

**CITY OF PANAMA CITY BEACH
PLANNING BOARD**

MEETING DATE: July 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** **Pledge of Allegiance – Mark Caron**
- ITEM NO. 3** **Approval of May 13, 2020 Planning Board Meeting Minutes**
- ITEM NO. 4** **Public Comments-Non-Agenda Items Limited to Three Minutes**
- ITEM NO. 5** **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. 6** **Michael Heyden is requesting authorization of a variance to reduce the required ten (10) foot interior side setback from the western property line to allow for a five (5) foot side setback and to reduce the required ten (10) foot interior side setback from the eastern property line to allow for a three (3) foot side setback. The request also includes a variance from the parking requirements in the Land Development Code, Section 4.05.02.E to allow the enclosed garage parking to be counted toward the required parking for Single Family or Multi-family Dwellings. The location of the property is 17485 Front Beach Road.**
- ITEM NO. 7** **Comprehensive Plan – Section 10 – Recommended Changes**
- ITEM NO. 8** **Pier Park Entertainment Regulations - Discussion**

ITEM NO. 9 Ordinance 1529 Portable Storage Containers

ITEM NO. 10 Code Enforcement Update

ITEM NO. 11 Outfalls Discussion

All interested persons are invited to attend and to present information for the Board's consideration. Further information may be obtained from the Building & Planning Department at 233-5054, extension 2313. Anyone not appearing in person may submit written comments to the Building & Planning Department at 116 South Arnold Road, Panama City Beach, Florida 32413, any time prior to the stated meeting time. All comments received will be considered before final action is taken. If a person decides to appeal a decision of the Planning Board, a record of the proceedings will be needed. Such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. Any person requiring a special accommodation at this meeting because of a disability or physical impairment should contact the Jo Smith, Interim City Clerk at City Hall, 17007 Panama City Beach Parkway, Panama City Beach, Florida 32413 or by phone at (850) 233-5100. If you are hearing impaired and you possess TDD equipment, you may contact the City Clerk using the Florida Dual Party Relay system which can be reached at (800) 955-8771 (TDD).

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

ITEM NO. 5

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)

March 19, 2020

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.



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

June 5, 2020

Dear Neighbor,

The St. Joe Company has applied to the City of Panama City Beach to develop a Planned Unit Development along the east and west sides of Arnold Road (Highway 79). Attached to this letter is a “bubble plan” that shows the location of the project and the general location of the uses within the project. Proposed uses include a mix of residential, retail and services, and open space. This addition to the community includes uses that are designed to enhance the function and livability of the community as a whole while blending in with the built environment.

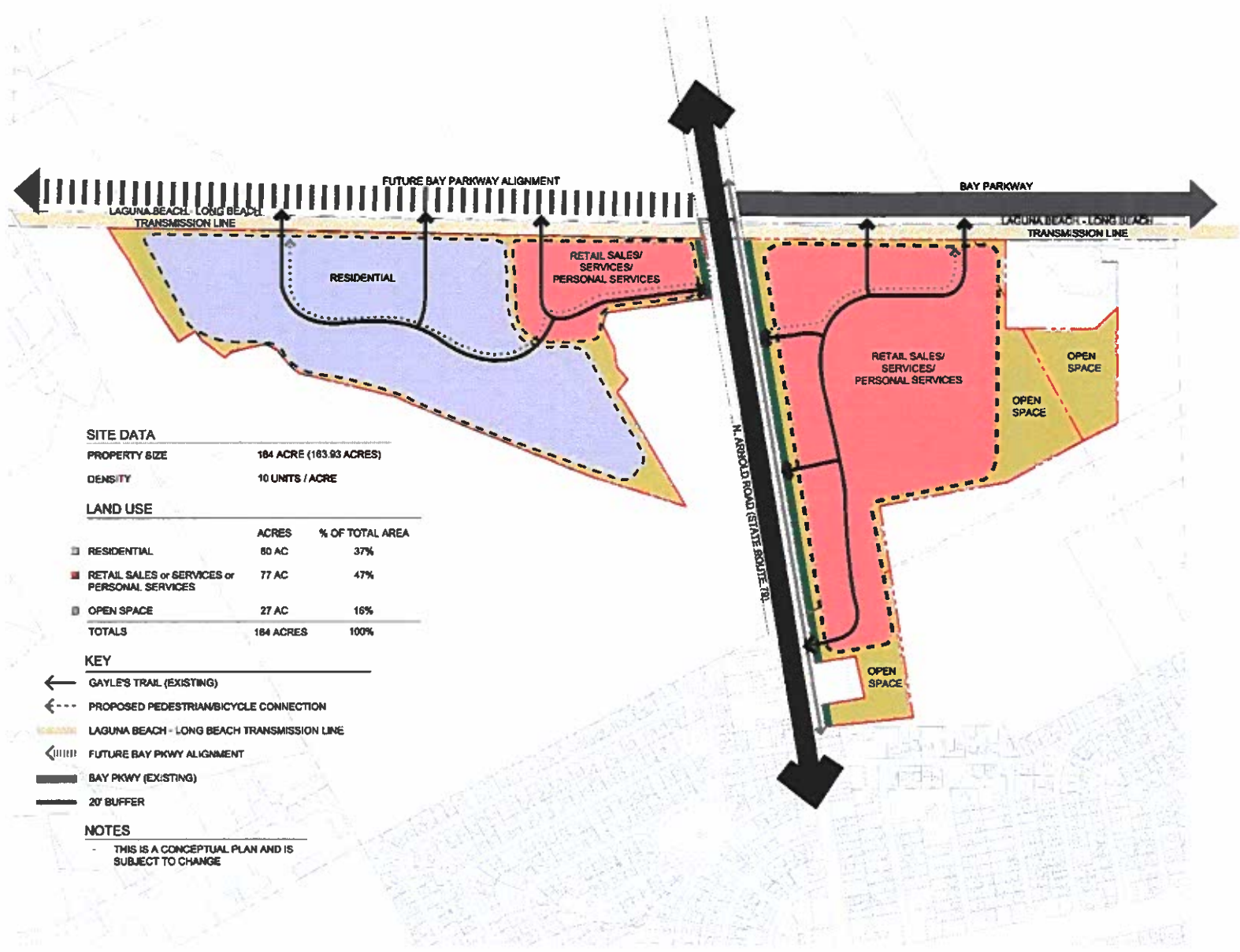
We are having a community meeting on June 25, 2020 from 5:00 pm – 7:00 pm at the Frank Brown Community Center (16200 Panama City Beach Parkway, Panama City Beach) to discuss these plans with you. We want to hear any concerns and answer any questions you have about the project. Due to the Covid-19 illness, this public meeting will be slightly different from public meetings you may have attended in the past. Attendees of the meeting will be asked to practice social distancing, staying at least six feet away from other meeting attendees. In addition, we will be allowing only ten people into the meeting room at a time. Mask wearing is appreciated, and sanitizing of high touch surfaces will be taking place. We hope this setup will allow us to answer your questions and keep everyone safe.

If you are unable to attend the meeting, we would still like to hear from you. The phone numbers and e-mail addresses for myself and our agent, Ray Greer, are below. Please feel free to call or e-mail myself or Ray with questions or concerns.

Ray Greer, AICP
Project Manager
Stantec
850.545.6503
Ray.Greer@stantec.com

Catherine McCloy, AICP
Director of Planning and Development
The St. Joe Company
850.231.7402
Catherine.Mccloy@joe.com

Previously, we sent out registered letters on March 17, 2020 to notify you that the City’s Planning Commission was scheduled to review and discuss our project on April 8, 2020. Due to the Coronavirus outbreak, this meeting has been rescheduled for July 8, 2020 at 1:00pm. Please see the attached notice for information concerning the Planning Board Meeting and the details for the Community Meeting.



SITE DATA

PROPERTY SIZE	184 ACRE (183.93 ACRES)
DENSITY	10 UNITS / ACRE

LAND USE

	ACRES	% OF TOTAL AREA
RESIDENTIAL	80 AC	37%
RETAIL SALES or SERVICES or PERSONAL SERVICES	77 AC	47%
OPEN SPACE	27 AC	16%
TOTALS	184 ACRES	100%

KEY

- ← GAYLE'S TRAIL (EXISTING)
- ← - - - PROPOSED PEDESTRIAN/BICYCLE CONNECTION
- LAGUNA BEACH - LONG BEACH TRANSMISSION LINE
- ||||| FUTURE BAY PKWY ALIGNMENT
- BAY PKWY (EXISTING)
- - - 20' BUFFER

NOTES

- THIS IS A CONCEPTUAL PLAN AND IS SUBJECT TO CHANGE

FOUR CORNERS PLANNED UNIT DEVELOPMENT

THE ST. JOE COMPANY
 64 ARNOLD ROAD
 PALM BEACH, FL 33413

2814670

REVISION / ISUANCE		
NO.	DESCRIPTION	DATE
1	PUB-CONCEPTUAL PLAN	01.18.20
2	PUB-CONCEPTUAL PLAN	01.28.20
3	PUB-CONCEPTUAL PLAN	02.02.20
4	PUB-CONCEPTUAL PLAN	02.05.20

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

DATE: 02/05/2020

SCALE: 1"=50'

1"=50'

1"=50'

1"=50'

CONCEPTUAL PLAN

**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 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).

COMMUNITY MEETING INFORMATION

Date: June 25, 2020

Time: 5:00 - 7:00 p.m.

Place: Frank Brown Park Community Center, 16200 Panama City Beach Parkway, Panama City Beach

PLANNING COMMISSION MEETING INFORMATION

Date: July 8, 2020

Time: 1:00 p.m.

Place: City Council Meeting Room, 17007 Panama City Beach Parkway, 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
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
4.04.01.B.8 Access Standards and Permitting	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.	No deviation requested from existing standard
4.04.03.A Pedestrian and Bicycle Facilities Required	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.	No deviation requested from existing standard
4.02.03.A.5 Greenway Connection	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.	No deviation requested from existing standard Connections to Gayle's Trails will be provided
4.04.03.B Sidewalk Standards	Sidewalks adjacent to a public road shall be no less than 5' wide.	No deviation requested from existing standard
Table 4.04.04.A and B: Street Specifications Summary	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.	No deviation requested from existing standard
4.04.04.D: Bike Lanes	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	No deviation requested from existing standard

Land Development Code Section	Existing Development Standards	Proposed Minimum Development Standards
4.04.04.D.3(f): Sidewalks	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.	No deviation requested from existing standard
Table 4.04.04.F: Minimum Right-of-Way Width	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)	No deviation requested from existing standard
E. Setback Requirements		
Table 4.02.02.A Building Height and Setback Standards, Multi-Family Residential	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 3 rd 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)	Front: 20' setback, Side: 5' minimum side Street Side: 15' setback (plus 2.5 feet for each story above the 3 rd story) Rear: 10'
Table 4.02.02.A Building Height and Setback Standards, Single-Family Residential	Front: 30' setback, Side: 12' setback Street Side: 25' setback Rear: 30' setback	Front: 20' setback, Side: 5' setback Street Side: 15' setback Rear: 10' setback

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
10.02.05.1.2 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

ZONING DOCUMENTATION

FOUR CORNERS PLANNED UNIT DEVELOPMENT

PUD CONCEPTUAL PLAN

PANAMA CITY BEACH, FL 32413

DATE: 02-05-2020

SHEET INDEX

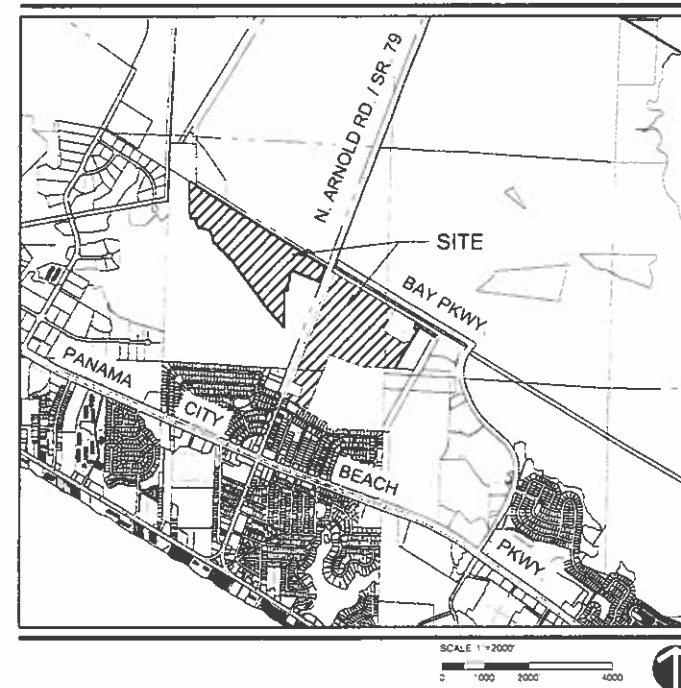
SHEET LIST	
Sheet Number	Sheet Title
1	COVER SHEET
2	PARCEL MAP
3	CONCEPTUAL PLAN

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

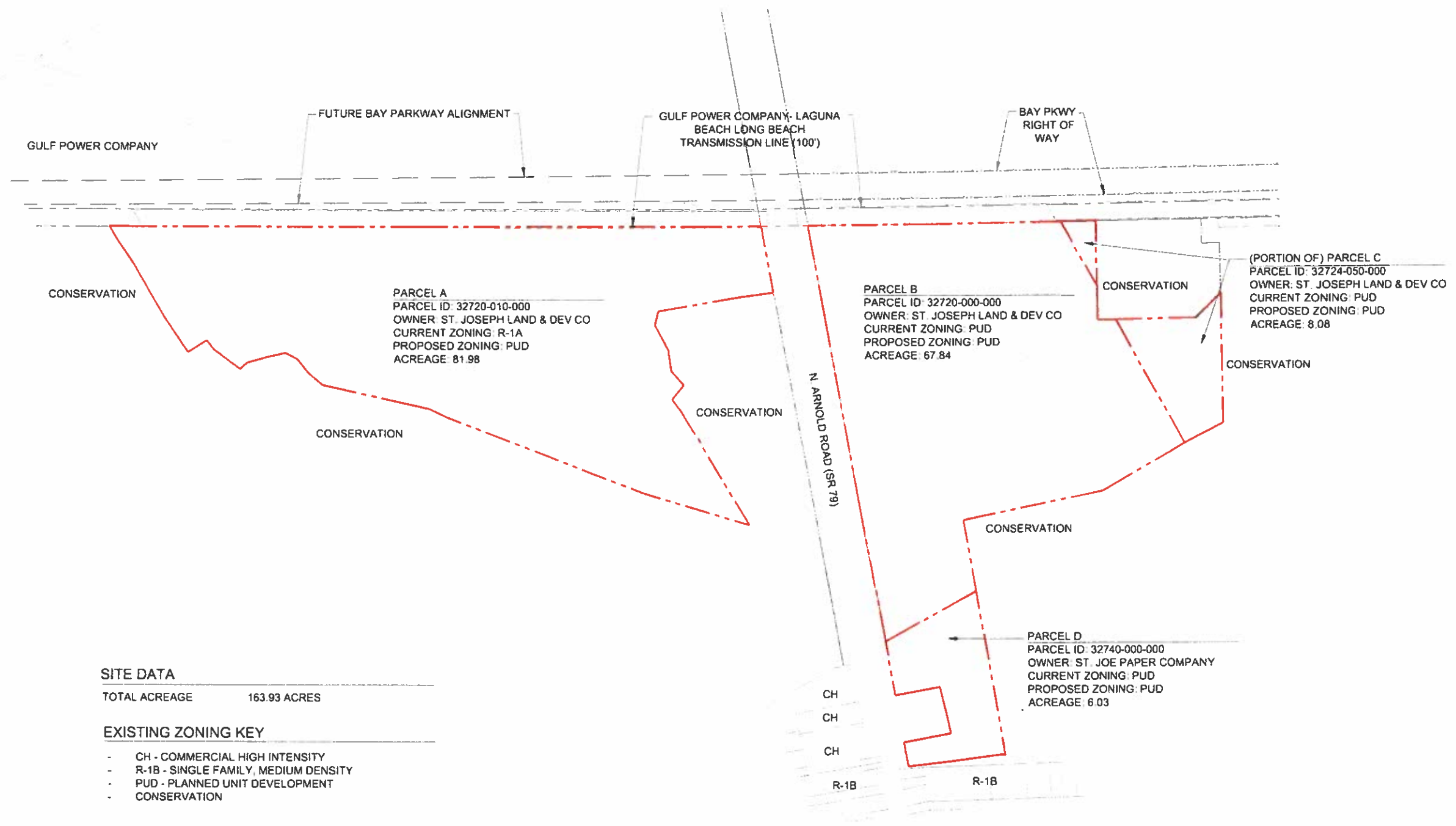
THE ST. JOE COMPANY
133 SOUTH WATERSOUND PARKWAY
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CONTACT: CATHERINE MCCLOY

MASTER PLANNER

LANDDESIGN
200 S. PEYTON STREET
ALEXANDRIA, VA 22314
703.549.7784
WWW.LANDDESIGN.COM
CONTACT: PETER CROWLEY



LandDesign.



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/pcbe/>)

FOUR CORNERS PLANNED UNIT DEVELOPMENT

THE ST. JOE COMPANY

 N. ARNOLD ROAD

 PANAMA CITY BEACH - FL 32413

2016070

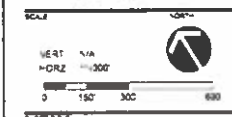
REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	PUD CONCEPTUAL PLAN	01.15.20
2	PUD CONCEPTUAL PLAN	07.28.23
3	PUD CONCEPTUAL PLAN	02.03.22
4	PUD CONCEPTUAL PLAN	02.20.22

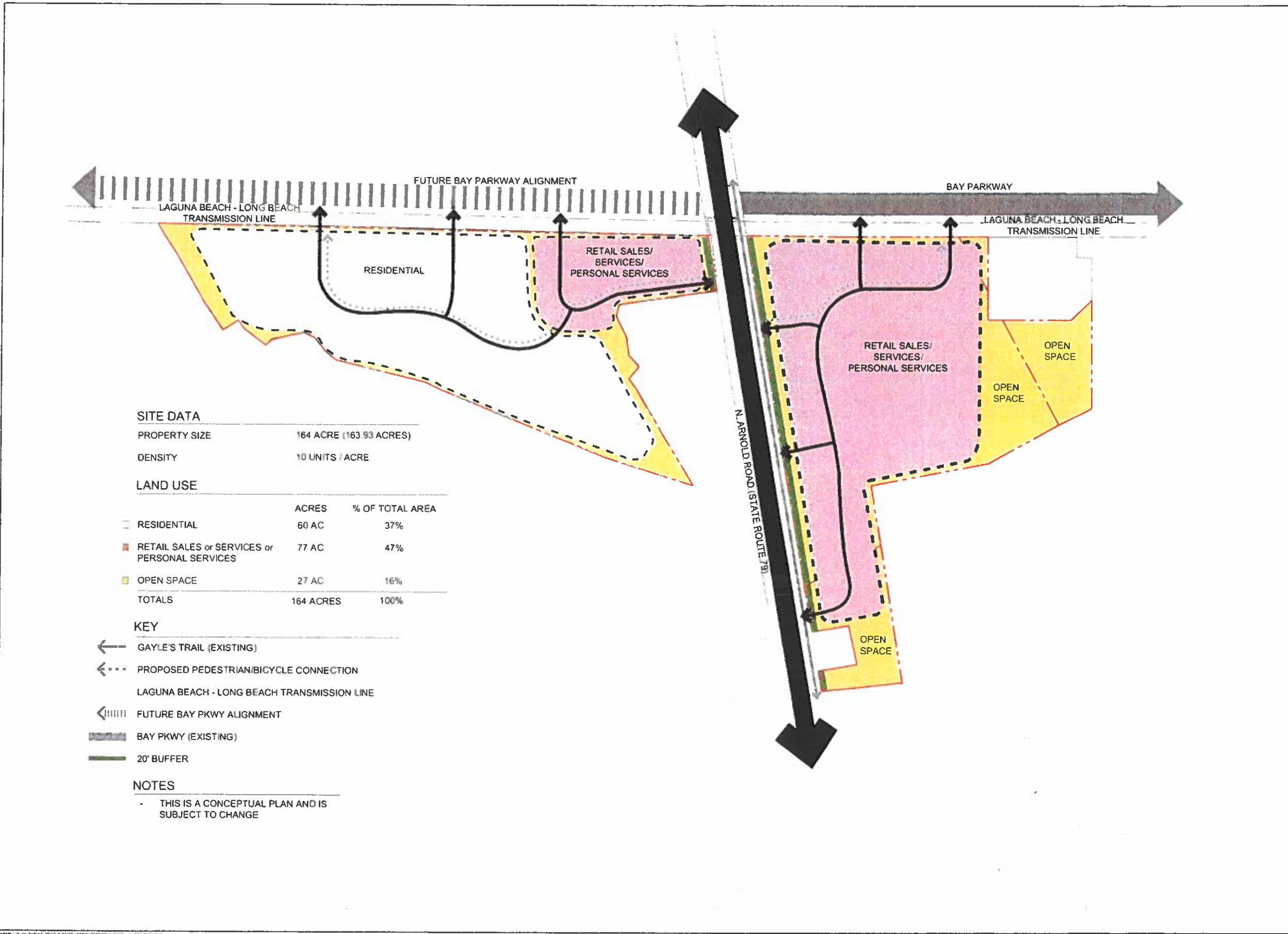
DESIGNED BY: JIC

 DRAWN BY: JGALT

 CHECKED BY: JIC



PARCEL MAP



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 PKWY ALIGNMENT
- BAY PKWY (EXISTING)
- 20' BUFFER

NOTES

- THIS IS A CONCEPTUAL PLAN AND IS SUBJECT TO CHANGE



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**FOUR CORNERS
 PLANNED UNIT
 DEVELOPMENT**

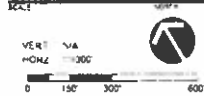
THE ST. JOE COMPANY
 N. ARNOLD ROAD
 PANAMA CITY BEACH, FL 32413

PROJ. NO. 2016070

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	PUO CONCEPTUAL PLAN	01/15/20
2	PUO CONCEPTUAL PLAN	01/29/20
3	PUO CONCEPTUAL PLAN	02/03/20
4	PUO CONCEPTUAL PLAN	02/09/20

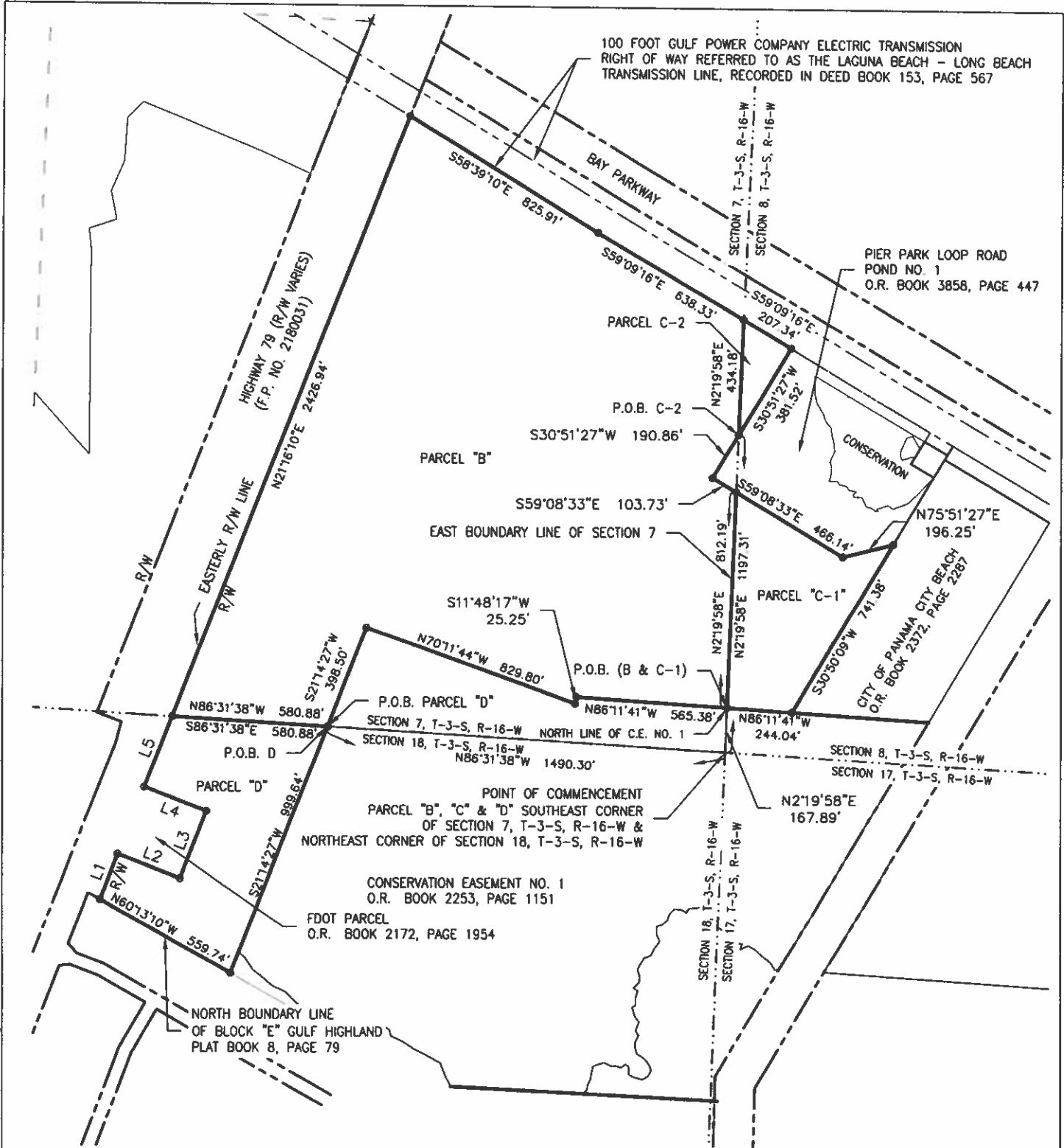
DESIGNED BY
 DRAWN BY
 CHECKED BY



CONCEPTUAL PLAN

Appendix B: Survey

Drawing name: M:\50119713_SJC_4_Corners - SE Quad\front_Survey.dwg 50119713_SJC_4_CORNERS_B-C-D.dwg 8.5.14 Feb. 27, 2020 11:40am by: dbartlett

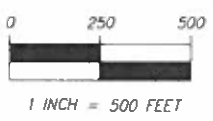


SURVEYOR'S NOTES:

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 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

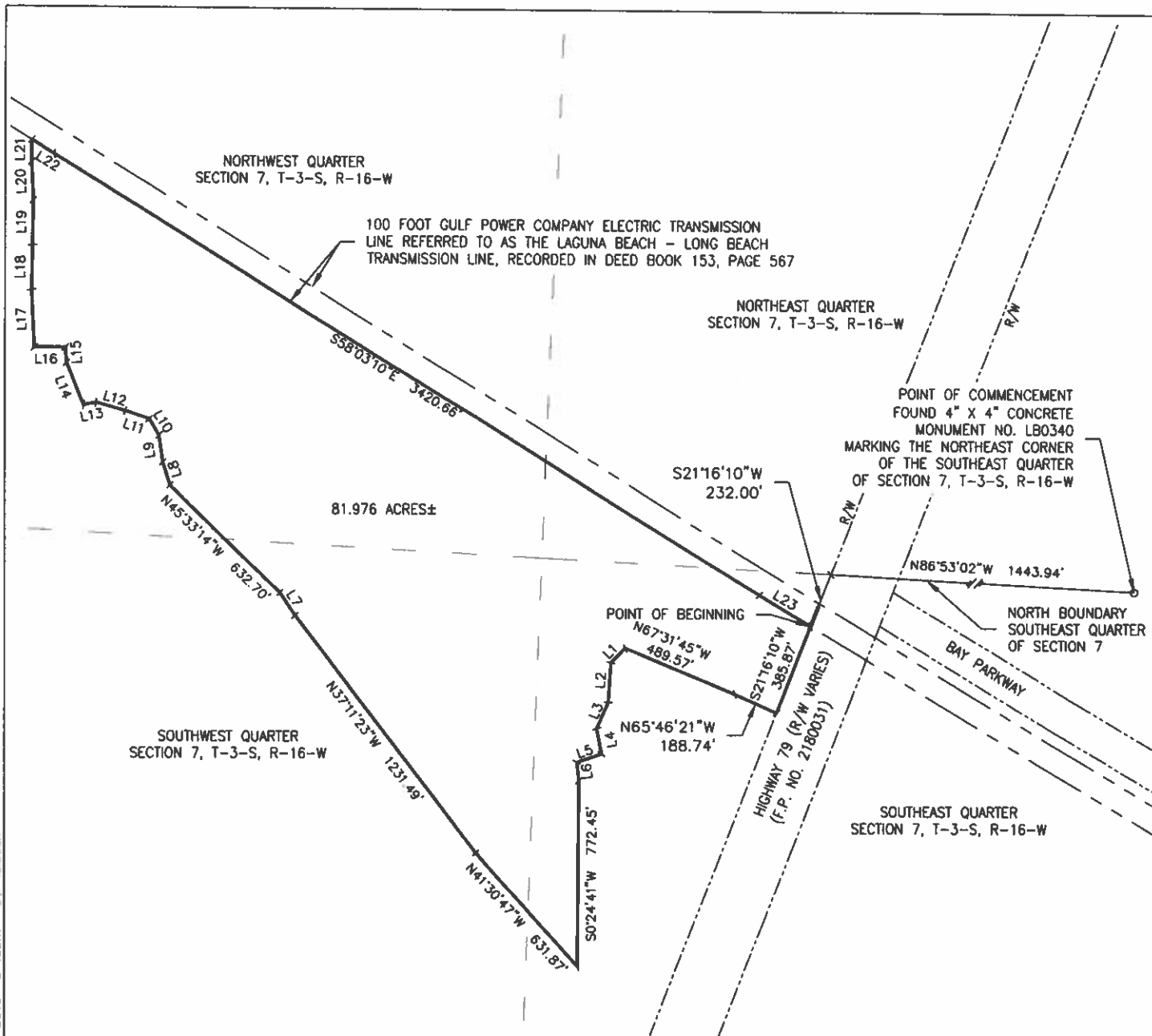


Dewberry
DEWBERRY ENGINEERS INC.
203 ABERDEEN PARKWAY
PANAMA CITY, FLORIDA 32405
PHONE: 850.522.0644 FAX: 850.522.1011
WWW.DEWBERRY.COM
CERTIFICATE OF AUTHORIZATION NO. LB 8011

SKETCH OF DESCRIPTION	
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:	S2
JG	

Drawing name: M:\50119713_SJC_4_Corner - SE Quadrant_Survey\Survey.dwg\50119713_SJC_4_Corner - SE - D.dwg 5.5X14 (2) Feb 27, 2020 11:41am by: dbartlett



Drawing name: M:\50119713_5JC_4_Corners - SE Quadrant Survey\Survey.dwg\50119713_5JC_4_CORNERS.dwg 5.5X14 Nov. 19. 2019 9:43am by: kolsson

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 103.44 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



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

DRAWING DATE:	PROJECT NO.
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 8.50x4 (2) Nov. 19. 2019 5:43pm by: jrhison

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

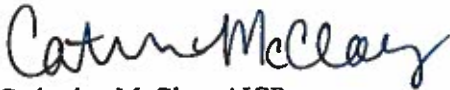
Re: Four Corners PUD Master Plan Application

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. 6

DATA AND ANALYSIS

APPLICANT: Michael Heyden

PROJECT ADDRESS: 17485 Front Beach Rd. Parcel ID # 38332-020-000

ZONING DISTRICT: CH / FBO 4

REQUESTED ACTION:

- To reduce the required 10-foot interior side setback from the western property line to a 5-foot side setback.
- To reduce the required 10-foot interior side setback from the eastern property line to a 3-foot side setback.
- To allow the two required parking spaces to be placed in an enclosed garage.

REASON FOR REQUEST:

The applicant is requesting the variance to increase the buildable area of the subject parcel.

The proposed request is contrary to the following section of the City's Land Development Code:

- Table 7.02.03.E of the City's Land Development Code requires primary structures located in the FBO 4 overlay zone to have a 10-foot interior side setback.
- Section 4.05.02.E of the City's Land Development Code states an enclosed garage shall not be counted toward the required parking for Single Family or Multi-family Dwellings.

CONCLUSION: As is often the case, applicants request variances not to address a hardship but rather as an attempt to bypass City development standards in order to address personal design and taste. However, the proposed final product that may be constructed on the subject site as a result of the approval of the requested variance is generally in character with the area and may somewhat resemble several single-family developments in the area along Front Beach Road.



Legend

- Address
- PCB_Parcels
- Major Road
- Minor Road



Prepared by The
City of Panama City Beach
Planning Department



CITY OF PANAMA CITY BEACH

Building and Planning Department

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

850-233-5054. ext. 2313

Fax: 850-233-5049

Email: achester@pcb.gov

REQUEST FOR VARIANCE OR APPEAL

Applicant:

Name(s): Michael Heyden

Lori Heyden

Address: 17491 Front Beach Rd

City: Panama City Beach

State: FL

Telephone: 678-794-3560

Fax:

Email: mike@heydensupply.com

Name of Acting Agent:

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.

Address of Property Seeking Variance or Appeal: 17485 FRONT BEACH RD Panama City Beach FL

Please provide a survey obtained no more than two (2) years prior to the filing of the application, containing legal description, land area and existing improvements located on the site. Please submit a total of ten (10) copies.

Variance Application Fee: \$500.00

Date Collected: *Cash* ~~4-19-20~~ 6/16/2020 *AK*

The procedure for review of application is found in Sections 10.02.02 and 10.02.12 of the LDC.
All Site Plans and Plats shall be drawn to scale.

Basic Submittal Requirements - LDC Section 10.02.02

Plan or Plat Preparer

Name: Jason Roberts

Address: 17614 Ashley Drive

Email Address: jason@holidaybeachrentals.com

City: Panama City Beach

State: FL

Telephone: 850-249-1680

Fax:

Date of Preparation: 3-31-20

Date(s) of any modifications:

Legal Description: (Consistent with the Required Survey) 13 3S 17W-7.2- 21A1 BEG 469' SELY OF INTERSECT

OF W LINE OF GOVT LOT 2 & SLY RW LINE OF HWY
98 TH CONT SELY 50 S TO WATER NWLY ALG

A vicinity map showing the location of the property.

Future Land Use Map designation for the property: Tourist District

Zoning designation: CH

SFR OCEAN FRONT

Deed Restrictions or Private Covenants apply to this property: Yes

No

(If so, please provide a copy with this application.)

Requested Action - Please mark the appropriate request.

Variance Request from the following section(s) of the LDC: Table 4.02.02.A

Appeal of the Building Official's (or his/her designee) application of the following sections:

State specifically for Variance, the hardship to the subject property, or for Appeal, how has the specific regulation been incorrectly applied: We want the project to match the 4 houses to the West.

Submittal Requirements for Requests for Variances – LDC Section 10.02.12 (B)

A statement setting forth:

1. All facts and circumstances upon which the applicant intends to rely for the requested Variance; and
2. An analysis of each of the criteria set forth in section 9.03.03(A)(1)-(8)

Required Findings – LDC Section 9.03.03

A. In order for an application for a Variance to be approved or approved with conditions, the Planning Board must make a positive finding, based on the evidence submitted, with regard to each of the following provisions:

1. There is a specific hardship affecting the Development of the Lot resulting from the strict application of the provisions of the LDC.
 2. The hardship is not a result of actions of the owner and is not based solely on a desire to reduce Development costs;
 3. The need for the proposed Variance is due to the physical shape, configuration or topographical condition of the Lot in such a manner as to distinguish it from other adjacent or nearby Lots or from other Lots in the district;
 4. The proposed Variance is necessary to preserve a substantial property right where such property right is generally available to other property owners of adjacent or nearby Lots or other Lots in the district;
 5. The proposed Variance will not substantially increase congestion on surrounding Streets, will not increase the danger of fire or other hazard and will not otherwise be detrimental to the health, safety or general welfare of the public;
 6. The proposed Variance will be compatible with adjacent and nearby Development and will not alter the essential character of the district;
 7. The effect of the proposed Variance is consistent with the purposes of the LDC; and
 8. The effect of the proposed Variance is consistent with the Comprehensive Plan.
- B. The applicant for a Variance has the burden of proof of demonstrating that the application for a Variance complies with each of the requirements of section 9.03.03.

Explain how granting the variance will allow the hardship to be overcome? Is the request the minimum necessary to overcome the hardship? Will allow house to fit in with the 4 houses to the West.

How many feet away are all adjacent structures (also on surrounding properties) from structure located on subject property? Name specific structures. 10 Foot of the West property line

If variance is granted, how will it impact the adjacent properties? Please give specific examples of light, air, noise, congestion, general welfare of the public. NO IMPACT OWNED TO

THE EAST JUST WANTED THE OLD HOUSE GONE

Restricted or Conditional Variance and Termination – LDC Section 9.03.04

- A. The Planning Board may impose such conditions and restrictions as may be necessary to allow a positive finding for any of the factors listed in section 9.03.03(A)(5) and (6).
- B. After written notice of violation and reasonable opportunity to cure has been given to the property owner, the City Manager shall terminate a restricted or conditional Variance for a violation of the restriction or condition imposed that materially negated the related positive finding. This can be done at any point in time after expiration of the time to cure.

Limitation on Time to Use Variance – LDC Section 9.03.05

Any Variance authorized by the Planning Board and not used and acted upon in a real and substantial way by the applicant or the applicant's successor in interest; within one (1) year from the date on which the decision of the Planning Board is reduced to a written order or if appealed; the date on which the order becomes final, shall be deemed Abandoned and be void and of no further force and effect.

Applicant's Name(s):

Date: 4/19/20

Michael Heyden
Print Name

Mike Heyden
Signature

Lori Heyden
Print Name

Lori Heyden
Signature

Required Findings – LDC Section 9.03.03

A. In order for an application for a Variance to be approved or approved with conditions, the Planning Board must make a positive finding, based on the evidence submitted, with regard to each of the following provisions:

1. There is a specific hardship affecting the Development of the Lot resulting from the strict application of the provisions of the LDC.

Yes. The side setbacks (table 7.02.03.C) prevent a larger single family, 4-5 bedroom, home from being constructed on this lot.

Parking being allowed in the garage (4.05.02.E). 3 spaces shown but only 2 spaces are required.

2. The hardship is not a result of actions of the owner and is not based solely on a desire to reduce Development costs;

The owner has not made any improvements to the property. The owner would like to construct a single family residence match the adjacent and surrounding lots.

3. The need for the proposed Variance is due to the physical shape, configuration or topographical condition of the Lot in such a manner as to distinguish it from other adjacent or nearby Lots or from other Lots in the district;

The lot is narrow and with the required LDR side setbacks, the house becomes very narrow. This will require a more substantial structure which will cost more to construct.

4. The proposed Variance is necessary to preserve a substantial property right where such property right is generally available to other property owners of adjacent or nearby Lots or other Lots in the district;

The owner would like to match the surrounding and adjacent lots side setbacks.

5. The proposed Variance will not substantially increase congestion on surrounding Streets, will not increase the danger of fire or other hazard and will not otherwise be detrimental to the health, safety or general welfare of the public;

The house will be a 4-5 bedroom single family residence. The house will not be a rental house which would need a higher parking count. The volume of traffic would not be impeded upon.

6. The proposed Variance will be compatible with adjacent and nearby Development and will not alter the essential character of the district;

The proposed residence will be compatible to adjacent and surrounding lots. A larger residence would help increase neighboring house values.

7. The effect of the proposed Variance is consistent with the purposes of the LDC; and

The effect of the proposed variance would be consistent with the purpose of the LDC because the proposed single family residence will abide by and complement the residential aspects of the LDC requirements.

8. The effect of the proposed Variance is consistent with the Comprehensive Plan.

Being a single family residence, it will be consistent with the Comprehensive plan.

BRAND HOMES
 1881 Coastal Drive, Unit 1001
 Panama City Beach, FL 32413
 Phone: 850-211-0881
 Fax: 850-211-0881
 Website: www.brandhomes.com

Architectural
 Requirements
 Florida Approved
 License No. AC20041211
 N/A 08/11/2020

NOT FOR
 CONSTRUCTION

NO.	DATE	DESCRIPTION

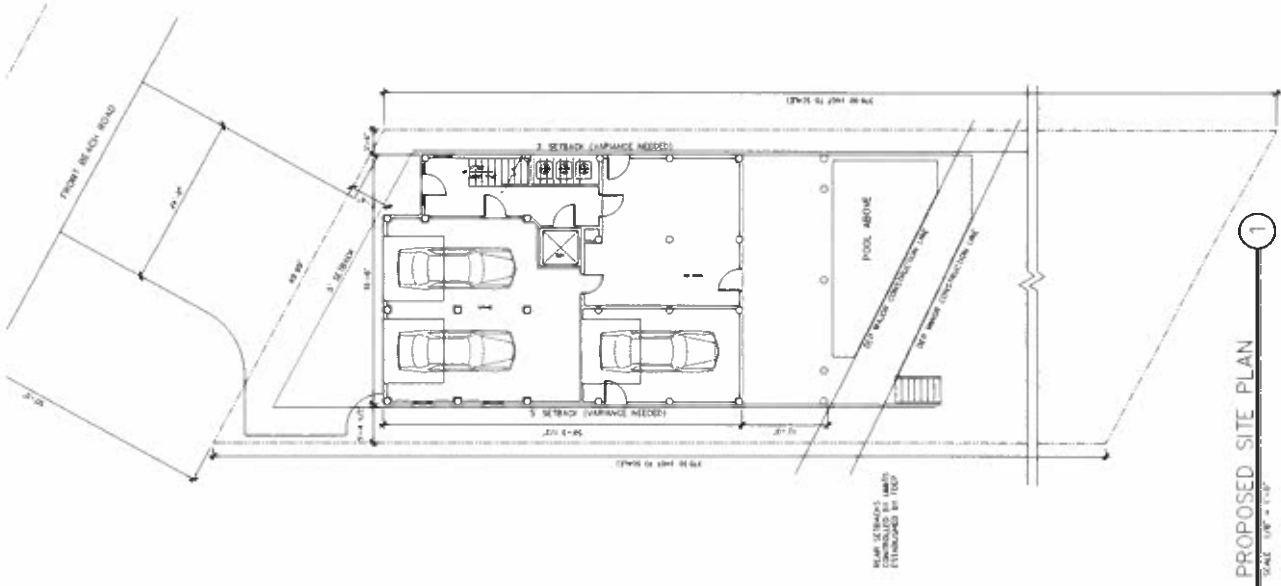
The Heyden Family
 17485 Front Beach Road
 Panama City Beach, Florida 32413

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Drawn By: BDC
 Comm. No.
 Proposed Title:
 PROPOSED SITE PLAN

Date: 6/1/2020
 Drawn By: BDC
 Comm. No.

Sheet:
 1 of 2
 Ac:
 SPI



PROPOSED SITE PLAN
 SCALE: 1/8" = 1'-0"

NOT FOR
CONSTRUCTION

#	DATE	DESCRIPTION

A New Home For:
The Heyden Family
 17485 Front Beach Road
 Panama City Beach, Florida 32413

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Drawing Title:
 NORTH AND WEST
 ELEVATIONS

Date: 6/3/2020

Drawn By: BDC

Comm. No.

Sheet: 3 of 2
 Sheet No.: A1

TOP OF ROOF
 +45'-0" +/- ABOVE GRADE

TRUSS BEARING

10'-1 1/8"

TOP OF SUBFLOOR
 3RD FLOOR
 TRUSS BEARING

3'-2 1/2"

1'-4 3/8" +/- 1/8" 1/8"

TOP OF SUBFLOOR
 2ND FLOOR
 TRUSS BEARING

1'-1 1/8"

TOP OF SLAB



NORTH ELEVATION

SCALE 1/4" = 1'-0"

2



WEST ELEVATION

SCALE 1/4" = 1'-0"

2

PROPOSED SQUARE FOOTAGES			
	Sq. Ft.	CARAGE & STORAGE	DECKS & POOL
1ST FLOOR	722	1430	0
2ND FLOOR	1721	0	968
3RD FLOOR	1721	0	420
TOTALS	4164	1430	1000

NOTES

THIS LOT IS LOCATED IN THE 1700-3 DISTRICT. FEDERAL STANDARDS DO NOT APPLY PER PANAMA CITY BEACH LAND DEVELOPMENT CODE SECTION 7.02.03.H TABLE 7.02.03.I STATES THAT THE BUILDING CAN OCCUPY NO MORE THAN 75% OF THE GROUND FLOOR BUILDING FOOTPRINT ABOVE THE LESSEP OF 120 FEET OR 10 STORES FOR F80-4. THE PROPOSED BUILDING HEIGHT IS +/- 45'-0" AND THREE STORES.

**CITY OF PANAMA CITY BEACH
PUBLIC NOTICE OF VARIANCE REQUEST OR APPEAL**

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

APPLICANT(S): Michael and Lori Heyden

ADDRESS/LOCATION: 17485 Front Beach Rd

Panama City Beach, FL 32413

The Variance/Appeal is being requested because, the lot size and shape will not allow a house to be built that will blend and match the 3 existing houses built in 2016 that are next door. We are requesting
side and street setback variances, as well as to count garage parking to count toward total parking.

MEETING INFORMATION:

Date: July 8, 2020

Time: 1:00 p.m.

Place: City Council Meeting Room, 17007 Panama City Beach Parkway, Panama City Beach

The applicant for this variance/appeal 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 150 (one hundred fifty) 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.

ITEM NO. 7

SECTION 10

INTERGOVERNMENTAL COORDINATION

1. PURPOSE

The purpose of Intergovernmental Coordination is to ensure that the City's planning is coordinated with other governmental entities and agencies. This section will outline the existing intergovernmental coordination efforts as well as future plans to implement on-going coordination. Areas adjacent to the City will be affected by the City's plan. Ideally, areas of potential conflicts in planning may be either avoided or resolved in this process. Presently the City is coordinating directly with other entities and agencies concerning roads, potable water, sanitary sewer, natural resources and solid waste disposal.

2. AREA OF CONCERN; INVENTORY OF EXISTING COORDINATION EFFORTS

The immediate area of concern for the City with regard to coordinated governmental action is within the City and the service area between Hathaway Bridge and Phillip's Inlet. Table 1 presents an inventory of the various governmental entities with whom Panama City Beach currently has relationships in coordinating various aspects of governmental tasks and responsibilities. In addition to governmental entities, the City maintains a relationship with a variety of private sector organizations.

TABLE 1
PANAMA CITY BEACH INTERGOVERNMENTAL
COORDINATING AGENCIES

LOCAL BOARDS

Bay County School Board
Panama City Port Authority
Panama City/Bay County Airport & Industrial Authority
~~Panama City Metropolitan~~ **Bay County Transportation** Planning Organization
~~Bay County Soil and Water Conservation District~~
Northwest Florida Regional Library System
~~Gulf~~ **The Beach** Mosquito Control District
Bay County Tourist Development Council
Thomas Drive Volunteer Fire Department
West End Volunteer Fire Department
West Bay Volunteer Fire Department
Bay County Board of County Commissioners
City of Callaway
City of Lynn Haven
City of Mexico Beach
City of Panama City
City of Parker
City of Springfield

STATE AGENCIES

Department of Environmental Protection
Department of Transportation
Florida Fish and Wildlife Conservation Commission
~~West Florida~~ **Emerald Coast** Regional Planning Council
Northwest Florida Water Management District
Department of State, Division of Historical Resources
Department of Economic Opportunity
Department of Business and Professional Regulation

FEDERAL AGENCIES

U.S. Army Corps of Engineers
U.S. Fish and Wildlife Services
U.S. Air Force
Naval Support Activity Panama City
National Marine Fisheries Service
U.S. Coast Guard
U.S. Department of ~~Natural Resources~~ **Agriculture**
Florida Division of Emergency Management
Federal Highway Administration
Federal Emergency Management Agency

PUBLIC UTILITIES

AT&T
~~Gulf Power Company~~ **NextEra Energy**
~~Southern Bell Telephone Company~~
Teco/Peoples Gas Company
~~Knology~~ **WOW** Cable
Comcast Cable

SOURCE: ~~Panama City Beach City Manager and Building and Planning Department.~~

The primary method of Intergovernmental Coordination in the City has been through contracts or interlocal agreements for specific services. Other coordination mechanisms include grants. Table 2 indicates the major agreements to which the City is a party at present.

TABLE 2
MAJOR INTERGOVERNMENTAL AGREEMENTS
INVOLVING PANAMA CITY BEACH

SUBJECT OF AGREEMENT	PLAN ELEMENTS AFFECTED	PARTIES OTHER THAN P.C. BEACH	LEAD AGENCY
BUILDING PERMITS	FUTURE LAND USE	BAY COUNTY	P.C. BEACH
CONCURRENCY MANAGEMENT	ALL ELEMENTS	BAY COUNTY,	FDOT, FDEP P.C. BEACH
<u>BAY COUNTY</u> <u>TRANSPORTATION</u> METROPOLITAN PLANNING ORGANIZATION	<u>TRANSPORTATION</u> <u>TRAFFIC CIR.</u>	BAY COUNTY, <u>EMERALD COAST</u> <u>REGIONAL COUNCIL</u> FDOT,	<u>EMERALD</u> <u>COAST</u> WEST-FL RPC
POTABLE WATER	POTABLE WATER	BAY COUNTY	BAY COUNTY
POTABLE WATER DIST.	POTABLE WATER	BAY COUNTY	P.C. BEACH
ANIMAL CONTROL SERVICES	NONE	BAY COUNTY	P.C. BEACH
SANITARY SEWER	SANITARY SEWER	BAY COUNTY	P.C. BEACH
FIRE PROTECTION	NONE	BAY COUNTY	P.C. BEACH
TRAFFIC	<u>TRAFFIC CIR.</u> <u>TRANSPORTATION</u>	BAY COUNTY	BAY COUNTY
TRAFFIC	<u>TRAFFIC CIR.</u> <u>TRANSPORTATION</u>	F.D.O.T.	F.D.O.T.
FRONT BEACH ROAD CRA	<u>TRAFFIC CIR.</u>	BAY COUNTY	P.C. BEACH
SCHOOL CONCURRENCY	PUBLIC SCHOOL FACILITIES, INTERGOVERNMENTAL COORDINATION, CAPITAL IMPROVEMENTS	SCHOOL BOARD	SCHOOL BOARD

SOURCE: Panama City Beach City Manager and Building and Planning Department

Another form of Intergovernmental Coordination in the City occurs through the awarding of grants. These provide a funding mechanism by which the people of the City receive a number of services that might not otherwise be available. At present, the City is utilizing or has applied for the variety of grants indicated in Table 3.

TABLE 3
PANAMA CITY BEACH GRANTS, 20208

TYPE OF GRANTS	GRANTING AGENCY AFFECTED	PLAN ELEMENTS
<u>Drainage</u>	<u>FEMA/FDOT</u>	<u>Utilities</u>
<u>Transportation Corridor</u>	<u>FDOT</u>	<u>Transportation/Utils/Rec.</u>
Re-use System	<u>FDEP NFWMD</u>	Sanitary Sewer
Library	Department of State	None
Recreational Trails	FDEP/FDOT	Recreation and Open Space

~~SOURCE: Panama City Beach City Clerk~~

These interlocal agreements and grants cover many issues relating to the elements of the Plan. In addition to the agreements, contracts, and grant awards previously listed, the City maintains a more informal level of coordination with various other governmental agencies.

3. ANALYSIS OF EXISTING COORDINATION EFFECTIVENESS

A. Future Land Use

Coordination exists between Panama City Beach and Bay County concerning land use in the Panama City Beach service area. The County provides construction permitting services in the service area outside of the City limits. This results in communication concerning available facilities' capacities. ~~Additionally, the City contracts with the County Building Department to provide some building plan review and buildings inspections.~~

B. Traffic Circulation

~~Traffic circulation coordination is adequate.~~ In 1981, the Panama City Urbanized Area Transportation Planning Organization (now the Bay County Transportation Planning Organization) (TPO) was established to recommend and monitor transportation programs in the urban area. The TPO is comprised of study committees comprised of local elected officials and technical staff, as well as Florida Department of Transportation and Northwest Florida **Emerald Coast** Regional Planning Council staff. This arrangement provides a forum for discussion and action on local transportation issues on a system-wide basis.

C. Housing

While there are no formal mechanisms for Intergovernmental Coordination between agencies, including the U.S. Department of Housing and Urban Development (HUD), the Department of Health and Rehabilitative Services (HRS), and the Bay County Council on Aging, there has been successful interaction at the technical and staff levels among local agencies for the provision of affordable housing.

D. Sanitary Sewer, Solid Waste, Drainage, Potable Water and Natural Ground Water Aquifer Recharge

Coordination through interlocal agreements has effectively addressed the City's needs concerning solid waste disposal, sanitary sewer, and potable water. Bay County is responsible for solid waste disposal in all incorporated and unincorporated areas of the County. Potable water is sold by the County to the City on a wholesale basis. Drainage is currently routed through the City by means of ditches and swells. Flooding is not an intergovernmental problem in the City due to the draining characteristics of the coarse sand which is the prevalent soil in the City.

In general, Intergovernmental Coordination on public utilities and services throughout the City and the County has evolved into a relatively successful interaction. Given this evolution, and the complexities of permitting, funding, and operating public utilities, it is doubtful that any options would exist other than continued coordination.

E. Coastal Management

Years of Intergovernmental Coordination on coastal management include hurricane evacuation, beach access, and waste water point source discharges. In the event of hurricane evacuation, Bay County has assumed the lead role through the Emergency Management Department. All emergency activities, including evacuation routing, public shelters, and police and fire services, are coordinated by the County. ~~Point source wastewater discharge into coastal waters is handled by the City through a discharge into West Bay.~~ **In 2003** The City has initiated a plan to eliminate wastewater discharge into West Bay through the development of a public access reuse and wetland wet weather discharge areas.

F. Conservation

Intergovernmental Coordination on the conservation of natural resources is oriented primarily toward a state-local relationship more so than local efforts. The City participates in the National Flood Insurance Program (NFIP) and has a flood damage prevention ordinance which regulates development in flood prone areas.

Regulation of wetlands, estuarine marshes, submerged lands, air pollution, wildlife management areas and other natural resources are primarily coordinated with State agencies.

G. Recreation and Open Space

There has been some coordination between the Panama City Beach and the County in the maintenance of recreational facilities.

4. ANALYSIS OF PROBLEMS; SOLUTIONS FOR THE FUTURE

In almost every category described above, opportunities for more formal coordination exist. Coordination may not be possible in all of the areas described below. In areas where coordination efforts fail, the ~~Northwest Florida~~ **Emerald Coast** Regional Planning Council should be consulted for an informal mediation process.

A. Future Land Use

Existing methods of coordination between Bay County and the City have resulted in common building standards since the County issues building permits in the service area outside of the City limits. Constant communication and coordination is expected to continue due to the City's wastewater and potable water systems being utilized by County residents. Traffic constraints on future development can be coordinated through the **Bay County Panama City Urbanized Area** Transportation Planning Organization (TPO). Recreational constraints can be coordinated through the Recreational Advisory Committee which was established by Bay County. Environmental issues which impact land use may continue formal and informal coordination which currently exists.

B. Traffic Circulation

Traffic coordination through the ~~Panama City Urban Area~~ **Bay County** Transportation Planning Organization (TPO) is sufficient to meet the planning needs of the member entities and agencies.

C. Housing

The various governmental entities should coordinate their efforts, using common programs whenever possible, in order to meet the need for affordable housing alternatives and to avoid concentrating all low and moderate income housing in any one jurisdiction.

D. Sanitary Sewer, Solid Waste, Drainage, Potable Water and Natural Ground Water Aquifer Recharge

Continued growth in the area of concern, as projected in the City's comprehensive plan

indicates the need for continual coordination on decisions regarding utilities in order to ensure that required infrastructure is available to support anticipated growth. In the past, sufficient coordination with respect to sanitary sewer, solid waste and potable water has been sufficient. Interlocal agreements outline the relationship between the City and Bay County. Coordination on drainage issues will **continue to** be important as the City ~~develops~~ **expands a it's** drainage plan for the City. Drainage basins do not recognize municipal boundaries and it will be necessary, as outlined in the drainage sub-element, for planning coordination to be established for drainage.

The Northwest Florida Water Management District indicates that Panama City Beach does not contribute to groundwater aquifer re-charge due to its location. Recharge in Bay County is experienced only along the extreme northern boundary of the County.

E. Coastal Management

To ensure adequate evacuation of the coastline, the City has established coordination with Bay County and local municipalities to create evacuation routes for City residents and visitors. This evacuation would be coordinated by Bay County Emergency Operations Control in the event of a natural disaster. This coordination has been effective in the past and should continue in the future.

F. Conservation

Natural ecological systems do not respect political boundaries. Similarly, the efforts to protect such resources such as seagrass beds, wetlands, marsh, and animal species should be approached on the basis that involves a mutual cooperation of local and State governmental entities.

G. Recreation

Cooperation directly benefits the citizens of Bay County to ensure that there is not a concentration or deficit in any particular jurisdiction. In order to make a variety of recreational facilities available to the citizens in a cost-effective manner, the City and the County should continue to coordinate establishment and maintenance of recreational and open space opportunities and sufficient access to these facilities.

GOALS, OBJECTIVES, AND POLICIES

GOAL: Coordinate with governmental agencies to promote efficient and effective delivery of services and facilities.

OBJECTIVE 1: Coordinate with governmental agencies concerning availability of public services to serve existing and future development.

POLICY 1.1: Continue to provide facility impact statements for

development located within the unincorporated areas.

POLICY 1.2: Coordinate with appropriate government agencies and Bay County to ensure maintenance of adopted levels of service standards.

POLICY 1.3: Designation of constrained roadways and Special Transportation Areas shall be coordinated with the Florida Department of Transportation and the appropriate governmental entities.

POLICY 1.4: Coordinate the intergovernmental management of marine resources which involve other governmental agencies and entities.

POLICY 1.5: 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 1.6: The City will coordinate with the Northwest Florida Water Management District and Bay County to develop alternative water sources which will aid in drought-proofing the region and minimizing any potential vulnerability to public water supplies as a result of a hurricane storm surge.

POLICY 1.7: The City will coordinate with the most recent Northwest Florida Water Management District water supply plan in projecting future supply and demand on potable water and alternative sources when preparing amendments to the Comprehensive Plan.

POLICY 1.8: The City will update the Water Supply Facilities Work Plan and Comprehensive Plan, as needed, within 18 months after the Northwest Florida Water Management District updates the Region III Regional Water Supply Plan.

POLICY 1.9: The City will coordinate and support the Naval Support Activity Panama City (NSAPC) in its operation so that the facilities remain viable and able to fulfill their missions (*see the FLUE for more detailed policies*).

OBJECTIVE 2: Collaborate and coordinate with the school board of Bay County (School Board) to ensure high quality public school facilities which meet the needs of Bay County's existing and future population.

POLICY 2.1: The City will implement the interlocal agreement with the school board, municipalities and adjacent counties (as needed) to provide for close coordination and for evaluation of development proposals. This coordination and evaluation will include:

- A. Participate in an annual joint workshop for elected officials to address issues of mutual concern.

- B. Coordinate growth projections and school enrollment, infrastructure reports, school site selection, amendments to provisions of the interlocal agreement and public school facilities element and annual reports through the staff working group.
- C. Include School Board Representative on LPA and provide agenda and backup materials, notice of land use applications, comprehensive plan map amendments, rezoning and planned unit developments.
- D. Adopt sub district wide concurrency service areas by 2013.
- E. Explore Co location opportunities and compatibility of land uses adjacent to existing schools and school sites.
- F. Adopt Land Development Regulations that fulfill the requirements of the Interlocal Agreement for Public School Facility Planning and Concurrency and the Comprehensive Plan.
- G. Consider School Board comments in land use decisions including available capacity and capacity improvements and issue a school concurrency determination only after the applicant has complied with the terms of the local governments Comprehensive Plan and land development regulations implementing school concurrency and appropriate mitigation.
- H. Review and provide written comments on the financially feasible Tentative District Educational Facilities Plan and Educational Plant Survey.
- I. Determine and provide a written report concerning Comprehensive Plan consistency, enumerating all conditions to be imposed and all applicable LDC regulations for a school site plan submittal by the affected local government and addressing feasibility of school sites, availability of necessary infrastructure and collocation of other facilities.
- J. Cooperate in Dispute Resolution Processes, as necessary.

POLICY 2.2: General types of provisions that will be included in the inter-local agreement in order to advise the school board, adjacent counties, special taxing districts and municipalities of proposed developments which would impact their jurisdiction include:

- A. Transmission of an annual memo from the City Planning Department to the Bay District School Board. The School Board shall make this information available to the above agencies upon request.
- B. Provision for a feedback process/information exchange so the above entities can inform the Planning Department of any potential adverse impact(s) from proposed developments and/or conflicting planning activities through the City/County/School Board Working Group, and the Local Planning Agency as well as through public meetings with notices published in the weekly paper.

OBJECTIVE 3: Joint Planning Processes. The City shall strive to maintain and enhance joint planning processes and procedures for coordination of public education facilities for planning and decision-making.

POLICY 3.1: The City shall establish new coordination mechanisms as necessary to evaluate and address its comprehensive plan and programs and their effects on the comprehensive plans of adjacent local governments, school board, and other units of local government providing services but not having regulatory authority over use of land, and the State, through the use of joint meetings or other types of forums with other agencies.

POLICY 3.2: On an annual basis, the School Board shall provide to the City information from their five-year Capital Facilities Plan to determine the need for additional school facilities. The 5-year Capital Facilities Plan shall contain information detailing existing facilities and their locations and projected needs. The report shall also contain the School Boards capital improvement plan, including planned facilities with funding representing the districts unmet needs.

POLICY 3.3: In order to coordinate the effective and efficient provision and siting of public educational facilities with associated infrastructure and services within Bay County, The City Council, the Bay County Board of County Commissioners, the Bay County School Board, and other municipalities shall meet jointly to develop mechanisms for coordination. Such efforts may include:

- A. Coordinated submittal and review of the annual capital improvement program of the City, the annual educational facilities report and Five-year School Plan Survey of the Bay County School Board.
- B. Coordinated review and assessment of the associated costs and expenditures of siting and developing schools with needed public infrastructure.

- C. Coordinated review of residential planned developments or ~~missed~~ mixed use planned developments involving residential development.
- D. Use of a unified database including population (forecasts of student population), land use and facilities.
- E. Use of a Parks/Schools Planning Group (with representative from each of the entities) to review coordinated siting of schools with parks for multi-functional use. Directives resulting from the joint meeting shall be incorporated into the Comprehensive Plan, Land Development Regulations, and other appropriate mechanisms as deemed necessary.
- F. Use of the Staff Working Group for school siting, changes and updates to the Comprehensive Plan and the Land Development Code and other purposes as needed.

OBJECTIVE 4: Provide for the coordination with other agencies at the lowest level of conflict resolution possible.

POLICY 4.1: Provide for regular and extensive exchange of information between jurisdictions and agencies concerning annexation and marine resource issues.

POLICY 4.2: Conflict resolution with other agencies shall be achieved through formal or informal processes.

POLICY 4.3: Consult with the West Florida Regional Planning Council for informal conflict mediation where appropriate to resolve issues related to findings of fact or consensus-building.

POLICY 4.4: Provide for joint meetings of the Bay County Commission and the Commissions/Councils of other local governments to resolve intergovernmental coordination issues.

POLICY 4.5: Formal mediation shall be considered after other alternatives have failed to arrive at a resolution of the issue. Formal mediation shall be conducted by a professional mediator specifically trained in mediation techniques.

ITEM NO. 8



City of Panama City Beach

July 9, 2020

TO: Planning Board

FROM: City Manager, City Attorney

RE: Amendments to Pier Park Overlay re: Entertainment.

For many months, the City and Pier Park have discussed updating the overall vision of Pier Park and amending the City's regulations to adapt to growing demands in the Pier Park Overlay District. Discussions have primarily centered on two key points: permanently closing South Pier Park Drive from Front Beach Road to L.C. Hilton Jr. Drive to vehicular traffic and allowing consumption of alcoholic beverages within the same geographic area.

In furtherance of those ideas, staff requests input from the Planning Board on policy positions to be incorporated into future regulations.

Regarding road closure, Staff requests feedback on:

1. Whether any closure should be temporary, permanent, or on a scheduled basis.
2. Whether any vehicles such as bicycles, Segways, skateboards or other nonmotorized vehicles should be permitted.
3. The City Manager recommends requiring the installation of hydraulic bollards at the intersections of Front Beach Road and L.C. Hilton, Jr. Road.
4. Whether street performers, mobile kiosks, or other solicitation should be permitted within the right of way.
5. Addressing any other impacts on traffic, pedestrian patterns, and business impacts.

Regarding allowing consumption of alcohol, Staff requests feedback on:

1. Limitations on the hours during which alcohol may be consumed within the area.
2. Limitations on the type of alcohol, serving size, or regulations on alcoholic beverage service by Pier Park vendors.
3. Requiring specialized serving containers, stickers or other proof that beverages were purchased by a Pier Park vendor.
4. Addressing any other impacts the Planning Board may foresee.

An Ordinance will be prepared based upon Board feedback for consideration at the Board's August meeting.

ITEM NO. 9

ORDINANCE NO.

AN ORDINANCE OF THE CITY OF PANAMA CITY BEACH, FLORIDA, AMENDING THE CITY'S LAND DEVELOPMENT CODE; AMENDING THE DEFINITION OF PORTABLE STORAGE UNIT; AMENDING THE REGULATIONS FOR USE OF A PORTABLE STORAGE UNIT AS MORE FULLY DESCRIBED IN THE BODY OF THE ORDINANCE; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT; PROVIDING FOR CODIFICATION AND PROVIDING AN IMMEDIATELY EFFECTIVE DATE.

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

SECTION 1. From and after the effective date of this ordinance, Section 1.02.01 of the Land Development Code of the City of Panama City Beach related to Definitions, is amended to read as follows (new text **bold and underlined**, deleted text ~~struckthrough~~):

1.02.01 Definitions

As used in the *LDC*, the following terms shall have the meanings assigned to them. When one or more defined terms are used together, their meanings shall also be combined as the context shall require or permit. All terms not specifically defined shall carry their usual and customary meanings. Undefined terms indigenous to a trade, industry or profession shall be defined when used in such context in accordance with their usual and customary understanding in the trade, industry or profession to which they apply.

...

Portable Storage Unit – Any container designed for the storage of personal property, **with or without wheels or a chasis**, which is typically rented to owners or occupants of property for temporary ***Use*** and which is delivered and removed by truck. Examples of ***Portable Storage Units*** include, but are not limited to, moving and storage containers, road and storage trailers and steel shipping containers.

Portable Storage Units include, but are not limited to, storage shipping containers, storage moving “pods”, or any other similar units

SECTION 2. From and after the effective date of this ordinance, Section 5.02.09 of the Land Development Code of the City of Panama City Beach related to Portable Storage Units, is amended to read as follows (new text **bold and underlined**, deleted text ~~struckthrough~~):

5.02.09 Portable Storage Units.

A. Prohibitions. It shall be unlawful for any person to place or permit the placement of a **Portable Storage Unit** on improved or unimproved property in violation of section 5.02.09B **and without a temporary use permit issued pursuant to section 10.14.02.**

B. Regulation of Portable Storage Units

1. No **Premises** improved with one or more **Dwellings** (herein, a **Residential Premises**) shall contain more than one **Portable Storage Unit** at any time.
2. No **Residential Premises** shall continuously contain a **Portable Storage Unit** in excess of ten (10) days in any 60-day period **unless placed in association with building permit issued by the City in which case such Portable Storage Unit may remain for the duration of construction but shall be removed upon the completion of the work, the expiration of the associated building permit or the issuance of a Certificate of Occupancy whichever occurs earliest.**
3. No **Portable Storage Unit** placed on a **Residential Premises** shall exceed eight (8) feet in width, twenty (20) feet in length and nine (9) feet in height.
4. No **Portable Storage Unit** or any portion thereof shall be placed on a sidewalk, in a right-of-way or otherwise on a **Residential Premises** so as to cause an obstruction of vision at **Street Intersections**.
5. No **Portable Storage Unit** shall be placed on unimproved or vacant property.
6. In the event of damage to a **Premises** caused by fire, storm, **Flood** or declared government emergency, the **City Manager** may approve exceptions to the standards in this section.
7. **No Portable Storage Unit may be visible from the Scenic Corridor or the sandy gulf beach.**

8. **Portable Storage Units are permitted in Commercial or Industrial Zoning Districts subject to following standards:**

(a) **All Units shall be maintained in accordance with section 8-7**

(b) **All Units shall be screened from view from any public right-of-way.**

(b) **Units may not be stacked vertically and no other property or materials (other than screening material) may be placed on top or around the unit.**

(c) **Units must meet all applicable setbacks and not be placed in an area designated for other uses pursuant to the provisions of this Code or on an approved site plan.**

C. Remedies and Enforcement

1. The provisions of this section may be enforced by the *City Manager*.
2. Each day a **Portable Storage Unit** remains on property in violation of this section shall constitute a separate violation.
3. In addition to any other penalty provided by law, compliance with this section 5.02.09 may be enforced by the remedies and procedures set forth in Chapter 25 of the *City Code* (the Code Enforcement Hearing Officer System) or removal of the **Portable Storage Unit** by the *City*. In the event of removal by the *City*, the company providing the **Portable Storage Unit** and the owner and occupant of the private property where same is located, shall be jointly and severally liable for the expenses incurred by the *City*.

(Ord. # 1163-R, § 2, 10-8-09)

SECTION 3. From and after the effective date of this ordinance, Section 5.03.01 of the Land Development Code of the City of Panama City Beach related to Temporary Uses and Structures, is amended to read as follows (new text **bold and underlined**, deleted text ~~struckthrough~~):

5.03.00 TEMPORARY USES AND STRUCTURES

5.03.01 Generally

- D. Certain temporary **Uses** and structures meeting the conditions of this Chapter may be permitted to accommodate outdoor sales, festivals and entertainment, ~~Portable Storage Units~~ and temporary

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structures during construction activities – but only to the extent authorized in this section. All other temporary **Uses** and structures are prohibited.

- E.** A temporary **Use** permit issued pursuant to section 10.14.02 is required prior to the establishment of a temporary **Use** or structure. Unless otherwise specified in this Code, a temporary **Use** permit shall be valid for a maximum of thirty (30) days and, unless otherwise specified in this **LDC**, may be renewed for one (1) consecutive thirty (30) day period.

- F. Placement and use of Portable Storage Units shall be governed by section 5.02.09 of this Code.**

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

SECTION 4. All ordinances or parts of ordinances in conflict herewith are repealed to the extent of such conflict.

SECTION 5. The appropriate officers and agents of the City are authorized and directed to codify, include and publish in electronic format the provisions of this Ordinance within the Panama City Beach Land Development Code, and unless a contrary ordinance is adopted within ninety (90) days following such publication, the codification of this Ordinance shall become the final and official record of the matters herein ordained. Section numbers may be assigned and changed whenever necessary or convenient.

SECTION 5. This Ordinance shall take effect immediately upon passage.

PASSED, APPROVED AND ADOPTED at the regular meeting of the City Council of the City of Panama City Beach, Florida, this ____ day of _____, 2020.

20200618

MAYOR

ATTEST:

CITY CLERK

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

MAYOR

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

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

ITEM NO. 10



CODE ENFORCEMENT

May & June 2020

(April 23- June 22, 2020)



May Citation Report

Date	Violation Description	Citation Amount	Amount Collected	Officer	General Fund/ CRA
5/5/2020	Litter	\$200.00		LS	CRA
5/5/2020	Litter	\$250.00	\$250.00	LS	CRA
5/5/2020	Grass/ Weeds Overgrowth	\$100.00		JM	GF
5/6/2020	Grass/ Weeds Overgrowth	\$100.00		JM	GF
5/6/2020	Keeping Pigs	\$100.00	\$100.00	LS	CRA
5/6/2020	Abandoned Material	\$100.00		JM	GF
5/8/2020	Fence Screening Required	\$250.00		JT	CRA
5/19/2020	Fence Screening Required	\$250.00		LS	CRA
Totals		\$1,350.00	\$350.00		

* All citations written by Code Enforcement Officers April 23- May 22, 2020.



June Citation Report

Date	Violation Description	Citation Amount	Amount Collected	Officer	General Fund/ CRA
5/27/2020	Odor Drifting Beyond Property Line	\$250.00		LS	CRA
5/28/2020	Litter	\$250.00	\$250.00	LS	CRA
5/29/2020	Fence Screening Required	\$250.00		LS	CRA
6/3/2020	Accumulation of Junk/ Abandoned Materials	\$250.00		JM	GF
6/4/2020	Accumulation of Junk/ Abandoned Materials	\$250.00		JM	CRA
6/18/2020	Damaged Fence	\$100.00		JM	GF
6/18/2020	Failure to Pay BTR 1%	\$200.00		LS	CRA
6/18/2020	Damaged Fence	\$100.00		JM	CRA
Totals		\$1,650.00	\$250.00		

* All citations written by Code Enforcement Officers May 23- June 22, 2020.



Outstanding Citations

Date	Violation Description	Citation Amount	Amount Due	Officer	General Fund/ CRA
1/2/2020	Building Maintenance	\$25.00	\$25.00	JM	GF
1/24/2020	Building Maintenance	\$25.00	\$25.00	JM	GF
2/24/2020	Failure to Pay BTR 1%	\$200.00	\$4,000.00	LS	CRA
3/3/2020	Damaged Fence	\$100.00	\$100.00	JM	GF
3/16/2020	Failure to Pay BTR 1%	\$200.00	\$4,000.00	LS	CRA
3/18/2020	Damaged Fence	\$100.00	\$2,000.00	JM	GF
4/8/2020	Abandoned Materials	\$100.00	\$100.00	JT	GF
5/5/2020	Litter	\$200.00	\$200.00	LS	CRA
5/5/2020	Grass/ Weeds Overgrowth	\$100.00	\$100.00	JM	GF
5/6/2020	Grass/ Weeds Overgrowth	\$100.00	\$100.00	JM	GF

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



Outstanding Citations

Date	Violation Description	Citation Amount	Amount Due	Officer	General Fund/ CRA
5/6/2020	Abandoned Materials	\$100.00	\$100.00	JM	GF
5/8/2020	Fence Screening Required	\$250.00	\$5,000.00	JT	CRA
5/19/2020	Fence Screening Required	\$250.00	\$250.00	LS	CRA
5/27/2020	Odor Drifting Beyond Property Line	\$250.00	\$250.00	LS	CRA
5/29/2020	Fence Screening Required	\$250.00	\$250.00	LS	CRA
6/3/2020	Accumulation of Junk/ Abandoned Materials	\$250.00	\$250.00	JM	GF
6/4/2020	Accumulation of Junk/ Abandoned Materials	\$250.00	\$250.00	JM	CRA
6/18/2020	Damaged Fence	\$100.00	\$100.00	JM	GF
6/18/2020	Failure to Pay BTR 1%	\$200.00	\$200.00	LS	CRA
6/18/2020	Damaged Fence	\$100.00	\$100.00	JM	CRA
Totals		\$3,150.00	\$17,400.00		

* Continued from previous page.

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



Outstanding Citation Liens (2019-2020)

Citation Date	Violation Description	Citation Amount	Lien Amount	Lien File Date	Officer	General Fund/ 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 Materials	\$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	Abandoned Materials & Litter	\$250.00	\$250.00	7/11/2019	LS	GF
5/9/2019	Accumulation of Abandoned Materials	\$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	CRA
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

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Outstanding Citation Liens (2019-2020)

Citation Date	Violation Description	Citation Amount	Lien Amount	Lien File Date	Officer	General Fund/ CRA
7/23/2019	Failure to Furnish Trash Receptacle	\$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	JM	GF
12/2/2019	Unsanitary Pool	\$250.00	\$250.00	3/9/2020	JM	CRA
1/8/2020	Detrimental Conditions	\$250.00	\$250.00	3/26/2020	JM	CRA
1/7/2020	Off-Street Parking	\$100.00	\$2,000.00	3/26/2020	LS	CRA
1/14/2020	Prohibited Sign	\$100.00	\$100.00	3/26/2020	LS	CRA

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Outstanding Citation Liens (2019-2020)

Citation Date	Violation Description	Citation Amount	Lien Amount	Lien File Date	Officer	General Fund/ CRA
1/15/2020	Prohibited Sign	\$100.00	\$100.00	5/6/2020	LS	CRA
1/15/2020	Off-Street Parking	\$100.00	\$2,000.00	5/6/2020	LS	CRA
1/20/2020	Prohibited Sign	\$200.00	\$200.00	5/6/2020	LS	CRA
1/22/2020	Prohibited Sign	\$200.00	\$200.00	5/6/2020	LS	CRA
1/21/2020	Prohibited Sign	\$200.00	\$200.00	5/6/2020	LS	CRA
1/22/2020	Off-Street Parking	\$100.00	\$2,000.00	5/19/2020	LS	CRA
1/27/2020	Prohibited Sign	\$200.00	\$200.00	5/19/2020	LS	CRA
1/30/2020	Prohibited Sign	\$200.00	\$200.00	5/19/2020	LS	CRA
2/3/2020	Litter	\$100.00	\$100.00	6/4/2020	LS	CRA
1/30/2020	Off-Street Parking	\$100.00	\$2,000.00	6/4/2020	LS	CRA
2/7/2020	Detrimental Conditions	\$250.00	\$250.00	6/4/2020	JM	GF
1/9/2020	Trash	\$250.00	\$250.00	6/4/2020	JM	GF
Totals		\$7,650.00	\$55,375.00			

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Outstanding Abatement Liens

Date Filed	Amount Due	General Fund/ CRA
7/11/2019	\$907.00	GF
6/16/2020	\$854.90	GF
Total	\$1,761.90	

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



Fees Collected: Citations & Liens (May)

Citation Date	Violation Description	Citation Amount	Amount Paid	Officer	General Fund/ CRA
4/9/2020	Grass/ Weeds Overgrowth	\$100.00	\$100.00	JM	GF
1/8/2020	Building Maintenance	\$450.00	\$450.00	JM	GF
Totals		\$550.00	\$550.00		

* Includes fees collected for all citations and liens April 23- May 22, 2020.



Fees Collected: Citations & Liens (June)

Citation Date	Violation Description	Citation/ Abatement Amount	Amount Paid	Officer	General Fund/ CRA
5/6/2020	Keeping Pigs	\$100.00	\$100.00	LS	CRA
5/28/2020	Litter	\$250.00	\$250.00	LS	CRA
5/5/2020	Litter	\$250.00	\$250.00	LS	CRA
6/27/2018	Abandoned Material	\$250.00	\$3,074.23	MW	GF
4/10/2020	Grass/ Weeds Overgrowth	\$100.00	\$100.00	LS	GF
4/23/2020	Abatement	\$2,682.02	\$2,682.02	JM	GF
4/5/2018	Grass/ Weeds Overgrowth	\$100.00	\$241.63	MW	GF
5/4/2018	Grass/ Weeds Overgrowth	\$100.00	\$1,587.48	MW	GF
Totals		\$3,832.02	\$8,285.36		

* Includes fees collected for all citations and liens May 23- June 22, 2020.



May Violation Status

Code	Description	Closed	Open	Total
4-17	Special Event: Permit Required	1		1
5-3	Keeping Livestock or Fowl	1		1
5-7	Nuisance Animals	1		1
7-112	Non-Compliant Turtle Lighting	1	2	3
8-6	Construction Site Management: Site Plan Required		1	1
8-6 (D)	Scenic Corridor Landscape Requirement		1	1
12-4	Garbage & Trash: Prohibited Practices & Violations	6		6
12-5	Wet Trash		2	2
12-7	Requirement to Keep Property Free of Litter	12	2	14
14-2	Failure to Pay BTR 1%		1	1
14-28	Failure to Report BTR 1%	7	1	8
15-18, 15-17(3)	Abandoned Material: Detrimental Conditions	10	3	13
15-18, 15-17(5)	Accumulation of Abandoned Material		1	1
15-18, 15-17(6)	Excessive Growth of Grass/ Weeds	32	8	40
15-18, 15-17(11)	Conditions Causing Contamination of Air, Food or Drink	1		1
15-18, 15-17(12)	Fire Hazards	1		1
22-47	Abandoned Vehicle	3		3
2.03.02 LDC	Unpermitted use of Trailer and Mobile Homes	1		1
4.02.02 (D1) LDC	Unpermitted Placement of Structure in Setback	1		1
4.02.03(D) LDC	Toilets Visible from Scenic Corridors Prohibited	1		1
4.02.04 (F) LDC	Performance Standards: Odor	1		1
5.02.03 LDC	Fences	1	4	5
5.02.04 LDC	Dumpster Screening Required	2	1	3
5.07.04 LDC	Prohibited Signs	1		1
Totals		84	27	111



June Violation Status

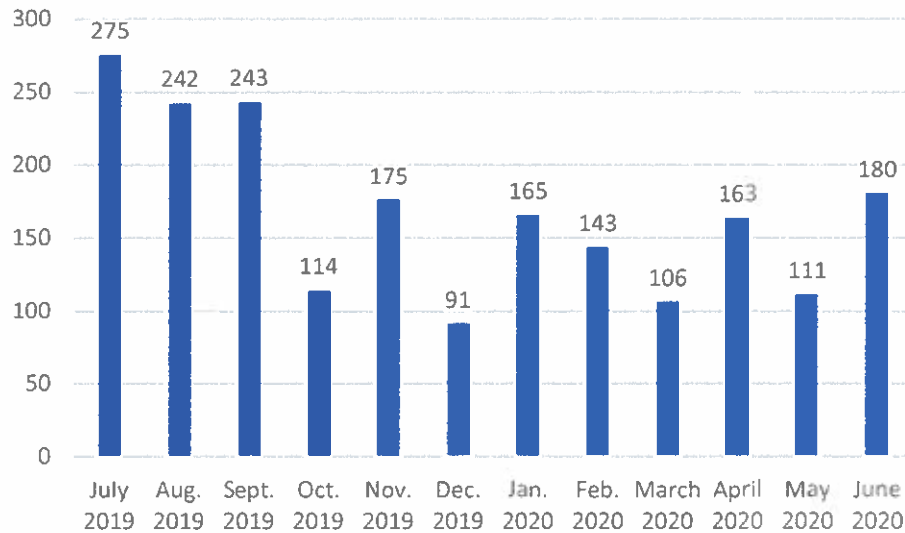
Code	Description	Closed	Open	Total
7-112	Non-Compliant Turtle Lighting		1	1
8-7	Building Maintenance Standards		3	3
12-4	Garbage & Trash: Prohibited Practices	6	3	9
12-5	Wet Trash		1	1
12-6	Littering	1		1
12-7	Requirement to Keep Property Free of Litter	4	5	9
12-4 (8)	Leaving Trash Receptacles Along Curb		1	1
14-2	Failure to Pay BTR 1%		1	1
14-28	Failure to Report BTR 1%		1	1
14-6	BTR 1% for Each Location Required	1	1	2
15-18, 15-17 (3)	Abandoned Material: Detrimental Conditions	8	14	22
15-18, 15-17 (4)	Unsafe Dwelling/ Structure		1	1
15-18, 15-17 (5)	Abandoned Material: Threat to Public Health/ Safety	2	1	3
15-18, 15-17 (6)	Excessive Growth of Grass/ Weeds	22	75	97
15-18, 15-17 (9)	Physical or Unsanitary Conditions		8	8
15-18, 15-17 (12)	Fire Hazards		2	2
22-47	Abandoned Vehicle	3	7	10
4.02.04 (I.2) LDC	Performance Standards: Single Family Res.- Occupancy Limits		1	1
4.02.04 LDC	Performance Standards for Zoning Districts		1	1
5.02.03 LDC	Fences		1	1
5.02.04 LDC	Dumpster Screening Required		2	2
5.03.01 LDC	Temporary Uses & Structures	1	2	3
Totals		48	132	180



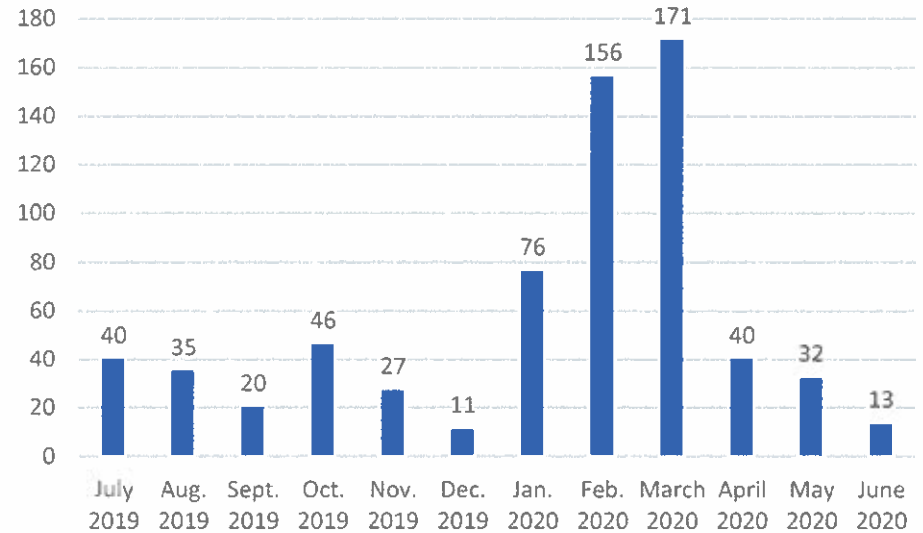
Violation Summary

In May 2020 and June 2020, the Code Enforcement Division continued its efforts to maintain and improve the quality of life throughout the residential and business community. The Division issued 111 violations in May and 180 violations in June.

Total Violations



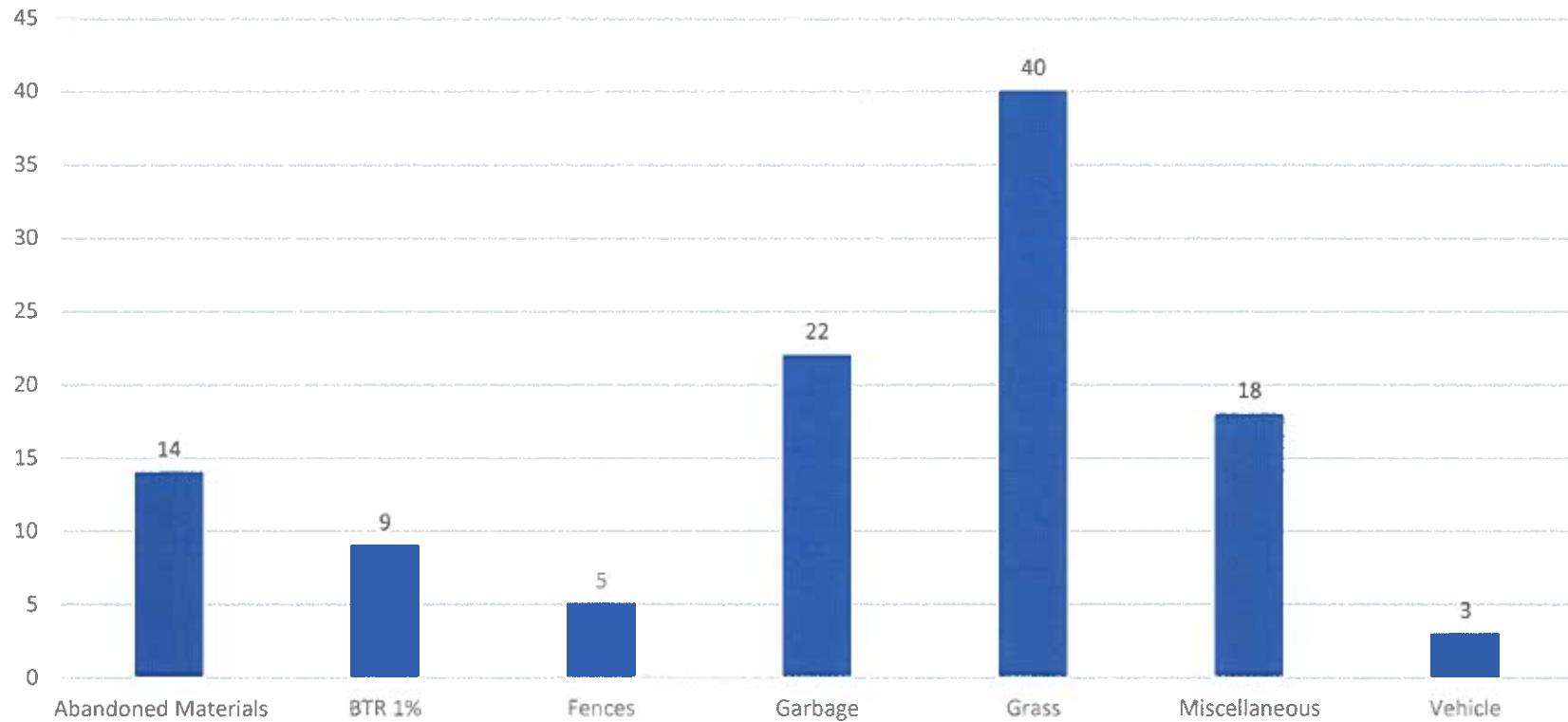
ROW Sign Violations





May Violation Summary

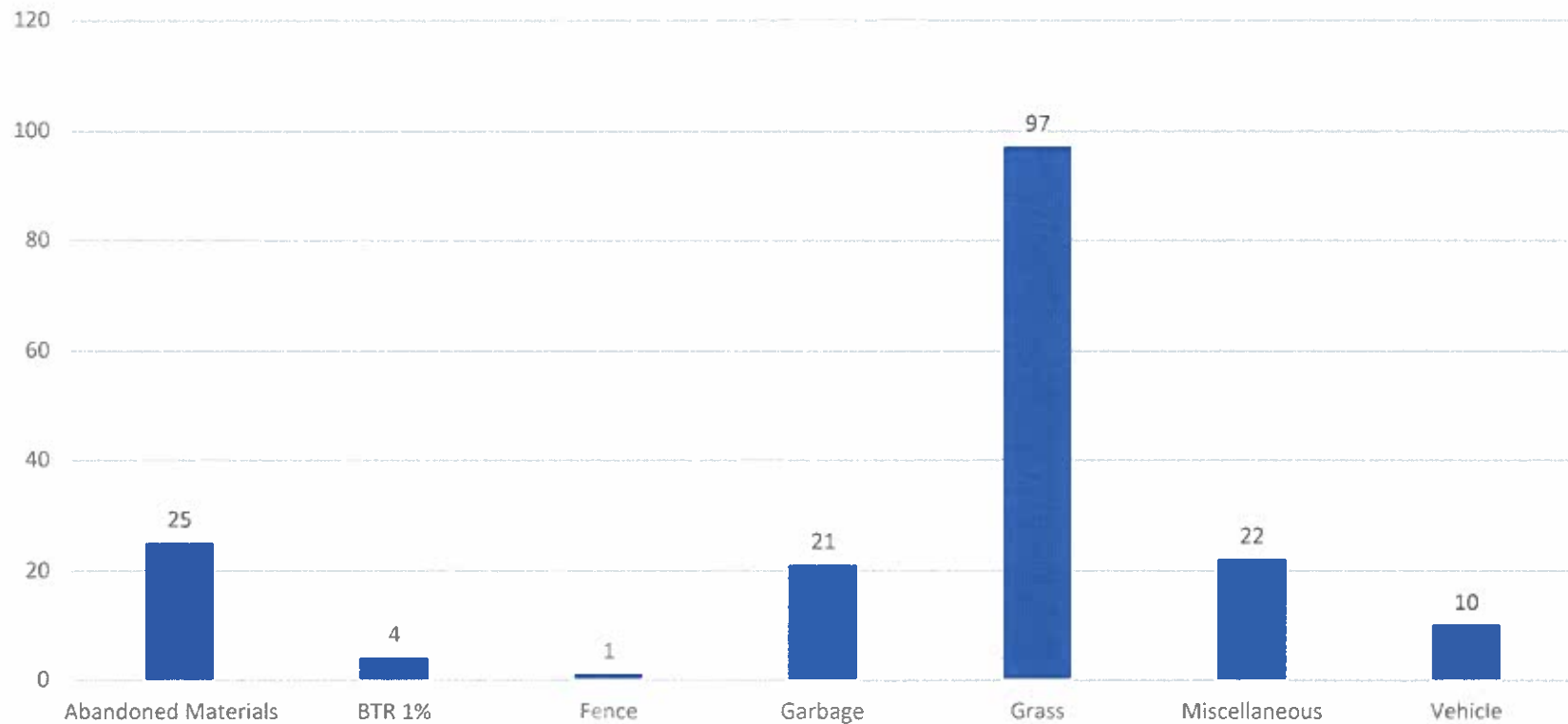
Type of Violations





June Violation Summary

Type of Violations



ITEM NO. 11

Outfalls Discussion