

**CITY OF PANAMA CITY BEACH  
PLANNING BOARD**

**MEETING DATE:** June 12, 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. Painter**
  
- ITEM NO. 3**      **Approval of April 10, 2024, Planning Board Meeting Minutes**
  
- ITEM NO. 4**      **Public Comments-Non-Agenda Items Limited to Three Minutes**
  
- ITEM NO. 5**      **Bay County Transportation Planning Organization-Project Priorities Presentation**
  
- ITEM NO. 6**      **Comprehensive Plan- Sanitary Sewer Element**
  
- ITEM NO. 7**      **Status Update: Variances, Conditional Uses, and Planned Unit Developments (PUDs)**
  
- ITEM NO. 8**      **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

# PROJECT PRIORITIES

PUBLIC WORKSHOP: FISCAL YEARS 2026 - 2030

**GARY KRAMER**

GARY.KRAMER@ECRC.ORG

*Bay  
County* **TPO**

An aerial photograph of a city, likely San Francisco, showing a mix of urban buildings, green spaces, and a waterfront. A large teal banner is overlaid on the left side of the image. To the right of the banner, there are three vertical, wavy teal lines of varying heights, resembling a stylized signal or sound wave.

# WHAT IS THE TPO?

# TRANSPORTATION PLANNING ORGANIZATION



- **Transportation Planning Organization**, is a committee of local government officials who make transportation related decisions at a regional level.
- Urbanized areas with populations of 50,000 or more are required by federal regulations to establish a continuing, cooperative and comprehensive transportation planning process.

**1980 Census established an MPO or a TPO in the Panama City Urbanized Area.**

# TPO BOARD STRUCTURE



**TPO** BOARD

**CAC** Citizens Advisory Committee

**TCC** Technical Coordinating Committee



# TPO BOARD MEMBERSHIP

**5** - Bay County Commissioners

**5** - Panama City Commissioners

**2** - Callaway Commissioners

**2** - Lynn Haven Commissioners

**2** - Panama City Beach Council Members

**1** - Springfield Commissioner

**1** - Parker City Council Member

**1** - Mexico Beach City Council Member





# WHAT DOES THE TPO PRODUCE?

**Unified Planning Work Program**

**Pedestrian-Bicycle Plan**

**Congestion Management Process**

**Public Involvement Plan**

**Long Range Transportation Plan**

**Transportation Improvement Program**

**Project Priorities**



# WHAT ARE Project Priorities?



**Long Range  
Transportation  
Plan (LRTP)**

**EVERY 5 YEARS**



**Project  
Priorities**



**FDOT 5-year  
Work Program**



**Transportation  
Improvement  
Program (TIP)**

**REVIEWED AND ADOPTED ANNUALLY**

# **PRIORITY METHODOLOGY**



## **CAPACITY PROJECTS**

Derived from the 2045 Long Range Transportation Plan



## **COMPLETED PROJECTS**

Removed from the List of Projects Once Completed



## **PROJECTS SCHEDULED FOR CONSTRUCTION IN FIRST THREE YEARS**

Moved to the Fully Funded List



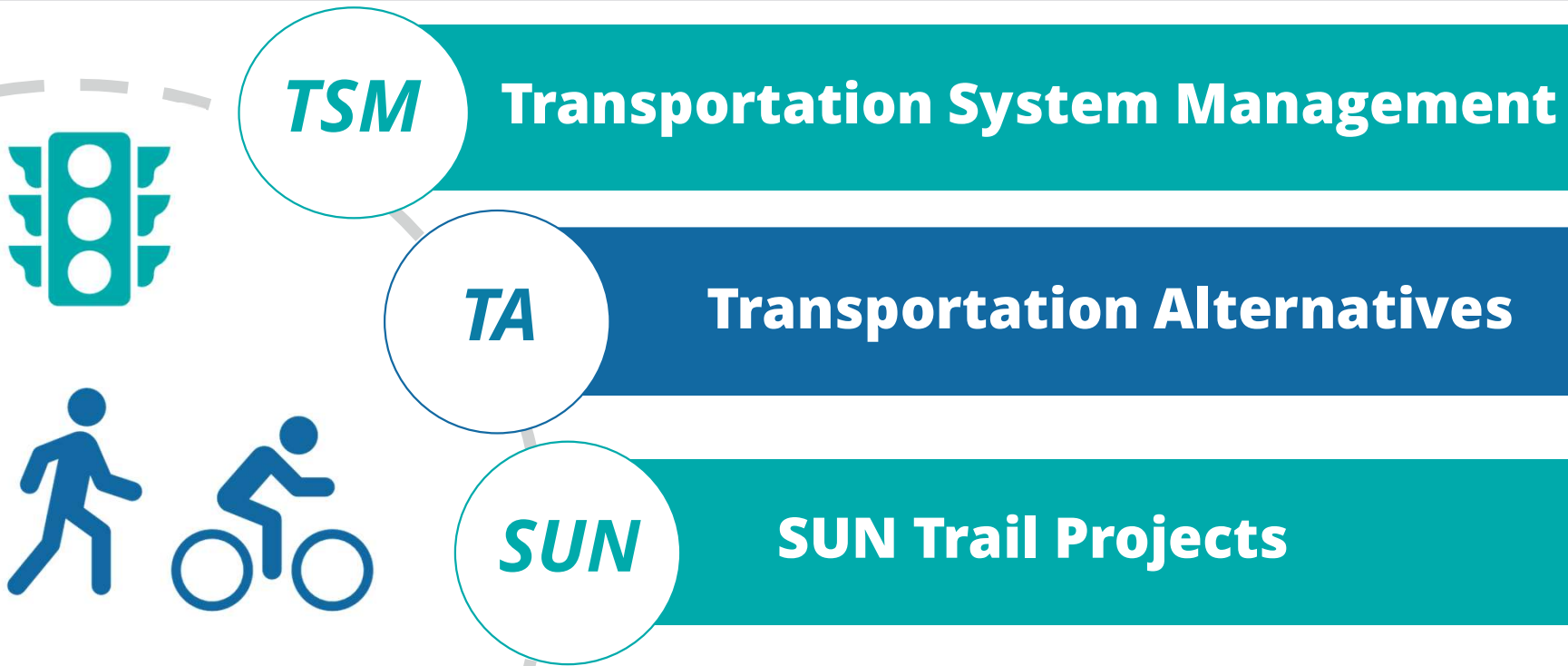
## **NEW PROJECTS**

Placed at the End of the Project Priorities List



# PRIORITY METHODOLOGY

PROJECTS IN THESE CATEGORIES ARE RANKED BASED ON TPO-APPROVED CRITERIA



## **PRIORITY METHODOLOGY**



**PUBLIC TRANSPORTATION PROJECTS** are listed by potential grants and furnished by the TPO's public transportation staff in consultation with regional public transportation provider.




**AVIATION PROJECTS** are furnished by the Northwest Florida Beaches International Airport and Port Projects are furnished by the Port of Panama City.

# PROJECT PRIORITY SECTIONS



**TABLES 1 - 2**  
Capacity Projects



**TABLE 3**  
Transportation System  
Management Projects

**TABLE 4**  
Transportation  
Alternatives Projects

**TABLE 5**  
Public Transportation Related  
Projects

**TABLE 6**  
Aviation Projects

**TABLE 7**  
Port Projects

**TABLE 8**  
SUN Trail Projects



# **WHERE CAN I VIEW THE DRAFT PROJECT PRIORITIES?**

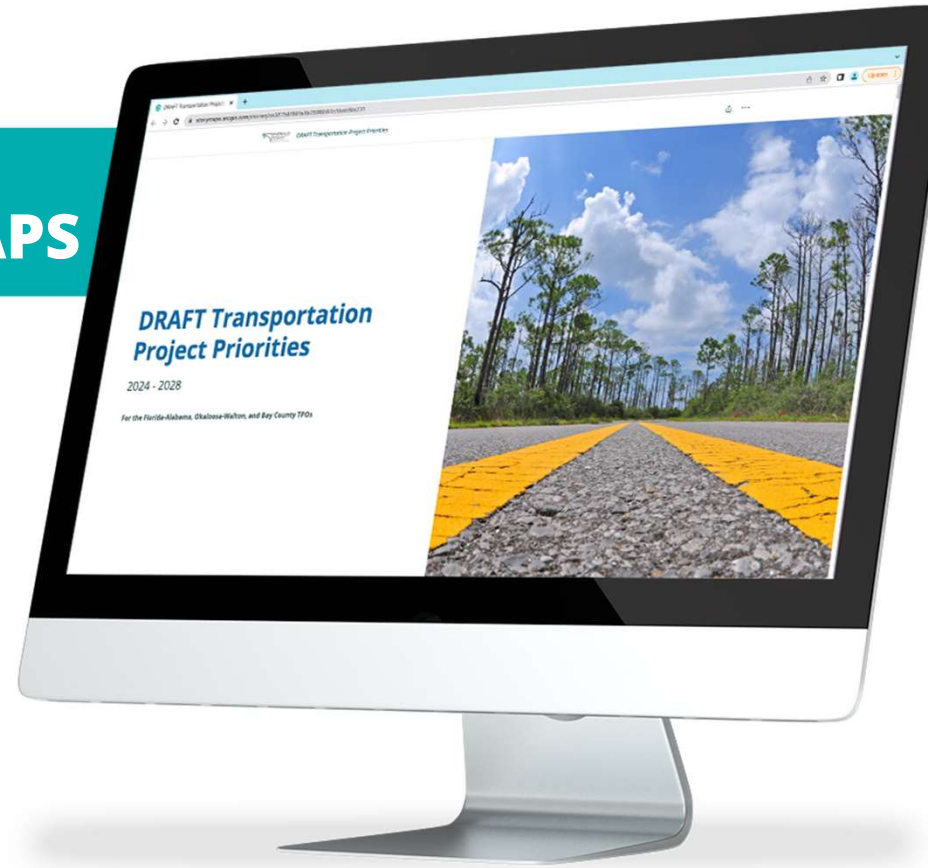


# INTERACTIVE MAP

VISIT OUR WEBSITE

[WWW.ECRC.ORG/TPOPRIORITIESMAPS](http://WWW.ECRC.ORG/TPOPRIORITIESMAPS)

OR SCAN THE QR CODE



# PUBLIC OUTREACH



- **Survey**  
Physical Copies and Digital
  - **Interactive Map**
  - **Emails to Media and Interested Parties**
  - **Community Group Presentations**
  - **Social Media Geotargeting and Demographic Profiles**
  - **Public Workshop**  
With Option For Virtual Participation
  - **Virtual Open House**
- 

# WHAT'S NEXT?

Priorities will be presented for adoption by TPO and Advisory Committees

**JUNE 26, 2024**

**JULY 1, 2024**

Adopted Priorities need to be sent to the Florida Department of Transportation



# COMMENTS & QUESTIONS

**GARY KRAMER**  
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*Bay  
County* **TPO**

# ITEM NO. 6



## CITY OF PANAMA CITY BEACH AGENDA ITEM SUMMARY

1. DEPARTMENT MAKING REQUEST/NAME:

2. MEETING DATE:

3. REQUESTED MOTION/ACTION:

4. AGENDA

PRESENTATION

PUBLIC HEARING

CONSENT

REGULAR

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

DETAILED BUDGET AMENDMENT ATTACHED YES  NO  N/A

6. IDENTIFY STRATEGIC PRIORITY

Financial Health

Economic Development

Quality of Life

N/A

Public Safety

Transportation

Attractive Community

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

ENROLLED

CS/CS/HB 1379, Engrossed 1

2023 Legislature

1  
 2 An act relating to environmental protection; amending  
 3 s. 163.3177, F.S.; revising the required components of  
 4 a local government comprehensive plan capital  
 5 improvements element and general sanitary sewer, solid  
 6 waste, drainage, potable water, and natural  
 7 groundwater aquifer recharge element; making technical  
 8 changes; requiring the update of comprehensive plans  
 9 by a specified date; providing applicability; amending  
 10 s. 253.025, F.S.; increasing the estimated value  
 11 threshold of land acquisition agreements that are  
 12 required to be submitted to and approved by the Board  
 13 of Trustees of the Internal Improvement Trust Fund;  
 14 removing the requirement that agreements to acquire  
 15 initial lands for Florida Forever projects be  
 16 submitted to and approved by the board of trustees;  
 17 increasing the estimated value threshold for the  
 18 appraisal of certain land acquisitions; requiring,  
 19 rather than authorizing, the Department of  
 20 Environmental Protection to disclose appraisal reports  
 21 to private landowners or their representatives during  
 22 negotiations for certain land acquisitions; removing a  
 23 provision requiring private landowners to maintain  
 24 confidentiality of such reports; specifying the  
 25 authority of the board of trustees or the department,

ENROLLED

CS/CS/HB 1379, Engrossed 1

2023 Legislature

201 requirements for the area. The element may be a detailed  
 202 engineering plan including a topographic map depicting areas of  
 203 prime groundwater recharge.

204 1. Each local government shall address in the data and  
 205 analyses required by this section those facilities that provide  
 206 service within the local government's jurisdiction. Local  
 207 governments that provide facilities to serve areas within other  
 208 local government jurisdictions shall also address those  
 209 facilities in the data and analyses required by this section,  
 210 using data from the comprehensive plan for those areas for the  
 211 purpose of projecting facility needs as required in this  
 212 subsection. For shared facilities, each local government shall  
 213 indicate the proportional capacity of the systems allocated to  
 214 serve its jurisdiction.

215 2. The element must ~~shall~~ describe the problems and needs  
 216 and the general facilities that will be required for solution of  
 217 the problems and needs, including correcting existing facility  
 218 deficiencies. The element must ~~shall~~ address coordinating the  
 219 extension of, ~~or~~ increase in the capacity of, or upgrade in  
 220 treatment of facilities to meet future needs; prioritizing  
 221 advanced waste treatment while maximizing the use of existing  
 222 facilities and discouraging urban sprawl; conserving potable  
 223 water resources; and protecting the functions of natural  
 224 groundwater recharge areas and natural drainage features.

225 3. Within the local government's jurisdiction, for any



ENROLLED

CS/CS/HB 1379, Engrossed 1

2023 Legislature

226 development of more than 50 residential lots, whether built or  
227 unbuilt, with more than one onsite sewage treatment and disposal  
228 system per 1 acre, the element must consider the feasibility of  
229 providing sanitary sewer services within a 10-year planning  
230 horizon and must identify the name and location of the  
231 wastewater facility that could receive sanitary sewer flows  
232 after connection; the capacity of the facility and any  
233 associated transmission facilities; the projected wastewater  
234 flow at that facility for the next 20 years, including expected  
235 future new construction and connections of onsite sewage  
236 treatment and disposal systems to sanitary sewer; and a timeline  
237 for the construction of the sanitary sewer system. An onsite  
238 sewage treatment and disposal system is presumed to exist on a  
239 parcel if sanitary sewer services are not available at or  
240 adjacent to the parcel boundary. Each comprehensive plan must be  
241 updated to include this element by July 1, 2024, and as needed  
242 thereafter to account for future applicable developments. This  
243 subparagraph does not apply to a local government designated as  
244 a rural area of opportunity under s. 288.0656.

245 4. Within 18 months after the governing board approves an  
246 updated regional water supply plan, the element must incorporate  
247 the alternative water supply project or projects selected by the  
248 local government from those identified in the regional water  
249 supply plan pursuant to s. 373.709(2) (a) or proposed by the  
250 local government under s. 373.709(8) (b). If a local government

## SECTION 7

### SANITARY SEWER, SOLID WASTE, STORMWATER DRAINAGE, POTABLE WATER AND AQUIFER RECHARGE

#### 1. PURPOSE.

The purpose of this section is to analyze and review present facilities providing services for sanitary sewer, solid waste, stormwater drainage and potable water in order to plan for projected growth. The existing sewer system is shown on Exhibit 6; and Exhibit 7 shows the existing water system.

#### 2. UTILITIES SUB-ELEMENTS.

##### A. Sanitary Sewer Sub-Element

##### Current and Future Conditions

Panama City Beach sanitary sewer facilities are comprised of three components performing basic functions of collection, treatment, and disposal of sewage. As shown in Exhibit 6, the collection system is composed of a network of collection lines, pumping stations and transmission mains which transport wastewater to the treatment facility.

The treatment plant is the component of the sanitary sewer facility (Wastewater Treatment Plant 1) whose function is to remove solid and organic materials from the wastewater prior to disposal. Treated wastewater or reclaimed water is reused in either of two means. One method is pumping into the City's reclaimed water system where it is used for irrigation of larger public properties, common landscaped areas along rights of way and commercial and residential lawns. The second means of reusing reclaimed water is rehydration of wetlands within the City's 2,900-acre Conservation Park. Residuals or biosolids resulting from the treatment process are further treated and disposed of by land application on approved sites for soil enhancement. Although previously there were a few other private wastewater treatment facilities within the City's franchised service area, they have since been decommissioned and all their tributary wastewater redirected to Wastewater Treatment Plant 1.

Wastewater Treatment Plant 1 (WWTP 1) has a rated capacity of 14 million gallons per day (MGD) maximum three-month average basis and 10 MGD on an annual average basis. Given the seasonal nature of the City's sanitary sewer customer base, the three-month moving maximum average daily flow criteria is the most critical capacity parameter.

Historic growth rates for the City's service area have averaged around three percent but this rate

has increased in recent years. For projection purposes, a four (4) percent annual average rate of 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 is in the planning phase for either expanding WWTP 1 or development of a second wastewater treatment plant and has acquired the site for this facility. Treatment capacity for this new facility will be developed in phases to coincide with growth. Should development of a second facility be selected, both treatment facilities will be interconnected to allow for load sharing and system redundancy.

Septic tanks were once a widely used method of wastewater disposal within the City limits. Six large subdivisions El Centro, Gulf Highlands I, Gulf Highlands II, Bid-A-Wee, Bahama Beach and Open Sands were all originally developed using septic systems. All these subdivisions have since been retrofitted by the City with gravity sanitary sewer and reclaimed water systems. These improvements were funded by a grant from the State of Florida.

The City has the operational responsibility for the collection, treatment and disposal of wastewater generated within the City limits. The geographic service area of the City wastewater treatment system serves areas predominantly populated with residential and commercial establishments. The predominant commercial uses are motels, restaurants, nightclubs and amusements. Light industrial use is small but growing at this time. There is no heavy industry use.

**TABLE 1**  
**HISTORICAL WASTEWATER TREATMENT SYSTEM**  
**MAXIMUM MONTH AVERAGE DAILY USE**

<u>YEAR</u>	<u>MGD</u>
2012	8.20
2013	11.57*
2014	8.63
2015	8.60
2016	8.89
2017	10.32
2018	9.13
2019	9.35
<u>2020</u>	<u>10.28</u>
<u>2021</u>	<u>10.95</u>
<u>2022</u>	<u>11.24</u>
<u>2023</u>	<u>10.94</u>

\*Un-named heavy rainfall event July 2<sup>nd</sup> through 5<sup>th</sup>

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SOURCE: Panama City Beach Utility Department

**TABLE 2**  
**PROJECTED MAXIMUM MONTH AVERAGE DAILY WASTEWATER**  
**PRODUCTION**

	<u>2025</u>	<u>2040</u>	<u>2050</u>
Permanent Residents:	<u>21,000</u>	<u>28,000</u>	<u>34,000</u>
Other Service Area Residents:	<u>34,500</u>	<u>46,000</u>	<u>56,000</u>
Tourist Population (daily avg):	<u>52,000</u>	<u>64,000</u>	<u>72,000</u>
Total Population:	<u>107,500</u>	<u>138,000</u>	<u>162,000</u>
Population Usage (MGD):	<u>7.50</u>	<u>9.67</u>	<u>11.34</u>
Non-Residential Usage (MGD):	<u>2.01</u>	<u>2.48</u>	<u>2.79</u>
Total Usage (MGD):	<u>9.51</u>	<u>12.15</u>	<u>25.95</u>
Remaining Capacity	<u>4.49</u>	<u>1.85</u>	<u>13.0</u> *

*Source: 2023 Updated Capacity Analysis Report for City of Panama City Beach Wastewater Treatment Facility #1, Infrastructure Solution Services, Inc., June 2023, [and the City of Panama City Beach Planning Division.](#)*

*\*Scenario of Re-rating WWTP 1 to 15 MGD and development of WWTP 2 rated at 12 MGD*

**Existing Facility Conditions**

The general performance of the existing wastewater treatment system is good. Collection system maintenance remains relatively low given the age of the collection lines. The City continues to refurbish pump stations based upon age and condition in accordance with a prioritized capital improvement program. Impact on Natural Resources

Presently, the City’s permit limits allow discharge of up to 14 MGD of reclaimed water to the receiving wetlands at the Conservation Park on an annual average basis. In addition, the approved City reuse franchise area provides for up to 10 MGD of reclaimed water to be reused for irrigation. Application of reclaimed water to the Conservation Park wetlands provides for rehydration and re-establishment of the original hydroperiod of the wetlands prior to alteration for silviculture. Uplands within the Conservation Park are being managed through selective thinning, planting and prescribed burns programs to reestablish the original long leaf pine habitat. This 2900-acre Conservation Park is set aside for preservation, recreation and public education. Discussions are ongoing regarding the City assuming ownership of a neighboring 700-acre parcel to increase Conservation Park and ideally adding reuse capacity.

The City’s reuse utility provides an alternate water supply for irrigation uses saving potable water resources and reducing demands on supply. Materials screened from the wastewater (i.e. rags, etc.) are dewatered and disposed of in a properly permitted landfill. Similarly, biosolids/residuals from the treatment process are further treated and applied to agricultural lands in accordance with the applicable regulations as a soil amendment.

A recently completed study determined that with minor improvements, WWTP 1 can be re-rated from 14 to 15 MGD. Capacity gained through this program will provide time for development of a second expansion of WWTP 1 up to 8 MGD to 23 MGD or development of the first two of three treatment trains at WWTP 2 with a rated capacity of 8 MGD. In the second scenario, WWTP 2 would be developed at a site located in the northern portion of the City’s Commerce Park. Effluent and residuals are to be disposed of in the same fashion as currently practiced for WWTP 1. A conceptual schedule for these programs is as follows:

	<u>Start Date</u>	<u>End</u>
Design 1 MGD rerate expansion from 14 to 15 MGD	Summer 2024	Fall 2026
Advertise & Award	Fall 2026	Winter 2026
Construction & Startup	Winter 2026	Fall 2029
Design of 8 MGD expansion from 15 MGD to 23 MGD	Summer 2026	Fall 2028
Advertise & Award	Fall 2028	Winter 2026
Construction & Startup	Winter 2026	Fall 2031

### **Septic Tanks**

Rule 64E-6, F.A.C., presently regulates the installation and use of septic tanks in the Panama City Beach area. This Rule outlines the suitability of soils and use of septic tanks. Using these criteria, the area contains soils which are suitable and unsuitable for septic tank systems. The General Soils Map Number 6 describes the soil types and characteristics. The Beach Service Area is composed of soil type 1 (Kureb, Resota, Mandarin), type 4 (Hurricane, Chipley, Albany), type 5 (Pottsburg, Leon, Rutlege), type 8 (Rutlege, Allanton, Pickney), and type 9 (Bayvi, Dirego). All five soil types are identified as being primarily unsuitable for septic tank systems. Properties and features that affect the absorption of the effluent are permeability, depth to seasonal highwater table, susceptibility to flooding and depth to hardpan. Also, excessive slope or gravel may not adequately filter the effluent. Failure of some septic systems were formerly reported in the Gulf Highlands I and II subdivisions which are located on the eastern and western sides of State Road 79 and north of Panama City Beach Parkway. These subdivisions have since been retrofitted with sanitary sewer and reuse. There are other planned system expansions to eliminate septic tanks in the South Lagoon and Laguna Beach areas in the unincorporated portions of the utility service area.

In reviewing soil suitability standards, it is advisable that alternatives to septic tank installation and use should be investigated in all areas of the beach service area.

Currently, there are 1,630 single family lots located in developed areas of the Panama City Beach City Limits that do not have active sewer accounts. Assuming a standard flow rate of 300 gpd per lot, the additional sewer demand for these lots would be 0.49 MGD. This is within the current capacity for the Panama City Beach WWTF #1 and would not require any additional treatment capacity. Currently, 120 lots are unsewered and have no transmission lines available. These lots would require approximately 3,000 LF of sewer extension. There are 60 lots adjacent to gravity sewer mains that would require lateral service line construction to be served.

## **GOALS, OBJECTIVES AND POLICIES**

**GOAL: Provide adequate facilities required to meet wastewater needs in the Panama City Beach service area.**

**OBJECTIVE 1: City shall achieve and maintain the adopted level of service standards for sanitary sewer facilities.**

POLICY 1.1: Panama City Beach hereby adopts 80 gallons per capita per day as a level of service standard that will be maintained for sanitary sewer facilities for permanent residents and 60 gallons per capita per day for seasonal visitors.

POLICY 1.2: When actual plus committed flow is 90% of the average annual daily flow permit and design capacity for the existing wastewater facility for Panama City Beach, the City will develop and implement an expansion program that will result in expansion of plant facilities or reconstruction to accommodate projected needs prior to the time the design capacity is reached.

POLICY 1.3: The City will track existing and committed capacities to ensure that capacity is available in the future at the level of service standard.

**OBJECTIVE 2: The City will continue to address correcting any existing facility deficiencies.**

POLICY 2.1: The City will address any existing facility deficiencies by investigating possible inflow and infiltration problems and refurbishing pump stations as needed in the existing wastewater collection lines.

**OBJECTIVE 3: The City will address coordinating the extension of, or increase in, the capacity of facilities to meet future needs.**

POLICY 3.1: The City will evaluate the sewer system on an annual basis and shall upgrade, expand, or replace its sewage facilities as determined by such evaluation to accommodate population demand and ensure operational efficiency.

**OBJECTIVE 4: Upon adoption of this Plan, consider developing additional procedures for providing sewage capacity as a means of discouraging urban sprawl and promoting "in-fill" of vacant urban areas.**

POLICY 4.1: The City shall provide sewage capacity as applicable to promote the redevelopment objectives of the Housing section and shall consider provision of sewer in these areas to be a priority activity.

**OBJECTIVE 5: Maintain and operate the sewage system in an efficient and cost-effective manner.**

POLICY 5.1: Through Land Development Regulations, the City shall require that developers provide sewage collection lines constructed to City standards as a part of proposed new developments and that such lines be connected to the Panama City Beach wastewater treatment system.

POLICY 5.2: Priorities for replacement, correction, or expansion of the facilities shall be as follows:

- A. Correction of identified existing deficiencies.
- B. Replacement of facilities to allow for continued operation or design efficiency.
- C. Expansion of facilities.

**OBJECTIVE 6: Upon adoption of this Plan, the City will coordinate the extension or increase in capacity of the facilities to meet future needs.**

POLICY 6.1: All extensions of the sewer system shall be constructed in conformance with Chapter 17-6, F.A.C., as it may be revised and any applicable standards for facilities which are to be operated and maintained by the City.

POLICY 6.2: Average peak flow design capacity for the City collection system shall be as specified in Chapter 62 -6, FAC, as amended or any applicable standards for facilities which are to be operated and maintained by the City.

POLICY 6.3: Average flow design capacity for the wastewater treatment system shall be as specified in the operating permit issued by the Florida Department of Environmental Regulation.

POLICY 6.4: Improvements to the wastewater treatment facilities will be funded through a combination of user fees, impact fees, bonds, state revolving funds, and grants.

**OBJECTIVE 7:** The City will continue to reduce the number of septic tanks currently in the city limits and limit the number of future septic tanks.

POLICY 7.1: Use of a septic system must discontinue pursuant to S. 381.0065, F.S., once a sanitary sewer system becomes available.

POLICY 7.2: The term available@ shall be that as defined in S. 381.0065, F.S.

POLICY 7.3: The extension of reuse lines and sanitary sewer lines into unsewered subdivisions will be funded by a combination of user fees, impact fees, bonds, state revolving loans, and grants.

POLICY 7.4: The City's reuse system will continue to be expanded as such projects become financially feasible to further the City's potable water conservation efforts.

OBJECTIVE 8: The City will plan and prepare to provide sanitary sewer services for expected and future new construction and connection of onsite sewage treatment and disposal systems to sanitary sewer.

POLICY 8.1: The City will continue to maintain the current capacity for the City's Wastewater Treatment Facility #1 and will continue to plan for expansions to meet the future needs of residential development.



# ITEM NO. 7

# Variance & Conditional Use

Property Address	Parcel Number	Applicant	Application Type	Description	Approval Date	Status
NW Corner of Hutchison & Beth St.	34217-050-000	Bay County School District	Conditional Use	Accessory Use on a Parcel Zoned R-1C (Parking Lot)	5/11/2022	Complete
12610 Front Beach Road	34068-000-000	Kukla RV Resort, LLC	Conditional Use	Develop 29.2- Acre RV Park	1/13/2021	Development Order Issued 10/11/2022; D.O. Extension Granted 4/10/2023- through 10/11/2023 - Development Order Now Expired
8746 Thomas Drive (8744)	30191-000-000	Fun Pass Entertainment	Conditional Use	Operate as a Club	6/9/2021	Complete
16420 Front Beach Road	33680-000-000	Scenic Highway Partners LLC	Variance	Reduce Required 35' Minimum Distance Between Driveways to 21.8' (Variance of 13.2')	4/12/2023	Under Review for Plat
102 East Gulf Court	33918-000-000	Rodney Parish	Variance	Reduce Required 20' Rear Setback to an 18'4" (Variance of 1'8")	12/14/2022	Complete
13951 Panama City Beach Parkway	33830-306-000	Nissim Afuta	Variance	Access Proposed Commercial Development Across From a Single Family Residential Zoned Parcel	2/10/2021	100% Incomplete- No Development Order or Building Permits
17188 Front Beach Road	32745-001-000	Andrew Marshall	Variance	Allow the Finished Floor Elevation FFE to be based on the elevation of an adjacent private drive (Cabana Cay Circle) rather than on the elevation of an adjacent street (Front Beach Road)	6/9/2021	Development Order Application (Hungry Howie's) Expired- August 7, 2023 after 6 month extension was granted on 2/8/2023- Development Order Application Now Expired
17485 Front Beach Road	38332-020-000	Michael Heyden	Variance	Reduce Required 10' interior side setback from the eastern and western property lines to allow for a 5' side setback on each side	7/8/2020	Complete

# PLANNED UNIT DEVELOPMENTS (PUD)



# Planned Unit Developments (PUDs)

PUD Name	Date Approved	Infrastructure Deadline	90% Developed Deadline	No Master Plan	Location	Dwelling Units	Retail & Services	Conservation/Open	Recreation	Commercial	Notes
Dudley Branum				X	West of Alf Coleman Road and North of Panama City Beach Parkway						Current location of Pineglen Motorcoach and RV Park
East Lake Creek I PUD (Turtle Cove)	May 12, 2003	May, 2007	May, 2013		Panama City Beach Parkway & Wild Heron Way	Single Family (31.1 acres)	33.7 acres				Turtle Cove Developed
East Lake Creek II PUD	June 9, 2021	June 2025	June 2031		Northside of Highway 98 (PCB PKWY) immediately west of Downing St. intersection	Single Family Detached (31.64 acres), Single Family Attached (13.23 acres), Multi-family (31.45 acres)	3.22 acres	25.46 acres			Apartments Approved but Not Constructed
Ibis Lake PUD	April 12, 2003	April, 2007	April, 2013		Panama City Beach Parkway & Ibis Lake Drive	(max 10 dwelling units per acre) 15.98 acres	3.01 acres	3.08 acres	6.68 acres		NOT CONSTRUCTED
LaBorgata (Kelly Street)	August 8, 2005	August, 2009	August, 2015		Kelly Street South of PCB Parkway	102 Townhomes (6.45 acres)		3.2 acres plus 26' Buffer Along Southern Property Line		4.73 acres	Request for Short-Term Rentals Denied - No Current Action
Oak Grove PUD	May 23, 2006	May, 2010	May, 2016		North Clara Avenue	28.73 acres (10 dwelling units per acre)	13.4 (mixed use)	67.07 acres	2.15 acres		Provide 4.5 miles of trails/ Gulf Power Easement and Right of Way = 11.49 acres
Parkside 2 PUD	February 20, 2017	February, 2021	February, 2027		North Pier Park Drive & Phillip Griffiths Jr Parkway	(max 360 multi-family units) 36 acres	9.35 acres	7.49 acres			Hotel, Apartments and N. Pier Park Drive Developed
Parkside PUD	May 12, 2003	May, 2007	May, 2013		North Pier Park Drive & Phillip Griffiths Jr Parkway	Single Family (73.70 acres- 3.5 DU/acre), Multi-family (5.3 acres- 20 DU/acre)	12.62 acres	25.48 acres			Palmetto Trace Developed
Sunnyside PUD	September 12, 2005	September, 2009	September, 2015		LaGrand Drive and Panama City Beach Parkway	Multi-Family 9.97 acres	2.41 acres	7.99 acres	1.58 acres		Apartments and Self-Storage Developed
Tapestry Park PUD	May 13, 2002	May, 2006	May, 2012		Clara Avenue & Hutchison Boulevard	146 Single Family, 48 Townhomes (46.8 acres)	8.64 acres	10.08 acres			Modification Approved to Tapestry Park Village 12/8/2021
Four Corners	July 8, 2020	July, 2024	July, 2030		South of Phillip Griffiths Sr Parkway & east and west sides of Hwy 79/ Arnold Rd	60 acres	77 acres	27 acres			Medical Offices Constructed

# ITEM NO. 8



# *CODE ENFORCEMENT*

April 16<sup>th</sup> – May 15<sup>th</sup>

***Cases opened YTD: 563***

**Cases opened MTD: 142**

**Citations issued: 24**

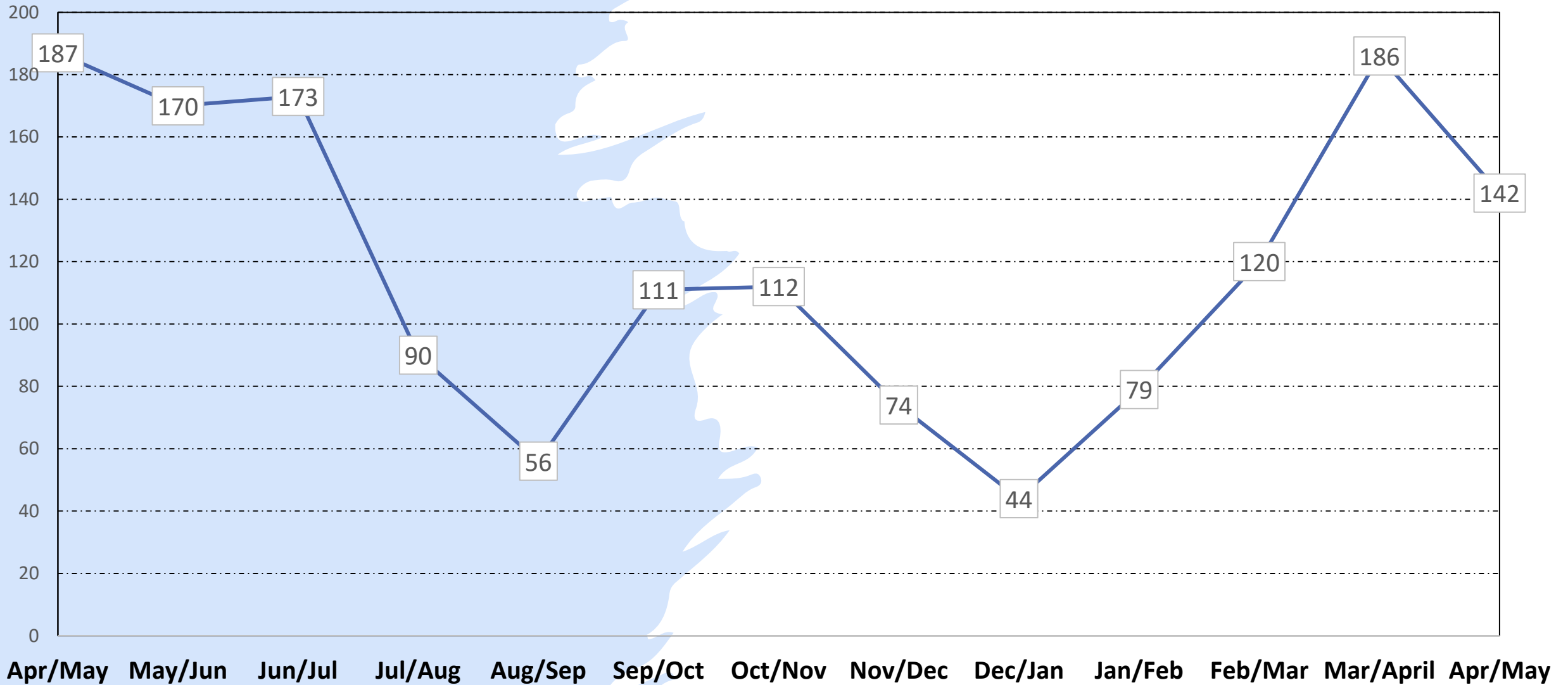
05 upland properties

19 on the sandy beach

**Fines collected: \$10,234**

**Fines not collected: \$8,050**

# *Cases Opened*

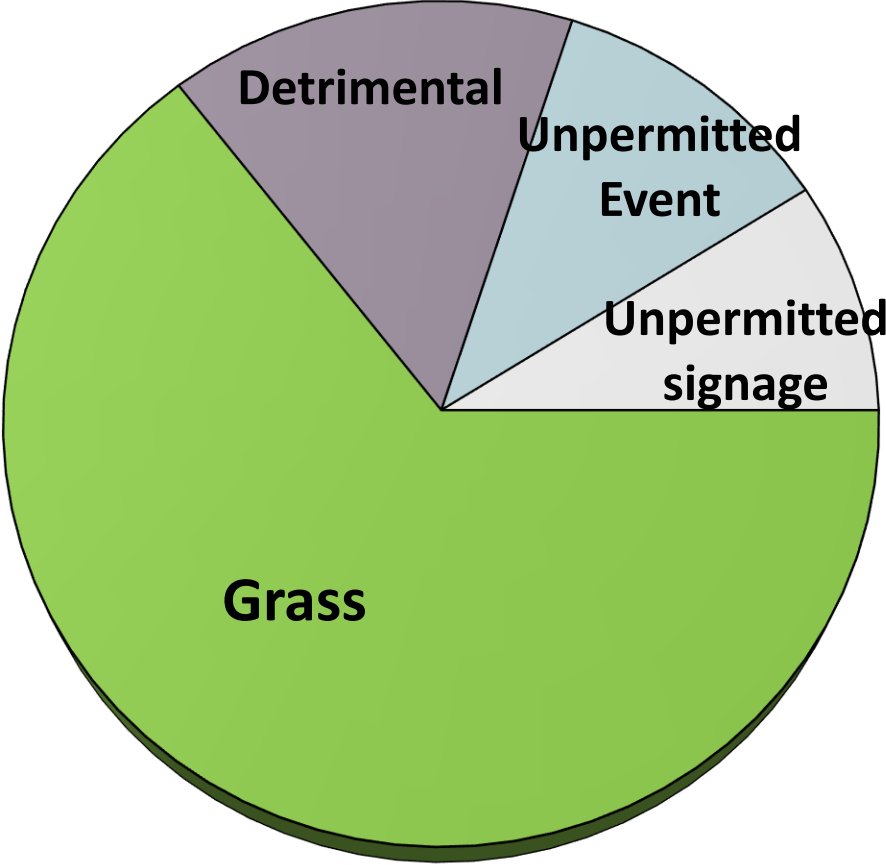




# ***General Enforcement***

***(most common violations)***

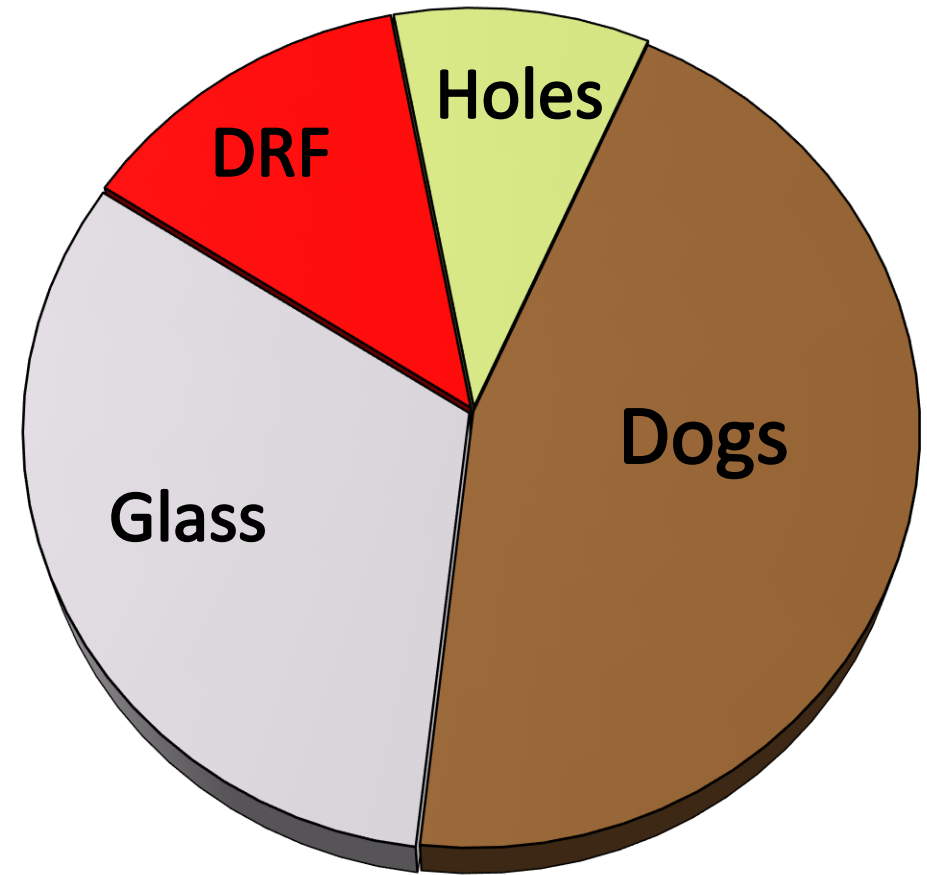
<b>Ordinance / Code</b>	<b>Description</b>	<b>Opened</b>
Code 15-18, 15-17 (6)	Tall grass	29
Code 15-18, 15-17 (3)	Detrimental Conditions	7
LDC/Ord	Unpermitted activities/events	5
LDC 5.07.02	Unpermitted signage	4



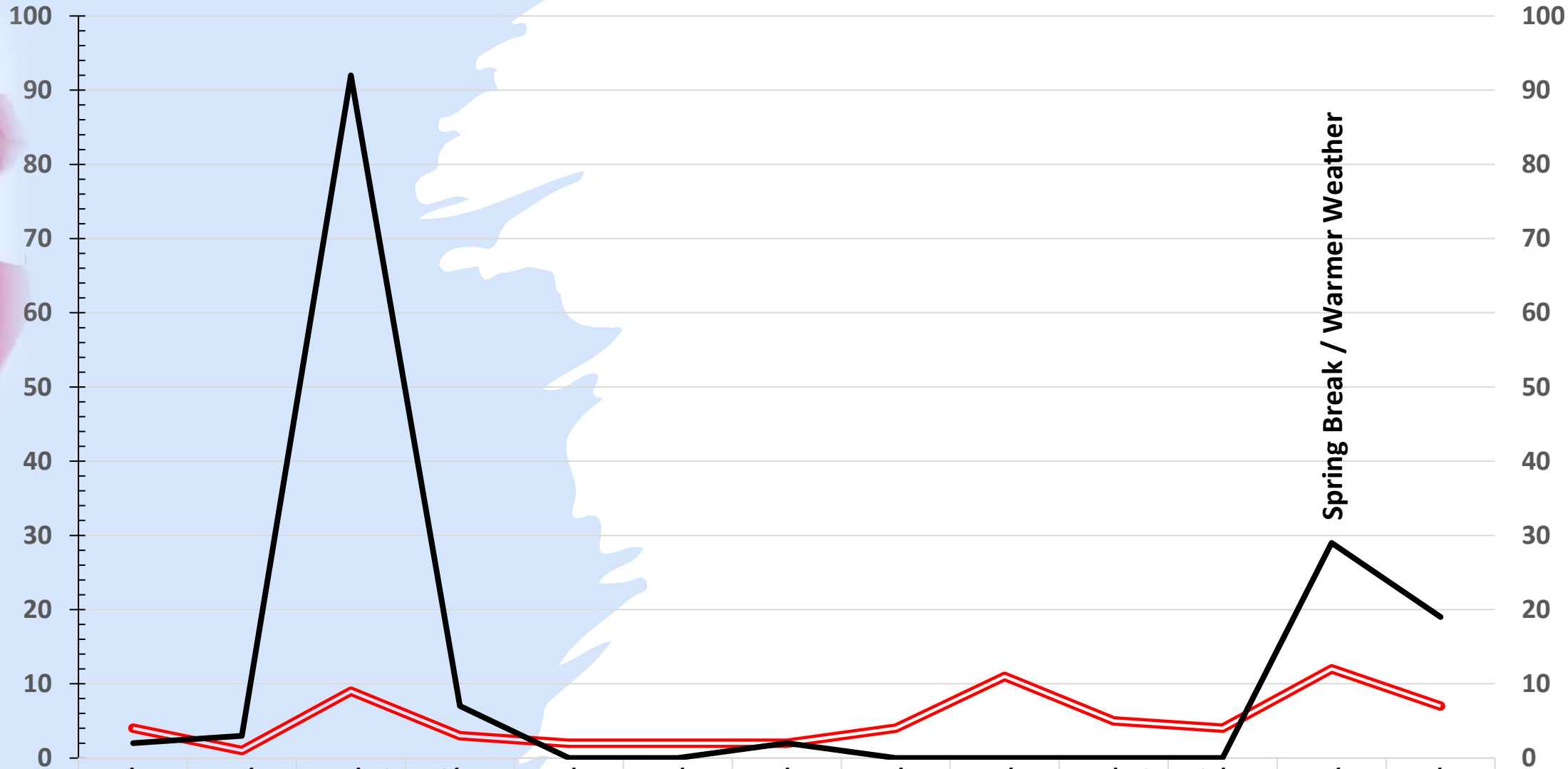
# ***Sandy Beach Enforcement***

***(most common violations)***

<b>Ordinance / Code</b>	<b>Description</b>	<b>Opened</b>
Code 7-9	Dog on beach	28
Ord 7-12	Double Red Flag	20
Code 7-2	Glass on beach	8
Code 7-101	Holes on beach	6

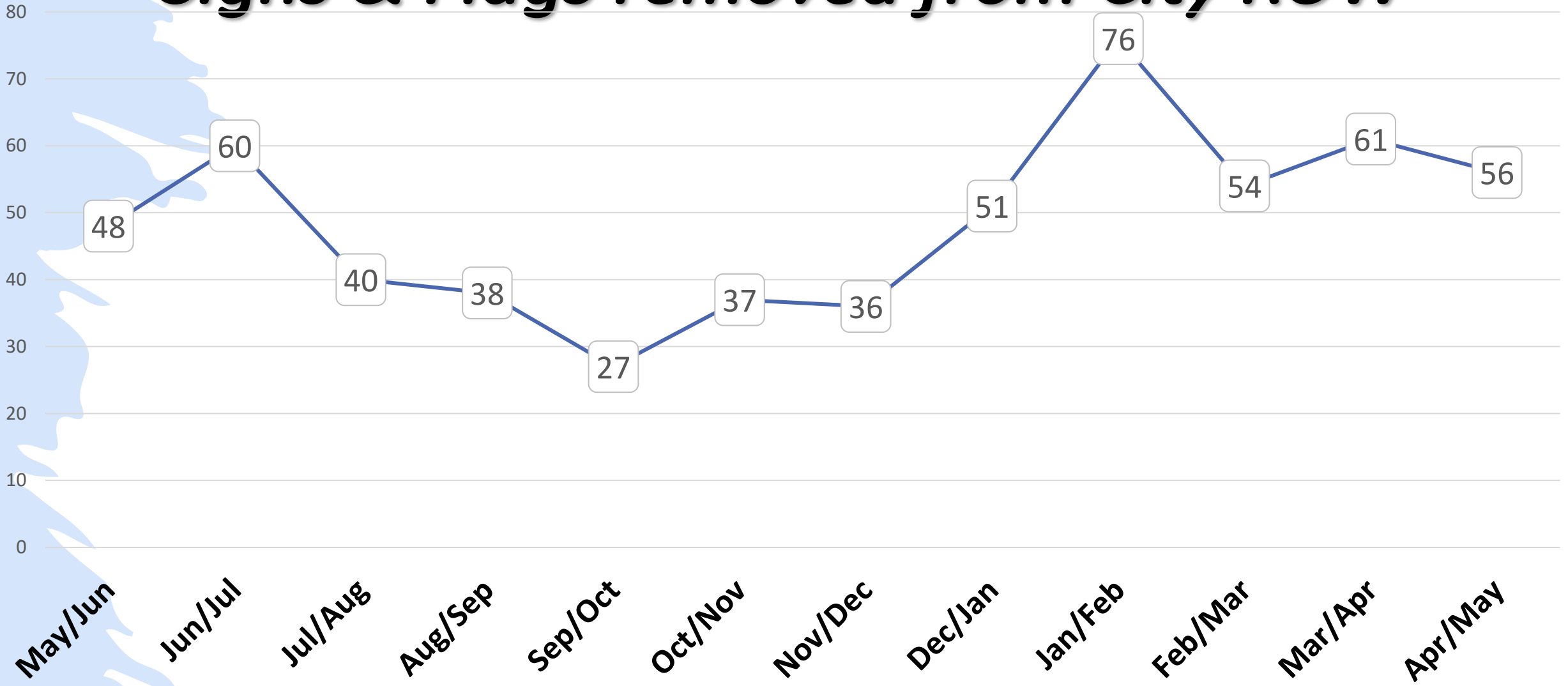


# Double Red Flag Stats



	Apr/May	May/June	June/July	July/Aug	Aug/Sept	Sept/Oct	Oct/Nov	Nov/Dec	Dec/Jan	Jan/Feb	Feb/Mar	Mar/Apr	Apr/May
<b>Double Red Flag Days</b>	4	1	9	3	2	2	2	4	11	5	4	12	7
<b>Citations Issued</b>	2	3	92	7	0	0	2	0	0	0	0	29	19

# *Signs & Flags removed from City ROW*



# *Serving the community better by*

- Code Enforcement partnered well with other city departments and other agencies during Thunder Beach & Gulf Coast Salute Air Show to help provide a safe and enjoyable experience.
- Times of Double Red flags kept Code Enforcement and Beach Safety busy, educating and attempting to keep people safely out of hazardous waters.
- Our Code Enforcement Officers are trained and equipped to assist with medical calls, wildlife concerns, and to assist with locating lost persons on the sandy beach.







*Questions?*