominant commercial uses are motels, restaurants, nightclubs and amusements. Light industrial use is small but growing at

this time. There is no heavy industry use.

TABLE 1
HISTORICAL WASTEWATER TREATMENT SYSTEM
MAXIMUM MONTH AVERAGE DAILY USE

<u>YEAR</u>	<u>MGD</u>
1985	3.25
1986	4.94
1987	4.59
1988	5.30
1989	4.60
1990	4.73
1991	4.96
1992	4.91
1993	5.43
1994	5.21
1995	5.41
1996	5.18
1997	5.28
1998	5.20
1999	5.95
2000	5.51
2001	6.05
2002	5.81
2003	5.70
2004	5.20
2005	5.10
2006	5.20
2007	5.50
2008	5.70
2009	6.20
2010	6.40
2011	6.90
2012	8.20
2013	11.57*
2014	8.63
2015	8.60
2016	8.89
2017	10.32
2018	9.13
2019	9.35

***Un-named heavy rainfall event July 2nd through 5th**

SOURCE: Panama City Beach Utility Department

TABLE 2
PROJECTED MAXIMUM MONTH AVERAGE DAILY WASTEWATER PRODUCTION/USAGE

	<u>2015</u>	<u>2020</u>	<u>2025</u>
Permanent Residents:	17,464	21,233	15,524
Other Service Area Residents:	39,671	46,890	28,962
Tourist Population (daily avg):	16,561	18,284	24,732
Total Population:	73,696	86,407	113,704
Total Pop. Usage:	5.6 mgd	6.6 mgd	10.76 mgd
Non-Residential Usage:	1.5 mgd	1.8 mgd	2.94 mgd
Total Usage:	7.1 mgd	8.4 mgd	13.70 mgd
Remaining Capacity:	6.9 mgd	9.6 mgd	0.30 mgd

Notes:—Unincorporated population estimates are based upon water billing accounts. —Tourist population is based upon estimates from the Tourist Development Council. —Estimates of the Tourist population growth are from the City Building and Planning Department. —Remaining capacity utilizes the current capacity of 10 **Projections are from the Capacity Analysis Report.**

TABLE 3
PROJECTED PEAK DAILY WASTEWATER USAGE (in mgd)

	<u>2008</u>	<u>2015</u>	<u>2020</u>
Total Peak Daily Usage:	7.0	10.2	12.0
Capacity:	10.0	14.0	18.0
Remaining Peak Daily Capacity:	3.0	3.8	6.0

Existing Facility Conditions

The general performance of the existing wastewater treatment system is good. The Collection system maintenance remains relatively low given the age of the collection lines. The City continues to refurbish pump stations **based upon age and condition in accordance with a prioritized capital improvement program** as funds become available. The City recently completed improvements to upgrade the existing treatment facility to advanced wastewater treatment levels (AWT) and expanded the treatment capacity to 10 mgd. Effluent disposal to West Bay is limited to 7 mgd. A public access reuse system with an initial effluent disposal capacity of 0.20 mgd was completed in 2003.

Impact on Natural Resources

~~Presently, the system disposes treated effluent into an un-named stream which flows into Class III waters of West Bay. The advanced secondary treatment quality of the system produces effluent which is purer than that required by current Federal and State regulations for all categories except Copper. The City also disposes of up to 500,000 gallons on the golf courses of Bay Point Country Club. As part of the 3 million gallon per day expansion, the City has committed to disposing of the additional amount of effluent through a public access reuse system with wetland disposal for wet weather conditions. The City has also committed to discontinuing disposal into West Bay for all effluent by 2010.~~

Presently, the City's permit limits allow discharge of up to 14 MGD of reclaimed water to the receiving wetlands at the Conservation Park. In addition, the approved City reuse franchise area provides for up to 10 MGD of reclaimed water to be reused for irrigation. Application of reclaimed water to the Conservation Park wetlands provides for rehydration and reestablishment of the original hydroperiod of the wetlands prior to alteration for silviculture. Uplands within the Conservation Park are being managed through selective thinning, planting and prescribed burns programs to reestablish the original long leaf pine habitat. This 2900 acre Conservation Park is set aside for preservation, recreation and public education.

The City's reuse utility provides an alternate water supply for irrigation uses saving potable water resources and reducing demands on supply. Materials screened from the wastewater (i.e. rags, etc.) are dewatered and disposed of in a properly permitted landfill. Similarly, biosolids/residuals from the treatment process are further treated and applied to agricultural lands in accordance with the applicable regulations as a soil amendment.

Expansion or Replacement

The City is currently in the planning phase for a second wastewater treatment facility with a conceptual capacity up to 12 MGD. A site for this facility has been acquired in the northern portion of the City's industrial park. ~~upgrading its plant to treat an additional four million gallons per day. Planning and permitting for effluent disposal above 10 mgd is currently underway and the improvements for the disposal will be through the public access reuse system alternate wetland disposal. Effluent and residuals are to be disposed of in the same fashion as currently practiced for WWTP 1.~~

Septic Tanks

Rule 64E-6, F.A.C., presently regulates the installation and use of septic tanks in the Panama City Beach area. This Rule outlines the suitability of soils and use of septic tanks. Using this criteria, the area contains soils which are suitable and unsuitable for septic tank systems. The General Soils Map Number 6 describes the soil types and characteristics. The Beach Service Area

is composed of soil type 1 (Kureb, Resota, Mandarin), type 4 (Hurricane, Chipley, Albany), type 5 (Pottsburg, Leon, Rutlege), type 8 (Rutlege, Allanton, Pickney), and type 9 (Bayvi, Dirego). All five soil types are identified as being primarily unsuitable for septic tank systems. Properties and features that affect the absorption of the effluent are permeability, depth to seasonal highwater table, susceptibility to flooding and depth to hardpan. Also, excessive slope or gravel may not adequately filter the effluent. Failure of some septic systems were formerly reported in the Gulf Highlands I and II subdivisions which are located on the eastern and western sides of State Road 79 and north of Panama City Beach Parkway. These subdivisions have since been retrofitted with sanitary sewer and reuse. **There are other planned system expansions to eliminate septic tanks in the South Lagoon and Laguna Beach areas in the unincorporated portions of the utility service area.**

In reviewing soil suitability standards, it is advisable that alternatives to septic tank installation and use should be investigated in all areas of the beach service area.

GOALS, OBJECTIVES AND POLICIES

GOAL: Provide adequate facilities required to meet wastewater needs in the Panama City Beach service area.

OBJECTIVE 1: City shall achieve and maintain the adopted level of service standards for sanitary sewer facilities.

POLICY 1.1: Panama City Beach hereby adopts 80 gallons per capita per day as a level of service standard that will be maintained for sanitary sewer facilities for permanent residents and 60 gallons per capita per day for seasonal visitors.

POLICY 1.2: When actual plus committed flow is 90% of the average annual daily flow permit and design capacity for the existing wastewater facility for Panama City Beach, the City will develop and implement an expansion program that will result in expansion of plant facilities or reconstruction to accommodate projected needs prior to the time the design capacity is reached.

POLICY 1.3: The City will track existing and committed capacities to ensure that capacity is available in the future at the level of service standard.

OBJECTIVE 2: The City will continue to address correcting any existing facility deficiencies.

POLICY 2.1: The City will address any existing facility deficiencies by investigating possible inflow and infiltration problems and refurbishing pump stations as needed

in the existing wastewater collection lines.

OBJECTIVE 3: The City will address coordinating the extension of, or increase in, the capacity of facilities to meet future needs.

POLICY 3.1: The City will evaluate the sewer system on an annual basis and shall upgrade, expand, or replace its sewage facilities as determined by such evaluation to accommodate population demand and ensure operational efficiency.

OBJECTIVE 4: Upon adoption of this Plan, consider developing additional procedures for providing sewage capacity as a means of discouraging urban sprawl and promoting "in-fill" of vacant urban areas.

POLICY 4.1: The City shall provide sewage capacity as applicable to promote the redevelopment objectives of the Housing section and shall consider provision of sewer in these areas to be a priority activity.

OBJECTIVE 5: Maintain and operate the sewage system in an efficient and cost-effective manner.

POLICY 5.1: Through Land Development Regulations, the City shall require that developers provide sewage collection lines constructed to City standards as a part of proposed new developments and that such lines be connected to the Panama City Beach wastewater treatment system.

POLICY 5.2: Priorities for replacement, correction, or expansion of the facilities shall be as follows:

- A. Correction of identified existing deficiencies;
- B. Replacement of facilities to allow for continued operation or design efficiency;
- C. Expansion of facilities.

OBJECTIVE 6: Upon adoption of this Plan, the City will coordinate the extension or increase in capacity of the facilities to meet future needs.

POLICY 6.1: All extensions of the sewer system shall be constructed in conformance with Chapter 17-6, F.A.C., as it may be revised and any applicable standards for facilities which are to be operated and maintained by the City.

POLICY 6.2: Average peak flow design capacity for the City collection system shall be as specified in Chapter ~~6217~~-6, FAC, as amended or any applicable standards for facilities which are to be operated and maintained by the City.

POLICY 6.3: Average flow design capacity for the wastewater treatment system shall be as specified in the operating permit issued by the Florida Department of Environmental Regulation.

~~POLICY 6.4: By 2012, the City will complete a 4 million gallon per day expansion and an upgrade to Advanced Wastewater Treatment levels to the wastewater facility.~~

POLICY 6.5 4: Improvements to the wastewater treatment facilities will be funded through a combination of user fees, impact fees, bonds, state revolving funds, and grants.

OBJECTIVE 7: The City will continue to reduce the number of septic tanks currently in the city limits and limit the number of future septic tanks.

POLICY 7.1: Use of a septic system must discontinue pursuant to S. 381.0065, F.S., once a sanitary sewer system becomes available.

POLICY 7.2: The term available shall be that as defined in S. 381.0065, F.S.

POLICY 7.3: The extension of reuse lines and sanitary sewer lines into unsewered subdivisions will be funded by a combination of user fees, impact fees, bonds, state revolving loans, and grants.

POLICY 7.4: The City's reuse system will continue to be expanded as such projects become financially feasible in order to further the City's potable water conservation efforts. (February, 2011)

B. Solid Waste Sub-Element

Current Conditions

This section addresses the handling and disposal of solid waste. Solid waste includes the sludge from a wastewater treatment plant, garbage, rubbish, refuse, or other discarded material, including solid, liquid, semi-solid, or contained gaseous material resulting from domestic, industrial, commercial, mining, agricultural, or governmental operations. This definition also includes hazardous waste defined as solid waste, or a combination of solid wastes, which, because

of its quantity, concentration, or physical, chemical or infectious characteristics, may cause, or significantly contribute to, an increase in mortality or an increase in serious irreversible or incapacitating reversible illness or may pose a substantial present or potential hazard to human health or the environment when improperly transported, disposed of, stored, treated or otherwise managed.

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.

~~Solid waste generated in Panama City Beach is transported to the Bay County Resource Recovery Plant or the landfill for disposal (Steelfield Landfill). The 600-acre landfill (155 acres permitted of which 37 acres are filled and 23 acres are in operation) has a life expectancy of 46 more years for Class I waste "ash" and 23 more years for Class III waste "non burnable waste". According to officials at the landfill the facility has the potential to handle triple the current capacity. The Bay County Commission approved the closure of the Beach Transfer Station located on North Gulf Boulevard. The closure does not impact solid waste capacity of the area but does require citizens to drive several more miles in order to dispose of waste. 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 increase. In Fiscal Year 2002/2003, Bay County acquired 305 acres to provide additional waste disposal capacity and to serve as a buffer to surrounding properties.~~

~~The County Resource Recovery Plant handles solid waste for all of Bay County and limited amounts of other surrounding counties waste. Solid waste generated by Bay County makes up 85% of the facilities maximum capacity of 500 tons of garbage each day. The facility usually operates~~

at 100% capacity with Bay County's waste having first priority. The following table shows the expected demands and remaining capacity of the solid waste system.

TABLE 4
PROJECTED AVERAGE DAILY SOLID WASTE USAGE

	<u>2008</u>	<u>2015</u>	<u>2020</u>
Permanent Residents:	12,187	17,464	21,233
Other Service Area Residents:	23,972	39,671	46,890
Tourist Population (daily avg):	15,000	16,561	18,284
Total Population:	51,159	73,696	86,407
Total Pop. Usage:	140.7 tons	202.7 tons	237.6 tons

Notes: Unincorporated population estimates are based upon water billing accounts. Tourist population is based upon estimates from the Tourist Development Council. Estimates of the Tourist population growth are from the City Building and Planning Department.

It is difficult to establish the remaining solid waste capacity for the City since Bay County handles solid waste for the entire area. However, as indicated above, Bay County states that there is adequate capacity for solid waste for the entire area for the next 46 years. There have been no level of service deficiencies for solid waste during the planning period nor are any anticipated during the next planning period.

The historical data of solid waste tonnage received at the Beach transfer station shows that after peaking in 1985 at 21,057 tons, solid waste has remained relatively constant at approximately 14,000 tons. Table 5 reflects this data:

TABLE 5
SOLID WASTE TONNAGE RECEIVED
AT BEACH TRANSFER STATION

<u>YEAR</u>	<u>TONS RECEIVED</u>
1984	20,972
1985	21,057
1986	17,411
1987	12,132

1988	16,753
1989	18,994
1990	14,543
1991	16,720
1992	15,102
1993	13,693
1994	14,871
1995	14,955
1996	11,289
1997	10,793
1998	15,183
1999	14,996
2005	Transfer Station Closed

SOURCE: ~~Bay County Solid Waste Department~~

From 1985 to the present, the solid waste generation rate for the Bay County population as a whole ranges from 2 to 6.5 pounds of solid waste per person per day. To be consistent with the LOS standard set by Bay County, 5.5 pounds of solid waste per person per day will be considered as the current level of service which will be maintained into the future.

GOALS, OBJECTIVES AND POLICIES.

GOAL: Provide adequate facilities for the ~~disposition~~ disposal of solid waste.

OBJECTIVE 1: The City shall maintain a level of service based on ~~historical~~ standards set by Bay County data to project future needs for planning adequate facilities for ~~disposition~~ disposal.

POLICY 1.1: Panama City Beach hereby adopts the level of service standard of ~~5.5~~ 6.1 pounds of solid waste per capita per day.

OBJECTIVE 2: Panama City Beach shall coordinate with Bay County to ensure the availability of solid waste disposal facilities based on the City's adopted level of service standard.

POLICY 2.1: Panama City Beach shall coordinate with Bay County, through an interlocal agreement, for the handling and disposal of solid waste through the Bay County Resource Recovery System.

POLICY 2.2: The City shall coordinate the extension of, or increase in the capacity of, facilities to meet future needs if, upon annual review, the available capacity of the City's County's current solid waste disposal allocation reaches ~~90~~ 80% of its capacity.

POLICY 2.3: The City shall utilize the level of service standard to evaluate facility capacity for issuance of Development Permits. The level of service shall be applied as part of the development review and approval process to each application for development approval to determine whether adequate facility capacity exists to serve the proposed development concurrent with the impacts of such proposed development.

POLICY 2.4: Properties for replacement, correcting existing facilities, and facility expansion shall be as follows in priority order:

- A. Correctly identify deficiencies through repair or upgrades;
- B. Replacement of obsolete or worn out equipment;
- C. Expansion or extension of services and equipment.

OBJECTIVE 3: The City shall cooperate with Bay County to implement a program to reduce the generation of solid waste.

POLICY 3.1: The City shall continue to cooperate with Bay County, who has the exclusive franchise for Solid Waste by Special Act of the Florida Legislature, to establish programs intended to reduce overall solid waste in Bay County.

C. Drainage Sub-Element

Current Conditions

This section addresses stormwater drainage for purposes of reducing pollution caused by stormwater runoff. The predominant land uses in the area to be served by the drainage system are commercial (motels, restaurants, nightclubs and amusements) and residential. The City completed a stormwater master plan in September, 2007. The 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 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 a public stormwater system with sufficient capacity. 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. 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 NPDES permitting authorities are required to issue general permits for Phase II-designated small MS4s and small construction activity. The City was approved for our initial MS4 permit in 2004 and we update these permits as required. The Phase II MS4 is intended to further reduce adverse impacts to water quality and aquatic habitat by instituting the use of controls on the unregulated sources of stormwater discharges that have the greatest likelihood of causing continued environmental degradation, as well as, the environmental problems associated with discharges from MS4s in urbanized areas and discharges resulting from construction activity. Stormwater discharges from MS4s in urbanized areas are a concern because of the high concentration of pollutants found in these discharges. Concentrated development in urbanized areas substantially increase impervious surfaces, such as city streets, driveways, parking lots, and sidewalks. The impervious area on which pollutants from concentrated human activities settles and remains until a storm event washes them into nearby storm drains. Another concern is the possible illicit connections of sanitary sewers, which can result in fecal coliform bacteria entering the storm sewer system. Stormwater runoff picks up and transports these and other harmful pollutants then discharges them – untreated – to waterways via storm sewer systems. When left uncontrolled, these discharges can result in fish kills, the destruction of spawning and wildlife habitats, a loss in aesthetic value, and contamination of drinking water supplies and recreational waterways that can threaten public health.

GOALS, OBJECTIVES AND POLICIES.

GOAL: Provide a drainage program which will reduce stormwater pollution and provide reasonable protection from flood damage to public and private property.

OBJECTIVE 1: The Stormwater Management Master Plan is hereby incorporated and adopted as part of this Comprehensive Plan.

POLICY 1.1: The City will implement the strategies, objectives, and recommendations of the Stormwater Management Master Plan.

POLICY 1.2: Funding for implementing the strategies, objectives, and recommendations of the Stormwater Management Plan will come from the City's **General Stormwater** Fund, grants, assessments, and tax increment financing through the Front Beach Road Community Redevelopment Plan.

OBJECTIVE 2: The City shall achieve and maintain the stormwater management level of service standard upon adoption of the Comprehensive Plan.

POLICY 2.1: Stormwater discharge facilities shall be designed to achieve the water quantity and quality standards outlined below. A stormwater discharge facility means the designed features of the property which collect, convey, channel, hold, inhibit or divert the movement of stormwater. Water quantity and quality standards may be achieved by utilization of stormwater discharge facilities which include approved swales, landscape buffers, detention basins, filtration systems, or retention basins to ensure that the following standards are achieved. Stormwater treatment facilities shall be evaluated by the **Northwest Florida Water Management District** ~~Florida Department of Environmental Regulation~~ prior to approval of development permits by the City.

A. Level of Service Standards

1. Water quantity.

All development not exempt from the requirements of Chapter 26, Stormwater Management of the City Code of Ordinances, shall provide for flood attenuation as follows:

(a) At a minimum, facilities shall be provided to attenuate a 25-year frequency storm event of critical duration so that the postdevelopment stormwater peak discharge rate shall not be greater than the predevelopment peak discharge rate. In addition, development which cannot demonstrate a positive, direct discharge into a receiving wetland or a public easement or right-of-way, each with sufficient capacity to accept stormwater runoff from a 100-year frequency storm event of critical duration without adversely affecting other development or property, shall attenuate a 100-year frequency storm event of critical duration. The critical duration shall be defined as the storm event that when routed through the proposed facility results in the greatest post-development discharge rate. The FDOT 1-hour, 2-hour, 4-hour, 8-hour and 24-hour rainfall distribution shall be used to determine the critical duration. Off-site contributions shall be exempt from the foregoing attenuation requirements, provided that they are conveyed through the site and discharged at the same location as prior to development. The analysis of pre-development run-off shall presume the site to be in a natural and undeveloped condition, except that the analysis of pre-development run-off for a public roadway redevelopment project shall use the current site conditions. A public roadway redevelopment project is a roadway project proposed by a governmental entity, or a non-governmental entity if the roadway project is required as an off-site improvement by a development order or permit, that involves the redevelopment of an existing roadway classified as a principal or minor arterial or an urban or rural collector.

(b) For those developments located within the basin of a regional stormwater plan, the stormwater facility shall consider the critical duration for the regional stormwater plan basin. The post-development discharge for the stormwater facility shall not exceed the pre-development rate for

the event equal in duration to the critical event for the regional stormwater plan basin.

- (c) All stormwater discharge facilities shall have sediment controls and skimming devices.
- (d) Off-site discharge flows shall be limited to non-erosion velocities.

2. Water quality.

All development not exempt from the requirements of Chapter 26, Stormwater Management of the City Code of Ordinances, shall provide for stormwater treatment as follows:

- (a) At a minimum, the first one-half inch of stormwater runoff shall be retained within drainage areas less than one hundred (100) acres. For areas one hundred (100) acres or more, the runoff from one inch (1") of rainfall shall be retained with the runoff coefficient being no less than 0.5. The total volume retained must percolate within seventy-two (72) hours.
- (b) The retention and detention of a greater amount of stormwater may be acquired in areas of special concern as designated by the City.
- (c) Except as described in paragraph b, all drainage and stormwater management systems shall comply with requirements of the Northwest Florida Water Management District as set forth in Chapter 62-346, FAC.
- (d) All stormwater discharge facilities shall have sediment controls and skimming devices.
- (e) Off-site discharge flows shall be limited to non-erosion velocities.
- (f) Drainage and stormwater management systems which directly discharge to surface waters within Ecosystem Management Areas or Outstanding Florida Waters (OFW) shall include an additional fifty percent (50%) of treatment criteria specified in Section 62-25.035(1)(b) or Section 62-25.040 or Section 62-25.042, FAC (OFW standards).

POLICY 2.2: The City shall use the level of service standard for evaluating facility capacity and for issuance of Development Permits. The level of service standards shall be applied to each application for development approval as outlined above to make certain that adequate facility capacity exists to serve proposed development concurrent with the impacts of each development.

Joining the National Flood Insurance Program (NFIP) in 1977 was an important step toward reducing a community's risk of flooding and making a speedier, more sustained recovery should flooding occur. It also allows property owners within a participating

community to purchase NFIP flood insurance and receive disaster assistance for flood-related damage. Identifying our community's flood hazards and then acting to reduce those risks along with managing to a higher standard will result in a stronger, more resilient community by following best practices:

- **Adopting and enforcing higher floodplain management standards than NFIP minimum requirements (e.g., higher freeboard, lower substantial damage ratios)**
- **Maintaining rigorous enforcement**
- **Promoting open space through property buyouts and community planning**
- **Encouraging responsible building practices (ASCE or IBC)**
- **Promoting the purchase of flood insurance**

The City currently has a stormwater masterplan modeled by consultants which is updated to include new developments in flood zones and sensitive areas prone to flooding. The flood map adoption process near the end of a new Flood Insurance Rate Map (FIRM) study process is a good opportunity to improve those standards. By following best practices and adopting higher standards than the federal minimum the City can expect faster recovery from flooding events, lower impact to other properties and communities, and reduced financial and physical effects on property owners. In addition, flood insurance premiums for residents and business owners in high-risk areas can be reduced substantially if communities build higher and actively participate in the Community Rating System (CRS). By conducting mitigation and outreach activities that increase safety and resilience, including CRS credits for regulating to higher standards, the City has earned credits and discounts on flood insurance premiums for property owners.

D. Potable Water Sub-Element

Current Conditions

This section is to address the potable water needs of the Panama City Beach service area with water originating from Deerpoint Lake. The potable water system within the City limits is shown on Exhibit 7.

The City provides potable water service for virtually all land uses from Phillips Inlet to Hathaway Bridge. This system consists of two water treatment **facilities with storage and high service pumping stations.** ~~Plants and thirteen water wells.~~

In 1999, the City entered into an interlocal agreement with Bay County to construct a new potable water line from Deer Point Lake via County Road 388 to the City. The system became operational in March, 2002 and eliminated the water wells. The interlocal agreement states that 26.39 million gallons a day (mgd) is available to the City in 2010 with increasing amounts each year up to 33.79

mgd in the year 2020. The current available pumping and transmission capacity is approximately 32.8 mgd and with planned capital improvements the capacity will be increased to 38.5 mgd. The contract with the County has been designed to increase each year by approximately 4% per year in order to continue to have capacity available for growth. Additionally, the City has completed construction of ~~7, 7, 5 and 2 million gallon storage tanks,~~ **two 7 million gallon tanks at the West Bay Water Treatment Facility and 5, 4 and 2 MG storage tanks at the McElvey Water Treatment Facility providing** ~~which gives the City an additional 251 million gallons of working reserve for peak season and fire flow demand.~~

The daily average water demand from January 1, 2010 ~~2019~~ through July-December 31, 2010 ~~2019~~ was ~~9.14 mgd~~ **13.95** MGD on a monthly average with a daily peak usage of ~~14.89~~ **19.99** MGD. ~~For the remainder of 2010, it is projected the potable water system will see a demand of a daily average of 11.58 mgd and a daily peak usage of 18.88.~~ The County's available capacity to supply potable water to the City in 2010 is ~~26.4~~ **32.96** mgd, which leaves an excess capacity of ~~14.82~~ **19.01** mgd on a daily average and an excess capacity of ~~7.52~~ **12.97** mgd on daily peak usage. Table 6 shows the historical potable water usage and capacity while Table 7 shows the projected usage and capacity from 2010 to 2030.

The City has also implemented a water reclaimed system that will make 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 potable water usually used for irrigation in these new subdivisions will be replaced by reclaimed water. The following tables shows the historical and expected demands and remaining capacity of the potable water system.

TABLE 6

Historical Potable Water Usage (in mgd)

	<u>2005</u>	<u>2008</u>	<u>2009</u>	<u>2014</u>	<u>2019</u>
Daily Average	12.23	11.47	11.25	11.15	13.95
Daily Peak	18.40	19.93	18.33	18.65	19.99
Capacity	23.10	25.00	25.69	26.40	32.96
Remaining Capacity (Daily Avg.)	10.87	13.53	14.44	15.25	19.01
Remaining Cap. (Daily Peak)	4.70	5.07	7.36	7.75	12.97

Source: Panama City Beach Water Consumption History and Projections. City of Panama City Beach Utilities Department.

(Ordinance 1341)

TABLE 7

Projected Daily Potable Water Usage (in mgd)

	<u>2015</u>	<u>2020</u>	<u>2025</u>	<u>2030</u>
Total Average Daily Usage:	11.59	13.47 14.30	15.64 16.18	18.30
Total Peak Daily Usage:	18.88	21.78 20.49	25.30 23.18	26.23
Capacity:	29.86	33.79	33.79	33.79
Remaining Capacity (Daily Avg)	18.27	20.32 19.49	18.15 17.61	15.49
Remaining Capacity (Peak Daily)	10.98	12.01 13.30	8.49 10.61	7.56

Source: Panama City Beach Water Consumption History and Projections, 2015, City of Panama City Beach Utilities Department, ~~and the City of Panama City Beach Building and Planning Department.~~

GOALS, OBJECTIVES AND POLICIES.

GOAL: Provide adequate water distribution capability to accommodate existing and future demand.

OBJECTIVE 1: Establish a level of service for potable water within the service area.

POLICY 1.1: Panama City Beach adopts the following as its level of Service for the provision of potable water:

- A. Level of service of 125 gallons per capita per day average.
- B. Pressure: 30 psi at point of delivery.

POLICY 1.2: Priorities for replacement, correction of deficiencies, and facility expansion shall be as follows in priority order:

- A. Correction of deficiency;
- B. Replacement of facilities to allow for continued operation or design efficiency;
- C. Expansion or extension of facilities.

POLICY 1.3: Continue to work with Bay County to wholesale water to the City for distribution.

OBJECTIVE 2: Maximize the use of existing water distribution facilities

to reduce urban sprawl.

POLICY 2.1: The City shall encourage and allow development of land within the City which has access to potable water, thereby reducing the potential for urban sprawl in the unincorporated areas.

OBJECTIVE 3: Upon adoption of this Plan, require use of water conservation measures and techniques.

POLICY 3.1: The City shall enforce the use of water conservation plumbing fixtures and equipment, as required in 553.963 Fla.Stat.

POLICY 3.2: The City shall undertake emergency measures specified in the Northwest Florida Water Management District Water Shortage Plan in the event of a potable water emergency.

POLICY 3.3: The City shall pursue additional revenue sources to fund water supply and facility projects.

POLICY 3.4: The City shall regularly review the potable water impact fees to ensure they are adequate to fund system improvements for new development, redevelopment, and to maintain and repair the existing system.

POLICY 3.5: The City will continue to examine the extent to which interconnectivity is possible with water facilities of other local jurisdictions.

POLICY 3.6: The City will coordinate with the Northwest Florida Water Management District and Bay County to protect the water quality of Deer Point Lake and any new alternative water supply source.

~~POLICY 3.7: The City will conduct a rate study in 2016 and upon its conclusion will consider rate structures that improve water conservation such as: full cost rate structures, inclining block rates, and seasonal rates. (Ordinance 1344)~~

POLICY 3.87: The City will continue to encourage water conservation through land development regulations by requiring the preservation and use of native vegetation, when possible, as well as encouraging xeriscaping. (Policies 3.3 - 3.8 added February, 2011)

E. Groundwater Aquifer Recharge Sub-Element

According to the Northwest Florida Water Management District, the land surface activities

on Panama City Beach are not prone to impact the Floridian Aquifer which is protected by a thick, confining unit of competent clays and other low permeability sediments.

OBJECTIVE 1: The City will protect against salt-water intrusion of the Floridan Aquifer.

POLICY 1.1: The City will coordinate with the Northwest Florida Water Management District and Bay County to protect the water quality of Deer Point Lake and any new alternative water supply source. (Objective and Policy added February, 2011)

Exhibit 6 Sanitary Sewer Service Area



Exhibit 6 Sanitary Sewer Service Area



Exhibit 6 Sanitary Sewer Service Area



Exhibit 6 Sanitary Sewer Service Area

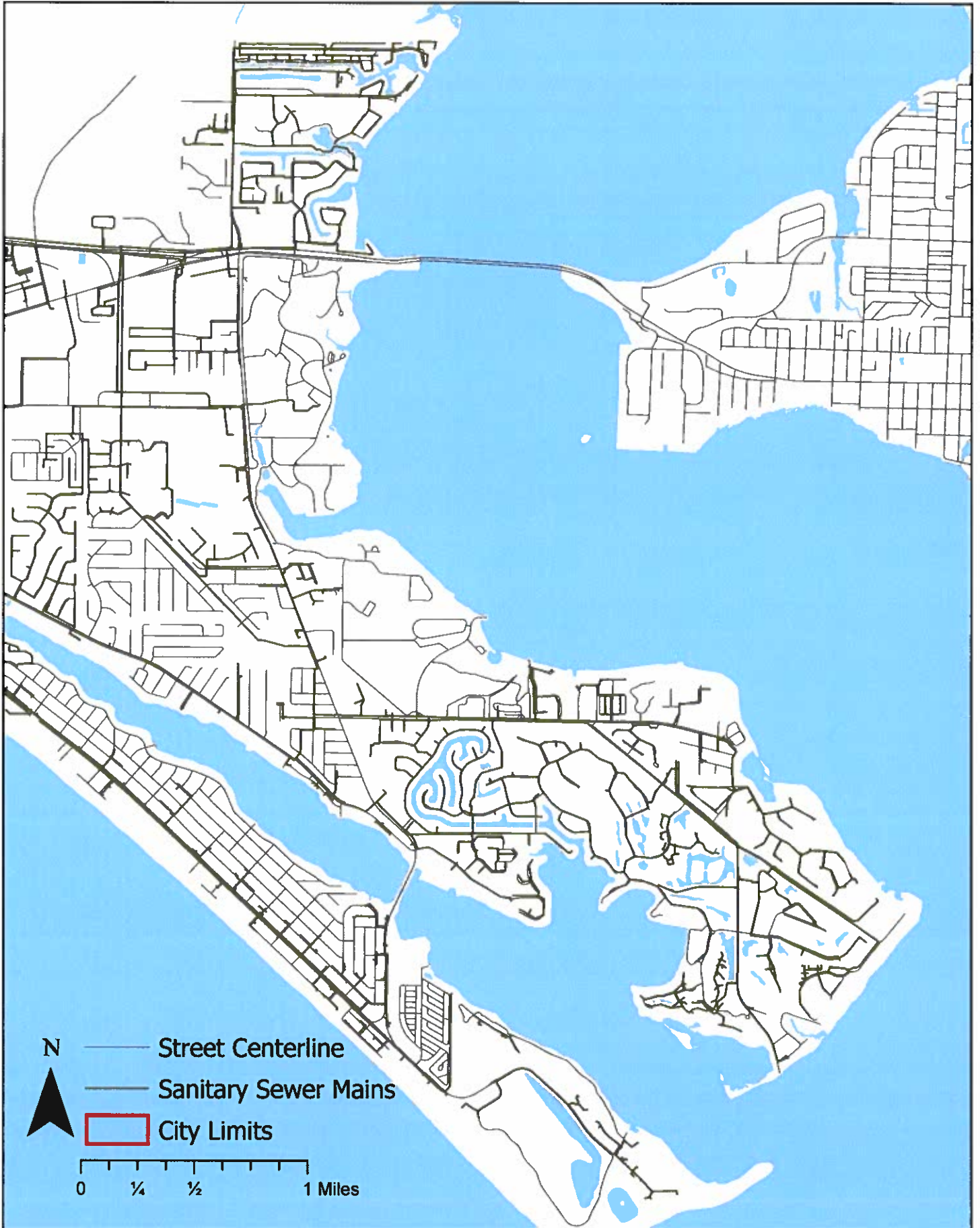


Exhibit 7 Water Distribution Service Area

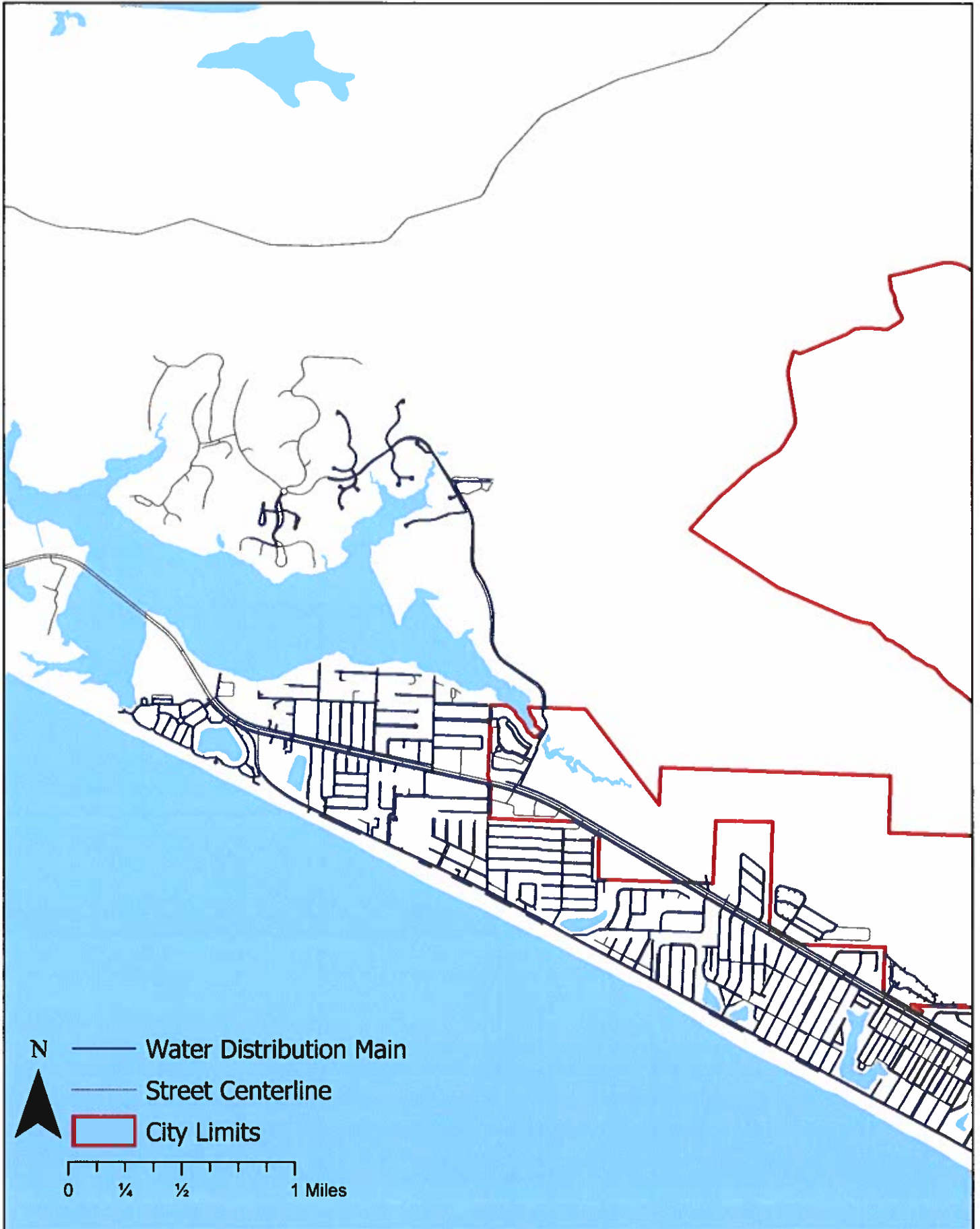


Exhibit 7 Water Distribution Service Area



Exhibit 7 Water Distribution Service Area



Exhibit 7 Water Distribution Service Area

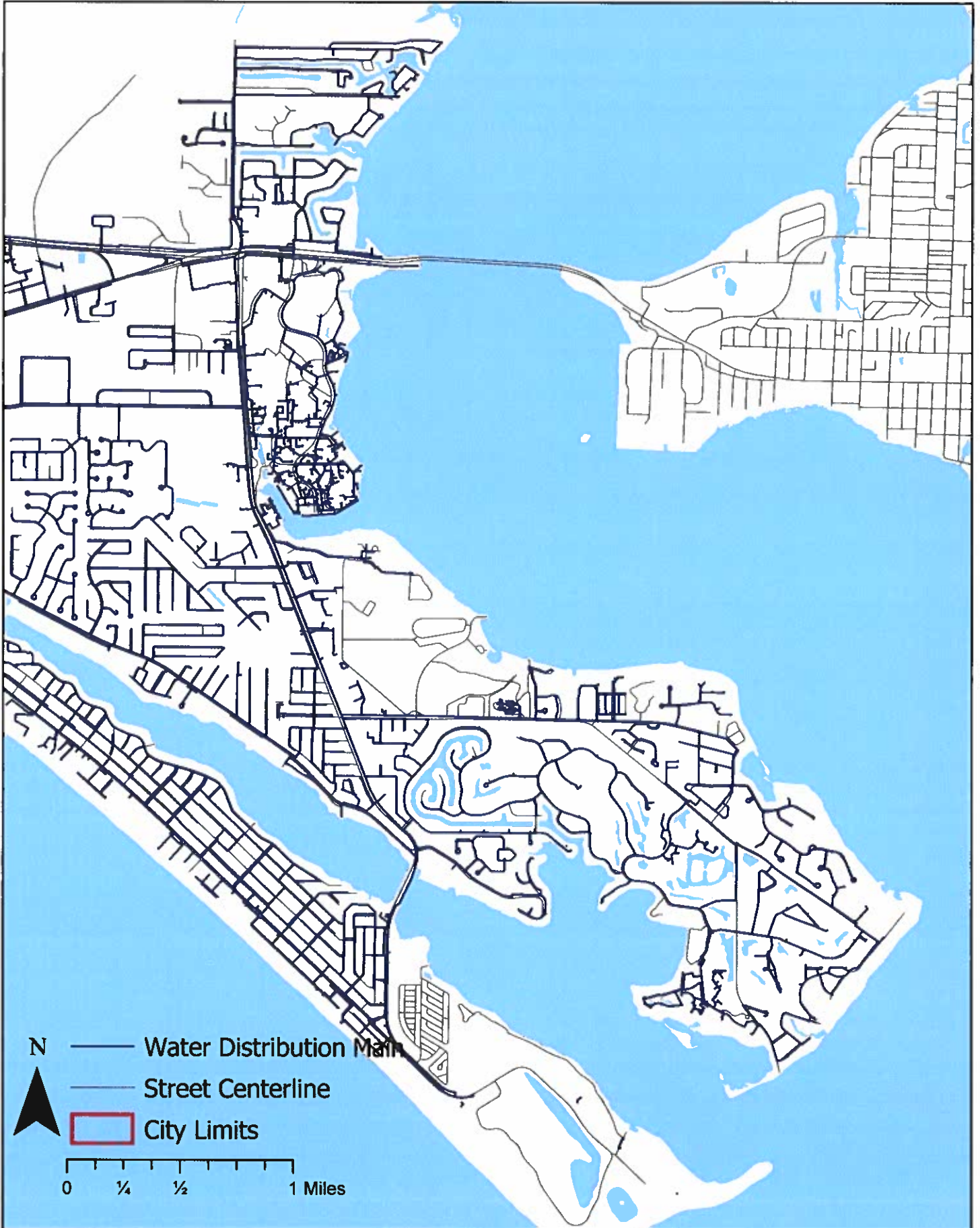
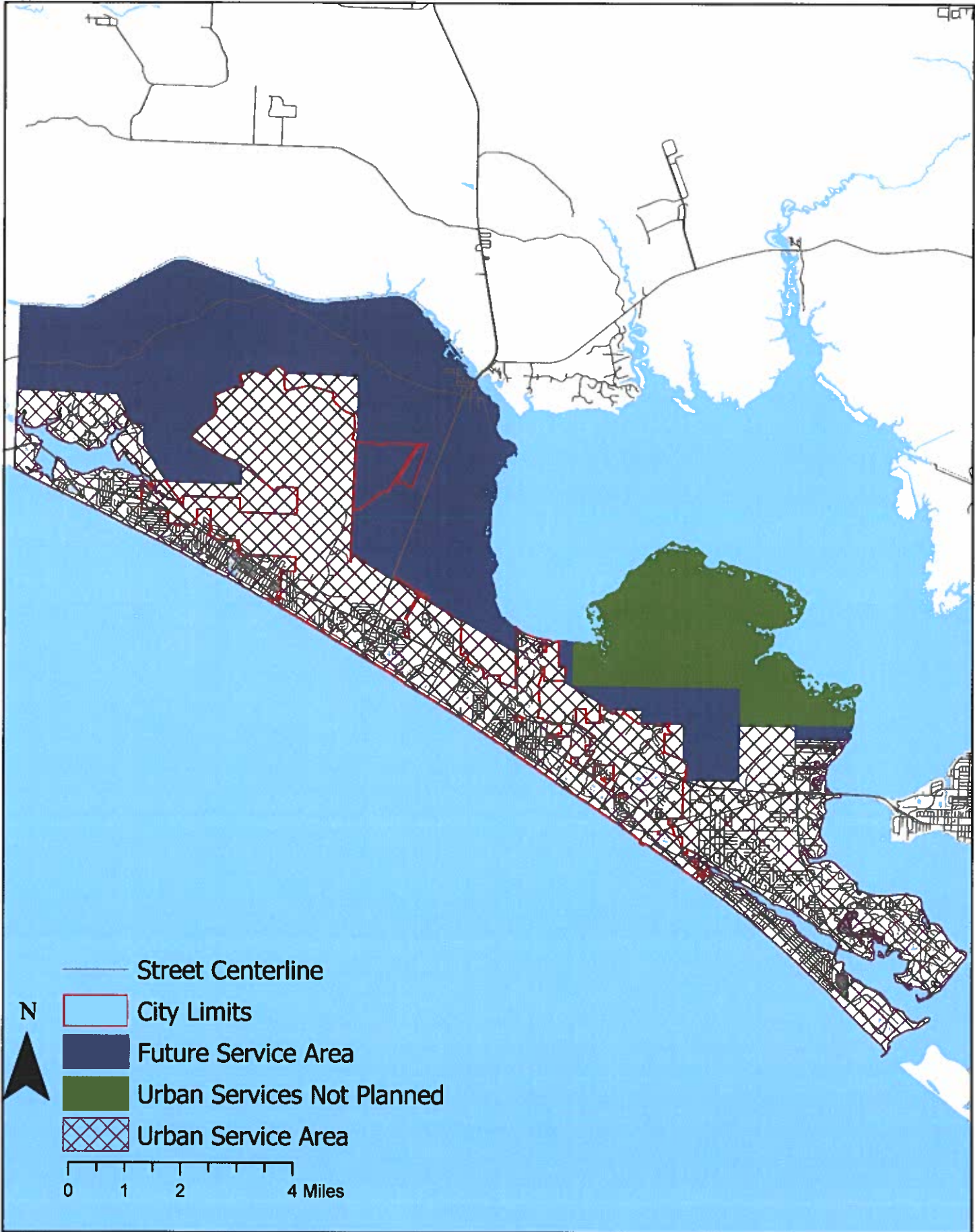


Exhibit 7-A Service Area Map



ITEM NO. 8

Discussion item only.

ITEM NO. 9



CODE ENFORCEMENT

March 2020

(February 26- March 22, 2020)



March Citation Report

DATE	VIOLATION DESCRIPTION	CITATION AMOUNT	AMOUNT COLLECTED	OFFICER	GENERAL OR CRA
2/27/2020	Litter	\$100.00		LS	CRA
2/28/2020	Litter	\$100.00	\$100.00	LS	GF
3/3/2020	Litter	\$250.00	\$250.00	LS	CRA
3/3/2020	Damaged Fence	\$100.00		JM	GF
3/6/2020	Litter	\$250.00		LS	CRA
3/16/2020	Failure to pay BTR 1%	\$200.00		LS	CRA
3/18/2020	Damaged Fence	\$100.00		JM	GF
TOTALS		\$1,100.00	\$350.00		

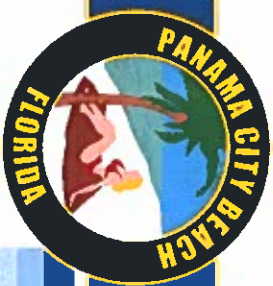
* All citations written by Code Enforcement Officers February 26- March 22, 2020.



March Outstanding Citations

DATE	VIOLATION DESCRIPTION	CITATION AMOUNT	AMOUNT DUE	OFFICER	GENERAL OR CRA
1/7/2020	Off-Street Parking	\$100.00	\$2,000.00	LS	CRA
1/8/2020	Building Maintenance	\$450.00	\$450.00	JM	GF
1/8/2020	Detrimental Conditions	\$250.00	\$250.00	JM	CRA
1/9/2020	Trash	\$250.00	\$250.00	JM	GF
1/14/2020	Prohibited Sign	\$100.00	\$100.00	LS	CRA
1/15/2020	Off-Street Parking	\$100.00	\$2,000.00	LS	CRA
1/15/2020	Prohibited Sign	\$100.00	\$100.00	LS	CRA
1/20/2020	Prohibited Sign	\$200.00	\$200.00	LS	CRA
1/21/2020	Prohibited Sign	\$200.00	\$200.00	LS	CRA
1/22/2020	Prohibited Sign	\$200.00	\$200.00	LS	CRA
1/22/2020	Off-Street Parking	\$100.00	\$2,000.00	LS	CRA
1/24/2020	Building Maintenance	\$25.00	\$25.00	JM	GF
1/27/2020	Prohibited Sign	\$200.00	\$200.00	LS	CRA
1/30/2020	Off-Street Parking	\$100.00	\$100.00	LS	CRA
1/30/2020	Prohibited Sign	\$200.00	\$200.00	LS	CRA
2/3/2020	Litter	\$100.00	\$100.00	LS	CRA
2/7/2020	Detrimental Conditions	\$250.00	\$250.00	JM	GF
2/24/2020	Failure to Pay BTR 1%	\$200.00	\$200.00	LS	CRA
2/27/2020	Litter	\$100.00	\$100.00	LS	CRA
3/3/2020	Damaged Fence	\$100.00	\$100.00	JM	GF
3/6/2020	Litter	\$250.00	\$250.00	LS	CRA
3/16/2020	Failure to Pay BTR 1%	\$200.00	\$200.00	LS	CRA
3/18/2020	Damaged Fence	\$100.00	\$100.00	JM	GF
TOTALS		\$3,875.00	\$9,575.00		

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



Outstanding Citation Liens (2019-2020)

DATE	VIOLATION DESCRIPTION	CITATION AMOUNT	LIEN AMOUNT	LIEN FILE DATE	OFFICER	GENERAL OR CRA
1/10/2019	Abandon Materials-Driveway	\$250.00	\$125.00	6/20/2019	JM	GF
2/7/2019	Junk Vehicle & Litter	\$250.00	\$250.00	6/20/2019	JM	GF
2/19/2019	Damaged Fence	\$100.00	\$2,000.00	6/20/2019	JM	GF
3/4/2019	Damaged Fence	\$100.00	\$2,000.00	7/11/2019	JM	GF
3/4/2019	Grass & Abandoned Material	\$100.00	\$2,000.00	7/11/2019	JM	GF
3/11/2019	Failure to Secure Pool	\$200.00	\$4,000.00	7/11/2019	JM	GF
3/28/2019	Grass/ Weeds Overgrowth	\$100.00	\$2,000.00	7/11/2019	JM	GF
4/10/2019	Damaged Fence	\$100.00	\$5,000.00	7/11/2019	JM	GF
5/3/2019	Accumulation of Abandoned Material & Litter	\$250.00	\$250.00	7/11/2019	LS	GF
5/9/2019	Accumulation of Abandoned Material	\$250.00	\$250.00	7/11/2019	LS	GF
5/15/2019	Accumulation of Junk	\$250.00	\$5,000.00	7/31/2019	JM	GF
6/3/2019	Grass/ Weeds Overgrowth	\$100.00	\$100.00	8/27/2019	LS	GF
6/5/2019	Accumulation of Trash, Junk, Debris	\$250.00	\$5,000.00	9/12/2019	LS	GF
6/13/2019	Accumulation of Trash, Junk, Debris	\$250.00	\$5,000.00	9/12/2019	LS	GF
6/27/2019	Grass/ Weeds Overgrowth	\$100.00	\$2,000.00	9/23/2019	JM	GF
7/2/2019	Grass/ Weeds Overgrowth	\$100.00	\$100.00	10/24/2019	JM	GF
7/16/2019	Grass/ Weeds Overgrowth	\$200.00	\$1,600.00	10/24/2019	JM	GF
7/17/2019	Grass/ Weeds Overgrowth	\$100.00	\$100.00	10/24/2019	LS	GF
7/23/2019	Failure to Furnish Trash Receiptacle	\$250.00	\$250.00	10/24/2019	LS	GF
7/22/2019	Grass/ Weeds Overgrowth	\$100.00	\$2,000.00	10/31/2019	JM	GF
8/6/2019	Grass/ Weeds Overgrowth	\$100.00	\$100.00	10/31/2019	JM	GF
8/14/2019	Grass/ Weeds Overgrowth	\$200.00	\$200.00	11/13/2019	LS	GF
8/20/2019	Fire Code	\$250.00	\$250.00	11/13/2019	JT	CRA
9/4/2019	Grass/ Weeds Overgrowth	\$100.00	\$100.00	1/22/2020	LS	GF
9/16/2019	Fence Without a Permit	\$100.00	\$100.00	1/22/2020	LS	GF
9/25/2019	Grass/ Weeds Overgrowth	\$100.00	\$100.00	1/22/2020	LS	GF
9/25/2019	Use of Public Sewers Required	\$100.00	\$100.00	1/22/2020	LS	GF
9/25/2019	Failure to Maintain Fence	\$100.00	\$100.00	1/22/2020	LS	GF
9/25/2019	Unsanitary Pool	\$250.00	\$4,750.00	1/22/2020	LS	GF
12/26/2019	Wet Trash	\$250.00	\$250.00	3/9/2020	LS	CRA
12/2/2019	Unsanitary Pool	\$250.00	\$250.00	3/9/2020	JM	GF
Totals		\$5,200.00	\$45,325.00			



Outstanding Abatement Liens

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



Fees Collected: Citations & Liens

DATE	VIOLATION	CITATION AMOUNT	AMOUNT COLLECTED	OFFICER	GENERAL OR CRA
1/23/2019	Trash	\$250.00	\$250.00	JM	GF
2/7/2020	Abandoned Material	\$250.00	**\$25.00	JM	GF
2/28/2020	Litter	\$100.00	\$100.00	LS	GF
2/7/2020	Visible Dumpster/ Litter	\$100.00	\$100.00	JM	CRA
3/3/2020	Litter	\$250.00	\$250.00	LS	CRA
		\$950.00	\$725.00		

* Includes fees collected for all citations and liens February 26- March 22, 2020.

** Citation Fee Mitigated



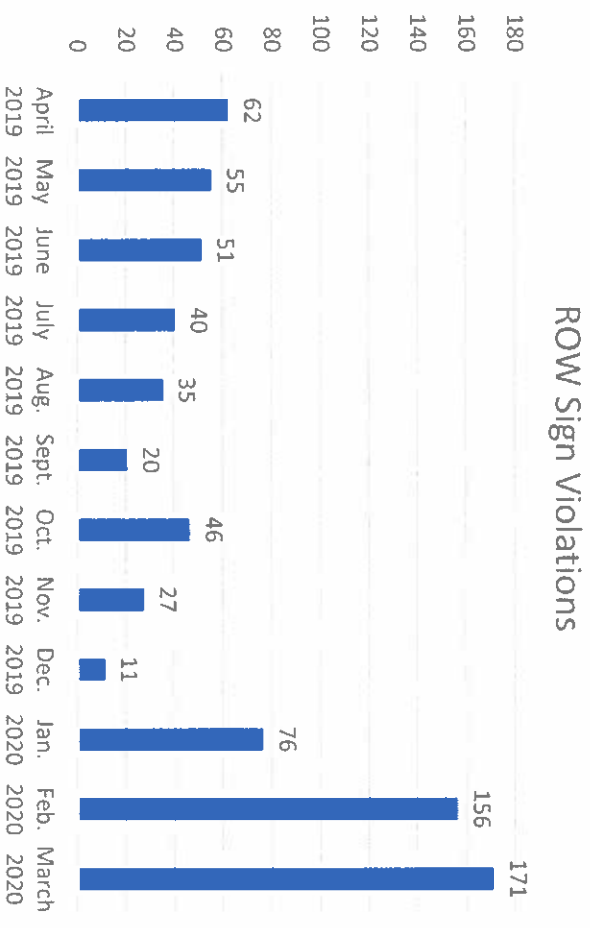
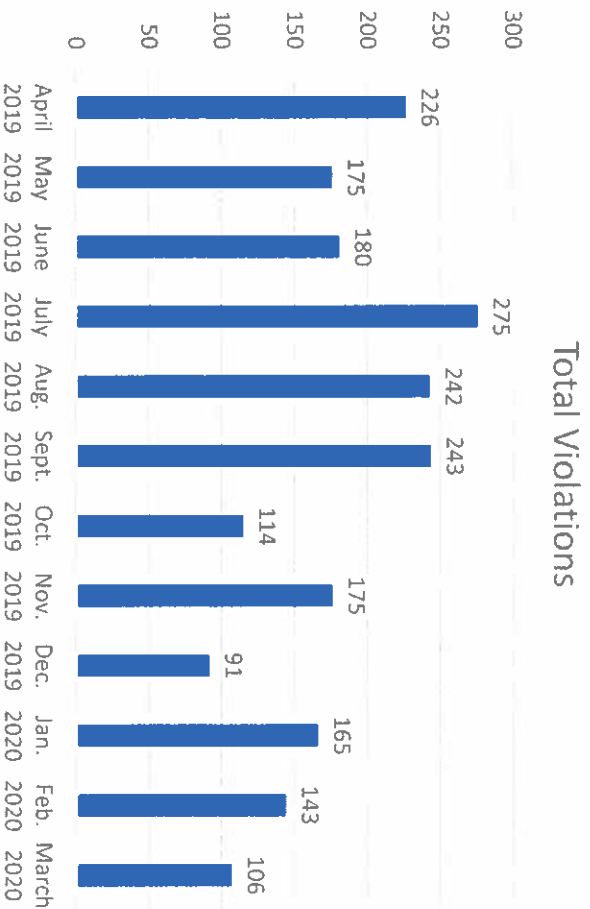
March Violation Status

Code	Description	Closed	Open	Grand Total
8-32 (A)	Building Permit Required	1	1	1
12-2	Duty to Furnish Receptacles		1	1
12-4	Garbage and Trash: Prohibited Practices and Violations	5	1	6
12-5	Wet Trash	1		1
12-6	Litering		1	1
12-7	Requirement to Keep Property Free of Litter		1	1
14-4	Delinquent BTR 1%	1		1
14-28	Failure to Pay BTR 1%	1		1
15-18, 15-17 (3)	Abandoned Material Detrimental Conditions	2	5	7
15-18, 15-17 (6)	Excessive Growth of Grass/ Weeds	36	35	71
22-47	Abandoned Vehicle	3	2	5
5.02.03 LDC	Fences	2	4	6
5.02.04 LDC	Dumpster Screening Required		1	1
5.03.01 LDC	Temporary Uses and Structures	1		1
5.07.02(B) LDC	Unpermitted Sign		1	1
5.07.04 LDC	Prohibited Signs		1	1
Totals		53	53	106



Violation Summary

In March 2020, 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 Division issued 106 violations.





Violation Summary

Type of Violations

