

**CITY OF PANAMA CITY BEACH
PLANNING BOARD**

MEETING DATE: April 10, 2024
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. Register**
- ITEM NO. 3** **Approval of February 14, 2023, Planning Board Meeting Minutes**
- ITEM NO. 4** **Public Comments-Non-Agenda Items Limited to Three Minutes**
- ITEM NO. 5** **Xpress Materials LLC is requesting approval for a Large Conditional Use to operate as a heavy industrial use. The proposed development is approximately 8.12 acres, and the property is located at Beach Park Trail (Parcel: 38324-724-000).**
- ITEM NO. 6** **Sara Bonakdar is requesting approval for a Small-Scale Plan Amendment to change the Future Land Use Map designation from Single Family Residential to Tourist and a Rezoning from R-1b (Single Family, Medium Density) to CL (Commercial- Low Intensity) for property located at 206 North Arnold Road (Parcel: 32920-000-000).**
- ITEM NO. 7** **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 233-5100. 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 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



CITY OF PANAMA CITY BEACH
Building and Planning Department
116 S. Arnold Road, Panama City Beach, FL 32413
850-233-5100 ext. 2429 Fax: 850-233-5049
Email: planningdivision@pcbfl.gov

CONDITIONAL USE APPLICATION

Application Submittal Requirements: LDC Section 10.02.01

Property Owner(s) Name: Xpress Materials LLC
Property Address: BEACH PARK TRAIL
City: PANAMA CITY BEACH State: FL Parcel ID: 38324-724-000
Email: tony.bonner@totalearthservices.us Telephone: (352) 415-4222 Cell: (352) 415-4222
Property Owner(s) Signature: Tony Bonner
Name of Acting Agent: Tony Bonner/James Dombrowski
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.

Application Submittal Requirements: LDC Section 10.02.02

Plan or Plat Preparer Name: Heidt Design, LLC - James Dombrowski
Address: 2211 S. Highway 77, Suite 206
City: Lynn Haven State: FL Parcel ID: _____
Email: jimd@heidtdesign.com Telephone: 850-387-1510 Cell: (407) 619-4179
 Date of Preparation: 2/28/2024
 Date(s) of any modifications: _____
 Legal Description: (Consistent with the Required Survey) -please attach to application
 Survey (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.
 A vicinity map showing the location of the property and the Future Land Use Map designation for the property.
 Zoning designation for the property: M1

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.

Payment Fee: \$900.00

Date Collected: 3/1/2024

SPECIFIC POWER OF ATTORNEY

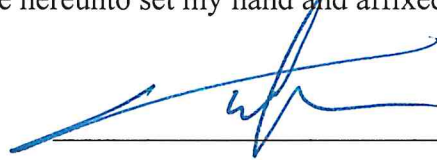
STATE OF FLORIDA
COUNTY OF BAY

KNOW ALL MEN BY THESE PRESENTS:

That I, **TONY BONNER JR**, of Bay County, Florida, hereby appoint, Jim Dombrowski of Bay County, Florida, as Attorney-in-Fact, and do hereby authorize said Attorney-in-Fact, for me and in my name, place and stead to conduct the following specific business:

To speak for me at the meetings of the City of Panama City Beach. He has the power to act in my place for the purpose of getting permits approved with the City. The authority to sign and deliver any documents necessary for this property and purpose.

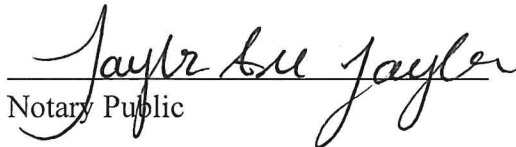
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal.


_____ (Seal)

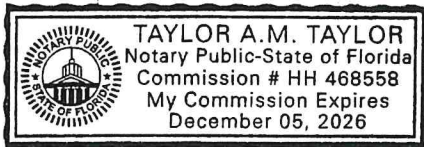
Signed, sealed and delivered
this 4th day of March,
2024, in the presence of



Witness



Notary Public



REQUEST FOR CONDITIONAL USE

Address of Property Seeking Conditional Use: BEACH PARK TRAIL

Parcel Number from Property Appraiser's Office: 38324-724-000

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:

Additional Submittal Requirements for Requests for Conditional Uses

LDC Section 10.02.14

- A. All information required pursuant to section 10.02.02.
- B. An analysis of the proposed request using the general and Use specific criteria of section 5.06.00.
- C. Applicants of Conditional Uses involving any Parcel or combination of Parcels encompassing more than three (3) acres of land (a "Large Conditional Use") must provide evidence of its hosting of a Community Meeting regarding the proposed application in accordance with section 10.03.06.

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):

Tony Bonner

 Print Name of Applicant

Date: 3/1/2024



 Signature

 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 proposed concrete mix and material plant will be located in a Heavy Industrial (M-1) zoning district which is appropriate use for the space. Applicant intends to follow any standard regulation of the Land Development Code (LDC) to ensure public health, safety and welfare are protected. The proposed use has similiar features consistant with warehouse facilities and asphalt mix plants.

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

Provide detailed explanation: No adverse effects on existing traffic patterns. the traffic anticipated is minimal minimal and will be generated by the concrete and delivery truck traffic along with plant employees.

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

Provide detailed explanation: The project will not impair supply of light and air to adjacent properites. Concrete mix and material plant is approximately 30 ft tall. Concrete mix and material plant will comply with all EPA regulations to ensure the air quality remains within EPA specifications.

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

Provide detailed explanation: Site has adequate open space, drive aisles and parking to contain employees vehicles and trucks within the site without parking in the street. The provided office and employee parking exceeds the min. requirements of the LDC and are provided for the busiest hours of operation. Further investigation via a Traffic Impact Analysis will be provided with future development order application submittal.

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: Zoning District: M-1, Min Lot Area: 6,000 SF, Min Lot Width: 60 ft, Max Impervious Surface: 70% Setbacks: Front 25', Side: 5' (Adjacent to Residential: 15'), Rear: 5' (Min Rear Setback shall increase six and one half (6.5) feet for each story above third story. Max Building height: 55',

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

Provide detailed explanation: No offstreet parking will be provided. All parking to be provided on site.

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

Provide detailed explanation: _____

Proposed Concrete mix and material plant use will not impair the established property values of the surrounding area. Other uses in the business park are warehouses. The proposed site is on the end of a cul-de-sac, south of a existing 100 ft power line easement. The majority of the surrounding area is wetland and there is no development adjacent to the site. The parcel to the east of the site has an R-1A zoning. The eastern portion of the proposed site is planned to be a maintenance building in the future. At the time to construct, a separate DO will be submitted and buffering will be adhered to per the LDC.

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

Provide detailed explanation: Hours of operation to 5:30 AM to 3:30 PM

The surrounding businesses are warehouse/commercial areas with similar hours of operation. There is no residential communities in the area, but an area adjacent to the site is zoned R-1A. The proposed use adjacent to this residential will be a maintenance building for the plant and will be a future phase. The buffering will be shown and designed at the time of the DO application of that phase.

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: The proposed site has adequate buffer area as it is south of an existing 100 ft

power line easement and wetlands surround the majority of the site. The easterly side of the cul-de-sac will be providing a maintenance facility for the plant. There is a residential zoning assigned to the property adjacent to the maintenance facility. Buffer requirement will be adhered to when the maintenance facility is submitted for a DO application.

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

Provide detailed explanation: There are no existing existing improvements on site. The proposed layout and improvements will be an office trailer with associated parking, a concrete mix and material plant with material storage on site and a stormwater pond. The project will connect to the existing utilities.

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

Provide detailed explanation: Water and sewer will be installed/connected in accordance with Panama City Beach and FDEP design criteria. The onsite stormwater will have a truck washout area. The wash out area and stormwater from the site will be routed via a clarifier. The clarifier will discharge to the stormwater pond. Storm water pond will have an outfall control structure and will adhere to stormwater regulations.

- 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 use satisfies the applicable, specific criteria in the Panama City Beach code and are specified below:

5.06.04 Borrow Pits, Construction and Debris Landfills, Land Clearing Debris Landfills and Heavy Industrial Uses

- A. Construction and debris landfills, land clearing debris fill areas, borrow pits and *Heavy Industrial Uses* are allowable in the AR, PF and M-1 zoning districts, subject to the standards of these zoning districts and the standards of this section.**
The proposed site will adhere to the standards of the zoning district and standards of this section.
- B. The *Front, Side and Rear Setbacks* shall be a minimum of one hundred (100) feet from the property line to the excavation site for property abutting property zoned or used for commercial, office or industrial purposes.**
N/A - The concrete mix and material plant will not have any excavation areas.
- C. The *Front, Side and Rear Setbacks* shall be a minimum of two hundred (200) feet from the property line to the excavation site for property abutting property zoned or used for *Residential*, conservation, recreation or public purposes.**
N/A - The concrete mix and material plant will not have any excavation areas.
- D. Access shall be on an *Arterial* or *Collector Street*.**
Access will be provide to an arterial street.
- E. The improved area 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.**
The north/south/west/east sides will have a solid faced masonry or wooden wall. Wall to be 6-8 ft tall.
- F. The number of *shrubs*, small trees and medium or large trees otherwise required in the buffer shall be increased by fifty (50) percent.**
The landscape plan will show the increased amount of trees.
- G. If a *Residential* use or zone is located within five hundred (500) feet, then a large or medium tree is required to be planted every twenty (20) feet along the property line(s) nearest the *Residential* use or zone. The east parcel will be within 500 ft of residential zoning, east boundary will be planted every 20 ft with median or large tree.**
- H. Prior to approval of a construction and debris landfill, land clearing debris landfill, borrow pit or *Heavy Industrial Use*, the applicant must provide a sufficient reclamation plan for the site. The reclamation plan after the concrete plant leaves the site will be to restore the site back to a condition of existing or better than existing.**
- I. The landfill, pit or *Heavy Industrial Use* shall be prohibited within one thousand (1,000) feet of a wellfield protection area or environmentally sensitive lands.**
No wellfields or environmentally sensitive lands are within 1000 ft of the proposed site.
- J. A landfill shall be limited to a maximum height of thirty (30) feet within one thousand (1,000) feet of a property line and at no time shall ever exceed forty (40) feet in height as measured to the highest point of the fill above prevailing grade. The project is not a landfill, the project is a concrete mix and material plant and the plant will be approx 30 ft tall.**



CITY OF PANAMA CITY BEACH PUBLIC NOTICE OF CONDITIONAL USE REQUEST

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

APPLICANT: Xpress Materials LLC

ADDRESS/LOCATION: Beach Park Trail Panama City Beach, Florida 32413

Parcel ID: 38324-724-000

The Conditional Use is being requested because, Concrete mix and material plant is proposed, which is a heavy industry use. A heavy industrial use is allowable in the M1 zoning district subject to Conditional Use approval (Land Development Code 5.06.04- see attached) Sites over 3 acres require Conditional Use approval by the Planning Board and City Council as well as a community meeting (LDC 10.02.14.C).

PLANNING BOARD MEETING

MEETING INFORMATION:

Date: APRIL 10, 2024

Time: 1 PM

Place: City Council Meeting Room
17007 Panama City Beach Parkway
Panama City Beach, FL 32413

NEIGHBORHOOD MEETING:

MARCH 14, 2024

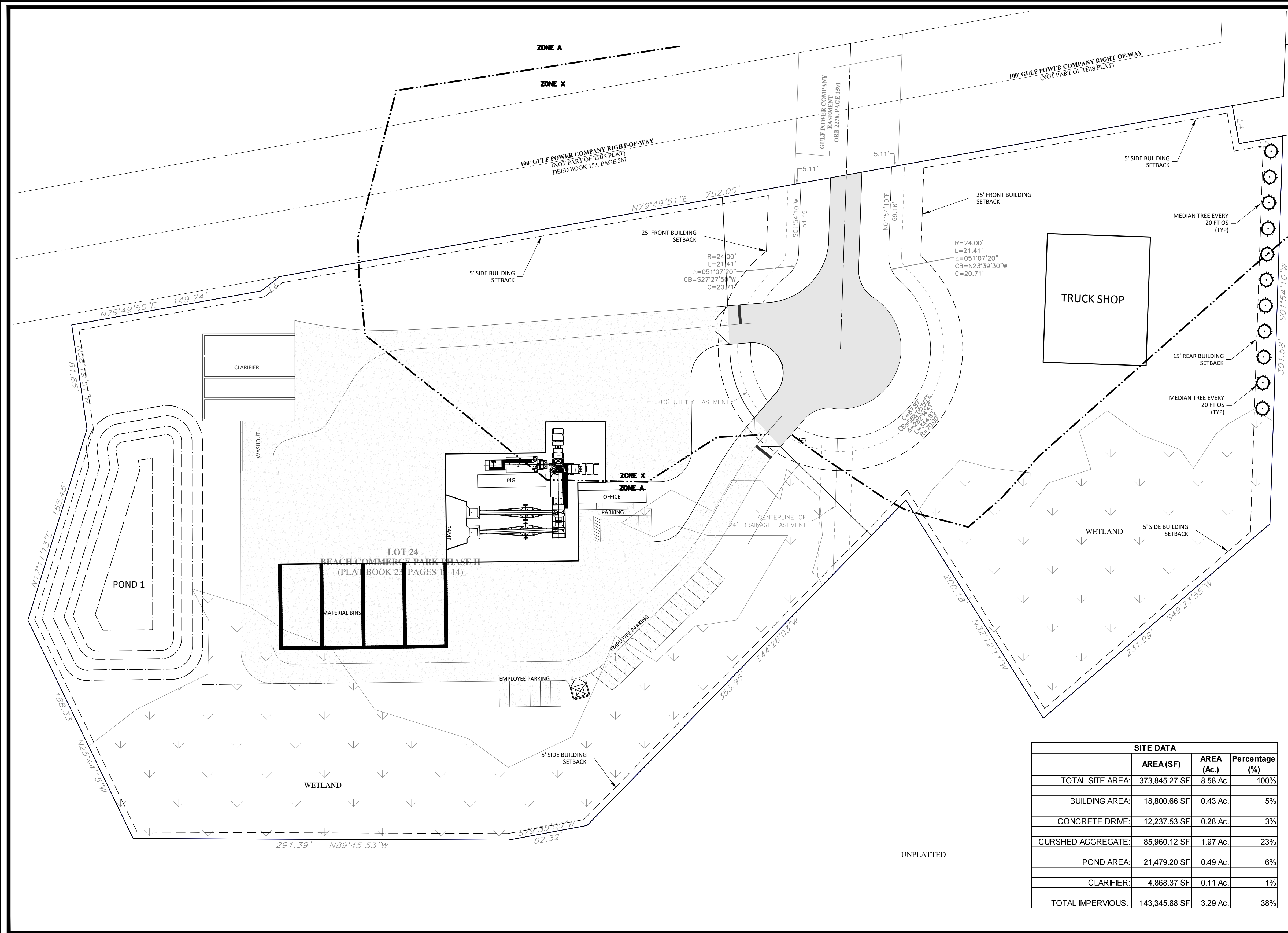
9 AM

TOWNEPLACE SUITES PIER PARK

16000 PANAMA CITY BEACH PARKWAY
PANAMA CITY BEACH, FLORIDA 32413

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

Any questions you may have regarding this request please contact someone at the City of Panama City Beach Building and Planning Department at 850-233-5100, ext. 2429.



**VICINITY MAP
(NOT TO SCALE)**

SITE DATA	
Zoning Designation	Future Land Use
Light Industrial (M-1)	Industrial District

BUILDING SETBACKS AND CALLOUTS	
FRONT:	25'
SIDE:	5'
SIDE (RESIDENTIAL ADJACENT):	15'
*REAR:	5'
MAX BUILDING HEIGHT:	55'
	30' (PROPOSED)

*MIN. REAR SETBACK INCREASE SIX AND ONE HALF (6.5) FEET FOR EACH STORY ABOVE THIRD STORY

OWNER/ APPLICANT:
 XPRESS MATERIALS, LLC
 130 RICHARD JACKSON BLVD., SUITE 102
 PANAMA BEACH, FLORIDA 32405
 EMAIL: TONY.BONNER@TOTALEARTHSERVICES.US

HEIDT DESIGN, LLC.
 2211 S. HIGHWAY 77, SUITE 206
 LYNN HAVEN, FLORIDA 32444
 EMAIL: JIMD@HEIDTDESIGN.COM

SITE DATA			
	AREA (SF)	AREA (Ac.)	Percentage (%)
TOTAL SITE AREA:	373,845.27 SF	8.58 Ac.	100%
BUILDING AREA:	18,800.66 SF	0.43 Ac.	5%
CONCRETE DRIVE:	12,237.53 SF	0.28 Ac.	3%
CURSHED AGGREGATE:	85,960.12 SF	1.97 Ac.	23%
POND AREA:	21,479.20 SF	0.49 Ac.	6%
CLARIFIER:	4,868.37 SF	0.11 Ac.	1%
TOTAL IMPERVIOUS:	143,345.88 SF	3.29 Ac.	38%

LEGAL DESCRIPTION:
 LOT 24, BEACH COMMERCE PARK PHASE II, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 23, PAGE 12-14, OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA.

EXPRESS MATERIALS CONCRETE PLAN
CONDITIONAL USE PLAN

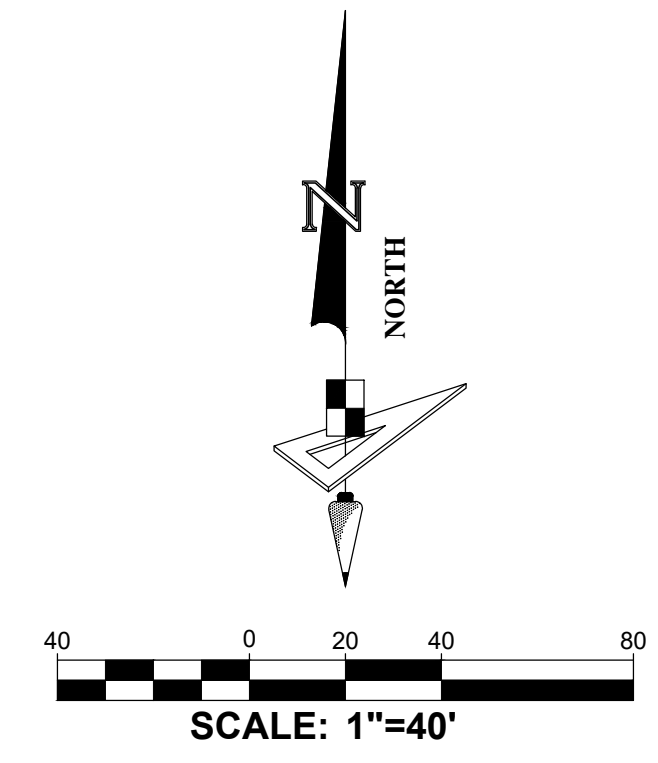
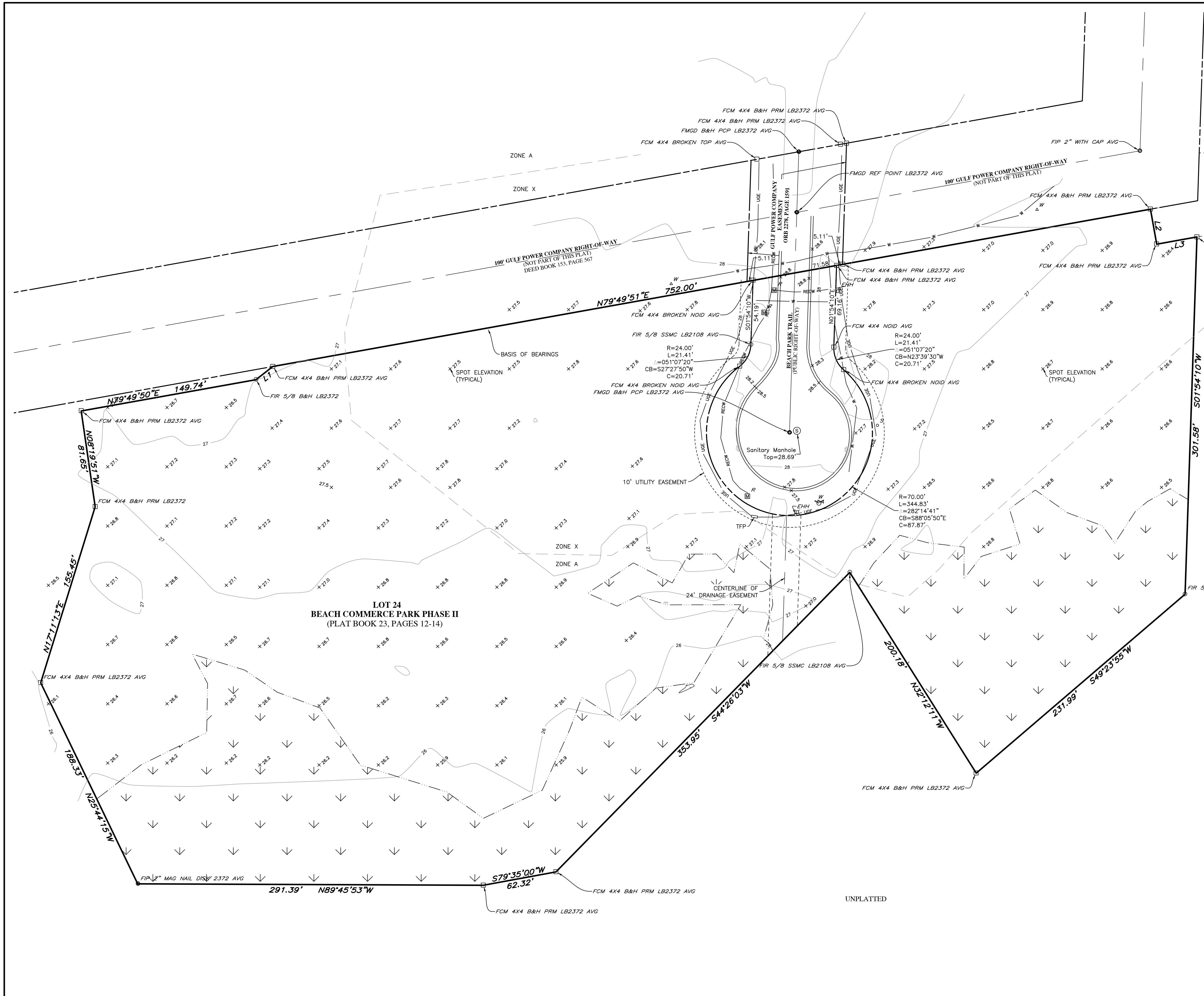
XPRESS MATERIALS, LLC.
PANAMA CITY BEACH, FLORIDA

SCALE: 1" = 40'
 0 20 40 80
 HALF SCALE 11" BY 17"

DATE: XX/XX/2023 JOB #: TES-CP-1001

HEIDT DESIGN
 2211 S Highway 77, Suite 206
 Lynn Haven, FL 32444
 Phone: (850) 387-1510
 www.HeidtDesign.com

ALL RIGHTS RESERVED. NO DOCUMENTATION INCLUDING BUT NOT LIMITED TO SURVEY INFORMATION, FINAL DESIGN, ENGINEERING AND GOVERNMENTAL APPROVALS, ADDITIONAL DRAINAGE, FLOODPLAIN AND GRAND TREE ANALYSIS IS REQUIRED AND MAY AFFECT FINAL UNIT SIZES AND LAYOUT.



LEGEND

- FCM --- Found Concrete Monument
- FIR --- Found Iron Rod
- FMGD --- Found Mag Nail & Disk
- EHH --- Electric Handhole
- ⊕ --- Fire Hydrant
- ⊘ --- Light Pole
- Δ --- Central Angle
- ORB --- Official Records Book
- PB --- Plat Book
- Pg(s) --- Page(s)
- W --- Water Gate Valve
- W --- Water Service
- Wetland Line
- Water Line
- Underground Electric Line
- Reclaim Water Line

UNPLATTED

Line Data Table		
No.	Bearing	Length
L1	N51°57'06"E	18.01'
L2	S10°10'09"E	30.00'
L3	N79°49'51"E	34.48'

DESCRIPTION:
 LOT 24, BEACH COMMERCE PARK PHASE II, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 23, PAGE 12-14, OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA.

- SURVEYOR'S NOTES:**
- Current title information on the subject property had not been furnished to GeoPoint Surveying, Inc. at the time of this survey, and is subject to title review and/or abstract. GeoPoint Surveying, Inc. makes no representations or guarantees pertaining to easements, rights-of-way, set back lines, reservations, agreements, and other similar matters.
 - This survey is limited to above ground visible improvements along and near the boundary lines, except as shown hereon, and that nothing below the ground was located including, but not limited to foundations (footings), utilities, etc.
 - Bearings shown hereon are based on the South Right-of-Way of a 100' Gulf Power Right-of-Way Bay County, Florida, having a Grid bearing of N79°49'51"E. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83-2011 Adjustment) for the North Zone of Florida.
 - All dimensions, unless otherwise noted, are survey dimensions.
 - The subject parcel lies in Flood Zone "X" and "A", according to Flood Insurance Rate Map, Map No. 12005C0282H for BAY COUNTY, Community No. 120005, Bay County, Florida, dated June 2, 2009 and issued by the Federal Emergency Management Agency. Lines shown, if any, have been digitally translated from DFIRM database information supplied by the FEMA Map Service Center (<https://msc.fema.gov>).
 - Elevations shown hereon are based on the NGS Benchmark "Y 784", having a published elevation of 50.24 feet, relative to the North American Vertical Datum of 1988 (NAVD 88).
 - Use of this survey for purposes other than intended, without written authorization, will be at the user's sole risk and without liability to the surveyor. Nothing hereon shall be construed to give any rights or benefits to anyone other than those certified to.
 - The lands described hereon may contain lands that are considered environmentally sensitive wetlands that are subject to claim or restriction by one or more of the following agencies: Army Corp. of Engineers, a local Florida Water Management District, or the Department of Environmental Protection (D.E.P.). Wetland lines and areas as shown hereon, by Icarus Ecological Services.

DATE	DESCRIPTION	DRAWN	P. CHIEF
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Surveyor's Certification
 I do hereby certify that this survey was made under my supervision and meets the "Standards of Practice" set forth by the Florida Board of Professional Surveyors and Mappers stated in Rules 6A-17.001, 6A-17.002, and 6A-17.003, Florida Administrative Code, pursuant to section 427.027 of the Florida Statutes.
FIELD SURVEY DATE: November 7, 2023

THIS SURVEY IS VALID ONLY WITH A SIGNATURE & ORIGINAL SEAL IN HARD COPY FORM OR A DIGITAL SEAL IN ELECTRONIC FORM PURSUANT TO RULES 6A-17.000 AND 6A-17.002, SECTION 472.027 OF THE FLORIDA STATUTES.
Joseph G. Rager
LS7205

Survey is Certified To:
 Xpress Materials, LLC,
 a Florida limited liability company,
 Hancock Whitney Bank,
 Watersound Title Agency, LLC and
 Fidelity National Title Insurance Company.

www.geopointsurvey.com
 Licensed Business No.: 1B 7768

North Florida
 67 Joe Campbell Road
 Freeport, Florida 32439
 Phone: (850) 740-0650

Central Florida
 528 Northlake Blvd, Suite 1040
 Altamonte Springs, Florida 32701
 Phone: (321) 270-0440



West Florida
 213 Hobbs Street
 Tampa, Florida 33619
 Phone: (813) 248-8888
 Fax: (813) 248-2266

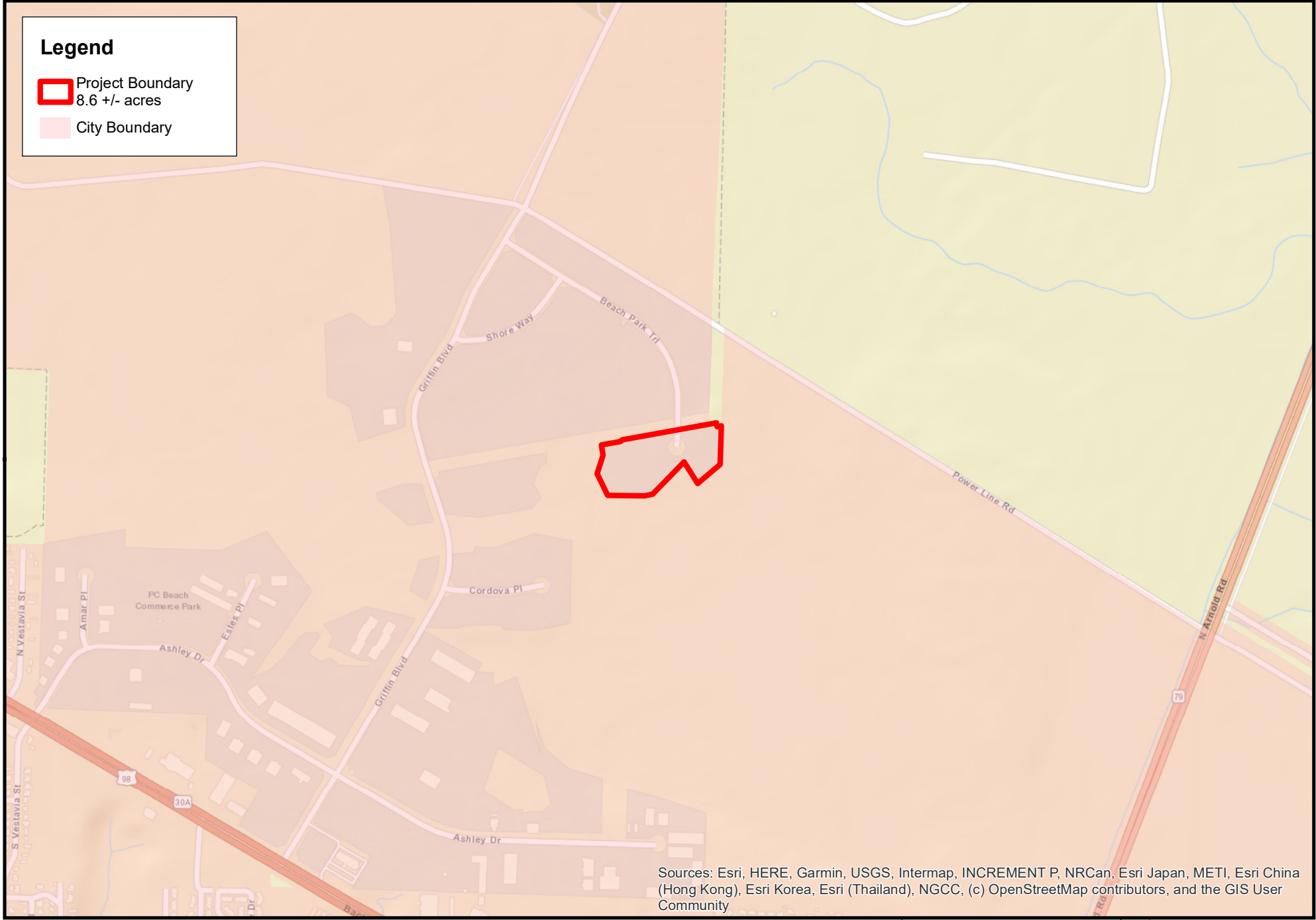
East Florida
 4152 West Blue Heron Blvd
 Suite 105
 Riviera Beach, Florida 33404
 Phone: (561) 444-2720

Boundary and Topographic Survey
 DRAWN BY: BWB DATE: 11/8/23
 LIDAR CREW: NA DATE: 11/7/23
 SURFACE BY: BWB
 V. DATUM: FL-North NAD(83)-2011
 V. DATUM: NAVD (1988)
 OFC CHECK: JGR FLD CHECK: NA
 Section 1, Township 3 S., Range 17 W., Bay County, Florida
SHEET: 01 of 01

JOB #: 1001421
 DRAWN BY: BWB DATE: 11/8/23
 LIDAR CREW: NA DATE: 11/7/23
 SURFACE BY: BWB
 V. DATUM: FL-North NAD(83)-2011
 V. DATUM: NAVD (1988)
 OFC CHECK: JGR FLD CHECK: NA
SHEET: 01 of 01

Legend

-  Project Boundary
8.6 +/- acres
-  City Boundary

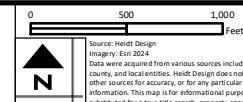


Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

Express Materials Concrete Plant

Vicinity

Bay County




Source: Heidt Design
Imagery: Esri 2024
Data were acquired from various sources including but not limited to state, county, and local entities. Heidt Design does not warrant data provided by other sources for accuracy, or for any particular use that may require accurate information. This map is for informational purposes only and should not be substituted for a true title search, property appraisal, or survey.



HEIDT
DESIGN
P: (850) 387-1510 F: (813) 464-7629
2211 S Highway 77, Suite 206
Lynn Haven, FL 32444
www.heidtdesign.com

Legend

 Project Boundary 8.6 +/- acres



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

Express Materials Concrete Plant

Aerial

Bay County

0 250 500 Feet












▲
N

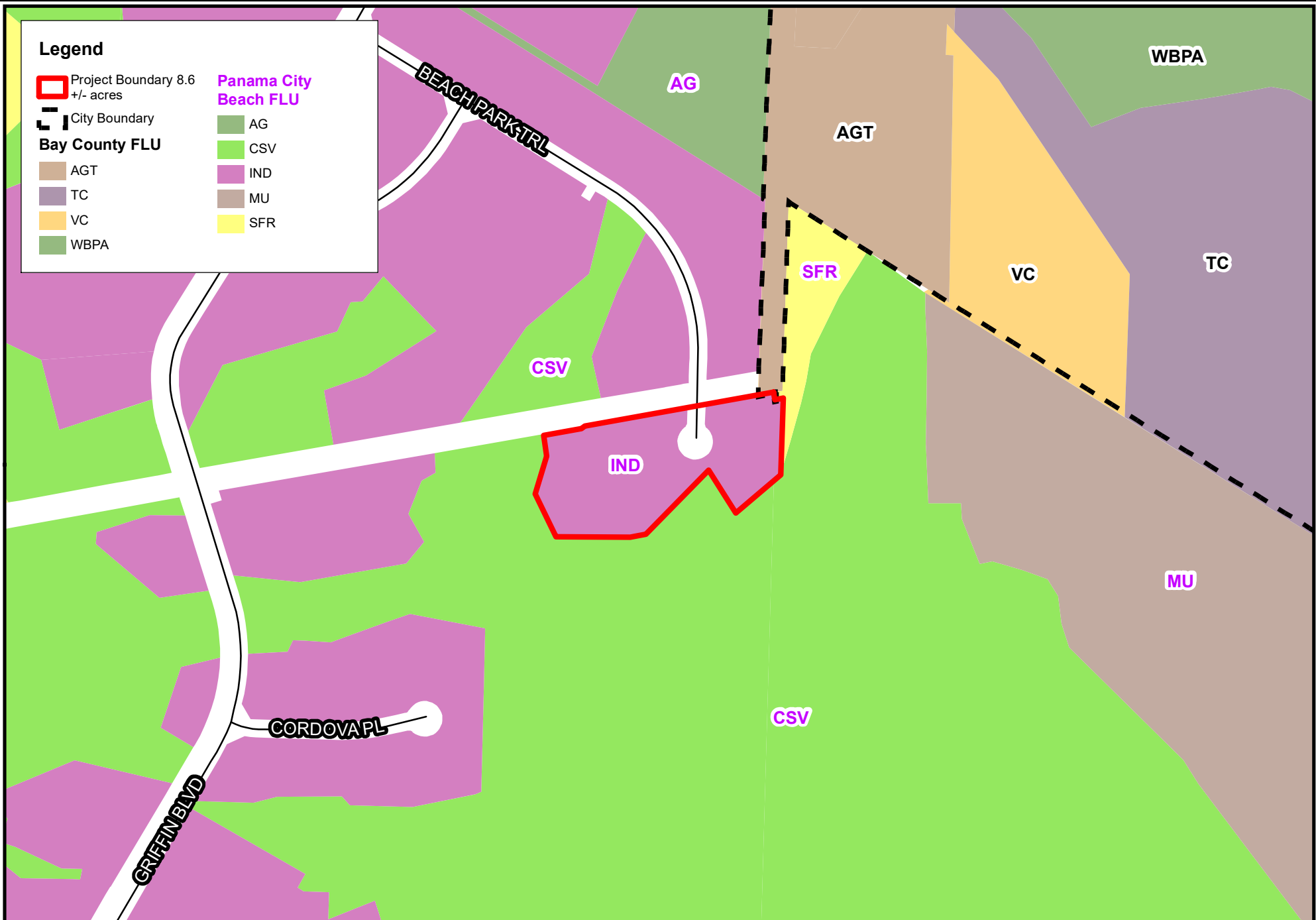
Source: Heidt Design, Bay County Imagery: Esri 2024
Data were acquired from various sources including but not limited to state, county, and local entities. Heidt Design does not warrant data provided by other sources for accuracy, or for any particular use that may require accurate information. This map is for informational purposes only and should not be substituted for a true title search, property appraisal, or survey.

**HEIDT
DESIGN**

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Legend

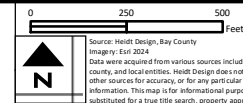
-  Project Boundary 8.6 +/- acres
-  City Boundary
- Bay County FLU**
-  AGT
-  TC
-  VC
-  WBPA
- Panama City Beach FLU**
-  AG
-  CSV
-  IND
-  MU
-  SFR



Express Materials Concrete Plant

Future Land Use

Bay County




Source: Heidt Design, Bay County Imagery: Esri 2024
 Data were acquired from various sources including but not limited to state, county, and local entities. Heidt Design does not warrant data provided by other sources for accuracy, or for any particular use that may require accurate information. This map is for informational purposes only and should not be substituted for a true title search, property appraisal, or survey.



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Legend

 Project Boundary 8.6 +/- acres

 City Boundary

Bay County Zoning

 AG-2

 VC

Panama City Beach Zoning

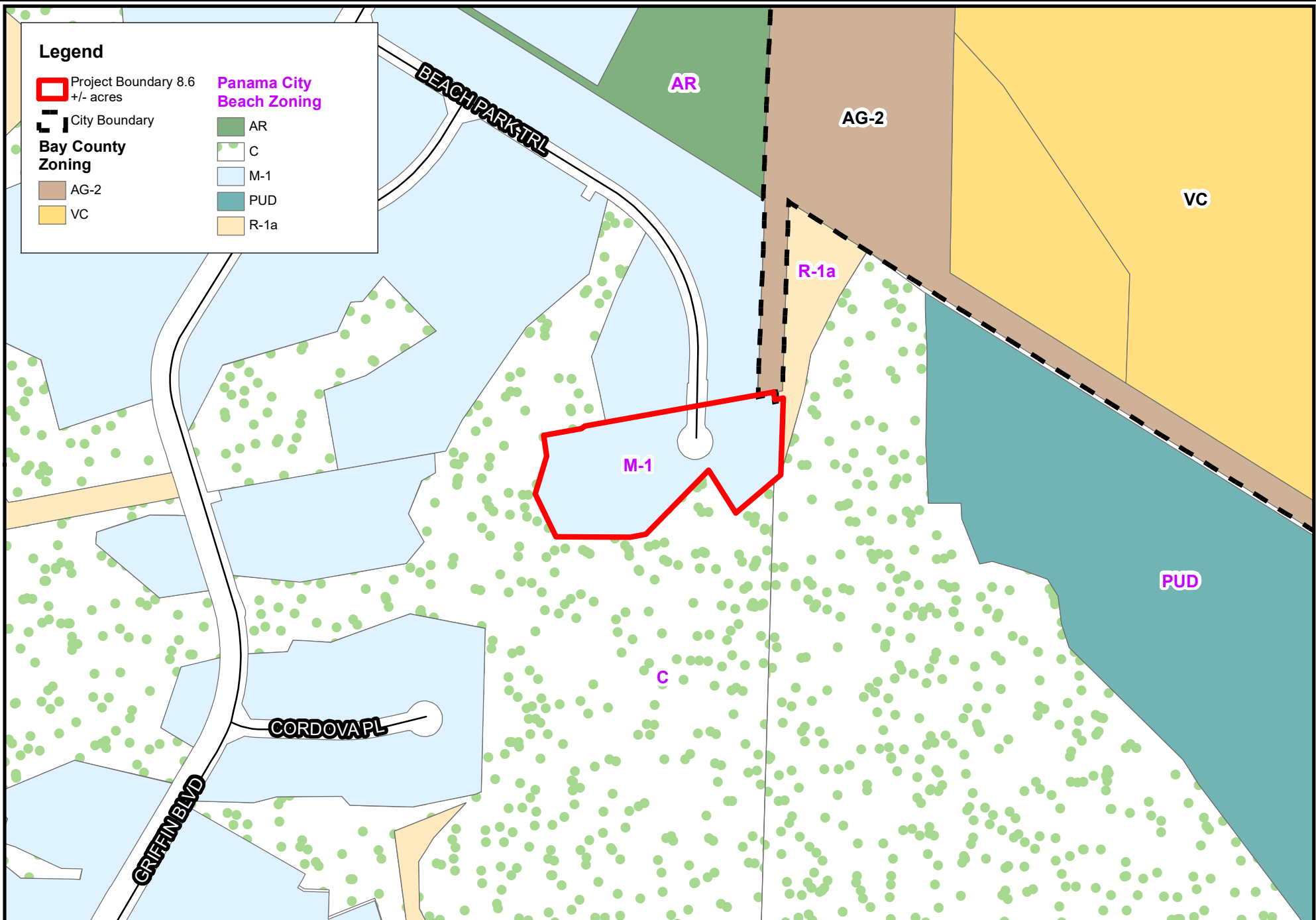
 AR

 C

 M-1

 PUD

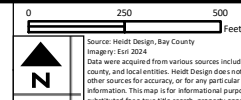
 R-1a



Express Materials Concrete Plant

Zoning

Bay County




Source: Heidt Design, Bay County Imagery: Esri 2024
Data were acquired from various sources including but not limited to state, county, and local entities. Heidt Design does not warrant data provided by other sources for accuracy, or for any particular use that may require accurate information. This map is for informational purposes only and should not be substituted for a true title search, property appraisal, or survey.





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Lynn Haven, FL 32444
www.heidtdesign.com


Legend


 Project Boundary 8.6 +/- acres


NFWMD FLUCCs

 Residential Low Density

 Commercial and Services


 Open Land


 Nurseries and Vineyards


 Shrub and Brushland

 Tree Plantations

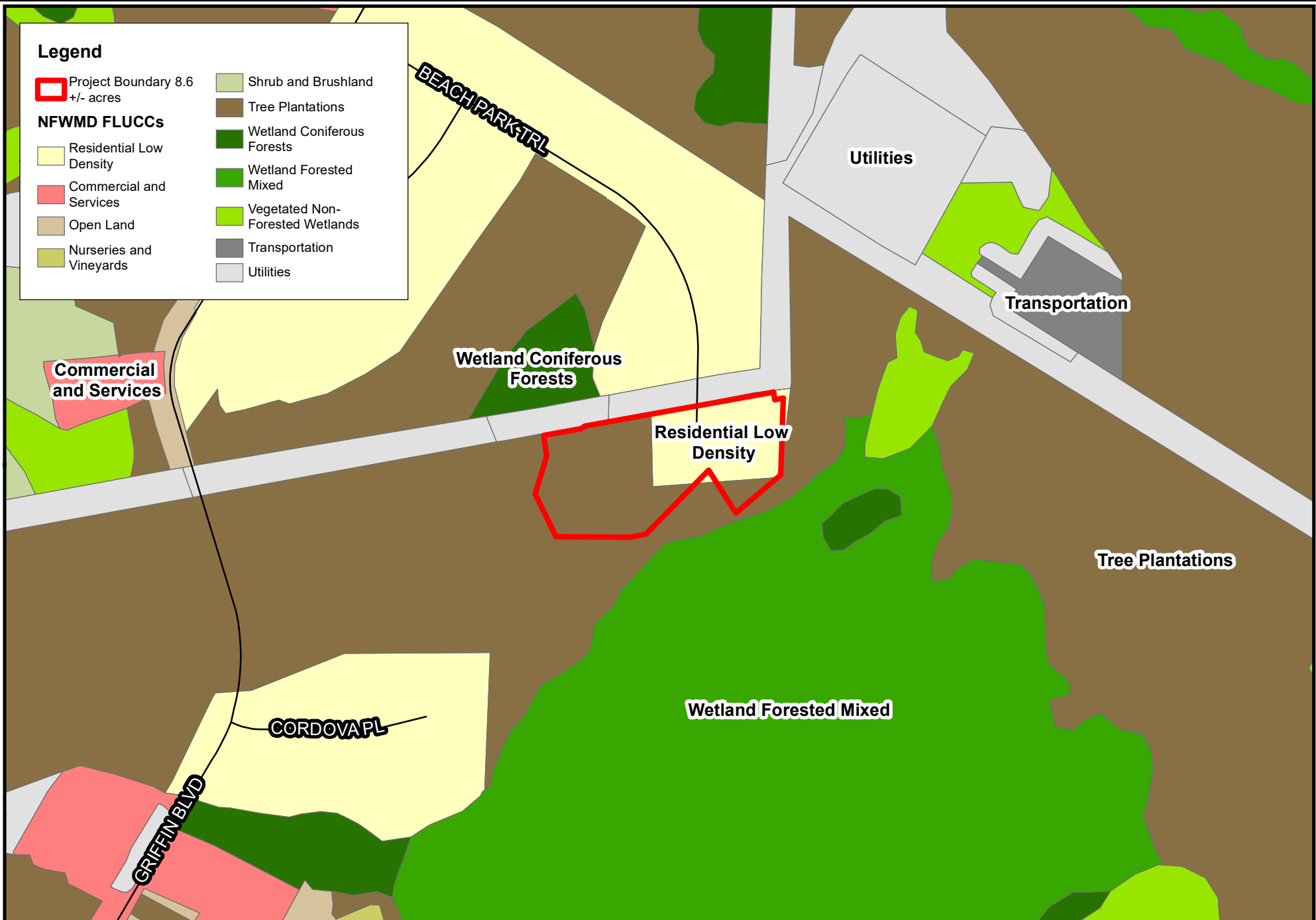
 Wetland Coniferous Forests

 Wetland Forested Mixed

 Vegetated Non-Forested Wetlands

 Transportation

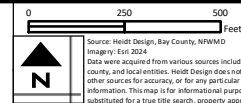
 Utilities



Express Materials Concrete Plant

FLUCCs

Bay County



Source: Heidt Design, Bay County, NFWMD Imagery: Esri 2024
 Data were acquired from various sources including but not limited to state, county, and local entities. Heidt Design does not warrant data provided by other sources for accuracy, or for any particular use that may require accurate information. This map is for informational purposes only and should not be substituted for a true title search, property appraisal, or survey.



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The only people in attendance for the Xpress Concrete community meeting were the applicant and acting agent. There are no meeting minutes to provide.



City of
Panama City Beach

PCB City Hall
17007 PCB Parkway
PCB, FL. 32413
P: (850) 233-5100
F: (850) 233-5108
www.pcbfl.gov

DATA AND ANALYSIS

- I. **APPLICANT:** Xpress Materials, LLC – Tony Bonner, Jr.
- II. **PROPERTY LOCATION:** Parcel ID# 38324-724-000, Beach Park Trail
- III. **ZONING DISTRICT:** Light Industry – M-1
- IV. **REQUEST:** To construct and operate a concrete mix and material plant, heavy industry in a M-1 zoning, Light Industry. The proposed site is approximately 8.12 acres.

**LDC Section 5.06.04 Borrow Pits, Construction and Debris Landfills,
Land Clearing Debris Landfills and Heavy Industrial Uses**

The following staff analysis reflects the specific criteria established for review of Conditional Uses in the Land Development Code. The applicant's response to these criteria is part of the application. Staff's comments are shown in this report following each criterion from Section 5.06.01.

- A. 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 of the proposed concrete plant will not have a negative impact on the public.
- B. The proposed use will not have an adverse effect on existing traffic patterns.
Staff Analysis: The proposed use will not have an adverse effect on traffic within the Commerce Park.
- C. The proposed use will not impair an adequate supply of light and air to adjacent properties.
Staff Analysis: The applicant will comply with all EPA regulations, ensuring the air quality meets the EPA specifications.
- D. The proposed use will not materially increase congestion in the public streets in the surrounding area.
Staff Analysis: The proposed development will be required to meet the parking standards of the LDC, requiring all parking to be located within the development along with the proper ingress and egress into the development.
- 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.
Staff Analysis: The proposed use will be submitted and reviewed through the means of a development order, in which all departments will review to ensure all applicable LDC requirements are met.

- F. Off-street parking and all other General Provision of the Zoning Ordinance are met.
Staff Analysis: All parking provisions of the Land Development Code will be met, off-street parking will not be allowed for this development.
- G. The proposed use will not impair the established values of the property in the surrounding area.
Staff Analysis: The proposed use will be similar in nature to the surrounding developments within the Commerce Park and all buffering requirements, if any will be met during the development order process. The proposed use will not impair the established values of surrounding properties.
- H. The hours of use will not be offensive to adjacent property owners, taking into consideration of the surrounding uses.
Staff Analysis: City of Panama City Beach Code of Ordinance, Section 16-81 Noise Ordinance defines Industrial Property as: *"Industrial Property" means any premises where manufacturing, processing, production, shipping, or equipment or materials storage yards, or any combination of them, is legally permitted.* The proposed use is a permitted use within the Commerce Park, where other industrial uses are operating; therefore, the noise from the concrete mix and material plant should not be a nuisance. The hours of operation indicated 5:30 am to 3:30 pm may be earlier than the surrounding uses in the area, but for this type of plant to operate efficiently and be productive the earlier hours of operation are necessary. The location of the concrete mix site on the parcel will be approximately 1200 feet or more from the parcel boundary of the proposed multi-family development, Gateway Crossing within the Four Corners PUD parcel, therefore the noise should not be a nuisance.
- 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.
Staff Analysis: The use will be compatible with the surrounding industrial uses within the area. The buffering requirements will be addressed in the development order review, therefore there will be adequate shielding to protect adjacent properties.
- J. The existing or proposed improvements and facilities are adequate for the use intended.
Staff Analysis: The proposed use will be constructed under the guidelines of EPA and meet the requirements of the LDC.
- K. There will be no adverse effect on water sewage and drainage in the surrounding area.
Staff Analysis: There is adequate capacity for water and sewer on the site. The development of the site for the proposed use will be reviewed by Public Utilities and Public Works to ensure it meets all the Land Development Code requirements regarding utilities and stormwater. There should not be an adverse impact on water, sewage, and drainage in the surrounding area.
- Staff Comments:** The proposed use of a Concrete Mix and Material Plant will be reviewed under the requirements of the LDC, Section 5.06.04 as noted below during the development order process.

5.06.04 Borrow Pits, Construction and Debris Landfills, Land Clearing Debris Landfills and Heavy Industrial Uses

- A. *Construction and debris landfills, land clearing debris fill areas, borrow pits and Heavy Industrial Uses are allowable in the AR, PF and M-1 zoning districts, subject to the standards of these zoning districts and the standards of this section.*

The proposed site, Beach Park Trail is in the M-1 zoning district, an allowable use.

- B. The *Front, Side and Rear Setbacks* shall be a minimum of one hundred (100) feet from the property line to the excavation site for property abutting property zoned or used for commercial, office or industrial purposes.**

The proposed use will not have any excavation areas; therefore, the setbacks will follow the M-1 zoning district setbacks. (Attached Table 4.02.02.A) The eastern side of the parcel will be adjacent to a residential district.

- C. The *Front, Side and Rear Setbacks* shall be a minimum of two hundred (200) feet from the property line to the excavation site for property abutting property zoned or used for *Residential, conservation, recreation or public purposes.***

The proposed use will not have any excavation areas; therefore, the setbacks will follow the M-1 zoning district setbacks. (Attached Table 4.02.02.A)

- D. Access shall be on an *Arterial or Collector Street.***

The proposed location for the use is within the Industrial Commerce Park where the roads within are classified as a “Local Road,” maximum speed limit of 25 MPH. The access into the Industrial Commerce Park is from an Arterial Street, Panama City Beach Parkway.

- E. The improved area 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.***

The applicant has proposed a 6–8-foot solid faced masonry or wooden wall along the north/south/west/east sides of the development. The fence will be a part of the development order approval process.

- F. The number of shrubs, small trees and medium or large trees otherwise required in the buffer shall be increased by fifty (50) percent.**

The buffer will be increased by fifty percent and will be a part of the landscape review in the development order process.

- G. If a *Residential use or zone* is located within five hundred (500) feet, then a large or medium tree is required to be planted every twenty (20) feet along the property line(s) nearest the *Residential use or zone.***

The east boundary will meet the requirement of the large/medium tree every 20 feet along the property line. This will be a part of the landscape review in the development order process.

- H. Prior to approval of a construction and debris landfill, land clearing debris landfill, borrow pit or *Heavy Industrial Use*, the applicant must provide a sufficient reclamation plan for the site.**

The applicant has indicated that a plan after the concrete plant leaves the site, not yet determined, will be to restore the site back to the existing condition or better.

- I. The landfill, pit or *Heavy Industrial Use* shall be prohibited within one thousand (1,000) feet of a wellfield protection area or environmentally sensitive lands.**

There are no wellfields or environmentally sensitive lands within 1,000 feet of the proposed site.

J. *A landfill shall be limited to a maximum height of thirty (30) feet within one thousand (1,000) feet of a property line and at no time shall ever exceed forty (40) feet in height as measured to the highest point of the fill above prevailing grade.*

The proposed project is not a landfill. The proposed height of the proposed use, concrete mx and material plant is approximately thirty (30) feet, which meets the zoning requirements.

CONCLUSION: Staff has reviewed the application for the Large Conditional Use to operate a Heavy Industrial Use and it meets all the requirements of the City's Land Development Code, Section 5.06.01, Section 5.06.04, and Section 10.02.14. As part of the Development Order approval process, the applicant will meet all the above-mentioned requirements from the LDC. Staff has no objections to the Large Conditional Use Request and recommends approval to the City Council.

ITEM NO. 6



CITY OF PANAMA CITY BEACH

Building and Planning Department

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

850-233-5100 ext. 2429

Fax: 850-233-5049

Email: planningdivision@pcbfl.gov

REQUEST FOR REZONING

LDC Section 10.02.10

Application Submittal Requirements: LDC Section 10.02.01

Property Owner(s) Name: Sara Bonakdar

Address: 206 N Arnold Rd.

City: Panama City Beach State: FL Zip 32413

Email: Sarabonakdar@yahoo.com Telephone: (850) 532-7767 Cell: _____

Name of Acting Agent: Sara Bonakdar OR Jean Marie Downing (0239290)

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.

Parcel # of Property for Rezoning: 32920-000-000

Address/ Location of Property for Rezoning: 206 N Arnold Rd. Panama City Bch. FL, 32408

Present Zoning Designation R-1b Requested Zoning Designation CL

Application Submittal Requirements: LDC Section 10.02.02

Plan or Plat Preparer Name: Due South Surveying LLC

Address: 19211 PCB Pkwy. Box 146

City: Panama City Beach State: FL Zip 32413

Email: _____ Telephone: (850) 832-5955 Cell: _____

Date of Preparation: 03/01/2024

Date(s) of any modifications: _____

Legal Description: (Consistent with the Required Survey) -please attach to application

Survey (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 10 copies.

A vicinity map showing the location of the property.

Future Land Use Map designation for the property.

Deed Restrictions or Private Covenants apply to this property: /Yes (please attach copy) No

Payment Fee: <input checked="" type="checkbox"/> Rezoning \$900 <input checked="" type="checkbox"/> Small Scale Amendment \$1,500 <input type="checkbox"/> Large Scale Amendment \$2,100	Date Collected: <u>3/5/2024</u>
---	---------------------------------

I Sara Blanchard give authorization to Jean Marie Downing to act on my behalf regarding the application & associated procedures.

03,05, 2024
Jean Marie Downing

Melissa Blanchard Deese
3/5/2024



MELISSA BLANCHARD DEESE
Notary Public
State of Florida
Comm# HH167108
Expires 12/4/2025

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

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.

APPLICANTS SIGNATURES:

Sara Bonakdar

Print Name of Applicant



[Handwritten Signature]

Signature



Date: 03,05,2024

Print Name of Applicant

Signature

Date:

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 return receipt requested. 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 Rezoning request a 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 Rezoning 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.



REQUEST FOR REZONING

LDC Section 10.02.10

APPLICANTS SIGNATURES:

Sara Bonakdar
Print Name of Applicant

X 
Signature

X Date: 03/05/2024

Print Name of Applicant

Signature

Date: _____



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

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

APPLICANT: Sara Bonakdar

ADDRESS/LOCATION: 206 N Arnold Rd.

Panama City Beach, FL 32413

This is being requested because, _____

I am seeking a Small-Scale Amendment from Single Family Residential to Tourist and a

Rezoning request from R-1b (Single Family, Medium Density) to CL (Commercial- Low

Intensity. These changes would allow me to operate a small business.

MEETING INFORMATION:

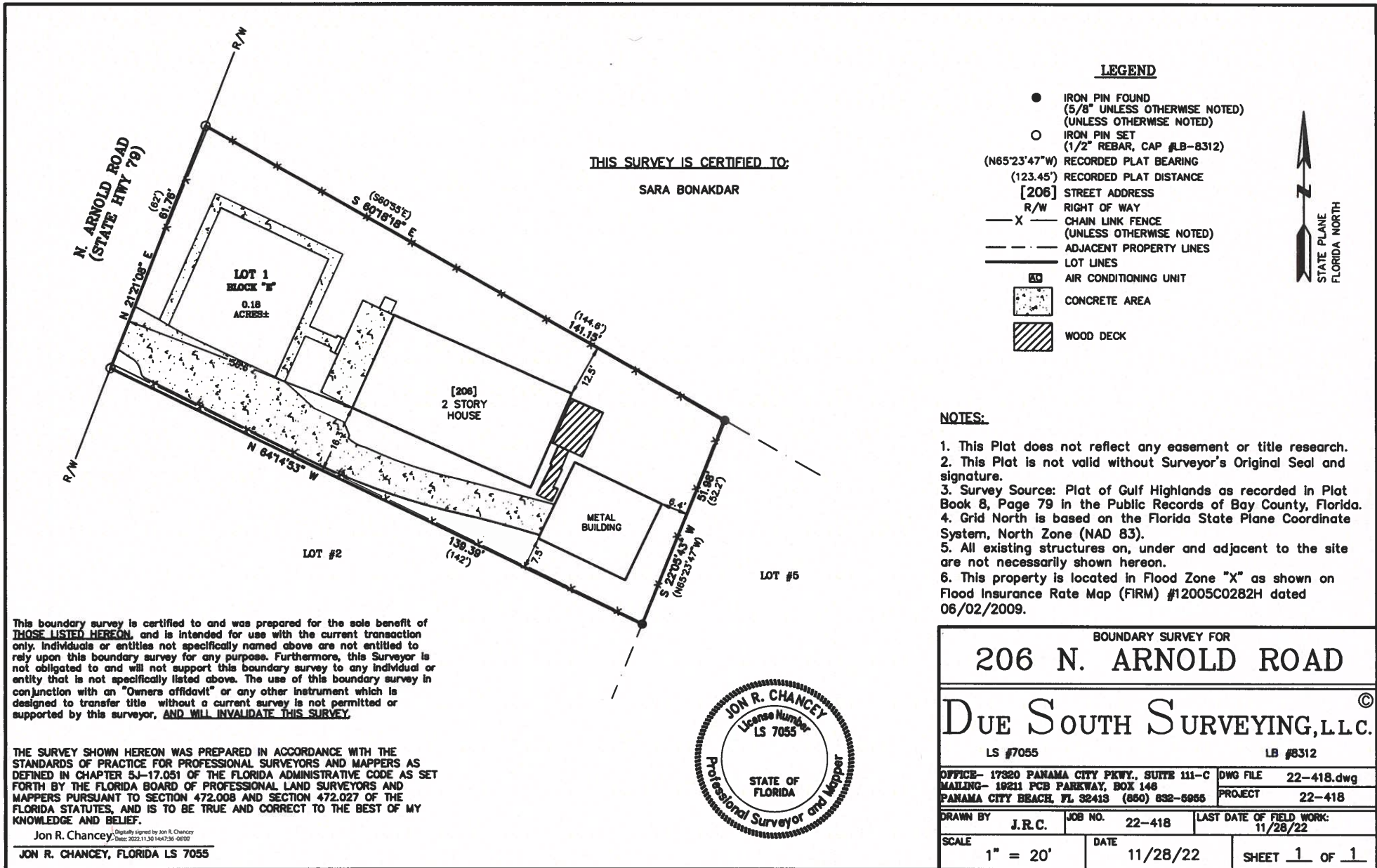
Date: 04/10/2024

Time: 1:00 pm

**Place: City Council Meeting Room
17007 Panama City Beach Parkway
Panama City Beach, FL 32413**

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

Any questions you may have regarding this request please contact someone at the City of Panama City Beach Building and Planning Department at 850-233-5100, ext. 2429.



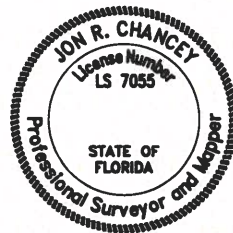
This boundary survey is certified to and was prepared for the sole benefit of THOSE LISTED HEREON, and is intended for use with the current transaction only. Individuals or entities not specifically named above are not entitled to rely upon this boundary survey for any purpose. Furthermore, this Surveyor is not obligated to and will not support this boundary survey to any individual or entity that is not specifically listed above. The use of this boundary survey in conjunction with an "Owners affidavit" or any other instrument which is designed to transfer title without a current survey is not permitted or supported by this surveyor, AND WILL INVALIDATE THIS SURVEY.

THE SURVEY SHOWN HEREON WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR PROFESSIONAL SURVEYORS AND MAPPERS AS DEFINED IN CHAPTER 5J-17.051 OF THE FLORIDA ADMINISTRATIVE CODE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS AND MAPPERS PURSUANT TO SECTION 472.008 AND SECTION 472.027 OF THE FLORIDA STATUTES, AND IS TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Jon R. Chancey

Digitally signed by Jon R. Chancey
Date: 2022.11.30 14:23:06 -0500

JON R. CHANCEY, FLORIDA LS 7055



NOTES:

1. This Plat does not reflect any easement or title research.
2. This Plat is not valid without Surveyor's Original Seal and signature.
3. Survey Source: Plat of Gulf Highlands as recorded in Plat Book 8, Page 79 in the Public Records of Bay County, Florida.
4. Grid North is based on the Florida State Plane Coordinate System, North Zone (NAD 83).
5. All existing structures on, under and adjacent to the site are not necessarily shown hereon.
6. This property is located in Flood Zone "X" as shown on Flood Insurance Rate Map (FIRM) #12005C0282H dated 06/02/2009.

BOUNDARY SURVEY FOR			
206 N. ARNOLD ROAD			
Due South Surveying, L.L.C. ©			
LS #7055		LB #8312	
OFFICE- 17320 PANAMA CITY PKWY., SUITE 111-C		DWG FILE	22-418.dwg
MAILING- 19211 PCB PARKWAY, BOX 146		PROJECT	
PANAMA CITY BEACH, FL 32413 (850) 832-5955		22-418	
DRAWN BY	J.R.C.	JOB NO.	22-418
		LAST DATE OF FIELD WORK:	
		11/28/22	
SCALE	DATE	SHEET	
1" = 20'	11/28/22	1 OF 1	

This Instrument Prepared by & Return to:

Angie Cannady

South Oak Title Panama City Beach

13800 Panama City Beach Parkway, Unit 117

Panama City Beach, FL 32407

as a necessary Incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):

32920-000-000

File No.: 21-5324

WARRANTY DEED

This Warranty Deed, Made the 20th day of October, 2021, by David Harold Brands and Tracy Zito Brands, husband and wife, whose post office address is: 21516 Palm Avenue, Panama City Beach, FL 32413, hereinafter called the "Grantor", to Sara Bonakdar, whose post office address is: 206 Arnold Rd. N, Panama City Beach, FL 32413, hereinafter called the "Grantee".

WITNESSETH: That said Grantor, for and in consideration of the sum of **Two Hundred Twenty Thousand Dollars and No Cents (\$220,000.00)** and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in **Bay County, Florida**, to wit:

Lot 1, Block E, Gulf Highlands, according to the Plat thereof, recorded in Plat Book 8, Page 79, of the Public Records of Bay County, Florida.

The property is not the homestead of the Grantor(s) under the laws and constitution of the state of Florida in that neither Grantor(s) or any member of the household of Grantor(s) reside thereon.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to 2021, reservations, restrictions and easements of record, if any.

(The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES
TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

David Harold Brands
by *Gretchen G. Franco as Attorney in fact*
David Harold Brands,
by Gretchen G. Franco as Attorney-in-Fact

Tracy Zito Brands
by *Gretchen G. Franco as Attorney in fact*
Tracy Zito Brands,
by Gretchen G. Franco as Attorney-in-Fact

Witness Signature: *Angela Cannady*
Printed Name: Angela Cannady

Witness Signature: *Larry Porter*
Printed Name: Larry Porter

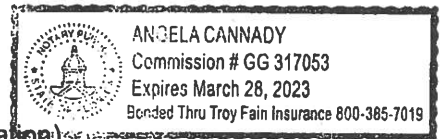
State of Florida
County of Bay

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 20th day of October, 2021 by Gretchen G. Franco as Attorney-In-Fact for David Harold Brands and Tracy Zito Brands. She is Personally Known OR Produced drivers license(s) as Identification.

Angela Cannady
Notary Public Signature _____ (SEAL)
Printed Name: Angela Cannady

My Commission Expires: _____

Online Notary (Check Box if acknowledgment done by Online Notarization)

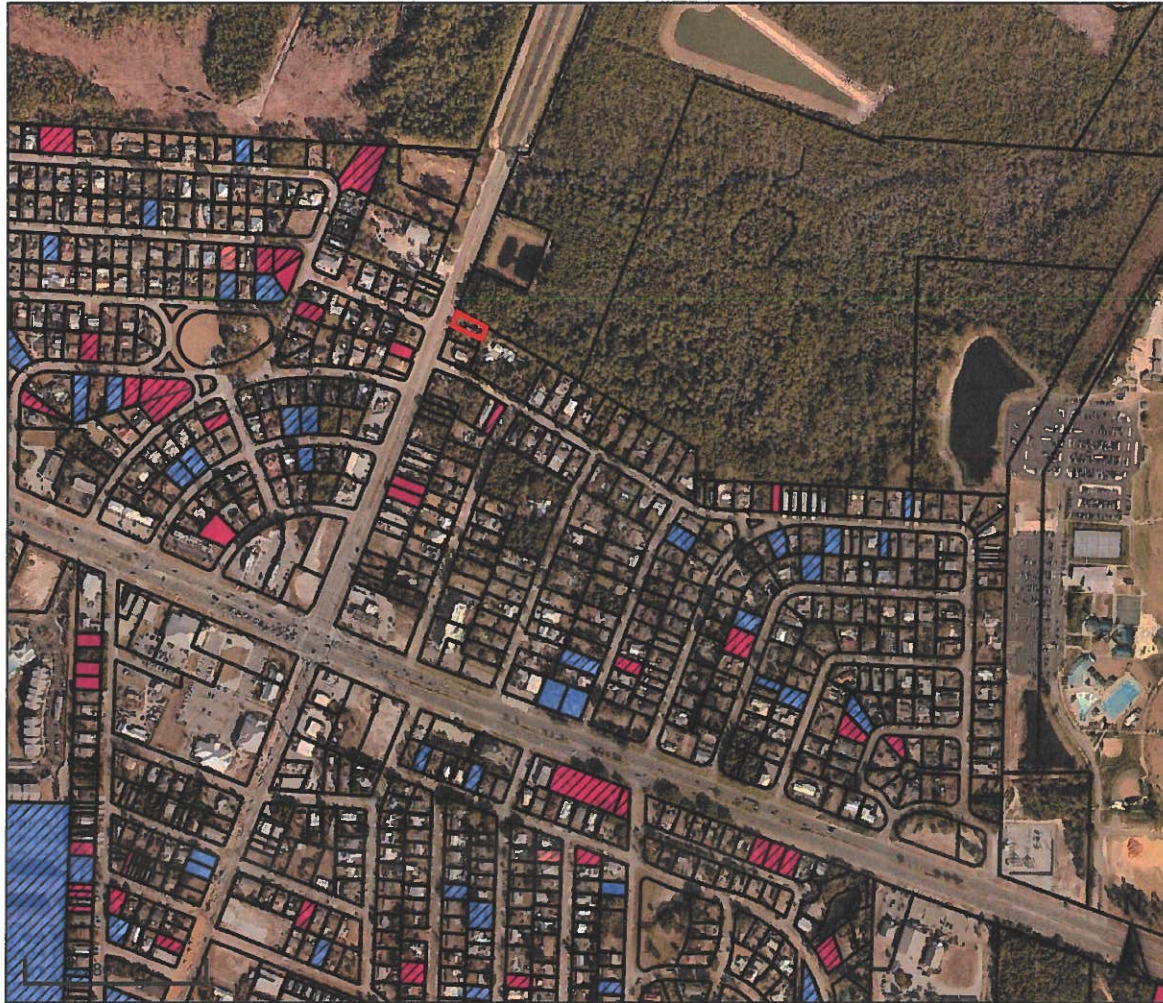




Bay County Property Appraiser - Dan Sowell, CFA

Main Office | 860 W. 11th St, Panama City, FL 32401 | 850-248-8401

Beach Office | 301 Richard Jackson Blvd, Panama City Beach, FL 32407 | 850-248-8470



Overview



Legend

- Parcels
- 2024 Improved Sales
- 2024 Vacant Sales
- 2023 Improved Sales
- 2023 Vacant Sales
- 2022 Improved Sales
- 2022 Vacant Sales

Parcel ID	32920-000-000	Owner	BONDAKDAR, SARA	Last 2 Sales			
Class Code	SINGLE FAMILY		206 ARNOLD RD N	Date	Price	Reason	Qual
Taxing District	13		PANAMA CITY BEACH, FL	10/20/2021	\$220000	QUAL/DEED EXAMINATION	Q
	PANAMA CITY BEACH		32413	6/28/2021	\$100	UNQUAL/LIFE ESTATE INTEREST	U
Acres	0.203	Physical Address	206 ARNOLD RD N	MLS			
		Just Value	Value \$221722				

(Note: Not to be used on legal documents)

Maps have been compiled from the most authentic information available and are to be used for assessment purposes only. Bay County Property Appraiser's Office assumes NO responsibility for errors and/or omissions that may be contained herein. THIS MAP IS NOT A SURVEY

Date created: 3/1/2024

Last Data Uploaded: 3/1/2024 5:50:13 AM

Developed by Schneider GEOSPATIAL

OFFICIAL RECORDS

BOOK **117** PAGE **226**
REAL ESTATE MORTGAGE

FILE NO 31713

STATE OF FLORIDA,
COUNTY OF BAY.

WHEREAS, on the 6th day of September, 1963, Zollie W. Young and wife, Mary K. Young (hereinafter called parties of the first part) executed and delivered to John P. Arrant and wife, Sadie B. Arrant (hereinafter called parties of the second part) their promissory note for \$7,500.00, with interest at 6% per annum, payable in monthly instalments of \$50.00 each, and a mortgage to secure the same, covering certain lands therein particularly described, recorded in Official Records Book 108, page 83, records of Bay County, Florida, and:

WHEREAS, in accordance with that certain agreement between the parties hereto dated September 6, 1963, parties of the second part herein have released from the lien of said mortgage the East 100 feet of the land therein described,

NOW, THEREFORE, in consideration for said release and for the better securing of the payment of the said sum of money mentioned in said promissory note dated September 6, 1963, the parties of the first part have granted, bargained, sold, and conveyed unto the said parties of the second part, their heirs and assigns, forever, the following described land lying and being in Bay County, Florida, and described as follows:

Beginning at the Southeast Corner of the Five Acre Tract Number 33 according to plat of the St. Andrews Bay Development Co.'s Plat of Section 12, in Township 4 South, Range 14 West, as per plat on file in the office of the Clerk of the Circuit Court, Bay County, Florida; running thence North 66 feet, thence West 100 feet, thence South 66 feet, thence East 100 feet to the beginning; together with all and singular the tenements, hereditaments and appurtenances thereunto belonging.

FILED
1964 JAN 17 AM 9:26
BOUCE COLLINS
CLERK CIRCUIT COURT
BAY COUNTY, FLORIDA

TO HAVE AND TO HOLD the same unto the said parties of the part, and their heirs and assigns, in fee simple.

PROVIDED, ALWAYS, That if the said Zollie W. Young and wife, Mary K. Young, their heirs, executors or administrators, shall well and truly pay unto the said parties of the second part, their heirs, or assigns, the said sum of money mentioned in said promissory note, and the interest thereon, according to the true intent and meaning

the first 12 Calendar Months after the completion of such program, as shown pursuant to *paragraph (5) of subdivision (a)* of this § 4.01, in such Officers' Certificate.

For the purposes of this § 4.01, the amount of the "pro forma net earnings of the Company available for interest" for any particular period shall be the amount of Net Earnings of the Company Available for Interest for such period as defined in *Article 1* of the Indenture, plus the sum of the amounts determined pursuant to *clauses (i) and (ii)* of the preceding paragraph for such period.

If, less than 16 months following the completion of an expansion or construction program (herein called the "prior program") that has been made the basis for the authentication of Additional Bonds, application is made for the authentication of Additional Bonds on the basis of an expansion or construction program (herein called the "subsequent program") not previously made the basis for the authentication of Additional Bonds, in each case pursuant to this § 4.01, with the result that the earnings attributable to the facilities constructed under the prior program shall not be reflected for the whole of the period of 12 consecutive Calendar Months specified pursuant to *subdivision (a)* of this § 4.01 in the Officers' Certificate accompanying the application for authentication of Additional Bonds on the basis of the subsequent program, then appropriate adjustment shall be made in the computations in such Officers' Certificate pursuant to the two preceding paragraphs of this § 4.01 to include the earnings attributable to the facilities constructed under the prior program, as nearly as may be practicable, as if such facilities had been in service during the entire period of 12 consecutive Calendar Months so specified.

§ 4.02. *Other requirements for authentication of Additional Bonds.* So long as any Bonds of the 1987 Series shall be outstanding, the provisions of § 4.06 of the Indenture shall be applicable to any application for the authentication of Additional Bonds pursuant to § 4.03, § 4.04 or § 4.05 of the Indenture except as otherwise provided in § 4.01 of this *Article 4* and except that the number "3½" shall be substituted for the number "4" in *clause (iii) of subdivision (b)* of § 4.06 of the Indenture (but, so long as any Bonds of the 1979 Series, Bonds of the 1982 Series, Bonds of the 1986 Series, or Bonds of any other

08-TE.01-11/00

February 12, 2001

FILE# 2001-055862
BAY COUNTY, FLORIDA

•• OFFICIAL RECORDS ••
BOOK: 2075 PAGE: 307

This instrument prepared by,
or under the direction of,

Bob Deal

Department of Transportation
P. O. Box 607
Chipley, FL 32428

Legal description approved by,
Tracy Barbee

Parcel	709.1
Item/Segment No.	2180031
Managing District	3
S.R. No.	79
County	Bay

TEMPORARY EASEMENT

THIS EASEMENT made this 2nd day of October, 2001, by and between J. ALAN BELL, grantor, and the STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, its successors and assigns, grantee.

WITNESSETH that for and in consideration of the sum of One Dollar and other valuable considerations, receipt and sufficiency of which is hereby acknowledged, the grantor hereby gives, grants, bargains and releases to the grantee, a temporary easement for the purpose of constructing the project according to current construction plans in, upon, over and through the following described land in Bay County, Florida, described as follows, viz:

A portion of Lot 1, Block E, Gulf Highlands, as per plat recorded in Plat Book 8, Page 79, of the Public Records of Bay County, Florida, being in Section 18, Township 3 South, Range 16 West, Bay County, Florida, described as follows: Commence at a 5/8 inch iron rod and cap (no I.D.) marking the southeast corner of Lot 4, said Block E; thence North 68°44'47" West 42.869 meters (140.65 feet) along the southerly line of said Lot 4, being the existing northerly right of way line of Escanaba Drive (Highlands Drive, 50 foot platted right of way) to the existing easterly right of way line of State Road 79, as shown on F.D.O.T. Right of Way Map 46090-2500 (F.P. #2180031) (said map being on file at F.D.O.T. District 3 Office, Chipley, Florida); thence North 21°15'13" East 49.906 meters (163.73 feet) along said right of way line to the southerly line of said Lot 1, and POINT OF BEGINNING; thence continue North 21°15'13" East 4.730 meters (15.52 feet) along said right of way line; thence departing said right of way line, run South 68°44'28" East 9.186 meters (30.14 feet); thence South 21°15'32" West 5.505 meters (18.06 feet) to said southerly line of Lot 1; thence North 63°54'51" West 9.219 meters (30.25 feet) along said lot line to POINT OF BEGINNING;

Containing 47.0 square meters (506 square feet), more or less.

IT IS UNDERSTOOD and agreed by the parties hereto that the rights granted herein shall terminate upon completion of this transportation project, but no later than the last day of October, 2006.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year above written.

Signed, sealed and delivered in the presence of:
(Two witnesses required by Florida Law)

Marsha Hayes
Print Name: Marsha Hayes

J. Alan Bell
J. Alan Bell

Barbie Bottis
Print Name: Barbie Bottis

Address of grantor:
532 N. Lakeshore Drive
Panama City Beach, FL
32413

STATE OF Florida

COUNTY OF Bay

The foregoing instrument was acknowledged before me this day 10/2/01, by J. Alan Bell
B400-441-39-177 who is personally known to me or who has produced FL DL #
 as identification.

Marsha Hayes
Marsha Hayes
(Type/print or stamp name under signature)
Title or rank (Serial No., if any) DD029147

Affix Seal



Marsha Hayes
MY COMMISSION # DD029147 EXPIRES
August 31, 2005
SCORP 2001 NOTARY PUBLIC, INC.

August 18, 2000

This instrument prepared by,
or under the direction of,
Bob Deal
Department of Transportation
P. O. Box 607
Chipley, FL 32428

FILE# 2000-058467
BAY COUNTY, FLORIDA
** OFFICIAL RECORDS **
BOOK: 1986 PAGE: 721

Legal description approved by:
Abby Schaefer

Parcel 131.3
Item/Segment No. 2180031
Managing District 3
S.R. No. 79
County Bay

SUBORDINATION OF UTILITY INTERESTS

THIS AGREEMENT, entered into this 11th day of October, 2000, by and between the STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, hereinafter called the FDOT, and GULF POWER COMPANY, a Maine Corporation, hereinafter called Utility.

WITNESSETH:

WHEREAS, the Utility presently has an interest in certain lands that have been determined necessary for highway purposes; and

WHEREAS, the proposed use of these lands for highway purposes will require subordination of the interest claimed in such lands by Utility to the FDOT; and

WHEREAS, the FDOT is willing to pay to have the Utility's facilities relocated if necessary to prevent conflict between the facilities so that the benefits of each may be retained.

NOW, THEREFORE, in consideration of the mutual covenants and promises of the parties hereto, Utility and FDOT agree as follows:

Utility hereby subordinates to the interest of FDOT, its successors, or assigns, any and all of its interest in the lands as follows, viz:

A portion of Lot 1, Block E, Gulf Highlands, as per plat recorded in Plat Book 8, Page 79, of the Public Records of Bay County, Florida, being in Section 18, Township 3 South, Range 16 West, Bay County, Florida, described as follows: Commence at a 5/8 inch iron rod and cap (no I.D.) marking the southeasterly corner of Lot 4, said Block E, Gulf Highlands; thence North 68°44'47" West 42.869 meters (140.65 feet) along the southerly line of said Lot 4, being the existing northerly right of way line of Escanaba Drive (Highlands Drive, 50 foot platted right of way) to the existing easterly right of way line of State Road 79, as shown on F.D.O.T. Right of Way Map 46090-2500 (F.P. #2180031) (said map being on file at F.D.O.T. District 3 Office, Chipley, Florida); thence North 21°15'13" East 49.907 meters (163.74 feet) along said right of way line to the southerly line of said Lot 1, and POINT OF BEGINNING; thence continue North 21°15'13" East 18.902 meters (62.01 feet) along said right of way line; thence South 60°13'48" East 1.417 meters (4.65 feet) along said right of way line; thence departing said right of way line, run South 21°15'32" West 13.962 meters (45.81 feet); thence South 68°44'28" East 7.786 meters (25.54 feet); thence South 21°15'32" West 5.505 meters (18.06 feet) to said southerly line of Lot 1; thence North 63°54'51" West 9.219 meters (30.25 feet) along said southerly lot line to POINT OF BEGINNING;

Containing 66.7 square meters (718 square feet), more or less.

RECORDED:

** OFFICIAL RECORDS **
BOOK: 1986 PAGE: 722

INSTRUMENT	DATE	FROM	TO	BOOK/PAGE
Easement	3-9-56	Crestview Heights Subdivision, Inc.	Gulf Power Company	DB 223 PG 173

PROVIDED that the utility has the following rights:

1. The Utility shall have the right to construct, operate, maintain, improve, add to, upgrade, remove, and relocate facilities on, within, and upon the lands described herein in accordance with the FDOT's current minimum standards for such facilities as required by the FDOT, Utility Accommodation Manual in effect at the time the agreement is executed. Any new construction or relocation of facilities within the lands will be subject to prior approval by the FDOT. Should the FDOT fail to approve any new construction or relocation of facilities by the Utility or require the Utility to alter, adjust, or relocate its facilities located within said lands, the FDOT hereby agrees to pay the cost of such alteration, adjustment, or relocation, including, but not limited to the cost of acquiring appropriate easements.
2. Notwithstanding any provisions set forth herein, the terms of the utility permits shall supersede any contrary provisions, with the exception of the provision herein with reimbursement rights.
3. The Utility shall have a reasonable right to enter upon the lands described herein for the purposes outlined in Paragraph 1 above, including the right to trim such trees, brush, and growth which might endanger or interfere with such facilities, provided that such rights do not interfere with the operation and safety of the FDOT's facilities.
4. Subject to the provisions of paragraph one above, the Utility agrees to repair any damages to FDOT facilities resulting from the act or omission of the Utility.

IN WITNESS WHEREOF, the FDOT hereto has executed this agreement on the day and year first above written.

Signed, sealed and delivered in the presence of witnesses:

Amy Lee Paulk
Amy Lee Paulk

Beth Carter
Beth Carter

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION

By: H. E. Prescott
H. E. Prescott, P. E.
Title: District Secretary for District 3



STATE OF FLORIDA

COUNTY OF WASHINGTON

The foregoing instrument was acknowledged before me this 11th day of October, 2000, by H. E. Prescott, as Secretary for District 3, who is personally known to me or who has produced _____ as identification.

Barbara W. Pettis

Barbara W. Pettis
Notary Public in and for the County and State last aforesaid.
My Commission Expires: May 29, 2001
Serial No., if any: CC651598



Barbara W. Pettis
MY COMMISSION # CC651598 EXPIRES
May 29, 2001
BONDED THRU TROY FAIR INSURANCE, INC.

IN WITNESS WHEREOF, the Utility has caused these presents to be executed in its name, and its Corporate Seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

ATTEST:

Linda G. Malone
LINDA G. MALONE
(Print or type full name)
Notary Public

GULF POWER COMPANY

By: *F.M. Fisher, Jr.*
F.M. FISHER, JR.
(Print or type full name)
Title: Vice President

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 11th day of Oct., 2000, by F.M. FISHER, JR., as Vice President, and LINDA G. MALONE as ~~Notary~~ Secretary, on behalf of GULF POWER COMPANY, a Maine corporation, who are personally known to me and who did not take an oath.

NOTARY PUBLIC

Joan M. Bowie

(Print or type full name)

Commission Expires: _____
Serial No.: _____

JOAN M. BOWIE
Notary Public, State of Florida
My Comm. Expires Feb. 11, 2003
Comm No. CC 808538

RCD 11M 15 2000 11:48am
HAROLD BAZZEL, CLERK



City of
Panama City Beach

PCB City Hall
17007 PCB Parkway
PCB, FL. 32413
P: (850) 233-5100
F: (850) 233-5108
www.pcbfl.gov

DATA AND ANALYSIS

- I. **APPLICANT:** Sara Bonakdar – **ACTING AGENT:** Jean Marie Downing
- II. **PROPERTY LOCATION:** Parcel ID# 32920-000-000 206 N. Arnold Road
- III. **ZONING DISTRICT:** Single Family Residential – R-1b
- IV. **REQUEST:** The request is for a Small-Scale Plan Amendment and Rezoning. The applicant is requesting a Future Land Use Map change from Single-Family Residential to Tourist Future Land Use designation and a Rezoning from R-1b to CL (Commercial-Low Intensity).
- V. **REASON FOR REQUEST:** The subject parcel is located on N. Arnold Road and the owner would like to operate a small business from this location. The owner has explored the options of running a home-based business from this location under the guidelines of Florida Statute 559.955, but it requires a full-time resident to operate a home-based business and the owner does not wish to live at this location.
- VI. **SITE EVALUATION:**
 - A. **IMPACT ON PUBLIC FACILITIES:**
 1. **Transportation Facilities:**

Florida Department of Transportation (FDOT) recently completed a resurfacing from SR 79 from Back Beach Road to West Bay Bridge along with a new shared-use path on the westside of SR 79 from the existing sidewalk to Bay Parkway. Currently this roadway adjacent to the property is not over capacity.
 2. **Sewer:**

The City wastewater treatment plant 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 million gallons per day (MGD) maximum monthly average (10 MGD annual average) treatment and 14 MGD maximum monthly average disposal capacity. Monthly average plant flows for January 1, 2022, through December 31, 2022, ranged from 5.49 MGD to 11.24 MGD on a monthly average. The City's reclaimed water system has been in operation since 2006 and provided average flows between 1.03 MGD and 4.84 MGD of irrigation water per month during the CY2022, 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 there will be a 4% yearly growth in wastewater generation within the City's service area (from 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 the site 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. The amount is currently up to 30.9 MGD.

The City receives the treated County water via two subaqueous transmission mains located near the Hathaway and State Road 79 bridges crossing St. Andrew Bay and West Bay. The 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 27.8 MGD. The contract with the County has been designed to increase capacity by approximately 4% per year 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 provides the City an additional 25 million gallons of working reserve for peak season 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, 2022, through December 31, 2022, ranged from 10.6 MGD to 18.21 MGD on a monthly average, with an annual average of 14.06 MGD. The maximum single-day demand was 19.52 MGD. The County's projected available capacity to supply potable water to the City in 2022 was 30.90 MGD, leaving an excess monthly average capacity ranging from 12.68 MGD to 20.29 MGD with an annual excess of 16.84 MGD. The excess on a single-day maximum was 11.38 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 2% of total potable water consumption previously used by similar development will be replaced by reclaimed water in these new subdivisions.

B. SITE SUITABILITY:

1. Wetlands:

According to the 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 the maps furnished by FNAI the subject area does not appear to have any significant natural resources.

3. Flood Zones:

According to information supplied by Federal Emergency Management Agency (FEMA), the site is in Flood Zone X, which are defined as areas between the limits of the base flood and the 0.2-percent-annual-chance (or 500-year) flood.

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 manner over time such that no use or condition is unduly negatively impacted directly or indirectly by another use or condition. The proposed zoning change of CL will be compatible to the parcels along N. Arnold Road, currently zoned CH. The adjacent property to the north is zoned PUD, without a master plan; the property abutting on the south is vacant and shares the same zoning, R-1b along with the abutting parcel to the east, but its driveway is located on Escanaba, within the Gulf Highlands subdivision.

If the applicant's rezoning request is granted the parcel would be rezoned from R-1b, Single-Family Residential to CL, Commercial-Low Intensity the maximum allowable height will remain the same, thirty-five (35) feet and the allowable density will decrease from 5.8 units per acre to 3 units per acre. Therefore, the rezoning would eliminate the possibility of any multi-family units developed due to the size of the lot. The possibilities for future development would be similar in character to the surrounding businesses along N. Arnold Road. Also, buffering requirements would be required for the property lines abutting any single-family residential use.

CONCLUSION:

Staff has reviewed the rezoning request and finds no objections to the request. The owner of the property expressed an interest in operating a home-based business from this location, but elects not to live at the location, which is required by home-based business definition. Staff feels the rezoning change would be less of an impact on the surrounding neighborhood due to the limited business development allowable on the parcel due to the size along with the required buffering standards that would apply for a commercial business abutting single-family residential use. The home-based business criteria outlined in F.S. 559.955 does not require any buffering, only that the

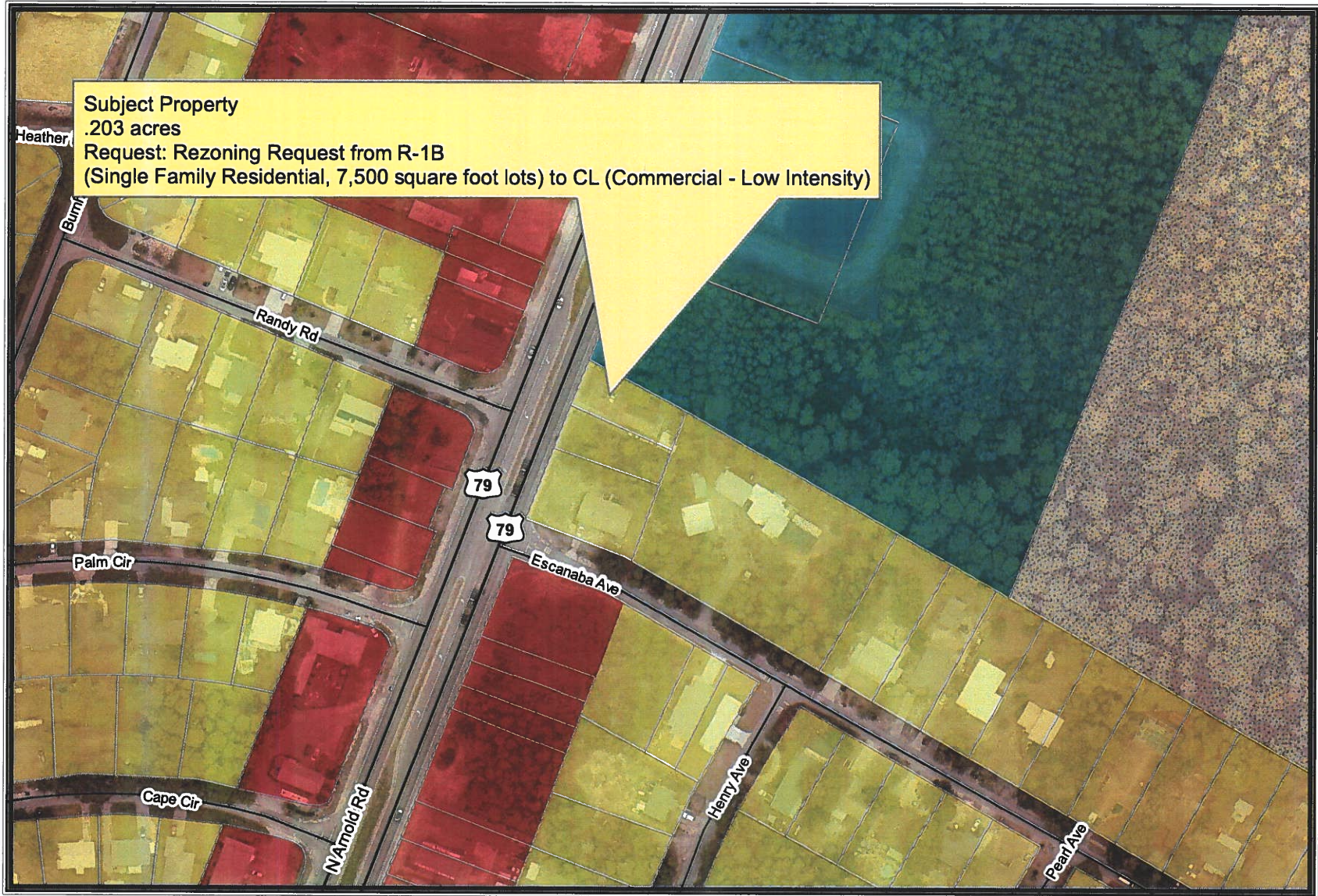
activity would be compatible and blend in with the surrounding properties. The parcel is located along N. Arnold Road and the surrounding parcels are zoned CH (Commercial High Intensity), but the request for a lesser commercial zoning will ensure any new operating business would not be a nuisance or have a negative impact on the Gulf Highlands neighborhood. Staff recommends an approval to City Council for the Small-Scale Amendment and Rezoning Request.

206 N. Arnold Road Rezoning Request



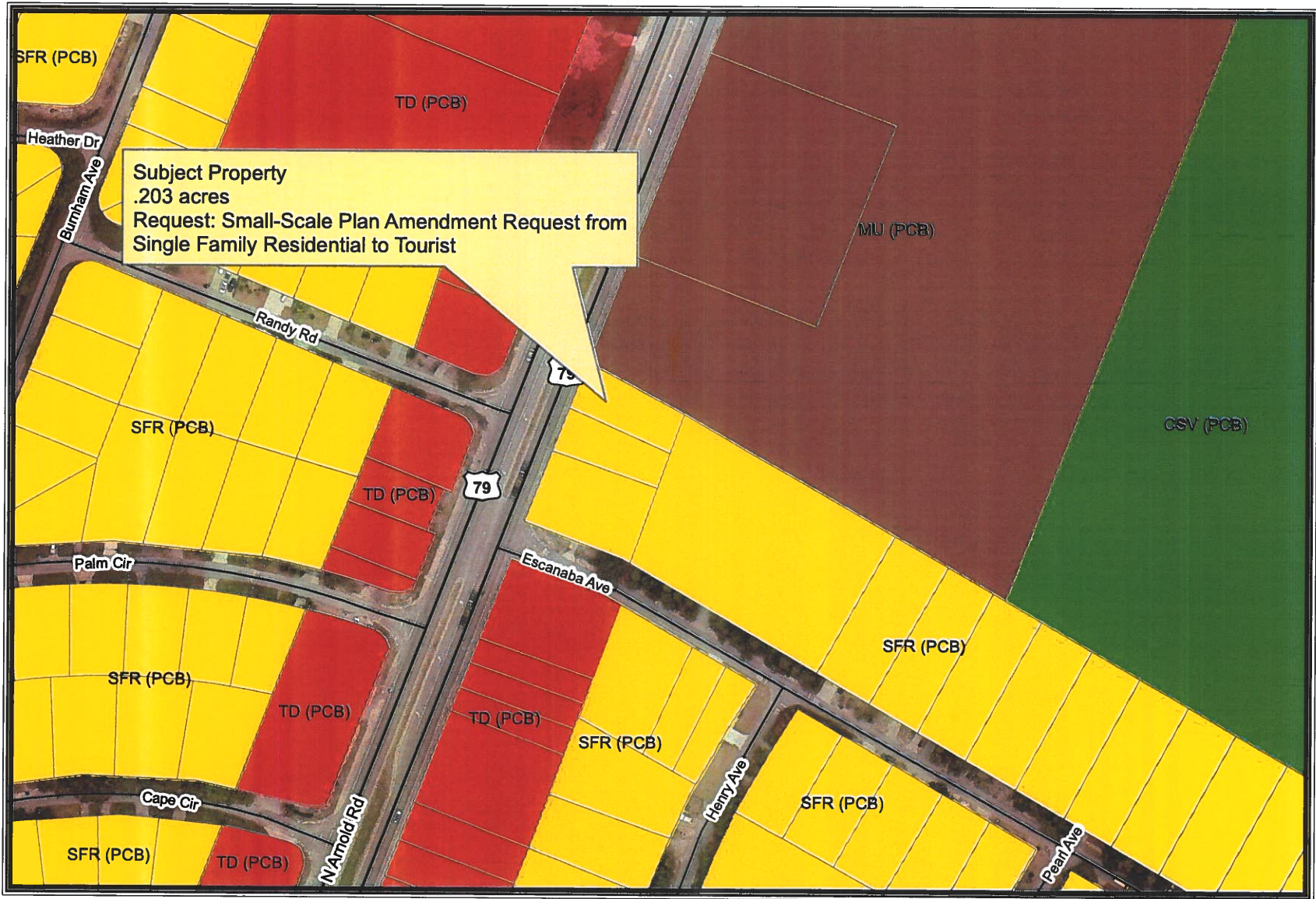
Prepared by The
City of Panama City Beach
Planning Department

206 N. Arnold Road Rezoning Request



Prepared by The
City of Panama City Beach
Planning Department

206 N. Arnold Road Future Land Use Map Request



Prepared by The
City of Panama City Beach
Planning Department

ITEM NO. 7



CODE ENFORCEMENT

Feb 16th – Mar 15th

Cases opened YTD: 222

Cases opened MTD: 120

Citations issued: 77

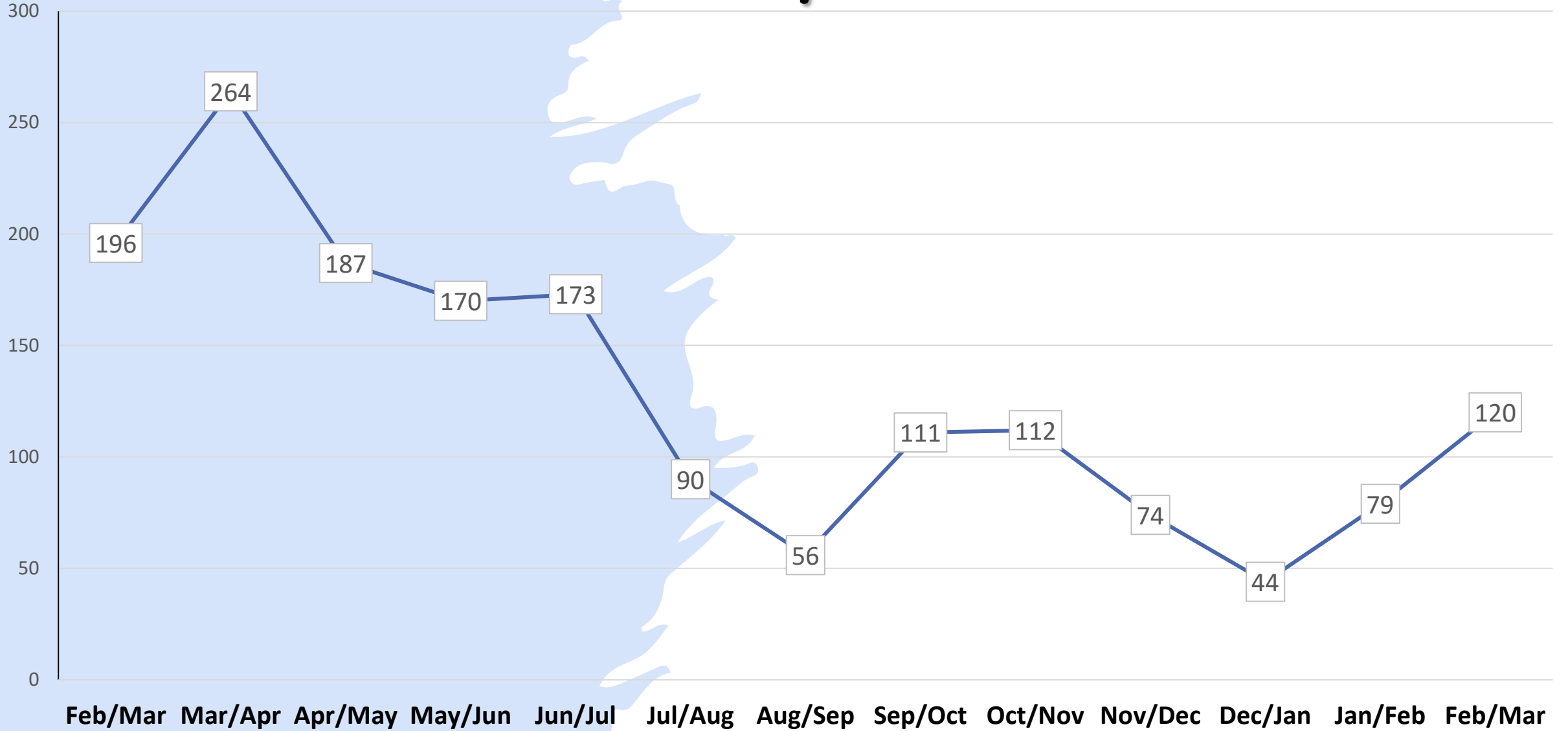
16 upland properties

61 on the sandy beach

Fines collected: \$17,903 (includes 7 lien payments)

Fines not collected: \$21,700

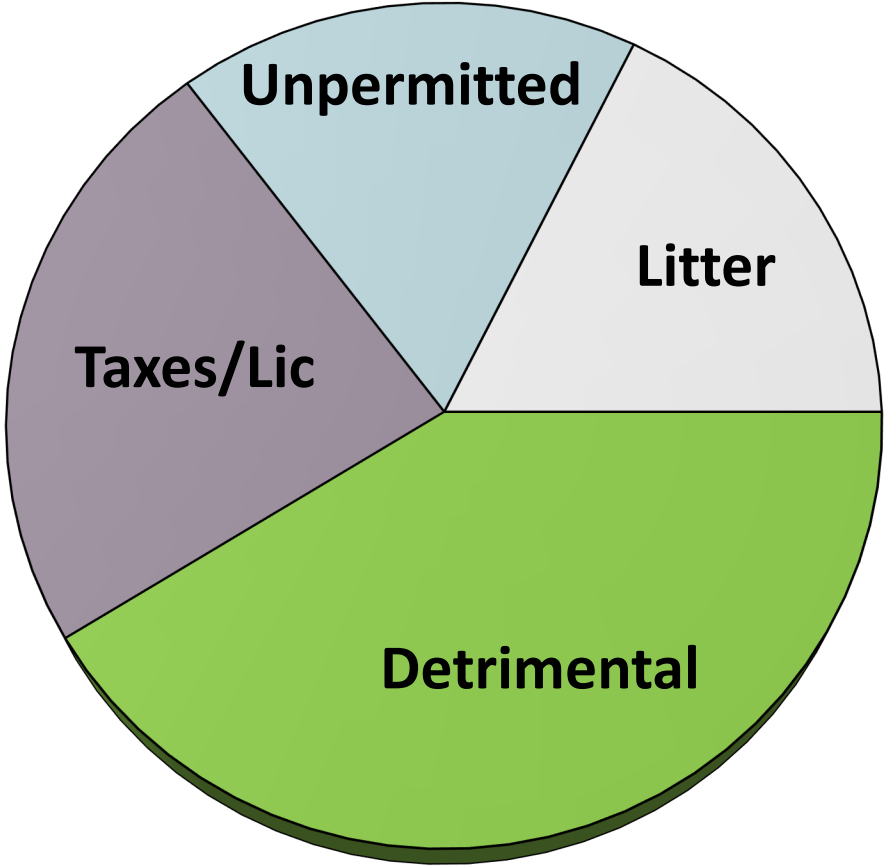
Cases Opened



General Enforcement

(most common violations)

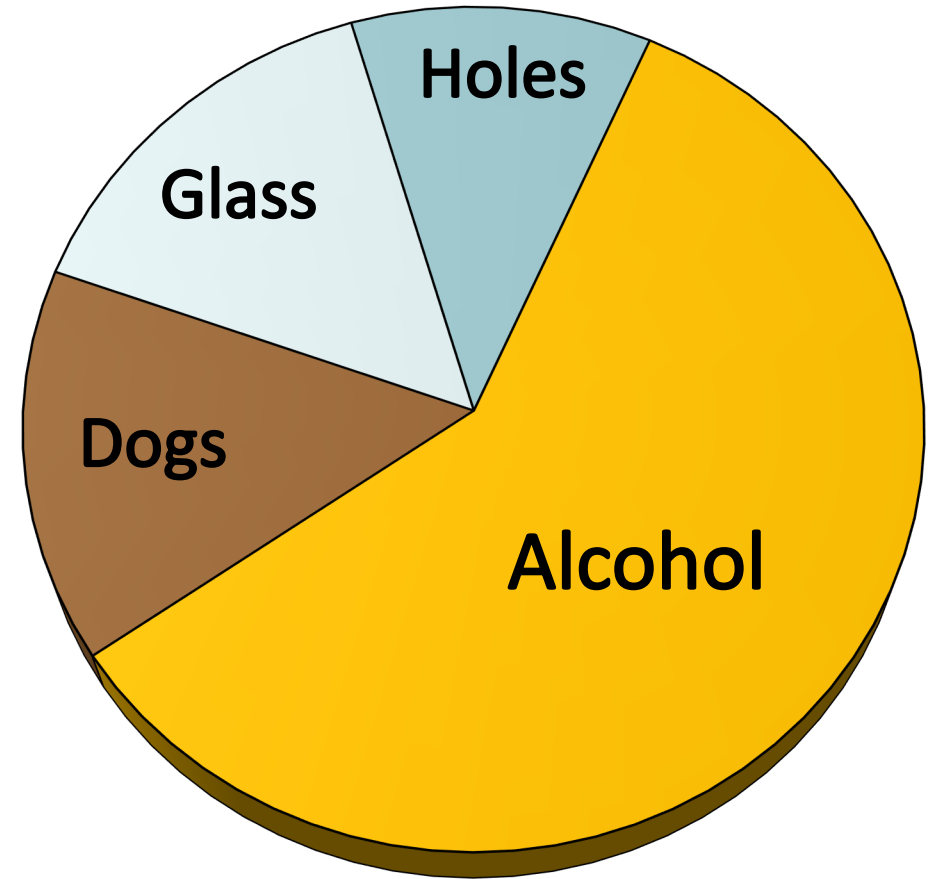
Ordinance / Code	Description	Opened
Code 15-18, 15-17 (3)	Detrimental Conditions	7
Code 14-2 / 14-16	Delinquent Taxes / License	4
LDC/Ord	Unpermitted activities/items	3
LDC 4.02.04	Transient Rental Concerns	3



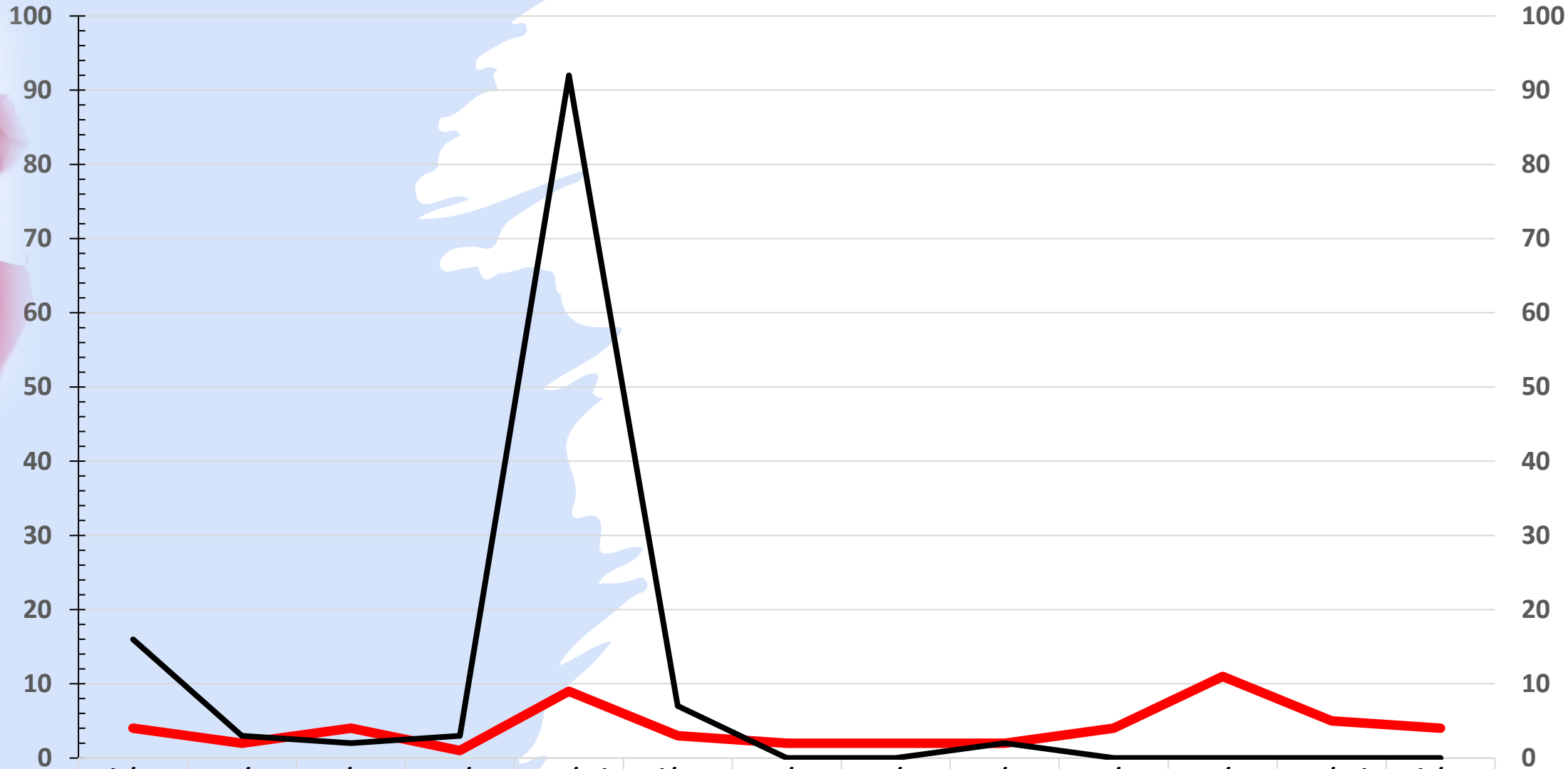
Sandy Beach Enforcement

(most common violations)

Ordinance / Code	Description	Opened
Ord 3-2.1	Alcohol during March	47
Code 7-9	Dog on beach	12
Code 7-2	Glass on beach	12
Code 7-101	Holes on beach	9



Double Red Flag Stats

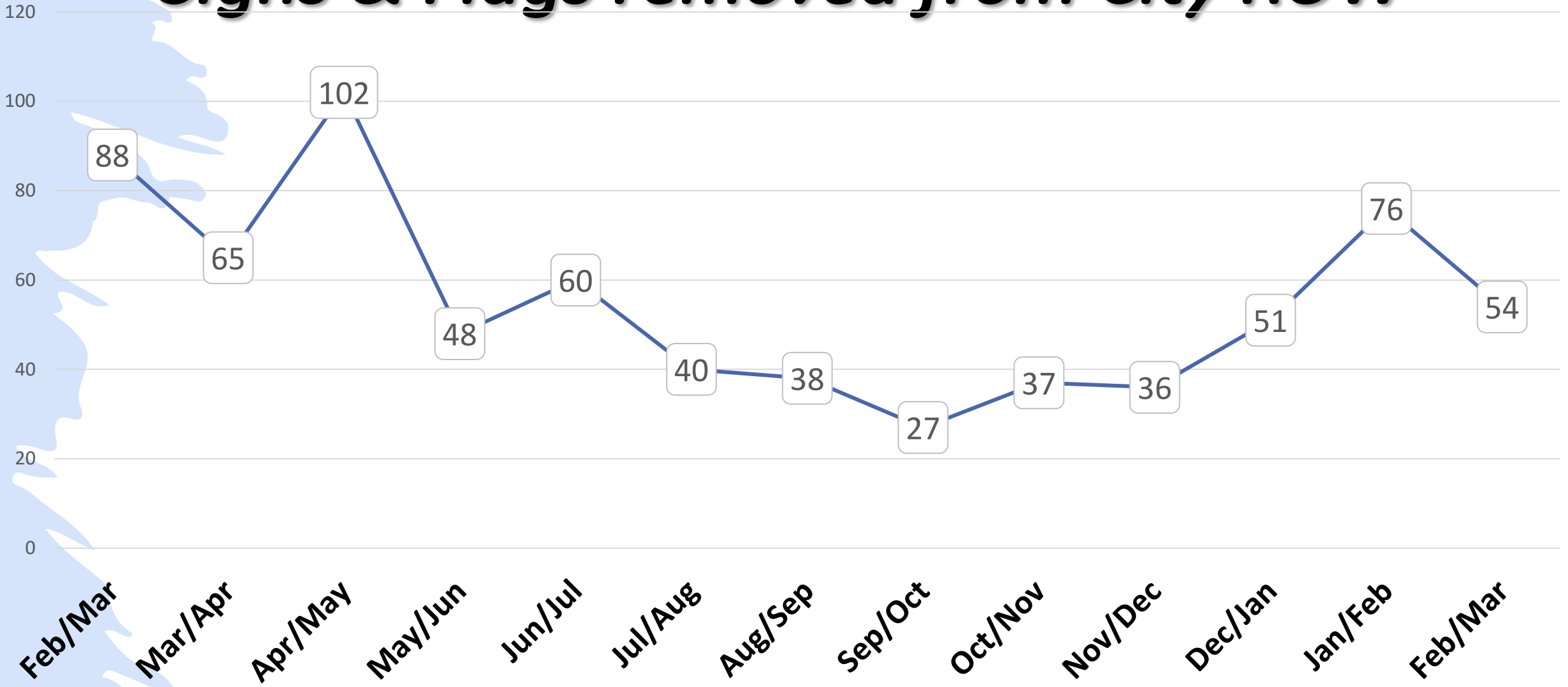


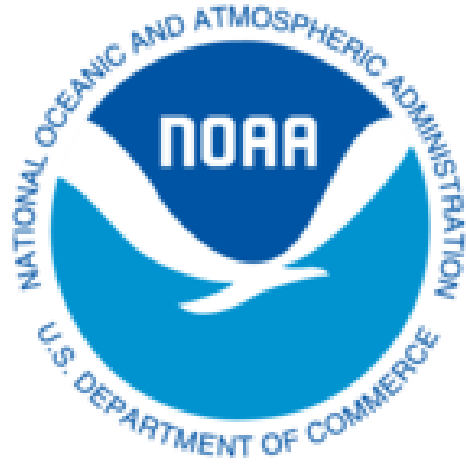
Double Red Flag Days

Citations Issued

Month	Feb/Mar	Mar/Apr	Apr/May	May/Jun	Jun/Jul	Jul/Aug	Aug/Sep	Sep/Oct	Oct/Nov	Nov/Dec	Dec/Jan	Jan/Feb	Feb/Mar
Double Red Flag Days	4	2	4	1	9	3	2	2	2	4	11	5	4
Citations Issued	16	3	2	3	92	7	0	0	2	0	0	0	0

Signs & Flags removed from City ROW





**NOAA
FISHERIES**



***Serving the
community better.***

- Working closely with NOAA Fisheries
(Assisting injured birds/turtles)
- Working closely with Florida DEP
(Protecting Dunes)
- Partnering with Building Officials and Fire Department
(Building Safety Concerns)



Questions?

