

**CITY OF PANAMA CITY BEACH  
PLANNING BOARD**

**MEETING DATE:** January 13, 2021  
**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. Johns**
  
- ITEM NO. 3**      **Approval of December 9, 2020 Planning Board Meeting Minutes**
  
- ITEM NO. 4**      **Public Comments-Non-Agenda Items Limited to Three Minutes**
  
- ITEM NO. 5**      **Kukla RV Resort, LLC is requesting approval of a Conditional Use to develop a 29.2-acre RV Park. The property is located at 12610 Front Beach Road. The Planning Board will hold a public hearing to consider the request.**
  
- ITEM NO. 6**      **Kukla RV Resort, LLC is requesting approval for a Large Site Development. The property is located at 12610 Front Beach Road. The Planning Board will hold a public meeting to consider the request.**
  
- ITEM NO. 7**      **Planned Unit Development Master Plan Recommendations – Discussion Continued**
  
- ITEM NO. 8**      **Land Development Code – Section 5.07.03K Discussion - Temporary Sign During Construction**
  
- ITEM NO. 9**      **Capital Improvement Schedule – Continued**
  
- ITEM NO. 10**     **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

**McNEIL**  
**-CARROLL**  
**ENGINEERING, INC.**

PROFESSIONAL ENGINEERING CONSULTANTS

Date: November 19, 2020

GE/Front Beach, LLC, is proposing to construct a motorcoach resort on the subject parcel in Panama City Beach, Florida. This development is located on the south side of Hutchison Boulevard and east of Clara Avenue – parcel id 34068-000-000.

Dear Property owner:

As a property owner within three hundred (300) feet of the above referenced parcel, you are hereby notified that the owner is making an application to the Panama City Beach Planning Department for approval of a Large Site Development. A site plan is enclosed for your review. If you have questions or concerns regarding this proposal, please direct them to McNeil Carroll Engineering, Inc. at (850) 234-1730 no later than 4:30 pm the day prior to the community meeting. Reference the applicant and development proposal in all correspondence.

A community meeting is scheduled for the proposed development on Tuesday, December 8, 2020 at 5:30 pm, at the Lyndell Conference Center located at 423 Lyndell Lane in Panama City Beach, Florida.

If ownership of your property in this vicinity has changed, please return this package with the name(s) and address(es) of the new owner(s) to McNeil Carroll Engineering, Inc. 17800 Back Beach Road, Panama City Beach, Florida, 32413, so that they may be notified regarding these meetings.

Respectfully,

**McNeil Carroll Engineering, Inc.**



Robert Carroll, P.E.  
Vice President

**Panama City**

475 Harrison Avenue, Suite 200  
Panama City, FL 32401

Phone (850) 763-5730  
Fax (850) 763-5744

mcneilcarroll.com

**Panama City Beach**

17800 Panama City Beach Parkway  
Panama City Beach, FL 32413

Phone (850) 234-1730  
Fax (850) 234-1731

## **Conditional Use Community Meeting – Kukla RV December 9, 2020**

We had the conditional use meeting last night at 5:30pm in the Lyndell Community Center. The meeting was attended by 2 neighbors to the project. Julie Hilton, owns the Days Inn Hotel across Front Beach Road, and a representative for a homeowner off of Clara Ave (Josh).

Julie had an attorney call Robert and then she sent a letter to the group with various questions. Her main questions related to the quality of the product, functionality, and the privacy along Clara Ave. She re-addressed these questions at the meeting:

- privacy fencing along Clara?
- entry off of Clara?
- picnic tables on site?
- sidewalk installation along Clara?
- playground for children in the development?

Questions were answered clearly and it seems apparent that she is truly a concerned citizen and wants to make sure the project is a positive one for the community. She indicated that it was time for Panama City to have a high end RV resort. All other RV parks in the area were older and had a much lower standard than is now expected.

Patrick and Robert answered questions and provided a framework for the meeting.

The young man representing the homeowner had a large list of questions regarding the facility. The focus was on privacy fencing near the home, signage, target demographic, noise, entry and exit of the vehicles and the potential traffic it would cause.

Overall, it was a low attended meeting with some solid questions asked and positive feedback.

### **Take Away:**

- We need some 3D renderings of the entry for the January meeting. These should include examples of the fencing, landscape, entry gate and exit of the property.
- Images of the pool and clubhouse facility.
- Images of one of the pad sites.
- Revise check in location and gate
- Review Eastern secondary exit
- Locate dog park
- Extend walking path along storm water pond



# 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](mailto:achester@pcb.gov)

## SUBMITTAL REQUIREMENTS FOR ALL APPLICATIONS - LDC Section 10.02.01

### Property Owner(s)

Name: GE/Front Beach LLC

Property Address: 12610 Front Beach Road

City: Panama City Beach State: FL Telephone: 850-259-5998 Fax: \_\_\_\_\_

Email: tschewizer01@aol.com

Property Owner(s) Signature: \_\_\_\_\_

Name of Acting Agent: McNeil Carroll Engineering, Inc.

Statement acknowledged before a notary public authorizing the representative to act on behalf of the property owner regarding 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: \$900.00 Application Type: \_\_\_\_\_ 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: \_\_\_\_\_

Address: 17800 Panama City Beach Pkwy Email Address: rcarroll@mcneilcarroll.com

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

Date of Preparation: 12/8/2020 Date(s) of any modifications: \_\_\_\_\_

Legal Description: (Consistent with the Required Survey) \_\_\_\_\_

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

Zoning designation for the property: CH

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.



## **REQUEST FOR CONDITIONAL USE**

Address of Property Seeking Conditional Use: 12610 Front Beach Road

Parcel Number from Property Appraiser's Office: 34068-000-000

The procedure for review of application is found in Sections 10.02.02 and 10.02.14 of the LDC.

As part of a Conditional Use Application, the applicant must submit a written explanation of how the proposed use satisfies each of the conditions specified for such use. A copy of the conditions to be satisfied may be supplied by the Building or Planning Department or attached to this application. The Planning Board's decision on the application will be based upon the applicant satisfactorily addressing the specific criteria in sections 5.06.01 thru 5.06.16 of the LDC.

### **PROCEDURES:**

#### **Neighborhood Notice – LDC Section 10.03.02**

- A. When required by this LDC, the applicant shall provide Neighborhood Notice, by U.S. Postal Service certified mail. Within five (5) days after such mailing, the applicant shall provide sworn proof of mailing to the Building and Planning Department.
- B. The applicant shall be responsible, as part of the application process for sending certified letters to surrounding property owners whose names and addresses are known by reference to the most recent ad valorem tax rolls of Bay County, giving notice of the requested action along with the date, time and place of the hearing. The form of the letter shall be approved by the City prior to mailing. Notice letters shall be sent to all owners of surrounding property lying in whole or in part within such distance of the boundary of the subject property as shall be specified in the applicable procedures.

Notice letters shall be sent to the following surrounding owners:

- For Conditional Use request notice shall be sent to all such owners of property living in whole or in part within 300' feet of a boundary of the subject property.

The Conditional Use Application must be submitted to the Building & Planning Department no later than twenty (20) days prior to the Planning Board meeting. The Planning Board will then place the request on the agenda to schedule the public hearing for the following month's Planning Board meeting.

- C. The notice letter shall be mailed at least twenty (20) days prior to the hearing and proof of mailing shall be submitted to the City as part of the application. A good faith effort to mail notice to all such owners whose names and addresses are shown on a list generated by the Bay County Property Appraiser's automated mass appraisal system by that system referring to its cadastral (tax) map shall be conclusively deemed in compliance with the requirement to mail notice. Failure of any such owner to receive such notice, even if never mailed, shall not affect the jurisdiction of the board to consider the issue or validity of the board's decision.
- D. Failure of such an owner to receive such notice shall not affect the jurisdiction of the decision-making entity to consider the application or the validity of such entity's decision.

**Posted Notice – LDC Section 10.03.03**

- A. When required by the LDC, the Building and Planning Department shall post a sign on the property that is the subject of an application. The sign shall be located in a manner to ensure that it is visible on each portion of the subject property that fronts on a roadway.
- B. The sign shall contain a copy of the notice required by section 10.03.02.
- C. Failure to maintain or replace a sign properly posted shall not affect the jurisdiction of the decision-making entity to consider the application or the validity of such entity's decision.
- D. Posted Notice may be removed after conclusion of the hearing of which notice is given or as specified or if neither or if neither of the forgoing apply, thirty (30) days after it is first posted.

**Published Notice – LDC Section 10.03.04**

When required by this LDC, the Building and Planning Department shall publish a notice in a standard size or tabloid size newspaper of general paid circulation in the City. The newspaper shall be of general interest and readership, not one of limited subject matter and shall be published at least five (5) days a week.

**Limitation on Time to Exercise Conditional Use Approval – LDC Section 5.06.17**

Any Conditional Use authorized by the Planning Board shall be deemed Abandoned and void and of no further force and effect if: a)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, or b)the Conditional Use is timely used and acted upon in a real and substantial way but is discontinued by the applicant or applicant's successor(s) in interest for a period of more than 180 days in any 365-day period.

**Applicant's Name(s):**

\_\_\_\_\_  
Print Name of Applicant

  
\_\_\_\_\_  
Signature

Date: 12/17/21

\_\_\_\_\_  
Print Name of Applicant

\_\_\_\_\_  
Signature

Date: \_\_\_\_\_



**CONDITIONAL USES - Generally – LDC Section 5.06.01**

Specific Uses are identified in Table 2.03.02 of LDC, as allowable subject to conditional use approval because they have a greater potential detriment than other Uses. Conditional Uses are not of right' these Uses must comply with the standards applicable to the zoning district as well as the standards contained in this section and the specific standards contained in the following sections, as applicable. Because conditional uses may intrude on the right to enjoy adjacent properties, the Planning Board has the discretion to impose conditions it determines to be necessary to satisfy required approval findings. Where there is conflict between a standard applicable to the zoning district and the following conditional use standards, the stricter standard shall be required. A conditional use shall be permitted by the Planning Board provided that the Board finds that, considering any conditions imposed.

- A. The proposed use is so designed, located and proposed to be operated so that the public health, safety, and welfare will be protected:

Provide detailed explanation: The Kukla RV resort will be a professionally managed facility, with properly designed and permitted utilities. The property is designed with pedestrian safety in mind. Fully gated to prevent pedestrian traffic encounters, reduce potential crime and encourage privacy. The property will have a 24 hour office attendant on site and video facility monitoring. The pool and fitness center will have safety plans and rules of operation posted.

- B. The proposed use will not have an adverse effect on existing traffic patterns:

Provide detailed explanation: The entry for the facility is currently located on Clara Ave. It is a wide entry boulevard with a pull off and staging lane off the main Road to allow guests to park their RV's prior to entering the resort, if they have questions or arrive prior to check in.

This will eliminate a potential stacking issue at the entry and allow free flowing traffic on Clara. We are proposing to Pave Kukla Dr. to Lyndell Rd. in order to create a secondary exit.

- C. The proposed use will not impair an adequate supply of light and air to adjacent properties:

Provide detailed explanation: Kukla is a one story development. There are no current structures designed to go above a single story. The property is designed to be approximately 5.8 units per acre. This is far below the 45 units per acre allowed.

per acre. This is far below the 45 units per acre allowed.

**D.** The proposed use will not materially increase congestion in the public streets in the surrounding area:

Provide detailed explanation: The development provides plenty of on site parking for all RV's and their potential support vehicles. We are currently proposing 163 total slips. The project has walking trails through out, including a path to Front Beach Rd., encouraging pedestrian and bicycle use. The community will promote a walking life style, emphasizing the close proximity to the beach, pier and local restaurants.

**E.** The proposed use conforms to all applicable setback, building height, lot coverage, and all other applicable regulations of the zoning district in which the use is to be located:

Provide detailed explanation: The site plan is compliant with all setbacks building height, lot coverage and all applicable regulations and we are not requesting any deviations.

**F.** Off-street parking and all other General Provisions of the Zoning Ordinance are met:

Provide detailed explanation: Each pad site is large enough to accomodate the motorcoach or travel trailer and a vehicle if one is brought. There is also adequate parking at the clubhouse for overflow parking.

**G.** The proposed use will not impair the established values of the property in the surrounding area:

Provide detailed explanation: The project is designed to enhance the current landscape of the property. The focus is on upper end Fifth Wheel and Motorcoach owners, who are looking for a quality experiance. Kukla will be a heavily landscaped and Architecturally designed Resort.

**H.** The hours of use will not be offensive to adjacent property owners, taking into consideration other surrounding uses:

Provide detailed explanation: The Resort will have quiet hours between 10pm and 8am every day. Check in is at 1:00 pm and Check out 11:00am-12:00pm. This is a family oriented resort, focused on the enjoyment of all who are staying at the facility. All vehicles will be 10 years old or newer and properly maintained.

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**I.** There is adequate shielding to protect adjacent property owners from noise, lights and other obnoxious elements and activities, taking into consideration other surrounding uses:

Provide detailed explanation: Kukla will have privacy fencing and heavy landscape around and the property. Lighting will be in accordance with city requirements. The property will be focused on the natural beauty of our area and lighting will be minimal to reduce visual pollution.

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**J.** The existing or proposed improvements and facilities are adequate for the use intended:

Provide detailed explanation: Kukla will include water, sewer and power to each RV site. The amenities are numerous; walking/running/biking path, resort pool with zero entry, sunning shelf and extensive outdoor decking, large fitness facility, multiple bathroom and showering facilities throughout the resort, club room, laundry facility, meeting room, check-in Concierge, activity lawn, event lawn, dog park and small lake.

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**K.** There will be no adverse effect on water, sewage and drainage in the surrounding area:

Provide detailed explanation: Storm water containment will be maintained per requirements. City sewer will be per code and managed by central lift station.

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- L. The proposed use satisfies any applicable, specific criteria stipulated for such use as described in Sections 5.06.02 through 5.06.16:

Provide detailed explanation: **The proposed development complies with all items within 5.06.16**

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## **STAFF ANALYSIS**

**APPLICANT:** Kukla RV RESORT, LLC

**PROJECT LOCATION:** 12610 Front Beach Road

**REQUEST:** A Conditional Use request to develop a 29.2 Acre RV park.

The following analysis shows the specific criteria established for review of Conditional Uses in the Land Development Code. The applicant's response to these criteria are part of the application. Staff's comments are shown in this report following each criterion.

A conditional use shall be permitted by the Planning Board provided that the Board finds that:

1. The proposed use is so designed, located and proposed to be operated so that the public health, safety, and welfare will be protected.

**Staff Analysis:** The location and operation of the proposed RV Park should have little effect on the public health, safety and welfare.

2. The proposed use will not have an adverse effect on existing traffic patterns.

**Staff Analysis:** The proposed use is not expected to have an adverse effect on traffic patterns.

3. The proposed use will not impair an adequate supply of light or air to adjacent properties.

**Staff Analysis:** Based on the conceptual site plan supplied as part of this application, there does not appear to be any potential impairment to the supply of light or air to adjacent properties.

4. The proposed use will not materially increase congestion in the public streets in the surrounding area.

**Staff Analysis:** The proposed use is not anticipated to materially increase congestion.

5. The proposed use conforms to all applicable setbacks, building height, lot coverage, and all other applicable regulations of the zoning district in which the use is to be located.

Staff Analysis: The conceptual plan meets applicable regulations of the CH zoning district. Conditional Use requirements for an RV Park, LDC Section 5.06.16 are addressed below.

6. Off-street parking and all other general provisions of the Land Development Code are met.

Staff Analysis: Parking standards and other LDC standards will be met and addressed below.

7. The proposed use will not impair the established values of the property in the surrounding area.

Staff Analysis: Adjacent parcels will be buffered from the proposed use and values should not be impacted by the proposed use.

8. The hours of use will not be offensive to adjacent property owners, taking into consideration other surrounding uses.

Staff Analysis: The use of buffering, quiet hours and lighting controls will mitigate impact on adjacent properties.

9. There is adequate shielding to protect adjacent property owners from noise, lights, and other obnoxious elements and activities, taking into consideration other surrounding uses.

Staff Analysis: The use of buffering, quiet hours and lighting controls will mitigate impact on adjacent properties.

10. The existing or proposed improvements and facilities are adequate for the use intended.

Staff Analysis: The existing and proposed facilities will be adequate for the intended use and further addressed below.

11. There will be no adverse effect on water, sewage and drainage in the surrounding area.

Staff Analysis: There is adequate capacity for water, sewer and drainage.

12. The proposed use satisfies any applicable, specific criteria stipulated for such use as described below:

### **5.06.16 Recreational Vehicle Parks and Campgrounds**

- A. Recreational Vehicle parks and campgrounds may be allowed in the CH and R zoning districts, subject to conditional use approval and compliance with the standards of this section.

Staff Analysis: The site is located in the CH zoning district.

- B. Recreational Vehicles and tents are allowed in Recreational Vehicle parks and campgrounds.

Staff Analysis: The applicant is proposing RVs only in the resort.

- C. The minimum land area for a Recreational Vehicle park or campground, whether freestanding or located within a Manufactured Home Park that includes spaces for Recreational Vehicles, shall be ten (10) acres.

Staff Analysis: The subject site is 29.2 acres.

- D. Recreational Vehicle parks and campgrounds shall be set back a minimum of two hundred (200) feet from any Residential Zoning District. The distance shall be measured from property line to property line. This separation shall not be required where the properties are separated by an arterial street.

Staff Analysis: The site meets the 200' separation.

- E. The allowable Uses within the Recreational Vehicle park or campground include a central service Building, an administrative or management office, an equipment or storage shed for campground maintenance equipment, Recreation Building, Recreation facilities and areas devoted to tent camping.

Staff Analysis: The proposed development will meet these requirements.

- F. Convenience facilities and services may be provided within the central service Building, management office Building or Recreation Building. Convenience facilities and services may include groceries and sundries, self-service laundry, bottled gas, bait and rental equipment for fishing and other Recreational Uses. Use of such facilities and services shall be limited to registered campers.

Staff Analysis: The proposed development will meet these requirements.

- G. Boat ramps may be provided for the convenience of registered campers. Where campgrounds are located on a water body and provide a boat ramp for Access to the water body, a designated boat and boat trailer parking area shall be provided. Such area shall be for temporary parking by registered campers and shall not be used for outdoor storage of boats, trailers or Vehicles.

Staff Analysis: NA

- H. The maximum net intensity for any portion of a park devoted to Recreational Vehicles shall be fifteen (15) Recreational Vehicle sites per acre.

Staff Analysis: The developer is proposing less than 6 sites per acre.

- I. Individual rental sites, services Buildings and other structures serving the Recreational Vehicle Park or campground shall be set back from water bodies a minimum of fifty (50) feet.

Staff Analysis: The only nearby waterbody will be a stormwater pond.

- J. Rental sites shall not be located within the Floodplain.

Staff Analysis: The proposed sites will not be located in a flood zone.

- K. The applicant shall provide a FDOT approved detailed access plan demonstrating adequate level of service for each roadway and safe turning movements at the property's access as well as at nearby median openings.

Staff Analysis: Clara is not a FDOT roadway.

- L. Advertised sale of RVs by other than the owner of the real property is prohibited.

Staff Analysis: Staff recommends the applicant commit to this requirement.

- M. All RVs must be licensed and operable.

Staff Analysis: Staff recommends the applicant commit to this requirement.

- N. Roads shall be designed to accommodate emergency vehicles.

Staff Analysis: Staff recommends the applicant supply details addressing this requirement.

- O. On site male and female restroom and shower facilities shall be provided.

Staff Analysis: The requirement will be met.



- P. Storage of a boat or trailer as an accessory to the principal use of a rental site shall be permitted. Storage of RVs, boats or trailers shall be permitted in a designated on-site area without hook-up facilities.

Staff Analysis: Item addressed in T-7 below.

- Q. Dumpsters and compactors shall be a minimum of one hundred (100) feet from all property lines.

Staff Analysis: Staff recommends the applicant revise the proposed site plan to include one or more trash compactors meeting the 100' separation from all property lines in a revised site plan.

- R. The buffer that is otherwise required shall be increased by thirty (30) percent.

Staff Analysis: Item addressed in S below.

- S. The property shall be enclosed with a Solid Faced masonry or wooden wall or fence not less than six (6) feet and not more than eight (8) feet in height. The decorative side of the fence shall face outward. Additionally, two (2) medium or large trees shall be required for every twenty (20) linear feet of property within a buffer that is at least twenty (20) feet in width.

Staff Analysis: Staff recommends the applicant supply a buffering plan, which depicts a 26' wide buffer to include a 6' to 8' high fence with the decorative side of the fence facing outward. Additionally, two medium or large trees shall be required for every twenty linear feet of property within a buffer that is at least twenty 26' feet in width.

- T. The overall Recreational Vehicle park or campground shall be designed as follows:

1. Trash disposal sites and facilities shall be provided at one (1) or more locations.

Staff Analysis: Addressed in item Q above.

2. The internal Street system shall include paved Streets.

Staff Analysis: Staff recommends the requirement be noted on a revised site plan.

3. Two (2) way Streets with no parking shall have a minimum paved width of twenty (20) feet. Where parking is allowed, an additional eight (8) feet of width shall be required for parking on one (1) side or an additional sixteen (16) feet of width shall be required for parking on two (2) sides. Paving is not required for the parking area.

Staff Analysis: Staff recommends signs indicating no on street parking be included on a revised site plan for all roadways.

4. One (1) way Streets shall have a minimum paved width of twelve (12) feet. Parking may be allowed on one (1) side only. If parking is allowed, an additional eight (8) feet of width shall be required. Paving is not required for the parking area.

Staff Analysis: Staff recommends signs indicating no on street parking be included on a revised site plan for all roadways.

5. There shall be no direct Access from any exterior Street to an individual rental site.

Staff Analysis: The proposed development will meet this requirement.

6. Parking shall be provided at the management office based on parking ratios for office Use.

Staff Analysis: The proposed parking adjacent to the clubhouse/office meets City standards.

7. Aggregate parking shall be 1.5 spaces for each site with one (1) of the required spaces being required at the rental site.

Staff Analysis: The site appears to be short on parking. Staff recommends a revised site plan and an overall parking schedule, which includes 1.5 parking spaces per RV site and 3.33 spaces per 1,000 sq. ft. of clubhouse / office space. In addition, the site should include a designated RV, boat and trailer parking area which holds 9 or more 12'X30' spaces as required by LDC Table 4.05.02.B.

8. The minimum Setback from the perimeter of the project site shall be thirty (30) feet for any structure.

Staff Analysis: The proposed development meets the requirement.

9. Rental sites in the area devoted to recreational vehicles shall meet the following standards:

(a) 3 percent of the total rental sites shall be designed for handicapped Access.

Staff Analysis: Staff recommends the applicant supply details addressing this requirement.

(b) The minimum area for each rental site shall be 1,500 square feet.

Staff Analysis: The proposed development meets the requirement.

(c) The minimum width for each rental site shall be thirty (30) feet.

Staff Analysis: The proposed width appears to be 27' wide; staff has no objections because of the inclusion of additional open space and a much lower overall density than permitted.

(d) There shall be no structural additions, such as carports, canopies, storage buildings or other Accessory Structures on any rental site smaller than 4,000 square feet.

Staff Analysis: The proposed development meets this requirement.

(e) A minimum of five (5) percent of the land area shall be devoted to common Recreation areas and facilities.

Staff Analysis: The proposed development meets this requirement.

(f) A central service Building shall be provided within 400 feet of each rental site. The service Building shall contain toilet facilities and sinks and may include showers.

Staff Analysis: The proposed development meets this requirement.

(g) Each rental site may be provided with potable water, sanitary sewer, electrical connections, cable or telephone. However, such services shall be for temporary connections only.

Staff Analysis: The proposed development meets this requirement.

(h) Each rental site may contain a picnic table, fire ring and a lantern stand.

Staff Analysis: These items are not included in the project.

Each rental site shall include a paved Driveway a minimum of twelve (12) feet wide. There shall be adequate space to park one (1) Vehicle in addition to the Recreational Vehicle.

Staff Analysis: The proposed development meets this requirement.

10. Areas devoted to tent camping shall meet the following standards:
- (a) Tent sites shall be designated and may include a specific tent pad.
  - (b) The minimum tent site area shall be 200 square feet.
  - (c) The minimum Setback for a tent pad shall be twenty (20) feet from an adjacent tent pad, parking area or internal Street.
  - (d) Tent sites may contain a picnic table, fire ring and a lantern stand.
  - (e) Parking shall be provided at the ratio of 1.5 spaces per tent site. Parking at the tent site is not required; however, required parking shall not be more than five hundred (500) feet from the designated tent site. Where parking is located away from the tent site, pedestrian paths shall be provided.
  - (f) A central service Building shall be provided within 200 feet of each tent site. The service Building shall contain toilet facilities, sinks and showers.

Staff Analysis: Tent camping is not anticipated to be a part of the proposed project.

11. Recreational Vehicles placed on sites within Zones V1--V30, VE or V on the community's FIRM shall either:
5. Standards for Special Situations
- (a) Be on the site for fewer than 180 consecutive days;
  - (b) Be fully licensed and ready for highway use, on its wheels or jacking system, attached to the site only by quick disconnect type utilities and security devices and have no permanently attached Additions; or
  - (c) Meet the requirements of section 3.02.14 herein.

Staff Analysis: The RV pads are all located outside of these coastal high hazard flood zones.

CONCLUSION: Staff recommends the following:

- Pedestrian walkways shall be located outside of the buffer areas adjacent to those parcels used for residential purposes.
- The proposed closure and gating of Kukla Drive should be removed for the future design of the development to allow the free flow of public traffic. In addition, any future modifications to Kukla should also include a 5' wide sidewalk.
- Those items addressed above (in red) in criteria 12-L, M, N, Q, S, T-2, 3, 4, 7 and T-9(a) be adequately addressed before a conditional use is granted.

**CONDITIONAL USE SUMMARY NOTES - 5.06.16: RECREATIONAL VEHICLE PARKS AND CAMPGROUNDS**

1. RECREATIONAL VEHICLE PARKS AND CAMPGROUNDS MAY BE ALLOWED IN THE C-1 AND R-2 ZONING DISTRICTS, SUBJECT TO CONCEPTUAL PLAN APPROVAL AND COMPLIANCE WITH THE STANDARDS OF THE SECTION.
2. THE SITE IS LOCATED IN THE CITY OF PANAMA CITY BEACH, FLORIDA. THE DISTRICT IS SUBJECT TO THE CITY OF PANAMA CITY BEACH, FLORIDA ZONING ORDINANCE.
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MATCH LINE - SEE SHEET L2



**PROPOSED KUKLA DRIVE EXTENSION**

In order to improve local traffic flow & distribution, as well as, vehicular access to the RV park and an adjacent private property residence, this Large Site Development Application includes the proposed extension (and paving) to public works standards of Kukla Drive. As indicated on this Preliminary Master Plan the extension would include paving of Kukla Drive from Lyndell Avenue at the east to the intersection with the proposed Kukla Resort Way entrance and loop road which intersects with Clara Avenue. The majority of the Kukla Drive extension would be constructed within the existing public right-of-way. In addition, the 600-ft length segment that completes its western connection to the RV park's private entry road (Kukla Resort Way) will be private while still constructed to meet the Department of Public Works Standards for public and private roads within the City of Panama City Beach. The aforementioned 600FT segment of the Kukla Drive extension will be privately owned and privately maintained.

MATCH LINE - SEE SHEET L4

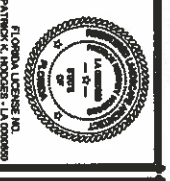
**GENERAL NOTES**

1. THIS PRELIMINARY MASTER PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE BASED ON THE CITY OF PANAMA CITY BEACH SITE PLAN REVIEW AND APPROVAL PROCESS, FINAL CIVIL ENGINEERING DESIGN AND OTHER APPLICABLE LOCAL AND STATE PERMIT APPLICATION REVIEW AND APPROVAL PROCESSES SUCH AS NWFWD, FDP, ETC.
2. BUILDING PLANS INCLUDED HEREON ARE SCHEMATIC OR CONCEPTUAL IN NATURE AND WILL REQUIRE THE ADDITIONAL SERVICES OF A LICENSED ARCHITECT, STRUCTURAL/MECHANICAL/ELECTRICAL AND PLUMBING ENGINEERS AND OTHERS FOR FINAL DESIGN, CONSTRUCTION DOCUMENTS AND BUILDING PERMITS.
3. THESE DRAWING DOCUMENTS AND ALL CONTENTS ARE THE PROPERTY OF THE PATRICK HODGES LAND STUDIO. ALL RIGHTS ARE RESERVED. UNAUTHORIZED USE OR REPRODUCTION, IN PART OR WHOLE, FOR ANY PURPOSE IS UNLAWFUL AND PROHIBITED EXCEPT BY EXPRESS WRITTEN CONSENT.

**DEVELOPMENT SUMMARY:**

PREMIUM PULL-THRU RV SLIPS: 105	STANDARD HEAD-IN RV SLIPS: 58	TOTAL COMBINED: 163 SLIPS
KUKLA RESORT WAY:	KUKLA RESORT PARK TRAIL:	BEACH ACCESS TRAIL ROUTE:
LINEAR FOOTAGE: +/- 7,342 L.F.	TOTAL LENGTH: +/- 4,513 L.F.	TOTAL LENGTH: +/- 1,029 L.F.
SQUARE FOOTAGE: +/- 187,389 S.F.		TOTAL COMBINED: +/- 5,542 L.F. (1.05 MILES)

**THE PATRICK HODGES LAND STUDIO**  
 PLANNING • LANDSCAPE ARCHITECTURE • LANDSCAPE ARCHITECTURE  
 Post Office Box 611002  
 Panama City Beach, FL 32081  
 Phone: (904) 828-4488  
 Email: patrick@patrickhodes.com  
 LICENSE NO. L10000000



**KUKLA RV RESORT, L.L.C.**  
 RUPERT PHILLIPS  
 42 Business Center Drive  
 Suite 101  
 Panama City Beach, FL 32080  
 Phone: (904) 866-5886

**McNEIL CARROLL ENGINEERING, INC.**  
 CIVIL ENGINEERING CONSULTANTS  
 17800 Panama City Beach Parkway  
 Panama City Beach, Florida 32081  
 Phone: 850-234-1730  
 Fax: 850-234-1731  
 Professional Engineers  
 STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 7288

Scale: 1" = 100'  
 ONE INCH EQUALS 100 FEET  
 SCALE IN FEET  
 NORTH

**KUKLA RV RESORT PRELIMINARY MASTER PLAN & KEY SHEET**  
 (SECOND EDITION)  
 Hutchison Boulevard | Clara Avenue | Front Beach Road  
 Panama City Beach | Florida

DESIGNED BY: HODGES  
 DRAWING NO: 10000000  
 DATE: DECEMBER 28, 2020  
**L1**  
 SHEET 1 OF 4

# CONDITIONAL USE SUMMARY NOTES - 5.06.16: RECREATIONAL VEHICLE PARKS AND CAMPGROUNDS

- A. RECREATIONAL VEHICLE PARKS AND CAMPGROUNDS MAY BE ALLOWED IN THE CH AND R ZONING DISTRICTS, SUBJECT TO CONDITIONAL USE APPROVAL AND COMPLIANCE WITH THE STANDARDS OF THIS SECTION.
- B. THE SITE IS LOCATED IN THE CH ZONING DISTRICT.
- C. RECREATIONAL VEHICLES AND TENTS ARE ALLOWED IN RECREATIONAL VEHICLE PARKS AND CAMPGROUNDS.
- D. WE ARE PROPOSING RVs ONLY IN THE RESORT.
- E. THE MINIMUM LAND AREA FOR A RECREATIONAL VEHICLE PARK OR CAMPGROUND, WHETHER FREESTANDING OR LOCATED WITHIN A MANUFACTURED HOME PARK THAT INCLUDES SPACES FOR RECREATIONAL VEHICLES, SHALL BE TEN (10) ACRES.
- F. THE SUBJECT SITE IS 29.2 ACRES.
- G. RECREATIONAL VEHICLE PARKS AND CAMPGROUNDS SHALL BE SET BACK A MINIMUM OF TWO HUNDRED (200) FEET FROM ANY RESIDENTIAL ZONING DISTRICT. THE DISTANCE SHALL BE MEASURED FROM PROPERTY LINE TO PROPERTY LINE. THIS SEPARATION SHALL NOT BE REQUIRED WHERE THE PROPERTIES ARE SEPARATED BY AN ARTERIAL STREET.
- H. THE SITE MEETS THE 200' SEPARATION.
- I. THE ALLOWABLE USES WITHIN THE RECREATIONAL VEHICLE PARK OR CAMPGROUND INCLUDE A CENTRAL SERVICE BUILDING, AN ADMINISTRATIVE OR MANAGEMENT OFFICE, AN EQUIPMENT OR STORAGE SHED FOR CAMPGROUND MAINTENANCE EQUIPMENT, RECREATION BUILDING, RECREATION FACILITIES AND AREAS DEVOTED TO TENT CAMPING.
- J. THE PROPOSED DEVELOPMENT WILL MEET THESE REQUIREMENTS.
- K. CONVENIENCE FACILITIES AND SERVICES MAY BE PROVIDED WITHIN THE CENTRAL SERVICE BUILDING, MANAGEMENT OFFICE BUILDING OR RECREATION BUILDING. CONVENIENCE FACILITIES AND SERVICES MAY INCLUDE GROCERIES AND GUNDRIES, SELF-SERVICE LAUNDRY, BOTTLED GAS, BAIT AND RENTAL EQUIPMENT FOR FISHING AND OTHER RECREATIONAL USES. USE OF SUCH FACILITIES AND SERVICES SHALL BE LIMITED TO REGISTERED CAMPERS.
- L. THE PROPOSED DEVELOPMENT WILL MEET THESE REQUIREMENTS.
- M. BOAT RAMPS MAY BE PROVIDED FOR THE CONVENIENCE OF REGISTERED CAMPERS. WHERE CAMPGROUNDS ARE LOCATED ON A WATER BODY AND PROVIDE A BOAT RAMP FOR ACCESS TO THE WATER BODY, A DESIGNATED BOAT AND BOAT TRAILER PARKING AREA SHALL BE PROVIDED. SUCH AREA SHALL BE FOR TEMPORARY PARKING BY REGISTERED CAMPERS AND SHALL NOT BE USED FOR OUTDOOR STORAGE OF BOATS, TRAILERS OR VEHICLES.
- N/A
- O. THE MAXIMUM NET INTENSITY FOR ANY PORTION OF A PARK DEVOTED TO RECREATIONAL VEHICLES SHALL BE FIFTEEN (15) RECREATIONAL VEHICLE SITES PER ACRE.
- P. WE ARE PROPOSING LESS THAN 6 SITES PER ACRE.
- Q. INDIVIDUAL, RENTAL SITES, SERVICE BUILDINGS AND OTHER STRUCTURES SERVING THE RECREATIONAL VEHICLE PARK OR CAMPGROUND SHALL BE SET BACK FROM WATER BODIES A MINIMUM OF FIFTY (50) FEET.
- R. THE ONLY NEARBY WATERBODY WILL BE A STORMWATER POND.
- S. RENTAL SITES SHALL NOT BE LOCATED WITHIN THE FLOODPLAIN.
- T. THE PROPOSED SITES WILL NOT BE LOCATED IN A FLOOD ZONE.
- U. THE APPLICANT SHALL PROVIDE A FOOT APPROVED DETAILED ACCESS PLAN DEMONSTRATING ADEQUATE LEVEL OF SERVICE FOR EACH ROADWAY AND SAFE TURNING MOVEMENTS AT THE PROPERTY'S ACCESS AS WELL AS AT NEARBY MEDIAN OPENINGS.
- V. CLARA IS NOT A FOOT ROADWAY. PLEASE NOTE THAT WE ARE PROPOSING TO PAVE KUKLA TO ALLOW ANOTHER INGRESS/EGRESS FOR THE DEVELOPMENT.
- W. WE WILL COMMIT TO THIS REQUIREMENT.
- X. ALL RVs MUST BE LICENSED AND OPERABLE.
- Y. WE WILL COMMIT TO THIS REQUIREMENT.
- Z. ROADS SHALL BE DESIGNED TO ACCOMMODATE EMERGENCY VEHICLES.
- AA. ALL ROADS WILL BE ACCESSIBLE FOR EMERGENCY VEHICLES.
- AB. ON SITE MALE AND FEMALE RESTROOM AND SHOWER FACILITIES SHALL BE PROVIDED.
- AC. THE REQUIREMENT WILL BE MET AND WILL BE LOCATED NO MORE THAN 400' FROM ANY RENTAL SITE.
- AD. STORAGE OF A BOAT OR TRAILER AS AN ACCESSORY TO THE PRINCIPAL USE OF A RENTAL SITE SHALL BE PERMITTED. STORAGE OF RVs, BOATS OR TRAILERS SHALL BE PERMITTED IN A DESIGNATED ON-SITE AREA WITHOUT HOOK-UP FACILITIES.
- AE. AN OVERFLOW PARKING AREA FOR STORAGE WILL BE PROVIDED.
- AF. DUMPSTERS AND COMPACTORS SHALL BE A MINIMUM OF ONE HUNDRED (100) FEET FROM ALL PROPERTY LINES.
- AG. ON-SITE DUMPSTER WILL BE PLACED MEETING THE 100' SEPARATION FROM ALL PROPERTY LINES.
- AH. THE BUFFER THAT IS OTHERWISE REQUIRED SHALL BE INCREASED BY THIRTY (30) PERCENT.
- AI. BUFFER WHERE REQUIRED WILL BE A MINIMUM OF 25 FOOT WIDTH ADJACENT TO THE THREE (3) EXISTING HOUSES ON CLARA AVE.
- AJ. THE PROPERTY SHALL BE ENCLOSED WITH A SOLID FACED MASONRY OR WOODEN WALL OR FENCE NOT LESS THAN SIX (6) FEET AND NOT MORE THAN EIGHT (8) FEET IN HEIGHT. THE DECORATIVE SIDE OF THE FENCE SHALL FACE OUTWARD. ADDITIONALLY, TWO (2) MEDIUM OR LARGE TREES SHALL BE REQUIRED FOR EVERY TWENTY (20) LINEAR FEET OF PROPERTY WITHIN A BUFFER THAT IS AT LEAST TWENTY (20) FEET IN WIDTH.
- AK. WE WILL SUPPLY A BUFFERING PLAN, WHICH DEPICTS A MINIMUM 25' IN WIDTH BUFFER TO INCLUDE A 6' HIGH FENCE WITH THE DECORATIVE SIDE OF THE FENCE FACING OUTWARD. ADDITIONALLY, TWO MEDIUM OR LARGE TREES WILL BE PLACED EVERY TWENTY LINEAR FEET OF PROPERTY WITHIN THE BUFFER THAT IS AT LEAST TWENTY 25' FEET IN WIDTH.
- AL. THE OVERALL RECREATIONAL VEHICLE PARK OR CAMPGROUND SHALL BE DESIGNED AS FOLLOWS:
- AM. TRASH DISPOSAL SITES AND FACILITIES SHALL BE PROVIDED AT ONE (1) OR MORE LOCATIONS.
- AN. ONE (1) MAIN DUMPSTER WILL BE ON-SITE WITH MULTIPLE SMALL REUSE CANS THROUGHOUT THE PARK.
- AO. THE INTERNAL STREET SYSTEM SHALL INCLUDE PAVED STREETS.
- AP. ALL ROADS WILL BE PAVED.
- AQ. TWO (2) WAY STREETS WITH NO PARKING SHALL HAVE A MINIMUM PAVED WIDTH OF TWENTY (20) FEET. WHERE PARKING IS ALLOWED, AN ADDITIONAL EIGHT (8) FEET OF WIDTH SHALL BE REQUIRED FOR PARKING ON ONE (1) SIDE OR AN ADDITIONAL SIXTEEN (16) FEET OF WIDTH SHALL BE REQUIRED FOR PARKING ON TWO (2) SIDES. PAVING IS NOT REQUIRED FOR THE PARKING AREA.
- AR. WE WILL INCLUDE SIGNAGE INDICATING NO ON STREET PARKING FOR ALL ROADWAYS.
- AS. ONE (1) WAY STREETS SHALL HAVE A MINIMUM PAVED WIDTH OF TWELVE (12) FEET. PARKING MAY BE ALLOWED ON ONE (1) SIDE ONLY. IF PARKING IS ALLOWED, AN ADDITIONAL EIGHT (8) FEET OF WIDTH SHALL BE REQUIRED. PAVING IS NOT REQUIRED FOR THE PARKING AREA.
- AT. WE WILL INCLUDE SIGNAGE INDICATING NO ON STREET PARKING FOR ALL ROADWAYS.
- AU. THERE SHALL BE NO DIRECT ACCESS FROM ANY EXTERIOR STREET TO AN INDIVIDUAL RENTAL SITE.
- AV. WE WILL MEET THIS REQUIREMENT.
- AW. PARKING SHALL BE PROVIDED AT THE MANAGEMENT OFFICE BASED ON PARKING RATIOS FOR OFFICE USE.
- AX. PARKING ADJACENT TO THE CLUBHOUSE/OFFICE MEETS CITY STANDARDS.
- AY. AGGREGATE PARKING SHALL BE 1.5 SPACES FOR EACH SITE WITH ONE (1) OF THE REQUIRED SPACES BEING REQUIRED AT THE RENTAL SITE.
- AZ. WE ARE PROPOSING CLUB HOUSE PARKING OF 36 PROVIDED SPOTS (333 SPOTS PER 1000 SQFT - 25), 108 PREMIUM SITES PARKING (2 SPOTS PER 210), 58 STANDARD SITE PARKING (1 SPOT PER 261), 244.5 REQUIRED SPOTS AT 1.5 PER SLIP AND 64.5 SURPLUS SPOTS.
- BA. THE MINIMUM SETBACK FROM THE PERIMETER OF THE PROJECT SITE SHALL BE THIRTY (30) FEET FOR ANY STRUCTURE.
- BB. THE PROPOSED DEVELOPMENT MEETS THE REQUIREMENT.
- BC. RENTAL SITES IN THE AREA DEVOTED TO RECREATIONAL VEHICLES SHALL MEET THE FOLLOWING STANDARDS:
- BD. 3 PERCENT OF THE TOTAL RENTAL SITES SHALL BE DESIGNED FOR HANDICAPPED ACCESS.
- BE. ALL RENTAL SITES ARE FLAT WITH PAVEMENT AND WIDE ENOUGH TO BE ADA ACCESSIBLE.
- BF. THE MINIMUM AREA FOR EACH RENTAL SITE SHALL BE 1,500 SQUARE FEET.
- BG. THE PROPOSED DEVELOPMENT MEETS THE REQUIREMENT.
- BH. (C) THE MINIMUM WIDTH FOR EACH RENTAL SITE SHALL BE THIRTY (30) FEET.
- BI. ALL SITES ARE AT LEAST 3' WIDE THAT INCLUDES 16" WIDE CONCRETE PAD AND ADDITIONAL 7' OF CONCRETE.
- BJ. THERE SHALL BE NO STRUCTURAL ADDITIONS, SUCH AS CARPORTS, CANOPIES, STORAGE BUILDINGS OR OTHER ACCESSORY STRUCTURES ON ANY RENTAL SITE SMALLER THAN 4,000 SQUARE FEET.
- BK. THE PROPOSED DEVELOPMENT MEETS THIS REQUIREMENT.
- BL. A MINIMUM OF FIVE (5) PERCENT OF THE LAND AREA SHALL BE DEVOTED TO COMMON RECREATION AREAS AND FACILITIES.
- BM. A CENTRAL SERVICE BUILDING SHALL BE PROVIDED WITHIN 400 FEET OF EACH RENTAL SITE. THE SERVICE BUILDING SHALL CONTAIN TOILET FACILITIES AND SINKS AND MAY INCLUDE SHOWERS.
- BN. THE PROPOSED DEVELOPMENT MEETS THIS REQUIREMENT.
- BO. EACH RENTAL SITE MAY BE PROVIDED WITH PORTABLE WATER, SANITARY SEWER, ELECTRICAL CONNECTIONS, CABLE OR TELEPHONE. HOWEVER, SUCH SERVICES SHALL BE FOR TEMPORARY CONNECTIONS ONLY.
- BP. EACH RENTAL SITE MAY CONTAIN A PICNIC TABLE, FIRE RING AND A LANTERN STAND.
- BQ. THESE ITEMS ARE NOT INCLUDED IN THE PROJECT.
- BR. EACH RENTAL SITE SHALL INCLUDE A PAVED DRIVEWAY, A MINIMUM OF TWELVE (12) FEET WIDE. THERE SHALL BE ADEQUATE SPACE TO PARK ONE (1) VEHICLE IN ADDITION TO THE RECREATIONAL VEHICLE.
- BS. THE PROPOSED DEVELOPMENT MEETS THIS REQUIREMENT.
- BT. AREAS DEVOTED TO TENT CAMPING SHALL MEET THE FOLLOWING STANDARDS:
- BU. (a) TENT SITES SHALL BE DESIGNATED AND MAY INCLUDE A SPECIFIC TENT PAD.
- BV. (b) THE MINIMUM TENT SITE AREA SHALL BE 200 SQUARE FEET.
- BW. (c) THE MINIMUM SETBACK FOR A TENT PAD SHALL BE TWENTY (20) FEET FROM AN ADJACENT TENT PAD, PARKING AREA OR INTERNAL STREET.
- BX. (d) TENT SITES MAY CONTAIN A PICNIC TABLE, FIRE RING AND A LANTERN STAND.
- BY. (e) PARKING SHALL BE PROVIDED AT THE RATIO OF 1.5 SPACES PER TENT SITE. PARKING AT THE TENT SITE IS NOT REQUIRED. HOWEVER, REQUIRED PARKING SHALL NOT BE MORE THAN FIVE HUNDRED (500) FEET FROM THE DESIGNATED TENT SITE. WHERE PARKING IS LOCATED AWAY FROM THE TENT SITE, PEDESTRIAN PATHS SHALL BE PROVIDED.
- BZ. A CENTRAL SERVICE BUILDING SHALL BE PROVIDED WITHIN 200 FEET OF EACH TENT SITE. THE SERVICE BUILDING SHALL CONTAIN TOILET FACILITIES, SINKS AND SHOWERS.
- CA. TENT CAMPING IS NOT ANTICIPATED TO BE A PART OF THE PROPOSED PROJECT.
- CB. RECREATIONAL VEHICLES PLACED ON SITES WITHIN ZONES VI-230, VE OR V ON THE COMMUNITY'S FIRM SHALL EITHER: 5. STANDARDS FOR SPECIAL SITUATIONS
- CC. BE ON THE SITE FOR FEWER THAN 180 CONSECUTIVE DAYS.
- CD. BE FULLY LICENSED AND READY FOR HIGHWAY USE. ON ITS WHEELS OR JACKING SYSTEM, ATTACHED TO THE SITE ONLY BY QUICK DISCONNECT TYPE UTILITIES AND SECURITY DEVICES AND HAVE NO PERMANENTLY ATTACHED ADDITIONS, OR
- CE. MEET THE REQUIREMENTS OF SECTION 3.02.14 HEREIN.
- CF. THE RV PADS ARE ALL LOCATED OUTSIDE OF THESE COASTAL HIGH HAZARD FLOOD ZONES.

CONCLUSION: WE ARE PROPOSING THE FOLLOWING:  
 PEDESTRIAN WALKWAYS WILL BE LOCATED OUTSIDE OF THE BUFFER AREAS ADJACENT TO THOSE PARCELS USED FOR RESIDENTIAL PURPOSES.  
 NOTE THAT A PORTION OF KUKLA DRIVE WAS ABANDONED IN THE PAST AND DOES NOT ALLOW FOR FREE FLOW OF TRAFFIC. HOWEVER, WE ARE PROPOSING TO PAVE ALL OF THE ROAD IN THE PUBLIC RIGHT-OF-WAY OF KUKLA DRIVE WITH TURNOVER AREAS THAT WILL ALSO INCLUDE SIDEWALKS.

PREPARED BY: <b>THE PATRICK HODGES LAND STUDIO</b> Planning • Survey Design • Landscape Architecture Post Office Box 611622 Rosemary Beach, FL 32361 Phone: 850-782-1828 Fax: 850-782-1828 Email: info@patrickhodges.com LICENSE: FN 126000000	PREPARED FOR: <b>KUKLA RV RESORT, LLC</b> RUPERT PHILLIPS 42 Bimini Court Drive Suite 101 Miami Beach, FL 33550 Phone: (813) 460-9805	CIVIL ENGINEERING CONSULTANT: <b>MCNEIL CARROLL</b> ENGINEERING, INC. 2900 Panama City Beach Parkway Panama City Beach, Florida 32408 Phone: 850-234-0700 Fax: 850-234-0701 Email: info@mcneilcarroll.com License: Professional Engineer, Generalist State of Florida Certificate of Authorization Number: 7398	Survey By: <b>Paul L. Hodges, P.E.</b> License No. 126000000 Date: 12/20/2023
<b>KUKLA RV RESORT</b> PRELIMINARY MASTER PLAN & KEY SHEET (SECOND EDITION) Hutchison Boulevard   Clara Avenue   Front Beach Road Panama City Beach   Florida			
DESIGNED BY: HODGES DRAWN BY: BHL CHECKED BY: PHL DATE: DECEMBER 20, 2023 <b>L11A</b> SHEET 1 OF 4			

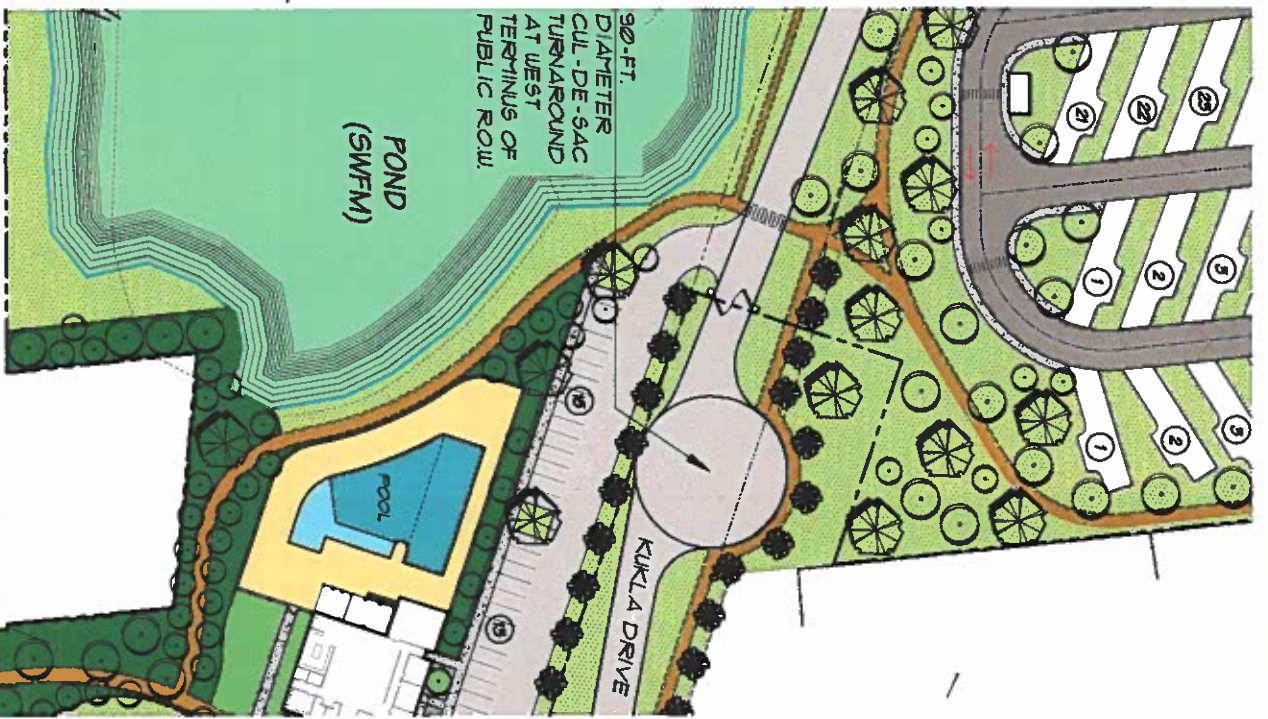
KUKLA RESORT PARK TRAIL  
 TRAIL WIDTH: 8'-0"  
 TRAIL LENGTH: 44,548 LF.

PERSONAL SERVICES BUILDINGS  
 THREE ARE REQUIRED TO MEET  
 THE 400-FT MINIMUM DISTANCE  
 CRITERION. EACH OF THE 3  
 INCLUDES RESTROOMS WITH  
 TOILETS, SINKS AND OPTIONAL  
 SHOWERS

SEE DETAIL B/L3  
 FOR ENLARGED RV  
 SLIP DIMENSIONS



- GENERAL NOTES**
1. THIS PRELIMINARY MASTER PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE BASED ON THE CITY OF PANAMA CITY BEACH SITE PLAN REVIEW AND APPROVAL PROCESS. FINAL CIVIL ENGINEERING DESIGN AND OTHER APPLICABLE LOCAL AND STATE PERMIT APPLICATION REVIEW AND APPROVAL PROCESSES SUCH AS NWFPMID, FDP, ETC.
  2. BUILDING PLANS INCLUDED HEREON ARE SCHEMATIC OR CONCEPTUAL IN NATURE AND WILL REQUIRE THE ADDITIONAL SERVICES OF A LICENSED ARCHITECT, STRUCTURAL/MECHANICAL/ELECTRICAL AND PLUMBING ENGINEERS AND OTHERS FOR FINAL DESIGN, CONSTRUCTION DOCUMENTS AND BUILDING PERMITS.
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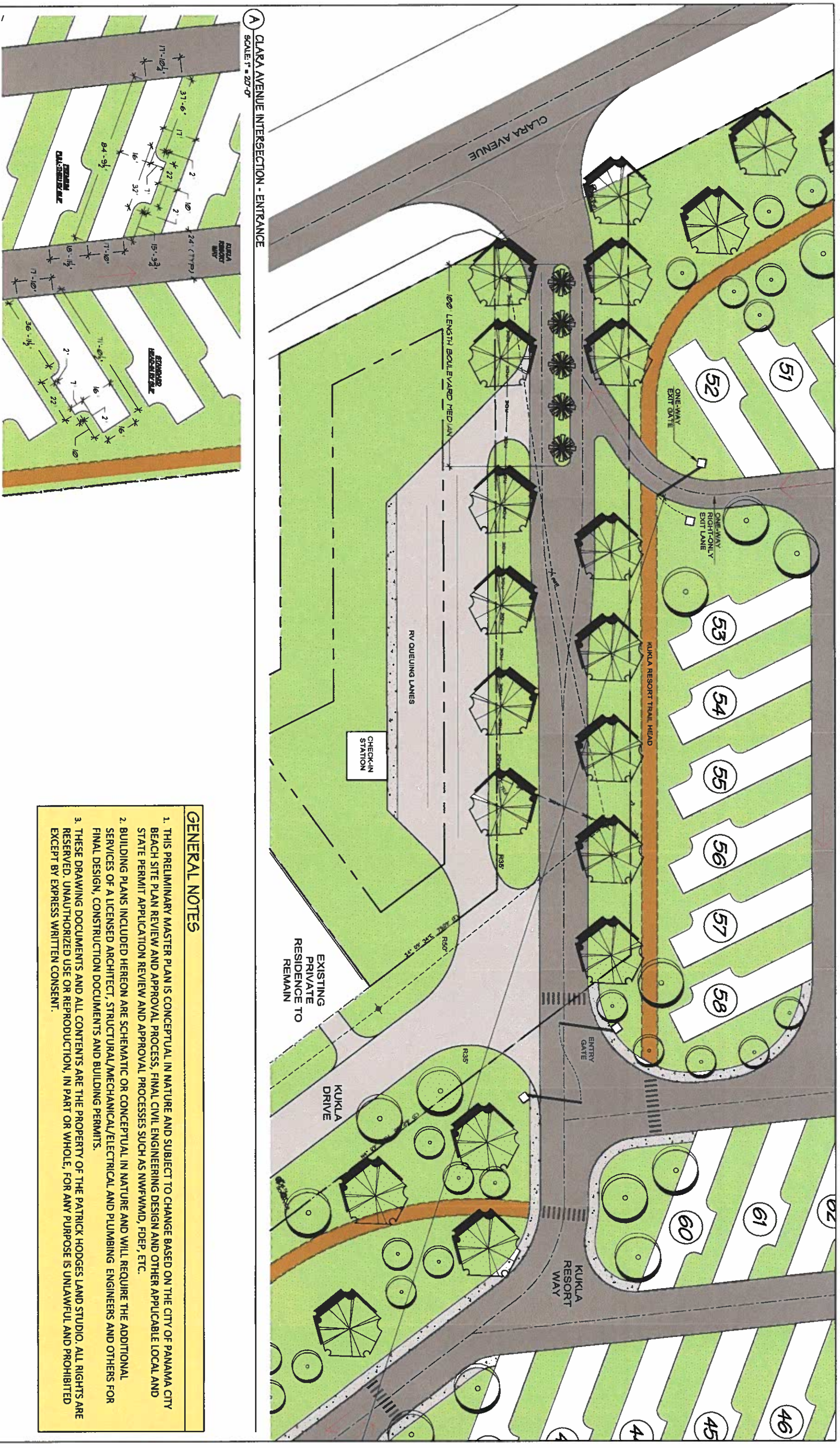
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 8434 N. WHEELER, P.E.  
 P.L.C. # 16889  
 Robert L. Carroll, P.E.  
 P.L.C. # 7898

0' 50' 100' 150'  
 ONE INCH EQUALS 50 FEET  
 SCALE IN FEET  
 NORTH

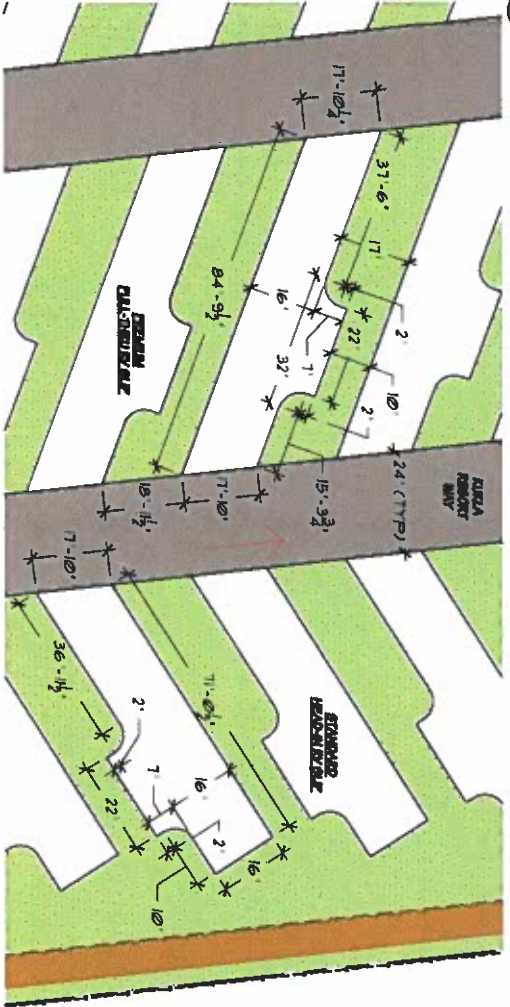
**KUKLA RV RESORT**  
**PRELIMINARY MASTER PLAN & KEY SHEET**  
 (SECOND EDITION)  
 Hutchison Boulevard | Clara Avenue | Front Beach Road  
 Panama City Beach | Florida

DESIGNED BY: HODGES  
 DRAWING #  
 DATE: DECEMBER 29, 2018  
**L2**  
 SHEET 2 OF 4



**A** CLARA AVENUE INTERSECTION - ENTRANCE  
SCALE: 1" = 20'-0"

**B** ENLARGED PLANS - HEAD-IN & PULL-THRU RV SLIPS  
SCALE: 1" = 20'-0"



### GENERAL NOTES

1. THIS PRELIMINARY MASTER PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE BASED ON THE CITY OF PANAMA CITY BEACH SITE PLAN REVIEW AND APPROVAL PROCESS, FINAL CIVIL ENGINEERING DESIGN AND OTHER APPLICABLE LOCAL AND STATE PERMIT APPLICATION REVIEW AND APPROVAL PROCESSES SUCH AS NWP/WMD, FDEP, ETC.
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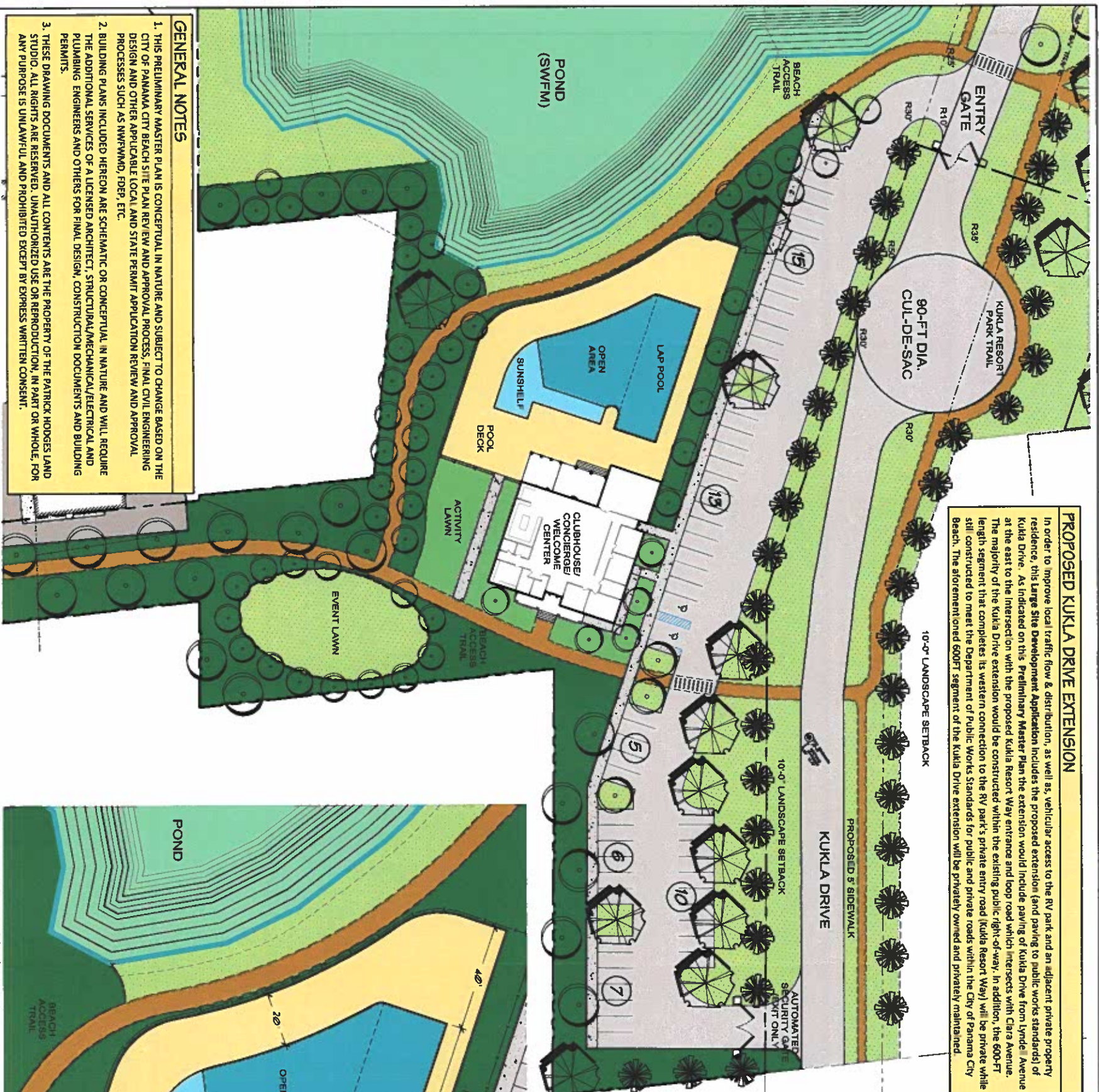
**KUKULA RV RESORT**  
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 Hutchison Boulevard | Clara Avenue | Front Beach Road  
 Panama City Beach | Florida

DESIGNED BY: HODGES  
 DRAWN BY: BK  
 REVIEWED BY: TH  
 DRAWING #  
 DATE: DECEMBER 28, 2020  
**L3**  
 SHEET 3 OF 4



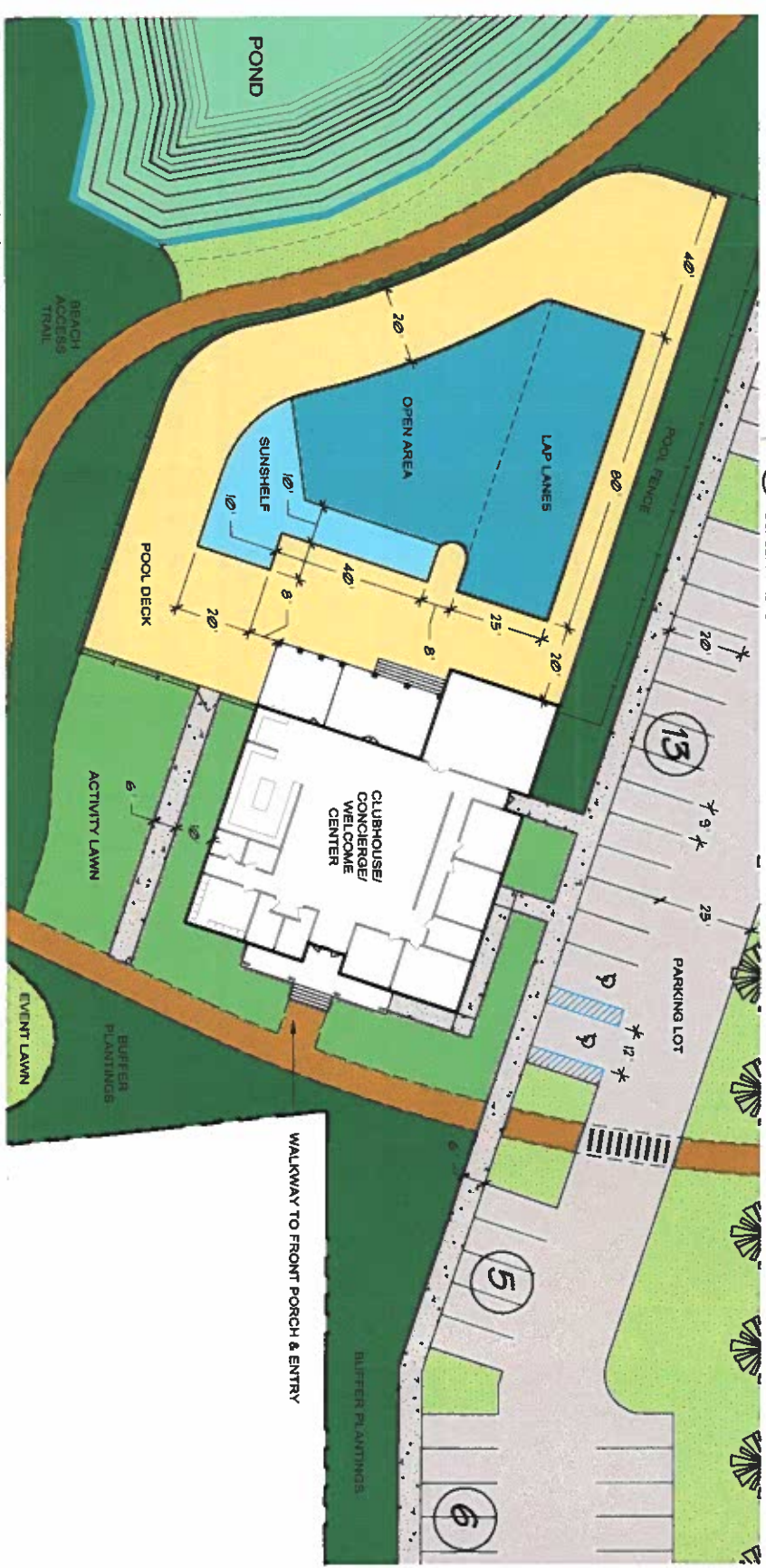
**PROPOSED KUKLA DRIVE EXTENSION**

In order to improve local traffic flow & distribution, as well as, vehicular access to the RV park and an adjacent private property residence, this Large Site Development Application includes the proposed extension (and paving) to public works standards of Kukla Drive. As indicated on this Preliminary Master Plan the extension would include paving of Kukla Drive from Lande Avenue at the east to the intersection with the proposed Kukla Resort Way entrance and loop road which intersects with Clara Avenue. The majority of the Kukla Drive extension would be constructed within the existing public right-of-way. In addition, the 600-FT length segment that completes its western connection to the RV park's private entry road (Kukla Resort Way) will be private while still constructed to meet the Department of Public Works Standards for public and private roads within the City of Panama City Beach. The aforementioned 600FT segment of the Kukla Drive extension will be privately owned and privately maintained.



**RAMP DESCRIPTION:**  
 WIDTH: 5'  
 LENGTH: 30' @ 1:12  
 (2) 5' X 5' LANDINGS -  
 1 AT TOP, 1 AT BOTTOM

**B ENLARGED CLUBHOUSE & CONCIERGE SCHEMATIC PLAN**  
 SCALE: 1" = 10'-0"



**C ENLARGED POOL AMENITY**  
 SCALE: 1" = 20'-0"

**GENERAL NOTES**

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2. BUILDING PLANS INCLUDED HEREON ARE SCHEMATIC OR CONCEPTUAL IN NATURE AND WILL REQUIRE THE ADDITIONAL SERVICES OF A LICENSED ARCHITECT, STRUCTURAL/MECHANICAL/ELECTRICAL AND PLUMBING ENGINEERS AND OTHERS FOR FINAL DESIGN, CONSTRUCTION DOCUMENTS AND BUILDING PERMITS.
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**A ENLARGED PARKING, CONCIERGE, WELCOME CENTER & POOL AMENITY**  
 SCALE: 1" = 30'-0"

**PREPARED BY:**  
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 Robert L. Carroll, P.E.  
 License No. 7-5889

**SCALES AS IDENTIFIED ON ENLARGEMENTS ABOVE**



**KUKLA RV RESORT PRELIMINARY MASTER PLAN & KEY SHEET**  
 (SECOND EDITION)  
 Hutchison Boulevard | Clara Avenue | Front Beach Road  
 Panama City Beach | Florida

**DESIGNED BY:** HODGES  
**DRAWN BY:** BK  
**REVIEWED BY:** PH  
**DATE:** DECEMBER 28, 2018  
**SHEET 4 OF 4**

# ITEM NO. 6



## **DATA AND ANALYSIS**

- APPLICANT:** Kukla RV Resort, LLC
- PROJECT ADDRESS:** 12610 Front Beach Road
- ZONING DISTRICT:** CH, FBO 2
- REQUESTED ACTION:** Approval of a Large Site Development for approximately 29.2 acres. The development consists of 163 RV slips, walking trails, pedestrian connection to Front Beach Road/Beach, a pool, perimeter buffering, check-in station, clubhouse, green space and outdoor event activity areas.
- REASON FOR REQUEST:** LDC Section 7.02.03.P establishes standards for the Development of large sites located in one or more FBO districts to encourage Development that achieves specific objectives.

### **FINDINGS:**

The attached summary supplied by the applicant addresses each of those specific objectives required by LDC Section 7.02.03.P. In the attached summary, the applicant has stated several times that they are not requesting any deviations or variances from the City of Panama City Beach Land Development Code. Therefore, staff has no objections to the Large Site Development if all of the required items included in LDC Section 5.06.01 General Conditional Use requirements and LDC Section 5.06.16 Recreational Vehicle Parks and Campgrounds requirements are adequately addressed and committed to.

# **Kukla RV Resort**

**APPLICANT:** Kukla RV Resort, LLC

**PROJECT ADDRESS:** Clara Avenue

**ZONING DISTRICT:** CH (FBO-2)

**REQUESTED ACTION:** Approval of a Large Site Development

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

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

The Kukla RV Resort has an access on Kukla Drive and to Clara Avenue that both connect to Hutchison Boulevard, reducing the reliance on Front Beach Road. The resort is for motorcoaches that will be parked, reducing the amount of vehicles required to transport them within the City.

**(b) Accommodating parking on internal Local Streets;**

The resort accommodates the motorcoach and one vehicle on site. Therefore, additional parking is not required due to the recreation use of the facility.

**(c) Supporting bicycling, walking and transit Use;**

The guest of the resort will be transported to the site by their motorcoach or high end pull behind and may have a vehicle on the premises. Therefore, the guests will be utilizing walking, trolley and bicycle transit.

**(d) Minimizing traffic speeds;**

The guest of the resort will be parking their motorcoaches and within the recreation area the speeds will be reduced. Therefore, traffic speeds will be minimized.

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

The development of the resort is recreational and is intended for the guests to be in a relaxing, casual atmosphere with walking trails, close proximity to the beach and on site swimming pool. The resort is set back from Front Beach Road to keep the guests contained within the campus for various activities and away from Front Beach Road.

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

The proposed clubhouse building is the highest proposed building and is a single story structure and is not near any existing structures. There are existing residential homes to the northwest corner and are all at least 2 story structures. Therefore, the transition in height is acceptable. Per the FBO district, any structure higher than 35' must be setback 100' from residential zoned parcels. The proposed project does not exceed 35' to the ceiling of the highest habitable and is setback more than 100' from the adjacent parcels. The plan allows lot of open space for outdoor amenities and landscaping.

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

The resort is designed for guests to vacation within their motorcoach and pull behind for recreational accommodation. Therefore, this results in the highest internal trip capture.

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

The development contains a pool, walking trails, clubhouse along with open space for various activities.

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

The development contains one (1) parcel that is zoned CH and within the FBO-2 district and contains 29.2 total acres.

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

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

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

The project contain one way streets for circulation and promotes slow speed due to the recreational use of the development.

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

All of the guest lots will contain parking to accommodate a separate vehicle if one is brought.

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

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

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

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

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

The owner is ready to commence with construction as soon as all regulatory approvals are received. The project is anticipated to proceed with construction during the first half of 2021.

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

**A. All information required pursuant to section 10.02.02;**

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

**B. A statement of objectives describing the general purpose and character of the proposed Development, including type of structures, Uses, Lot sizes and Setbacks;**

The project consists of constructing the following:

- 105 premium pull thru RV slips
- 58 Standard Head In RV slips
- Beach Access Trail approximately 1,029 LF
- Resort park trail approximately 4,513 LF
- Paving of Kukla Drive from Lyndell Lane to resort
- Paving of Kukla Resort Drive to resort
- Amenity Pool
- Clubhouse
- Activity Lawn
- Check in Station
- Personal Service Buildings

**C. A boundary survey;**

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

**D. Perimeter buffering and landscaping;**

A perimeter buffer is required between this development and the adjacent residential parcels to the west and will contain at least 1 tree for every 20' along with walking trails.

**E. General location and size of Land Uses;**

The adjacent parcels contain a land use of TD.

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

The subject parcel and all adjacent parcels are zoned CH. There are single family uses to the northwest and one on Kukla Drive.

**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.**

Kukla RV Resort is a proposed recreational vehicle park that provides new facilities and amenities for them to enjoy. The use is allowed and we are not requesting any deviations to allow the proposed development.

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

There are no deviations that are being asked to construct this facility. Motorcoach Resorts are high end recreational facilities for families to vacation and enjoy a relaxing atmosphere with walking trails and onsite amenities.

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

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

**(a) Land clearing;**

**(b) Soil stabilization;**

**(c) Construction of each landscaping element of horizontal infrastructure, including, but not limited to, roads, utilities and drainage; and**

**(d) Vertical infrastructure and improvements.**

The developer is anxious to begin construction and will commence immediately upon receipt of all regulatory permits required. It is anticipated to proceed with construction in early 2021.

**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.**

**CONCLUSION:** it is the intent to submit a development order immediately upon approval from the Planning Commission and commence construction.

# ITEM NO. 7



# CITY OF PANAMA CITY BEACH AGENDA ITEM SUMMARY

**1. DEPARTMENT MAKING REQUEST/NAME:**

Building and Planning / Mel Leonard

**2. MEETING DATE:**

January 13, 2021

**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.

At the December 9, 2020 Planning Board meeting, the Board directed staff to include additional requirements that better describes any proposed Open Space within a PUD. The attached pages include such language for the Board to discuss.

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 pages  
97-98 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**.

#### 4. Site Design and Development Standards

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** **including details of its useability, whether it is or will be landscaped and other information needed by the Board to determine the types of activities to occur and any value the space may have as a buffer;** 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)

## 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 1<sup>st</sup> 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:

# ITEM NO. 8





# CITY OF PANAMA CITY BEACH AGENDA ITEM SUMMARY

1. DEPARTMENT MAKING REQUEST/NAME:

Building and Planning / Mel Leonard

2. MEETING DATE:

January 13, 2020

3. REQUESTED MOTION/ACTION:

It is requested that the Planning Board consider requiring a temporary sign during construction of a multifamily or non-residential use stating the permitted use. The information will be helpful to the public.

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 a proposed ordinance amending Section 5.07.03.K of the Land Development to require a temporary sign during construction of a multifamily or non-residential use so that the public will know what the intended use is to be.

5. If any such **Banner** becomes faded, torn, tattered, wrinkled or loose, the **City** may remove it after 24 hours notice attached to the **Banner**.  
(Ord. # 1244, 12-13-12; Ord. # 1428, 9/14/17)

G. Reserved.

H. **Memorial Signs** or tablets naming a **Building** and date of **Erection** when cut into any masonry surface or when constructed of other incombustible materials and permanently incorporated into such **Building**, not exceeding two (2) square feet **Sign Face**.

I. **Single Face** or **Back-to-Back Directional Signs** not exceeding two (2) square feet per **Face** and three (3) feet in **Sign Height** and not exceeding one (1) sign per quarter acre of land; and a solitary, **Single Face** or **Back-to-Back Directional Sign** located on either or both sides of each entrance or exit motorway of a **Commercial Premises** stating "**Entrance**" or "**Exit**" and not exceeding sixteen (16) square feet per **Face** and six (6) feet in **Sign Height**; provided that all such **Directional Signs** are displayed on the **Premises** to which they relate which must be in a **Business District** .

J. One (1) **Back-to-Back** or single **Face Real Estate Sign** per **Premises** not exceeding four and one-half (4.5) square feet per **Sign Face** and three (3) feet in **Sign Height**. The **Real Estate Sign** shall be allowed only at the **Premises** available for sale or lease and must be removed immediately upon the rental, lease or sale of the subject property.

(Ord. # 1428, 9/14/17; Ord. #1458, 6-14-18)

K. While a **Premises** is undergoing construction pursuant to a building permit, up to three (3) additional **Temporary Signs (Back-to-Back** or single **Face)** not exceeding four and one-half (4.5) square feet per **Sign Face** and three (3) feet in **Sign Height** in any **Residential** district, and sixteen (16) square feet per **Face** and six (6) feet in **Sign Height** in a **Business District**, each. **At least one sign is required for multi-family or non-residential construction stating the use being constructed as listed in Table 2.03.02.**

(Ord. # 1428, 9/14/17)

L. Up to five (5) additional **Non-Commercial Temporary Signs (Back-to-Back** or single **Face)** not exceeding four and one-half (4.5) square feet per **Sign Face** and three (3) feet in **Sign Height** in any **Residential** district, and sixteen (16) square feet per **Face** and six (6) feet in **Sign Height** in a **Business District**, for the ninety (90) days preceding any federal, state, or City of Panama City Beach election and the seven calendar days following the date of that election.

(Ord. # 1428, 9/14/17)

M. **Signs** incorporated on machinery or equipment by the manufacturer or distributor, which identify only the manufacturer, the machinery or equipment and the product or service dispensed by the machine or equipment, such as **Signs** customarily affixed to vending machines, newspaper racks and telephone booths, but excluding **Fuel Pump Signs**, which are the subject of a separate exemption.

# ITEM NO. 9



# CITY OF PANAMA CITY BEACH AGENDA ITEM SUMMARY

1. DEPARTMENT MAKING REQUEST/NAME:

Building and Planning / Charles Silky

2. MEETING DATE:

January 13, 2021

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
- N/A
- Public Safety
- Transportation
- Attractive Community

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.

**City of Panama City Beach FY 20/21**

**CAPITAL IMPROVEMENTS SCHEDULE**

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. All 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				\$16,992,600
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 -landscaping 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	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	FBR-CRA FDOT Prop. Share	Design Const. and Util. CE&I and Post Design \$630,000 Spent to date. \$24,000,000 total cost.	\$8,700,000	\$8,100,000	\$1,029,181		
11. (needed to meet future demand) S. Arnold Road (SR 79) -4 lane widening -ped/bic. improvements -landscaping -streetscaping	FBR-CRA TRIP funding FDOT FDOT 5-Year Work Program	TRIP funding granted for PDE \$1,185,013 spent to date \$15,000,000 total cost					
12. (needed to meet future demand) 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	Design Right of Way, construct. \$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	Design Right of Way, construct.	\$3,000,000	\$8,000,000	\$10,000,000	\$1,500,000	

Traffic Calculation	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
16.	Nautlius Street -landscaping -streetscaping	FBR-CRA total cost \$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	Construction Complete Construction Complete					
20.	-Bay Parkway Phase 2 PCB Parkway(Nautlius 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 Trestle Subdivision to Breakfast Point Subdivision	City Matching Funds & Sun Trail Grant	Design Complete	\$108,484 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  
27. See Note #2 at end of report. School Board

Portable Water, Wastewater, and Repair		Funding Source	Current Status	FY 20-21	21-22	22-23	Beyond 23-24	Beyond 24-25
28.	Bld-A-Wee Water Main Repacements	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 Nardilus 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 Balance to Finish		\$488,000	\$780,000	\$1,080,000	
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 Foremain and Reclaimed Mains	Utility	\$4,401,675 Balance to Finish	\$1,901,675				
36.	Lift Station #73 Cobb Rd Replacement	Utility	\$2,687,500 Balance to Finish	\$2,187,500				
37.	SR 79 to West End Storage and Pump Station Replacement				\$100,000	\$450,000	\$480,000	
38.	SR 79 Reclaimed Transmission Main	Utility	\$2,886,000 Balance to Finish		\$800,000	\$2,086,000		
39.	Lift Station # 4 Driftwood Replacement	Utility	\$5,010,000 Balance to Finish	\$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 Balance to Finish		\$350,000	\$350,000	\$680,000	

Stormwater Improvements		Stormwater Utility Assessments	Current Status	\$1,246,000	\$792,000	\$645,000	\$490,000	\$700,000
42.	Stormwater Improvements			\$1,246,000	\$792,000	\$645,000	\$490,000	\$700,000
Prop. Share		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	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 2021 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. 10



# CODE ENFORCEMENT

**December 2020**

November 20, 2020- December 21, 2020



# December Violation Status

Code	Description	Closed	Open	Total
7-9	Animals Prohibited on Beach	10		10
8-6	Construction Site Management: Site Plan Required		2	2
8-7	Building Maintenance		8	8
8-32 (A)	Building Permit Required		1	1
12-4	Garbage & Trash: Prohibited Practices	15	32	47
12-5	Wet Trash		1	1
12-6	Litter	2	4	6
12-7	Requirement to Keep Property Free of Litter	8	5	13
14-6	Each Location to have Separate BTR		1	1
14-28	Failure to Report BTR 1%	1	3	4
15-18, 15-17 (1)	Public Nuisance		1	1
15-18, 15-17 (3)	Abandoned Material: Detrimental Conditions	10	26	36
15-18, 15-17 (5)	Abandoned Material: Threat to Public Health/Safety	6	5	11
15-18, 15-17 (6)	Grass/ Weeds Overgrowth	6	11	17
15-18, 15-17 (7)	Stockpiling Construction Material	1	2	3
15-18, 15-17 (12)	Fire Hazard	1	1	2
22-47	Abandoned Vehicles	5	8	13

(Continued to next page)



# December Violation Status

Code	Description	Closed	Open	Total
2.03.02, LDC	Unpermitted Use of Land		2	2
2.03.02, LDC – MH	Unpermitted Use of Trailer and Mobile Homes	1	1	1
3.05.08, LDC	Uncontrolled Stormwater Runoff and Grading		1	1
3.05.13, LDC	Flood Control		1	1
3.05.22, LDC	Failure to Maintain or Control Stormwater		1	1
4.02.03 (D), LDC	Toilets Visible from Scenic Corridors Prohibited		1	1
4.02.04 (I)(2), LDC	Occupancy Limits	1		1
4.02.04, LDC	Failure to Maintain Performance Standards Within Zoning District		1	1
4.08.01, LDC	Land Clearing Permit Required		2	2
5.02.03, LDC	Damaged Fence	2	20	22
5.02.04 LDC	Dumpster Screening Required	2	1	3
5.02.08 (A2), LDC	Failure to Secure Pool		1	1
5.07.04 (L), LDC	Prohibited Vehicle Signs	1	2	2
5.07.04 (V), LDC	Dilapidated sign		4	4
5.07.05, LDC	Sign Standards		4	4
10.14.02, LDC	Temporary Use Permit Required	1		1
<b>Total</b>		<b>73</b>	<b>148</b>	<b>221</b>

(Continued from previous page)

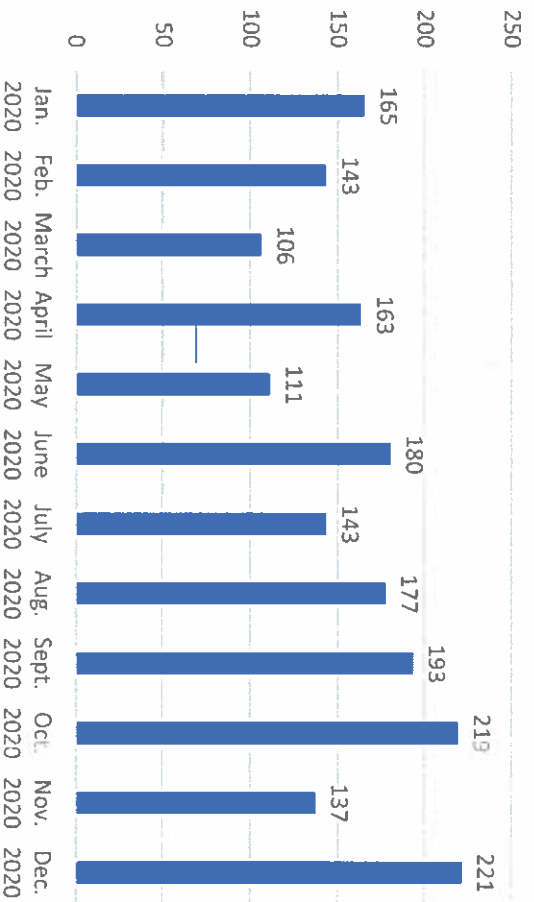




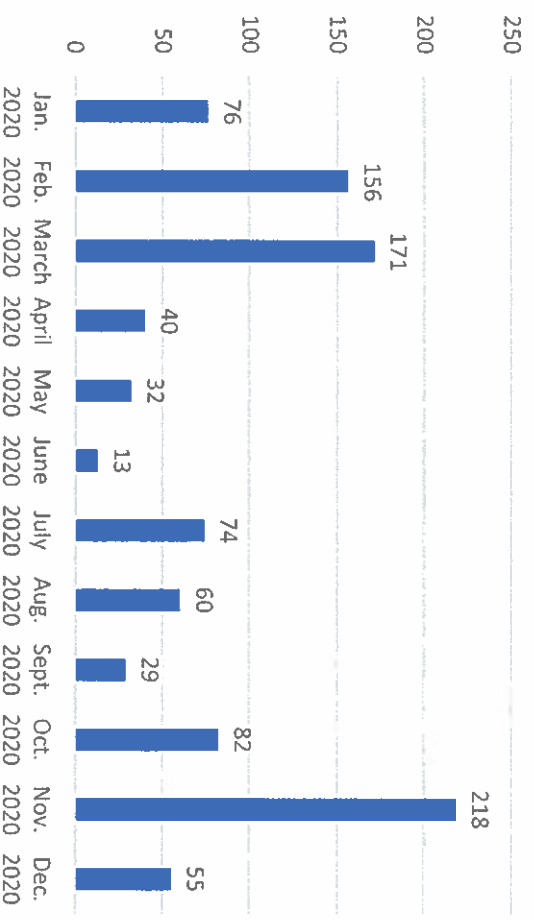
# Violation Summary

In December 2020, the Code Enforcement Division continued its efforts to maintain and improve the quality of life throughout the residential and business community. Over the course of the month, the Division issued 221 violations.

Total Violations



ROW Sign Violations





# Fees Collected: Citations & Liens

Citation Date	Violation	Citation/ Abatement Fees	Amount Paid	Officer	Budget Fund
9/10/2020	Fire Code: Nuisance Alarms	\$250.00	\$275.00	JT	GF
7/15/2020	Occupancy Limits	\$250.00	\$250.99	JM	GF
7/23/2020	Double Red Flag	\$500.00	**\$10.00	LS	GF- DRF
11/4/2020	Grass/ Weeds Overgrowth	\$100.00	\$100.00	LS	GF
11/4/2020	Grass/ Weeds Overgrowth	\$100.00	\$100.00	LS	GF
11/18/2020	Grass/ Weeds Overgrowth	\$100.00	\$100.00	CW	GF
10/21/2020	Fire Hazard	\$250.00	\$250.00	JT	GF
12/7/2020	Abandoned Material	\$250.00	*\$25.00	LS	GF
7/24/2020	Double Red Flag	\$500.00	**\$50.00	JT	GF- DRF
11/30/2020	Building Maintenance	\$100.00	\$100.00	LS	GF
<b>Totals</b>		<b>\$2,400.00</b>	<b>\$1,260.99</b>		

(Includes fees collected for all citations and liens November 20, 2020- December 21, 2020.)

\* Mitigation

\*\* Partial Payment