

**CITY OF PANAMA CITY BEACH
PLANNING BOARD**

MEETING DATE: July 13, 2022
MEETING TIME: 1:00 P. M.
PLACE: City of Panama City Beach City Hall

AGENDA

- ITEM NO. 1** **Call to Order and Roll Call**
- ITEM NO. 2** **Pledge of Allegiance – Mr. Coleman**
- ITEM NO. 3** **Approval of May 11, 2022, Planning Board Meeting Minutes**
- ITEM NO. 4** **Public Comments-Non-Agenda Items Limited to Three Minutes**
- ITEM NO. 5** **Jim Bishay is requesting approval for a Small-Scale Plan Amendment and Rezoning Request for a Future Land Use Map change from Single Family Residential to a Future Land Use Map Designation to Tourist and a Rezoning from R-1c (Single Family Residential) to CH (Commercial High Intensity). The subject parcels are located at 800 and 802 Young Street and is approximately .328 acres.**
- ITEM NO. 6** **Sakhsams Investment, Inc. is requesting approval for a Small-Scale Plan Amendment and Rezoning Request for a Future Land Use Map change from Single-Family Residential to a Future Land Use Map Designation to Tourist and a Rezoning from R-1c (Single-Family Residential) to CH (Commercial High Intensity). The subject parcel is located at 14602 Front Beach Road.**

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 233-5100. 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



DATA AND ANALYSIS

- I. APPLICANT:** Jim Bishay
- II. PROJECT LOCATION:** 800 and 802 Young Street, Parcel ID# 33824-000-000 and 33823-000-000 (approximately .328 acres).
- III. REQUEST:** This request is for a Small-Scale Plan Amendment and Rezoning. The applicant is requesting a Future Land Use Map change from Single Family Residential Future Land Use designation to Tourist and a Rezoning from R-1c to CH for the subject parcels.
- IV. REASON FOR REQUEST:** The applicant is proposing to develop the site into more than two detached residential home sites, where a maximum of two are currently allowed under the R-1c zone. The R-1c zone requires a minimum of 6,000 square feet and 60' of frontage, where the CH zone allows for a minimum of 10,000 square feet and no minimum lot width.
- VI. SITE EVALUATION:**
- A. IMPACT ON PUBLIC FACILITIES:**
1. Transportation Facilities:
- The adjacent section of Front Beach Road is currently over capacity. If the rezoning is approved, the applicant will be required to make a fair share contribution to address roadway capacity.
2. Sewer:
- The City wastewater treatment plant provides Advanced Wastewater Treatment quality effluent, with an accompanying wetlands effluent

discharge system in a 2,900-acre facility containing 2,000 acres of receiving wetlands. Currently, the operating permit allows 14 million gallons per day (mgd) maximum monthly average (10 mgd annual average) treatment and disposal capacity. Monthly average plant flows for January 1, 2020 through December 31, 2020 ranged from 4.33 mgd to 10.28 mgd on a monthly average. The City's reclaimed water system has been in operation since 2006 and provided average flows between 1.10 and 4.28 mgd of irrigation water per month in the last calendar year, depending on the time of year and demands to residential and commercial areas of the City.

Based on previous historic growth rates of wastewater generation, it is anticipated that there will be a 4% yearly growth in wastewater generation within the City's service area (from the Hathaway Bridge to the West Bay Bridge to the Phillips Inlet Bridge). Accordingly, the City has planned for facilities to be upgraded to coincide with the increased demand. A site for a second wastewater treatment facility has been purchased and preliminary planning for development has begun. Once completed, the second facility will provide additional capacity and will be interconnected with the existing system for enhanced reliability and load sharing.

3. Potable Water:

The City has a franchise from Bay County authorizing the City to provide water and sewer service to the incorporated City limits and unincorporated Bay County west of St Andrew Bay, and south of West Bay and the contiguous Intracoastal Waterway. The term of the agreement is through 2042 and states that 26.4 million gallons per day (mgd) was available to the City in 2011 with best efforts by the County to be able to provide increasing amounts each year up to 33.79 mgd in 2020.

The City receives the treated County water via two delivery points at bridges crossing St. Andrew Bay and West Bay. That water is stored and re-pumped on demand to meet the City's water needs. The City's current available pumping and transmission capacity is approximately 37.8 mgd. The contract with the County has been designed to increase capacity by approximately 4% per year in order to continue to have capacity available for growth. Additionally, the City has two (2) - 7 million gallon storage tanks at its West Bay storage and pumping facility, and 2, 4 and 5 million gallon storage tanks at its McElvey Road storage and pumping facility near the St. Andrew Bay delivery point, which gives the City an additional 25 million gallons of working reserve for peak season and fire flow demand.

It is estimated the average citizen consumes 125 gallons per day for planning purposes. Daily water demand for January 1, 2020 through December 31, 2020, ranged from 11.08 mgd to 17.04 mgd on a monthly average, with an annual average of 13.43 mgd. The maximum single-day demand was 18.90 mgd. The County's projected available capacity to supply potable water to the City in 2020 was 30.90 mgd, leaving an excess monthly average capacity ranging from 19.82 mgd to 13.86 mgd with an annual average excess of 17.47 mgd. The excess on the single-day maximum was 12.00 mgd.

The City has also implemented a reclaimed water system that makes highly treated effluent from the wastewater system available for irrigation to new subdivisions and commercial developments. With the implementation of this reclaim system, it is estimated that the 2% of total potable water consumption previously used by similar developments will be replaced by reclaimed water in these new subdivisions.

B. SITE SUITABILITY:

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

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

3. Flood Zones:

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

C. COMPATABILITY WITH SURROUNDING LAND USES:

Compatibility is generally defined as a condition in which land uses or conditions can coexist in relative proximity to each other in a stable fashion

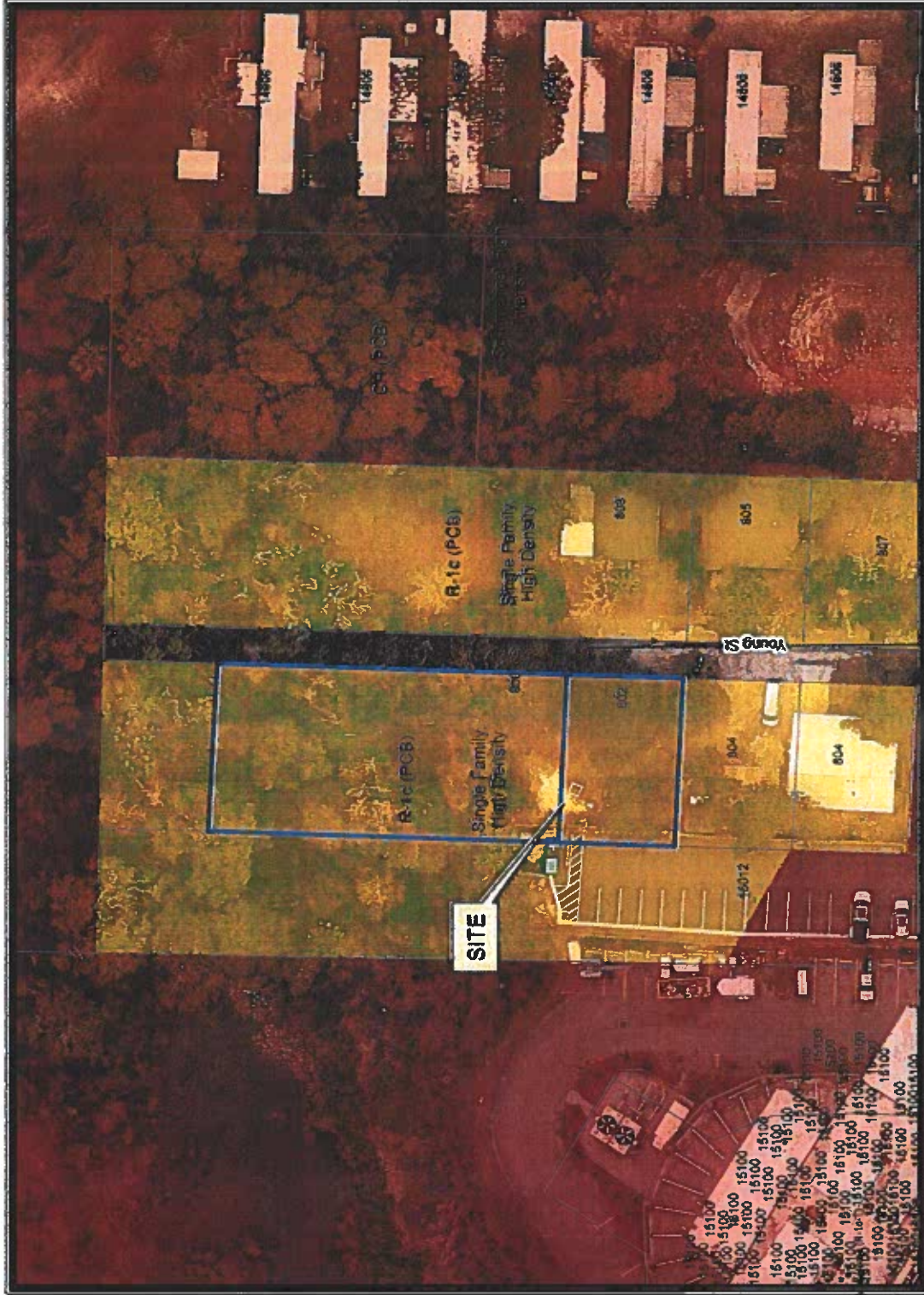
over time such that no use or condition is unduly negatively impacted directly or indirectly by another use or condition.

The proposed use of the vacant site for detached residential housing is compatible with the surrounding multifamily, vacant, and single-family parcels.

CONCLUSION:

The surrounding area is dominated by parcels that are zoned CH and the proposed use will be compatible with surrounding single-family parcels. Staff has no objection to the request.

Small Scale Amendment / Rezoning



Prepared by The
City of Panama City Beach
Planning Department



- Legend**
- Major Road
 - Minor Road
- Zoning, PCB**
- Commercial - Low Intensity (CL)
 - Commercial - Medium Intensity (CM)
 - Single Family, High Density Medium Density (R-1H)
 - Single Family, Low Density (R-1L)
 - Single Family, Medium Density (R-1M)
 - Planned Unit Development (PUD)
 - Single Family, High Density (R-1H)
 - Residential - Zero Lot Line (R0)
 - Light Industry (M-1)
 - Recreation (R)
 - Conservation (C)
 - Agriculture and Rural Reserves (AR)
 - Townhouse (RTH)
 - Limited Multi-family (R-2)
 - Unlimited Multi-family (R-3)
 - Commercial - High Intensity (CH)
 - Public Facilities (PF)



CITY OF PANAMA CITY BEACH

Building and Planning Department

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

850-233-5100 ext. 2313

Fax: 850-233-5049

Email: achester@pcb.gov

REQUEST FOR ZONING or REZONING – LDC Section 10.02.10

Applicant:

Name(s): Jim Bishay

Address: 7312 Louetta Rd., B118-218

City: Spring State: TX Telephone: 714.933.5880 Fax: _____

Email: Jim.Bishay@gmail.com

Name of Acting Agent: N/A

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

Parcel Number of Property for Zoning or Rezoning: 33823-000-000/ 33824-000-000

(Information from Property Appraiser's Office)

Address/Location of Property for Zoning or Rezoning: 800&802 Young Street, PCB, FL 3

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

Small Scale Amendment: \$1500.00 Large Scale Amendment: \$2100.00 Date Collected 6/7/2022 *MB*

If a plan amendment is necessary, please provide an analysis of the consistency of the proposed amendment with all requirements of the Comprehensive Plan and LDC.

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

Basic Submittal Requirements - LDC Section 10.02.02

Name: Jim Bishay

Address: 7312 Louetta Rd., B118-218 Email Address: Jim.Bishay@gmail.com

City: Spring State: TX Telephone: 714.933.5880 Fax: _____

Date of Preparation: 6/1/2022 Date(s) of any modifications: _____

Legal Description: (Consistent with the Required Survey) _____

A vicinity map showing the location of the property.

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

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

Applicant's Signature(s):

James (Jim) Bishay

Print Name of Applicant


Signature

Date: 6/1/2022

Print Name of Applicant

Signature

Date: _____

FEES:

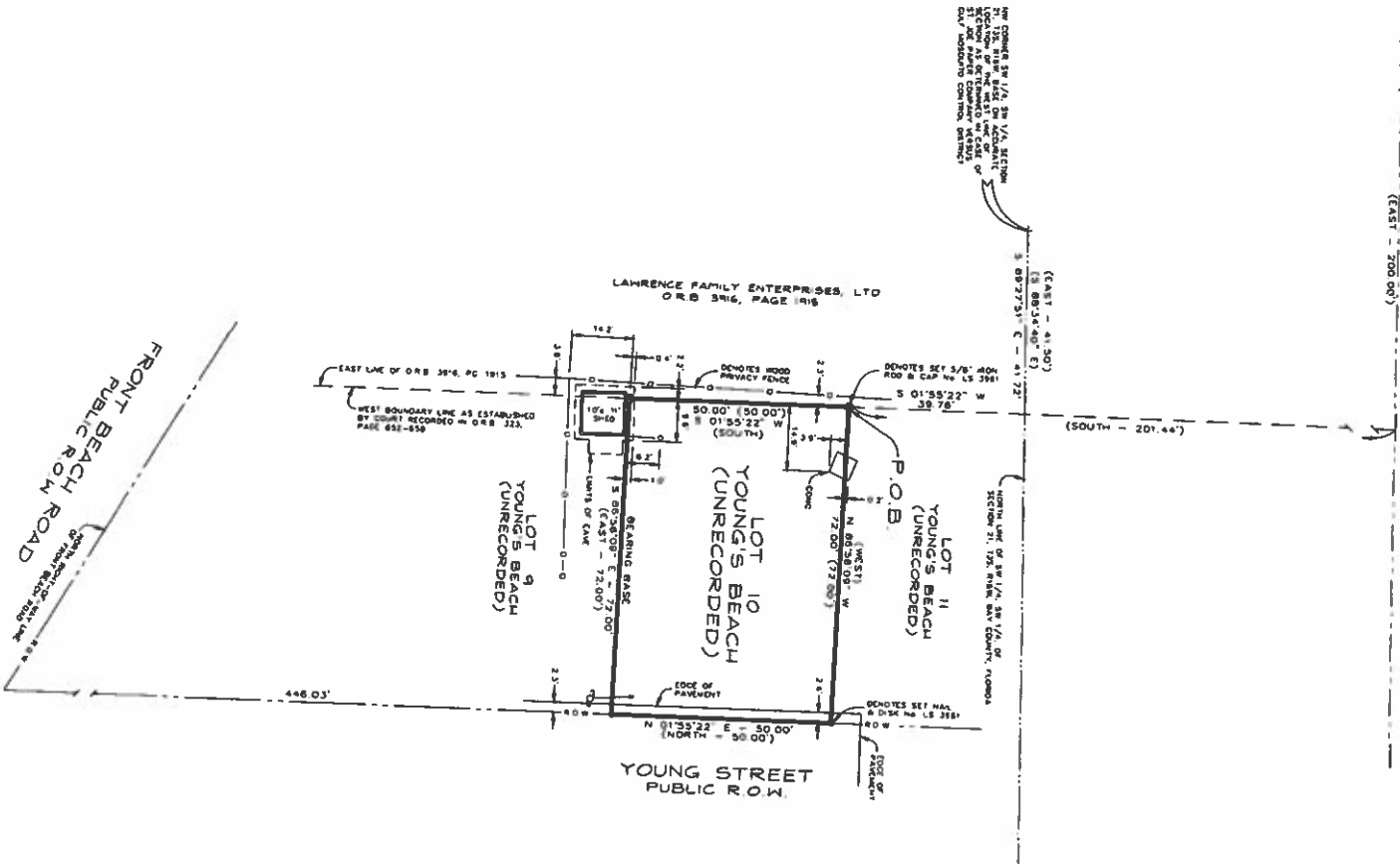
Rezoning Application Fee: \$900.00 _____

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

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

Date Collected: 6/7/22

POC
Section 21, T3S, R16W, Bay County, Florida
(East - 700.00')
(South - 201.44')



DESCRIPTION
BEGINNING AT A POINT WHICH IS 208 FEET EAST AND 201.44 FEET SOUTH OF THE NORTHWEST CORNER OF SECTION 21, T3S, R16W, BAY COUNTY, FLORIDA; THENCE S 01° 55' 22" W 50 FEET; THENCE S 01° 55' 22" W 50 FEET; THENCE EAST 72 FEET; THENCE NORTH 50 FEET; THENCE WEST 72 FEET TO THE POINT OF BEGINNING. ALSO KNOWN AS LOT 10 OF YOUNG'S BEACH, AN UNRECORDED PLAT.

SURVEYOR'S REPORT

THIS SURVEY WITH THE LOCATION OF ABOVE GROUND FIXED IMPROVEMENTS IN THE IMMEDIATE VICINITY OF THE ABOVE DESCRIBED LOT, FOUNDATIONS, OR OTHER IMPROVEMENTS, IF ANY EXIST.

THE LEGAL DESCRIPTION SHOWN HEREON WAS FURNISHED BY CLIENT.

THE UNDERSIGNED SURVEYOR HAS NOT BEEN PROVIDED A CURRENT TITLE OPINION OR ABSTRACT OF MATTERS AFFECTING THE TITLE OR BOUNDARY OF THE SUBJECT PROPERTY. IT IS POSSIBLE THAT THERE ARE UNRECORDED DEEDS, EASEMENTS OR OTHER INSTRUMENTS THAT COULD AFFECT THE BOUNDARIES.

THE BEARINGS AS SHOWN HEREON ARE BASED ON SOUTH 86° 56' 09" EAST ALONG THE SOUTH LINE OF SITE AS SHOWN AND REFERENCED TO GEODETIC NORTH BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM - NAD 1983/98. U.S. SURVEY FEET. DATUM ESTABLISHED USING FLORIDA PERMANENT REFERENCE NETWORK.

THE MINIMUM HORIZONTAL ACCURACY FOR THIS SUBURBAN SURVEY, PREPARED IN ACCORDANCE WITH THE CHAPTER 105 OF THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN FLORIDA MEASUREMENT METHODS USED FOR THIS SURVEY MEET OR EXCEED THIS REQUIREMENT. THE DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.

A COMPARISON BETWEEN RECORDED DIRECTIONS AND DISTANCES AND FIELD MEASURED DIRECTIONS AND DISTANCES WERE MADE. THE RECORD MEASUREMENTS ARE SHOWN IN PARENTHESES.

THIS SURVEY DOES NOT DETERMINE OWNERSHIP OF THE LANDS SHOWN HEREON. A REVIEW OF THE FLOOD INSURANCE RATE MAP FOR BAY COUNTY, FLORIDA, MAP NO. 12006C0303H, REVISED JUNE 2, 2009, INDICATES THAT THE PARCEL SHOWN HEREON IS WITHIN ZONE "X".

THE SURVEY MAP(S) AND REPORT ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER WHO PREPARED IT. ADDITIONS OR DELETIONS TO SURVEY OF THIS SURVEY BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY.

FEATURES SHOWN BY SYMBOL AS INDICATED IN THE LEGEND ARE NOT TO SCALE.

THE FORMATTED CERTIFICATION IS FOR:
SEAHAVEN PROPERTIES, INC.



SYMBOLS & ABBREVIATIONS

A	MORE OR LESS
+	MINUTES OR FEET
-	RECORDS OR INSTRUMENT
P.O.B.	POINT OF BEGINNING
N	NORTH
S	SOUTH
E	EAST
W	WEST
SEC	SECTION
T	TOWNSHIP
R	RANGE OR RANGE OF RANGES
CONF	CONFIRMED
P.L.S.	PROFESSIONAL LAND SURVEYOR
PC	PAGE
CO	CORNER
NO.	NUMBER
MON.	MONUMENT
Q.M.	QUARTER OF A QUARTER
C.R.	COUNTY ROAD
ED	EDITION
DELTA	DELTA
CH	CHANGED
OU	OVERHEAD UTILITIES
LS	LICENSED BUSINESS
LS	LICENSED SURVEYOR
EB	ELECTRONIC FIELD BOOK
F.F.	FINISHED FLOOR
PO	POWER
PD	Power Pole

CERTIFICATE
I HEREBY CERTIFY THE SURVEY HEREON TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS OF THE DATE SURVEYED

11-03-2021
DATE OF SURVEY

SURVEYOR G. RUTHERFORD, P.L.S.
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA LICENSE NO. LS 5981

Associates
ENGINEERING • SURVEYING

SCR & ASSOCIATES MWFL, INC.
3445 HAVY 389, PANAMA CITY, FLORIDA 32405
Phone: (850) 255 9975 - Fax: (850) 255 9942
www.SCR.us.com

MAP OF SURVEY
802 YOUNG STREET - PANAMA CITY BEACH
SECTION 21, T3S, R16W - BAY COUNTY - FLORIDA

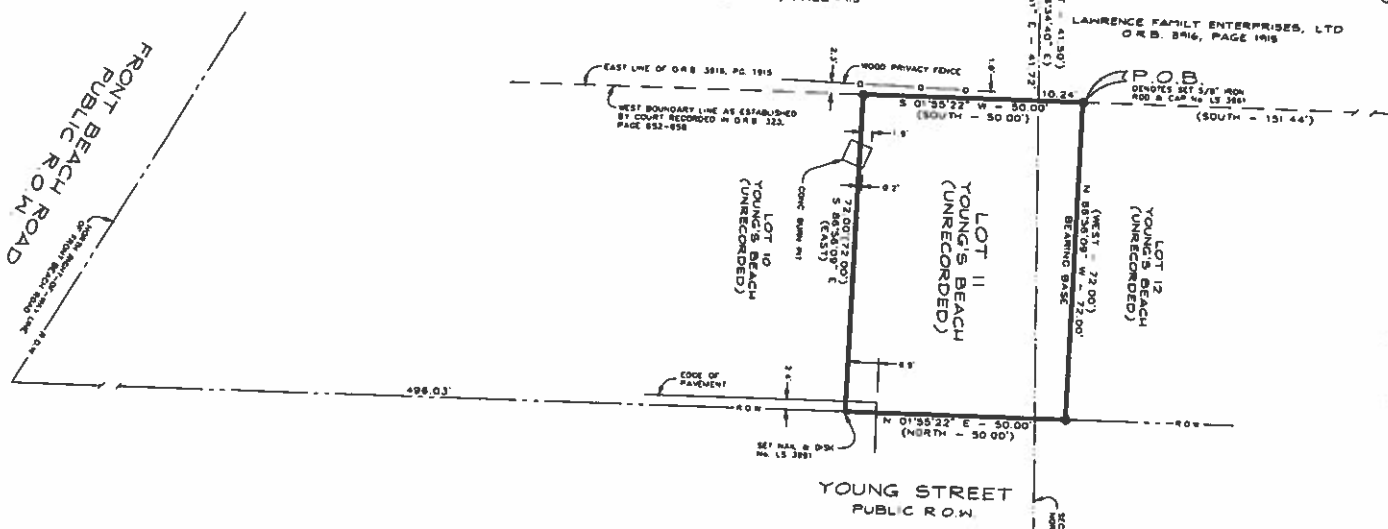
P.O.C.
 NORTHWEST CORNER OF THE SW 1/4 OF THE SW 1/4 OF SECTION 21, T3S, R16W, BAY COUNTY, FLORIDA, AS SHOWN ON RECORD PLAT 1915, PAGE 1915, COMPANY RECORDS OF THE SURVEYOR.

(EAST - 200.00')

NEW CORNER SW 1/4, SW 1/4, SECTION 21, T3S, R16W, BAY COUNTY, FLORIDA, AS SHOWN ON RECORD PLAT 1915, PAGE 1915, COMPANY RECORDS OF THE SURVEYOR.

LAWRENCE FAMILY ENTERPRISES, LTD
 O.R.B. 8416, PAGE 1915

LAWRENCE FAMILY ENTERPRISES, LTD
 O.R.B. 8416, PAGE 1915



DESCRIPTION:
 BEGINNING AT A POINT WHICH IS 208 FEET EAST AND 151.44 FEET SOUTH OF THE NORTHWEST CORNER OF THE SW 1/4 OF SECTION 21, T3S, R16W, BAY COUNTY, FLORIDA, AS SHOWN ON RECORD PLAT 1915, PAGE 1915, COMPANY RECORDS OF THE SURVEYOR; THENCE SOUTH 150 FEET, THENCE EAST 72 FEET, THENCE NORTH 130 FEET, THENCE WEST 72 FEET TO THE POINT OF BEGINNING, ALSO KNOWN AS LOT 11 OF YOUNG'S BEACH, AN UNRECORDED PLAT.

SURVEYOR'S REPORT:

THIS IS A BOUNDARY SURVEY WITH THE LOCATION OF ABOVE GROUND FIRED IMPROVEMENTS IN THE IMMEDIATE VICINITY OF THE SUBJECT PROPERTY. THE SURVEYOR HAS INVESTIGATED THE LOCATION OF THE SUBJECT PROPERTY AND THE LOCATION OF THE ABOVE GROUND FIRED IMPROVEMENTS IN THE IMMEDIATE VICINITY OF THE SUBJECT PROPERTY. THE SURVEYOR HAS INVESTIGATED THE LOCATION OF THE SUBJECT PROPERTY AND THE LOCATION OF THE ABOVE GROUND FIRED IMPROVEMENTS IN THE IMMEDIATE VICINITY OF THE SUBJECT PROPERTY. THE SURVEYOR HAS INVESTIGATED THE LOCATION OF THE SUBJECT PROPERTY AND THE LOCATION OF THE ABOVE GROUND FIRED IMPROVEMENTS IN THE IMMEDIATE VICINITY OF THE SUBJECT PROPERTY.

A REVIEW OF THE FLOOD INSURANCE RATE MAP FOR BAY COUNTY, FLORIDA, MAP NO. 12005C0303H, REVISED JUNE 2, 2009, INDICATES THAT THE PARCEL SHOWN HEREON IS WITHIN ZONE X-1.
 THE SURVEY MAP(S) AND REPORT ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER WHO PREPARED IT, ADDITIONS OR DELETIONS TO SURVEY MAP(S) OR REPORT BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY.
 FEATURES SHOWN BY SYMBOL AS INDICATED IN THE LEGEND ARE NOT TO SCALE.
 THE FURNISHED CERTIFICATION IS FOR:
 SEAHAVEN PROPERTIES, INC.



SYMBOLS & ABBREVIATIONS

+	MORE OR LESS
1	ACRES OR FEET
2	MINUTES OR FEET
3	SECTION
4	POINT OF COMMENCEMENT
5	POINT OF BEGINNING
6	POINT OF TANGENCY
7	POINT OF TANGENCY SIGNATURE
8	POINT OF COMPOUND CURVATURE
9	NORTH
10	SOUTH
11	WEST
12	EAST
13	TOWNSHIP
14	RANGE
15	SECTION
16	PROFESSIONAL LAND SURVEYOR
17	FOUND
18	CORNER
19	CONCRETE
20	MONUMENT
21	STATE ROAD
22	COUNTY ROAD
23	ELEVATION
24	DETA
25	CHORD
26	UTAH
27	CENTRELINE
28	LICENSED BUSINESS
29	FIELD BOOK
30	ELECTRONIC FIELD BOOK
31	FINISHED TOWN

CERTIFICATE

I HEREBY CERTIFY THE SURVEY HEREON TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS OF THE DATE SURVEYED.

11-02-2021
 DATE OF SURVEY

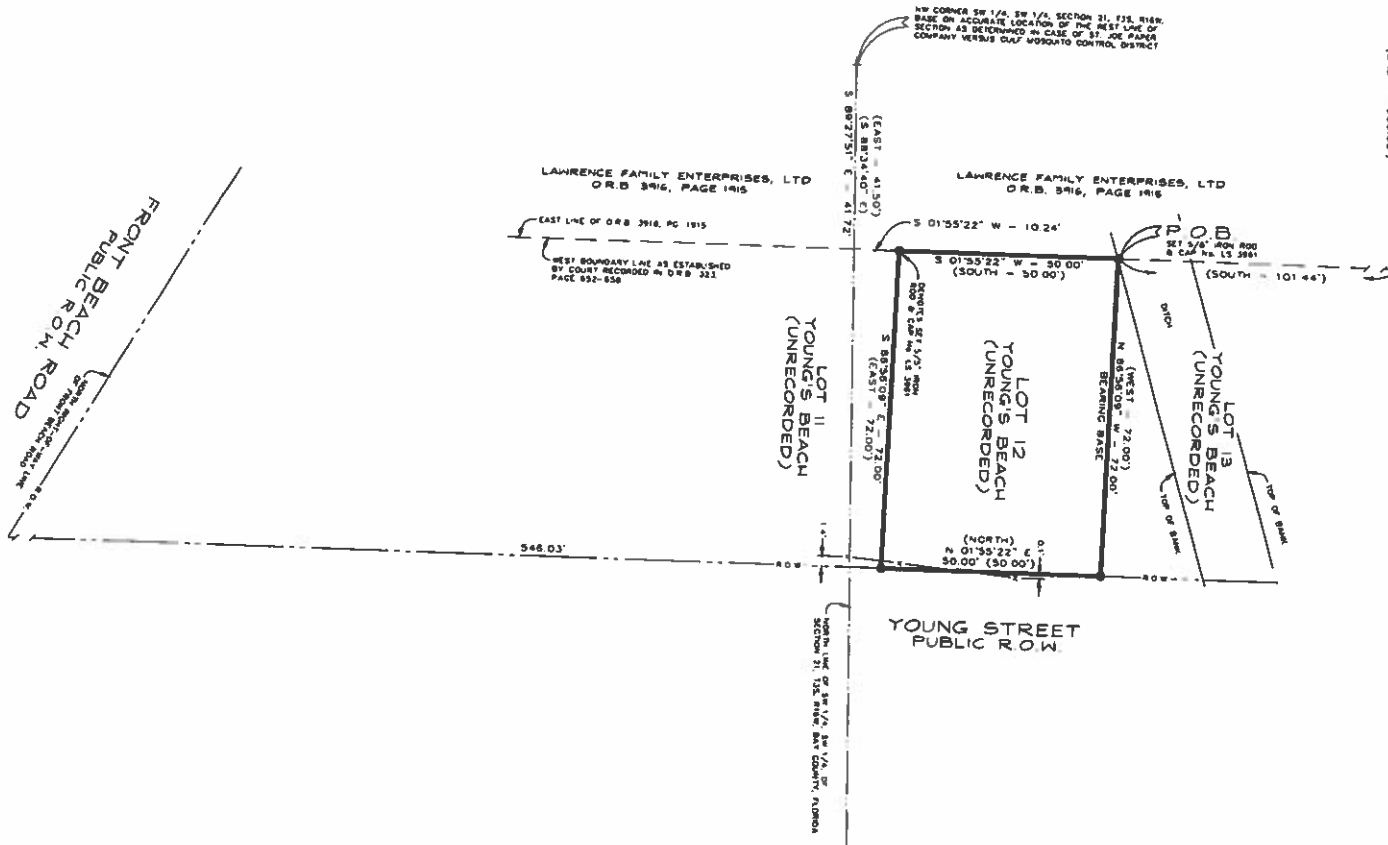
SWANPER C. RUTHERFORD, P.L.S.
 LICENSED SURVEYOR
 FLORIDA LICENSE NO. 35,881

MAP OF SURVEY
YOUNG STREET - PANAMA CITY BEACH
SECTION 21, T3S, R16W - BAY COUNTY - FLORIDA



SCR & ASSOCIATES NWFL, INC.
 3415 HWY 389, PANAMA CITY, FLORIDA, 32405
 Phone (850) 265 6979 Fax (850) 265 9942
 www.SCR.us.com scr@SCR.us.com
 LICENSE No. LB 7759

POC
 SECTION 21, T3S, R16W, BAY COUNTY, FLORIDA
 (EAST - 200.00')



DESCRIPTION
 BEGINNING AT A POINT WHICH IS 200 FEET EAST AND 101.44 FEET SOUTH OF THE NORTHWEST CORNER OF THE SW 1/4 OF SECTION 21, TOWNSHIP 3 SOUTH, RANGE 16 WEST, RUNNING THENCE NORTH 150 FEET, THENCE EAST 72 FEET, THENCE NORTH 150 FEET, THENCE WEST 72 FEET TO THE POINT OF BEGINNING, ALSO KNOWN AS LOT 12 OF YOUNG'S BEACH, AN UNRECORDED PLOT.

SURVEYOR'S REPORT

THIS IS A BOUNDARY SURVEY WITH THE LOCATION OF ABOVE-GROUND FIXED IMPROVEMENTS IN THE IMMEDIATE VICINITY OF THE ABOVE DESCRIBED PARCEL BOUNDARY ONLY. NO ATTEMPT WAS MADE TO INVESTIGATE THE LOCATION OF UNDERGROUND UTILITIES, FOUNDATIONS, OR OTHER IMPROVEMENTS, IF ANY EXIST.

THE UNRECORDED SURVEYOR HAS NOT BEEN PROVIDED A CURRENT TITLE OPINION OR ABSTRACT OF MATTERS AFFECTING THE TITLE OR BOUNDARY OF THE SUBJECT PROPERTY. IT IS POSSIBLE THAT THERE ARE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS OR OTHER INSTRUMENTS THAT COULD AFFECT THE BOUNDARIES.

THE BEARINGS AS SHOWN HEREON ARE BASED ON NORTH 86°54'09" WEST ALONG THE NORTH LINE OF SITE AS SHOWN AND REFERENCED TO GEODETIC NORTH BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 1983/79S, U.S. SURVEY FEET. DATUM ESTABLISHED USING FLORIDA PERMANENT REFERENCE NETWORK.

THE MINIMUM HORIZONTAL ACCURACY FOR THIS SURVEYAN SURVEY PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE SET FORTH BY THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.050-052 OF THE FLORIDA ADMINISTRATIVE CODE IS ONE PART IN 7,300. THE MAP AND MEASUREMENT METHODS USED FOR THIS SURVEY MEET OR EXCEED THIS REQUIREMENT. THE DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.

A COMPARISON BETWEEN RECORDED DIRECTIONS AND DISTANCES AND FIELD MEASURED DIRECTIONS AND DISTANCES WAS MADE. THE RECORD MEASUREMENTS ARE SHOWN IN PARENTHESES.

THIS SURVEY DOES NOT DETERMINE OWNERSHIP OF THE LANDS SHOWN HEREON.

A REVIEW OF THE FLOOD INSURANCE RATE MAP FOR BAY COUNTY, FLORIDA, MAP NO. 12000C0303H, REVISED JUNE 2, 2009, INDICATES THAT THE PARCEL SHOWN HEREON IS WITHIN ZONE "X".

THE SURVEY MAP(S) AND REPORT ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER WHO PREPARED IT. ADDITIONS OR DELETIONS TO THE SURVEY MAP(S) OR REPORT BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY.

FAULTS SHOWN BY SYMBOL, AS INDICATED IN THE LEGEND ARE NOT TO SCALE.

THE FORMATED CERTIFICATION IS FOR:
 SCHMAYEN PROPERTIES, INC.



SYMBOLS & ABBREVIATIONS

+	+	MORE OR LESS
°	°	DEGREES OR FEET
°	°	MINUTES OR FEET
°	°	SECONDS OR FEET
P.O.C.	P.O.C.	POINT OF COMMENCEMENT
P.C.	P.C.	POINT OF CURVATURE
P.T.C.	P.T.C.	POINT OF TANGENCY CURVATURE
P.C.C.	P.C.C.	POINT OF COMPOUND CURVATURE
N	N	NORTH
S	S	SOUTH
W	W	WEST
E	E	EAST
T	T	TOWNSHIP
R.	R.	RANGE OR RANGE BOOK
P.L.S.	P.L.S.	PROFESSIONAL LAND SURVEYOR
F.L.S.	F.L.S.	FIELD
F.C.	F.C.	FIELD
COR.	COR.	CORNER
CONC.	CONC.	CONCRETE
MON.	MON.	MONUMENT
STR.	STR.	STATE ROAD
B.R.	B.R.	BOUNDARY ROAD
ELEV.	ELEV.	ELEVATION
A	A	ADJUSTMENT
CM	CM	CENTIMETER
CH	CH	CHORD
UN	UN	UNUNITED
CB	CB	CENTRAL BUSINESS
LB	LB	LICENSED BUSINESS
FB	FB	FIELD BOOK
FTB	FTB	ELECTRONIC FIELD BOOK
F7	F7	SMIRNED FLOOR

CERTIFICATE
 I, HEREBY CERTIFY THE SURVEY HEREON TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS OF THE DATE SIGNED.

11-02-2021
 DATE OF SURVEY

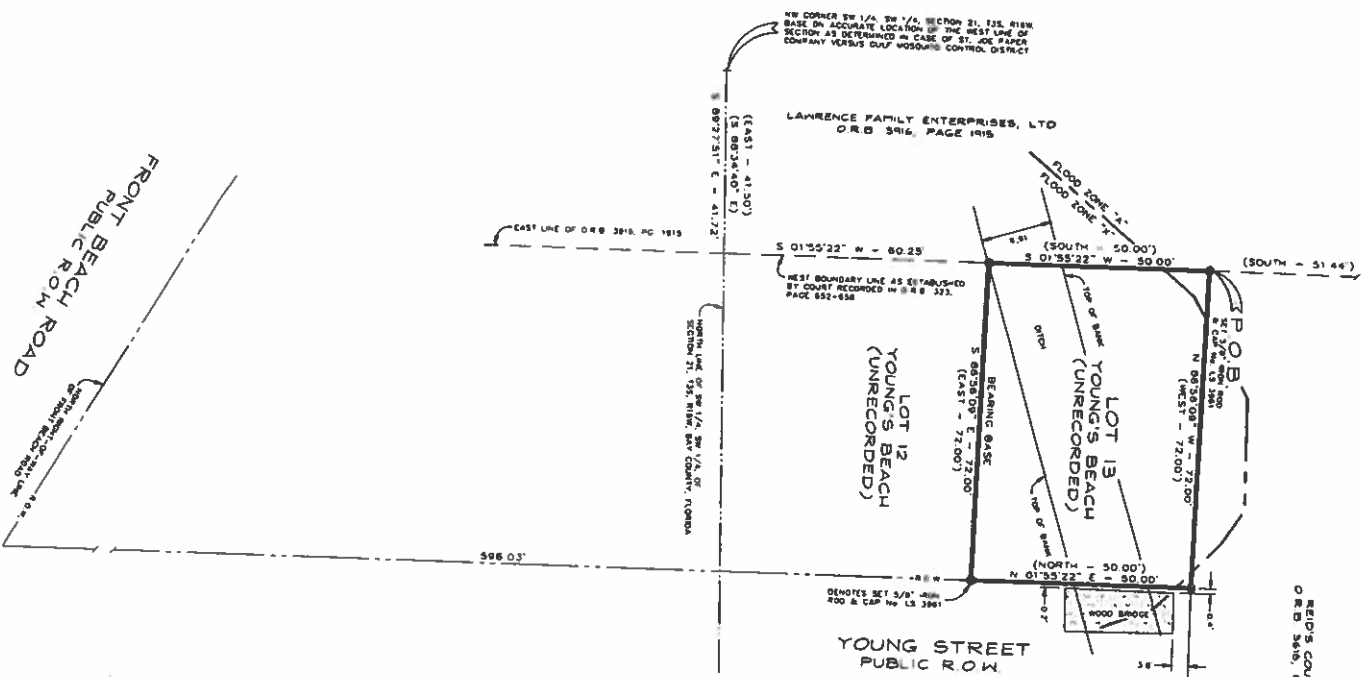
SKIPPER C. RUTHERFORD, P.L.S.
 LICENSED SURVEYOR
 LICENSE NO. 13136



SCR & ASSOCIATES MWFL, INC.
 3445 HWY 389, PANAMA CITY, FLORIDA, 32405
 Phone (850) 265-6979 Fax (850) 265-9942
 www.SCR.us.com scr@SCR.us.com
 LICENSE No. LB 7799

MAP OF SURVEY
 YOUNG STREET - PANAMA CITY BEACH
 SECTION 21, T3S, R16W - BAY COUNTY - FLORIDA

POC
 PARTIAL PLAT OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 21, T35N, R16W, BAY COUNTY, FLORIDA
 (PARTIAL PLAT OF THE SOUTHWEST 1/4 OF SECTION 21, T35N, R16W, BAY COUNTY, FLORIDA)
 (EAST - 200.00')



DESCRIPTION:
 BEGINNING AT A POINT WHICH IS 200 FEET EAST AND 51.44 FEET SOUTH OF THE NORTHWEST CORNER OF THE SW 1/4 OF SW 1/4 OF SECTION 21, TOWNSHIP 3 SOUTH, RANGE 16 WEST, RUNNING THENCE SOUTH 150 FEET; THENCE EAST 72 FEET; THENCE NORTH 150 FEET; THENCE WEST 72 FEET TO THE POINT OF BEGINNING, ALSO KNOWN AS LOT 13 OF YOUNG'S BEACH, AN UNRECORDED PLAT.

SUBREVISOR'S REPORT:

THIS IS A BOUNDARY SURVEY WITH THE LOCATION OF ABOVE-GROUND FIXED IMPROVEMENTS IN THE IMMEDIATE VICINITY OF THE ABOVE DESCRIBED PARCEL BOUNDARY ONLY. NO ATTEMPT WAS MADE TO INVESTIGATE THE LOCATION OF UNDERGROUND UTILITIES, FOUNDATIONS, OR OTHER IMPROVEMENTS, IF ANY EXIST.

THE LEGAL DESCRIPTION SHOWN HEREON WAS FURNISHED BY CLIENT.

THE UNDERGROUND SURVEYOR HAS NOT BEEN PROVIDED A CURRENT TITLE OPINION OR ABSTRACT OF MATTERS AFFECTING THE SURVEYED PARCEL OR THE ADJACENT PARCELS.

THE BEARINGS AND DISTANCES ARE BASED ON SOUTH 89.5617° EAST ALONG THE SOUTH LINE OF SITE AREA 100.00' ±, AS SHOWN ON THE RECORD SURVEY OF THE PARCEL SHOWN HEREON.

THE HORIZONTAL ACCURACY FOR THIS SUBURBAN SURVEY PREPARED IN ACCORDANCE WITH THE STANDARDS OF THE FLORIDA ADMINISTRATION CODE, IS ONE PART IN 7,500. THE MAP AND MEASUREMENT METHODS USED FOR THIS SURVEY MEET OR EXCEED THIS REQUIREMENT. THE DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.

A COMPARISON BETWEEN RECORDED DIRECTIONS AND DISTANCES AND FIELD MEASURED DIRECTIONS AND DISTANCES WERE MADE. THE RECORD MEASUREMENTS ARE SHOWN IN PARENTHESES.

THIS SURVEY DOES NOT DETERMINE OWNERSHIP OF THE LANDS SHOWN HEREON.

A REVIEW OF THE FLOOD INSURANCE RATE MAP FOR BAY COUNTY, FLORIDA, MAP NO. 12085C03034, REVISED JUNE 2, 2009, INDICATES THAT THE PARCEL SHOWN HEREON IS WITHIN ZONES X AND X-1.

THE SURVEY MAP(S) AND REPORT ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER WHO PREPARED IT, ADDITIONS OR DELETIONS TO SURVEY MAP(S) OR REPORT BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY.

PLATURES SHOWN BY SYMBOL, AS INDICATED IN THE LEGEND ARE NOT TO SCALE.

THE FORMATTED CERTIFICATION IS FOR SHAVEN PROPERTIES, INC.



SYMBOLS & ABBREVIATIONS

#	MORE OR LESS
Δ	DELEGATE OR FEET
∞	INCHES
∞	SECONDS OR INCHES
∞	POINT OF COMMENCEMENT
∞	POINT OF CURVATURE
∞	POINT OF TANGENCY
∞	POINT OF INTERSECTION
∞	POINT OF ANGLE CURVATURE
∞	POINT OF COMPOUND CURVATURE
∞	EAST
∞	SOUTH
∞	SECTION
∞	TOWNSHIP
∞	RANGE
∞	OFFICIAL RECORDS BOOK
∞	PROFESSIONAL LAND SURVEYOR
∞	FOUND
∞	CORNER
∞	CONCRETE
∞	RIGHT OF WAY
∞	STATE ROAD
∞	BUILDING
∞	ELEVATION
∞	ARC LENGTH
∞	CORNER
∞	CENTRELINE
∞	LEASING SURVEY
∞	FIELD BOOK
∞	FIELD BOOK
∞	FINISHED FLOOR

CERTIFICATE
 I HEREBY CERTIFY THAT THE SURVEY HEREON TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS OF THE DATE SURVEYED.

11-02-2021
 DATE OF SURVEY

SKIPPER C. RUTHERFORD, P.L.S.
 FLORIDA LICENSE NO. 13 36819



SCR & ASSOCIATES NWFL, INC
 3445 11th Way 389, PANAMA CITY, FLORIDA, 32406
 Phone (850) 265-0979 Fax (850) 265-9942
 www.SCR.us.com scr@SCR.us.com
 LICENSE NO. LB 7799

MAP OF SURVEY
 YOUNG STREET - PANAMA CITY BEACH
 SECTION 21, T35, R16W - BAY COUNTY - FLORIDA



DATA AND ANALYSIS

- I. APPLICANT:** Sakhsams Investments, Inc.
- II. PROJECT LOCATION:** Parcel ID# 33960-000-000 and 33960-010-000
- III. REQUEST:** This request is for a Small-Scale Plan Amendment and Rezoning. The applicant is requesting a Future Land Use Map change from Single Family Residential Future Land Use designation to Tourist and a Rezoning from R-1c to CH for the subject parcels.
- IV. REASON FOR REQUEST:** According to the applicant the parcels have been used for commercial purposes for 38 years and the current designation is the result of a scrivener's error.

Based on the attached 1977 City Zoning Map, the parcels appear to have been zoned T-3 (Tourist 3) which is the equivalent of today's CH (Commercial High Intensity) zone. Sometime between 1977 and 1988, the City's official Zoning Map was altered as a result of a scrivener's error.

VI. SITE EVALUATION:

A. IMPACT ON PUBLIC FACILITIES:

1. Transportation Facilities:

The adjacent section of Front Beach Road is currently over capacity. If the rezoning is approved, the applicant will be required to make a fair share contribution to address roadway capacity at the time of any proposed expansion or redevelopment.

2. Potable Water:

The City receives treated County water via two subaqueous transmission mains located near the Hathaway and State Road 79 bridges crossing St. Andrew Bay and West Bay. Water is stored in ground level tanks and re-pumped on demand to meet the City's water needs. The City's current available pumping and transmission capacity is approximately 37.8 MGD. The Contract with the County has been designed to increase capacity by approximately 4% per year in order to continue to have capacity available for growth. Additionally, the City has two (2) - 7 million gallon storage tanks at its West Bay storage and pumping facility, and 2, 4 and 5 million gallon storage tanks at its McElvey Road storage and pumping facility near the St. Andrew Bay delivery point, which gives the City an additional 25 million gallons of working reserve for peak hour and fire flow demands.

It is conservatively estimated the average citizen consumes 125 gallons per day for planning purposes. Daily water demand for January 1, 2021 through December 31, 2021 were comparable with 2020, ranging from 9.183 million gallons per day (MGD) to 17.58 MGD on a monthly average, with an annual average of 13.49 MGD. The maximum single-day demand was 19.75 MGD which occurred over Memorial Day holiday weekend in May 2021 which is 14% higher than the peak day over the 2020 Memorial Day weekend.

The County's projected available capacity to supply potable water to the City in 2020 is 30.90 MGD, leaving an excess monthly average capacity ranging from 13.32 MGD to 21.72 MGD with an annual average excess of 17.41 MGD. The excess on the single-day maximum was 12.00 MGD.

The City has also implemented a reclaimed water utility system making highly treated effluent from the wastewater system available for irrigation to new subdivisions and commercial developments. With the implementation of this reclaimed water system, it is estimated that the 2% of total potable water consumption previously used by similar developments will be replaced by reclaimed water in these new subdivisions.

3. Sanitary Sewer:

The City's wastewater treatment plant 1 (WWTP No. 1) provides Advanced Wastewater Treatment (AWT) quality effluent, with an accompanying wetlands effluent discharge system in a 2,900-acre facility containing 2,000 acres of receiving wetlands. Currently, the operating permit allows 14 MGD maximum monthly average (10 MGD annual average) treatment and 14 MGD maximum monthly average disposal capacity. Monthly average plant flows for January 1, 2021 through December 31, 2021 ranged from 5.326

MGD to 10.34 MGD with an annual average of 7.725 MGD for 2021. The City's reclaimed water system has been in operation since 2006 and provided average flows between 1.36 and 4.10 MGD of irrigation water per month during CY 2021, depending on the time of year and demands, to residential and commercial areas of the City or an annual average rate of 2.71 MGD per month.

The wastewater system has been growing at a faster rate than the water system since a significant portion of the City utility service area had municipal water service, but no sewer service for many years. The City has systematically constructed sewer collection systems in older neighborhoods, with eight being completed since 2003. Based on previous historic growth rates of wastewater generation, it is anticipated that there will be a 4% yearly growth in wastewater generation within the City's service area (from the Hathaway Bridge to the West Bay Bridge to the Phillips Inlet Bridge). Accordingly, the City has planned for facilities to be upgraded to coincide with the increased demand. A site for a second wastewater treatment facility has been purchased and preliminary planning for development has begun. Once completed, the second facility will provide additional capacity and will be interconnected with the existing system for enhanced reliability and load sharing.

B. SITE SUITABILITY:

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

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

3. Flood Zones:

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

C. COMPATABILITY WITH SURROUNDING LAND USES:

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

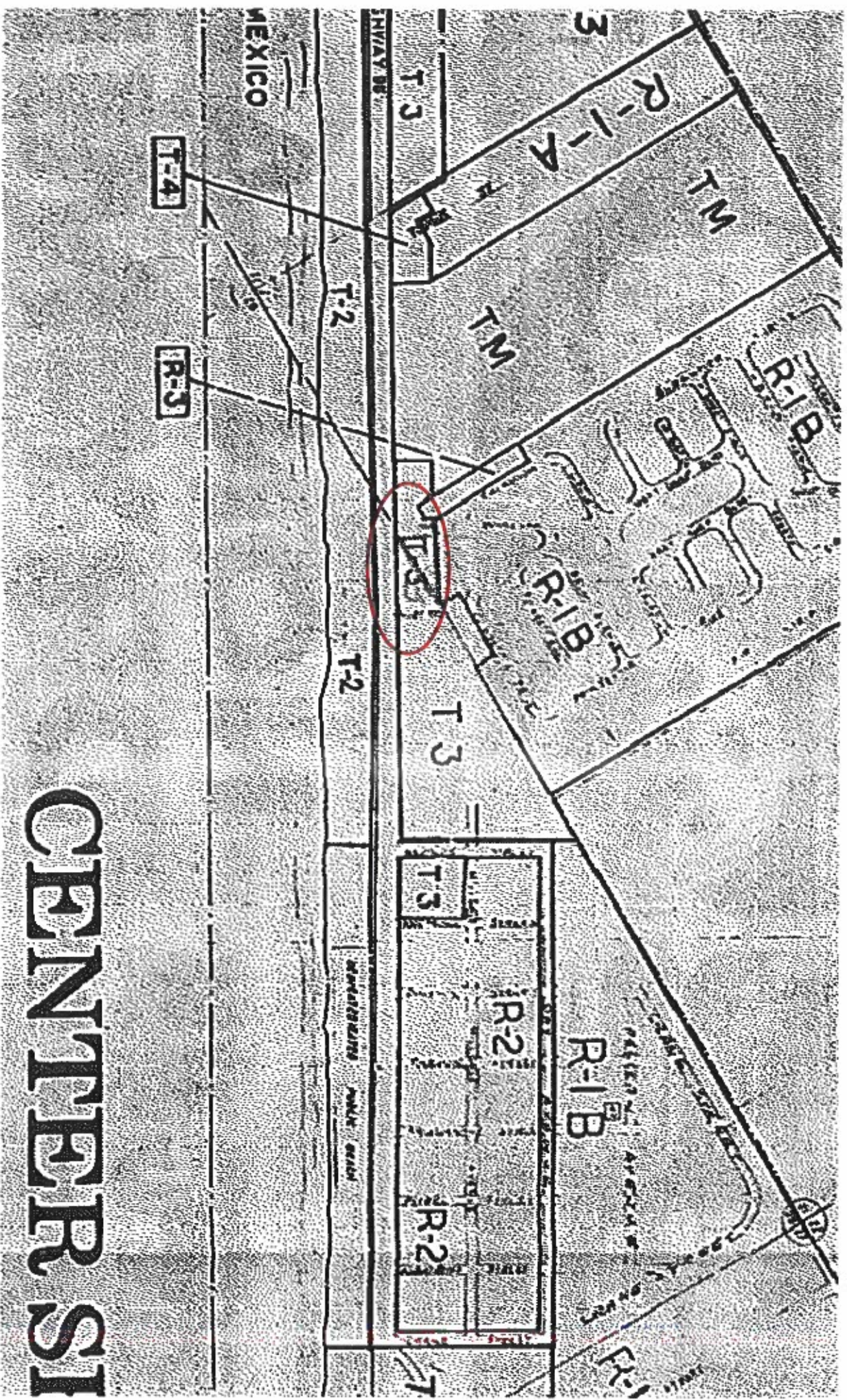
The existing use or future commercial uses of the site are compatible with the surrounding commercial and vacant parcels.

CONCLUSION:

Based on the attached 1977 City Zoning Map, the parcels appear to have been zoned T-3 (Tourist 3) which is the equivalent of today's CH (Commercial High Intensity) zone. Sometime between 1977 and 1988, the City's official Zoning Map was altered as a result of a scrivener's error.

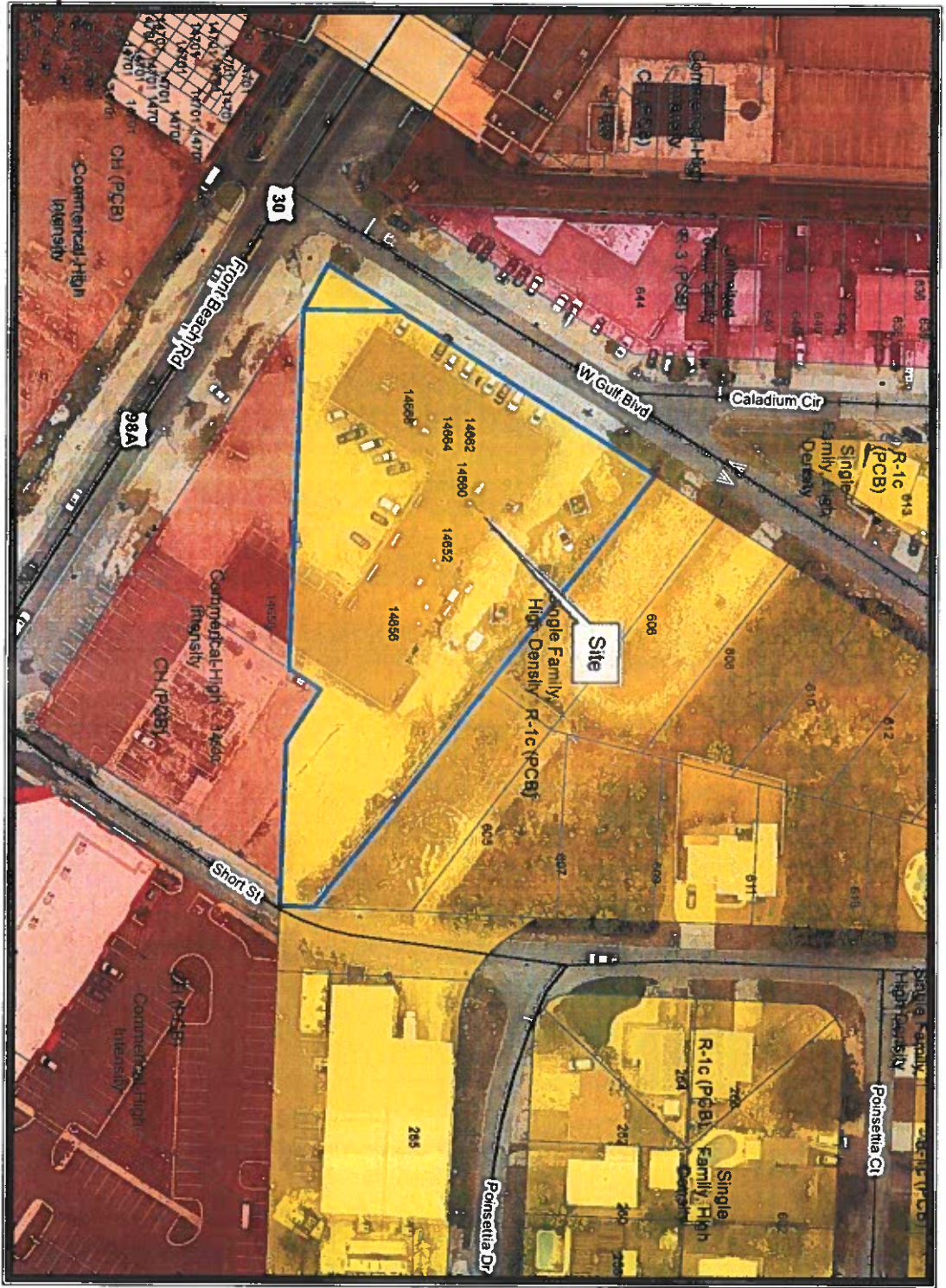
Staff has no objections to the request.

1977 ZONING MAP



CEN TER SI

- Legend**
- Parcel, 2021 raw values
 - Major Road
 - Minor Road
 - Zoning_PCB
 - Paraná City Beach Zoning
 - Commercial - Low Intensity (C1)
 - Commercial - Medium Intensity (C2)
 - Commercial - High Intensity (C3)
 - Single Family, High Density Manufactured Home (R-1a)
 - Single Family, Low Density (R-1b)
 - Single Family, Medium Density (R-1c)
 - Planned Unit Development (PUD)
 - Single Family, High Density (R-1d)
 - Residential - Zero Lot Lane (R0)
 - Light Industry (M-1)
 - Recreation (R)
 - Conservation (C)
 - Agricultural and Rural Residential (AR)
 - Tomhouses (R1H)
 - Limited Multi-Family (R-2)
 - Unlimited Multi-Family (R-3)
 - Commercial - High Intensity (CH)
 - Public Facilities (PF)



Prepared by The
City of Panama City Beach
Planning Department



CITY OF PANAMA CITY BEACH
Building and Planning Department
 116 S. Arnold Road, Panama City Beach, FL 32413
 850-233-5100 ext. 2313 Fax: 850-233-5049
 Email: achester@pcb.gov

REQUEST FOR ZONING or REZONING – LDC Section 10.02.10

Applicant:
 Name(s): Sakhsams Investments, Inc., by its agent, Michael S. Burke, Esq.

Address: 16215 Panama City Beach Parkway

City: Panama City Beach State: FL Telephone: 850-236-4444 Fax: 850-236-1313

Email: mburke@burkeblue.com

Name of Acting Agent: Michael S. Burke, Esq.

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

Parcel Number of Property for Zoning or Rezoning: 33960-000-000 & 33960-010-000
 (Information from Property Appraiser's Office)

Address/Location of Property for Zoning or Rezoning: 14602 Front Beach Road, Panama City Beach, FL 32413

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

Small Scale Amendment: \$1500.00 Large Scale Amendment: \$2100.00 Date Collected 6/17/22
 If a plan amendment is necessary, please provide an analysis of the consistency of the proposed amendment with all requirements of the Comprehensive Plan and LDC.

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

Basic Submittal Requirements - LDC Section 10.02.02

Name: Sakhsams Investment, Inc. c/o Michael S. Burke, Esq.

Address: 16215 Panama City Beach Parkway Email Address: mburke@burkeblue.com

City: Panama City Beach State: FL Telephone: 850-236-4444 Fax: 850-236-1313

Date of Preparation: _____ Date(s) of any modifications: _____

Legal Description: (Consistent with the Required Survey) _____

A vicinity map showing the location of the property.

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

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

Applicant's Signature(s):

Michael S. Burke, Esq.

Print Name of Applicant



Signature

Date: **June 11, 2022**

Print Name of Applicant

Signature

Date: _____

FEES:

Rezoning Application Fee: \$900.00 _____

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

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

Date Collected: _____