

**CITY OF PANAMA CITY BEACH
PLANNING BOARD**

MEETING DATE: December 9, 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 – Mr. Scruggs**

- ITEM NO. 3** **Approval of October 14, 2020 Planning Board Meeting Minutes**

- ITEM NO. 4** **Public Comments-Non-Agenda Items Limited to Three Minutes**

- ITEM NO. 5** **Alvin’s Stores Inc. is requesting approval for a Small Scale Plan Amendment and Rezoning Requests for a Future Land Use Map change from Single Family Residential to a Future Land Use designation to Tourist and a Rezoning from R-1c (Single Family Residential) to CH (Commercial High Intensity) for two parcels. The parcels are located at 285 Poinsettia Drive, approximately .573 acres and 283 Poinsettia Drive, approximately .229 acres.**

- ITEM NO. 6** **Planned Unit Development Master Plan Recommendations – Discussion Continued**

- ITEM NO. 7** **Proposed Ordinance 1542 – Community Meeting Requirements**

- ITEM NO. 8** **Capital Improvement Schedule**

- ITEM NO. 9** **Code Enforcement Update**

All interested persons are invited to attend and to present information for the Board’s consideration. Further information may be obtained from the Building & Planning Department at 233-5054, extension 2313. Anyone not appearing in person may submit written comments to

the Building & Planning Department at 116 South Arnold Road, Panama City Beach, Florida 32413, any time prior to the stated meeting time. All comments received will be considered before final action is taken. If a person decides to appeal a decision of the Planning Board, a record of the proceedings will be needed. Such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. Any person requiring a special accommodation at this meeting because of a disability or physical impairment should contact the Lynne Fasone, 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

DATA AND ANALYSIS

- I. **APPLICANT:** Alvin's Stores Inc.
- II. **PROJECT LOCATION:** 285 Poinsettia Dr. Parcel Id# 33962-000-000 (.573 acres) and 283 Poinsettia Dr. Parcel Id# 33963-000-000 (.229 acres).
- III. **REQUEST:** This request is for a Small Scale Plan Amendment and Rezoning. The applicant is requesting a Future Land Use Map change from Single Family Residential Future Land Use designation to Tourist and a Rezoning from R-1c to CH for the subject parcels.
- IV. **REASON FOR REQUEST:** The owners were unaware the property was rezoned and are now seeking to have that corrected to match the historic use of the property since 1979 as a warehouse.

VI. SITE EVALUATION:

A. IMPACT ON PUBLIC FACILITIES:

1. Transportation Facilities:

The western most parcel has and is expected to continue to be used as a warehouse with traffic generation levels to remain the same. If the site were redeveloped, a Development Order with an accompanying traffic study will be required.

2. Sewer:

The City wastewater treatment plant (WWTP) provides Advanced Wastewater Treatment (AWT) quality effluent, with an accompanying wetlands effluent discharge system in a 2,900-acre facility containing 2,000 acres of receiving wetlands. Currently, the operating permit allows 14 mgd maximum monthly average (10 mgd annual average) treatment and disposal capacity. Monthly average plant flows for January 1, 2019 through December 31, 2019 ranged from 4.4 mgd to 10.3 mgd on a monthly average. In addition, the City's reclaimed water system has been in operation since 2006 and provided between 1.5 and 3.3 mgd of irrigation

water per month in the last fiscal year, depending on the time of year and demands, to residential and commercial areas of the City.

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

3. Potable Water:

The City has a franchise from Bay County authorizing the City to provide water service to the incorporated City limits and unincorporated Bay County west of St Andrew Bay, and south of West Bay and the contiguous Intracoastal Waterway. The City utility system also purchases 100% of its potable water from Bay County via contract. The term of the agreement is through 2042 and states that 26.4 million gallons per day (mgd) will be available to the City in 2011 with best efforts by the County to be able to provide increasing amounts each year up to 33.79 mgd in 2020. The City receives the treated County water via two delivery points at bridges crossing St. Andrew Bay and West Bay. That water is stored and re-pumped on demand to meet the City's water needs. The City's current available pumping and transmission capacity is approximately 37.8 mgd. The contract with the County has been designed to increase capacity by approximately 4% per year in order to continue to have capacity available for growth. Additionally, the City has two (2) - 7 million gallon storage tanks at its West Bay storage and pumping facility, and 2, 4 and 5 million gallon storage tanks at its McElvey Road storage and pumping facility near the St. Andrew Bay delivery point, which gives the City an additional 25 million gallons of working reserve for peak season and fire flow demand.

Daily water demand for January 1, 2018 through December 31, 2019 ranged from 9.2 mgd to 15.7 mgd on a monthly average, with an annual average of 12.1 mgd. The maximum single-day demand was 18.5 mgd. The County's projected available capacity to supply potable water to the City in 2019 was to be 28.4 mgd, which leaves an excess monthly average capacity ranging from 19.2 mgd to 12.7 mgd with an annual average excess of 16.3 mgd. The excess on the single-day maximum is expected to be 10.8 mgd.

The City has also implemented a reclaimed water system that makes highly treated effluent from the wastewater system available for irrigation to new subdivisions and commercial developments. With the implementation of this reclaim system, it is estimated that the 20% of total potable water

consumption previously used by similar developments will be replaced by reclaimed water in these new subdivisions.

B. SITE SUITABILITY:

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

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

3. Flood Zones:

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

C. COMPATABILITY WITH SURROUNDING LAND USES:

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

The current use of the site as a warehouse is generally considered an incompatible use without the implementation of lighting controls and buffering.

CONCLUSION:

It appears one of the subject parcels, the western most parcel; Id# 33962-000-000 was rezoned from commercial to residential sometime after 1988. However, staff has concluded that the eastern most parcel, Id# 33963-000-000 has always been Residential. See the attached zoning maps from 1977, 1988 and 2020 with delineated boundaries.

Staff proposes the Planning Board recommend the requested Future Land Use Map change of the westernmost parcel, Id# 33962-000-000 from Single Family Residential Future Land Use designation to Tourist and a Rezoning from R-1c to CH. In addition, there is no evidence or compelling reason to support the requested change and rezoning of the eastern most parcel, Id #33963-000-000, staff recommends denial of this portion of the request.



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

REQUEST FOR ZONING or REZONING – Section 10.02.10

Applicant: Alvin's Stores Inc
 Name(s): _____

Address: 10800 NW 106th St Suite #6

City: Medley State: FL Telephone: _____ Fax: _____

Email: drorlevy@marcodestin.net

Name of Acting Agent: Burke & Blue

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

Parcel Number of Property for Zoning or Rezoning: 33962-000-000 & 33963-000-000
 (Information from Property Appraiser's Office)

Address/Location of Property for Zoning or Rezoning: 285 Poinsettia Dr & 283 Poinsettia Dr

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

Small Scale Amendment: \$1500.00 Large Scale Amendment: \$2100.00 Date Collected _____
 If a plan amendment is necessary, please provide an analysis of the consistency of the proposed amendment with all requirements of the Comprehensive Plan and LDC.

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

Basic Submittal Requirements - LDC Section 10.02.02

Name: Alvin's Stores Inc

Address: 10800 NW 106th St Suite #6 Email Address: _____

City: Medley State: FL Telephone: _____ Fax: _____

Date of Preparation: 05/12/2020 Date(s) of any modifications: _____

Legal Description: (Consistent with the Required Survey) _____

A vicinity map showing the location of the property.

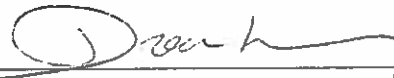
Present Zoning Designation: R-1c Requested Zoning Designation: CH Future Land Use Map: TD

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

Applicant's Signature(s):

Dror Levy

Print Name of Applicant


Signature

Date: 10/14/2020

Print Name of Applicant

Signature

Date: _____

FEES:

Rezoning Application Fee: \$900.00

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

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

Date Collected: _____

**CITY OF PANAMA CITY BEACH
PUBLIC NOTICE OF SMALL-SCALE AMENDMENT AND
REZONING REQUEST**

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

APPLICANT: Alvin Stores, Inc.

ADDRESS/LOCATION: 285 Poinsettia Drive & 283 Poinsettia Drive
Panama City Beach, FL Panama City Beach, FL
33962-000-000 33963-000-000

This is being requested because, the properties have been used as a warehouse
for the Alvin's Island store at 14520 Front Beach Road since at least 1979
and was zoned appropriately until a City initiated zoning change in 2012.

The owners were unaware that the property had been rezoned and are now
seeking to have that corrected to match the historical use of the property.

MEETING INFORMATION:

Date: December 9, 2020

Time: 1:00 p.m.

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

The applicant for this rezoning 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 850-233-5100, ext. 2313.



Legend

- PCB_Parcels
- Major Road
- Minor Road
- Zoning_PCB**
- Panama City Beach Zoning**
- Commercial - Low Intensity (CL)
- Commercial - Medium Intensity (CM)
- Single Family, High Density Manufactured Home (R-1c-1)
- Single Family, Low Density (R-1a)
- Single Family, Medium Density (R-1b)
- Planned Unit Development (PUD)
- Single Family, High Density (R-1c)
- Residential - Zero Lot Line (RO)
- Light Industry (M-1)
- Recreation (R)
- Conservation (C)
- Agricultural and Rural Residential (AR)
- Townhouse (RTH)
- Limited Multi-family (R-2)
- Unlimited Multi-family (R-3)
- Commercial - High Intensity (CH)
- Public Facilities (PF)

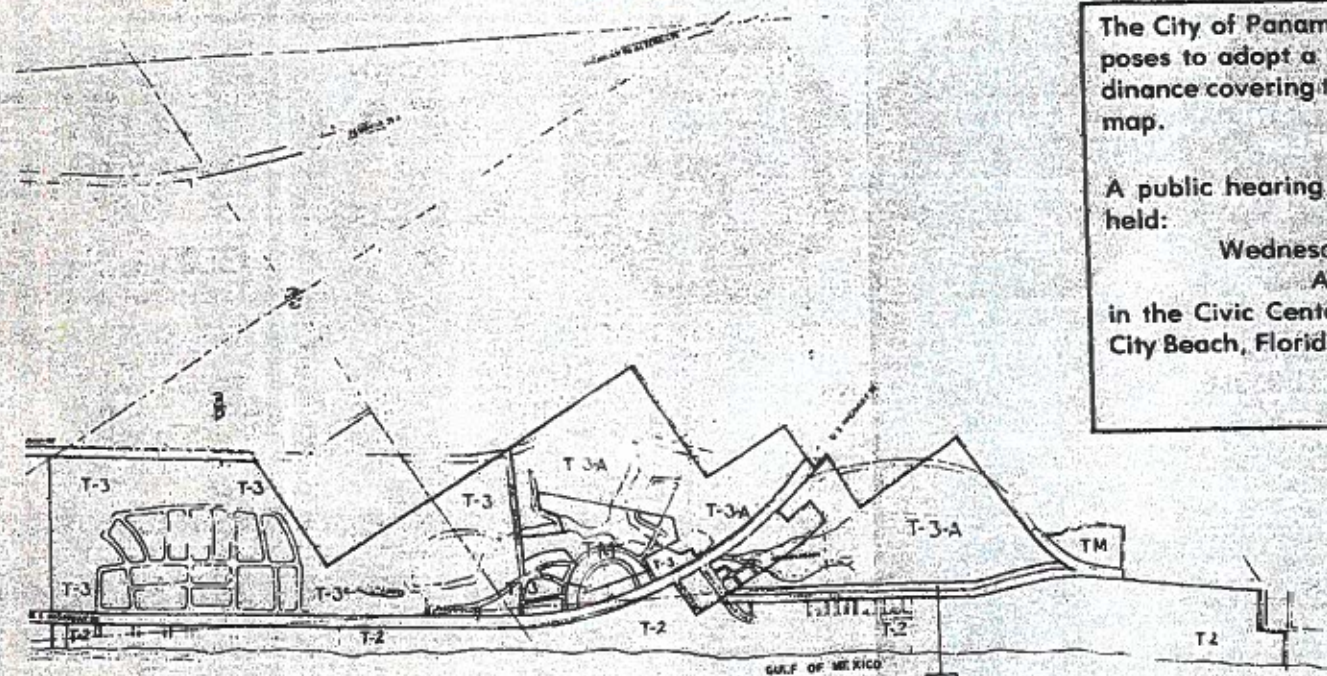


Prepared by The
City of Panama City Beach
Planning Department

2020



CENTER SECTION



EAST SECTION

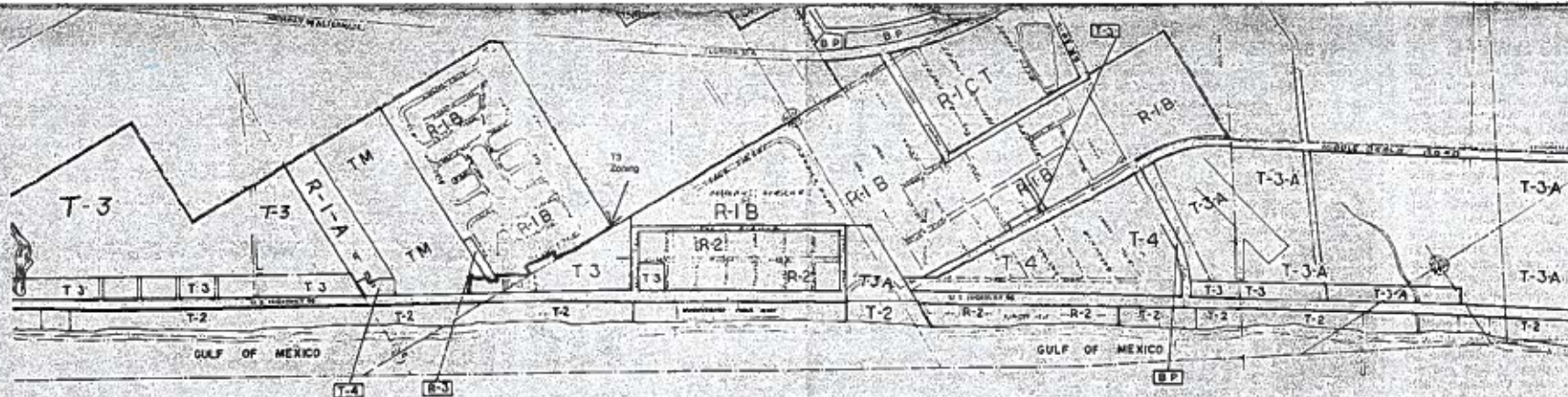
The City of Panama City Beach, Florida proposes to adopt a comprehensive zoning ordinance covering the land area shown in this map.

A public hearing on the ordinance will be held:

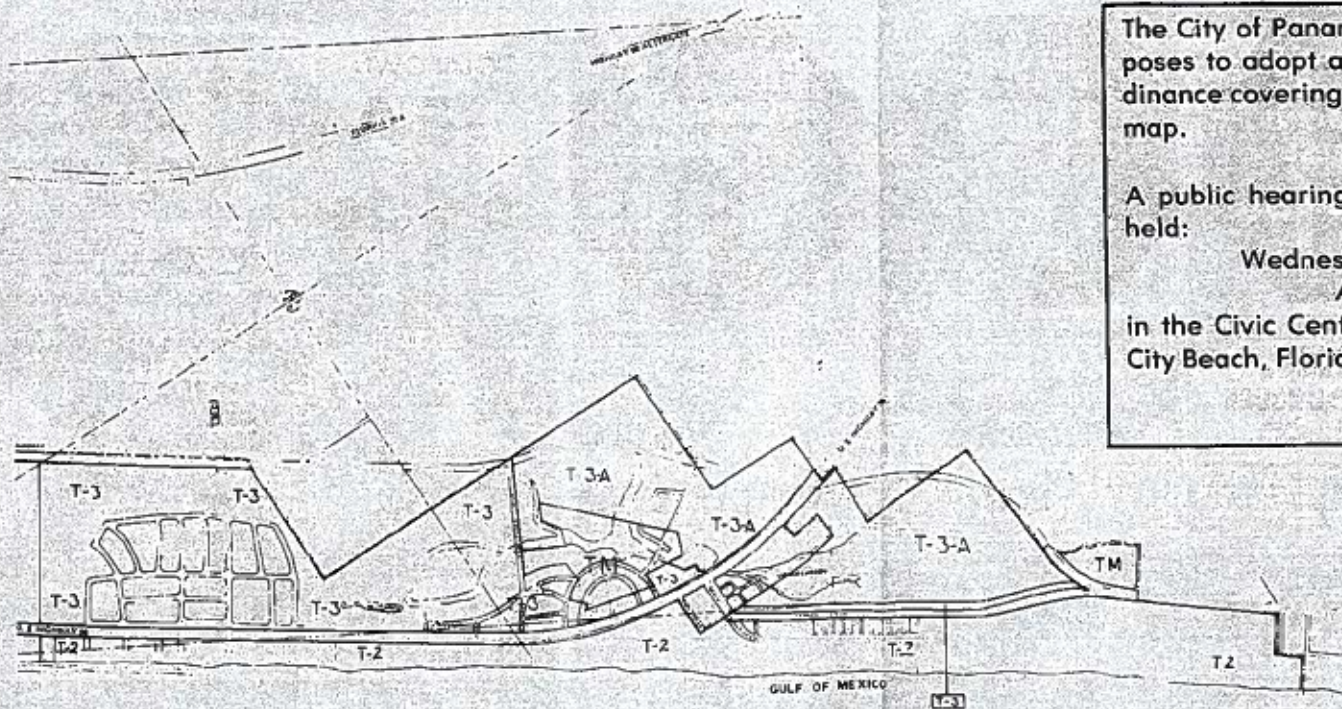
Wednesday April 27, 1977,
At 5:05 P.M.

in the Civic Center Counsel Room, Panama City Beach, Florida.

Roy Kingsmill
City Clerk



CENTER SECTION



EAST SECTION

The City of Panama City Beach, Florida proposes to adopt a comprehensive zoning ordinance covering the land area shown in this map.

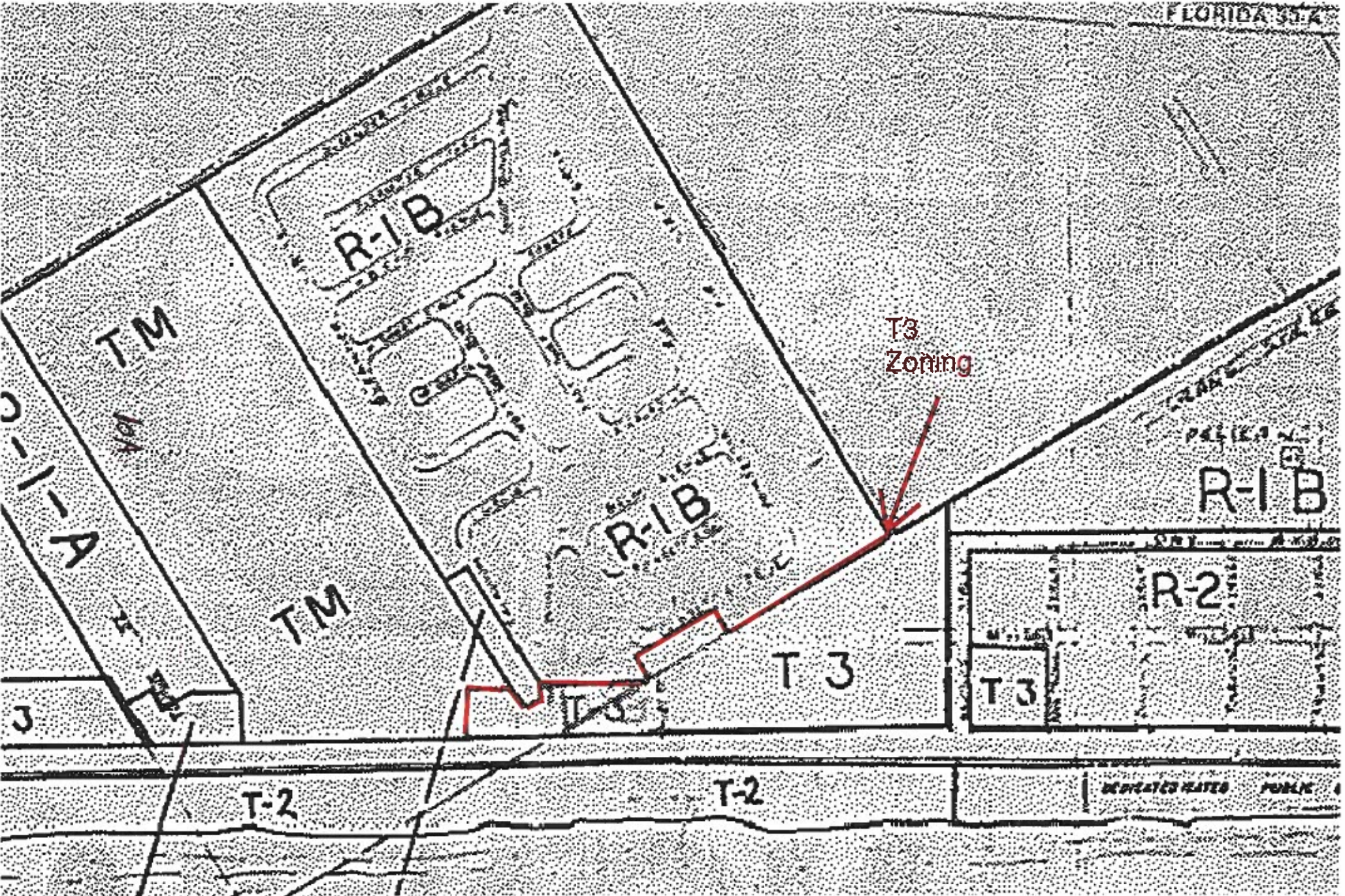
A public hearing on the ordinance will be held:

Wednesday April 27, 1977.
At 5:05 P.M.

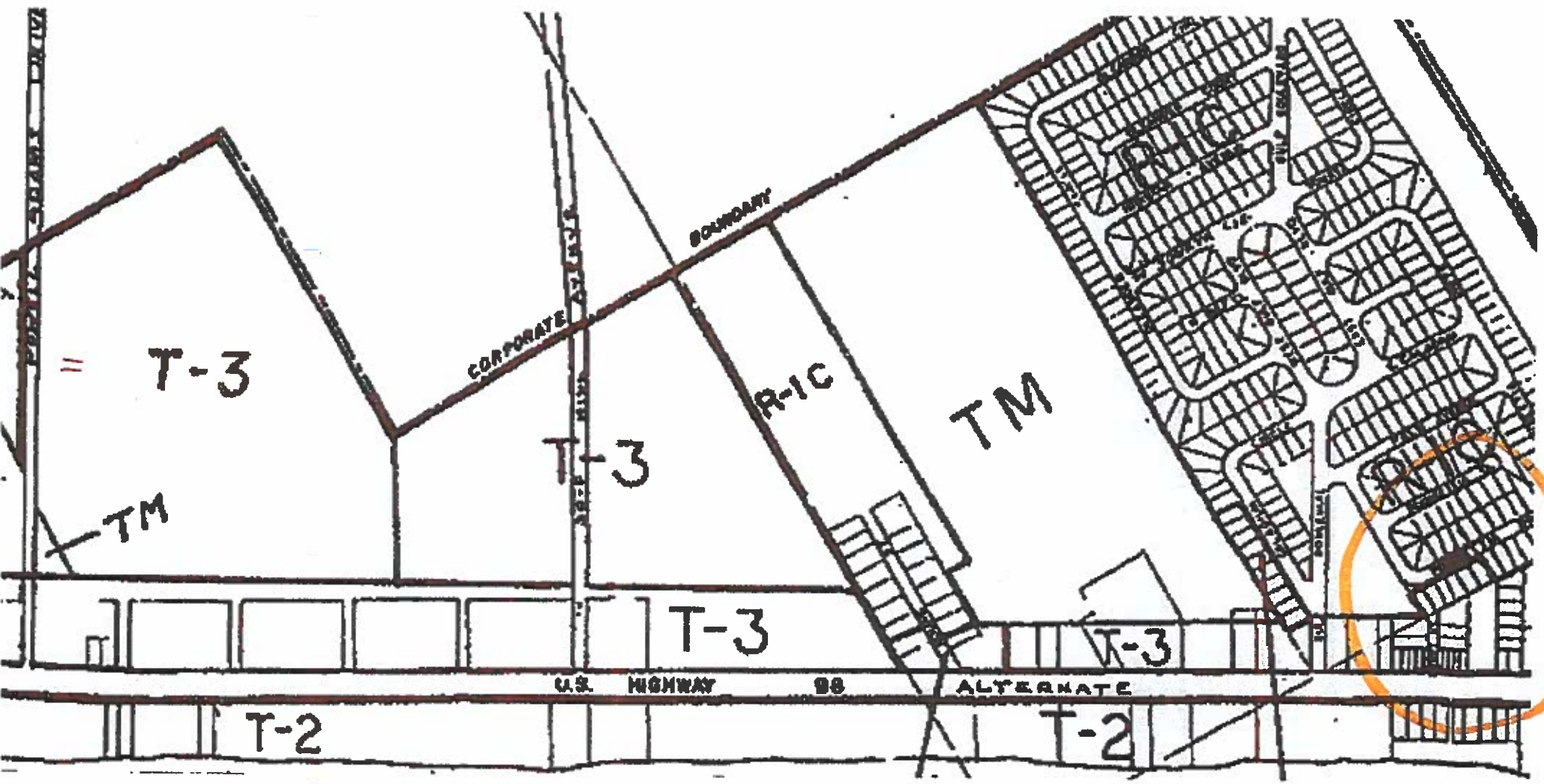
in the Civic Center Counsel Room, Panama City Beach, Florida.

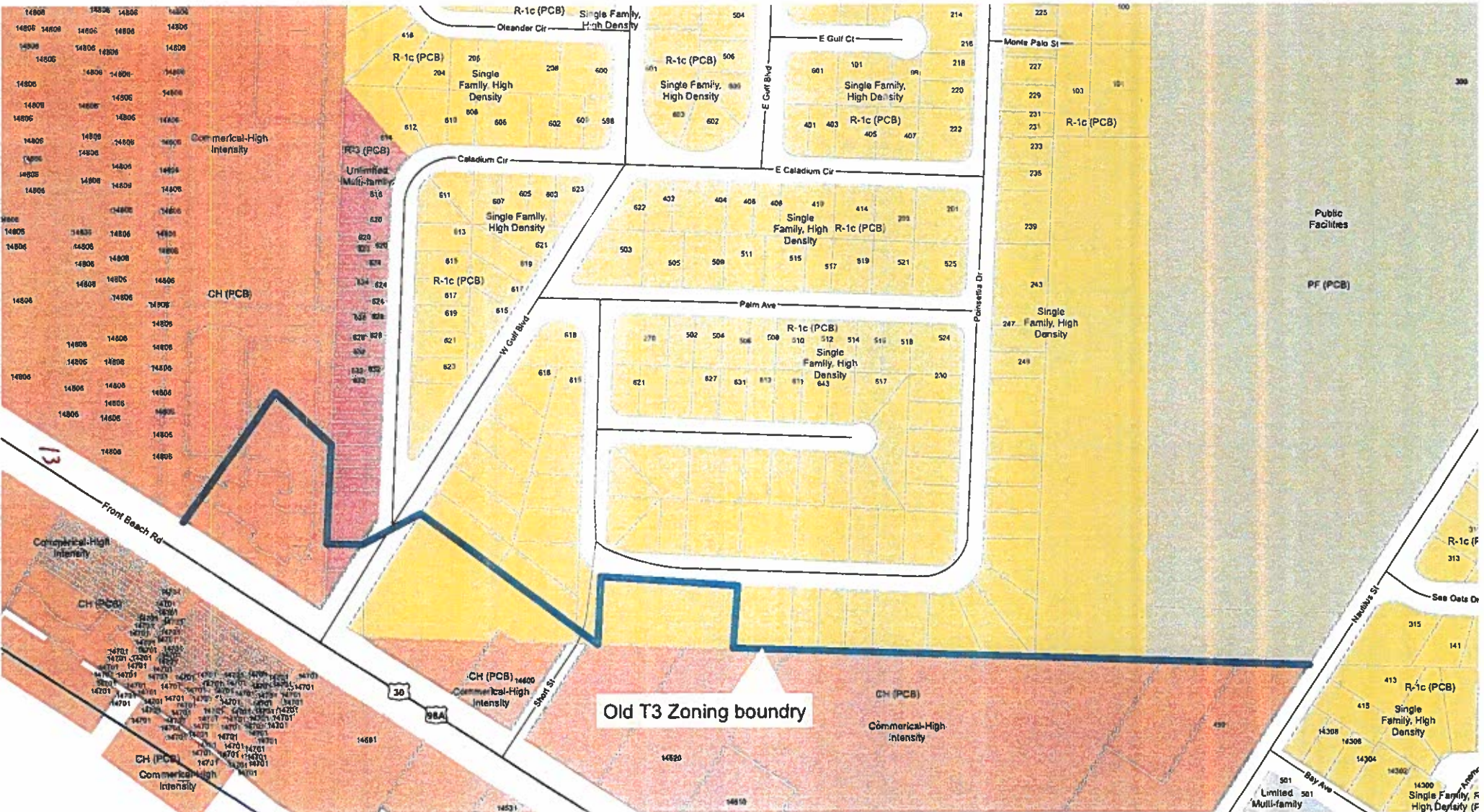
Roy Kingsmill
City Clerk

10



1977





2020

ITEM NO. 6



CITY OF PANAMA CITY BEACH AGENDA ITEM SUMMARY

1. DEPARTMENT MAKING REQUEST/NAME:
Building and Planning / Mel Leonard

2. MEETING DATE:
December 9, 2020

3. REQUESTED MOTION/ACTION:

Staff requests the Planning Board discuss the application requirements for Planned Unit Developments and whether more detail should be provided for certain issues.

4. AGENDA

- PRESENTATION
- PUBLIC HEARING
- CONSENT
- REGULAR

5. IS THIS ITEM BUDGETED (IF APPLICABLE)? YES NO N/A
 DETAILED BUDGET AMENDMENT ATTACHED YES NO N/A

6. IDENTIFY STRATEGIC PRIORITY

- Financial Health
- Economic Development
- Quality of Life
- Public Safety
- Transportation
- Attractive Community
- N/A

7. BACKGROUND: WHY IS THE ACTION NECESSARY? WHAT GOAL WILL BE ACHIEVED?

An application for a Planned Unit Development (mixed use development - residential and commercial) requires the owner to submit general information (bubble plan) so that the Planning Board can determine if a public benefit is being provided, if the minimum mixture of land uses are provided and if potential nuisances to the surrounding property owners have been properly mitigated. For certain criteria, it may be useful for the City to require more specific information so that it can be better understood what and where development can occur on a site and its potential impact. More specifically, it is requested that the Board discuss if the requirements for an application for a PUD should include more specific data and discussion regarding transportation impacts and environmental limitations (wetlands, flood zones, protected species, etc...) of a site.

Staff recommends the Board discuss the proposed changes and make any additions, deletions or modifications needed.

4. Site Design and Development Standards

- (b) continuous and regular garbage service is provided to the **Dwelling** for the duration of the rental, as evidenced by a bill or receipt from an active account with a local trash hauling company in the name of the owner or local agent or representative;
- (c) the owner notifies the **City** of the name, telephone number and physical address of a local agent or representative located in within 125 miles of the **Dwelling**; and
- (d) **Single Family Dwellings** locate south of Front Beach Road in R-1C zoning districts shall be governed by an subject to the supplemental standards set forth in Section 5.04.33.

(Ord. #1369, 12/10/15)

4.02.05 Planned Unit Development (PUD) District Standards

See page
97 for additions.

- 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**.
- 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**.

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.

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.
2. Parking requirements. See section 4.05.00.
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**.
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**.
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**.

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 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;

4. Site Design and Development Standards

2. The planned **Development** is coordinated rather than an aggregation of individual and unrelated **Buildings** and **Uses**;
3. The planned **Development** incorporates a compatible mix of **Residential** and **non-residential Uses**;
4. The planned **Development** incorporates three **Uses** meeting the required minimum proportions;
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
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.
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;
8. **The traffic impact of the planned development is reasonably mitigated by calculation of the proportionate share transportation mitigation fee and establishing the location of all driveways, deceleration/acceleration lanes, turns lanes, median modifications and other similar traffic improvements;**
9. **The applicant identifies the location of all flood zones, wetlands, protected habitats and other similar environmental features and how each is to be addressed in the planned development.**

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

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

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

(Ord. # 1450, 6-14-18)

END

END

4.03.00 SUBDIVISION DESIGN AND LAYOUT

4.03.01 Generally

- A.** Any division of land shall be subject to the design requirements of this section. Procedures for approval of preliminary **Plats**, final **Plats**, **Lot Splits** and improvement plans are set forth in Chapter 10.
- B.** All **New Development** shall be located on a recorded, **Platted Lot** or on a **Lot** resulting from a lawful **Lot Split**.
- C.** An existing **Lot** located within a **Subdivision** that has been approved prior to July 26, 2012 by the City Council in the form of a **Plat**, shall be allowed to be developed with a **Single Family Dwelling Unit** subject to satisfaction of **Setback** and **Building** requirements as well as all other applicable regulations.
- D.** In Bid-A-Wee 1st Addition, **Lots** less than the required minimum **Lot** size and not meeting the dimensions as approved on the adopted **Plat**, may still receive approval for a **Building Permit** provided the Planning Board finds the following conditions are satisfied:
 1. The **Lot** must be of a similar size and width as other **Lots** in the **Subdivision**; and
 2. All other applicable regulations must be satisfied.

ITEM NO. 7



CITY OF PANAMA CITY BEACH AGENDA ITEM SUMMARY

1. DEPARTMENT MAKING REQUEST/NAME:

Building and Planning / Mel Leonard

2. MEETING DATE:

December 9, 2020

3. REQUESTED MOTION/ACTION:

It is requested that the Planning Board consider the proposed changes to the "community meeting" requirements and make any needed revisions.

4. AGENDA

- PRESENTATION
- PUBLIC HEARING
- CONSENT
- REGULAR

5. IS THIS ITEM BUDGETED (IF APPLICABLE)? YES NO N/A
 DETAILED BUDGET AMENDMENT ATTACHED YES NO N/A

6. IDENTIFY STRATEGIC PRIORITY

- Financial Health
- Economic Development
- Quality of Life
- Public Safety
- Transportation
- Attractive Community
- N/A

7. BACKGROUND: WHY IS THE ACTION NECESSARY? WHAT GOAL WILL BE ACHIEVED?

Community meetings are already required of Master Plans involving Planned Unit Developments, Traditional Neighborhood Overlays, Large Site Developments and now are required of Large Conditional Uses (over 3 acres). The proposed changes incorporate refinements to the process that the Planning Board recommended at the October meeting so that the "community meeting" requirements are consistent for all of the above mentioned applications.

Staff recommends the Board make any additional changes to the draft ordinance and recommend approval for the City Council to consider.

ORDINANCE NO. 1542

AN ORDINANCE OF THE CITY OF PANAMA CITY BEACH, FLORIDA, AMENDING THE CITY'S LAND DEVELOPMENT CODE RELATED TO DEVELOPMENT APPLICATIONS REQUIRING NOTICE BY COMMUNITY MEETING; AMENDING SUBMITTAL REQUIREMENTS FOR CONDITIONAL USES ENCOMPASSING MORE THAN THREE ACRES TO INCLUDE NOTICE BY COMMUNITY MEETING; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT; PROVIDING FOR CODIFICATION; AND PROVIDING AN IMMEDIATELY EFFECTIVE DATE.

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

SECTION 1. From and after the effective date of this ordinance, Section 10.02.05 of the Land Development Code of the City of Panama City Beach related to Definitions, is amended to read as follows (new text **bold and underlined**, deleted text ~~struckthrough~~):

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

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

- A. All information required pursuant to section Error! Reference source not found..
- B. A statement of objectives describing the general purpose and character of the proposed *Development*, including type of structures, *Uses*, *Lot* sizes and *Setbacks*.
- C. A boundary survey.
- D. Perimeter buffering and landscaping.
- E. General location and size of *Land Uses*.
- F. Type of zoning districts and existing *Uses* abutting the proposed *Development* boundaries.

- G.** A detailed, written list and complete explanation of how the proposed *Development* differs from any provision of the *LDC*, including a comparison with the *Lot* and *Building* standards of the underlying zoning district. If the master plan is approved, any such difference not listed or explained shall not be recognized or permitted and no such difference shall be implied or inferred.
- H.** A detailed explanation of the public benefit which justifies allowing the property owner to deviate from otherwise applicable minimum requirements of the *LDC*.
- I.** A timeline for the *Development*, which addresses the following items:
1. *Development* phases, if applicable and benchmarks for monitoring the progress of construction of each phase. Wherever applicable, the benchmarks shall include:
 - (a) Land clearing;
 - (b) Soil stabilization;
 - (c) Construction of each landscaping element of horizontal infrastructure, including, but not limited to, roads, utilities and drainage; and
 - (d) Vertical infrastructure and improvements.
 2. The Final Development Plan shall be submitted within one (1) year of master plan approval. The timeline shall show that construction of the horizontal improvements will be commenced and substantially completed within one (1) year and two (2) years, respectively, after approval of the final development plan; provided that in the event the *Development* is divided into phases, the timeline shall show that construction of Phase I horizontal improvements will be commenced and substantially completed within one (1) year and two (2) years, respectively, after approval of the first final development plan and that the horizontal infrastructure for all remaining phases will be substantially completed within four (4) years after approval of the final development plan.
 3. The timeline shall provide that ninety (90) percent of the land area of the *Development*, excluding horizontal infrastructure, will be built-out to its intended, final *Use* within ten (10) years of approval of the master plan.
 4. Proposed dates for the submittal of progress reports.
- J.** Other applicable information as required on the application for *Development* master plan or which the applicant may desire to submit to demonstrate satisfaction of the conditions set forth in this *LDC*.
- K.** This section shall not be construed so as to require detailed engineering or *Site Plan* drawings as a prerequisite to approval by the Planning Board. An applicant may provide a concept plan showing the general types and locations of proposed *Development*, *Open Space*, conservation

areas, etc. (bubble plan); however, detailed drawings and information consistent with the approved master plan will be required prior to approval of a final development plan for any phase(s) of *Development*. In the event that the master plan contains no provision for a particular matter that is regulated in the underlying zoning district or the prior zoning district in the case of a PUD generally, then the final development plan approval shall be consistent with both the approved Master Plan and all regulations applicable within the underlying or prior zoning district. (Ord. #1254, 11/14/13)

- L. The applicant must provide evidence of its hosting of a ~~€Community~~ *Meeting* regarding the proposed application in accordance with section 10.03.06. ~~in the form of notice, sign-up sheet and meeting summary, which meeting and documentation shall conform to the requirements of this section. Evidence of a meeting held more than five months prior to the applicant's submission of an application shall be deemed insufficient to meet this requirement.~~
- ~~1. Reasonable Time and Place. If scheduled other than during a regularly scheduled Association meeting, the meeting shall commence between the hours of 9am and 7:30pm. The meeting shall be held within the City limits, in a facility that will accommodate the attendance and participation of all noticed parties.~~
 - ~~2. Notice. Notice of the meeting shall be provided by the applicant as required by Section Error! Reference source not found. to all owners of surrounding property lying in whole or in part within 300 feet of the boundary of the subject property. The Developer may include notice of the community meeting in the same Neighborhood Notice of the public hearing before the Planning Board required by Section Error! Reference source not found..~~
 - ~~3. Agenda. Topics covered in the community meeting shall include, but are not limited to: scale, density, intensity, building heights, setbacks, potential traffic impacts, environmental impacts, stormwater management, lighting, hours of operation and noise.~~
 - ~~4. Summary. The applicant shall prepare or cause to be prepared a written summary of the meeting, which summary shall memorialize the names and interests of persons participating in the meeting; the length of the meeting; the concerns raised by the noticed persons; and any assurances made by the applicant or his or her agents in that meeting regarding the proposed application or development.~~
 - ~~5. Physical attendance by the applicant mandatory. The applicant or applicant's agent of record must be physically present at the meeting to facilitate the presentation of the proposed application and discussion of its impacts. This shall not be construed to prohibit the telephonic or electronic attendance by any person or entity retained by the applicant.~~

(Ord. #1508, 2/13/20)

SECTION 2. From and after the effective date of this ordinance, Section

10.02.14 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~~):

10.02.14 Additional Submittal Requirements for Requests for Conditional *Uses*

- M. All information required pursuant to section Error! Reference source not found..
- N. An analysis of the proposed request using the general and *Use* specific criteria of section Error! Reference source not found..
(Ord. #1254, 11/14/13)
- C. Applicants of Conditional *Uses* involving any *Parcel* or combination of contiguous *Parcels* encompassing more than three (3) acres of land (a "*Large Conditional Use*"); must provide evidence of its hosting of a *Community Meeting* regarding the proposed application in accordance with section 10.03.06.

SECTION 3. From and after the effective date of this ordinance, Section 10.03.06 of the Land Development Code of the City of Panama City Beach related to Definitions, is created to read as follows (new text **bold and underlined**, deleted text ~~struckthrough~~):

10.03.06 Notice by Community Meeting

- A. When *notice* by meeting with the surrounding community (a "*Community Meeting*") is permitted or required by this *LDC*, the *Community Meeting* shall be held as follows:
 - 1. *Proof of Community Meeting: Applications requiring notice by Community Meeting shall provide evidence of its hosting of a Community Meeting regarding the proposed application, in the form of notice, sign-up sheet and meeting summary, which meeting and documentation shall conform to the requirements of this section. Evidence of a meeting held more than five months prior to the applicant's submission of an application shall be deemed insufficient to meet this requirement.*

2. Reasonable Time and Place. If scheduled other than during a regularly scheduled Association meeting, the meeting shall commence between the hours of 9:00 am and 7:30 pm. The meeting shall be held within the City limits, in a facility that will accommodate the attendance and participation of all noticed parties.
3. Notice. Notice of the meeting shall be provided by the applicant as required by Section 10.03.02 to all owners of surrounding property lying in whole or in part within 300 feet of the boundary of the subject property. The Developer may include notice of the *Community Meeting* in the same Neighborhood Notice of the public hearing before the Planning Board required by Section 10.10.01.B. The Notice shall also provide information on the creation of availability of the meeting summary as required by section 4.
4. Agenda. Topics covered in the *Community Meeting* shall include, but are not limited to: the specific site plan to be considered by the City which shall be available for review by attendees, proposed uses of the property, consistency with the general conditional use criteria in Section 5.06.01, consistency with the use-specific conditional use criteria in Section 5.06.00, scale, density, intensity, building heights, setbacks, potential traffic impacts, environmental impacts, stormwater management, lighting, hours of operation and noise.
5. Summary. The applicant shall prepare or cause to be prepared a written summary of the meeting, which summary shall memorialize the names and interests of persons participating in the meeting; the length of the meeting; the specific concerns raised by attendees; and any assurances made by the applicant or his or her agents in that meeting regarding the proposed application or development. The written summary shall be created and made available to the City Planning Department, attendees, and interested parties included in section 2 no less than seven (7) days prior to public hearing before the Planning Board on the application. If timely provided to the City Planning Department, the applicant may meet the requirements of this section by posting on the City's website.
6. Physical attendance by the applicant mandatory. The applicant or applicant's agent of record must be physically present at the meeting to facilitate the presentation of the proposed application and discussion of its impacts. This shall not be construed to prohibit the telephonic or electronic attendance by any person or entity retained by the applicant.

SECTION 3. All ordinances or parts of ordinances in conflict herewith are repealed to the extent of such conflict.

SECTION 4. 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.

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. 8



CITY OF PANAMA CITY BEACH AGENDA ITEM SUMMARY

1. DEPARTMENT MAKING REQUEST/NAME:
Building and Planning / Charles Silky

2. MEETING DATE:
December 9, 2020

3. REQUESTED MOTION/ACTION:

It is requested that the Planning Board consider the annual update to the Capital Improvements Schedule of the Comprehensive Plan and approve with any needed changes.

4. AGENDA

- PRESENTATION
- PUBLIC HEARING
- CONSENT
- REGULAR

5. IS THIS ITEM BUDGETED (IF APPLICABLE)? YES NO N/A
 DETAILED BUDGET AMENDMENT ATTACHED YES NO N/A

6. IDENTIFY STRATEGIC PRIORITY

- Financial Health
- Economic Development
- Quality of Life
- Public Safety
- Transportation
- Attractive Community
- N/A

7. BACKGROUND: WHY IS THE ACTION NECESSARY? WHAT GOAL WILL BE ACHIEVED?

Attached is the draft annual update to the City's Capital Improvements Schedule as required by the State. The Capital Improvements Schedule is required to show only those projects necessary to maintain the adopted levels of service established in the City's Comprehensive Plan. The Capital Improvements Schedule is no longer sent to the State Department of Economic Opportunity for review but is adopted by approval of a local ordinance.

Staff recommends approval of the schedule with any needed changes.

CAPITAL IMPROVEMENTS SCHEDULE

City of Panama City Beach FY 20/21

Traffic Circulation		Funding Source	Current Status	FY 20-21	21-22	22-23	23-24	Beyond 24-25
1.	Clarence Av. Road Widening with sidewalks. Improve various street surfaces and shoulders	Gas Tax	on-going					
2.	Alf Coleman Road -4 lane widening -ped/bic. improvements -landscaping -streetscaping (needed to meet future demand)	FBR-CRA	\$26,000,000 total cost \$7,400,000 spent to date	\$847,400				\$16,982,600
3.	N. Thomas Drive -4 lane widening -ped/bic. improvements -landscaping -streetscaping (needed to meet future demand)	FBR-CRA	\$990,000 spent to date \$31,000,000 total cost					\$30,010,000
4.	Hill Road -4 lane widening -ped/bic. improvements -landscaping -streetscaping (needed to meet future demand)	FBR-CRA	\$160,900 spent to date \$16,500,000 total cost					\$16,339,100
5.	Powell Adams Road -4 lane widening -ped/bic. improvements -landscaping -streetscaping (needed to meet future demand)	FBR-CRA Prop. Share	Seg. I Completed \$3,000,000 \$6,000,000 total cost for Seg. II	\$2,100,000	\$2,750,309			

Traffic Circulation		Funding Source	Current Status	FY 20-21	21-22	22-23	23-24	Beyond 24-25
6.	S. Thomas Drive -public transit system -ped/bic. improvements -landscaping -streetscaping (needed to meet future demand)	FBR-CRA	Construction completed in '13 \$14,230,000 total cost					
7.	Clara Avenue -4 lane widening -ped/bic. improvements -landscaping -streetscaping (needed to meet future demand)	FBR-CRA	\$124,000 spent to date \$22,000,000 total cost					\$21,876,000.00
8.	Front Beach Road Segment 1 (S. Thomas to N. Thomas Drive) -public transit system -ped/bic. improvements -landscaping -streetscaping (needed to meet future demand)	FBR-CRA Part of South Thomas Dr. project. See project #6.	Construction completed in '13 \$11,130,000 total cost					
9.	Front Beach Road Segment 2 (Jackson Blvd. to S. Thomas) -public transit system -ped/bic. improvements -landscaping -streetscaping (needed to meet future demand)	FBR-CRA	Spent to date \$14,500,000					

Traffic Circulation		Funding Source	Current Status	FY 20-21	21-22	22-23	Beyond 23-24	Beyond 24-25
10.	Front Beach Road Segment 3 (State Road 79 to Lullwater Dr) -public transit system -ped/bic. improvements -landscaping -streetscaping (needed to meet future demand)	FBR-CRA FDOT Prop. Share	<i>Design Const. and Util. CE&I and Post Design</i> \$630,000 Spent to date. \$24,000,000 total cost.	\$8,700,000	\$8,100,000	\$1,029,181		
11.	S. Arnold Road (SR 79) -4 lane widening -ped/bic. improvements -landscaping -streetscaping (needed to meet future demand)	FBR-CRA TRIP funding FDOT FDOT 5-Year Work Program	<i>TRIP funding granted for PDE</i> \$1,185,013 spent to date \$15,000,000 total cost					
12.	Front Beach Road Segment 4.1 (Lullwater Dr. to Hill Rd.) -public transit system -ped/bic. improvements -landscaping -streetscaping (needed to meet future demand)	FBR-CRA	<i>Design Right of Way, construct.</i> \$650,000 Spent to date	\$3,513,289	\$7,000,000	\$7,300,000		
13.	Front Beach Road Segment 4.2 (Hill Rd. to Hutchison Blvd.) -public transit system -ped/bic. improvements -landscaping -streetscaping (needed to meet future demand)	FBR-CRA	<i>Design Right of Way, construct.</i>	\$3,000,000	\$8,000,000	\$10,000,000	\$1,500,000	

Traffic Circulation		Funding Source	Current Status	FY 20-21	21-22	22-23	Beyond 23-24	Beyond 24-25
14.	Front Beach Road Segment 4.3 (Hutchison Blvd. to R Jackson) -public transit system -ped/bic. improvements -landscaping -streetscaping (needed to meet future demand)	FBR-CRA	Design Right of Way, construction	\$500,000	\$1,500,000	\$1,800,000	\$10,000,000	\$10,000,000
15.	Cobb Road -ped/bic. improvements -landscaping -streetscaping	FBR-CRA	No activity to date \$13,000,000 total cost					\$13,000,000
16.	Nautilus Street -landscaping -streetscaping	FBR-CRA	\$15,000,000 total cost					\$15,000,000
17.	North Thomas Drive Parking Lot	FBR-CRA Prop. Share	\$5,250,000 spent Parking lot stabilized					
18.	Multimodal Center West	FBR-CRA	No Activity to date					
19.	Bay Parkway Phase 1 -Colony Club Connector Road -Bay Parkway Phase 2		Construction Complete Construction Complete \$14,200,000	\$921,855 FDOT				
20.	PCB Parkway(Nautilus to Jackson)	FDOT 5-Year Work Program	Add Lanes & Reconstruct	\$130,772				Ongoing
21.	PCB Parkway (Mandy Lane to Thomas Dr.)	FDOT 5-Year Work Program	Preliminary Design PD&E Study	\$322				Ongoing
22.	ITS Improvements	FDOT 5-Year Work Program		\$900,000	\$500,000	\$500,000	\$500,000	Ongoing
23.	PCB Parkway Walton Co. Line to SR 79	FDOT 5-Year Work Program	Preliminary Design PD&E Study	\$2,100,000				

Traffic Circulation		Funding Source	Current Status	FY 20-21	21-22	22-23	Beyond 23-24	Beyond 24-25
24.	West Bay Parkway from Walton County to SR 79 (needed to meet future demand)	FDOT 5-Year Work Program	Preliminary Design PD&E Study	\$2,545				Ongoing

Recreation & Open Space		Funding Source	Current Status	FY 20-21	21-22	22-23	Beyond 23-24	Beyond 24-25
25.	Multi Use Path/Trial From East Side of Trieste Subdivision to Breakfast Point Subdivision	City Matching Funds & Sun Trail Grant	Design Complete	\$108,464 City 904,716 State				
26.	Multi Use Path from Walton Co. to Heather Drive along PCB PKWY Part of Resurfacing and Intersection Improvements	FDOT 5-Year Work Program	\$20,862,588					

Schools		Funding Source	Current Status	FY 20-21	21-22	22-23	Beyond 23-24	Beyond 24-25
27.	See Note #2 at end of report.	School Board						

Potable Water, Wastewater, and Reuse		Funding Source	Current Status	FY 20-21	21-22	22-23	Beyond 23-24	Beyond 24-25
Potable Water								
28.	Bld-A-Wee Water Main Replacements	Utility	\$1,322,515 Balance to Finish					
29.	System Extensions & Loops	Utility	\$2,185,000 Balance to Finish		\$550,000	\$550,000	\$1,085,000	
30.	Bay Parkway to Nautilus Water Main	Utility	\$280,000 Balance to Finish					

Potable Water, Wastewater, and Reuse		Funding Source	Current Status	FY 20-21	FY 21-22	FY 22-23	Beyond 23-24	Beyond 24-25
Wastewater and Reuse								
31.	New Wastewater Treatment Plant 4 MGD Phase 1	Utility	\$49,015,000 <i>Balance to Finish</i>		\$468,000	\$780,000	\$11,080,000	
32.	Utilities Admin & Support Building			\$4,405,676	\$2,935,507			
33.	West End Storage Tank and Pump Station			\$200,000	\$3,500,000			
34.	Bid a Wee S/D Water System Replacement			\$1,271,912				
35.	Bay Parkway to Nautilus Forcemain and Reclaimed Mains	Utility	\$4,401,675 <i>Balance to Finish</i>	\$1,901,675				
36.	Lift Station #73 Cobb Rd. Replacement	Utility	\$2,687,500 <i>Balance to Finish</i>	\$2,187,500				
37.	SR 79 to West End Storage and Pump Station				\$100,000	\$450,000	\$460,000	
38.	SR 79 Reclaimed Transmission Main	Utility	\$2,886,000 <i>Balance to Finish</i>		\$800,000	\$2,086,000		
39.	Lift Station # 4 Driftwood. Replacement	Utility	\$5,010,000 <i>Balance to Finish</i>	\$2,994,300	\$1,365,700			
40.	Lift Station #73 Replacement			\$750,000	\$1,837,500			
41.	Waste / Reclaimed System extensions / loops	Utility	\$1,380,000 <i>Balance to Finish</i>		\$350,000	\$350,000	\$680,000	

Stormwater Improvements								
42.	Stormwater Improvements	Stormwater Utility Assessments		\$1,246,000	\$792,000	\$645,000	\$480,000	\$700,000
Prop. Share Projects		Funding Source	Current Status					
1.	US 98 Int. w/ Hill Rd. and US 98 Int. w/ Clara Avenue (needed to meet future demand)	Seahaven Prop. Share	\$300,000 based on trip triggers					
2.	US 98-Hill Rd. 6-laning (needed to meet future demand)	Seahaven Prop. Share	\$1,350,000 (trip triggers)					
3.	US 98-Clara Ave. 6-laning (needed to meet future demand)	Seahaven Prop. Share	\$1,350,000 (trip triggers)					
4.	PD&E for US 98 from SR 79 to Thomas Drive flyover (needed to meet future demand)	Seahaven Prop. Share	\$2,000,000 (trip triggers)					

Prop. Share Projects		Funding Source	Current Status					
5.	ITS for US 98 from Phillips Inlet to Thomas Dr. flyover (needed to meet future demand)	Seahaven Prop. Share	\$1,000,000 (trip triggers)					
6.	Hill Rd. Improvements (needed to meet future demand)	Seahaven Prop. Share	\$938,766 (trip triggers)					

Notes

1. The City of Panama City Beach hereby adopts by reference the most current 5-year Schedule of Improvements as adopted by the FDOT, District 3 and the Bay County TPO.
2. The City of Panama City Beach hereby adopts by reference the Bay County School District's 2020-2021 Work Plan.
3. The FBR-CRA is funded with tax increment payments from Bay County. The amount of tax increment expected for FY 20/21 is approximately \$11,000,000.
4. The City of Panama City Beach will coordinate with the most current Water Supply Plan as formally adopted by the Northwest Florida Water Management District.

ITEM NO. 9



CODE ENFORCEMENT

October & November 2020

(September 26- November 19, 2020)



October Violation Status

Code	Description	Closed	Open	Total
5-3	Keeping Livestock or Fowl	1		1
7-9	Animals Prohibited on Beach	19		19
7-12 (A)(C)	Double Red Flag	37		37
8-6	Construction Site Management: Site Plan Required	1		1
8-7	Building Maintenance Standards	1	2	3
12-2	Duty to Furnish Receptacles	3	3	6
12-4	Garbage & Trash: Prohibited Practices	13	4	17
12-6	Litter	1	4	5
12-7	Requirement to Keep Property Free of Litter	2	2	4
12-8	Residential Garbage Collection Service Required		3	3
14-2	Failure to Pay BTR 1%		1	1
14-6	Each Location to have Separate BTR	1		1
14-28	Failure to Report BTR 1%	3		3
15-18, 15-17 (3)	Abandoned Material: Detrimental Conditions	4	5	9
15-18, 15-17 (5)	Abandoned Material: Threat to Public Health/ Safety	2	1	3
15-18, 15-17 (6)	Grass/ Weeds Overgrowth	47	12	59
15-18, 15-17 (7)	Stockpiling Construction Material		1	1

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October Violation Status

Code	Description	Closed	Open	Total
15-18, 15-17 (9)	Physical or Unsanitary Conditions	1		1
15-18, 15-17 (12)	Fire Hazard	1		1
22-47	Abandoned Vehicles	9	3	12
23-135, Ordinance	Irrigation Maintenance		1	1
3.05.08, LDC	Uncontrolled Stormwater Runoff and Grading	2		2
3.05.11, LDC	Drainage and Stormwater Management Plan	2		2
3.05.14, LDC	Erosion and Sedimentation Control	2		2
4.02.04, LDC	Failure to Maintain Performance Standards Within Zoning District	1	1	2
4.05.01, LDC	Off-Street Parking and Loading		1	1
4.05.03, LDC	Parking Design, Location and Access Requirements	1		1
4.08.01, LDC	Land Clearing Permit Required	1		1
5.02.03, LDC	Damaged Fence	8	5	13
5.03.01, LDC	Temporary Uses and Structures	1		1
5.07.04, LDC	Prohibited Signs	1		1
5.07.04 (V), LDC	Dilapidated Sign		3	3
5.07.05, LDC	Sign Standards		1	1
10.01.02, LDC	Use of Land Without Development Order/ Building Permit	1		1
Total		156	53	219

(Continued from previous page)



November Violation Status

Code	Description	Closed	Open	Total
7-9	Animals Prohibited on Beach	11		11
8-6	Construction Site Management: Site Plan Required		1	1
12-4	Garbage & Trash: Prohibited Practices	15	7	22
12-5	Refuse Container Visible from Scenic Corridor	1		1
12-6	Litter	1		1
12-8	Residential Garbage Collection Service Required	5	17	22
14-2	Failure to Pay BTR 1%	4	1	5
14-28	Failure to Report BTR 1%	9	3	12
15-18, 15-17(3)	Abandoned Material: Detrimental Conditions		4	4
15-18, 15-17(5)	Abandoned Material: Threat to Public Health/ Safety	1	2	3
15-18, 15-17(6)	Grass/ Weeds Overgrowth	2	8	10
15-18, 15-17(7)	Stockpiling Construction Material		2	2
15-18, 15-17(9)	Physical or Unsanitary Conditions		1	1

(Continued to next page)



November Violation Status

Code	Description	Closed	Open	Total
15-18, 15-17(12)	Fire Hazard		1	1
22-17	Parking on Grassed Areas Prohibited		1	1
22-23	Prohibited and Unauthorized Parking		1	1
22-47	Abandoned Vehicles	5	9	14
3.05.08, LDC	Uncontrolled Stormwater Runoff and Grading		1	1
3.05.22, LDC	Failure to Maintain or Control Stormwater		1	1
4.02.04, LDC	Failure to Maintain Performance Standards Within Zoning District		2	2
5.02.03, LDC	Damaged Fence		6	6
5.03.01, LDC	Temporary Uses and Structures		4	4
5.07.03 (T)	More Than (3) Flags on Business Premises		1	1
5.07.05, LDC	Sign Standards		10	10
	Total	54	83	137

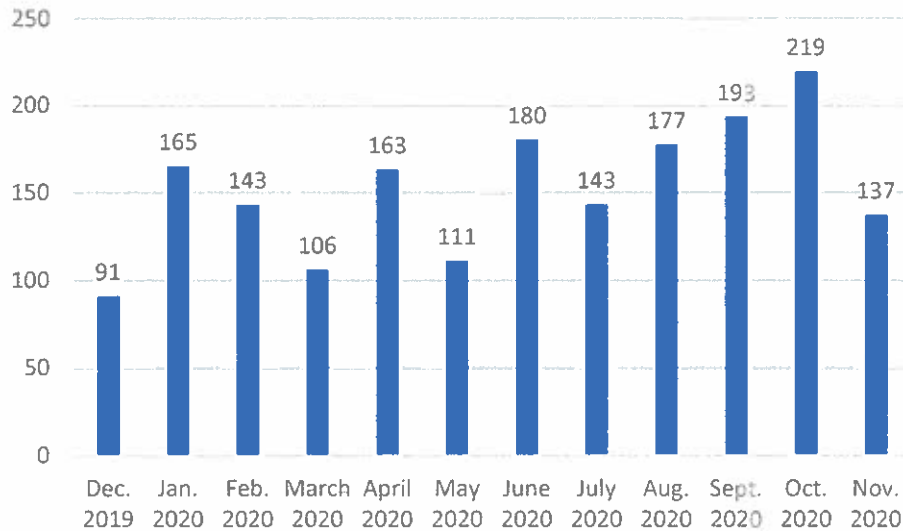
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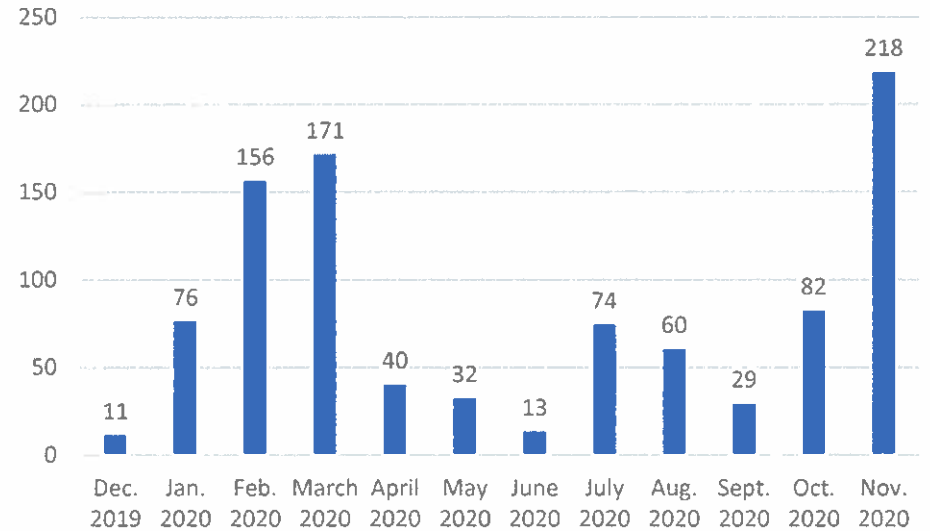
Violation Summary

In October 2020 and November 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 219 violations in October and 137 violations in November.

Total Violations



ROW Sign Violations





Fees Collected: Citations & Liens (October)

Citation Date	Violation	Citation/ Abatement Fees	Amount Paid	Officer	Budget Fund
8/11/2020	Trash	\$250.00	\$250.00	JM	GF
8/29/2020	Double Red Flag	\$500.00	**\$200.00	JT	GF- DRF
8/26/2020	Double Red Flag	\$500.00	\$250.00	JM	GF- DRF
8/25/2020	Double Red Flag	\$500.00	\$250.00	JT	GF- DRF
8/28/2020	Double Red Flag	\$500.00	\$250.00	CW	GF- DRF
7/19/2020	Grass/ Weeds Overgrowth	\$100.00	\$100.00	JM	CRA
9/16/2020	Grass/ Weeds Overgrowth	\$100.00	\$100.00	LS	GF
9/24/2020	Double Red Flag	\$500.00	\$250.00	LS	GF- DRF
7/16/2020	Grass/ Weeds Overgrowth	\$100.00	\$100.00	JM	CRA
9/16/2020	Dumpster Enclosure	\$100.00	\$100.00	LS	CRA
9/23/2020	Grass/ Weeds Overgrowth	\$100.00	\$100.00	LS	CRA
7/10/2020	Grass/ Weeds Overgrowth	\$100.00	\$900.00	JM	GF
10/9/2020	Double Red Flag	\$250.00	\$250.00	LS	GF- DRF
10/5/2020	Parking in ROW	\$100.00	\$100.00	JM	GF
9/30/2020	Grass/ Weeds Overgrowth	\$100.00	\$100.00	JM	GF
9/24/2020	Double Red Flag	\$500.00	\$250.00	LS	GF- DRF
9/24/2020	Double Red Flag	\$250.00	\$250.00	CW	GF- DRF

(Includes fees collected for all citations and liens September 26- October 25, 2020.)

** Partial Payment



Fees Collected: Citations & Liens (October)

Citation Date	Violation	Citation/ Abatement Fees	Amount Paid	Officer	Budget Fund
10/10/2020	Double Red Flag	\$250.00	\$250.00	JT	GF- DRF
9/24/2020	Double Red Flag	\$250.00	**\$50.00	CW	GF- DRF
10/10/2020	Double Red Flag	\$250.00	\$250.00	JT	GF- DRF
10/11/2020	Double Red Flag	\$250.00	\$250.00	CW	GF- DRF
10/11/2020	Double Red Flag	\$250.00	\$250.00	JT	GF- DRF
10/11/2020	Double Red Flag	\$250.00	\$250.00	JT	GF- DRF
10/11/2020	Double Red Flag	\$250.00	\$250.00	LS	GF- DRF
10/11/2020	Double Red Flag	\$250.00	\$250.00	LS	GF- DRF
8/31/2020	Double Red Flag	\$500.00	**\$70.00	JT	GF- DRF
7/24/2020	Double Red Flag	\$500.00	\$250.00	JT	GF- DRF
10/9/2020	Double Red Flag	\$250.00	\$250.00	CW	GF- DRF
10/9/2020	Double Red Flag	\$250.00	\$250.00	LS	GF- DRF
7/23/2020	Double Red Flag	\$500.00	**\$10.00	LS	GF- DRF
10/1/2020	Grass/ Weeds Overgrowth	\$100.00	\$100.00	LS	GF
10/6/2020	Grass/ Weeds Overgrowth	\$100.00	\$100.00	JM	GF
10/2/2020	Unpermitted Temporary Structure	\$100.00	\$100.00	JM	GF
Totals		\$8,850.00	\$6,730.00		

(Includes fees collected for all citations and liens September 26- October 25, 2020.)

** Partial Payment



Fees Collected: Citations & Liens (November)

Citation Date	Violation	Citation/ Abatement Fees	Amount Paid	Officer	Budget Fund
10/9/2020	Double Red Flag	\$250.00	\$250.00	CW	GF- DRF
10/15/2020	Grass/ Weeds Overgrowth	\$100.00	\$100.00	JM	GF
10/11/2020	Double Red Flag	\$250.00	\$250.00	CW	GF- DRF
8/10/2020	Short Term Rental	\$250.00	\$275.00	JM	GF
7/24/2020	Double Red Flag	\$500.00	\$250.00	LS	GF- DRF
10/9/2020	Double Red Flag	\$250.00	\$250.00	JT	GF- DRF
10/9/2020	Double Red Flag	\$250.00	\$250.00	JT	GF- DRF
10/10/2020	Double Red Flag	\$250.00	\$250.00	JT	GF- DRF
10/11/2020	Double Red Flag	\$250.00	\$250.00	JT	GF- DRF
10/10/2020	Double Red Flag	\$250.00	\$250.00	JT	GF- DRF
10/21/2020	Grass/ Weeds Overgrowth	\$100.00	\$100.00	LS	GF
10/11/2020	Double Red Flag	\$250.00	\$250.00	LS	GF- DRF
10/14/2020	Accumulation of Junk/ Abandoned Materials	\$250.00	\$250.00	LS	GF
10/11/2020	Double Red Flag	\$250.00	\$250.00	LS	GF- DRF
10/28/2020	Abandoned Material	\$100.00	\$100.00	LS	GF
7/24/2020	Double Red Flag	\$500.00	**\$50.00	JT	GF- DRF
10/11/2020	Double Red Flag	\$250.00	\$250.00	JT	GF- DRF

(Includes fees collected for all citations and liens October 26- November 19, 2020.)

** Partial Payment



Fees Collected: Citations & Liens (November)

Citation Date	Violation	Citation/ Abatement Fees	Amount Paid	Officer	Budget Fund
10/10/2020	Double Red Flag	\$250.00	\$250.00	LS	GF- DRF
9/4/2020	Grass/ Weeds Overgrowth	\$100.00	\$100.00	JM	GF
10/13/2020	Building Maintenance	\$400.00	\$400.00	LS	GF
10/11/2020	Double Red Flag	\$250.00	\$250.00	JT	GF- DRF
10/23/2019	Abatement	\$2,142.15	\$2,142.15	LS	GF
10/11/2020	Double Red Flag	\$250.00	\$250.00	JT	GF- DRF
10/19/2020	Unsanitary Pool	\$250.00	\$250.00	JM	GF
10/20/2020	Visible Dumpster and Litter	\$100.00	\$100.00	LS	GF
10/30/2020	Grass/ Weeds Overgrowth	\$100.00	\$100.00	JM	GF
1/8/2020	Detrimental Conditions	\$250.00	\$261.58	JM	CRA
8/2/2020	Trash	\$250.00	\$250.00	JM	CRA
7/24/2020	Double Red Flag	\$500.00	\$250.00	LS	GF- DRF
Totals		\$9,142.15	\$8,178.73		

(Includes fees collected for all citations and liens October 26- November 19, 2020.)

** Partial Payment